



**CITY OF IQALUIT
PUBLIC HEARING #01
City Council Chamber
March 8, 2022, at 5:45 p.m.**

AGENDA

ITEMS

1. General Plan Amendment No. GPA 21-001 (By-law #925) and Zoning By-law Amendment No. ZBA 21-001 (By-law #926) (Recovery Centre), Untitled Municipal Land north of Toonik Pond, forming part of Future Development Area B (Tundra Ridge), Government of Nunavut - Community and Government Services

ADJOURNMENT

City of Iqaluit - Request for Decision

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| <p>Topic: General Plan Amendment Application No. GPA 21-001 Zoning By-law Amendment Application No. ZBLA 21-001 Untitled Municipal Land north of Toonik Pond, forming part of Future Development Area B Government of Nunavut – Community and Government Services</p> | <p>Date: September 21, 2021</p> |
| <p>Proposal Summary:</p> <p>The Government of Nunavut is proposing to develop an addictions and trauma Recovery Centre with an estimated 32 beds and space for indoor and outdoor programming. The building is proposed to have approximately 2,500 m² in floor area and two storeys in height. The proposal also includes an approximately 290 m private utilidor extension to provide sewer and water services to the lot.</p> <p>In April 2020, Council approved a Survey Application (SK 20-017) to create a 7,792 m² lot for the Recovery Centre just north of Toonik Pond. The survey also created a 20 m road right-of-way from Niaqunngusariaq Road (Attachment 1).</p> <p>The following amendments are proposed to the subject lands:</p> <ul style="list-style-type: none"> • Change the land use designation to <i>Institutional</i> to permit a major institutional use outside of the Core Area; • Change the servicing status to <i>Existing Piped Water and Sewer Service</i> to reflect the proposed utilidor extension to service the site. • Remove the subject lands from the <i>Development Scheme Overlay</i> and the Area B Development Scheme as the City is not moving forward with the subdivision at this time. • Rezone the subject lands to <i>Public/Institutional Zone (P)</i>. <p>Supporting Documents:</p> <ul style="list-style-type: none"> • Attachment 1: Location Map • Attachment 2: Preliminary Site Plan • Attachment 3: Draft General Plan Amendment • Attachment 4: Draft Zoning By-law Amendment | <p>Proposed By: Michelle Armstrong, Consultant Planner</p> <p>Presented to: Planning and Development Committee</p> |
| <p>Options:</p> <p>Option 1: Recommend 1st Reading of the proposed General Plan and Zoning By-law Amendment. Option 2: Recommend 1st Reading of the proposed General Plan and Zoning By-law Amendment, subject to recommended changes to amending by-laws. Option 3: Refer General Plan and Zoning By-law Amendment back to staff for further analysis. Option 4: Refuse 1st Reading of the proposed General Plan and Zoning By-law Amendment.</p> | |
| <p>Policy Implications:</p> <p>The proposed General Plan By-law 898 and Zoning By-law 899 are reviewed for conformity since these by-laws are currently with the Minister for signing and are anticipated to be in effect soon.</p> <p><u>General Plan By-Law 898</u></p> <p>The subject lands are designated <i>Residential Community</i> which permits residential uses and local commercial and institutional uses. The General Plan requires that major institutional uses located outside the Core Area be</p> | |

designated ***Institutional***. The Recovery Centre is considered a major institutional use. The lands are therefore proposed to be designated *Institutional*.

The *Area B Development Scheme* is an Annex of the General Plan. The Development Scheme provides additional direction on the layout, land use, servicing, and development phasing for the subdivision. The subject lands are designated ***Institutional*** and ***Open Space*** in the Development Scheme. The City is not proceeding with the development of the subdivision at this time. Also, the proposed utilidor extension will not contribute to the servicing of the future subdivision. The subdivision is proposed to be serviced from the Road to Nowhere. As such, amendments are proposed to remove the subject lands from the *Area B Development Scheme*. These amendments include removing the *Development Scheme Overlay* (Figure B of the General Plan) and removing the lands from the Land Use Concept Plan and Phasing Plan (Schedules A and D of the Development Scheme).

