



CITY OF IQALUIT
Planning and Development Committee of the Whole #02
April 21st, 2020 at 12:00 p.m.
CITY COUNCIL CHAMBERS

AGENDA

ADOPTION OF AGENDA

1. **MINUTES**

None

2. **DECLARATION OF INTEREST**

3. **DELEGATIONS**

None

4. **DEFERRED BUSINESS AND TABLED ITEMS**

None

5. **NEW BUSINESS**

- a) Request for Decision - General Plan Amendment 19-005: Inuit Owned Land Parcel "E" Development Scheme, Plan 2997, Block 205, Lot 1 – Qikiqtani Business Development Corporation.
Jennifer Jarvis, City Planner
- b) Request for Decision – Development Permit Application No. DP 20-014 & SK 20-001; Amendment to DP 19-002 & SK 19-003, Plan 617, Lot 9-4 (Core Area), Nunastar.
Jennifer Jarvis, City Planner
- c) Request for Decision – General Plan Amendment 19-004 & Zoning By-Law Amendment 19-003, Plan 4150, Block 70, Lot 2 (Core Area), Building No. 923, Qikiqtaaluk Properties Inc.
Jennifer Jarvis, City Planner
- d) Request for Decision – Development Permit Application No. DP 19-031; Boarding House, Plan 4716, Block 242, Lot 18 (Joamie Court), Imad Alchikie (5149 Nunavut Ltd. As Agent)
Jennifer Jarvis, City Planner

6. **IN CAMERA SESSION**

() as per Section 22 (2) (a) CTV Act and Bylaw 526 Section 67

None

7. **ADJOURNMENT**

Request for Decision

<p>Topic: General Plan Amendment 19-005 Inuit Owned Land Parcel ‘E’ Development Scheme Lot 1, Block 205, Plan 2997 Qikiqtani Business Development Corporation</p>	<p>Date: April 21, 2020</p>
<p>Proposal Summary:</p> <p>To amend Figure 5 in the General Plan, “Annex B – Inuit Owned Land Parcel ‘E’ Development Scheme” to conform with Plan 4755. The proposed amendment will update both the parcel and the road configuration.</p> <p>On November 28, 2019, City Council approved Survey Sketch SK 19-014 to finalize the IOL lands on Federal Road for development by Qikiqtani Business Development Corporation (QBDC). On December 3, 2019 Planning and Development received a letter from Community and Government Services (CGS) providing conditional preliminary approval of Survey Sketch Plan SK 19-014. CGS indicated that Survey Sketch Plan SK 19-014 was not consistent with the approved Development Scheme therefore an amendment to By-Law 703 was required. CGS requested that a Public Hearing and Second Reading of the amending by-law be completed within six (6) months of preliminary Survey Sketch Plan Approval, dated December 3, 2019. The draft amending By-Law No.892 is attached in Attachment 3. Survey Sketch 19-014 has been finalized and is registered with Land Titles Office as Plan 4755.</p> <p>Supporting Documents:</p> <ul style="list-style-type: none"> ▪ Attachment 1: Site Context Map ▪ Attachment 2: Plan 4755 ▪ Attachment 3: Draft Amending By-Law No. 892 	<p>Proposed By:</p> <p>Jennifer Jarvis, Development Officer</p> <p>Presented to:</p> <p>Planning and Development Committee</p>
<p>Options:</p> <ol style="list-style-type: none"> 1. Approve the General Plan Amendment GPA 19-005 as requested. 2. Refuse the General Plan Amendment GPA 19-005 as request. 3. Return to Staff for more analysis. 	
<p>Policy Implications:</p> <p>The <i>Inuit Owned Land Parcel ‘E’ Development Scheme</i>, which makes up a portion of the Federal Road Special Policy Overlay, is subject to policies in Section 5.10 of the General Plan. The General Plan requires that prior to development, Special Policy Overlays require a Development Scheme. The Development Scheme for Inuit Owned Land Parcel “E” was approved on October 27, 2015 and was amended to the General Plan as “Annex B – Inuit Owned Land Parcel ‘E’ Development Scheme”.</p> <p>An amendment to Figure 5 of Annex B – IOL Parcel ‘E’ Development Scheme to align with Plan 4755 maintains the general parcel orientation and land use designations of the original Development Scheme.</p> <p>Community and Government Services has requested that an amendment to By-Law 703, <i>Inuit Owned Land Parcel ‘E’ Development Scheme</i> be completed to be consistent with Plan 4755. The Nunavut Planning Act, Sections 24 and 25 require Zoning By-law and General Plan amendments to give public</p>	

notification and to hold a public hearing between the first and second readings of an amending by-law Ministerial approval of a General Plan amendment is required.

Benefits/Outcome:

Annex B - Inuit Owned Land Parcel 'E' Development Scheme, will be in conformity with Plan 4755.

Disadvantages/Challenges:

None identified.

Strategic Plan:

Goal 6: To enhance our economic environment and attract investment.

Specific Action: Implementing the General Plan, Zoning By-law and Land Administration By-Law.

Costs:

None.

Source of Funding:

None.

Staff Recommendations/Comments:

That the Planning and Development Committee recommend:

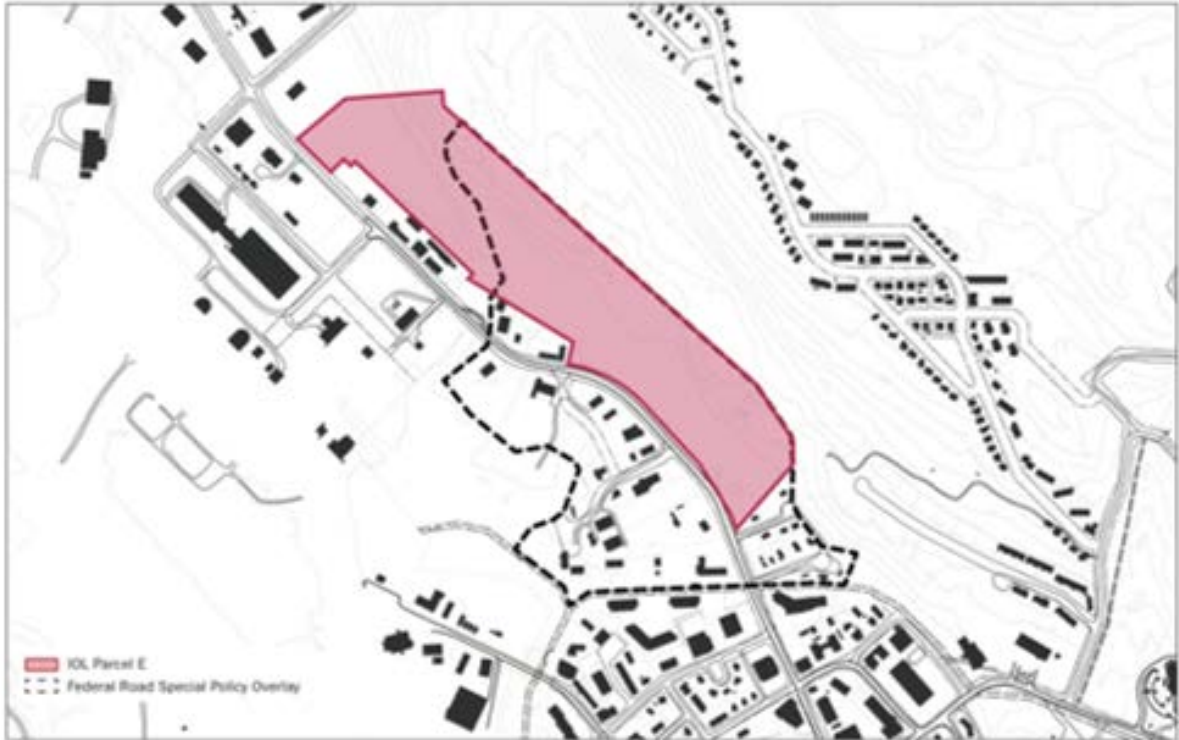
- 1. That Council give First Reading to the attached draft amending By-Law No. 892*
- 2. That Council direct Staff to schedule a Public Hearing, to be held in Council Chambers on May 26, 2020.*

CAO's Review/Comments/Initials

Reviewed by CAO (AE)

