

**CITY OF IQALUIT**  
**PLANNING & DEVELOPMENT COMMITTEE OF THE WHOLE MEETING #04**  
**May 23, 2013 at 6:00 PM**  
**CITY COUNCIL CHAMBERS**

**PRESENT FROM COUNCIL**

Mayor John Graham  
Deputy Mayor Mary Wilman  
Councillor Romeyn Stevenson  
Councillor Kenneth Bell  
Councillor Joanasie Akumalik  
Councillor Simon Nattaq  
Councillor Terry Dobbin

**ABSENT**

Councillor Mark Morrissey

**PRESENT FROM ADMINISTRATION**

John Hussey, Chief Administrative Officer  
Valerie Collin, A/City Clerk  
Arif Sayani, Director, Planning and Development  
Jennifer Catarino, Assistant Planner  
Valerie Collin, Recorder  
Jeanie Eeseemailee, Senior Interpreter/Translator

**ADOPTION OF AGENDA**

**Motion PL13-08**

Moved by: Councillor Stevenson  
Seconded by: Deputy Mayor Wilman

That the agenda be adopted as presented.

**Unanimously Carried**

1. **MINUTES**

None

2. **DECLARATION OF INTEREST**

None

### **3. DELEGATIONS**

#### **a) Madeleine Redfern – Arctic Fiber Iqaluit Project**

Mrs. Madeleine Redfern thanked the committee for giving her the opportunity to present and stated that she has been contracted by Arctic Fibre to provide Nunavut communities and decision-makers as much information as possible and answer questions relating to the Arctic Fibre Iqaluit Project. Arctic Fibre is a private Canadian owned company that plans to lay fibre optic cable from Asia to London through the Northwest Passage, and through Hudson Bay to Montreal and New York. The cable will have branches to various Canadian and Alaskan communities. She stated that Arctic Fibre's President is Doug Cunningham, a resident of Toronto, Ontario; he is a very successful businessman who has direct and proven experience in underwater fibre optic systems, having previously laid fibre optic cable between a number of Caribbean countries and between Canada and Bermuda.

She explained that fibre optic is a modern telecommunications technology that allows tremendous amounts of digital information to be sent by light over long distances at very fast speeds, at the speed of light, in fact. Because of its immense capacity and speed, fibre optic technology is the technology of choice to transmit calls and data between continents or over long distances. Currently, for example, the vast majority of telecommunications traffic between North American and Europe, between Asia and Europe, et cetera, travels over fibre optic cables lying on the bottom of various oceans. With the exception of remote areas like the Arctic, satellite connections have generally been replaced by fibre optic technology.

Mrs. Redfern noted that fibre optic technology is not new and has existed for over thirty (30) years. It is proven technology which excels when large amounts of information have to be transmitted quickly. While at one time it would have been considered "pie in the sky" to install fibre optic cables across the North, this is no longer the case. The cost of installing a fibre optic network has decreased over time, and with other developments, like the reduction in sea ice cover, it is now possible for Arctic Fibre to bring an advanced fibre optic network to the Arctic.

She explained that a fibre optic cable is typically only an inch or two in diameter. It consists of a number of layers: 1) several very fine glass wires about the thickness of human hair, surrounded by a protective covering that includes:

- a hard plastic layer
- two layers of metal rods, each about the size of a pencil lead
- a thin copper casing
- hard plastic; the combined size so far is the size of a dime
- another single layer of metal rods; each about the size of a house nail

- a layer of cotton
- another hard plastic layer, for a total size of approximately the size of a garden hose

The majority of the fibre optic cable acts as protective casing with some of these protective wires also helping the light energy transmit over the vast distances.

Mrs. Redfern noted that fibre optic technology is extremely safe. It is effectively inert or benign, such that there is no perceptible effect or impact from the fibre optic cable; you can hold it in your hands without protection. While there is energy in the form of light traveling inside the cable, the amount of energy is small. It would be like picking up an extension cord that is plugged from your house into your vehicle. Northwestel, like all other large Canadian telecommunications companies, already uses fibre in parts of its network, and the Government of Nunavut is currently laying fibre optic cables to connect its facilities in various communities.

She stated that Arctic Fibre will connect Japan, Montreal, New York and London through its cable laid through the Northwest Passage. In its initial phase, the cable will provide bandwidth to fifty two (52) percent of Nunavut's population, with connections to Cambridge Bay, Gjoa Haven, Taloyoak, Igloolik, Hall Beach, Cape Dorset and Iqaluit. Later phases will provide for expansion to communities on both the western and eastern shores of Hudson Bay, around Ungava Bay as well as the eastern shore of Baffin Island. Some of these routes are contingent on external funding as they are not economic on their own. The chosen routes are the shortest and most cost effective connection between these cities. Arctic Fibre's main fibre optic backbone routes will cost approximately six hundred million (\$600,000,000.00) dollars.