The Government of Nunavut proposes to extend the utilidor from the access vault in front of the Arctic Winter Games Arena to provide piped services to the facility. An amendment to Figure E – Piped Municipal Services – of the General Plan is proposed to identify the lands as ***Existing Piped Water and Sewer Service***. As the servicing infrastructure will be considered a private utilidor extension, the Government of Nunavut will be responsible for all costs associated with the design, construction, and maintenance of the line. The details of an agreement for the servicing infrastructure will be prepared at the time of Development Permit approval. The utilidor extension will also require a registered easement to be surveyed and an easement agreement signed to allow the line to cross unleased lands, including the future road right-of-way parcel.

Zoning By-Law 899

The subject lands are currently zoned ***Municipal Reserve Zone (MR)***. All Future Development Areas are within the MR Zone to reserve the lands for future development. A portion of the subject lands are also zoned ***Open Area Zone (OR)***.

The proposed Recovery Centre meets the definition of a “Residential Care Facility” under Zoning By-law No. 899. The Centre will provide supportive in-house counselling and social support for addiction and trauma treatment. The proposed ***Public/Institutional Zone (P)*** permits a range of public and institutional uses, including “Residential Care Facility”.

Benefits/Outcome:

1. The project will provide a significant community benefit by offering addiction and trauma recovery services to Iqalummiut and Nunavummiut.
2. The proposed Recovery Centre location will benefit from access to Toonik Pond, trails and the land for programming.
3. The amendments will provide new land for development which can be serviced. There are very limited alternate sites of adequate size and siting currently available in the City of Iqaluit.

Disadvantages/Challenges:

1. A full Site Servicing Study was not completed and therefore the impacts of the proposed utilidor extension on the City’s existing servicing infrastructure is not well known at this time. A detailed study will be required for the Development Permit application.
2. The removal of these lands from the *Area B Development Scheme* may result in increased lot prices for the remaining lands.

Strategic Plan:

- Ensure our infrastructure meets the functional needs of the Community.
- Iqaluit is recognized as the economic and cultural capital of Nunavut.

Accessibility:

None.

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| Costs: None. | Source of Funding: None |
| Staff Recommendations/Comments: That the Planning and Development Committee recommend that Council: <ol style="list-style-type: none"> 1. Give 1st Reading to the amending by-law in Appendix A to General Plan No. 898 to permit the development of a Recovery Centre on untitled Municipal Land identified as “Lot” on Sketch Plan IQAL-235(40-2)21-001. 2. Give 1st Reading to the amending by-law in Appendix B to Zoning By-law No. 899 to permit the development of a Recovery Centre on untitled Municipal Land identified as “Lot” on Sketch Plan IQAL-235(40-2)21-001. 3. Direct Staff to give Public Notice for a Public Hearing on a date to be determined by Staff. | |
| CAO’s Review/Comments/Initials: Reviewed by CAO (AE) | |

