

CITY OF IQALUIT
PLANNING & DEVELOPMENT COMMITTEE OF THE WHOLE MEETING #01
February 18, 2014 at 6:00 PM
CITY COUNCIL CHAMBERS

PRESENT FROM COUNCIL

Mayor John Graham
Deputy Mayor Mary Wilman
Councillor Kenneth Bell
Councillor Mark Morrissey
Councillor Terry Dobbin

ABSENT

Councillor Joanasie Akumalik
Councillor Simon Nattaq
Councillor Romeyn Stevenson

PRESENT FROM ADMINISTRATION

John Hussey, Chief Administrative Officer
Tracy Cooke, City Clerk
Colin MacPhee, Assistant Planner
Valerie Collin, Recorder
Jeanie Eeseemailee, Senior Interpreter/Translator

ADOPTION OF AGENDA

Motion PL14-01

Moved by: Mayor Graham
Seconded by: Deputy Mayor Wilman

That the agenda be adopted as presented.

Unanimously Carried

1. MINUTES

None

2. DECLARATION OF INTEREST

None

3. DELEGATIONS

a) Power Point Presentation – Inuit Owned Lands
Sheldon Nimchuk, Qikiqtaaluk Corporation

Mr. Sheldon Nimchuk thanked the committee for allowing him to continue discussions regarding the development of the Inuit owned lands and to present an updated plan, which will then be brought to committee, from the city's planning staff, for formal approval in the near future. He stated that Ms. Michelle Drylie, Senior Planner with Planning Alliance will continue the presentation; Planning Alliance has been engaged with Qikiqtaaluk Corporation to assist with the development plan.

Ms. Michelle Drylie noted that the presentation will be a brief overview of what will be presented in a few public forums over the next 2 days; Council is also invited to attend the forums if they are available.

She stated that the Inuit birthright development corporation was created in 1983 to operate successful businesses on behalf of Inuit in the region; it is mandated to maximize employment and training opportunities for Baffin Inuit through its business enterprises.

Phase one of the project was to conduct a background review of the Inuit owned lands and was completed between September and November 2013. Part of the second phase was to create the development scheme concepts, completed between October 2013 and February 2014, and was presented to the Planning and Development Committee of the Whole. The second part of phase two was to create a plan for the subdivision to be developed which took place at the beginning of January 2014 and is to be completed by March 2014. The team is now ready to begin phase three of the project which is implementation of the project.

Ms. Drylie stated that there are currently a few issues with different land ownerships and areas within the Federal Road special policy overlay that exist in the city's current General Plan; the team would like to receive feedback from the committee as to how they can proceed with these matters moving forward. There are four areas within the overlay area; Area A is the Inuit owned land parcel, Area B is the Federal Road frontage area, where access would be provided to the Inuit owned land for any future development, but is not Inuit owned land; Area C is a mix of light industrial and is not Inuit owned land; Area D is a residential area that has distinct zoning under the Zoning By-law and is adjacent to both the Core Area and the Inuit Owned Lands parcel.

The following planning principles will guide the Development Scheme and Plan of Subdivision for Inuit Owned Lands Parcel E lands:

- Enhance relationships to the natural environment
- Achieve the highest and best use of the land
- Celebrate culture
- Support a mix of uses
- Create a beautiful and safe public realm
- Establish a gateway to the Core Area

Based on feedback received from the committee during the presentation made in December 2013, the planning principles have been updated and will be detailed in the final development plan document.

Ms. Drylie noted that the team presented a scale model to the committee during their last meeting and discussed how the planning would be approached; the team then conducted a number of meetings with stakeholders regarding the conceptual planning. The team currently has a draft development scheme that was created based on feedback received during meetings with the stakeholders and Council members, and will be shared publically during their forum over the next couple of days. Some changes have been made to the development scheme since it was last presented to the committee, mostly to the residential area. The subdivision will also include a visual arts centre, heritage museum and hotel and conference centre.

The team will also provide a plan of subdivision as the development of the Inuit Owned Lands will be completed over a number of years and some land uses have not been confirmed. This will be approached via block scale in the development plan, which will not include details for each lot and development to be completed, but will identify the residential areas, commercial areas, parking areas, et cetera. This will provide maximum flexibility as well as a structure of what is to be developed and where.

Ms. Drylie stated that they have also created a digital module of the subdivision to be developed to provide an idea of what it would look like from different view areas and the approximate size of each development.

