

**CITY OF IQALUIT
CITY COUNCIL MEETING #01
JANUARY 28, 2025 at 6:00 p.m.
CITY COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

Mayor Solomon Awa
Deputy Mayor Kimberly Smith
Councillor Amber Aglukark
Councillor Methusalah Kunuk
Councillor Simon Nattaq
Councillor Kyle Sheppard
Councillor Romeyn Stevenson

ABSENT

Alternate Deputy Mayor Harry Flaherty
Councillor Samuel Tilley

PRESENT FROM ADMINISTRATION

Steve England, Chief Administrative Officer
Brianna Longworth, City Clerk
Katrina Sarmiento, Deputy City Clerk
Peter Tumilty, Senior Executive Director of Corporate and Financial Services
Bill Williams, Senior Executive Director of Municipal Infrastructure and Planning
Deborah Nakawungu, Lands Administrator
Geoffrey Byrne, Economic Development Officer,

Mayor Awa noted that the lighting of the qulliq was performed before the meeting began. He stated that this ritual was carried out each year before the first Council meeting.

MOMENT OF SILENCE

Mayor Awa opened the meeting at 6:00 p.m. with a moment of silence.

SWEARING IN

None

ADOPTION OF AGENDA

Motion #25-01

Moved by: Councillor Stevenson
Seconded by: Deputy Mayor Smith

Adoption of agenda as presented.

Unanimously Carried

1. **MINUTES**

a) **City Council Meeting #23 Minutes dated December 10, 2024**

Motion #25-02

Moved by: Deputy Mayor Smith
Seconded by: Councillor Sheppard

City Council Meeting #23 Minutes dated December 10, 2024.

Unanimously Carried

2. **DECLARATION OF INTEREST**

None

3. **DELEGATIONS**

None

4. **AWARDS AND RECOGNITIONS**

None

5. **STATEMENTS**

Councillor Aglukark expressed her gratitude to those who assisted with the devastating fire at 1088 Noble House. She recognized the fire department, Recreation Department staff, and those who opened the Cadet Hall. She commented that the quick response during the fire and the help from various individuals following the fire, led to the help and support for the displaced families. Councillor Aglukark recognized several individuals, companies and organizations for their help.

Councillor Aglukark went on to thank Iqalummiut for their support and donations of food and clothing. She noted that Iqaluit is a strong community that can be relied on during times of need.

Councillor Nattaq noted that the lighting of qulliq was held prior to the start of the meeting. He spoke about the history of Inuit hunting.

Deputy Mayor Smith thanked Councillor Aglukark for her tireless work during the night of and the days following the fire.

Mayor Awa commented, that with the new year beginning, Council would be working on housing, land use, homelessness, and planning for the future. He noted there were many different perspectives and spoke about the importance of teamwork, even if colleagues disagree. Mayor Awa recognized and thanked staff for all their work.

6. **DEFERRED BUSINESS AND TABLED ITEMS**

None

7. **NEW BUSINESS**

a) Request for Decision – Proposed 2025 Mill Rate

Peter Tumilty, Senior Executive Director of Corporate and Financial Services, presented a Request for Decision for the Proposed 2025 Mill Rate. He advised that by-laws for the three options had been included in the Request for Decision. He noted that once an option had been agreed upon, the respective by-law would be presented to Council for First Reading.

Mr. Tumilty explained that every ten years, properties have a general reassessment as a requirement of the *Property Assessment and Taxation Act*. He advised that reassessments are the responsibility of the Government of Nunavut, and the City has no control of how assessments are carried out, nor the outcome. Mr. Tumilty pointed out that property owners have the ability to appeal their assessment if they feel the assessment is not accurate.

Mr. Tumilty noted that this was not the first general reassessment that has happened. He indicated that there was one done in 2004 and another done in 2014. Mr. Tumilty stated that in both cases, in looking at how the City addressed setting mill rates after the reassessments, it appeared that the City would lower the mill rates in the year following those reassessments to compensate for the increase in the property values. Mr. Tumilty noted that the residential and commercial rates were not lowered by the same amount. He indicated that commercial rates dropped by 16 percent and residential rates dropped an average of 37 percent. He noted that since 2015, commercial rates have steadily increased on average 1.7 percent each year, which is less than the long-term inflation of 1.98 percent.

Mr. Tumilty advised that the mill rate options being presented were attempting to create a balance between increased assessments and a reduction in mill rates, while raising revenue to fund activities in the Operating and Capital Budgets.

