

**CITY OF IQALUIT**  
**PLANNING & DEVELOPMENT COMMITTEE OF THE WHOLE MEETING #05**  
**June 18, 2013 at 6:00 PM**  
**CITY COUNCIL CHAMBERS**

**PRESENT FROM COUNCIL**

Deputy Mayor Mary Wilman  
Councillor Romeyn Stevenson  
Councillor Kenneth Bell  
Councillor Joanasie Akumalik  
Councillor Simon Nattaq  
Councillor Joanasie Akumalik

**ABSENT**

Mayor John Graham  
Councillor Mark Morrissey

**PRESENT FROM ADMINISTRATION**

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

**ADOPTION OF AGENDA**

**Motion PL13-15**

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**

None

**4. DEFERRED BUSINESS AND TABLED ITEMS**

None

**5. NEW BUSINESS**

- a) Discussion Item – Future Development Area Presentation  
Arif Sayani, Director, Planning and Development

Arif Sayani, Director of Planning and Development, noted that the city is moving forward with the planning of the future development area and introduced Michelle Armstrong, Senior Planner with Fotenn Consultants and Steve Burden with EXP Engineering. A planning study is currently underway to help identify and design the next development area; an open house will be held on June 19<sup>th</sup> starting at 4:00pm at the Anglican Parish Hall. The community was invited through a radio message and many advertisements throughout the community. He noted that this is a very important project and is very time sensitive as the Plateau Subdivision is almost complete. The purpose of the open house is to hear what people know about both areas and what they would like to see in the future development areas.

He stated that the preliminary schedule for the project is as follows:

- June 2013: selecting new development areas and create the development area selection report
- September 2013: preliminary design workshop
- November and December 2013: alternative concept plans
- February 2014: draft development plan and standards manual
- April 2014: final development plan and standards manual
- Spring 2014: Council adoption of development plan
- Fall 2014: engineering concept design
- 2015: full engineering design
- 2016: lot disposal and subdivision construction

He reviewed Figure B from the General Plan By-law No. 703 and explained that it identifies the populated area in the community by land use; Core Area, residential area, light industrial, heavy industrial, et cetera. It also identifies future

development areas A and B as identified in 2010; both areas are very large and beautiful.

Councillor Akumalik noted that the Figure B Populated Area Land Use indicates that the cemetery is located on Road to Nowhere and suggested that it be removed so the public does not think that the new cemetery will be located on Road to Nowhere.

Arif noted that this was to be area for the new cemetery when the General Plan was adopted and that the figures adopted in the General Plan cannot be changed. The zoning by-law amendment for the new cemetery in Apex will be presented at the next Council meeting.

Councillor Akumalik suggested that this be noted during the open house so that residents are aware.

Councillor Bell asked for clarification on the meaning of Capital District Overlay and Possible Future Capital District Overlay in the Figure B Populated Area Land Use legend.

Arif explained that the Capital District Overlay is designed to enhance the downtown core area where capital functions are to be located such as a Legislative Assembly, City Hall, government offices, et cetera. The Future Capital District Overlay is identified as there is a parcel of land reserved by the Government of Nunavut for the future Legislative Assembly and this provides the opportunity for a new capital district in the area.

Councillor Dobbin asked which area has the most favorable terrain.

Arif explained that further analysis is required before they can determine which area has the most favorable terrain.

Deputy Mayor Wilman asked what the city would need to do if residents expressed their concerns with these areas and did not want them developed; residents often say that they would like to have more open green spaces.

Arif noted that this is a Council project and it would be Council's decision as to how they would proceed. Information can be provided to residents as to how these areas were identified as future development areas and help them understand that the city is very limited with development areas.

He reviewed the Our Infrastructure map for the committee and noted that they felt it would be important to share with the community what infrastructure the city has and where they are located; it includes the new proposed landfill, granular supply and watershed areas as well as piped service area.

The Vacant Land Map provides different vacant areas including Inuit Owned Land, constrained land, areas where development applications have been submitted, permits have been issued, under construction and where no development applications have been received.

Ms. Armstrong believed the most important part of the Vacant Land Map was the identification of current available land; based on development rate, it provides an estimate number of years where these areas will no longer be available. The total vacant area is approximately thirty (30) hectares; some of which is Inuit owned Land and is not under the city's control. The Development Trends and Land Supply information sheet provides the number of dwelling units developed over the past eight years; eight hundred forty three (843) residential dwelling units were developed between 2005 and 2012. They also reviewed the number of developments in the Core Area and provided further information on the information sheet.