She noted that the purpose of the General Plan Special Policy Overlay for the Federal Road and the reason for the boundary is to ensure that no future development could occur on the subject lands until such time when the city would have full municipal servicing and core underlay studies undertaken. The team has completed a detailed plan for the development of the Inuit Owned Lands parcel, through the development scheme and taking into consideration that they are future changes to be made on Federal Road such as the development of the new airport and the fact that the Inuit Owned Lands parcel is adjacent to city land and existing developments.

Ms. Drylie believed that when the General Plan was created, there were no anticipations that Qikiqtaaluk Corporation would be submitting a development

application for the Inuit Owned Lands parcel. There are fourteen (14) points listed in the General Plan as to what the city would like to see as part of the feasibility study for the overlay; a majority of those have been addressed through the feasibility study that they completed for the Inuit Owned Lands parcel specifically. Qikiqtaaluk Corporation has been meeting with planning staff to discuss the expansion of the Core Area as well as to prepare a planning rational to be submitted by Qikiqtaaluk Corporation and a staff report to be submitted by city planning staff to Council, in terms of recommendations on how to move forward with the project.

Councillor Dobbin asked how much of an investment the developments would provide for the local economy.

Mr. Nimchuk stated that the total preliminary investment of the new infrastructure would range between three hundred million to four hundred million (\$300,000,000.00 - \$400,000,000.00) dollars.

Mayor Graham asked how the city could assist Qikiqtaaluk Corporation in moving the project forward.

Mr. Nimchuk noted that they will be submitting their Land Use Plan and Plan of Subdivision to planning staff in the very near future. They would like to continue discussions with the city between the Qikiqtani Inuit Association and Qikiqtaaluk Corporation regarding traditional approaches for infrastructure. Any support the city can provide relating to the project would be greatly appreciated.

Mayor Graham asked if Qikiqtaaluk Corporation has plans for Area B.

Ms. Drylie explained that Area B was included in their plans as access to Area A may be through Area B, since it is considered to be the Federal Road frontage area. Through their planning studies, they have attempted to identify the highest and best use of all areas surrounding Area A that are non-Inuit owned lands.

Mr. Nimchuk stated that based on terms in the current General Plan for the Federal Road area, there are specific utilidor servicing requirements that must be met. Some decisions are outside Qikiqtaaluk Corporation's authorization and would require discussions and approval from the city and other parties. Qikiqtaaluk Corporation has taken into consideration all terms, conditions, requirements and parcel of lands surrounding the development of the Inuit Owned Lands and continues to work with planning staff on these matters.

Councillor Dobbin asked how the buildings would reflect Inuit values as indicated during the last presentation made by Qikiqtaaluk Corporation and how this would be included in the development scheme.

Mr. Nimchuk stated that they would like to introduce a cultural theme in the development of Inuit owned lands which may be reflected in the interior design of certain buildings, the exterior design of buildings as well as land architectures. This development will provide a unique opportunity to create a community within a community of Inuit values and promote employment training and available employment opportunities. The details as to how this will be achieved and included in the development scheme is to be determined as the project remains in the early stage.

Ms. Drylie stated that there is also a unique opportunity to express Inuit culture in the development of the subdivision and will be discussed with the community once they are ready to move forward with the specific details of development and how buildings will look as well as the subdivision as a whole.

Deputy Mayor Wilman thanked Qikiqtaaluk Corporation for their presentation and believed that the proposed development of Inuit owned lands would be very beautiful and interesting.

Councillor Papatsie expressed his support for the development of Inuit owned lands and also believed that the subdivision would be beautiful.

Mr. Nimchuk thanked the committee for allowing him and Ms. Drylie the opportunity to provide an update on the development of the Inuit Owned Lands parcel and stated that they look forward to working with planning staff for the development application and other related matters.

Deputy Mayor Wilman asked at what level of density the subdivision will be developed at and will the housing units be available for Inuit only.

Ms. Drylie stated that most developments will be duplexes or four-plexes; the development of the subdivision will be based on the requirements of the current General Plan to ensure best use of the land and provide different types of housing units and sizes.

Mr. Nimchuk stated that they are not in a position to answer if the units will be made to Inuit population only but are working on determining the current housing needs and to meet the minimum intent of the General Plan.

Councillor Dobbin asked if Qikiqtaaluk Corporation has taken into consideration that utilidor service will be required for the new developments and the poor conditions of Federal Road, which will now be used more often due to the new airport development as well as the proposed development of the Inuit owned lands. He asked if Qikiqtaaluk Corporation has spoken with the Government of Nunavut regarding the possibility of cost sharing the installation of utilidor systems as well as upgrades to Federal Road between the city, Qikiqtaaluk Corporation and the Government of Nunavut.

