

**CITY OF IQALUIT**  
**PLANNING & DEVELOPMENT COMMITTEE OF THE WHOLE MEETING #07**  
**September 5, 2013 at 6:00 PM**  
**CITY COUNCIL CHAMBERS**

**PRESENT FROM COUNCIL**

Deputy Mayor Mary Wilman  
Councillor Romeyn Stevenson  
Councillor Mark Morrissey  
Councillor Kenneth Bell  
Councillor Joanasie Akumalik  
Councillor Terry Dobbin

**ABSENT**

Mayor John Graham  
Councillor Simon Nattaq

**PRESENT FROM ADMINISTRATION**

John Hussey, Chief Administrative Officer  
Tracy Cooke, City Clerk  
Jennifer Catarino, A/Director, Planning and Development  
Meagan Leach, Director, Engineering and Sustainability  
Valerie Collin, Recorder  
Jeanie Eeseemailee, Senior Interpreter/Translator

**ADOPTION OF AGENDA**

**Motion PL13-19**

Moved by: Councillor Stevenson  
Seconded by: Councillor Morrissey

That the agenda be adopted as amended:

Add            5 (c) – Request for Decision – Cemetery Tender Award  
Add            5 (d) – Discussion Item – Cabins, illegal dumping

**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 – Building 1560 Report  
Jennifer Catarino, A/Director, Planning and Development

Administration noted that the matter was previously presented to the committee as an information item; no direction was given by the committee on how to proceed with the matter. Discussions have taken place since then with Mr. Matthew Spence and airport officials to discuss the issues that were originally identified.

Mr. Matthew Spence, lessee of lot SK-218 in Iqaluit, requested that his lot be legally surveyed and be rezoned from Heavy Industrial to Light Industrial zone; SK-218 existed prior to the ratification of the Nunavut Land Claims Agreement and therefore, the Government of Nunavut is responsible to have the lot legally surveyed and transferred to the municipality. The lot is located within the area that has been identified for future expansion of the Iqaluit Airport and is adjacent to the North 40 area.

Prior to the lot being transferred, land lease and property tax arrears would need to be paid to the City of Iqaluit; four thousand seven hundred and twenty seven dollars and twenty eight cents (\$4,727.28) is owed in lease arrears and twenty two thousand eight hundred and twenty four dollars and thirty eight cents (\$22,824.38) is owing in tax arrears.

After the lot is transferred to the Department of Economic Development and Transportation, a payment of one thousand one hundred and ninety dollars and twenty seven cents (\$1,190.27) will be made per year for the first two years; a payment of one (\$1.00) dollar will then be made each year until the lease expires in seventeen (17) years, in 2030. After the lease expires, the lessee will then be paying five thousand eight hundred and ninety dollars and fifty cents (\$5,890.50) a year, if the lease rental rate stays the same.

Administration stated that the City of Iqaluit would need to consent to transfer Lot SK-218 to the Department of Economic Development and Transportation. The Department of Community and Government Services would convey the lands to the Department of Economic Development and Transportation and the City of Iqaluit would then allow the rezoning of SK-218 to allow light industrial activities once the development plans are approved by Nunavut Airports. The survey sketch approval would be required for the resurvey of Airport Lands and SK-218; the Department of Community and Government Services, the City of Iqaluit and the Department of Economic Development and Transportation would approve the sketch and Nunavut Airports would pay for the legal survey.

The Planning and Development Department is recommending resurveying the Iqaluit Airport boundary to include SK-218; this would involve transferring SK-218 to the Department of Economic Development and Transportation.

Councillor Stevenson asked if the city would be providing utilidor services or trucked water and sewer services as well as garbage pickup services if the lot became a serviceable lot.

Administration noted that if the zoning of the lot remains as is, no services are required from the city; an application could be submitted for development of the lot once it has been transferred to the Department of Economic Development and Transportation and, if the development permit application is approved by Council, the lot could require municipal services.

Councillor Morrissey asked if the lot would still be owned by Mr. Spence or if it would then belong to the Department of Economic Development and Transportation.