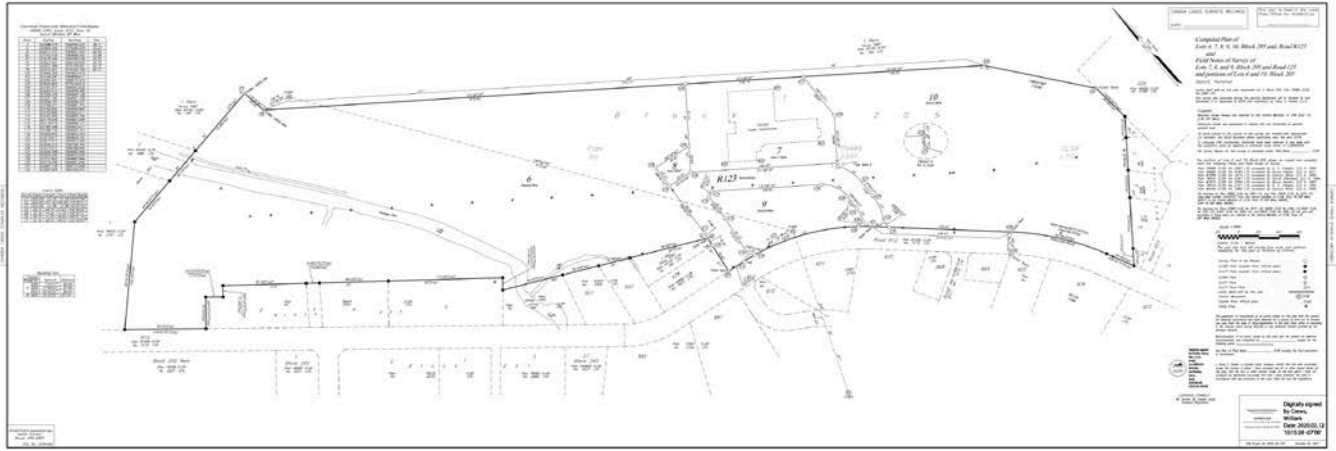
Attachment 1

Site Context Map: Inuit Owned Land Federal Road



Attachment 2:

Plan 4755



Attachment 3:

Draft Amending By-Law No. 892

THE CORPORATION OF THE CITY OF IQALUIT

BY-LAW No. 892

ADOPTION OF AN AMENDMENT TO GENERAL PLAN BY-LAW No. 703

A By-law of the City of Iqaluit in Nunavut to amend General Plan No. 703, The City of Iqaluit General Plan, pursuant to the provisions of the *Planning Act RSNWT 1988 C P-7, S 7-10.*

WHEREAS the City of Iqaluit has adopted General Plan No. 703 pursuant to Section 4 of the *Planning Act*;

AND WHEREAS Council wishes to amend the General Plan to address required changes;

NOW THEREFORE the Council of the City of Iqaluit hereby enacts as follows:

1. That Annex B- Inuit Owned Land Parcel 'E' Development Scheme is hereby amended by rescinding and replacing Figure 5 with the attached Schedule A.
2. THAT the Clerk is hereby authorized and directed to make application to the Minister of Community and Government Services for approval of this By-law.
3. THAT this By-law shall come into effect on the date of its third reading.

READ a first time this ____ day of _____, 2020.

Kenny Bell
Mayor

Amy Elgersma
Chief Administrative Officer

After due notice and a Public Hearing held on _____, 2020.

READ a second time this ____ day of _____, 2020.

Kenny Bell
Mayor

Amy Elgersma
Chief Administrative Officer

APPROVED by the Minister of Community and Government Services this ____ day of _____, 2020.

Minister, Community and Government
Services

READ a third and final time this ____ day of _____, 2020

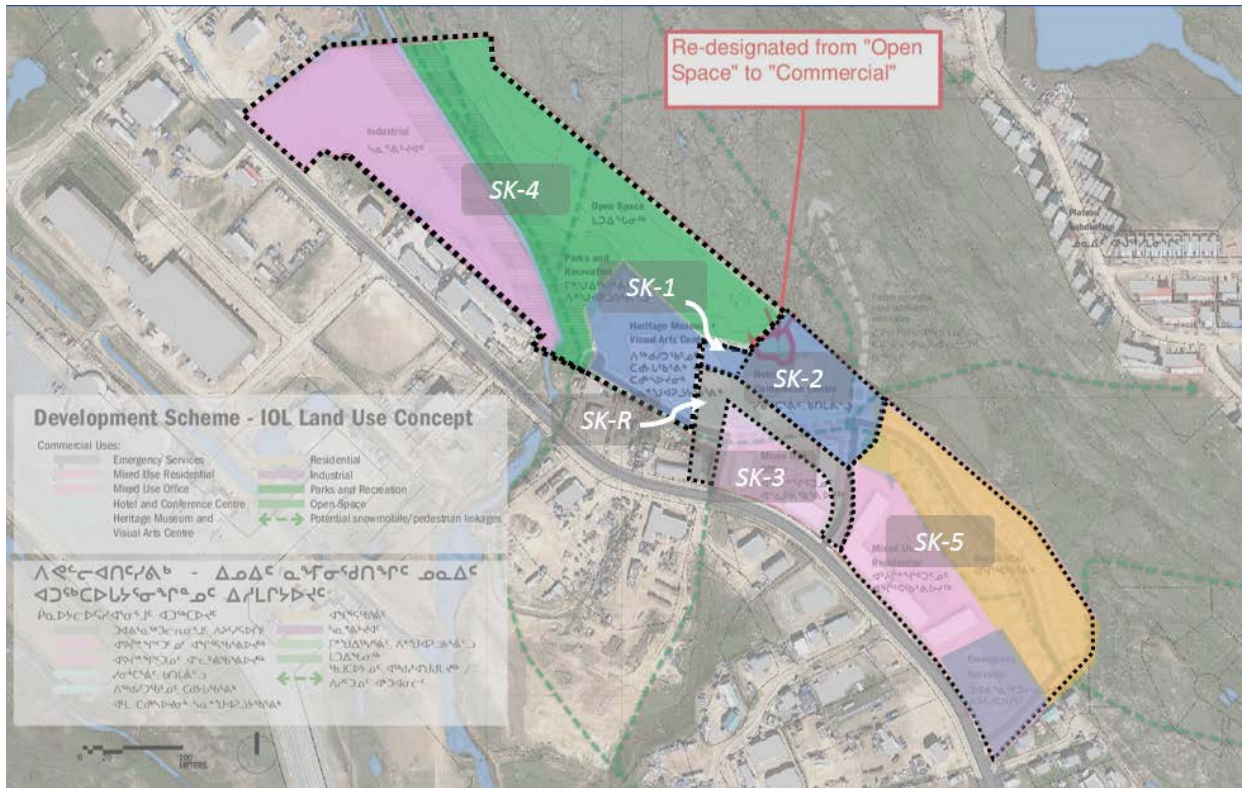
Kenny Bell
Mayor

Amy Elgersma
Chief Administrative Officer

Schedule A

THE CORPORATION OF THE CITY OF IQALUIT
BY-LAW NO. 892

FIGURE 5 ANNEX B- INUIT OWNED LAND PARCEL 'E' DEVELOPMENT
SCHEME



Request for Decision

<p>Topic: Development Permit 20-014, Amendment to Development Permit Application No. DP 19-002 & Survey Application SK 19-002 Lot 9-4, Plan 617 (Core Area) Nunastar – Mixed Use Building & Resurvey</p>	<p>Date: April 21, 2020</p>
<p>Proposal Summary:</p> <p>Lot 9-4 is located in the Core Area along Queen Elizabeth Way (Attachment 1). Council approved Development Permit application DP 19-002 and Survey Sketch SK 19-002 on December 10, 2019 for development on the subject lot; motion numbers 19-355 and 19-356 respectively. Since receiving approvals for the Development Permit and Survey Sketch by Council the applicant has submitted an additional request in regard to the proposed private drive aisle easement. In light of this new information and additional request staff feels that it is prudent to amend DP 19-002 and SK 19-002 to remove any and all references to the private drive aisle easement.</p> <p>Survey Sketch</p> <p>Replace Survey Sketch (SK 19-002) with Survey Sketch SK 20-001 as shown in Attachment 2. The revised survey proposes an easement, Area ‘A’, a 153 m² area that traverses the southeast corner of the lot. The proposed easement is to protect the City’s access to underground infrastructure. The revised Survey Sketch has been reviewed by Community and Government Services and has received initial approval.</p> <p>Special Conditions of Approval</p> <p>Revise the Special Conditions of Approval of DP 19-002 as outlined in Attachment 3. The revised conditions remove any references to the private drive aisle easement.</p> <p>Supporting Documents:</p> <ul style="list-style-type: none"> ▪ Attachment 1: Site Context Map ▪ Attachment 2: Revised Survey Sketch ▪ Attachment 3: Revised Special Conditions of Approval 	<p>Proposed By:</p> <p>Jennifer Jarvis, Development Officer</p> <p>Presented to:</p> <p>Planning and Development Committee</p>
<p>Options:</p> <ol style="list-style-type: none"> 1. Option 1: Approve amendment to DP 19-002 and SK 19-002. 2. Option 2: Refer the item back to staff for further analysis. 3. Option 3: Refuse amendment to DP 19-002 and SK 19-002. 	
<p>Policy Implications:</p> <p>N/A</p>	
<p>Benefits/Outcome:</p> <ol style="list-style-type: none"> 1. Allow staff time to understand and process the new request made by the applicant in regard to a private drive aisle easement. 2. Will allow development of Lot 9-4, Plan 617 to proceed without delay. 	
<p>Disadvantages/Challenges:</p>	

1. No disadvantages have been identified.

Strategic Plan:

Goal 6: To enhance our economic environment and attract investment

Specific Action: Implementing the General Plan, Zoning By-law and Land Administration By-Law

Accessibility:

N/A

Costs:

None

Source of Funding:

None.