Councillor Dobbin asked if roads in new development areas would be developed to a higher standard to avoid issues that the city is facing with its current roads in the Plateau Subdivision; will there be proper planning and development to also address drainage issues.

Mr. Burden noted that gravel roads deteriorate if not properly maintained during the spring; the new development areas will have paved roads and the cost will be included in the development of the subdivisions. They will be designed with proper standards and will have proper drainage to reduce maintenance costs.

Deputy Mayor Wilman expressed her support for the planning of the future development area and suggested that the Planning and Development and Public Works Departments work together on future developments. Drainage, roads and walkways need to be properly planned and developed to avoid any issues that the city faces today with its current roads, drainage paths and walkways.

Arif reviewed the Area A and Area B maps for the committee and noted that they are computer generated images with colors responding to topography; red areas are too steep, yellow areas have a moderate slope and green areas are generally flat. It also identifies potential future sewage pump stations, sewage main pipes and water reheat and pressure stations.

Councillor Akumalik asked for clarification as to why there is a snow drifting mark on the map but no information

Arif explained that this information has not yet been received; it was included on the maps as they would like to receive this information through their studies and open houses. They will also be looking at terrain conditions and where development is not feasible.

He noted that the current work being done is preliminary and a lot more work needs to be done; more information such as location of schools and playgrounds will be identified at a later date.

He reviewed the “Area A or Area B?” information sheet and noted that both areas are compared based on evaluation criteria; some areas are blank as the information has not yet been received such as access to land and sea and snow drifting risk. Both areas have approximately the same servicing cost per hectare, Area A has good opportunity for infrastructure cost-sharing, views to the sea and viability of commercial uses whereas these criteria were found to be less favorable for Area B; Area B has very good proximity to other neighbourhoods.

Arif stated that the Plateau Subdivision map shows the number of dwellings developed in each phase as well as the types of dwellings developed; one hundred thirty six (136) single and semi-detached dwellings were developed, four hundred one (401) multiplexes were developed and twenty three (23) apartment buildings were developed for a total of five hundred sixty dwellings.

Councillor Stevenson expressed his support for the Plateau Subdivision Report Card as it provides residents the opportunity to express their ideas and concerns with past development; he believed that there would be several complaints regarding lot sizes and how closely houses are built to one another.

Councillor Dobbin asked how much of the General Plan was actually followed with the development of the Plateau Subdivision.

Arif believed that minor changes were made during the development of each phase but that, in general, the General Plan was followed.

- b) Discussion Item – Nunavut Housing Corporation Development Proposal  
Arif Sayani, Director, Planning and Development

Arif stated that Nunavut Housing Corporation has submitted a development proposal for Lots 1, 2, & 3, Block 231, Plan 3591 in the Lake Subdivision; the lots are located at the south end of Imiqtarviminiq Street with a total lot area of approximately four thousand six hundred thirty two (4,632) square meters. The lots are zoned Medium Density Residential Zone (R2) and permitted uses in this zone include stacked row dwellings.

He stated that Nunavut Housing Corporation staff met with city planning staff on May 16, 2013 to discuss their development plans for Iqaluit with specific focus on their vacant lots in the Lake Subdivision. Their proposal is to build thirty (30) units on the lots in a stacked row dwelling form; three concepts were submitted for comment. Planning staff identified that one of the concepts showing one building with thirty (30) units in total would not comply with the zoning by-law. A second

concept, Concept B, showing two separate buildings was the preferred option and showed the best potential to meet the requirements of the zoning by-law; the proposal meets the density requirement of the zoning By-law. The dwelling units will be sixty (60) square metres in area, which also complies with the zoning by-law. To help connect the development to the Core Area, planning staff is requesting that Nunavut Housing Corporation provide a pedestrian pathway from the building entrances to the walking trail behind the lots.

Arif explained that, as car ownership is limited among public housing residents based on Nunavut Housing Corporation's figures, there is not a large demand for parking spaces. Since car ownership may increase over time, or the use of the buildings may change, it is prudent to explore an alternative parking requirement rather than an extremely low figure based on current usage. Therefore, Nunavut Housing Corporation is proposing to provide the number of parking spaces based on the lower Core Area residential parking requirement. In the Core Area, one space per two dwelling units, plus one visitor space per fifteen units is required. Using the Core Area rate, seventeen (17) spaces would be required, whereas the zoning by-Law requires thirty two (32) spaces for this development. As the proposed number of parking spaces does not meet the minimum required number of spaces in the zoning, a variance to the number of parking spaces is required; city staff is supportive of the variance.