Attachment 1

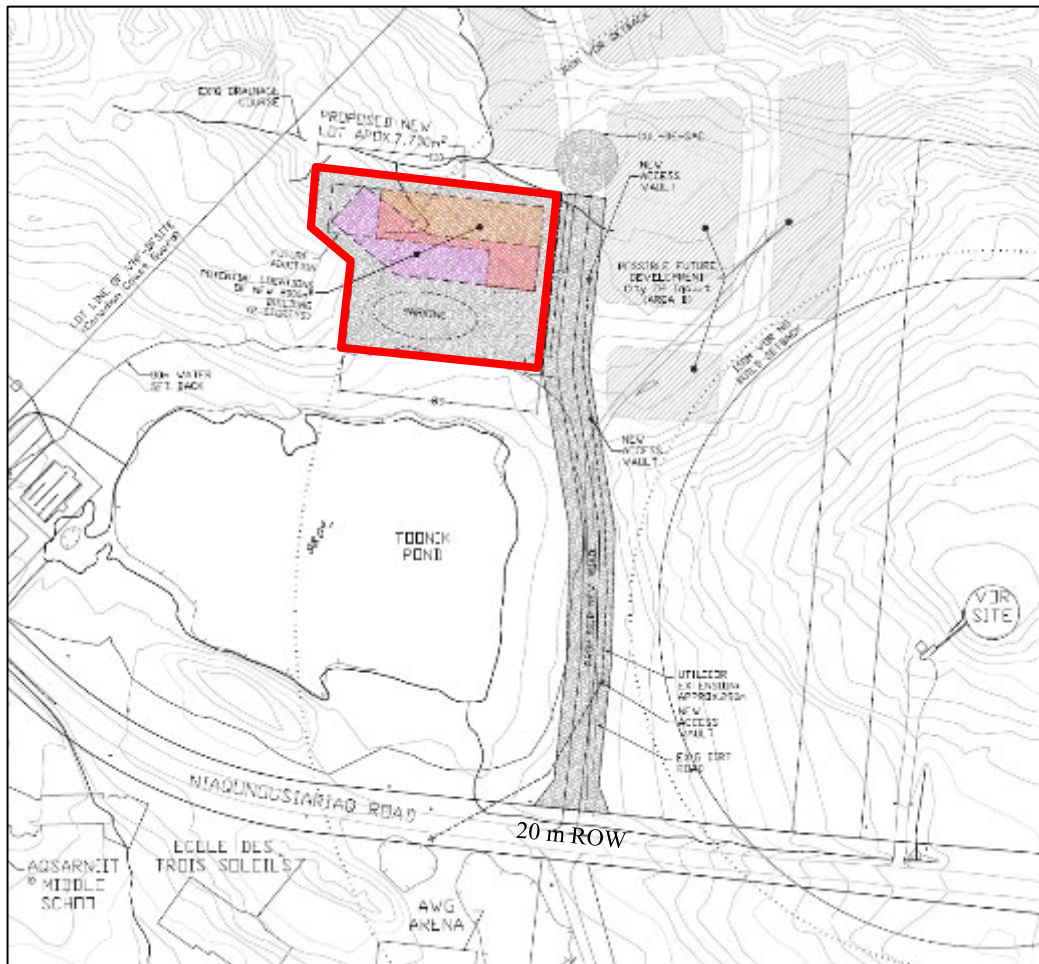
Location Map



*Red outline = lands to be amended
White outline = road right-of-way*

Attachment 2

Preliminary Site Plan



Red outline = lands to be amended

Attachment 3

Draft General Plan Amendment

THE CORPORATION OF THE CITY OF IQALUIT

BY-LAW # 925

AMENDMENT TO THE GENERAL PLAN, BY-LAW # 898

A By-law of the City of Iqaluit in Nunavut to amend By-law No. 898, 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. 898), in accordance with the *Planning Act*, and

WHEREAS Council wishes to amend the General Plan to permit a proposed Recovery Centre on the untitled Municipal Lands identified as “Lot” on Sketch Plan IQAL-235(40-2)21-001;

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

1. Schedules A, B, C and D of this By-law are declared to form part of this By-law.
2. The untitled Municipal Lands identified as “Lot” on Sketch Plan IQAL-235(40-2)21-001, as shown on Schedule A of this By-law, is hereby redesignated from *Residential Community and Open Space* to *Institutional*.
3. The untitled Municipal Lands identified as “Lot” on Sketch Plan IQAL-235(40-2)21-001, as shown on Schedule A of this By-law, is hereby removed from the *Development Scheme Overlay*.
4. The untitled Municipal Lands identified as “Lot” on Sketch Plan IQAL-235(40-2)21-001, as shown on Schedule B of this By-law, is hereby redesignated from *Proposed Extension of Water and Sewer Service* to *Existing Piped Water and Sewer Service*.
5. The *Institutional* lot, as shown on Schedule C of this By-law, is hereby removed from the Area B Development Scheme.
6. The *Institutional* lot, as shown on Schedule D of this By-law, is hereby removed from the Area B Development Scheme.
7. Figure B of By-law No. 898 containing the Populated Area Land Use Map is hereby amended as shown on Schedule A of this By-law.
8. Figure E of By-law No. 898 containing the Piped Municipal Services Map is hereby amended as shown on Schedule B of this By-law.
9. Schedule A of Annex C of By-law No. 898 containing the Area B Development Scheme Land Use Concept Plan is hereby amended as shown on Schedule C of this By-law.
10. Schedule C of Annex C of By-law No. 898 containing the Area B Development Scheme Phasing Plan is hereby amended as shown on Schedule D of this By-law.

11. This By-law shall come into effect on the date of its third reading.

READ a first time this 14th day of December, 2021.

Kenny Bell
Mayor

Amy Elgersma
Chief Administrative Officer

After due notice and a Public Hearing held on _____

READ a second time this ____ day of _____, 2022.

Kenny Bell
Mayor

Amy Elgersma
Chief Administrative Officer

APPROVED by the Minister of Community and Government Services this ____ day of _____, 2022.

