

**MINUTES
CITY OF IQALUIT
PLANNING AND DEVELOPMENT COMMITTEE
OF THE WHOLE MEETING #01
March 26, 2015 at 6:00 PM
CITY COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

Mayor Mary Wilman
Councillor Terry Dobbin
Councillor Joanasie Akumalik
Councillor Simon Nattaq
Councillor Romeyn Stevenson
Councillor Stephen Mansell
Councillor Noah Papatsie

ABSENT

Councillor Kenneth Bell

PRESENT FROM ADMINISTRATION

John Mabberi-Mudonyi, A/Chief Administrative Officer
Tracy Cooke, City Clerk
Melodie Simard, Director, Planning and Development
Jeanie Eeseemailee, Senior Interpreter/Translator

ADOPTION OF AGENDA

Motion #PD15-01

Moved by: Councillor Akumalik
Seconded by: Councillor Nattaq

That the agenda is adopted as amended:

Delete: 5(a) - Iqaluit's Next Neighbourhood Development Scheme
Presentation
5(i) – Discussion Item – Vacant Land by Joamie School

Unanimously Carried

1. MINUTES

None

2. DECLARATION OF INTEREST

None

3. DELEGATIONS

- a) Sylvia Grinnell Lake Geoscience Project
NRCan and Ajungi Arctic Consulting Services

Mrs. Madeleine Redfern thanked the committee for giving them the opportunity to present. She introduced Nicole Rayner, geochronologist specializing in determining the age of rocks at the Geological Survey of Canada in Ottawa and Marc St-Onge, Senior Research Scientist and Head of the Regional Geology group at the Geological Survey of Canada in Ottawa.

Mr. Marc St-Onge stated that the Geological Survey of Canada would be conducting research of the geology of the Clearwater Fiord, Sylvia Grinnell Lake area this summer. The Geological Survey of Canada's goal is to produce bedrock maps in the Clearwater Fiord, Sylvia Grinnell Lake area that may help identify the potential existence of mineral resources including carving stone. The research will also help document the geological history of the land. The Clearwater Fiord, Sylvia Grinnell Lake area is situated north of Iqaluit, up towards the land of Cumberland Sound and Nettling Lake. The McKeand River camp situated in the area is located on crown land.

Ms. Rayner stated that any geological maps and reports are outdated or have not been published; this research will produce new or newer maps. The Clearwater Fiord, Sylvia Grinnell Lake geoscience project will be conducted out of Iqaluit June 22 to July 6, 2015 and out of the McKeand River field camp July 6 to August 17, 2015.

The project will consist of up to 16 individuals including geologists, pilots, engineers, cooks and assistants and supported by one helicopter from a temporary camp on the McKeand River. Everyday, the geologists will be dropped off on the land; they will walk to study the rocks and the landscape, they will be picked up at the end of the day. They will also take small rock samples to study in a lab. Images from satellites will also be used to see the land; this will allow researchers to make observations without travelling on the land.

She stated that 126 barrels of fuel would be delivered to the field camp at the end of June and stored in an instaberm to prevent leaks onto the environment. Water used will only be for human consumption, including for drinking, showering, cooking and cleaning. Water will be pumped at source once or twice daily and stored in a 1,000 litre plastic container. The camp expects to use up to 640 litres of water per day. Grey water will be disposed of in pits that will be dug at least 35 metres from a water body and covered with fill.

Sewage disposal will be dug at least 50 metres from a water source and downstream and downslope from the potable water source. Combustible waste will be incinerated in empty metal fuel drums equipped with a portable incinerator and ashes will be cooled and buried. Non-combustible waste will be shipped out of the camp and disposed at the City of Iqaluit waste facility.

Mr. St-Onge stated that they would consult with Iqaluinngmiut about how they wish to have the empty fuel drums addressed; no long-term environmental impacts are expected.

This project is part of the federal government's goal to create modern regional scale geological maps of energy and minerals for Canada's entire north. It is hoped that this will stimulate more than exploration expenditures in the north and lead to valuable discoveries and developments.

He stated that the program is designed to provide a more comprehensive mapping of northern geology by recording geological structures and their evolution, and model the environments associated with petroleum and mineral deposits.

Three students from the Nunavut Environmental Technology program in Iqaluit will be hired to assist with the research. An elder visit of the base camp and research area is part of the project plan, as well as volunteers and visitors, such as the Advisory Group of Northerners and Jason Carpenter, NAC/ETP thesis supervisor.

The geological history produced from this project research will help inform what potential minerals and resources are present in the area, including soapstone for carving, which could be potentially developed for the benefit of the community. The communities of Iqaluit and Pangnirtung, which includes Inuit, will benefit from the production and receipt of the maps that will be in English and Inuktitut.

Mr. St-Onge stated that Natural Resources Canada seeks to enhance the responsible development and use of Canada's natural resources and competitiveness of Canada's natural resources products. The Geological Survey of Canada is Canada's national agency for geoscientific information and research. It focuses on the sustainable development of Canada's mineral, energy and water resources.

