

**CITY OF IQALUIT**  
**PLANNING & DEVELOPMENT COMMITTEE OF THE WHOLE MEETING #03**  
**April 16, 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 Noah Papatsie

**ABSENT**

Councillor Romeyn Stevenson

**PRESENT FROM ADMINISTRATION**

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

**ADOPTION OF AGENDA**

**Motion PL14-11**

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**

None

4. **DEFERRED BUSINESS AND TABLED ITEMS**

None

5. **NEW BUSINESS**

- a) City of Iqaluit 2013 Construction Report  
Melodie Simard, Director, Planning and Development

Administration explained that the report is a summary of construction activity as reflected through development permit applications that were received in 2013. The monetary figures are estimated values provided by proponents at the time of application submission.

For 2013, the Planning and Development Department received seventy (70) Development Permit applications with a total construction value of one hundred and thirty one million eight hundred and fifty six thousand eight hundred and fifty one (\$131,856,851.00) dollars.

It should be noted that the new Iqaluit International Airport Terminal building has a construction value of fifty nine million one hundred and fifty thousand five hundred and thirty one (\$59,150,531.00) dollars. Additionally, the Iqaluit Aquatic Centre Project has a value of thirty million five hundred thousand (\$30,500,000.00) dollars.

The total number of residential dwelling units received in applications was one hundred and thirty (130).

Administration advised that when the total number of dwelling units from 2005 is averaged over nine (9) years, it shows that the city is permitting an average of one hundred and eight (108) dwelling units a 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 and 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 and five (105) units per year.

With an average annual rate of one hundred and eight (108) dwelling units per year since 2005, the city is currently developing its housing at a high growth rate.

Administration noted that institutional activity was significant in 2013. Development permits for the new Iqaluit International Airport terminal building

and the Iqaluit Aquatic Centre Project combined represent an estimated construction value of eighty nine million one hundred and fifty thousand five hundred and thirty one (\$89,150,531.00) dollars.

Commercial activity was limited in 2013. A development permit for a mixed use building by Nunastar in the 900 block represented the most significant project with an estimated value of seven million (\$7,000,000.00) dollars. Industrial activity was limited in 2013; no development of significant scale occurred.

Mayor Graham believed that an additional area for the correctional facility was also developed in 2013 and asked for clarification as to why it is not included in the report.

Administration believed that it may have been included in the total developments for 2012 or that it will be included once it is complete.

Deputy Mayor Wilman thanked Administration for providing the construction report to the committee as the information is very useful.

Councillor Mansell believed that the growth rate has been consistent and asked if the city has sufficient lots to continue developments at the same growth rate.

Administration noted that the city is currently experiencing a shortage in vacant land and this may impact the number of developments to take place in future years. Many residents have expressed their interest in redeveloping existing buildings and the city may see an increase in those developments in the future.

Councillor Dobbin believed that most developments during the past few years included more apartment buildings and duplexes rather than single detached dwellings and hoped that future development would target single detached dwellings rather than apartment buildings.

b) Request for Decision - Development Permit #14-006: Lot 221, Plan 4189 (Plateau Phase 4)

Melodie Simard, Director, Planning and Development

Administration stated that the applicant is requesting a development permit to permit a ten-unit, two-storey stacked row dwelling on Lot 221, Plan 4189 in Plateau Phase 4; the lot is currently vacant.

Lot 221 is located on the north side of Qulliq Street in the Plateau Subdivision. The lot measures approximately one thousand five hundred and sixty four (1,564) square metres in area, with approximately thirty three point seven (33.7) metres of frontage on Qulliq Street. The adjacent lot to the east (Lot 222) was recently developed with a ten-unit stacked row dwelling nearly identical in design and site layout.

The proposed development consists of a ten-unit stacked row dwelling, measuring two (2) storeys in height. Given the slope of the terrain, the rear of the units are elevated. Each unit is proposed to contain two (2) bedrooms, with a kitchen, living space, laundry room, and bathroom. The units each have direct exterior access; balconies are provided at the front of second-floor units.

Vehicular access to the site will be from Qulliq Street at the south of the site. Two (2) seven point five (7.5) metre-wide accesses will extend over six hundred (600) millimeter culverts along the south lot line. The access driveways lead to parking lots located in front of the proposed buildings. A total of eleven (11) parking spaces are provided, including one (1) disabled space and one (1) visitor space.

A total of five (5) storage sheds are provided for each ground-floor unit, adjacent to the building. Two (2) garbage boxes are provided near the centre of the lot, adjacent to the parking lot.

