

**MINUTES
CITY OF IQALUIT
PLANNING AND DEVELOPMENT
COMMITTEE OF THE WHOLE MEETING #01
JANUARY 17, 2023 at 6:00 p.m.
CITY COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

Councillor Kimberly Smith, Chair
Mayor Solomon Awa
Deputy Mayor Kyle Sheppard
Councillor Swany Amarapala
Councillor Oookalik Curley
Councillor Simon Nattaq
Councillor Romeyn Stevenson
Councillor Samuel Tilley

ABSENT

Councillor Paul Quassa

PRESENT FROM ADMINISTRATION

Rod Mugford, Acting Chief Administrative Officer
Tammy Ernst-Doiron, City Clerk
Katrina Sarmiento, Executive Assistant
Jeanie Eeseemailee, Senior Interpreter/Translator
Sumon Ghosh, Director of Engineering and Capital Planning
Livete Ataguyuk, Community Communications Liaison
Michelle Armstrong, Planning Contractor, Northern Futures – via teleconference
Paul Hicks, Principal, Urban Planner Contractor, Re:Public Urbanism – via teleconference
Jesse McPhail, Urban Planner Contractor, Re:Public Urbanism – via teleconference

Councillor Smith opened the meeting at 6:00 p.m.

ADOPTION OF AGENDA

Motion PD 23-01

Moved by: Councillor Amarapala
Seconded by: Councillor Stevenson

Adoption of agenda 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) **Memo – General Plan and Zoning By-law Review – Project Update**

Jesse McPhail and Paul Hicks, Urban Planner Contractors, Re:Public Urbanism, provided a project update on Phase 2 of the General Plan and Zoning By-law Review. Mr. McPhail explained that the project has four phases:

- Background and Current Context – completed in June 2022
- Vision and Policy Direction – almost complete
- Drafting Plans – will be started in spring 2023
- Finalizing and Adopting Plans – summer 2023

The following are the highlights on Phase 2 – Vision and Policy Direction. This phase has three sections, which are based on information and feedback collected and analyzed from Council, community elders, stakeholders, developers and the general public on priorities and key issues:

- Draft Vision
 - Updated version of the existing vision in the current General Plan
- Policy Direction – outlines recommendations on key issues that have been identified
 - Housing supply and affordability
 - Infrastructure and asset management
 - Cabins and beach shacks
- Land Use Schedule
 - Updated areas

Mr. McPhail noted that the Phase 2 draft document has also been circulated to key stakeholders and the public to obtain feedback, questions and comments over the next four weeks, which will be reviewed and incorporated into the final document. The final

document will be presented to the Committee and used to draft the new General Plan and Zoning By-law.

Mayor Awa asked about changes to the city boundary.

Mr. McPhail explained that the boundary was explored during consultation and a land needs analysis was carried out.

Mr. Hicks noted that potential new growth and development areas have been identified within the city boundary. He pointed out that there are existing designated residential areas that are not developed, as infrastructure is not available.

Mayor Awa asked about a public consultation to consider options for moving or expanding the municipal boundary.

Mr. McPhail explained that expansion of the municipal boundary was not included in the scope of work for the project.

Mr. Hicks pointed out that expansion of the municipal boundary would require consultation with the Government of Nunavut Community and Government Services to determine if expanding the boundary was an option. If the option is available, a separate scope of work for the project would have to be carried out.

Councillor Nattaq commented that the municipal boundary has remained unchanged since it was established in 1999. He pointed out that when the municipal boundary was established, he suggested it should be larger. Since then, he has asked several times to expand the municipal boundary in order to have more land to develop. He commented that none of his requests have ever been considered.

Councillor Smith asked councillors to forward their questions and comments on the draft document to Mr. McPhail, Mr. Hicks or Ms. Armstrong.

Councillor Stevenson advised that he was not in favour of reducing parking spaces or sizes of parking spaces as recommended in the documents under Housing Supply & Affordability. He once again pointed out that there are currently parking issues in the city due to poorly designed lots. He did not feel that a reduction in parking spaces or sizes was a solution to provide additional space for residential construction. Councillor Stevenson felt that reducing parking spaces or sizes makes the city less usable and practical and is not a solution.

Councillor Nattaq also spoke against a reduction in parking spaces.

Councillor Curley commented about new developments and neighbourhoods that would allow residents to be less reliant on private vehicles for travel. She pointed out that there are no plans for public transportation.

