

CITY OF IQALUIT
PLANNING & DEVELOPMENT COMMITTEE OF THE WHOLE MEETING #10
November 18, 2013 at 6:00 PM
CITY COUNCIL CHAMBERS

PRESENT FROM COUNCIL

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

ABSENT

Councillor Simon Nattaq

PRESENT FROM ADMINISTRATION

John Hussey, Chief Administrative Officer
Valerie Collin, A/City Clerk
Melodie Simard, Planning and Development
Jeanie Eeseemailee, Senior Interpreter/Translator

ADOPTION OF AGENDA

Motion PL13-28

Moved by: Councillor Morrissey
Seconded by: Mayor Graham

That the agenda be adopted as amended:

Delete 5 (a) – Discussion Item – SSI Micro – Communication System
 Upgrades

Unanimously Carried

1. MINUTES

None

2. DECLARATION OF INTEREST

None

3. DELEGATIONS

None

4. DEFERRED BUSINESS AND TABLED ITEMS

None

5. NEW BUSINESS

- c) Discussion Item – MOU – Exchange of Lands between the City and the Government of Nunavut
Melodie Simard, Planning and Development

Administration stated that the Memorandum of Understanding outlines the exchange of “City Lands” for all or a portion of certain “Government of Nunavut Lands” that are no longer needed for airport use. The “City Lands” consist of three small parcels of land that are needed by the Government of Nunavut to support the airport improvement project; these lands are subject to survey sketches (SK-IQAL-004-2013) that will be brought forward to Council for approval. The three parcels of land are as follows:

1. A portion of the vacant lot north of the existing air terminal to accommodate the extension of Mivviq Street to the new Combined Services Building. This parcel is shown as Parcel A on SK-IQAL-004-2013 (Map 1).
2. A sixty two (62) metre length of Ungalliqpaat Crescent to accommodate proposed drive aisles. This parcel is shown as Parcel E on SK-IQAL-004-2013 (Map 2).
3. A parcel of land at the end of Federal Road near the North 40 pit to connect the new North Commercial Road. This parcel is shown as Parcel F on SK-IQAL-004-2013 (Map 3).

The “Government of Nunavut Lands” consists of four large parcels of land in the West 40 and a cluster of three smaller parcels on Ikaluktuutiak Drive in the Core Area. The total area of these lands is approximately forty two point five (42.5) hectares.

The Memorandum of Understanding between the City of Iqaluit and the Government of Nunavut was approved by Cabinet in September 2013. Once the memorandum is signed, the city should start the process of transferring the “City

Lands” to the Government of Nunavut; the government will start the disposition process for the “Government of Nunavut Lands”. Any “Government of Nunavut Lands” not required by any Government of Nunavut department or agency will be transferred to the city.

Mr. Barry Reimer, Chief Project Officer for the Iqaluit International Airport Expansion Project, noted that many Council members were present during the presentation of the overview for the memorandum and details of the parcels of lands to be exchanged. He stated that they have been working with city staff since the memorandum received cabinet approval in preparation for it to receive Council approval.

Mayor Graham asked if any environmental issues with the parcels of land to be transferred to the city will be addressed by the government prior to the transfer.

Mr. Reimer confirmed that any environmental issues existing on any parcel of land to be transferred to the city must be addressed prior to the transfer being completed; this is one of the reasons why the timing of the transfers are variable. Some parcels of land that have no or very little environmental issues can be transferred very easily and others have more significant issues that must be addressed by the federal government. It is the Government of Nunavut’s responsibility to work cooperatively with the federal government to ensure the issues are addressed prior to the transfer to the city.

Mayor Graham asked if a clause will be included in the memorandum to protect the city from any future environmental issues that may be disclosed after the transfer is complete.

Mr. Reimer believed that any environmental issues discovered needed to be disclosed to the city by law and addressed prior to the transfer.

Councillor Akumalik asked what would happen if the memorandum was not approved by Council.

Mr. Reimer explained that the development plans for the project would need to be revised so that the project is developed within the current airport boundaries.

Administration noted that the memorandum and survey sketch is scheduled to be on the agenda for the December 10, 2013 Council meeting for Council’s approval.

Chairperson Bell believed that the memorandum should be reviewed by the committee prior to it being presented to Council for approval to provide the committee the opportunity to discuss the memorandum in detail.

Councillor Akumalik agreed that the memorandum should be reviewed by the committee in detail prior to it being presented to Council for approval.

b) Discussion Item – Iqaluit International Airport Improvement Project
Melodie Simard, Planning and Development

Administration introduced Mr. Steven Cole, Design Manager for the Iqaluit International Airport Improvement Project for the design phase and the Project Execution Manager for the construction phase.

Mr. Noah Best stated that the new airport will measure approximately three times the size of the current airport. The design of the new terminal building will include cultural art, an open gathering area, boutiques, et cetera. It was designed to create an open feeling and to provide views of the planes and the bay beyond; the building will have several large windows. He presented a few boards that show the design of the new terminal and what it will look like inside and outside.

Councillor Dobbin asked if there would be car rental businesses and how the business areas would be leased.

Mr. Best stated that there are five areas located for car rentals as well as tourist information; there will also be snack stands or small retail stores inside and outside the security area. The new terminal will also allow for future expansion in each area of the building including, check-in areas, security, et cetera.

Councillor Papatsie asked if the terminal will be very accessible for handicaps or those in wheelchairs.

Mr. Best confirmed that the airport will be very accessible; it will include wheelchair ramps, automatic doors, et cetera.

Councillor Stevenson asked if passengers will be able to deplane through tunnels like in southern cities.

Mr. Best noted that the design does include this function but it will not be part of the operations at first; this may come in the future due to the cost of loading bridges.

Councillor Stevenson asked what the formula for the number of required parking spaces was and asked if there was space for future expansion of the parking lot as part of the future expansion plan.

Mr. Best stated that he was unsure as to what the formula was for parking requirements but that the required number of parking spaces is included in the design and that there is sufficient space for future expansion of the parking lot.

Councillor Dobbin noted that Federal Road is in very poor condition and asked if the costs for the upgrades to the road could be shared with the federal and territorial government; has the Government of Nunavut considered including this in their project.

Mr. John Hawkins advised that the upgrades to Federal Road have not been included in the project and have not been discussed within the Government of Nunavut or the federal government.

Councillor Morrissey noted that Council passed a motion to begin discussions with the Government of Nunavut to partner to complete the upgrades of Federal Road or to request the opportunity to take advantage of the fact that the runway will be repaved and that the city could save on costs for the paving of the road.

Mayor Graham did not believe that it would be unreasonable to state that there will be a significant increase use of Federal Road and the city, with the Government of Nunavut, should consider significantly upgrading the road.

Administration stated that a few meetings have occurred between the city and the Government of Nunavut to move forward on the project; applications and site plans submitted by the Government of Nunavut are being reviewed. The Planning and Development Department hopes to bring the development permit to Council for approval at the December 10, 2013 Council meeting.

Chairperson Bell suggested that the development permit be presented to the committee prior to Council's approval for further discussion and review.

6. IN CAMERA SESSION

None

7. ADJOURNMENT

Motion PL13-29

Moved by: Councillor Stevenson
Seconded by: Deputy Mayor Wilman

That the meeting be adjourned at 7:40pm.

Unanimously Carried

Councillor Bell
Chairperson

Chief Administrative Officer

Approved by City Council on the 22 day of April, 2014, AD.