Staff Recommendations/Comments:

That the Planning and Development Committee recommend:

- 1. That Council approve an amendment to Development Permit application DP 19-002 to remove any reference to a private drive aisle easement, and;*
- 2. That Council approve a repeal of SK 19-014 and replace it with SK 20-001, as shown in Attachment 2.*

CAO's Review/Comments/Initials:

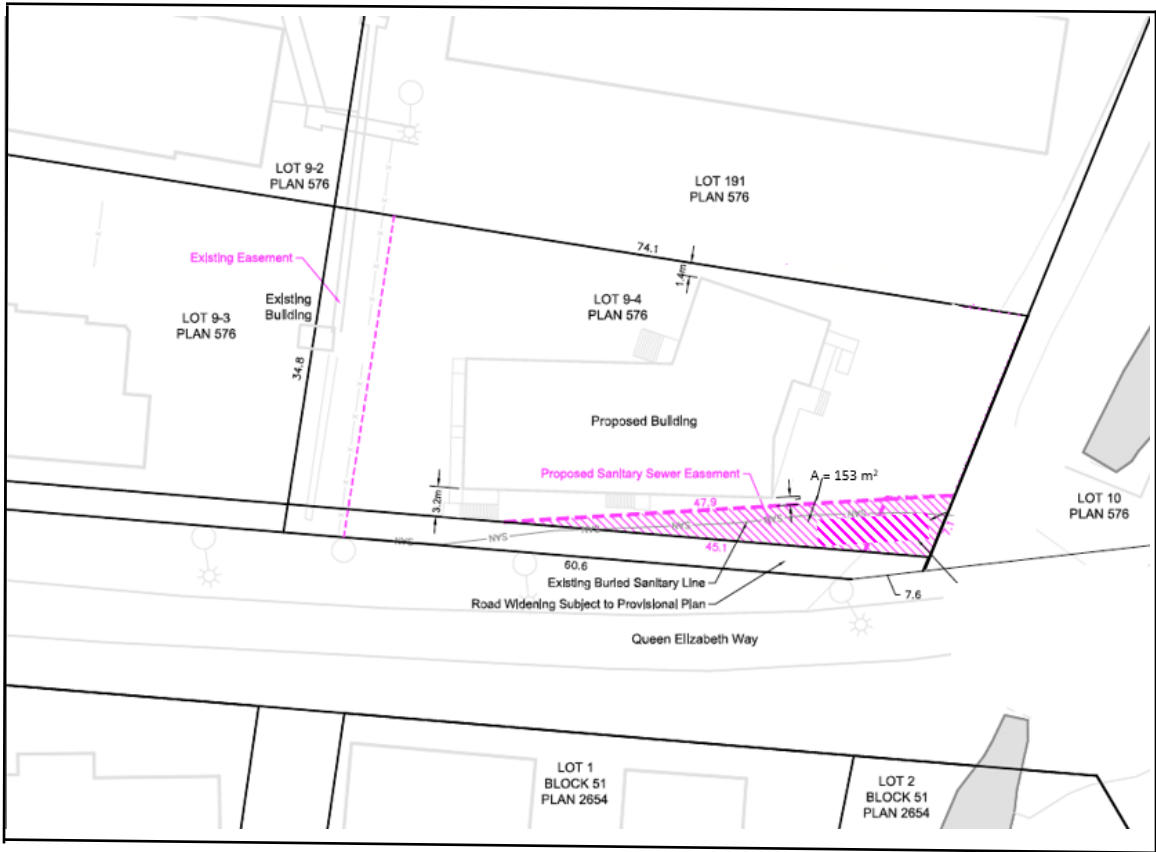
Reviewed by CAO (AE)

Attachment 1

Site Context Map



Attachment 2
Survey Sketch SK 20-001



Attachment 3

SPECIAL CONDITIONS OF APPROVAL

Downstream Sewers

1. The downstream sewer between AV211 to the Wastewater Treatment Plant and MH5 to MH2 are at capacity. It is anticipated that these sections of pipe will not be replaced and commissioned until December 2020 at the earliest. If the Developer/Lessee wishes to occupy the building prior to the commissioning of these upgraded sewer pipes, the Developer/Lessee must submit and implement an Interim Servicing Plan to the satisfaction of the Director of Public Works and Engineering, or delegate, prior to obtaining an occupancy permit from the GN Office of the Chief Building Official. The Interim Servicing Plan shall recommend a suitably sized holding tank on site to store sewage from the building(s) and will propose an appropriate timed release of the sewage to the City's existing sanitary sewer during low flow periods (generally between 10pm-7am). The holding tank must be in place prior to occupancy and maintained until upgrades to the City's sewer infrastructure are completed.

Sewer & Water Development Charge

2. The Developer/Lessee agrees to pay the City the required charge in accordance with the Sewer & Water Development Charge By-law 873, prior to the issuance of the Development Permit.

Development Agreement

3. The Developer/Lessee shall enter into a Development Agreement including all standard conditions therein and special conditions herein. In the event that the Owner(s)/Lessee(s) fail to sign the required agreement within one (1) year of development approval, the approval shall lapse. The Development Agreement must be signed prior to issuance of the Development Permit.

Pressure Test

4. The Developer/Lessee agrees to conduct a new pressure/fire flow test, to the satisfaction of the Director of Public Works & Engineering (or delegate), to confirm that there is sufficient pressure in the system to meet the development's anticipated water consumption and fire flow demand, prior to obtaining an occupancy permit from the GN Office of the Chief Building Official.

Emergency Services

5. The Developer/Lessee shall demonstrate to the approval of the Fire Chief prior to issuance of an Occupancy Permit, that an existing fire hydrant or new fire hydrant is located within 45 metres unobstructed of the principal lot access.

Lot Development Standards

6. The Developer agrees to fence the lot to restrict general access and contain debris during construction.

Survey of Lot

7. The Developer/Lessee shall survey the lot at their cost as shown in survey sketch SK 20-001 in Attachment 2, within 2 years of issuance of the Development Permit.

Easement Agreements

8. The Developer/Lessee agrees to prepare an easement agreement to the satisfaction of the City and to register this easement at the Land Titles Office for the sanitary line that traverses the southeast corner of the site prior to occupancy of the building.

Exterior materials and color

9. The Developer/Lessee shall maintain the materials and color scheme as shown on the approved Materials Board.

Off-Site Improvements

10. The Developer/Lessee shall submit a detailed plan to harden and improve the walkway along the Queen Elizabeth Way frontage, with the exact alignment, hard-surfacing and base design, and width (maximum 2.5m) to be determined in discussion with the Development Officer and subject to review and acceptance by the Department of Engineering and Public Works to ensure non-interference with the travelled roadbed, drainage, and other infrastructure. The Developer/Lessee shall improve the walkway at their expense. The construction of the walkway must be completed within 1 year of issuance of the occupancy permit. These matters shall be addressed to the satisfaction of the City in the Development Agreement.

Snow & Wind

11. The Developer/Lessee shall install vestibule entries for the commercial space, in accordance with the recommendations of the Pedestrian Wind and Snow-Drifting Consultation prepared by RWDI and dated September 9, 2019.
12. The Developer/Lessee agrees to completely remove snow from the site to a City-approved snow dumping location.