All maps and information will be made publicly available; all new geological maps will be bilingual, English and Inuktitut.

He stated that the research leads with the assistance of Ajungi Group, meeting with the City of Iqaluit, Mayor and Council, Qikiqtani Inuit Association Lands staff and Iqaluit Community Lands and Resource Committee, Amaruq Hunters and

Trappers Organization and hosting a public community information session; similar community meetings will be held in Pangnirtung.

Councillor Nattaq believed that the project and its outcome would be very beneficial to some individuals and expressed his support for the project.

Mayor Wilman thanked Mr. St-Onge and Ms. Rayner for their presentation and asked for clarification where the helicopter would land.

Mr. St-Onge explained that there is a small landing strip near the campsite for the helicopter to land.

Mayor Wilman expressed her support for the project but noted that summer is very short and residents want to enjoy the time they have. She believed that the noise from the helicopter would be bothersome and asked why individuals must travel back and forth every day and cannot stay on site for the duration of their research. She asked if the fuel barrels would be brought back to Iqaluit once they have been used.

Mr. St-Onge explained that the camp would first need to be built before individuals can stay there everyday; individuals will only be travelling back and forth during the first two weeks of the project and will then stay on site for the remainder of the project period. He confirmed that the fuel barrels will be returned to Iqaluit and shipped south if possible or could remain in Iqaluit if residents wish to use them for some purpose. This will be discussed with residents to identify what they would like to see done with the barrels.

Councillor Akumalik asked for clarification on what the team was seeking from the committee.

Ms. Rayner explained that the team is simply informing the committee of the project and would like to receive feedback from the committee. Necessary approvals have been received by required organizations in order to move forward with the project.

b) Hillside Housing Cooperative
Beth Beattie, Bethany Scott and Yvonne Earle

Ms. Yvonne Earle thanked the committee for giving her the opportunity to present and noted that Ms. Beth Beattie and Bethany Scott are also in attendance; they are all members of the board for Hillside Housing Cooperative and are here to discuss the equity lease that will soon be ready for signature.

The Hillside Housing Cooperative is located in Happy Valley and includes ten lots with duplexes developed on the lots; these duplexes were developed in the 1980s. Because this is a cooperative organization, all members living in the

duplexes are collectively responsible for the houses that make up Hillside Housing Cooperative. This is the only cooperative in all of Nunavut and because of this, they occupy a unique space in the housing spectrum, in this city; they are neither part of the public housing system, the private market nor are they part of staff housing. The purpose of Hillside Housing Cooperative is to provide affordable housing to individuals residing in Iqaluit.

Ms. Earle stated that individuals who live at Hillside are a diverse group; there are Inuit, non-Inuit, full-time employed, self-employed, elders, volunteers, foster parents, et cetera.

Many properties in Iqaluit, including the Hillside Housing Cooperative, were on a standard lease but now have to switch to an equity lease with the City. She thanked City staff in the Planning and Development Department for their assistance during this transition.

The value of an equity lease can be calculated in one of three ways: 1. Based on development cost, in which case these are unknown; 2. Based on land assessment, which is very low to the history of the leases and estimated at approximately \$341,000.00 dollars for ten lots in 2006 or 3. Through special motion by Council. Hillside Housing Cooperative would like to request that the committee consider setting the value of Hillside's equity lease by special motion. This request is being made due to their status as a non-profit organization, their mission of affordable housing and the role that Hillside Housing Cooperative plays in expanding what is affordable to those seeking housing in Iqaluit. The treasurer of Hillside Housing Cooperative has calculated amounts; these have been distributed to committee members.

Ms. Earle stated that the board understands that the City is also operating under its own constraints and for that reason, has a few options for the committee to consider that they feel are reasonable. These options would provide a small savings for Hillside Housing Cooperative and would help maintain the financial health of the organization.

Ms. Beth Beattie explained that rent due monthly is being increased for those living at Hillside to help offset the increased cost of living in Iqaluit; the increase is made annually at a rate of two per cent. While rent costs are increased each year, Hillside Housing Cooperative continues to do its best to remain below the market rate and above social housing.

Hillside Housing Cooperative has annual revenues of approximately \$426,000.00. They also receive a CMHC subsidy that covers \$1,000.00 of insurance costs per month, and \$3,400.00 towards the subsidy to members. This subsidy will be finished in 2019 and Hillside Housing Cooperative will no longer receive this. Annual expenses are \$398,000.00 for Hillside Housing Cooperative, leaving a minimal amount of funds. They are currently paying a first mortgage,

from years ago, due to a law suit by the contractor who developed Hillside, which will expire in 2019, they are also paying a second mortgage since 2007 which was used to renovate the outside of the units. Hillside is currently over-mortgaged according to the Nunavut Housing Corporation, as their book value is approximately \$1,700,000.00 but have approximately \$2,000,000.00 dollars in liabilities.