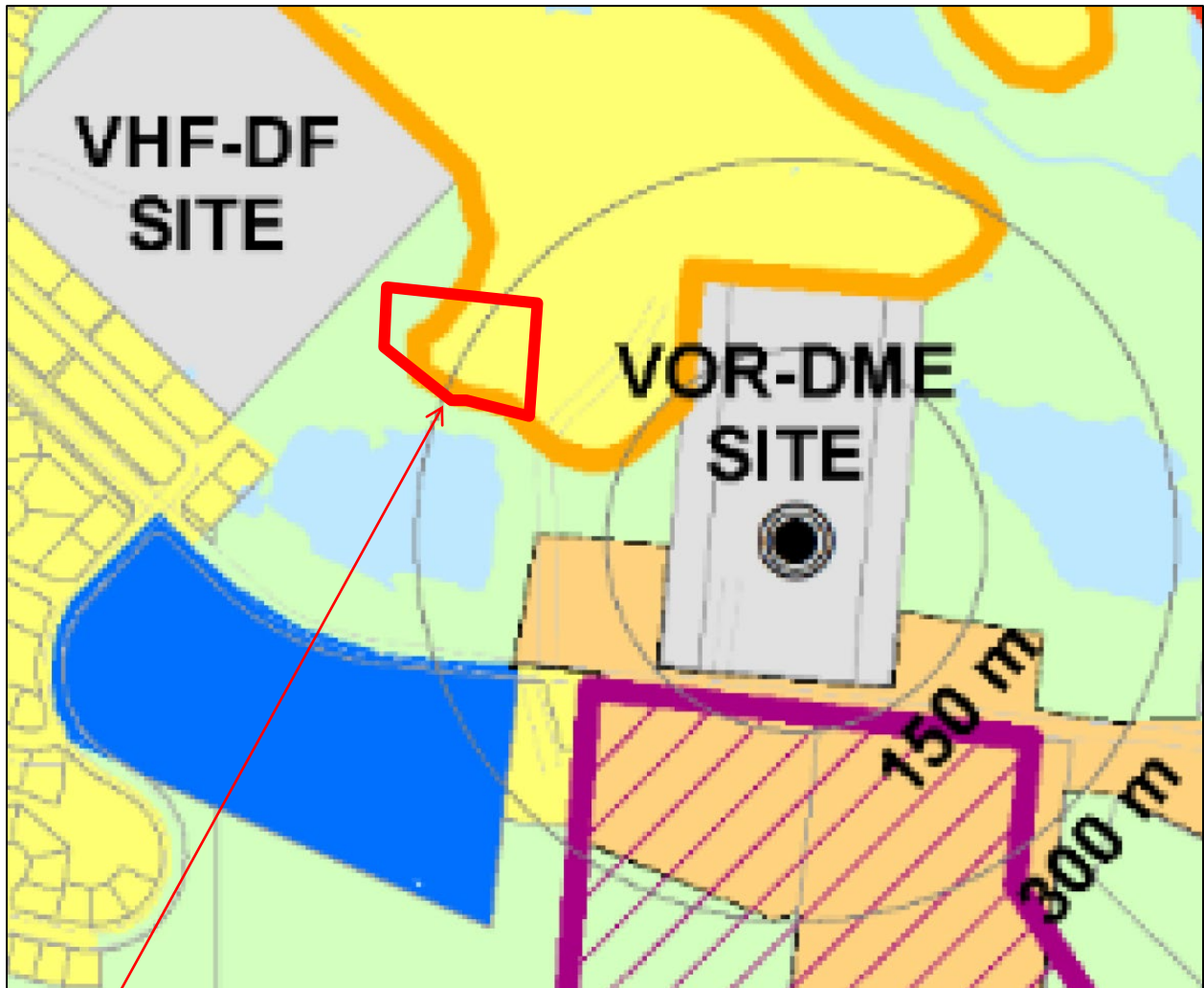
David Joanasie
Minister, Community and Government Services

READ a third and final time this ____ day of _____, 2022.