Future Culvert

13. The City may need to undertake drainage works and improvements in the vicinity of the subject lot in the future. As a result, a culvert may be required across the driveway and/or private drive aisle access in the future. At any time in the future, and as requested by the Department of Public Works and Engineering, the Lessee(s) shall place a minimum 450mm diameter culvert across the driveway access in accordance with the *Iqaluit Municipal Design Guidelines (January 2005)* at his/her own expense.

Drive aisle encroachment

14. A private drive aisle is located along the east lot line, adjacent to the City-owned drainage corridor. The Developer/Lessee agrees, if requested by the Director of Planning and Development (or delegate), to place bollards or boulders along the east lot line to prevent encroachment of the drive aisle to protect the drainage corridor, and at his/her own expense.

Request for Decision

<p>Topic: General Plan Amendment 19-004 & Zoning By-Law Amendment 19-003 Plan 4150, Block 70, Lot 2 (Core Area) Building 923 Qikiqtaaluk Properties Inc.</p>	<p>Date: April 21, 2020</p>
<p>General Plan & Zoning By-Law Amendment Request:</p> <p>The leaseholder of Plan 4150, Block 70, Lot 2 (Core Area) has applied for an amendment to General Plan 703 and Zoning By-law 704 to; accommodate the removal of the restriction on the use of metal siding in the Core Area, and to bring the current use, an educational facility, into conformity with the Zoning By-Law (Attachment 1).</p> <p>Background</p> <p>The selected cladding for a proposed renovation to the subject property was selected based on energy efficiency, non-combustive properties, durability, and cost. Advancements in building materials technologies have created metal siding that is attractive compared to previous generations of siding. Staff has also received a Development Permit application (DP 19-056) from the leaseholder, proposing renovations to increase the energy efficiencies of building 923. The application proposes increased insulation values on the perimeter walls and roof, new siding, new windows and doors, and a solar panel installation that will be located on the roof.</p> <p>The requested Zoning By-law Amendment proposes a Special Exception Zone to permit an <i>Educational Facility use</i> in the Core Area as a site-specific use. Nunavut Arctic College is the tenant of building 923, occupying the building as an educational facility, a use that is not permitted in the Capital District Zone. Current uses in the building include classrooms, cafeteria services, boardrooms, lounges and 74 accommodation units. None of the accommodation units are located on the on the ground floor. Parking requirements for an educational facility is calculated as follows; one (1) parking stall for every 35 students, and one (1) parking stall for every 10 employees. The building plays host to 74 students and 10 employees, therefore the required parking for the proposed educational facility use would be 7 stalls, one of which must be barrier free. There are 26 stalls currently provided on the subject site.</p> <p>Surrounding Land Uses</p> <p>Surrounding uses are consistent with the permitted uses outlined in the Zoning By-Law for the Core Area. These consist of government offices, City Hall, Racquet Club, banks, Aquatic Centre, and other professional offices.</p> <p><u>Supporting documents:</u></p> <ul style="list-style-type: none">• Attachment 1 – Context Map• Attachment 2 – Preliminary Development Plans• Attachment 3 – Metal Siding Samples	<p>Proposed By:</p> <p>Jennifer Jarvis, Development Officer</p> <p>Presented to:</p> <p>Planning and Development Committee</p>

- Attachment 4 - Proposed General Plan Amending By-law
- Attachment 5 – Proposed Zoning By-law Amending By-law

Options:

1. Give First Reading to the proposed General Plan Amending By-Law No. 889 and Zoning By-law Amending By-Law No. 890.
2. Refer the items back to staff for further analysis.
3. Reject the proposed General Plan and Zoning By-law Amendment.

Policy Implications:

The requested General Plan Amendment is to seek the removal of the restriction on the use of metal siding in the Core Area.

Policy 5.1.3(2): “No development in the Core Area, except residential development up to four (4) dwelling units, will use metal siding as a finishing material.”

This restriction on metal siding has recently become a barrier with Qikiqaaluk Properties Inc., who wishes to use metal siding for renovations to increase energy efficiencies in the building located on Lot 2, Block 70, Plan 4150.

The ‘Beautify the Core’ policies in section 5.1.3 of the General Plan give Staff the authority to ensure that new development in the Core Area is integrated, functional and attractive.

Policy 5.3.1(1) requires that “Developments in the Core Area, except residential development up to six (6) dwelling units, shall follow the Core Area Urban Design Guidelines...”

The Design Guidelines allow Staff to assess the appropriateness of the materials, colours, detailing, massing and architectural expression for each Development Permit application.

Staff note that metal siding has improved significantly in recent years and can now be fabricated to a very high quality. Many new buildings across Canada are finished partially or wholly in metal siding. The variety of colours, types of metals (steel and aluminum), textures and styles and can be used to create very attractive building façades (refer to examples in **Attachment 3**).

The subject-lot is designated **Capital District Zone** on Figure B – Populated Area Land Use – of the General Plan. An *Educational Facility* is not a permitted use in the **Capital District Zone** designation. The proposed amendment to permit an educational facility use on the subject lot is supported by the following General Plan policies that define institutional uses and support these uses in the Core Area.

Policy 5.1.1(2): “Permitted uses in the Core Area shall include residential, office, retail, commercial uses, institutional uses, and open spaces.”

An *Educational Facility* is identified in the General Plan as being an Institutional use.

Policy 5.4.1(1): “Institutional uses include educational, health care, social, religious, cultural and community facilities.”

The General Plan supports Institutional uses in the Core Area.

Policy 5.4.1(2): "Institutional uses will be permitted in the Institutional and Core Area land use designations, with more limited institutional uses permitted in the Residential Community, Commercial and Open Space designations.

Staff consider the Zoning By-Law amendment appropriate and supported by General Plan policies. Staff are confident that this site-specific zoning amendment, if approved, would have a positive impact on the economic and social character of the Core Area.

Benefits/Outcome:

1. Qikiqaaluk Properties Inc. will be able to renovate the building to be more energy efficient, lessening their carbon footprint.
2. Provides an intensification of residential uses in the downtown core, supporting local business and adding value to a vibrant core.
3. The proposed Zoning Amending By-Law No. 890, if approved, would bring the current use educational facility (Nunavut Arctic College) into bylaw conformity.

Disadvantages/Challenges:

1. None

Strategic Plan:

Goal 6: To enhance our economic environment and attract investment.

Specific Action: Implementing the General Plan, Zoning By-law and Land Administration By-Law.

Accessibility: N/A

Costs:

None.

Source of Funding:

None.

The Planning Committee of the Whole recommends:

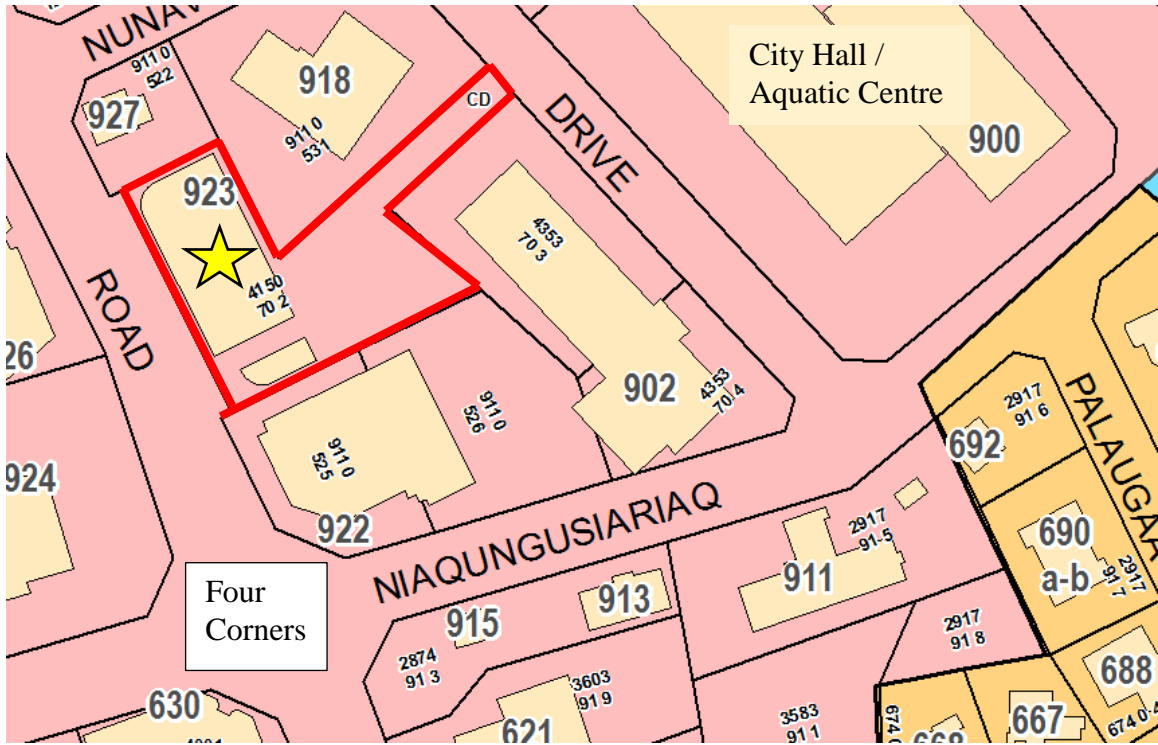
1. ***That Council gives first reading to General Plan Amending By-Law No. 889 to amend Policy 5.1.3(2) of the General Plan, being a policy that prohibits the use of metal siding as a finishing material in the Core Area with the addition of the following located at the end of the first sentence: "This provision shall not apply to subject lands found on Plan 4150, Block 70, Lot 2; and***
2. ***That Council gives first reading to Zoning Amending By-Law No. 890, to permit an Educational Facility as a Special Exception; and***
3. ***That Council directs staff to schedule a public hearing for both amending By-Laws on May 12, 2020.***