Mr. Tumilty reviewed the following options:

Option 1 – no change to the mill rates

- Average increase of 25 percent in property taxes
- Total revenue - \$6.21 million

- Not recommended by staff

Option 2 – reduce mill rate for all classes

- Limit property tax increase to three percent for all classes
- Total revenue - \$754,000

Option 3A – reduced mill rate for residential and higher mill rate for commercial and mixed-use

- Institutional and industrial would be unchanged
- Residential mill rate reduced to an average increase of three percent
- Commercial and mixed-use properties mill rate reduced to an average increase of ten percent
- Total revenue - \$2.66 million

Option 3B – reduced mill rate for residential, commercial, mixed-use and industrial

- Institutional would be unchanged
- Residential mill rate reduced to an average increase of three percent
- Mixed-use properties mill rate reduced to an average increase of ten percent
- Commercial properties mill rate reduced to an average increase of 7.5 percent
- Total revenue - \$2.50 million

Mr. Tumilty advised that the 2025 Operating Budget was based on Option 3A. If Council chooses a different option, a budget amendment would be presented at the next Finance Committee of the Whole meeting.

Mr. Tumilty advised that staff were following past practice and minimizing the impact on residential ratepayers and reducing the full impact on commercial ratepayers. He noted that government properties cannot be isolated as they own properties across all classes.

Councillor Sheppard felt that Option 3A was the right structure to proceed with. He expressed concern regarding the proposed rates and indicated that he could not support a ten percent increase in mill rates for commercial and mixed-use and no reduction in industrial mill rates.

Councillor Sheppard noted the recommendation had a significant increase and there had been no consultation with the business community. He commented that in speaking to the Chamber of Commerce this week, there is a massive concern regarding mill rate increases. Councillor Sheppard felt that the commercial, mixed-use and industrial mill rate net increase should be five percent. He indicated that the business community would be opposed to a large mill rate increase with no consultation.

Deputy Mayor Smith recognized that costs have increased for the business community, and they are not in favour of a large increase in the mill rate. She felt that businesses were passing the increased costs on to consumers. She noted that the costs have increased for the City as well. She indicated that the businesses require city services and infrastructure, and revenue is needed to facilitate growth and business. Deputy Mayor Smith noted that she was in favour of staff's recommendation of Option 3A.

Motion #25-03

Moved by: Deputy Mayor Smith
Seconded by: Councillor Nattaq

Council approves Option 3A for the 2025 Mill Rates.

For – Smith, Nattaq, Kunuk, Awa
Opposed – Stevenson, Sheppard, Aglukark
Carried

Councillor Stevenson asked for clarification regarding Option 3A institutional mill rate remaining unchanged and the amount of tax revenue that would be received.

Mr. Tumilty noted the following:

- Institutional mill rate would increase 22.46 percent, realizing an increase in revenue of approximately \$1.2 million
- Industrial mill rate would increase 13.37 percent, realizing an increase in revenue of approximately \$316,000

Councillor Kunuk asked for clarification on what option was being recommended in the motion.

Deputy Mayor Smith advised that the motion was recommending Option 3A, which was the recommendation from staff.

Councillor Kunuk inquired about the difference in the two residential classifications.

Mr. Tumilty explained the following:

- Residential 7/8 – single unit residential properties
- Residential 9/10 – high density units such as apartment buildings

Councillor Sheppard commented that the rates he suggested earlier still allowed for a substantial increase in net revenue, while maintaining a surplus in the budget. He felt the ten-year reassessment was an excuse to obtain additional tax revenue. Councillor Sheppard pointed out that there was an inequity in the mixed-use mill rate that was corrected in the last three years, and by increasing the mixed-use mill rate to ten percent, it would reverse what was corrected. He noted that the Housing Task Force recommended that the residential portion of mixed-use properties be in line with the residential mill rate. Councillor Sheppard spoke about the importance of having mixed-use properties with commercial on the first floor and residential units on the upper floors, which provides affordable housing in the city.

Councillor Stevenson inquired why Councillor Sheppard recommended the structure in Option 3A instead of Option 3B.

Councillor Sheppard commented that there was not a lot of difference between Option 3A and 3B. He noted that the only difference was that Option 3B has a commercial mill rate increase of 7.5 percent instead of the ten percent increase in Option 3A. Councillor Sheppard indicated that he previously recommended a five percent mill rate increase for industrial/institutional, commercial and mixed-use, and an average increase of three percent for residential.