Administration confirmed that the lot would belong to the Department of Economic Development and Transportation.

Councillor Morrissey believed that one of the current issues with the lot is access; there is no surveyed access road to the lot. If the city were to proceed with the rezoning of the lot to light industrial the demand for water, sewer and garbage services will increase; will access remain an issue at that time or will it have been addressed?

Administration advised that the lot is currently being serviced by the city and access does exist; the city's right of way or surveyed road does not go as far as the building. The city approved use of the building some time ago and the current lease agreement does not expire until 2030; this would make it difficult for the city to deny services to the lot since it has been provided for a number of years.

Councillor Morrissey asked who would be responsible for maintenance and servicing of the road leading to the lot or would the city continue to provide service.

Administration advised that clarification would be required from the Government of Nunavut.

Councillor Bell expressed his concern with the fact that the city continues to allow staff and heavy equipment on an unsurveyed road and believed that this should be discussed further at a future meeting.

Councillor Akumalik asked what types of arrears are owing to the city and if Mr. Spence and the Government of Nunavut have discussed this matter between themselves. He also asked what was decided by Council at the time when they approved use of the lot.

Administration advised that the only information found, after comments received by the committee when it was first presented, was a motion passed by Council in 1995 approving the continued use of the lot as is; there was a commissioner's lease agreement signed for a period of thirty years to expire in 2025. The information relating to arrears owing on the property was received by the Finance Department and are for property taxes and land lease. The city is under the understanding that discussions took place between the Government of Nunavut and Mr. Spence regarding the transfer of the lot, but the Planning and Development Department wanted to receive comments and suggestions from the committee prior to finalizing discussions with Mr. Spence.

b) Discussion Item – Bell Mobility Proposed Communications Tower Site

Jennifer Catarino, A/Director, Planning and Development

Administration stated that Bell Mobility has submitted a development permit application to install a communications tower to improve their network services; the development would consist of a fenced area of approximately ten (10) metres by ten (10) metres in size, a tower measuring approximately thirty five (35) metres in height and an equipment shelter. The fenced area would contain the tower and equipment shelter and the shelter is to be used only for equipment. It is anticipated that the site would be visited approximately three times per year when the facility is operational and the tower may require lighting as directed by Transport Canada. The applicant has not yet provided information regarding the required lighting on the tower.

The preferred location identified by Bell Mobility is on unsurveyed land behind Qikiqtani General Hospital; an access agreement would need to be signed with the Government of Nunavut to access the communications tower through the hospital lot. The Nunavut Arctic College daycare and family residence is located

more than one hundred fifty (150) metres away. Bell Mobility also identified alternate sites for the tower:

- Alternative 1 – Located on a surveyed lot with road access west of the power plant. This location is very close to the federal geomagnetic laboratories and Bell Mobility would need to confirm non-interference with this facility.
- Alternative 2 – Located on a surveyed lot that is part of Plateau Phase 1 – Lot 1, Plan 3604. This lot does not have piped services but it is a large lot that should be retained for a lessee with a larger land need.
- Alternative 3 – Located on a remainder parcel on the south side of the road that leads to the power plant. Although further away from the federal geomagnetic laboratories than Alternative 1, Bell Mobility would need to confirm non-interference with this facility.

Bell Mobility's preferred location behind the Qikiqtani General Hospital is feasible and there is a good amount of relatively flat land in this location to accommodate the proposed development. A land application and survey process would need to be followed by the applicant and an access agreement would also need to be signed with the Government of Nunavut.

Administration advised that the General Plan policies indicate that communications facilities are permitted in any land use designation but that Council will consider:

- "...its effect on surrounding land uses, especially any existing or proposed residential areas, and including any environmental constraints;"
- "...multi-user access to privately-owned and City-owned communications towers in order to minimize the number of towers required;"

There is no planned residential development in the vicinity of the hospital and the closest residence is more than one hundred fifty (150) metres away. The city would request other communications service providers to consider the Bell Mobility location prior to looking at other locations.

