

The Corporation of the City of Iqaluit Minutes of a Public Hearing

Held on Tuesday, the 30th day of April, 2013 commencing at 6:00 PM at City Council Chambers.

Present from Council

Mayor John Graham
Councillor Simon Nattaq
Councillor Terry Dobbin
Councillor Romeyn Stevenson
Councillor Kenneth Bell
Councillor Joanasie Akumalik
Councillor Mark Morrissey

Absent

Deputy Mayor Mary Wilman

Present from Administration

John Mabberi-Mudonyi, A/Chief Administrative Officer
Tracy Cooke, City Clerk
Luc Grandmaison, Fire Chief
Arif Sayani, Director, Planning and Development
Amy Elgersma, Director, Recreation
Meagan Leach, Director, Engineering and Sustainability
Robyn Campbell, Sustainability Coordinator
Eva Michael, Communications Officer
Valerie Collin, Recorder
Rachel Ootoova, Senior Interpreter/Translator

Also present

1 member of the public

Mayor Graham called the Public Hearing to order at 6:00 p.m., acknowledged the gallery and noted that Administration would continue with the public hearing.

Administration explained that the purpose of the amendments to the general plan and zoning by-law is to permit the development of a four-storey office building on Lot 960 and Lot 423; the lots are located across from the old hospital. This proposal was presented to the Planning and Development Committee of the Whole on two occasions and the amendments received First Reading on March 26, 2013.

Two written submissions were received; one from Mr. John Jacobsen on behalf of Tower Group of Companies and the other from Mr. Thomas Webster on behalf of Webster Company Limited.

Mayor Graham called for questions or comments a first time.

Mayor Graham called for questions or comments a second time.

Administration read the written submission received from Mr. John Jacobsen:

"Good morning Arif,

Thank you for forwarding the rezoning proposal package for Lot 960, Plan 3806. As requested during our telephone conversation of last week, this email note will outline and confirm our discussion(s).

In general, we like the proposed facility but have two concerns that we feel must be addressed during the design and approval process. As well, as the area will require resurvey as part of the rezoning process, it is an opportune time to address a long outstanding issue, with the City, on our adjoining deeded property – Lot 422, Plan 763. Our two concerns and outstanding issue follow:

Re: Rezoning Proposal Concerns

1) As this is a large structure situated on the northern edge of this parcel of land we have concerns with snow accumulation and drifting that, unless properly managed, will potentially affect our property and those of our neighbors. What concerns us most is that, the required and frequent snow clearing of the parking lot will, in all likelihood, have large amounts of snow pushed up and stockpiled on an east/west axis on the southern edge of the property. Those snow banks will, in turn, create increased drifting unto our property. Effective snow control measures in the design and construction of the project with mandated and enforced snow removal guidelines should alleviate this issue for all of the project's neighbors.

2) Access to the building and its parking lot is presently planned and/or shown from either Niaqunngusiaq or Queen Elizabeth Way. It is our opinion that no access should be allowed and/or provided for from Saputi Street. Saputi Street must be maintained as a low traffic, family and children friendly, residential cul-de-sac only. Barriers and/or guardrails on the southern end of their parking facility, to stop any potential traffic flow to/from Saputi, should be mandated and installed."

Administration then read the written submission received from Mr. Thomas Webster:

"Let me begin by passing on my condolences on the passing of your valued colleague Jimmy 'Flash' Kilabuk. One or two of you may remember that when our company started our snowmobile business in Iqaluit in January 1973, Flash worked with us as a mechanic alongside another dearly missed friend Akaka Saata.

I must also apologize for being unable to attend this meeting as earlier long made commitments could not be changed.

In support of this project I do have the following points to add to the concept drawings which are fairly self-explanatory.

The architect is Tom Johnson who did the design for Building 917 where Mackay Landau are located, and the GN building opposite the Government of Canada building and has done numerous designs for the Governments of the Northwest Territories and Nunavut, other developers, and Indian Band organizations. We have not set the electrical and mechanical engineering members of the design team, but in the past we have used Ferguson, Simek, & Clark, and Thorne Engineering. Once drawings are complete we intend to work with one of our local general contractors and have already had preliminary discussions with local electrical and mechanical sub-contractors. Engaging local businesses will maximize the economic return to the community.

The development of the building itself will also enhance revenues to the City of Iqaluit through the sale of land and ongoing significant annual property taxes.

I realize there has to be other benefits as well, and I believe this design is a good fit architecturally to the existing street scene around the General Hospital and the Patient Boarding Home. There is no guarantee what the building will be used for specifically but our aim is to offer it as the new Public Health Centre and for it also to become a home for other medical clinics currently located in various buildings around the community; none of which are in anything like comfortable, satisfactory, easily accessible accommodation. At the moment, this is just a private hope and I would welcome any support Council might feel it could give in this regard. Given the project comes to fruition I would like to name the building after Akaka Saata and, through him, draw attention to the many elders of this community who gave freely of their knowledge and skills to bring our community to where it is today.

This latter point brings me to comment on the tenant of the existing building on lot 960 or building 523. The Tukisigiavik Group has been delivering exceptional social programs for some years now and their importance in our community cannot be understated. I support this organization wholeheartedly and I am trying

to find a way to construct a new building which could be their permanent headquarters. We need groups like this now more than ever to help deal with disenfranchisement and social hopelessness.

They currently have a lease headed by the Government of Nunavut for the next two years. I have heard discussions on the radio that as a group they are aware that the site might be developed and then they would not have a place to continue their work. As the developer I cannot ask them to move out before the end of their lease and I would only do so if I had a suitable space for them to move into. I hope this helps to clarify this situation.

Members of Council, I believe this is an important and valuable project for our community and I am very committed to it. It does carry large risks and there is a long period to be sustained financially before it can be completed and put to use. Please give it your support.

Yours very sincerely,

Thomas Webster”

Mayor Graham called for questions or comments a third and final time.

There were no further comments or questions from the public; Mayor Graham declared the Public Hearing closed at 6:10pm.

John Graham
Mayor

John Mabberi-Mudonyi
A/Chief Administrative Officer

Approved by City Council this **11th** day of **June**, 2013, AD.