

**The Corporation of the City of Iqaluit
Minutes of a Public Hearing**

Held on Tuesday, the 12th day of February 2019, commencing at 6:00 p.m. at City Council Chambers.

PRESENT FROM COUNCIL

Mayor Madeleine Redfern
Deputy Mayor Romeyn Stevenson
Councillor Kuthula Matshazi, via teleconference
Councillor Jason Rochon
Councillor Joanasi Akumalik
Councillor Kyle Sheppard

ABSENT

Councillor Simon Nattaq
Councillor Noah Papatsie

PRESENT FROM ADMINISTRATION

Amy Elgersma, Acting Chief Administrative Officer
Sherri Rowe, Financial Consultant
Andrea Spitzer, Communications Manager
Jennifer Jarvis, City Planner
Matthew Hamp, Public Works and Engineering Director
Tammy Ernst-Doiron, Executive Assistant

Mayor Madeleine Redfern called the Public Hearing for the Zoning By-law Amendment No. 870 to order.

Mayor Redfern asked Jennifer Jarvis, City Planner, to provide an overview of the proposed changes to the by-law.

Ms. Jarvis advised that the applicant, NuBrew, is requesting a zoning by-law amendment to permit an accessory dwelling unit on the second floor of the brewery. She explained that the applicant has indicated that an accessory dwelling unit is necessary, as the brewery is an isolated location and could be a target for a break and enter.

Ms. Jarvis indicated that NuBrew is a 24-hour, seven day a week operation that requires ongoing monitoring and oversight. She stated that in the event of weather-related road closures, it is important that an employee live in the building to ensure the security of the facility and oversee the brewing process.

Ms. Jarvis indicated that the proposed amendment would change the zoning from Heavy Industrial (M2) to Heavy Industrial Special Exception 2. The new Exception Zone 2 will permit an accessory dwelling unit up to a maximum of 72 m² in gross floor area as may be required for a facility manager or employee.

Mayor Redfern thanked Ms. Jarvis for the overview. She then called for members of the public who would like to speak to the zoning amendment. Noting none, she called a second time. Noting none, Mayor Redfern called a third and final time for any members of the public who wished to speak on the zoning amendment. Hearing none, she opened the floor to Council.

Councillor Akumalik inquired as to whether or not the dwelling unit was going to be built or if it was already there. Ms. Jarvis indicated it was already there. She advised that this would just bring them into conformity.

Councillor Akumalik asked that upon approval of this request, would someone move in right away or is someone already living there. Ms. Jarvis advised that she was unsure if there was anyone living there at the moment.

Katie Barbour, General Manager of Nunavut Brewing Company Ltd., advised Council that she is there at the moment making sure the facility is okay. She stated that with the blizzard a few weeks ago, there were issues. She noted that it is very important that someone responsible, who is a member of management in NuBrew, is on-site.

Councillor Akumalik asked if there was a penalty for someone living on-site without the approval being in place.

Ms. Jarvis indicated that one has not been discussed yet. She said if the amendment is not approved, the next steps would have to be identified.

Councillor Rochon asked for clarification from Ms. Barbour that this was already in the plans when Council previously approved NuBrew's location. Ms. Barbour advised that was correct. Councillor Rochon then reiterated the discussions over the fact that it was a unit for one person. Ms. Barbour indicated it was called a security suite. Councillor Rochon then looked for clarification regarding the discussion surrounding NuBrew's insurance and the fact that it would be cheaper by having someone living on-site and keeping the building safe. Ms. Barbour stated that their insurance people love it.

Councillor Rochon asked for confirmation that Council already approved the unit on top of the brewery when they came before Council with their plans for their location.

Mayor Redfern indicated that she felt a security suite would be like having a room for a security guard and that it is quite different than having someone live there, thus the reason for the public hearing.

Mayor Redfern spoke about the hospital and the airport having security, but that doesn't mean those staff are living in the security room monitoring the property.

Councillor Rochon acknowledged that when he voted, he assumed the person would be sleeping there.

Mayor Redfern noted that it highlighted an important aspect. She said there were a number of misunderstandings because of certain terminology or words having more than one meaning for different people.

Mayor Redfern then called for any other questions from Council. Hearing none, she explained that it was brought up before that the issue of approving residential spaces in industrial areas has caused problems. She indicated there could be a case where an individual staff member has children and then it becomes a bussing issue. She spoke about a past incident whereby one of the taxi companies was approved to have staff units, with the understanding that no children would be residing there. And then there was the issue of having an employee with a child, and bussing and the costs associated with bussing and all of the other aspects of having children living in industrial areas caused some concern.

Mayor Redfern asked for clarification that the unit above the brewery is supposed to be for one adult, and that no families or children residing there is what is being proposed or considered by Nunavut Brewery. Katie Barbour agreed and stated that would work for them.

Mayor Redfern asked Ms. Barbour if she understood the problems and concerns of having a family or children living in those conditions. Ms. Barbour replied that she understood.

Mayor Redfern then called for any other questions from Council.

Councillor Matshazi asked staff what their recommendation was and whether they were recommending against having a residential unit above the brewery. Ms. Jarvis informed Councillor Matshazi that they were recommending that the residential unit be approved and they were supporting it.

Mayor Redfern then inquired whether it would be approved with or without conditions. Ms. Jarvis stated that it would be approved with conditions.

Mayor Redfern asked Ms. Jarvis to outline what those recommendations were. Ms. Jarvis indicated that she did not have the conditions in front of her, but she would ensure that no families or children would be a part of that condition. Mayor Redfern asked Ms. Jarvis to supply Council with a full list of the conditions and stated that it would be useful in a public hearing of the matter to have all the information.

Councillor Matshazi agreed with Mayor Redfern that Council should have the conditions. He also asked how Council would ensure that the brewery is compliant with the condition of only one person living there, and no families or children would be living there.

Mayor Redfern noted that perhaps they could have Lands and Administration look into that. She spoke about the issue of the staff unit that was being used by a different company with a child living there, and the fact that it was brought to light from a completely separate issue via social media. Mayor Redfern commented that it again speaks to the importance of having these conditions stated quite clearly in any development approval.

Amy Elgersma, Acting Chief Administrative Officer, indicated that the City will not be actively policing apartments and who is living there. She acknowledged and agreed that what is important is to outline the condition that was mentioned. She noted that if any issues do come up in regards to the DEA and their bussing system, then the City has done its due diligence to ensure that they are working with them and their rules.

Ms. Elgersma stated that if any complaints do come forward, the City can address them in terms of the conditions that are there, and then there could be restrictions or penalties placed on NuBrew if these conditions are not followed.

Mayor Redfern made a final call for questions from the public. Hearing none, Mayor Redfern declared the Public Hearing closed at 6:12 p.m.

Madeleine Redfern
Mayor

Amy Elgersma
Acting Chief Administrative Officer

Approved by City Council on the 12 day of March, 2019.