Ms. Beattie explained that the purpose of the presentation is to show the committee how much it would cost them to have a third mortgage. This mortgage would increase their expenses by \$44,000.00 dollars per year, increasing operating costs to \$3,700.00 per month. There is a list of items to be repaired at Hillside that are very old and need to be addressed as soon as possible; Hillside has been saving funds for these costs but with increased expenses and the additional mortgage, this will be difficult.

Ms. Earle stated that although the finances may seem robust, the savings that the committee has every month are used for regular maintenance and repairs and should a serious freezing of pipes or a serious repair is required, the monthly savings would then need to be used for the one repair, leaving very little funds available for additional work.

Councillor Akumalik stated that he used to live at Hillside and very much appreciated his time there; they lived at Hillside for approximately four years. Hillside is very different from what it used to be, organization wise, but now understands that the inside of the units have not changed very much. He asked why the board was recommending a ten percent reduction and not higher.

Ms. Beattie explained that the board was trying to be reasonable and presented what they believe reasonable requests.

Councillor Mansell believed that Hillside Housing Cooperative was an important part of the community and wondered if Administration had any comments on the matter presented and if there is a precedent.

Administration explained that there is no current precedent; the current by-laws are aimed towards new development. The Department of Planning and Development believed that the lots occupied by Hillside Housing Cooperative are on par with the current lot price at approximately \$17,000.00, which remains much more affordable than the affordable lots located in the Plateau Subdivision as well as the lot agreement between the City and Habitat for Humanity. The department also believes that Hillside Housing Cooperative has large lots and significant land between buildings that would allow the transfer of land back to the City for the creation of new lots. Hillside Housing Cooperative would receive a cheaper lease agreement and would receive additional units if they wish, as the City could develop this land.

Ms. Beattie stated that the idea noted by Administration was discussed during a Hillside Housing Cooperative board meeting and it was indicated by the board that they would support the idea, if they could increase their equity. It was also discussed that a daycare could be opened in the area for residents, but believed that it would create an awkward situation whereby residents would reside in the duplexes owned by Hillside Housing Cooperative, abide by their regulations, but then there would be individuals residing in new units that would not fall under the regulations of Hillside.

Mayor Wilman noted that Hillside Housing Cooperative originally made this request via letter and it was her understanding that the City would respond via letter. She asked for clarification what role the Canada Mortgage and Housing Corporation plays in the signing of the equity lease, other than providing funding assistance.

Ms. Beattie explained that Hillside Housing Cooperative has a mortgage with Canada Mortgage and Housing Corporation. The Canada Mortgage and Housing Corporation and the federal government are currently removing themselves from affordable housing agreements and this is a concern of all cooperative housing organizations across Canada. There are a number of coop housing units that were built during the 1980s, most of which have paid their mortgage, and are now able to receive mortgages from banking institutions and cooperative banking associations to conduct maintenance and repairs they would like to complete, such as the ones Hillside Housing Cooperative would like to conduct. Due to the complications that the organization faced after the lawsuit, it is taking them much longer to pay the mortgage in full. With all this taken into consideration, Hillside Housing Cooperative would not be able to receive funding from the Canada Mortgage and Housing Corporation.

Mayor Wilman asked if Nunavut Housing Corporation plays a role or assists Hillside Housing Cooperative.

Ms. Beattie explained that the Nunavut Housing Corporation operates through the Canada Mortgage and Housing Corporation. The Nunavut Housing Corporation has been helpful to Hillside Housing Cooperative by covering legal expenses when the board looked at various options for the signing of the equity lease. They also financed Hillside Housing Corporation's second mortgage so that exterior renovations could be completed.

Councillor Mansell noted that the committee is seeing this for the first time and would need time to discuss the matter further and make a decision. Perhaps the committee should indicate their commitment to reviewing the matter in detail and providing Hillside Housing Cooperative a response as soon as possible.

4. DEFERRED BUSINESS AND TABLED ITEMS

None

5. NEW BUSINESS

- a) Iqaluit's Next Neighborhood Development Scheme Presentation
Melodie Simard, Director, Planning and Development

Chairperson Stevenson noted that an error was made during the adoption of the agenda and that only the Development Scheme document should have been removed from the agenda and not the item itself; Administration wishes to proceed with a PowerPoint regarding the new neighborhood to be developed.

Administration noted that an overview of the Development Scheme and neighborhood to be developed would be presented. The department will also discuss consultations to take place, features of the new neighborhood and changes made to the Development Scheme since June 2014.

The Development Scheme forms part of the City's General Plan and would be adopted through an amendment to the General Plan By-law No. 703 and is essentially the framework for the City's next neighborhood.

The future development area is located in the Road to Nowhere area. The Nunavut Planning Act, General Plan By-law No. 703, the Sustainable Community Plan, input from Iqalummiut and lessons learned from the Plateau Subdivision, guides the Development Scheme.