Councillor Stevenson believed that communication towers were necessary in the community and that the city should have a policy or a plan in place for these types of structures as other communication providers may also request to install a tower in the future. The proposed location for the tower is near a creek and walking path; will there be sufficient space on the lot for other towers to be installed if required?

Administration advised that the preferred location was identified by Bell Mobility; it was then identified by the Planning and Development Department that the parcel of land is owned by the Government of Nunavut and was suggested that the tower be moved back so that it sits on City of Iqaluit land. Other communication

providers could simply install their equipment on the same tower as an additional tower would not be required although the lot does provide sufficient space for additional towers. Several other communication providers have contacted the department and expressed their interest in also installing a communications tower.

Councillor Stevenson expressed his concern with the fact that the proposed location is also used as a snowmobile trail, not yet official since the city has not completed the project of identifying snowmobile trails, but it is often used by snowmobilers.

Deputy Mayor Wilman asked for clarification as to why they identified this location as their preferred location. She believed that the city needed to create a plan for future installation of communication towers since there has been interest from other communication providers. She asked why other existing communication towers are located outside of the downtown core area and this one is being proposed in the downtown area.

Administration advised that the location was chosen by Bell Mobility and it provides them with the best service. Nunastar Properties was approached to see if the rooftop of the eight storey building could be used but they indicated that it was already being used by another service provider. The committee may choose one of the alternate sites rather than Bell Mobility's preferred site; option two is currently being used by Qulliq Energy Corporation for storage of their building material and is not being recommended at this time for that reason. Option three also raises a concern for the Planning and Development Department due to the topography of the land and the existing connection to the road; a significant amount of fill would be required to address the steep slope.

Councillor Dobbin expressed his concern with the fact that there is a daycare located close to Bell Mobility's preferred site and stated that Health Canada states that health concerns are often expressed by those who live or work near communication towers. Health Canada also indicates that radiation from the communication towers can often cause headaches, heart conditions, Alzheimer's disease, memory loss, cancer, et cetera.

Councillor Morrissey asked if the facility would be fenced once developed.

Administration confirmed that a fence would be installed around the communication tower to prevent individuals from accessing the facility.

Councillor Morrissey agreed with Councillor Stevenson that this is also used as a snowmobile trail and expressed his concern with possible lines or other equipment or infrastructure installed that a snowmobiler could encounter while going through the trail.

Councillor Akumalik asked how many communication towers have been installed in Iqaluit to date and where they are located.

Administration noted that an invitation will be extended to Bell Mobility to discuss the matter further with the committee. Iqaluit currently has two communication towers; one located in the industrial area and one possibly near one of the schools.

Chairperson Bell turned the chair over to Deputy Mayor Wilman.

Councillor Bell believed that communication towers are to be located one hundred and fifty (150) metres away from any day care facility and believed that the proposed location of the tower would be; he expressed his concern with the proximity of the tower to the hospital. Many people work at the facility, some individuals are admitted, babies are born, et cetera. He stated that Nunastar Properties permitted the use of their rooftop for a communication tower but residents are located within one hundred fifty (150) metres of the tower radiation; he asked for clarification.

Administration explained that further information would need to be requested from Nunastar Properties as the information is not on hand.

Councillor Bell stated that the area of the preferred location is often used for berry picking and expressed his concern with the request to install a communications tower in the area; this would eliminate the beautiful green space available for berry picking.

Administration advised that this matter was taken into consideration when the request was made by Bell Mobility but the improved service that the communication tower would provide to residents is very important and needed. The total area needed for the facility is minimal and would have little impact on berry picking.

Councillor Bell stated that he is not concerned with the space the facility will remove from the berry picking area but with the fact that some individuals spend up to eight (8) hours in the area berry picking and would now be exposed to radiation from the communication tower; it clearly states in the proposal that the safe distance from the tower is one hundred and fifty (150) metres. He stated that his understanding with the option two location was that Qulliq Energy Corporation was temporarily using the site for storage and asked if the city is collecting money for the lease agreement.