Kenny Bell
Mayor

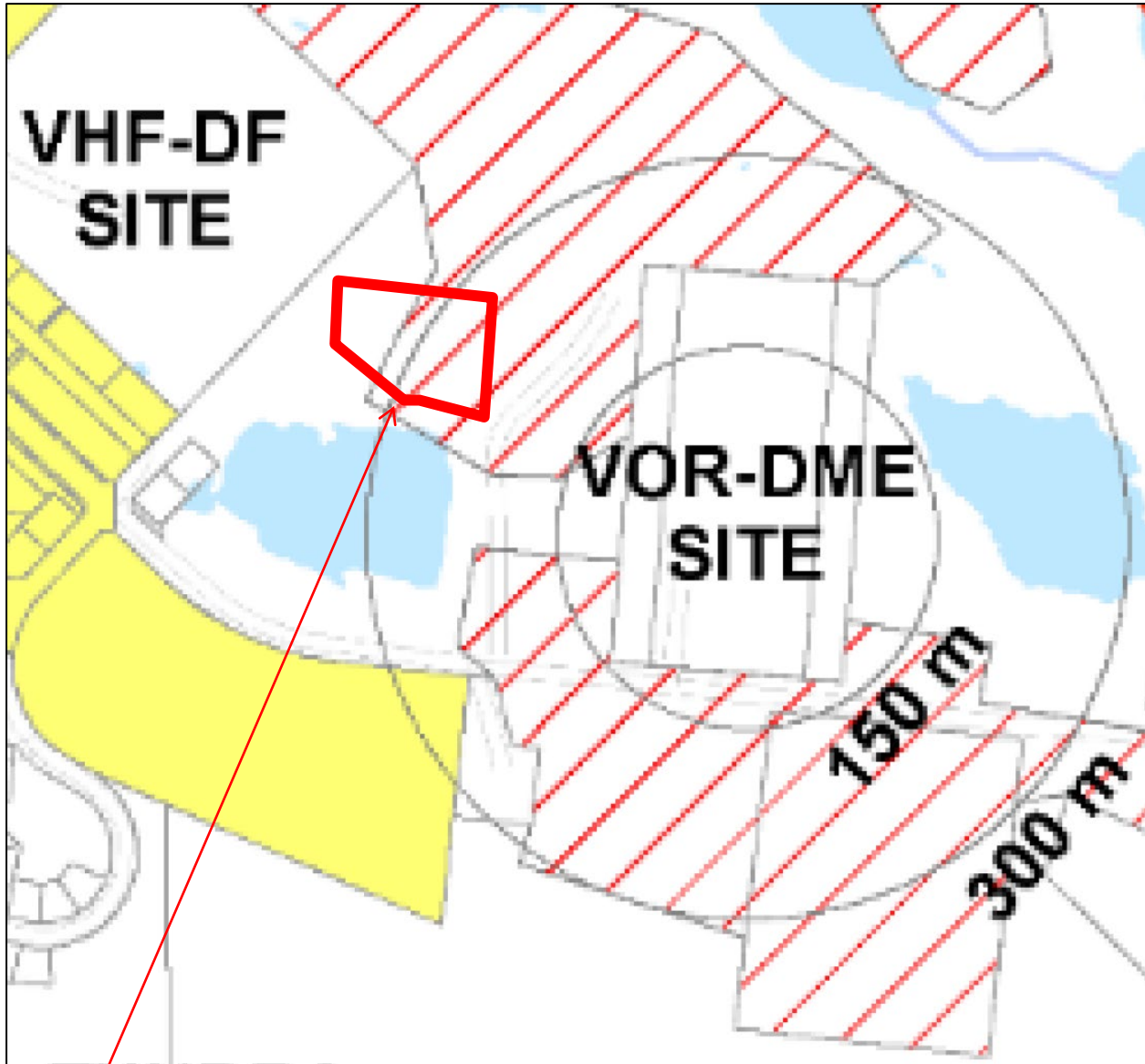
Amy Elgersma
Chief Administrative Officer