He stated that Nunavut Housing Corporation will issue a tender for the design drawings for the development; at this time, the city cannot undertake a full development permit review until the tender is awarded and design drawings are completed for submission and approval. To support the design process, Nunavut Housing Corporation is seeking guidance from the Planning and Development Committee of the Whole on their variance request to use the Core Area parking requirement due to limited car ownership among its tenants. Nunavut Housing Corporation expects to comply with all other applicable zoning requirements including density, setbacks, height and access.

Mr. John Corkett thanked the committee for giving him the opportunity to present and noted that the Nunavut Housing Corporation will not be developing many single family dwellings in the future; the demand for housing units continues to increase and the minister's direction is to develop stacked row dwelling units. The subject lots have been vacant for a number of years and provide great development potential. They hope that Council will consider their request for fewer parking spaces since the development proposal meets all other requirements of the zoning by-law. The decision is time sensitive as they are ready to release the tender proposal and cannot proceed with the design without knowing what Council's decision will be.

Councillor Stevenson expressed his hesitation to approve a variance for less parking than required; although public housing units normally require fewer parking spaces, parking needs continue to increase and other individuals park

their boats, snowmobile or other items rather than parking a vehicle. He believed that all residents are entitled to a parking space even if they do not own a vehicle.

Mr. Don Hutton noted that they recently visited other social housing buildings and saw very little, if any, vehicles parked in the parking lot. They would like to continue their development near the downtown area since most residents do not own vehicles but lots are very limited and these lots have been vacant for some time. He noted that they hope to complete the development in two years and provide housing units to those in need.

Mr. Corkett explained that due to the housing needs in Iqaluit, Nunavut Housing Corporation is doing the best they can to develop as many housing units possible with the available funding; they take into consideration that residents have snowmobiles, all-terrain vehicles, boats and other equipment and also try to accommodate the need for storage of this equipment.

Chairperson Bell noted that the Government of Nunavut recently made changes to the rent scale for individuals living in social housing units to motivate them to go to work or get better employment; individuals with higher paying positions usually acquire vehicles and reducing the number of parking spaces for this development could potentially have a negative impact of neighboring lots.

Mr. Corkett noted that often the primary tenant has other family members living with them and this information is not always available to the public; even if the rent scale increase, it is most likely that there is more household income.

Councillor Dobbin expressed his concern for neighboring lots; if the parking spaces are decreased to seventeen (17) residents may start parking on adjacent lots or along the side of the road.

Deputy Mayor Wilman noted that many residents express their concerns with the fact that they have very little space to store their equipment on the property and sometimes have to store things along the road; this is not safe for pedestrians or vehicles. There are also concerns with the fact that some housing units have very few windows or have small windows. She expressed her concern with the current development proposal as there will be a lack of parking spaces and other social housing units are very messy; there is garbage on the property and it is never cleaned up.

Councillor Akumalik asked if the Iqaluit Housing Authority is involved in the process of this development.

Ms. Laurel McCorriston stated that the Nunavut Housing Corporation district office met with her and other representatives from the Iqaluit Housing Authority requesting recommendations as to where development should take place; they

also discussed their proposed development on the subject lot. The Iqaluit Housing Authority fully supports the development proposal and its location; many other cities develop social housing units in mixed used areas and are very successful.

Councillor Dobbin asked if Nunavut Housing Corporation would be willing to reconsider their design and provide more parking spaces.

Mr. Hutton explained that they would prefer not to reconsider their design; it would be a waste of money and would in turn mean that less housing units would be developed.

Councillor Stevenson believed that the design could be reconsidered to find a better way of placing the units to provide more parking spaces; architects should be capable of doing so.

Deputy Mayor Wilman believed that the committee supported the development proposal to address housing needs; the issue is the lack of parking spaces since the number of vehicles in the community increases each year. She suggested that they provide more garbage receptacles on the property to keep it cleaner than other existing social housing dwellings.

Mr. Corkett believed that additional garbage receptacles could easily be accommodated.

Administration asked if Nunavut Housing Corporation could estimate how many units would be developed if they provided twenty (20) or twenty five (25) parking spaces.

Mr. Cokrett noted that he cannot provide this information at this time and that reducing the number of units to accommodate more parking spaces would be a waste of time; it is unlikely that all parking spaces would be needed and that they would like to proceed with their development as proposed.

## **6. IN CAMERA SESSION**

None

## **7. ADJOURNMENT**

### **Motion PL13-16**

Moved by: Councillor Stevenson  
Seconded by: Councillor Akumalik



That the meeting be adjourned at 9:00pm.

**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.