

CITY OF IQALUIT
PLANNING & DEVELOPMENT COMMITTEE OF THE WHOLE MEETING #01
February 19, 2013 at 6:00 PM
CITY COUNCIL CHAMBERS

PRESENT FROM COUNCIL

Mayor John Graham
Deputy Mayor Mary Wilman
Councillor Romeyn Stevenson
Councillor Kenneth Bell
Councillor Mark Morrissey
Councillor Terry Dobbin
Councillor Joanasie Akumalik
Councillor Simon Nattaq

ABSENT

Councillor Jimmy Kilabuk

PRESENT FROM ADMINISTRATION

John Hussey, Chief Administrative Officer
Tracy Cooke, City Clerk
John Mabberi-Mudonyi, Senior Director, Corporate Services
Arif Sayani, Director, Planning and Development
Valerie Collin, Recorder
Rachel Ootoova, Senior Interpreter/Translator

ADOPTION OF AGENDA

Motion PL13-01

Moved by: Councillor Stevenson
Seconded by: Councillor Morrissey

That the agenda be adopted as presented.

Unanimously Carried

1. MINUTES

None

2. DECLARATION OF INTEREST

None

3. DELEGATIONS

None

4. DEFERRED BUSINESS AND TABLED ITEMS

None

5. NEW BUSINESS

- a) Discussion Item – 2012 Construction Report
Arif Sayani, Director, Planning and Development

Administration presented the committee with the 2012 construction report and noted that fifty (50) development permits were received for a construction value of seventy one million five hundred fifty seven (\$71,000,557.00) dollars; the Qulliq Energy Corporation power plant upgrade had a construction value of twenty million nine hundred eighty six thousand five hundred fifty seven (\$20,986,557.00) dollars.

A total of one hundred nine (109) applications were received for dwelling units in 2012; twenty one (21) were for singles and semis, forty (40) were for multiplexes and forty eight (48) were for apartments. When the total number of dwelling units from 2005 is averaged over eight (8) years, it shows that the city is permitting an average of one hundred five (105) dwelling units per year.

The 2003 General Plan established a low growth rate of fifty nine (59) units per year and a high growth rate of one hundred thirteen (113) units per year; the 2010 General plan establishes a low growth rate at forty three (43) and a high growth rate at one hundred five (105) units per years. With an average annual rate of one hundred five (105) dwelling units per year since 2005, the city is currently developing its housing at a high growth rate.

Deputy Mayor Wilman noted that she often hears from residents that there is a shortage of social housing units and asked if the city knew how many of the developed units were specifically for social housing.

Administration stated that a separate report could be provided to the committee in the near future indicating the number of social housing units developed in 2012.

Councillor Stevenson believed that it was the Government of Nunavut's responsibility to provide social housing units and suggested that the city approach them to discuss this and request that more units be developed.

Administration stated that commercial activity was limited in 2012 with one major office development; northern Properties started construction of a three storey office building with a gross floor area of approximately two thousand three hundred fifty three (2,353) square metres in the Core Area. A permit was also issued for an addition of forty (40) square metres to the animal hospital in Apex.

Two separate warehouses were permitted in the North 40: One will be located along Federal Road and will include four hundred ninety eight (498) square metres of indoor storage space as well as six hundred sixty six (666) square metres of outdoor storage. The second warehouse is a two phased development located on Qaqqamiut Road; two warehouses at six hundred ninety six (696) square metres each will be built, with space for a third building of a similar size.

Qulliq Energy Corporation also submitted a development permit application for an addition of six hundred ninety five (695) square metres to the existing power plant; construction is expected to last two years at an estimated cost of twenty million nine hundred eighty six thousand five hundred fifty seven (\$20,986,557.00) dollars.

- b) Discussion Item – Trucked Water Request for Development Proposal, Building 1405
Arif Sayani, Director, Planning and Development

Administration stated that development permit no. 12-017 was received by the city in May 2012 to permit a mixed use building on Lot 28, Block 206, Plan 4153; the lot currently has a residential home on it, building 1405, and the proposal is to replace it with a mixed use building consisting of office space on the first floor and residential units on the second floor.