CAO's Review/Comments/Initials:

Reviewed by CAO (AE)

Attachment 1

Site Context Map



Attachment 2 – Plans

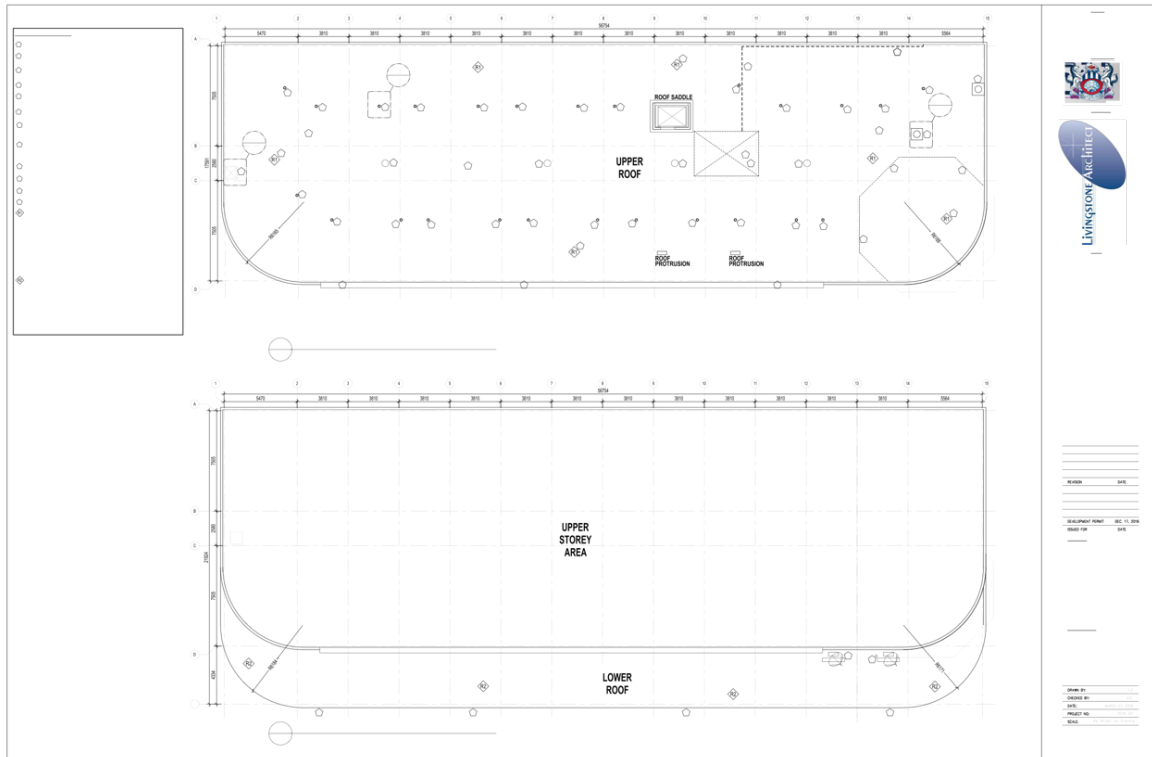
Floor Plans



First and Second Floors



Third and Fourth Floors

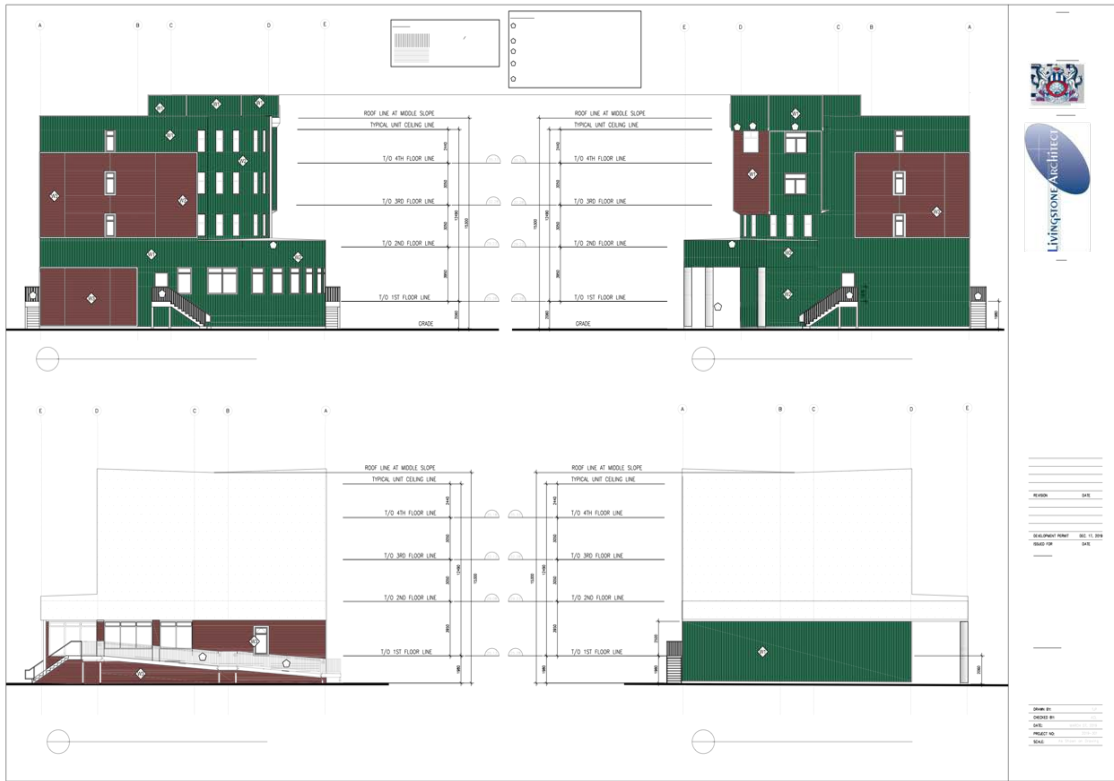


Roof Configuration

Colour Renderings



North and South Elevations



East and West Elevations

Attachment 4

Metal siding samples



As illustrated above, metal siding comes in a variety of colours, textures and patterns, making it a viable option for many building types, even in areas with strict design control.

Attachment 5 – Proposed Amending By-Law

THE CORPORATION OF THE CITY OF IQUALUIT

**BY-LAW # 889
AMENDMENT TO THE GENERAL PLAN, BY-LAW # 703**

A By-law of the City of Iqaluit in Nunavut to amend By-law No. 703, The City of Iqaluit General Plan, pursuant to the Planning Act, R. S. N. (1988), c. P-7, s. 29

WHEREAS the Council of the Corporation of the City of Iqaluit has adopted a General Plan (By-law No. 703), in accordance with the *Planning Act*,

WHEREAS Council wishes to amend the General Plan to remove the prohibition on the use of metal siding in the Core Area.

NOW THEREFORE the Council of the City of Iqaluit enacts as follows:

1. That Subsection 5.1.3.2 of the General Plan is hereby amended with the addition of the following located at the end of the first sentence:
“This provision shall not apply to subject lands on Plan 4150, Block 70, Lot 2.”
2. This by-law shall come into effect on the date of its third reading.