Mrs. Redfern advised that Arctic Fibre is not a retail internet service provider and will not provide telephone services directly to end-users. Instead, Arctic Fibre will sell bandwidth on its fibre optic network to existing internet service providers, cable television and telecommunications companies like Northwestel and Qiniq. These companies, if they choose to purchase fibre optic bandwidth from Arctic Fibre, will determine the services and speeds that they will provide to their customers. Since Arctic Fibre is not the direct service provider to customers, it cannot say with certainty how much any existing or new provider will charge its customers for internet, telephone and/or cable services. Fibre optic should be cheaper, faster and provide customers significantly more bandwidth than is currently being provided by your provider via satellite.

Councillor Dobbin asked how maintenance and repairs would be conducted to the cable during the winter months if needed.

Mrs. Redfern noted that the arctic fibre cable already exists in the arctic region and conditions are known; it will be important to bury the cable deep enough to

ensure no damages occur. If a breakage was to occur in the cable, Arctic Fibre would be using satellite as a backup until the cable can be repaired; they are currently looking at new technology which would send an underwater submarine to the cable to conduct repairs to the cable. It is rare for an underwater breakage to occur; normally breakages are to cables on land.

Councillor Nattaq stated that the ice conditions vary depending on the location and believed that this should be taken into consideration during their studies.

Mrs. Redfern noted that the technical team will be coming to Iqaluit in August to meet with hunters and fisherman to determine the best area where the cable should be installed.

Administration noted that the project requires a lot of consultation and approval from the proper authorities, including Council, and that it would also require a development permit; this project will be brought to Council in the future with more information for decision making.

b) David Mate – Canada-Nunavut Geoscience Office

Mr. David Mate, Chief Geologist for the Canada-Nunavut Geoscience Office, thanked the committee for giving him the opportunity to present. He stated that their new office is located in Phase 4 of Inuksugait Plaza and has been since February 2013. Their role is to provide accessible geoscience information and expertise in Nunavut; they currently have six full time employees with one part time student from the Nunavut Arctic College.

He stated that their program areas for the 2012-2013 geoscience programs include:

- mineral district and mineral deposit studies
- regional geoscience
- data dissemination
- sand and gravel and industrial minerals
- protecting investments in infrastructure
- carving stone

Mr. Mate stated that they proudly released their first summary of activities early in 2013 for the 2012 year; copies are available from their website as well as their office. The Hall Peninsula Integrated Geoscience Program includes the following projects:

- geoscience mapping
- place name maps
- permafrost research

He noted that they often invite visitors on the field visits such as Iqaluit elders, Council members from the Hamlet of Pangnirtung, representatives from Qikiqtani Inuit Association, Mayor of Iqaluit and teachers, et cetera. They work with several local business and different communities such as Qikiqtaaluk Corporation, Nunavut Services, Hansen, Baffin Cannery, Northmart, Hamlet of Pangnirtung and more.

Mr. Mate advised that they also have a Geoscience Capacity Building program developed with Dalhousie University which is a field school for Nunavut students. The Canada-Nunavut Geoscience Office has donated books and rocks to Nunavut Arctic College for display. Their activities for 2013 will include the final year of Hall Peninsula program, industrial minerals at Southampton Island, carving stone in the Kitikmeot Region and Hall Peninsula and developing a new multi-year geoscience program.

Deputy Mayor Wilman asked if they also work closely with high school students.

Mr. Mate advised that they made a presentation to high school students in Pangnirtung but they normally only work with students from Nunavut Arctic College as well as the Nunavut Research Institute.

c) Eric Caouette – Lot 40, Plan 3604 Development Proposal

Mr. Eric Caouette apologized for not being attendance during the Public Hearing held on March 12, 2013 for the Zoning By-law Amendment No. 742 for Lot 40, Plan 3604 located in the plateau. He would like Council to reconsider the proposal as they believed that their application was in compliance with all regulations of the Zoning By-law No. 704 and General Plan No. 703; he asked if there was anything further they could do to accommodate Council's and the public's concerns.

Chairperson Bell noted that Mr. Caouette and Mr. Lamontagne met with him shortly after the Second Reading of Zoning By-law Amendment No. 742 was defeated by Council requesting further information as to why it was denied and if there was anything further they could do; he suggested that they speak with Arif Sayani, Director of Planning and Development, regarding making a presentation to Council to discuss the matter.