Administration advised that Qulliq Energy Corporation does hold a short term lease agreement with the city and that money is collected; there were major improvements completed to the site as well which will benefit future lease holders

of the lot. Further details of the lease agreement would need to be provided by the Finance Department.

Deputy Mayor Wilman returns the chair to Councillor Bell.

Councillor Morrissey asked if the city considered allowing Bell Mobility to install the tower on the rooftop of the Waste Water Treatment Plant as a lease agreement.

Administration advised that this has not been discussed with Bell Mobility but could be if the committee decided to; discussions would also be required with the Engineering Department to ensure there are no issues with doing so.

Councillor Stevenson believed that further information was required before a decision could be made and suggested that Bell Mobility be invited to attend a future meeting to provide the committee further information on the matter.

Administration advised that other sites have been identified by Bell Mobility and are good sites as well; if the committee feels that the preferred location is not favorable an alternate location from the identified locations can be suggested. Bell Mobility can be invited to meet with the committee to provide further information requested by the committee and further concerns could be discussed with them as well.

### **Motion PL13-20**

Moved by: Councillor Morrissey

Seconded by: Councillor Stevenson

That committee defers the item back to staff for more information and to invite Bell Mobility to attend a Council meeting to provide further information on the project.

**Unanimously Carried**

- c) Request for Decision – Cemetery Tender Award  
Meagan Leach, Director, Engineering and Sustainability

Administration stated that the City of Iqaluit advertised the New Cemetery Project Tender on August 8, 2013; tender submissions were received until 12:00pm on August 29, 2013. Kudlik Construction (Kudlik) was the only firm who provided a submission on the tender. After reviewing the submissions, it was determined that Kudlik met the requirements of the request for tender.

As can be seen in Table 3 of the document provided, the construction costs are within the remaining budget. In order to proceed, however, the Department of Engineering and Sustainability recommends that the project carry at least a

thirteen (13) percent contingency on the construction cost; approximately one hundred and fifty thousand (\$150,000.00) dollars. The City still has one hundred and fifty thousand (\$150,000.00) dollars remaining in 2013 GN Block Funding that can be allocated to this project for a contingency amount.

The supply and installation of twenty five pre-cast concrete grave boxes was included in the tender as a provisional item (not included in the base tender amount) and came in at a cost of one hundred and five thousand (\$105,000.00) dollars. At this cost, four thousand two hundred (\$4,200.00) dollars per grave box, it is not recommended that the city proceed with the grave box installation at this time.

Councillor Morrissey believed that when a bidder provided a bid on a project they were obligated to respect their bid; if additional costs were incurred they were the responsibility of the bidder.

Administration advised that any work requested by the department that was included in the tender documents and confirmed to be completed by Kudlik Construction is to be completed within their bid price; any additional costs would be incurred by Kudlik Construction and not the city. Sometimes when working on a project unforeseen circumstances or issues could arise that the department did not anticipate nor include in the tender documents; these change orders and costs would be covered by the contingency budget.

Councillor Dobbin asked if unknown conditions or issues arising would be the city's responsibility.

Administration advised that the department would be required to issue a change order and approve it before Kudlik Construction can continue with the changes or unforeseen issues; the cost for this work would be allocated from the contingency budget.

Councillor Stevenson believed that the cost to relocate the cross from the site on Road to Nowhere was significant and that the city would be able to relocate it themselves with their available heavy equipment; perhaps the city could simply request that Kudlik install the cross at the new cemetery site or issue another request for tender for the installation of the cross.

Administration explained that a crane would be required to relocate the cross; the cost for use of a crane is very expensive. The matter is not time sensitive and could be released again to see if a better bid is provided or the committee could choose to build a new cross or identify an alternate option to replace the cross.

Councillor Stevenson expressed his support for the cross and suggested that a new request for tender be issued for the relocation of the cross.