READ a first time this XX day of XX, 2020.

Kenny Bell
Mayor

Amy Elgersma
Chief Administrative Officer

After due notice and a Public Hearing held on _____

READ a second time this ____ day of _____, 2020.

Kenny Bell
Mayor

Amy Elgersma
Chief Administrative Officer

APPROVED by the Minister of Community and Government Services this ____ day of _____, 2020.

Minister, Community and Government
Services

READ a third and final time this ____ day of _____, 2020.

Kenny Bell
Mayor

Amy Elgersma
Chief Administrative Officer

Attachment 6 – Proposed Amending By-law

THE CORPORATION OF THE CITY OF IQALUIT

**BY-LAW # 890
AMENDMENT TO ZONING BY-LAW # 704**

A By-law of the City of Iqaluit in Nunavut to amend By-law No. 704, The City of Iqaluit Zoning By-law, pursuant to the Planning Act, R. S. N. (1988), c. P-7, s. 29

WHEREAS the Council of the Corporation of the City of Iqaluit has adopted a Zoning By-law (By-law No. 704), in accordance with the *Planning Act*, and

WHEREAS Council wishes to amend the Zoning By-law to permit an *Educational Facility* use on Lot 2, Block 70, Plan 4150, in the Core Area.

NOW THEREFORE the Council of the City of Iqaluit enacts as follows:

1. New Section 14.5 shall be added immediately following Section 14.4, as follows:

Special Exception Zone

14.5 On lands zoned CD (1), the following exceptions shall apply:

- (a) *Notwithstanding the Permitted Uses in Section 14.1 and Conditional Uses, 14.2, an Educational Facility will be a permitted use on Plan 4150, Block 70, Lot 2; and*
2. That Schedule B, Populated Area Zoning Map, and Map 2 Schedule B, Populated Area Zoning Map is amended as shown on Appendix A of this By-Law.
3. This by-law shall come into effect on the date of its third reading.

READ a first time this XX day of XX 2020.

Mayor Bell

Amy Elgersma
Chief Administrative Officer

After due notice and a Public Hearing held on _____

READ a second time this ____ day of _____, 2020.

Mayor Bell

Amy Elgersma
Chief Administrative Officer

APPROVED by the Minister of Community and Government Services this ____ day of

_____, 2020.

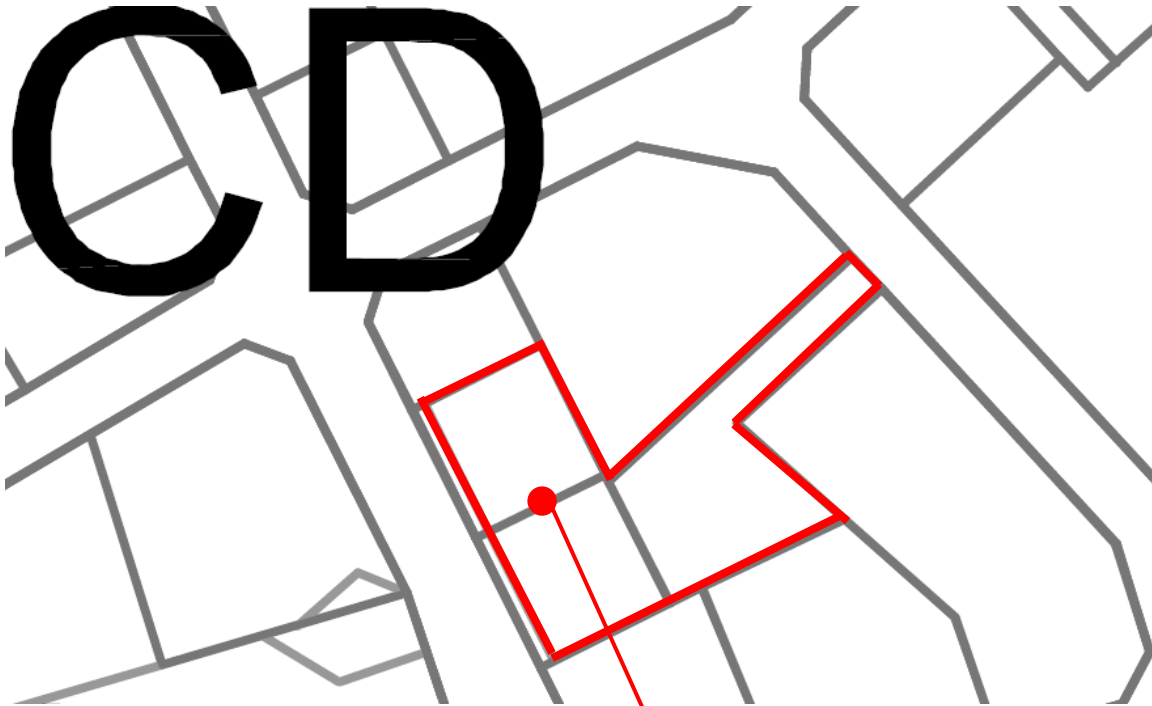
Minister, Community and Government
Services

READ a third and final time this ____ day of _____, 2020.

Mayor Bell

Amy Elgersma
Chief Administrative Officer

Appendix A



Change from *Capital District Zone (CD)* to *Capital District Zone- Exception 1 (CD(1))*

Request for Decision

<p>Topic: Development Permit #19-031 Plan 4716, Block 242, Lot 18 (Joamie Court) Building 2104 5149 Nunavut (Agent) – Boarding House</p>	<p>Date: April 21, 2020</p>
<p>Proposal Summary:</p> <p>The applicant is proposing a 3 storey, 561.8 m² GFA Boarding House in the Joamie Court Subdivision (Lot 18, Block 242, Plan 4716). The leaseholder of the subject lot is Imad Alchikie, 5149 Nunavut has been given authority to act as the agent for this project. The proposed development would be used to accommodate temporary staff members who work in Iqaluit for Nova Group of Companies. The proposed development contains 12 accommodation units, each unit includes a private bedroom, bathroom and closet. The accommodation units vary in GFA, ranging from 19 m² to 32 m². Visible from the street view are the second and third floors, each containing 5 rooming units. These two (2) storeys each contain kitchen facilities to be used by tenants of a particular floor. The first storey, found below grade, contains 2 rooming units, a mechanical room, and a 45.75 m² recreation room.</p> <p>Due to the slope of the lot and the way in which the building has been sited on the lot, the first storey is not visible from the street view. The front façade is built into the site and requires a 1 m separation from the retaining wall to mitigate snow drifting. Because of these mitigation efforts Public Works and Engineering determined that a Snow and Wind study is not required for this development.</p> <p>The proposed development includes three back out parking spaces, found in the front yard.</p> <p>Supporting Documents:</p> <ul style="list-style-type: none"> ▪ Attachment 1: Site Context Map ▪ Attachment 2: Special Conditions of Approval ▪ Attachment 3: Standard Conditions of Approval ▪ Attachment 4: Plans: <ul style="list-style-type: none"> - Site Plan - Floor Plan - Elevation Plan 	<p>Proposed By:</p> <p>Jennifer Jarvis, Development Officer</p> <p>Presented to:</p> <p>Planning and Development Committee</p>
<p>Options:</p> <ol style="list-style-type: none"> 1. Option 1: Conditionally approve DP 19-031 2. Option 2: Refer the item back to staff for further analysis 3. Option 3: Refuse DP 19-031 	
<p>Policy Implications:</p> <p><u>General Plan:</u></p> <p>The General Plan establishes that the site is designated <i>Residential Community</i>, which speaks to a range of dwelling types and densities.</p> <p style="text-align: center;"><i>Policy Section 5.2.2 (1);</i></p>	

“The Residential Community designation will be used primarily for housing with a range of dwelling types and densities.”

Section 7.3 of the General Plan states that the City will approve development applications only when it is satisfied the available water and sewer infrastructure is adequate to service the development. A Servicing Study submitted by the applicant indicated that certain downstream sewers were beyond their design capacity. An Interim Servicing Plan will be a condition of approval the building is to be occupied before these sewers are upgraded.

