

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

Held on Tuesday, the 10<sup>th</sup> day of July, 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 Joanasie Akumalik

### **Absent**

Deputy Mayor Mary Wilman  
Councillor Mark Morrissey  
Councillor Kenneth Bell

### **Present from Administration**

John Hussey, Chief Administrative Officer  
Tracy Cooke, City Clerk  
John Mabberi-Mudonyi, Senior Director, Corporate Services  
Arif Sayani, Director, Planning and Development  
Michael Hatch, A/Chief Municipal Enforcement Officer  
Luc Grandmaison, Fire Chief  
Keith Couture, Director, Public Works  
Meagan Ieach, Director, Engineering and Sustainability  
Joamie Eegeesiak, Community Economic Development Officer  
Jeanie Eeseemailee, Senior Interpreter/Translator  
Rachel Ootoova, Senior Interpreter/Translator

### **Also present**

7 members 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 Zoning By-law Amendment No. 742 for Lot 40, Plan 3604 is to rezone from Public/Institutional Zone (P) to Cluster Residential Zone, Special Exception 2 (RC(2) to allow a two building residential development on the subject lot.

Mayor Graham called for questions or comments a first time.

Mr. Nastaniel Mullen stated that he spoke with neighbors regarding the proposed rezoning and advised that he, including all neighbors he spoke to, is against the development. They believe that the development will decrease their land value.

Ms. Leanne Babstock stated that she strongly opposes to the rezoning of the lot as it will decrease the value of her property, which was recently purchased, and there is a lack of green spaces in the Plateau Subdivision. The houses and apartments buildings are built very closely to one another, there are many road issues and additional units will only increase these issues. She believed that there would be a shortage of parking spaces which will result in individuals parking on the road.

Mayor Graham called for questions or comments a second time.

Ms. Janelle Budgell stated that she resides at 5015 and her main concern with the development is snow clearing; the city currently uses the subject lot for snow piling. Additional units developed in the area with a lack of parking spaces may cause issues for snow clearing as the issue already exists.

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

Mr. Sean Lewis supported the concerns raised by Ms. Budgell, Ms. Babstock and Mr. Mullen and also believed that this development would decrease property values; he is also against the development.

Mr. Greg Babstock stated that he recently purchased a home adjacent to the subject property and believed that all concerns raised are valid; the property value will decrease, traffic will increase and public safety would be compromised.

Administration advised that a written submission was received from Jean-Rock Cote; it was read aloud:

*"Mr. Mayor, Mr. and Ms. Councillors,*

*I own the house 5054 just next to Lot 40, on the north side. You possibly remember me as being one of the persons opposing the change of zoning some months ago which was refused. Sorry that I cannot be there in person but I'm out of town, as many Iqaluit residents are at this time of the year. I've been told this a week ago that the exact same proposal for rezoning on this same construction proposal is back. I'm firmly opposed at this project, not the rezoning, but the proposed buildings for the reasons I pointed to you (high density, proximity, un-harmonize with the areas). It is still my view point. My understand is that there would be fourteen parking spaces for twelve units, lots of people have two vehicles and have sometimes visitors at the same time. That would pack in the narrow street on the west side of lot 40. That is the main road used by residents of phases 2 and 3 of the plateau. I believe the town should do the rezoning and*

*decide of a harmonized plan of what they want on this lot and then ask contractors to bid on the frame and ask contractors to bid on what the town wants there and not the contrary.”*

Mr. Eric Caouette stated that he is the developer for the subject lot and noted that the lot is currently zoned Public/Institutional Zone (P) and not as green space. The development proposal they submitted would match the area and other existing residential developments; if they would have decided to develop the lot as is currently zoned, the development would be much bigger and would significantly increase traffic than what is being proposed. The building is low to the ground and setbacks from the yard setbacks are greater than originally anticipated.

Mr. Philip Lelann stated that he lives at 5054 and did not understand why the rezoning was being presented to Council again; this was already presented and not approved. All neighboring lots will lose their view and a smaller development should be considered.

There were no further comments or questions from the public; Mayor Graham declared the Public Hearing closed at 6:15pm.

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John Graham  
Mayor

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John Hussey  
Chief Administrative Officer

Approved by City Council this 25<sup>th</sup> day of September, 2013, AD.