The planning process included the site selection, completed in summer of 2013 and the design workshop, completed in fall of 2013. The presentation of the concept plans was completed in fall of 2013 and the draft Development Scheme was presented in June 2014. The final Development Scheme is now ready for presentation.

The new neighborhood will have designed snowmobile trails and walking trails based on feedback and comments received during consultations. The neighborhood will also have planned school sites, institutional uses, commercial uses and residential uses. The neighborhood will provide a mixture of all uses based on percentages. The neighborhood will also include a water pumping station and a sewage lift station as well as a new picnic and park area. The phasing will be planned starting from the north going to the south; this was determined by the servicing component of the neighborhood.

Some changes have been made to the Development Scheme since it was presented in June 2014. The vision statement was changed:

"Iqaluit's next neighbourhood has a positive neighbourhood identity and is an integral part of our community. The neighbourhood design is inclusive - it supports a range of land uses and housing options. The neighbourhood supports the health and well-being of residents by providing spaces for traditional, cultural and recreational activities and by maintaining access to the land."

The picnic area originally proposed in the Development Scheme presented in June 2014 was relocated; it was to be located to the south of the subdivision. Based on comments and feedback received during one the consultations, the department decided to relocate the picnic area, as there is an existing picnic area where the cemetery was to be located. The picnic area was removed and a picnic and parking area was included next to Toonik Pond. This would be accessible to those with disabilities; elders and residents felt that this was much better than the proposed picnic area.

Administration explained that the planning student who worked with the department during the summer of 2014 recommended an idea based on her visit to Nuuk. She recommended that lampposts be planted between the pedestrian walkway and the roadway to create a buffer zone. This department has considered this idea and included it in the Development Scheme for the committee's review and consideration as well as community input. The Department of Engineering has confirmed that the light posts would be better located in this area rather than where they are normally located, further away from the roadway.

Additional low-density land was included; it was originally medium density. The department also included a highlight ski chalet/cabin potential. This was discussed with the Recreation Department based on winter activities in Iqaluit and great interest was indicated for this idea. This is only an idea and the must be confirmed at a later date based on whether or not the Recreation Department could move forward with this project in the future.

There have also been policy changes made. One was to include that roads would be paved and that subdivision policies would be removed. The department believed that subdivisions should be addressed by the General plan and Zoning By-laws and not policies of the neighborhood. Energy standards were added to the policy and the department is considering adding affordability to the policy. The department also reviewed policies affecting the NAV Canada site, in consultation with NAV Canada, and is in the process of obtaining additional information on restrictions that should be included in the policy and what they would expect from the City; this could also be done through the Zoning By-law amendment process.

The next steps for the Development Scheme would include the recommendation of the approval of the Development Scheme, the adoption of the Development

Scheme by Council in 2015, completing a detailed design and creating the energy standards and affordable policy.

Mayor Wilman believed that the City needed to ensure that residents are heard and that they feel that they are being heard. Names were provided for the new neighborhood and these should be considered by the City. The name should represent residents of Iqaluit and brought to Council for discussion.

Councillor Dobbin asked if it would be possible for the City to conduct a survey of residents in the Plateau Subdivision to see whether their living experience is positive. These individuals pay a significant amount of money for their homes in the Plateau and this would provide the City a better idea of what could be done differently in this new neighborhood. He asked if the Development Scheme for the plateau was respected when the subdivision was developed.

Administration believed that the Development Scheme was respected. The City received a significant amount of criticism on the matter. The solar orientation was followed very rigidly and perhaps would have been better if some flexibility was given to this policy. The solar orientation policy included in this Development Scheme provides flexibility for this reason. The lots in the new subdivision will be positioned differently than those in the Plateau. Another recommendation made by residents during the consultation process was that the roads be paved as many were disappointed that roads in the Plateau have not yet been paved. The department received significant feedback from residents in the Plateau as to what they liked, did not like and what could be done differently in future developments.

Chairperson Stevenson noted that Council specifically requested that residents of the Plateau be consulted about their thoughts on the development of the subdivision so that the future subdivision developments could be different. The future subdivision should not be similar to the Plateau, but different.

Administration believed that the new subdivision will be very different from the Plateau and the department is taking into consideration all feedback received from all residents.

Mayor Wilman noted that residents expressed significant interest in the development of snowmobile trails in the new subdivision, as the Plateau did not address this. This matter was brought to the Department of Planning and Development in detail to ensure that the development of the new subdivision is not similar to the Plateau.

Administration explained that this is one of the reasons why the vision statement was changed, to indicate that the community is dedicated to maintaining access to the land.

Councillor Mansell noted that the Department of Planning and Development works very hard on a number of projects, this being the biggest one for the very near future.

Councillor Dobbin stated that lots in the Plateau were to be positioned so that homes received the maximum amount of exposure to the sun and asked how the lots will be positioned in the new subdivision to ensure that this is respected.