The proposed development meets all the policies of the General Plan, including the applicable Lot Development Standards. Section 8.7 of the General Plan provides **Lot Development Standards** for development applications. Of particular relevance to the context of this proposal are Standards 2, 4, and 6, as reviewed below:

- (2) **Gravel fill** is to be minimized on all lots, in that any area on the lot not being used for vehicular parking, parking access, or accessory buildings must not be filled and retained as natural tundra. It is noted that the Site Plan has been updated to include an outline of where fill is to be introduced on the lot as well as any areas where natural tundra will be retained or regenerated. The site plan, as presented, meets this requirement of General Plan 705.
- (4) **Wind gap**, this standard requires that building design allows wind-flow underneath the building to prevent snow drifting against building faces (i.e. no solid skirting or enclosed storage under the building). A minimum gap of 0.8 metres is recommended. The Elevation Plans indicate a gap underneath the building of 4ft 10 inches (1.47m) at the front and 6 ft, 2 inches (1.87m) at the rear. These dimensions meet the requirements.
- (6) **Passive solar heating**, this Standard encourages the passive solar heating of living spaces by requiring where feasible that the building façade with the most window area be south facing +/- 30 degrees. It is noted that additional windows have been added to the south façade. Based on policy direction of the General Plan, the requirement is met.

The intent of the General Plan is maintained in this proposal.

Zoning By-law:

The site is zoned **Low Density Residential Zone – Full Services (R1)** and permits a range of small-scale residential uses. As found in **Section 8.2** a “Boarding House” is identified as a *Conditional Use*. The following elements are used to qualify this application as an appropriate conditional use, as defined in **Section 8.3** of Zoning By-law 704:

- The development is of quality, including exterior condition, consistent with the surrounding development;
- The development conforms to the R1 Zone provisions;
- Only one conditional use will be located on a lot.

The proposed building is to be of quality material and provides an aesthetically pleasing exterior. Although larger than most proposed developments in the Joamie Court Subdivision (thus far) the building will appear to be a two-storey building from the street elevation, the first storey is below grade and is not seen from street level. Staff is confident that the proposed structure will be consistent with other developments proposed in the surrounding area. Only one conditional use has been proposed for this lot. The development conforms to all of the R1 Zoning provisions, no Variances are

required. Building height is calculated from the existing grade of the front façade to the highest point of the roof. As per the revised drawings, the building height is 8.65m which complies with the zone requirements

Parking:

There are no specific parking requirements for a Boarding House use in the Zoning By-law. **Section 1.7 e)** gives the Development Officer discretion in situations where there are no specific provisions. Such situations should be based on comparable developments. To assess the use and design of the parking on the site, please review the following:

Staff has reviewed a comparable development for analysis and found the provision of parking to be 1 space per 4 rooms. The parking requirement for a hotel development is 1 space per 8 rooms.

Benefits/Outcome:

1. By supplying their own staff housing unit this development will make rental units otherwise occupied by 5149 Nunavut staff available to the citizens of Iqaluit.

Disadvantages/Challenges:

1. None identified.

Strategic Plan:

Goal 6: To enhance our economic environment and attract investment.

Specific Action: Implementing the General Plan, Zoning By-law and Land Administration By-Law.

Accessibility: N/A

Costs:

None.

Source of Funding:

None.

Staff Recommendations/Comments:

The Planning Committee of the Whole recommends:

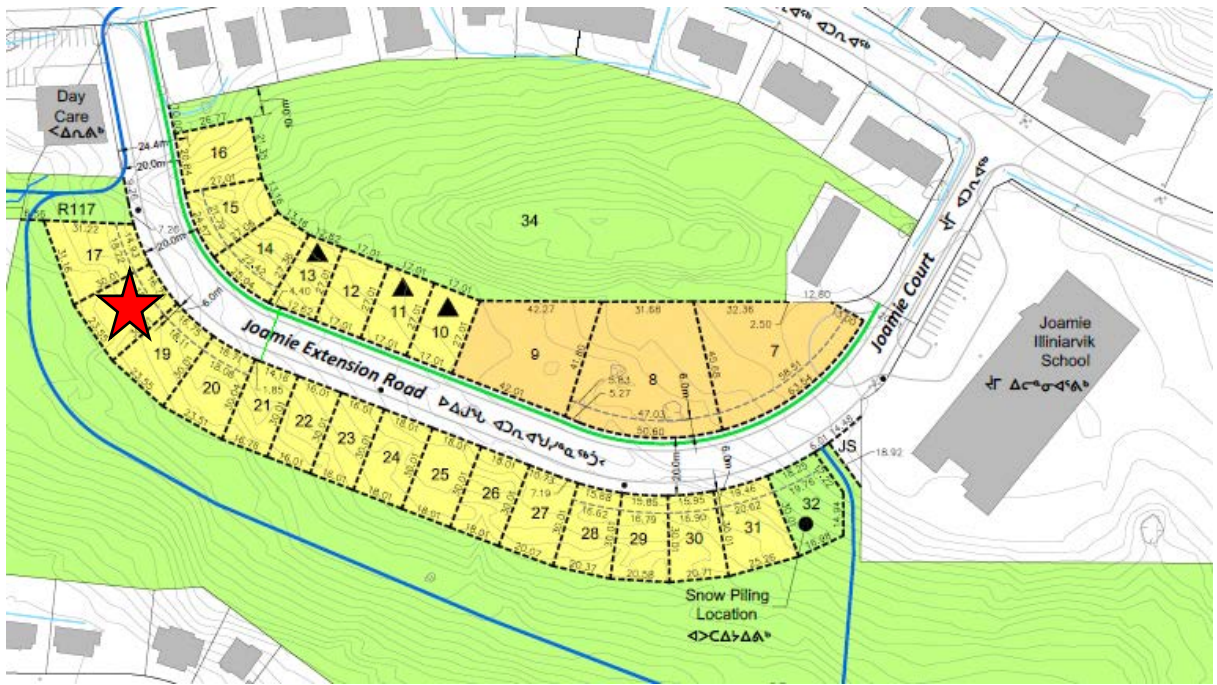
1. That Council approves Development Permit application DP 19-031 on Plan 4716, Block 242, Lot 18 (Joamie Court) to allow the development of a Boarding House with 12 rooming units. This is in accordance with the following plans and studies received by the City:
 - a) Revised Site Plan, prepared by Livingstone Architecture dated February 5, 2020
 - b) Revised Floor Plans, prepared by Livingstone Architecture dated February 5, 2020
 - c) Revised Elevation Plans, prepared by Livingstone architecture dated February 5, 2020
 - d) Revised Grading and Drainage Plan, prepared by Concentric, dated February 5, 2020

CAO's Review/Comments/Initials:

Reviewed by CAO (AE)

Attachment 1

Site Context Map



Attachment 2

Special Conditions of Approval

Downstream Sewers

1. The downstream sewer between AV209 to AV211 is at capacity. This section of pipe will not be replaced and commissioned until December 2020 at the earliest. If the developer wishes to occupy the building prior to the commissioning of the upgraded sewer pipe between AV209 and AV211, the Developer/Lessee must submit and implement an Interim Servicing Plan to the satisfaction of the Director of Public Works and Engineering, or delegate, prior to obtaining an occupancy permit from the GN Office of the Chief Building Official. The Interim Servicing Plan shall recommend a suitably sized holding tank on site to store sewage from the buildings and will propose an appropriate timed release of the sewage to the City's existing sanitary sewer during low flow periods (generally between 10pm-7am). The holding tank must be in place prior to occupancy and maintained until upgrades to the City's sewer infrastructure between AV209-AV211 are completed.

Culvert

2. The Developer/Lessee shall place a minimum 400mm diameter culvert across the driveway access in accordance with the *Iqaluit Municipal Design Guidelines (January 2005)*.

Retaining Wall

3. The Developer/Lessee shall submit a stamped drawing by a certified engineer for the retaining wall proposed on the lot, prior to issuance of the Development Permit.

Attachment 3

Standard Conditions of Approval

Building Permit

1. Pursuant to the *Nunavut Building Code Act*, the Developer/Lessee shall obtain a Building Permit (if applicable) from the GN Office of the Chief Building Official, **prior to the commencement of construction.**

Occupancy Permit

2. Pursuant to the *Nunavut Building Code Act*, the Developer/Lessee shall obtain an Occupancy Permit (if applicable) from the GN Office of the Chief Building Official (if required), **prior to occupancy of the building.**

Fire Marshal

3. For all development other than single-detached dwellings, the Developer/Lessee shall meet all the requirements of the GN Fire Marshal **prior to commencement of construction.**

Compliance with other Codes, Regulations, Standards

4. For all development, the Developer/Lessee shall meet all the requirements of the National Building Code, the National Fire Code, Arctic Airports Zoning Regulations and any other standards and regulations that may be required and revised periodically. The issuance of this Development Permit shall not exempt the permit holder from constructing in accordance with all applicable standards and regulations and no approval given by the Development Officer or Council will be considered an indication that such standards and regulations have been met. Confirmation from a qualified professional that applicable standards and regulations have been met may be required at the discretion of the City.