Councillor Mansell asked if the developments would be their own units and have their own oil tanks and utility accounts.

Administration explained that the developments will not be condominiums but may be subdivided at a later date.

Councillor Dobbin asked how many lots are available in Phase 4 of the Plateau Subdivision. He noted that there are many kids in the area that walk to the Nunavut Arctic College and there is a high level of traffic in the Plateau Subdivision. He expressed his concern with the possible traffic congestion that may occur without having an alternate access road to the Plateau Subdivision.

Administration noted that they are unsure as to the total number of lots available but that all lots have been sold and some have yet to be developed; additional information can be provided at a later date.

#### **Motion PL14-12**

Moved by: Mayor Graham

Seconded by: Councillor Nattaq

Committee recommends approval of Development Permit application No.14-006 for Lot 221, Plan 4189 to permit the proposed stacked row dwelling, subject to the conditions listed in Attachment 1, and as shown on the plans that accompany the application.

**Unanimously Carried**

- c) Request for Decision - Development Permit #13-068: Lot 40, Plan 3604 (Plateau Phase 1)  
Melodie Simard, Director, Planning and Development

Administration noted that Council approved a development permit to permit two (2) two-storey, six-unit row dwellings on Lot 40, Plan 3604 on January 14<sup>th</sup>, 2014. Lot 40 is a through lot with frontage on Pingua Street and on Qaqqaliaq Street. The lot is located in Phase 1 of the Plateau Subdivision and is currently vacant.

The applicant, BDL Properties, wishes to revise the development permit to permit minor changes to the Site Plan. The revised permit would allow the provision of two (2) two-storey, four-unit row dwellings and one (1) two-storey, three-unit row dwelling.

No changes are proposed to the building setbacks or other by-law requirements. Under Section 2.5 of Zoning By-law No. 704, Council is required to review and provide decision for applications for uses exceeding six units.

Councillor Akumalik asked if the change to the original development proposal requires notice to neighboring lots.

Administration confirmed that an appeal period will be provided for neighboring lot; a notice will be posted on the lot, at City Hall and in other areas.

Councillor Dobbin asked what would be the total height of the development as previous concerns expressed to Council during a Public Hearing were the height of the building and obstruction of views.

Deputy Mayor Wilman asked if the notice of the development proposal is posted on the city website.

Administration explained that this type of notice is not normally posted on the city's website, but on the lot and at City Hall.

Councillor Akumalik asked if the development proposal was time sensitive.

Administration explained that the matter is time sensitive as the developer had requested approval a few months ago but was asked to redesign the development, which was unexpected; the order of construction material needs to be completed as soon as possible.

Councillor Papatsie asked if the units would have more than one entrance.

Administration advised that the unit will only have one entrance.

Mayor Graham asked if the development proposal meets building code requirements.

Administration explained that they do not have expertise on building code requirements but believed that the development proposal is in compliance for Nunavut. Other cities across Canada do require an additional entrance and/or exit is required.

Councillor Akumalik asked how long the lot has been vacant.

Administration advised that the lot has been vacant for a number of years; it was originally zoned as Institutional and the city received no interest for development. The city then rezoned the lot to Residential in order to accommodate development proposals for residential units; the proposal was originally presented to Council but several concerns were expressed and the proposal was revisited and amended.

**Motion PL14-13**

Moved by: Mayor Graham

Seconded by: Councillor Dobbin

Committee recommends approval of Development Permit application No.13-068 for Lot 40, Plan 3604 to permit the development of a residential cluster consisting of two (2) two-storey, 4 unit row dwellings and one (1) two-storey, 3-unit row dwelling, subject to the conditions listed in Attachment 1, and as shown on the plans accompanying this application.

**For – Graham, Wilman, Akumalik, Nattaq,**

**Against – Papatsie**

**Abstained - Mansell**

**Carried**

**Councillor Mansell abstained to the motion as he does not know the history of the development proposal.**

**6. IN CAMERA SESSION**

None

**7. ADJOURNMENT**

**Motion PL14-14**

Moved by: Mayor Graham

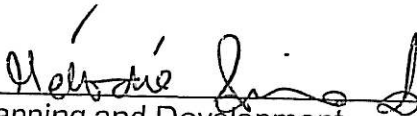
Seconded by: Deputy Mayor Wilman

Committee adjourns at 6:55pm.

**Unanimously Carried**



  
Councillor Kenneth Bell  
Chairperson

  
Planning and Development

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