SCHEDULE A



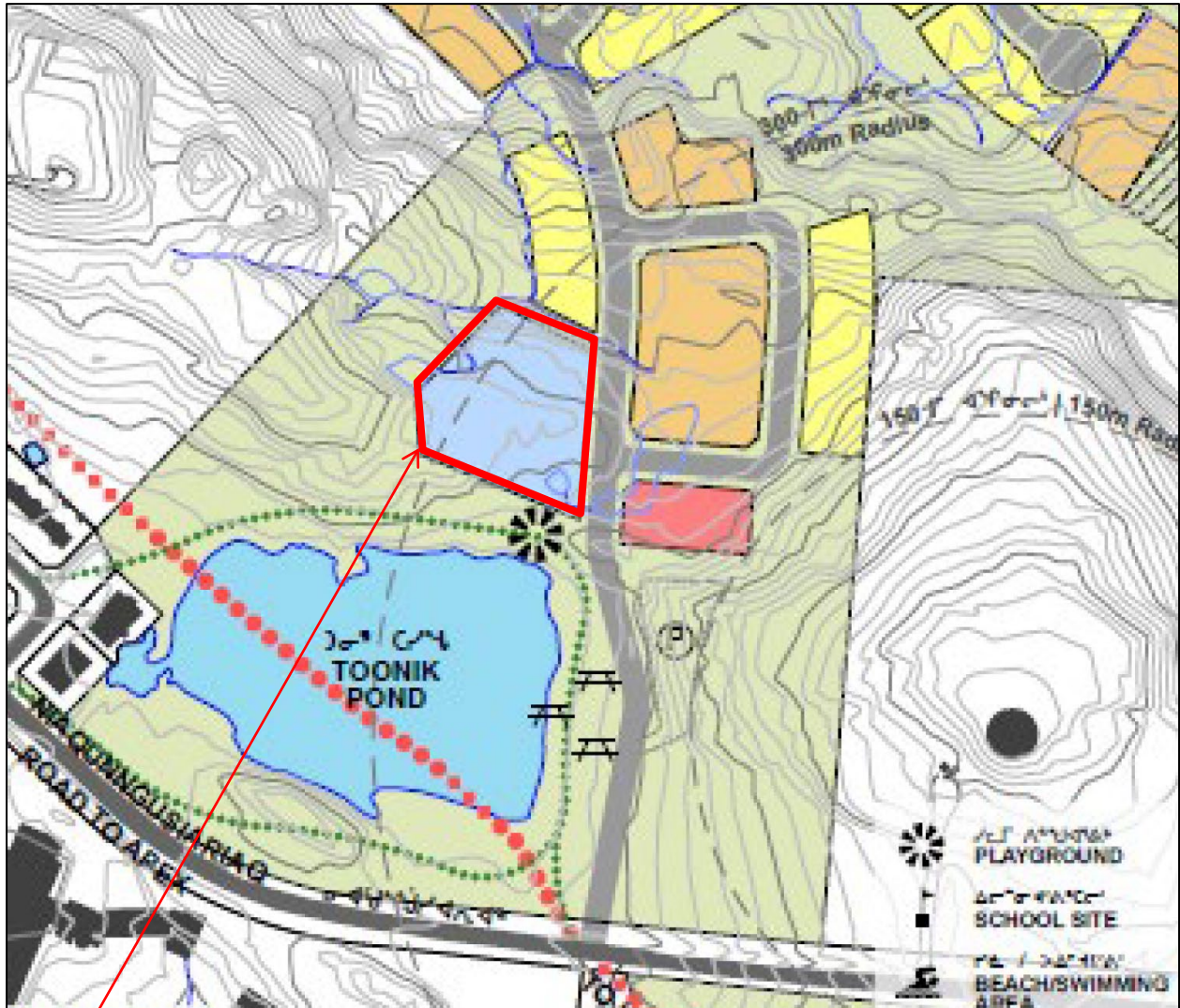
Lands outlined in red to be redesignated from *Residential Community* and *Open Space* to *Institutional* and removed from the *Development Scheme Overlay*.