The proposal was reviewed and it was determined that it met all the requirements of the Zoning Bylaw with respect to parking, setback, et cetera. However, the lot is currently serviced by trucked water and sewer and, although the General Plan provides for redevelopment of small scale commercial when on trucked services it is with a maximum limit of water:

“...Development approved by Council shall be limited to single-detached, semi-detached or duplex residential developments, and to small-scale commercial and institutional developments where water use does not exceed two thousand (2,000) litres per day.” Section 7.5 (4)

While the proposed mixed use development is small scale in nature, the applicant has stated that they cannot meet the two thousand (2,000) litres per

day maximum. They have therefore requested that Council consider allowing a maximum of four thousand (4,000) litres per day in order to allow the development to proceed.

The request was forwarded to the Public Works Department for comment and the Operations Superintendent confirmed that a daily delivery of four thousand (4,000) litres can be accommodated at the site by the trucked services division.

Administration noted that the subject lot sits in a Federal Road Special Policy Area; the area does have piped water but does not have piped sewer thereby limiting development potential on these lands. The General Plan gives guidance to the city to work on a plan to provide full piped water and sewer in this area. However, the timing is scheduled for 2014 to 2020 and also subject to funding. As such, it is anticipated that there will be full utilidor in the area to allow for redevelopment but not at this time.

The benefit of allowing the request is that the city stands to gain much needed commercial space and additional dwelling units. The resulting development would also generate increased property tax for the city and will also allow the leaseholder to fully maximize the use of their lot.

The disadvantages to the request include setting a precedent for other applicants and also putting additional pressure on the trucked services division. However, as noted, the trucked services division has stated they can accommodate this request. With regards to precedent, the subject lot is one of the larger lots in this area and it is unlikely that other redevelopment proposals would match its water use. Any future requests would require consideration by Council and a recommendation from the Public Works Department. In essence, the city can consider these requests on a case by case basis.

If Council were to approve the request, it would be prudent to place a condition of approval that the applicant would have to connect to the utilidor system in the future when it became available.

Councillor Stevenson stated that he has often expressed his concern with new developments being on trucked services but this is a redevelopment request and he does not object with leaseholders maximizing the use of their lots or improving their properties.

- c) Update on Development Proposal for Lot 960, Plan 3806
Arif Sayani, Director, Planning and Development

Administration stated that the city received a development proposal from Webster Company for Lot 960, Plan 3806 and Lot 423, Plan 763; the proposal involves the construction of a four-storey commercial office building. The

proposal requires the consolidation of two lots, lease held by Webster Company and by Nunavut Employees Union Holdings.

The proposal was presented to the Planning and Development Committee of the Whole on August 14th, 2012; several comments were received and the applicant has now submitted revised plans.

A formal resurveying of the land will be required prior to development; the survey is necessary to expand the lot to accommodate the development, allow a road widening along Niaqunngusiaq Road and protect the existing utilidor trench within the Queen Elizabeth Way road allowance. A survey would take away one hundred ninety two (192) square metres of land from the existing lot for the road widening, and the resurvey of the strip of land along Queen Elizabeth Way would add one thousand five hundred thirty two (1,532) square metres to the lot; the new lot area would therefore be five thousand four hundred eleven (5,411) square metres. The leaseholder would compensate the city for the additional lands according to the city's Land Administration By-law.

Administration stated that in response to comments received by the committee, the applicant has submitted revised plans. The following should be noted:

- a) The building has been re-designed so that it is further away from Queen Elizabeth Way intersection. This will reduce the visual impact at this intersection.
- b) The revised plans now incorporate walking trails to accommodate the pedestrian traffic that moves through the area.
- c) The revised site plan confirms that there is sufficient room in the City Right of Way to accommodate the utilidor line and a future turning lane on to Niaqunngusiariaq Road.

Based on the above information and the overall complexity of the proposal, it is recommended that Council consider support of the redevelopment of Lot 960, Plan 3806 and Lot 423, Plan 763 in principle, with a four-storey commercial office and that the General Plan Amendment and Zoning Bylaw Amendment proceed before Council. Design revisions can be accommodated through the development permit process which relies on successful completion of the lengthy amendment process. Additionally, it is recommended that Council consider support of the resurveying of Lots 960, Plan 3806 and Lot 423, Plan 763 to enable the development to proceed.

