

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

Held on Tuesday, the 12th day of September, 2017 commencing at 6:00 p.m. at City Council Chambers.

Present from Council

Deputy Mayor Romeyn Stevenson
Councillor Terry Dobbin
Councillor Kuthula Matshazi
Councillor Jason Rochon
Councillor Joanasie Akumalik
Councillor Kyle Sheppard
Councillor Noah Papatsie

Absent

Mayor Madeleine Redfern
Councillor Simon Nattaq

Present from Administration

Muhamud Hassan, Chief Administrative Officer
Mélodie Simard, Director, Planning and Development
Ruth Treasure, City Planner
Jeanie Eeseemailee, Senior Interpreter/Translator
Andrea Spitzer, Communications Manager
Tammy Ernst-Doiron, Executive Assistant

Also present

Mr. Steve Layden
Mr. Russell Chislett
Ms. Denise Hutchings

Deputy Mayor Stevenson called the Public Hearing to order at 6:00 p.m. and noted that Administration would continue with the public hearing on General Plan By-law Amendment No. 848 and Zoning By-law Amendment No. 849.

Mélodie Simard, Director of Planning and Development, spoke to this proposal advising that the City of Iqaluit has received a General Plan amendment application as well as a Zoning By-law amendment application to rezone and re-designate five lots located in the Lower Base neighbourhood. The lots currently accommodate three residential dwelling units and Big Racks Restaurant, municipally known as buildings 804, 806, 808, and 810. The applicant is the leaseholder of the five lots that are subject to the proposed amendments. The applicant wishes to remove or demolish the existing buildings on the lots and redevelop the lands with an eating and drinking establishment.

The General Plan and Zoning by-law amendments propose to remove the lands from the Sijjanga district overlay. The site would be rezoned as a commercial zone allowing the

development of an eating and drinking establishment or any other commercial uses in the B-1 zone; staffs have delivered notices to the lessees within 100 metres of the proposed amendments and have posted notices in public spaces. The department has not received any formal comments on this application.

Deputy Mayor Stevenson called for questions or comments a first time for General Plan By-law Amendment No. 848 and Zoning By-law Amendment No. 849.

Mr. Steve Layden, who lives across the road from Big Racks Restaurant, expressed his concerns about traffic and parking in the neighbourhood. He spoke of previous problems and complaints about rowdiness and property damage. He asked Council to consider resolutions to the traffic problems, suggesting cutting or narrowing Fred Coman, speed bumps, speed enforcement, etc. He also thought the City should also address sewer problems in the neighbourhood before any expansion happens.

Mr. Russell Chislett, another area resident, voiced his agreement with Mr. Layden, expressing his concern about the noise, traffic, parking and loitering. He also mentioned that he had encountered problems with his utilidor. Mr. Chislett also was worried about the impact this type of establishment would have on property values.

Ms. Denise Hutchings agreed with her neighbours. She has been concerned with the alcohol-fueled incidents and feels that the neighbourhood is becoming a less desirable place for residents.

Deputy Mayor Stevenson called for questions or comments a second time for General Plan By-law Amendment No. 848 and Zoning By-law Amendment No. 849.

Mr. Matt Wilkins, the owner of Big Racks stated that he previously had some problems with staff but that they no longer work there as a result. Staff housing will not be located on the premises and he believes that will take care of the problem. With respect to traffic in the area, he had hired Twilight Security to post outside the restaurant and count all the vehicles for a few days and provide him with a report. Twilight reported that in two days there were 1452 vehicles that passed on the street in front of the restaurant and down Fred Coman Avenue. Of those 1452 vehicles, 66 vehicles entered the restaurant and 1% of those 66 vehicles, when leaving, drove through the residential area, therefore he does not feel traffic from the restaurant impacts the area to any great extent. He was not aware of utilidor problem as they have not experienced any problems and confirmed that they do have an industrial size grease trap but that is serviced regularly by South Baffin. He also confirmed that they are proposing a one storey building and may perhaps look at apartments on a second floor in the future but have no plans for a high rise building. As well, public access to the beach should not really change.

Deputy Mayor Stevenson called for questions or comments a third and final time for General Plan By-law Amendment No. 848 and Zoning By-law Amendment No. 849.

Noting no further comments or questions from the public, Deputy Mayor Stevenson declared the Public Hearing closed at 6:25pm.

Romeyn Stevenson
Deputy Mayor

Muhamud Hassan
Chief Administrative Officer

Approved by City Council this **9** day of **January**, 2018, AD.