Mr. Nimchuk stated that they have not spoken with the Government of Nunavut regarding cost sharing. They recognize that the city and Inuit organizations may be faced with some challenges relating to the development of the Inuit owned lands but believe and look forward to having future discussions with city staff as well as Mayor and Council. The discussions for cost sharing some of the major infrastructure requirements relating to the new developments could be made at a later date between the city, the Government of Nunavut, Qikiqtaaluk Corporation and perhaps the Government of Canada as well.

Chairperson Bell asked if the city would be responsible for the maintenance and repairs of the infrastructure developed as part of the new subdivision such as roads, culverts and utilidor systems, or will Qikiqtaaluk Corporation remain responsible for the infrastructure.

Mr. Nimchuk believed that, in reviewing the *Cities, Towns and Villages Act*, there are opportunities for the roads to become public roads and be under the city's responsibility but is not necessary. Qikiqtaaluk Corporation is currently anticipating both opportunities and that there be an additional development by the city between the Plateau Subdivision and the proposed development of Inuit owned lands; access to the new development by the city could be provided through the Inuit owned land.

Chairperson Bell stated that he looks forward to having future discussions with Qikiqtaaluk Corporation regarding the development.

4. DEFERRED BUSINESS AND TABLED ITEMS

None

5. NEW BUSINESS

- a) Communication System Upgrades
Colin MacPhee, Assistant Planner

Administration stated that SSi Micro is constructing a twelve point two (12.2) metre communications tower on Lot 20, Block 1087, Plan 1216 at the Telesat site in the West 40. The General Plan permits communications facilities in all land use designations. The tower is defined as a "Utility Installation" in the Zoning By-law and is permitted in the Light Industrial (M1) Zone. Communications facilities are normally subject to a development permit approved by Council, as per Sections 2.4 to 2.6 of the Zoning By-law. Communications facilities are regulated by the Federal Government and the Industry Canada policy (Radio Communication and Broadcast Antenna Systems) indicates that communication towers less than fifteen (15) metres in height are not required to consult with the city and the public. Since the tower is less than fifteen (15) metres in height, a

development permit and community consultation is not required. SSi Micro will provide formal written notice to the city of its intention to build the facility, in accordance with Federal regulations.

Councillor Dobbin stated that Minister James Moore made an announcement on February 5, 2014 that the installation of telecommunication towers, regardless of their size, must receive community consultations.

Administration agreed with Councillor Dobbin and stated that correspondence was sent to Industry Canada to clarify this statement made by Minister Moore; the announcement was to advise that upcoming changes will be made in the procedures for telecommunication towers installations. Clarification was also requested as to when the changes would come into effect and it was indicated that a date has yet to be determined. A consultation process of thirty (30) days with the community affected by the installation of the tower will be required in the future.

Mayor Graham asked if SSi Micro had received all required approval for the installation of the tower.

Administration confirmed that SSi Micro has received all required approvals and is respecting all regulations set out by Industry Canada.

Councillor Dobbin asked if notice of the tower installation had been made to the community.

Administration reiterated that SSi Micro is not required to consult with the community as per the information provided and that no notice had been made to the community regarding the tower installation.

6. IN CAMERA SESSION

3 In Camera items were discussed:

- (2) Legal/Lands – Iqaluit International Arctic Airport Project - MOU
- (1) Legal/Lands – CBC Building

Motion PL14-02

Moved by: Mayor Graham

Seconded by: Deputy Mayor Wilman

Committee goes In Camera at 7:35pm.

Unanimously Carried

Motion PL14-03

Moved by: Deputy Mayor Wilman
Seconded by: Mayor Graham

Committee returns to Regular Session at 8:10pm.

Unanimously Carried

Motion PL14-04

Moved by: Mayor Graham
Seconded by: Deputy Mayor Wilman

Committee recommends entering into a Memorandum of Understanding with the Government of Nunavut for the exchange of City Lands and all or a portion of certain Government of Nunavut Lands.

Unanimously Carried

Motion PL14-05

Moved by: Mayor Graham
Seconded by: Councillor Dobbin

Committee recommends approving Survey Sketch SK-IQAL-004-2013 to survey portions of Lot 889, Plan 2660, Ungallipaat Crescent, and Lot 1 Remainder, Block 1087, Plan 184 to permit three parcels of land to be transferred to the Government of Nunavut for the expansion of the Airport property.

Unanimously Carried

7. ADJOURNMENT

Motion PL14-06

Moved by: Deputy Mayor Wilman
Seconded by: Mayor Graham

Committee adjourns at 8:15pm.

Unanimously Carried





Councillor Kenneth Bell
Chairperson



John Hussey
Chief Administrative Officer

Approved by City Council on the 9 day of September, 2014, AD.