

CITY OF IQALUIT
PLANNING & DEVELOPMENT COMMITTEE OF THE WHOLE MEETING #02
April 2, 2014 at 6:00 PM
CITY COUNCIL CHAMBERS

PRESENT FROM COUNCIL

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

ABSENT

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 PL14-07

Moved by: Councillor Stevenson
Seconded by: Mayor Graham

That the agenda be adopted as amended.

Add Item 5 (b) – Discussion re: Invitation to NHC

Unanimously Carried

1. MINUTES

None

2. DECLARATION OF INTEREST

None

3. **DELEGATIONS**

None

4. **DEFERRED BUSINESS AND TABLED ITEMS**

None

5. **NEW BUSINESS**

- a) Request for Decision – NCC Storage Warehouse Phase 3
Colin MacPhee, Assistant Planner

Administration stated that the applicant is applying for a development permit to construct a warehouse on Lot 3, Block 227, Plan 3480, located in the North 40 industrial area. The proposed warehouse contains six (6) units to be used for storage, with a total of eight hundred and thirty six (836) square metres of gross floor area.

The proposed building represents the third and final phase of development on the lot. As a phased development, a development permit is required for each phase. Development permits were issued for Phases 1 and 2 of the development, as further described in DP 10-029 and DP 12-27.

The warehouse is proposed to contain six (6) units with associated loading spaces. Each unit is equipped with a loading space, garage door, and access door at the front. Exit doors from each unit are located at the rear, connecting to a pathway leading to the front of the warehouse on the north and south sides. Oil tanks for heating are also located at the front, adjacent to the loading spaces. A total of five (5) parking spaces are proposed between the loading spaces. Vehicular access to the site will be from Qaqqamiut Road at the south end of the site.

The proposal does not meet the minimum required exterior yard setback on the east side, as established in the Light Industrial (M1) zone. The variance results from meeting the required loading space and driveway aisle provisions for Phases 2 and 3. The drainage ditch abutting the lot to the east ensures that no undue impacts will be caused to adjacent lots. As the requested variance is considered minor and meets the criteria for variances in Section 8.9 of the General Plan, it is considered reasonable and appropriate.

Mayor Graham asked if all snow would be removed from the lot during the winter months rather than being stock piled.

Administration advised that snow removal is a requirement of the development permit and snow will not be stock piled.

Councillor Mansell noted that water and sewer services would not be required for the development as per the information provided and asked for clarification.

Administration explained that industrial uses are currently exempt under the General plan from piped services; they do not intend to have occupancy requirements at this time for the development and may not require sanitary services as it is simply used for storage of goods. If this is to change, they would then be required to follow conditions as listed in the development permit.

Councillor Akumalik asked if a residential unit would be required in the future.

Administration does not believe that a residential unit would be requested in the future but explained that if the request was made to the city, a zoning by-law amendment would then be required to change the use of the property as the current zoning does not permit residential uses.

Councillor Stevenson asked if the notice to neighboring properties was hand delivered and if the city received any feedback.

Administration advised that the notices were mailed and the department received two inquiries from the public about the development permit itself and conditions attached but there were no concerns with the proposed development.

Councillor Dobbin asked if variances were required for Phase 1 and 2 of this development.

Administration advised that a review of the development was conducted and the department found that no previous variances were required.

Motion PL14-08

Moved by: Councillor Stevenson
Seconded by: Mayor Graham

Committee recommends approving Development Permit application #13-004 for Lot 3, Block 227, Plan 3480 to permit the proposed warehouse development, subject to the conditions listed in Attachment 1, and as shown on the plans that accompany the application and recommends approving a variance to Section 19.4 of the Zoning By-law to reduce the minimum exterior yard setback from six (6) metres to three (3) metres.

Unanimously Carried

b) Discussion Item – Invitation to NHC

Chairperson Bell noted that Council previously discussed inviting the Nunavut Housing Corporation for a meeting to discuss a number of issues relating to their housing units.

Councillor Stevenson agreed with Chairperson Bell and suggested that matters to be discussed be included in the invitation letter to the Nunavut Housing Corporation.

Mayor Graham also agreed with Chairperson Bell and noted that he and Administration met with representatives from the Nunavut Housing Corporation a few days after Mrs. Janet Armstrong appeared as a delegate during the Council meeting of October 22, 2013 and expressed her concerns with the condition of her neighborhood. Some issues have been addressed by the Nunavut Housing Corporation and others are ongoing.

Councillor Papatsie suggested that the Iqaluit Housing Authority also be invited so that everyone is properly informed of the concerns and what needs to be addressed.

Mayor Graham advised that he and Chairperson Bell will create a list of matters to be discussed and will be distributed to the committee for additional comments and input.

Motion PL14-09

Moved by: Councillor Stevenson
Seconded by: Mayor Graham

Committee directs Administration to invite Nunavut Housing Corporation Executives to a meeting to discuss specific questions to be identified by Mayor Graham and the Chairperson of the Planning and Development Committee of the Whole.

Unanimously Carried

6. IN CAMERA SESSION

None

7. ADJOURNMENT

Motion PL14-10

Moved by: Councillor Stevenson
Seconded by: Mayor Graham

Committee adjourns at 6:35pm.

Unanimously Carried



Councillor Kenneth Bell
Chairperson

Planning and Development

Approved by City Council on the 14 day of October, 2014, AD.