Administration explained that the policy for the solar orientation is the same as the one used for the Plateau but includes flexibility for consideration on a lot-by-lot basis. Each lot will be reviewed carefully prior to development to determine how the home should be positioned on the lot so that it meets the solar orientation goal.

b) Discussion Item – Apex Infill Project
Melodie Simard, Director, Planning and Development

Administration noted that in July 2012, 11 vacant lots in Apex were disposed of by the City to permit residential development. The disposal of these lots were known as Phase A. Community consultation was undertaken in Apex and Council approved the required amendments to the General Plan and Zoning By-law and lot disposal to allow development on the lots.

During the community consultation at that time, other lands in Apex were identified for "Potential Future Development". These lands are indicated on the Phase A Lot Plan. It was agreed at that time that further community consultation would be required to consider more development beyond Phase A. A large portion of the lands considered at that time were the lands east of the Phase A lots; these lands have since been surveyed and rezoned for the new cemetery and can no longer be considered for residential development.

The remaining lands include some lots that are currently surveyed but have remained vacant due to development constraints. Other areas would need to be surveyed and the land transferred to the City to create lots for new homes.

Administration stated that an analysis of these potential development lands indicates that there is a potential for approximately 26 lots for residential development on these lands. Since the lots would be serviced by truck, only detached homes and duplex homes would be permitted for development.

The 26 potential lots are organized into two separate Phases, Phase B and C, according to a potential timeline for implementation. Phase B has a potential for ten lots. Phase 2 Environmental Site Assessments are required for five of these proposed lots to confirm site conditions and whether remedial works are required. Phase C indicates a potential for 16 lots.

Administration stated that preliminary development costs were estimated for the 26 potential lots. The cost analysis considered the costs of road and drainage works, surveying, power extension, road paving, planning and engineering design, Phase 1 and 2 Environmental Site Assessments, administration and borrowing costs. The developments costs for all 26 lots was estimated at \$1,700,000.00, which represents an average land cost of \$82.00 per square metre. This figure excludes any remedial work, which could be recommended on the five proposed lots subject to a Phase 2 Environmental Site Assessment. By comparison, Phase A lots leased at an average land cost of \$90.00 per square metre.

The Phase A lots included an Apex Recreation Improvement cost in the development costing. The cost made \$83,000.00 available for improvements to the Apex playground. It is recommended that any further approval of new lots in Apex also deliver a community benefit. Community benefits would need to be defined by Council and through consultation with Apex residents to understand their priorities for community improvements. A number of preliminary ideas include additional funds for recreation improvements, drainage plan and remedial works, pedestrian walkway to new cemetery and Rotary Park, et cetera.

Administration explained that the next steps would include community consultation; staff would like to organize a community meeting in Apex to share and discuss the analysis of potential new residential development, hear resident's ideas about community benefits, and to hear their issues and concerns about potential new lots for development. In the past, Apex residents have expressed interest in having representation from Council at the community meetings. A notice would be sent to Mayor and Council advising them of the date and time of the meeting. The department would also need to undertake the environmental site assessments on the existing surveyed lands prior to transfer of lands to the City. Council would then need to make a decision based on the community consultation. The department would make changes to the Concept Plan, prepare survey sketches and amendments to the General Plan and Zoning By-law, as required, and present to Council for decision. The City would then proceed with engineering design of proposed lots approved by Council for development. The legal survey would then be completed and a ballot draw would be held for lots in Phase B.

Councillor Mansell expressed his concern with the current ballot draw procedures and the transfer of lots, from a lessee after they have been awarded a lot, to developer or another individual. This is unfair and procedures and requirements of the by-law should be respected.

Administration noted that this matter has been brought to the department's attention on a number of occasions and perhaps a thorough review of the by-law would be necessary to see if changes need to be made and to ensure that all Council members clearly understand the process and regulations.

Mayor Wilman agreed with Councillor Mansell and expressed her support for the review of the by-law.

Motion #PD15-02

Moved by: Councillor Akumalik
Seconded by: Councillor Dobbin

Committee recommends moving forward with the next steps for the Apex Infill Project.

Unanimously Carried

- c) Request for Decision – Variances, Lots 514, 70-2 & 70-3, Plan 914
Melodie Simard, Director, Planning and Development

Administration stated that the applicant has applied for a development permit to construct a kitchen in a new accessory building on the Navigator Inn site. The site contains the Navigator Inn hotel and associated parking and storage; the lot has an area of approximately 3,925 square metres.

The proposal consists of a one-storey prefabricated building that contains a kitchen facility. The building measures 18.3 metres in length by 3.7 metres wide and has a gross floor area of 56.9 square metres. The building is placed on a previously vacant portion at the rear of the hotel and has access from Al Woodhouse Street. The building has a foundation of adjustable footings resting on concrete blocks. The building is intended to be temporary for two years for the purpose of providing meals to workers for the Airport Expansion Project staying at the Navigator Inn. Bouygues Sintra Joint Venture, the airport project group, will operate the kitchen. The building is to be connected by above ground pipe to the existing water and wastewater services within the hotel and will not require an independent connection to City piped services.