Councillor Smith noted that public transportation would be identified in the Transportation Master Plan.

Mr. McPhail noted that private vehicles is a way of life in Iqaluit. He advised that in reviewing documents, it was identified that new developments should consider accessibility needs of elders by creating options that would enable them to have access to modes of transportation that do not require private vehicles. This would include public transportation and pedestrian walkways. Mr. McPhail commented that the General Plan would include the Transportation Master Plan regarding modes of transportation.

Councillor Smith thanked Mr. McPhail and Mr. Hicks for their presentation.

b) Q4 2022 Development Activity Report

Michelle Armstrong, Planning Contractor, Northern Futures, presented the 2022 Quarterly Development Activity Report for Quarter 4.

c) Memo – Future Development Area “B”

Michelle Armstrong, Planning Contractor, Northern Futures, provided an update on future development Area “B”. She noted that the report was developed in conjunction with Sumon Ghosh, Director of Engineering and Capital Planning. The following are the highlights:

- Located east of the Road to Nowhere and Lake Subdivision
- Access will be the Road to Nowhere and a new access road across from the Arctic Winter Games (AWG) Arena
- General Plan designates the area as residential community
- Zoning By-law amendment is part of subdividing the area, which will be part of Phase 1 development
- 10-year Capital Plan includes funds for:
 - Detailed engineering design – 2024
 - Phase 1 construction – 2025 and 2026
 - Sewer system upgrades – 2023 and 2025
- Area has substantial engineering infrastructure challenges
 - Water supply
 - Water system upgrades – needed to control the water pressure for distribution
 - Sewer system upgrades – some are at capacity and require replacing
 - Road infrastructure upgrades – identified in Transportation Master Plan
 - Six intersections recommended for traffic lights or turning lanes
 - Subdivision cost – 2014 cost needs to be updated

Deputy Mayor Sheppard expressed concern regarding restriction on trucking water and sewer services. He pointed out that it will cost \$120,000 to develop one lot, with the significant amount being for water and sewer.

Deputy Mayor Sheppard felt that consideration must be given to expanding trucked services, which will enable residential construction sooner and alleviate costly upgrades for water and sewer systems. He also noted that there are options for private development under the Land Administration By-law.

Deputy Mayor Sheppard felt it was important to have a plan in place to develop the land once the water supply and storage infrastructure has been completed.

Mayor Awa pointed out that there are snowmobile trails in the area that are used by harvesters, which are not identified on the map. He noted that consideration should be given to locating a snowmobile trail by the playground on Toonik Pond.

Ms. Armstrong noted that the map does not show a snowmobile trail to connect Toonik Pond to the Crazy Lake snowmobile trail system and clarified that Mayor Awa is requesting that a snowmobile trail be shown. Mayor Awa advised that was correct.

Councillor Stevenson noted that the federal government has given the Government of Nunavut a large amount of funding for housing in Nunavut communities. He commented that individuals are unable to develop affordable housing units because of the high infrastructure cost to develop lots. He felt that some of the federal government funding should be used for lot development for water, sewer and roads, which would allow developers to construct affordable housing.

d) Request for Decision – Survey Application No. SK 22-009

Michelle Armstrong, Planning Contractor, Northern Futures, presented a Request for Decision for Survey Application No. SK 22-009. She explained that Survey Sketch SK 19-012 was approved in July 2019 but has since expired. The location of the access road has been changed and requires approval of a new Survey Sketch SK 22-009.

Motion PD 23-02

Moved by: Councillor Stevenson

Seconded by: Mayor Awa

Committee recommends that Council approve Survey Sketch SK 22-009 to create a lot for the Bell Mobility communications tower and access road, as shown in Attachment 2.

Unanimously Carried

6. IN CAMERA SESSION

() As per Section 23 (2) (a) CTV Act and By-law 526 Section 67

7. **ADJOURNMENT**

Motion PD 23-03

Moved by: Mayor Awa
Seconded by: Councillor Amarpala

Committee adjourns at 6:49 p.m.

Unanimously Carried



Handwritten signature of Kimberly Smith in blue ink.

Kimberly Smith
Chair

Handwritten signature of Tammy Ernst-Doiron in blue ink.

Tammy Ernst-Doiron
City Clerk

Approved by City Council on the 24th day of January 2023.