Councillor Stevenson believed that Queen Elizabeth Way should be and needed to be a commercial area; a previous request was brought to Council for the development of a residential building and was not approved as Council wanted the development to include commercial space. With the revised plans provided by the applicant, he supports the request for the development of the building but

believed that the neighborhood may have concerns which may affect the final decision.

Councillor Bell expressed his concern with the location of access to the lot and asked if Council could request that the exiting of the parking area be a right turn only.

Councillor Dobbin asked if Council would consider installing traffic lights at the intersection across from the old hospital to assist with the access to the lot.

Administration stated that the matter of street lights could be revisited if Council wished to do so and that all recommendations and concerns noted by Council could be discussed with the applicant to modify the plans.

d) Discussion Item – Iqaluit Airport Project Update
Arif Sayani, Director, Planning and Development

Administration noted that the Government of Nunavut has been in the planning stages for a new Iqaluit Airport terminal building for a number of years; city Council has received updates on the Iqaluit Airport Master Plan from airport staff in the last two years. The project is now proceeding from the planning stage to the construction phase and the Government of Nunavut is pursuing a public-private partnership. The project will involve the construction of a new airport terminal building, a combined services building and numerous runway improvements.

The project requires city involvement for the issuance of a development permit, servicing requirements, and a land swap.

The Government of Nunavut is currently running a competitive selection process to seek a proponent that will undertake the financing and construction of the airport. Before the tendering process began, city staff worked with them to identify requirements with regards to city policies.

At this time, city staff will be meeting with the proponents to answer questions they have on city requirements. They will then make their final submissions to the Government of Nunavut who will review the proposals and select a final proponent. The successful proponent is expected to continue working with the city in order to receive final approval for a development permit from Council later in 2013.

Administration stated that while proponents prepare their submission, Government of Nunavut staff is also working with city staff to identify lands that are required for the new airport. To date, small parcels of city land have been identified at the boundaries of the airport. None of the parcels have development potential and the city can consider transferring them to the airport.

In exchange, airport staff has identified lands that can be transferred to the city. The city is interested in acquiring these lands to facilitate development, in keeping with Section 5.5.3(6) of the General Plan which states:

“City will work with the Iqaluit International Airport to transfer that portion of the West 40 lands consisting of the old airstrip, currently owned by the Government of Nunavut, to City ownership, pursuant to the policies in the Iqaluit Airport Master Plan. Appropriate decontamination procedures will be considered a prerequisite to any transfer of West 40 lands from the GN to the City.”

As noted above, any land transfer to the city will be contingent on a remedial survey being done to identify any potential contamination and if confirmed, would require remediation.

City staff and Government of Nunavut staff are also working together to determine the land administration mechanisms that could be used to facilitate this transfer; more details can be provided to Council as they become available.

It should be noted that the transfer of city land to the airport is of greater priority to the overall process in order to allow construction of the new buildings to proceed. The transfer of airport land to the city would also require remedial surveys which can be lengthy in time. Staff recommends that the details of the land swap, if agreed to by Council, be finalized in a Memorandum of Understanding.

Councillor Akumalik asked if there had been discussions on any other favors the Government of Nunavut could return to the city in exchange of city lands such as paving of the Federal Road.

Administration stated that discussions have been related to land swaps only but it was noted by city staff that Federal Road would become the main access road for the new airport terminal and that upgrades would need to be completed.

Councillor Stevenson strongly believed that Federal Road would require significant upgrades and that the city should be fully responsible for these costs as the Government of Nunavut has decided to change the location of the airport terminal; he suggested that a section relating to Federal Road upgrades be included in the agreement and that the final decision be identified and agreed upon prior to the agreement being signed by the city and the Government of Nunavut.

6. IN CAMERA SESSION

None

7. ADJOURNMENT

Motion PL13-02

Moved by: Councillor Stevenson
Seconded by: Councillor Akumalik

That the meeting be adjourned at 7:45pm.

Unanimously Carried

Councillor Kenneth Bell
Chairperson

Arif Sayani
Director, Planning and Development

Approved by City Council on the 30th day of April, 2013, AD.