Deputy Mayor Wilman expressed her support for the contingency budget since it is a new project and involves a lot of natural habitat. She also expressed her support for the bow head whale bones and believed that it would beautify the cemetery. If the owner of the bow head whale bones currently located at the Inuksuk High School is not interested in selling them to the city, the city should look elsewhere.

Chairperson Bell turned the chair over to Deputy Mayor Wilman.

Councillor Bell asked if companies often request change orders on a project.

Administration advised that the number of change orders requested during a project depends on the nature of the project; some projects may require several change orders and others may not require any.

Councillor Bell asked if the zoning by-law amendment received ministerial approval.

Administration advised that a public hearing was held and the by-law received second reading during a meeting this summer; minutes for the public hearing and the Council meeting must be approved by Council and sent with the by-law in order for ministerial approval to be received. The Planning and Development Department did have discussions with the Department of Community and Government Services regarding the nature of the project and its time sensitivity; it was indicated by the Department of Community and Government Services that the project could precede since it was publically presented and well received by the community. Although it is not proper procedure to proceed with development without proper zoning being approved; the Government of Nunavut did indicate that they would not deny the city permission to move forward with the development of the cemetery even if ministerial approval and third reading of the by-law had not yet been received.

The Department of Engineering and Sustainability received a permit from the Government of Nunavut to proceed with the project; the permit allows the city to move forward with the project while rezoning of the lot is in process.

Councillor Bell expressed his concern with the fact that the city would move forward with a project without ministerial approval.

Deputy Mayor Wilman returned the chair to Councillor Bell.

Councillor Stevenson suggested that further information on proceeding with the project be provided to Council when the committee report is being presented.

**Motion PL13-21**

Moved by: Councillor Akumalik  
Seconded by: Councillor Stevenson

That committee recommend increasing the New Cemetery Design and Construction budget by one hundred and fifty thousand (\$150,000.00) dollars (allocated from unused 2013 GN Block Funding) and award Kudlik Construction with the contract for the New Cemetery Project for the amount of one million eight six thousand eight hundred (\$1,086,800.00) dollars, excluding GST, as per their tender submission dated August 29, 2013.

**Unanimously Carried**

d) Discussion Item – Cabins, Illegal Dumping  
Deputy Mayor Wilman

Deputy Mayor Wilman stated that she drove around in the causeway area at the end of West 40 and took pictures of the areas; there are abandoned tents and furniture as well as many new cabins. She believed that one cabin belonged to GC North as there were two pickup trucks dropping off a lot of wood; she approached them and asked why they were dumping the wood there and they indicated that they often do that to use for the woodstove. Her concern and pictures were forwarded to the Chief Administrative Officer and the Chief Municipal Enforcement Officer and action has started. She noted that Council had discussions on this matter last summer and had started a process to eliminate cabins and to ask residents to clean their areas when finished; this process was never completed. Council should discuss this further at a later date and decide how the issue will be addressed as it is very unsightly.

Administration noted that Council began some discussions on this matter and did move forward with some actions to address the issues identified at the time; further meetings were to be held with other organizations and a solution was to be identified as to how this matter can be addressed permanently and who is responsible for enforcing the regulations.

Deputy Mayor Wilman believed that this issue was mostly with beneficiaries when they first began discussions on the matter but not everyone is doing it; many have very nice, clean properties and others are very messy and leave old couches or other furniture everywhere on the property when they leave.

Councillor Stevenson suggested that this be a priority item for the Planning and Development Department.

Councillor Morrissey agreed with Councillor Stevenson and suggested that perhaps the city initiate a clean-up in the area and install additional garbage bins.

6. **IN CAMERA SESSION**

None

7. **ADJOURNMENT**

**Motion PL13-22**

Moved by: Councillor Stevenson  
Seconded by: Councillor Morrissey

That the meeting be adjourned at 8:10pm.

**Unanimously Carried**

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Councillor Bell  
Chairperson

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John Hussey  
Chief Administrative Officer

Approved by City Council on the **10<sup>th</sup>** day of **December**, 2013, AD.