Since the kitchen is supporting the primary hotel use, the building is considered an “accessory building” under the Zoning By-law. The accessory building does not meet the gross floor area or building height provisions in Section 4.1 of the Zoning By-law. Thus, two variances are required as follows:

1. To increase the maximum gross floor area of an accessory building from 40 square metres to 56.9 square metres;
2. To increase the maximum building height of an accessory building from 4.0 metres to 4.4 metres.

Both variances are considered minor in nature for the following reasons:

- The building is located at the rear of the hotel and will not be visible from the Mivviq Street;
- The small increase in building height and increase in accessory building size will not impact on adjacent properties. The property to the north is vacant;
- The accessory building will be permitted only as a temporary use on the lot for a period of two years. This will be a condition of the Development Permit.

Councillor Akumalik asked if the owner of the building remained the same.

Administration confirmed that the owner of the building remains the same.

Chairperson Stevenson noted that windows have been boarded up and make the building look derelict; although most residents are aware of the situation and that the building remains in service, the appearance of the building is not pleasant.

Councillor Mansell suggested that this matter be included in the motion, requesting that Administration speak to the applicant regarding the appearance of the building.

Motion #PD15-03

Moved by: Councillor Mansell

Seconded by: Councillor Wilman

Committee recommends approval of a variance to Section 4.1 of the Zoning By-law to increase the maximum gross floor area of a temporary accessory building from 40 square metres to 56.9 square metres as well as a variance to Section 4.1 of the Zoning By-law to increase the maximum building height of a temporary accessory building from 4 metres to 4.4 metres. Administration is also to speak to the applicant regarding a plan to improve the outside street facade of the existing building.

Unanimously Carried

- d) Request for Decision – Variance, Lot 173, Plan 3896 (Plateau Subdivision, Phase 3)
Melodie Simard, Director, Planning and Development

Administration stated that the applicant has applied for a development permit to construct a single-detached dwelling on Lot 173 in Phase 3 of the Plateau Subdivision; the lot is currently vacant.

The proposed development consists of a two-storey single-detached dwelling with a gross floor area of 246 square metres. The proposed development does not meet the rear yard setback provision in Section 8.4 of the Zoning By-law. Thus, one variance is required as follows:

1. To reduce the rear yard requirement from 1 metre to 0.5 metres.

The requested variance is minor in nature for the following reasons:

- the variance meets the intent of the General Plan and Zoning By-Law;
- the variance creates no negative impacts on adjacent lots since the lot backs onto an Open Space Zone where no development will occur;
- the lot has an irregular shape to improve the solar orientation of the building, however, this creates difficulty in meeting the rear yard setback.

Motion #PD15-04

Moved by: Councillor Akumalik

Seconded by: Councillor Papatsie

Committee recommends approval of a variance for Lot 173, Plan 3896 to Section 8.4 of Zoning By-law No. 704 to permit a reduction in the rear yard requirement from 1 metre to 0.5 metres.

Unanimously Carried

- e) Request for Decision – Survey Sketch SK-IQAL-004-2013
Melodie Simard, Director, Planning and Development

Administration stated that the purpose of this request for decision is to allow changes to previously approved Survey Sketch SK-IQAL-004-2013. The survey sketch was approved by City Council on February 25, 2014. The lands affected by the proposed survey are shown on a Key Map (Appendix A) and on Maps 1, 2 and 3 of SK-IQAL-004-2013 (Appendix B).

In 2011, the Iqaluit International Airport updated the Airport Master Plan to direct the long-term development and redevelopment of the Airport lands and facilities. The Plan identified improvements to be made to the ground access and parking facilities in addition to lands no longer required for aeronautic purposes.

In support of the Iqaluit International Airport Master Plan, the City of Iqaluit and the Government of Nunavut signed a Memorandum of Understanding on April 7, 2014 outlining the exchange of 'City lands' and 'GN lands' in order to provide the airport with the additional land required for the airport project and to provide the

City with all, or a portion of Government of Nunavut lands that are no longer needed for airport use.

The lands to be surveyed and transferred from the City to the GN are shown on Survey Sketch SK-IQAL-004-2013. In addition, SK-IQAL-004-2013 also describes a number of adjustments to Government of Nunavut lot boundaries.

There are three City parcels needed for the Airport Improvement Project:

- Parcel A (Appendix B, Map 1) – Parcel A currently contains an access road that provides non-airside access to Building 1518 on the Airport property. This road will be upgraded to provide access to the new Combined Services Building. Parcel A has an area of 2,895 square metres and is located within Lot 889, Plan 2660 (Parcel A + B).