SCHEDULE B



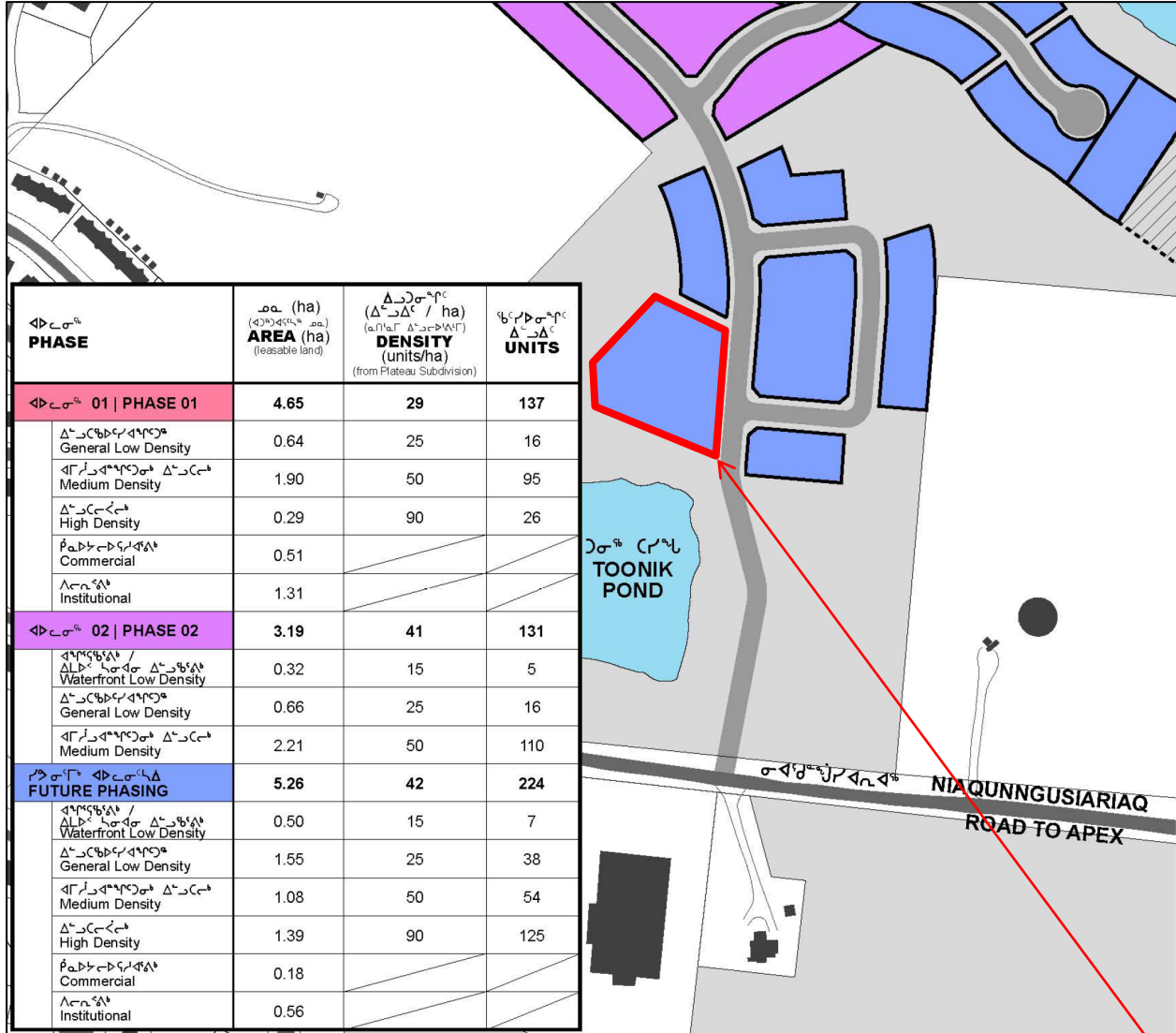
Lands outlined in red to be redesignated from *Proposed Extension of Water and Sewer Service* to *Existing Piped Water and Sewer Service*.

SCHEDULE C



Lands outlined in red to be removed from the *Land Use Concept Plan* in the *Area B Development Scheme*.

SCHEDULE D



Lands outlined in red to be removed from the *Phasing Plan* in the *Area B Development Scheme*.

Attachment 4

Draft Zoning By-law Amendment

THE CORPORATION OF THE CITY OF IQALUIT

BY-LAW # 926

AMENDMENT TO ZONING BY-LAW # 899

A By-law of the City of Iqaluit in Nunavut to amend By-law No. 899, 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. 899), in accordance with the *Planning Act*, and

WHEREAS Council wishes to amend the Zoning By-law to allow a proposed Recovery Centre on the untitled Municipal Lands identified as “Lot” on sketch plan IQAL-235(40-2)21-001;

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

1. Schedule A of this By-law is declared to form part of this By-law.
2. The untitled Municipal Lands identified as “Lot” on Sketch Plan IQAL-235(40-2)21-001, as shown on Schedule A of this By-law, is hereby rezoned from *Open Area Zone (OR)* and *Municipal Reserve Zone (MR)* to *Public/Institutional Zone (P)*.
3. Schedule B of By-law No. 899 containing the Populated Area Zoning Map is hereby amended as shown on Schedule A of this By-law.
4. This by-law shall come into effect on the date of its third reading.

READ a first time this 14th day of December, 2021.

Kenny Bell
Mayor

Amy Elgersma
Chief Administrative Officer

After due notice and a Public Hearing held on _____

READ a second time this ____ day of _____, 2022.