Councillor Stevenson noted that a public hearing was held and two residents were attendance to express their concerns with the proposed development; their homes are located behind the subject lot and they believed that the development would be too close and would block their view. It was confirmed by the Planning and Development Department that the natural setbacks as well as an additional setback were in place and that they were in compliance of Zoning By-law No. 704. The city has been trying to develop this lot for some time and residents in the area should have been aware that development would take place in the

future; the city needs to develop the lot with this proposed development or another.

Mr. Caouette noted that there is a total setback of fifteen (15) metres between the buildings; this is more than the regular setback between developments.

Mayor Graham noted that a public hearing was held and comments were received; he believed that Mr. Caouette and Mr. Lamontagne should have been in attendance to address the issues raised by nearby home owners. He noted that the city invested money to develop the lot and development needs to take place. He believed that the main concern of the two individuals present during the public hearing was the height of the proposed development; the proposed development is not the maximum permitted height for that specific zoning and other proposals could be higher.

Councillor Dobbin asked if this would be a rental property or if the units would be sold separately.

Mr. Caouette advised that it would be a rental property at first and that they would eventually subdivide the lots so that they can be sold individually.

Councillor Stevenson noted that the lot is currently zoned Public/Institutional and that any potential development could be higher than the one proposed by Mr. Caouette and Mr. Lamontagne. The lot needs to be developed and residents need to understand that the lot is not and was not meant as open space; housing units are needed and should be developed if land is available.

Deputy Mayor Wilman thanked Mr. Caouette for coming to speak with the committee and asked if he would be open to changing his design.

Mr. Caouette noted that his proposed development maximizes the use of the lot; if the design was changed it could waste significant space and not provide them with a good development as the one that is being proposed.

Deputy Mayor Wilman stated that she often wonders if developers would be open to suggestions from Council on their designs as she is not always in favor of them and finds that they are unattractive and too simple. She fully supports the development of this lot and has no issues with his proposed development other than the actual design of the building.

Councillor Stevenson noted that if the zoning of the lot would not have changed and Mr. Caouette would have proposed the same development, the matter would not have heard a public hearing and would have been approved since it met all requirements of that specific zoning.

**4. DEFERRED BUSINESS AND TABLED ITEMS**

None

**5. NEW BUSINESS**

a) Matters Arising from Delegations

i) Madeleine Redfern – Arctic Fiber Iqaluit Project

Administration noted that Arctic Fibre Iqaluit Project is seeking support in principle and believed that the committee should wait until the technical team is in Iqaluit in August and further information is received.

ii) Eric Caouette – Lot 40, Plan 3604 Development Proposal

Administration noted that the committee heard from Mr. Caouette and must decide how to proceed with the matter in the future; no decision is required immediately.

b) Discussion Item – General Plan and Zoning Amendments for Building 1560, North 40

Arif Sayani, Director, Planning and Development

Arif Sayani, Director of Planning and Development, noted that the Iqaluit General Plan By-law No.703 and the Iqaluit Zoning By-law no. 704 were adopted by Council via Third Reading in October 2010.

The subject lot is currently developed with a warehouse building, which was built prior to the introduction of the Light/Heavy Industrial policy designations and zones in General Plan By-law No. 703 and Zoning By-law No. 704; under older city planning policies, industrial uses were permitted more generally. As “warehouse” is not a permitted use in the M2 zone, it is considered to be legally non-conforming.

He stated that the owners of building 1560 are considering their options to either transfer their leasehold title or redevelop the lands. In the process, they want to ensure that the existing building is a conforming use and that the lands can be further developed for light industrial uses.

The requested general plan amendment is to request a change in policy designation from Heavy Industrial to Light Industrial. The requested zoning by-law amendment is to request a change from Heavy Industrial Zone [M2(1)] to Light Industrial Zone [M1].

Arif stated that a portion of Lot 1 REM, Group 1087, Plan 184 contains a former gravel pit and operating rock quarry. The owners of building 1560 have a Commissioner's Lease on an unsurveyed portion of the larger lot. The site measures fifty nine (59) metres by ninety (90) metres, for an overall area of five thousand three hundred ten (5,310) square metres. The subject lands are located within a larger area designated for heavy industrial uses. Immediately east of the lands is an area designated for light industrial uses.

He noted that the Iqaluit International Airport is located immediately south of the subject lands; the lands are implicated in the long-term expansion plan for the Iqaluit International Airport. The Airport Master Plan indicates that over the long term (2022-2032), the Iqaluit Airport could expand by adding an airplane taxiway and airside commercial lots in the area where the lease and the warehouse are currently located. The applicant is aware of these expansion plans, and wishes to proceed with the general plan amendment and zoning by-law amendment application.