- Portion of Parcel E (Appendix B, Map 2) – A portion of Parcel E will be transferred from the City of Iqaluit to the Government of Nunavut through SK-IQAL-004-2013. The land in question is a City Right-of-Way located directly south of Ungalliqaat Crescent.

- Parcel G (Appendix B, Map 3) – Parcel G will be created by surveying a portion of Lot 1 Remainder, Block 1087, Plan 184. Parcel G has an area of 3,090.4 square metres. Parcel G is needed to create a new road between the Airport Lands and Federal Road (North Commercial Road).

A second survey sketch (SK-IQAL-001-2015) has been prepared to subdivide airport lands to be transferred to the City and is proposed as a separate item on the Planning and Development Committee agenda.

The amendment to Survey Sketch SK-IQAL-004-2013 would allow the following:

- Adjustment to the Airport lot boundaries to include the lands identified as Parcel A (Map 1), Parcel E (Map 2) and Parcel G (Map 3) within the airport lot.

Creation of two new GN parcels (Parcels C and D – Map 2):

- Parcel C is a remnant parcel containing a drainage ditch and a large wet area.
- Parcel D contains the Arctic College residence building and a Community and Government Services Public Works facility.

Parcels B and F would remain City lands.

Motion #PD15-05

Moved by: Councillor Papatsie
Seconded by: Councillor Dobbin

Committee recommends rescinding Motion 14-042 (February 25, 2014 approval of SK-IQAL-004-2013).

Unanimously Carried

Motion #PD15-06

Moved by: Councillor Papatsie
Seconded by: Councillor Dobbin

Committee recommends approval of survey sketch SK-IQAL-004-2013 (maps 1 to 3) to survey portions of Lot 889, Plan 2660, Ungalliqaat Crescent, and Lot 1 Remainder and Portion Z, Block 1087, Plan 184 as shown on Appendix B on the Request for Decision.

Unanimously Carried

- f) Request for Decision – Survey Sketch SK-IQAL-001-2015
Melodie Simard, Director, Planning and Development

Administration noted that the Iqaluit International Airport updated the Airport Master Plan to direct the long-term development and redevelopment of the Airport lands and facilities in 2011. The Plan identified improvements required to be made to the ground access and parking facilities in addition to lands no longer required for aeronautic purposes.

In support of the Iqaluit International Airport Master Plan, the City of Iqaluit and the Government of Nunavut signed a Memorandum of Understanding on April 7, 2014 outlining the exchange of 'City lands' and 'GN lands' in order to provide the airport with the additional land required for the airport project and to provide the City with all or a portion of Government of Nunavut lands that are no longer needed for airport use.

The lands to be surveyed and transferred from the City to the Government of Nunavut are shown on Survey Sketch SK-IQAL-004-2013. SK-IQAL-001-2015 shows the airport lands to be surveyed and transferred, fully or partially, to the City.

The purpose of the proposed survey is to create (28) parcels of land that are no longer required by the Government of Nunavut for airport uses. The 28 parcels represent 19.3 hectares of land.

The purpose of the 28 parcels can be summarized as follows:

- 13 parcels are being created to reflect existing leases and/or land occupied by a commercial interest. The leases are between the Government of Nunavut and private commercial interests. The lease areas were never surveyed and in some cases, the area occupied by the lessee is larger than the area described in the lease. The proposed survey will create parcels that more accurately reflect land occupied by commercial interests.
- Three parcels are being created for the purpose of roads. The three roads to be surveyed are existing roads. The northerly road is the road that connects Akilliq Drive to the Department of National Defense Forward Operating Location. A second road forks from Parcel H1 and leads to Sylvia Grinnell Territorial Park. Both of these roads are designed with a 20 metre road right-of-way. The southerly road is named Iqaluit Lane but the road has never been surveyed. The road at one time extended to Sylvia Grinnell Park but this access has been blocked. Iqaluit Lane currently functions as a cul-de-sac. The survey proposes to retain the road as a cul-de-sac with a width of 18 metres.
- Five parcels are being created for maintaining open space. Three of the proposed open space parcels surround the road to Sylvia Grinnell Territorial Park. The intention is to prohibit industrial development along this road. The other two open space parcels have constraints to development including a drainage ditch and power line and steep slopes.
- Seven parcels are identified for future development for industrial uses. Two parcels have access from Iqaluit Lane and the remaining parcels further south have access from Hubbard Lane. These parcels are relatively large and could be subdivided in the future to meet leaseholder requirements. These lands are low lying, wet in some areas, and feature a major north-south drainage ditch and power line. Considerable filling of the lands will most likely be required to make them suitable for development.

Motion #PD15-07

Moved by: Councillor Akumalik
Seconded by: Councillor Mansell

Committee recommends approving the following:

- Survey sketch SK-IQAL-001-2015 (Maps 1 and 2) to survey Lot 504, Plan 914 (Qamaniqtuaq Street); Lot 18 Remainder, Block 1087, Plan 1216; Lot 666 Remainder, Plan 1673; Lot 664 Remainder, Plan 1671; and Akilliq Drive, to create (28) parcels of GN land no longer required for airport use and to support the transfer of all or a portion of these parcels to the City.