Kenny Bell
Mayor

Amy Elgersma
Chief Administrative Officer

APPROVED by the Minister of Community and Government Services this ____ day of _____, 2022.

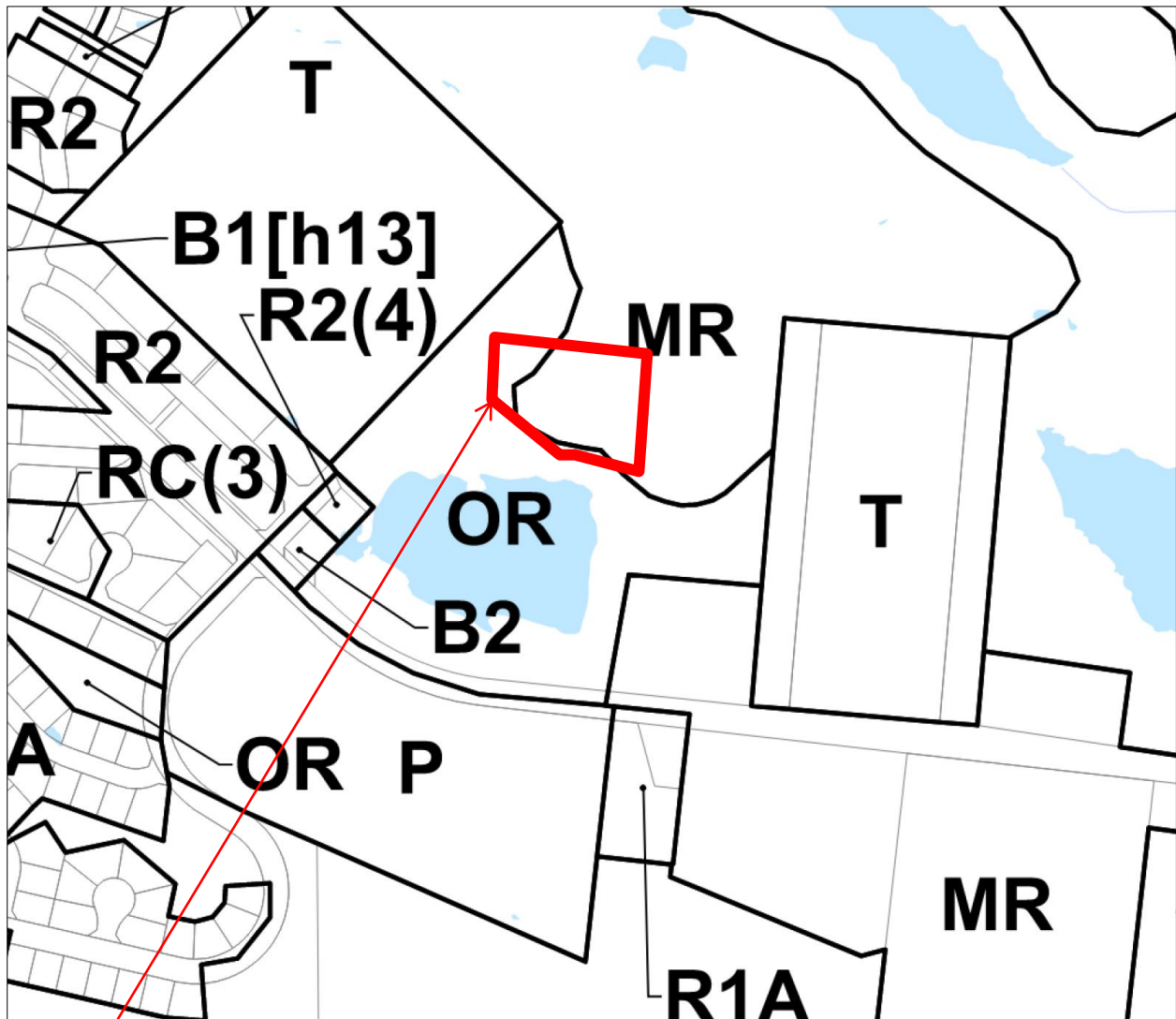
David Joanasie
Minister, Community and Government Services

READ a third and final time this ____ day of _____, 2022.

Kenny Bell
Mayor

Amy Elgersma
Chief Administrative Officer

SCHEDULE A



Lands outlined in red to be rezoned from *Open Area Zone (OR)* and *Municipal Reserve Zone (MR)* to *Public/Institutional Zone (P)*.