Arif noted that immediately north of the lot is a former waste disposal site; Policy 4 of Section 7.2.1 of the General Plan establishes that no residential uses may be located within four hundred fifty (450) metres of an existing or former waste disposal facility.

Despite the potential expropriation by the Iqaluit International Airport, there is merit in re-designating and rezoning the lands to allow light industrial uses in the interim, as the airport expansion in this sector is not likely to proceed until at least 2022. The applicant is aware of the airport expansion plans and the Iqaluit Airport Authority is also aware of the applications.

He believed that the proposed development is appropriate for the context; the uses permitted in the M1 - Light Industrial Zone are less impactful than those permitted in the M2 zone, and will not create undue negative impacts on neighbouring lots. No sensitive uses are permitted in the M1 zone, with the exception of "accessory dwelling unit." However, the lot's location within four hundred fifty (450) metres of a former waste disposal site means that accessory residential uses are not permitted, as established in Policy 4 of Section 7.2.1 of the General Plan.

Additionally, light industrial uses would be compatible with the surrounding context, as the lot is located nearby a large area zoned for these uses. Light industrial uses on this site would also be strategically located near the airport and other industrial uses, reducing travel distances for related business activities. It is recommended that Council give consideration to both amendments to allow future light industrial uses on the lot.

Deputy Mayor Wilman asked if the building would need to be removed if the airport moved ahead with their plans with the development of a taxiway.

Arif noted that it may need to be removed depending on the airport's plans but the city must understand that there is a request at this time and that it would allow the lease holder to use his land as he wishes at this time.

Councillor Akumalik asked if the city would be held liable for anything if the amendments were approved.

Arif did not believe that this would make the city liable for anything as the amendments simply provide the opportunity for more uses in the building.

Councillor Akumalik noted that blasting occurs in this area and ownership of the area remains unknown; he did not understand how the city would have authority to change the zoning if it does not belong to them.

Arif advised that the Commissioner issued a lease to this individual and the city has been asked to rezone the lot.

Councillor Stevenson believed that the request was unusual and uncomfortable; he expressed his hesitation to approve the rezoning of the lot.

Councillor Dobbin asked if rezoning the lot or leaving it at its current zoning would benefit the city in any way.

Arif noted that the only benefit it would provide by rezoning the lot would be allowing more uses of the building; the city gains no direct benefit from this matter.

**Motion PL13-09**

Moved by: Councillor Akumalik

Seconded by: Deputy Mayor Wilman

That the meeting be extended to 9:30pm.

**Unanimously Carried**

- c) Verbal Update – Future Subdivision Planning Study  
Arif Sayani, Director, Planning and Development

Arif noted that the planning study for the development of a future subdivision is currently underway; phase one of the study will be looking at future development areas A and B, as identified in the General Plan, including things such as the conditions of the sites and developing criteria to allow Council to decide which area will be developed next. Following Council's decision the actual detailed design of those subdivisions will be created. He stated that the first community consultation will be held in June 2013 as well as meetings with all stakeholders.

He would like to meet with Council on June 18<sup>th</sup> to discuss these areas in more details and what they would like to see in the future developments.

**6. IN CAMERA SESSION**

**Motion PL13-10**

Moved by: Councillor Stevenson  
Seconded by: Mayor Graham

That the committee go In Camera at 8:50pm.

**Unanimously Carried**

**Motion PL13-11**

Moved by: Councillor Stevenson  
Seconded by: Councillor Akumalik

That the committee return to Regular Session at 9:15pm.

**Unanimously Carried**

**Motion PL13-12**

Moved by: Councillor Stevenson  
Seconded by: Deputy Mayor Wilman

The committee recommends that Council approve the negotiated settlement and allow the City of Iqaluit to enter into a three year contract with the Public Service Alliance of Canada representing the unionized employees of the City of Iqaluit.

**Unanimously Carried**

**Motion PL13-13**

Moved by: Councillor Stevenson  
Seconded by: Councillor Akumalik

The committee recommends that Council approve that Management employees receive the same increases and benefits as the union contract, including the Vacation Travel Allowance for employees, with five years of service or more, and for spouse and up to three dependents.

**Unanimously Carried**

**7. ADJOURNMENT**

**Motion PL13-14**

Moved by: Councillor Stevenson  
Seconded by: Mayor Graham

That the meeting be adjourned at 9:20pm.

**Unanimously Carried**

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Councillor Kenneth Bell  
Chairperson

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Arif Sayani  
Director, Planning and Development

Approved by City Council on the **13<sup>th</sup>** day of **August**, 2013, AD.