- Approval of the design of Iqaluit Lane, shown as Parcel N on SK-IQAL-001-2015 (Map 2), as a minimum 18.0 metre road right-of-way.

- Approval of the following variances to recognize existing development on Parcels A, B, C, J, L, P, X and AA of SK-IQAL-001-2015 (Maps 1 and 2), as follows:

- reduce the required front yard setback of Parcel A (Map 1) from six point zero (6.0) metres to four point four (4.4) metres, pursuant to Section 14.4 of the Zoning By-law;

- reduce the required front yard setback of Parcel B (Map 1) from six point zero (6.0) metres to five point eight (5.8) metres, pursuant to Section 14.4 of the Zoning By-law;

- reduce the required front yard setback of Parcel C (Map 1) from six point zero (6.0) metres to five point two (5.2) metres, pursuant to Section 14.4 of the Zoning By-law

- reduce the required exterior yard setback of Parcel J (Map 2) from six point zero (6.0) metres to four point zero (4.0) metres, pursuant to Section 20.3 of the Zoning By-law;

- to reduce the required front yard setback of Parcel L (Map 2) from six point zero (6.0) metres to one point one (1.1) metres, pursuant to Section 20.3 of the Zoning By-law;

- to reduce the required exterior yard setback of Parcel L (Map 2) from six point zero (6.0) metres to three point one (3.1) metres, pursuant to Section 20.3 of the Zoning By-law

- to reduce the required front yard setback of Parcel P (Map 2) from six point zero (6.0) metres to two point eight (2.8) metres, pursuant to Section 20.3 of the Zoning By-law;

- to reduce the required rear yard setback of Parcel P (Map 2) from six point zero (6.0) metres to four point zero (4.0) metres, pursuant to Section 20.3 of the Zoning By-law;

- to reduce the required front yard setback of Parcel X (Map 2) from six point zero (6.0) metres to three point seven (3.7) metres, pursuant to Section 20.3 of the Zoning By-law;

- to reduce the required front yard setback of Parcel Y (Map 2) from six point zero (6.0) metres to two point nine (2.9) metres, pursuant to Section 20.3 of the Zoning By-law;

- to reduce the lot frontage requirement of Parcel AA (Map 2) from (30) metres to (27.2) metres, pursuant to Section 20.3 of the Zoning By-law.

Unanimously Carried

Motion #PD15-08

Moved by: Councillor Akumalik
Seconded by: Councillor Dobbin

That the meeting is extended to 10:00pm.

Unanimously Carried

- g) Request for Decision – Survey Sketch SK-IQAL-002-2015
Melodie Simard, Director, Planning and Development

Administration stated that the proposed survey would subdivide Lot 223, Plan 4189 on Qulliq Court; the lot is currently undeveloped. The applicant is proposing to divide the lot into six separate parcels. Each parcel will accommodate one row dwelling unit. The six parcels will vary in size from 209.1 square metres to 330.8 square metres in area. Each lot will have frontage along Qulliq Court. The proposed survey sketch meets all requirements in the Zoning By-law; no variances are required to permit this survey.

Motion #PD15-09

Moved by: Councillor Mansell
Seconded by: Councillor Papatsie

Committee recommends approval of survey sketch SK-IQAL-002-2015 to subdivide Lot 223, Plan 4189 into six lots subject to the conditions shown on Appendix A.

Unanimously Carried

- h) Request for Decision – Survey Sketch SK-IQAL-003-2015
Melodie Simard, Director, Planning and Development

The proposed survey will subdivide Lot 5, Block 224, Plan 3487 on Aput Court; the lot is currently undeveloped. The applicant is proposing to divide the lot into six separate parcels; each parcel will accommodate one row dwelling unit. The six parcels will vary in size from 176.9 square metres to 358.8 square metres in area. Each lot will have frontage along Aput Court. The proposed survey sketch meets all requirements in the Zoning By-law, including for lot frontage; no variances are required to permit this survey.

Motion #PD15-10

Moved by: Councillor Akumalik
Seconded by: Councillor Papatsie

Committee recommends approval of survey sketch SK-IQAL-003-2015 to subdivide Lot 5, Block 224, Plan 3487 into six lots subject to the conditions shown on Appendix A.

**For – Papatsie, Dobbin, Akumalik, Nattaq, Stevenson, Mansell
Against - Wilman
Carried**

6. IN CAMERA SESSION

None

7. ADJOURNMENT

Motion #PD15-11

Moved by: Councillor Dobbin
Seconded by: Councillor Papatsie

Committee adjourns at 9:10pm.

Unanimously Carried




Councillor Stevenson
Chairperson


Melodie Simard
Director, Planning and Development

Approved by City Council on this 10 day of November, 2015, A.D.