Payment of arrears

5. All City accounts of the Lessee and its affiliates shall be current **prior to issuance of the Development Permit.**

Damage to City Property

6. The Developer shall reinstate at its expense and to the satisfaction of the Development Officer, any City property including but not limited to roads, service vaults and signage, which may be damaged as a result of this development.

Grading & Drainage

7. All surface drainage where fill is introduced shall be contained within the limits of the lot and directed to a municipal drainage ditch in the adjacent road allowance.

Snow Piling & Removal

8. The Developer/Lessee shall pile snow on site and remove snow from the site in accordance with the City's Snow Removal By-law, as amended.

Gravel Fill

9. Placing gravel fill on the lot, other than as shown on the approved Site Plan, represents new development on the lot. Any proposed extensions to the gravel fill area shall be subject to an application to amend the Development Permit.

Servicing

10. For developments on piped services, all on-site and off-site servicing works and connections to the City servicing systems shown on the approved plans are subject to the “Iqaluit Municipal Design Guidelines (January 2005)” and subject to the approval of the Director of Public Works and Engineering, or delegate.
11. For developments on trucked services, water fill and sewage pump out connections, associated overflow vents, and the water tank level indicator shall be installed in accordance with the “Iqaluit Municipal Design Guidelines (January 2005)” and shall remain clear of obstructions at all times. Water use shall not exceed 2,000 litres per day.
12. The Developer/Lessee shall install a water meter to the approval of the Superintendent of Public Works.

Signs

13. The Developer/Lessee shall erect signs, as may be required by the Development Officer.
14. The Developer/Lessee shall erect a sign to identify any disabled parking space as per the approved Site Plan.

Lot Development Standards

15. The Developer shall install and maintain the following water-saving devices throughout the building:
 - a. All toilets to be water-saver or ultra-low flush toilet units using 6 litres/flush (1.3 imp. Gal./flush) or less.
 - b. All showerheads to be low-flow showerheads using 9.8 litres/min (2.2 imp. gal./min) or less when tested at 551 kPa (80 psi).
 - c. All washroom and kitchen faucets to use 8.3 litres/min (1.8 imp. gal./min.) or less when tested at 413 kPa (60 psi).
16. All exterior lighting installed on the lot or attached to a building will face downward and not illuminate beyond the boundary of the lot.
17. The Developer shall ensure that a construction waste bin is on the lot during construction to contain debris.
18. No solid skirting or enclosed storage below buildings is permitted unless an exemption is granted by the Development Officer for the development.

Attachment 4

Plans:

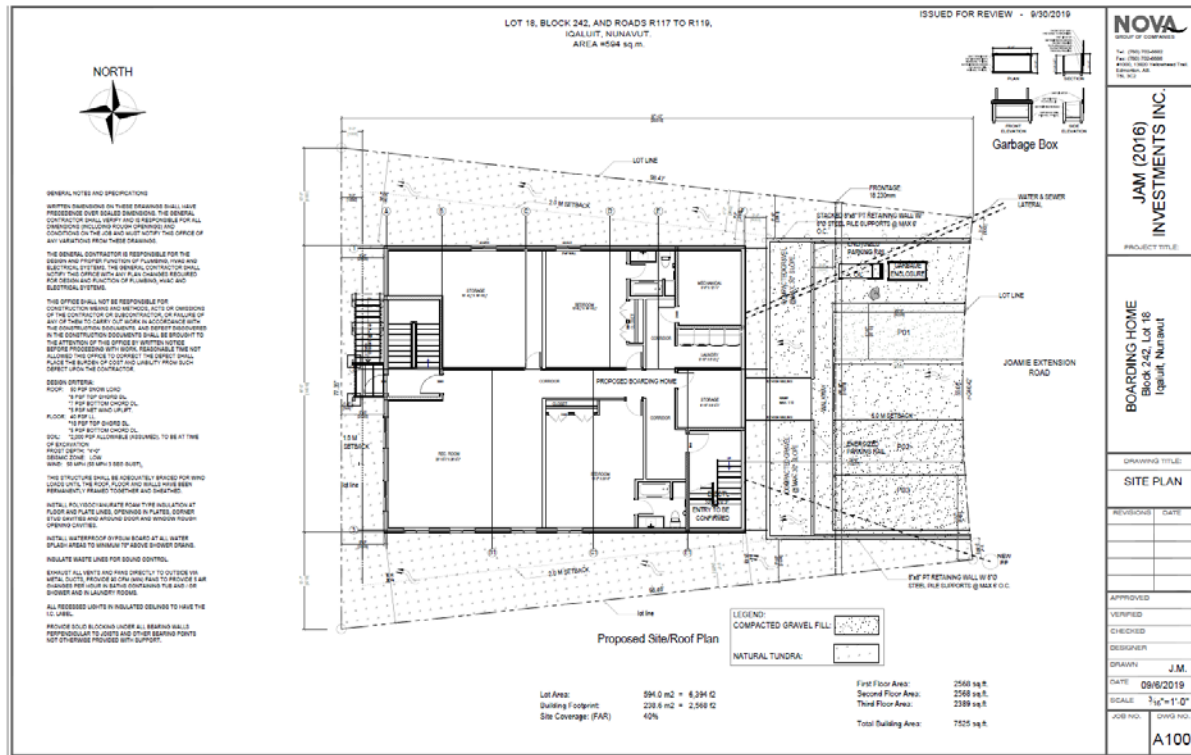


Figure 1 – Proposed Site Plan

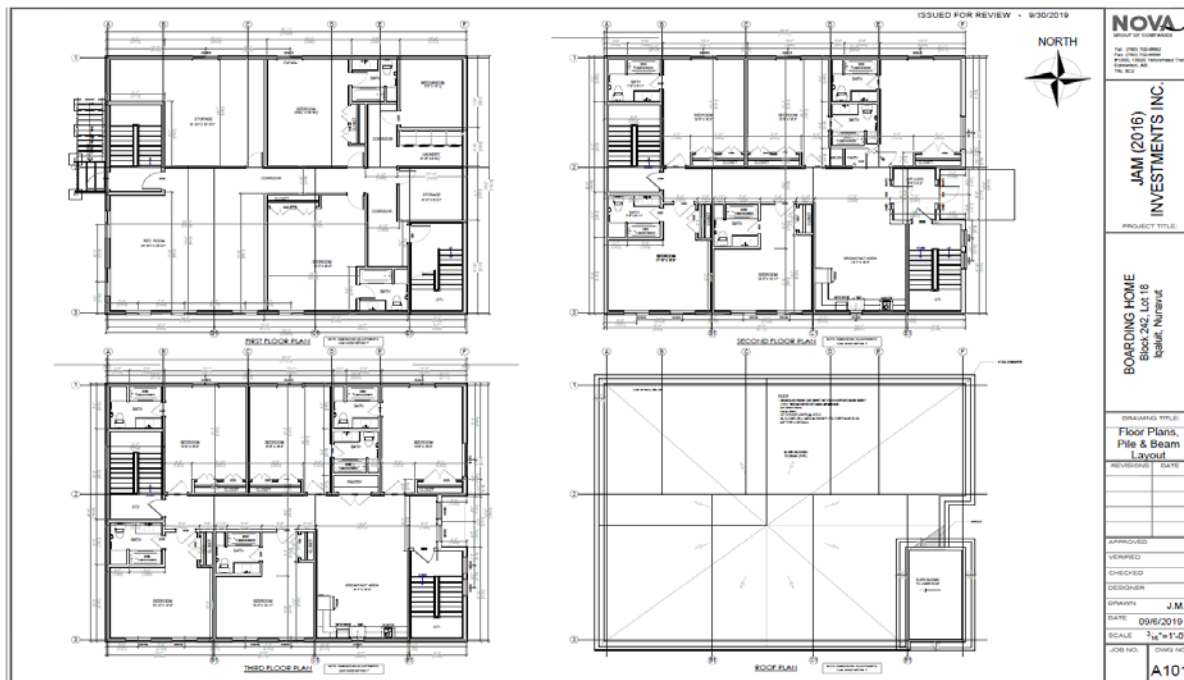


Figure 2 - Floor Plans

Elevation Plans



Figure 3 – Elevation Drawings