Councillor Stevenson asked if there were any statistics on mill rates for commercial and mixed-use in comparable communities.

Mr. Tumilty advised that staff did not source any mill rates for comparable communities. He explained that over the past few years, the City has added new classes for mixed-use, institutional and industrial. Staff reviewed past practices and followed the model.

Councillor Stevenson agreed that all classes should pay an increase, and the increases should be slightly different for the classes. He felt the increases should be more moderate than those recommended in Option 3A.

8. BY-LAWS

a) First Reading of By-law(s)

i.) By-law No. 1008, 2025 Mill Rate By-law

Mayor Awa noted that a motion was just passed and that Option 3A would be used for the 2025 mill rate.

Motion #25-04

Moved by: Deputy Mayor Smith

Seconded by: Councillor Kunuk

Council approves First Reading of By-law No. 1008, 2025 Mill Rate By-law.

For – Smith, Nattaq, Kunuk, Awa
Opposed – Stevenson, Sheppard, Aglukark
Carried

ii.) By-law No. 1001, Property Tax Exemption By-law

Motion #25-05

Moved by: Deputy Mayor Smith

Seconded by: Councillor Nattaq

Council approves First Reading of By-law No. 1001, Property Tax Exemption By-law.

Unanimously Carried

iii.) By-law No. 1009, Property Classes By-law Amendment #2

Motion #25-06

Moved by: Deputy Mayor Smith

Seconded by: Councillor Nattaq

Council approves First Reading of By-law No. 1009, Property Classes By-law Amendment #2.

Unanimously Carried

iv.) By-law No. 1002, Land Acquisition By-law for Lots 1 and 2, Block 249, Plan 4904

Motion #25-07

Moved by: Deputy Mayor Smith

Seconded by: Councillor Stevenson

Council approves First Reading of By-law No. 1002, Land Acquisition By-law for Lots 1 and 2, Block 249, Plan 4904.

Unanimously Carried

v.) By-law No. 1003, Land Disposal By-law for Lot 1, Block 249, Plan 4904

Motion #25-08

Moved by: Deputy Mayor Smith

Seconded by: Councillor Stevenson

Council approves First Reading of By-law No. 1003, Land Disposal By-law for Lot 1, Block 249, Plan 4904.

Unanimously Carried

vi.) By-law No. 1007, Amendment to Zoning By-law No. 899 – ZBA 24-006

Motion #25-09

Moved by: Deputy Mayor Smith

Seconded by: Councillor Nattaq

Council approves First Reading of By-law No. 1007, Amendment to Zoning By-law No. 899 (ZBA 24-006).

Unanimously Carried

b) Second Reading of By-law(s)

- i.) By-law No. 1008, 2025 Mill Rate By-law

Motion #25-10

Moved by: Deputy Mayor Smith

Seconded by: Councillor Kunuk

Council approves Second Reading of By-law No. 1008, 2025 Mill Rate By-law.

**For – Smith, Nattaq, Kunuk, Awa
Opposed – Stevenson, Sheppard, Aglukark
Carried**

Councillor Sheppard strongly expressed his displeasure regarding the increase in the mill rates. He spoke about the high increase across some classes without community consultation or the ability for members of the community and companies to provide their input. Councillor Sheppard was strongly opposed to a ten percent mill rate increase for the residential portion of mixed-use properties. He felt that there would be an outcry from the business community.

- ii.) By-law No. 1001, Property Tax Exemption By-law

Motion #25-11

Moved by: Deputy Mayor Smith

Seconded by: Councillor Stevenson

Council approves Second Reading of By-law No. 1001, Property Tax Exemption By-law.

Unanimously Carried

- iii.) By-law No. 1009, Property Classes By-law Amendment #2

Motion #25-12

Moved by: Deputy Mayor Smith

Seconded by: Councillor Stevenson

Council approves Second Reading of By-law No. 1009, Property Classes By-law Amendment #2.

Unanimously Carried

- iv.) By-law No. 1002, Land Acquisition By-law for Lots 1 and 2, Block 249, Plan 4904

Motion #25-13

Moved by: Deputy Mayor Smith

Seconded by: Councillor Stevenson

Council approves Second Reading of By-law No. 1002, Land Acquisition By-law for Lots 1 and 2, Block 249, Plan 4904.

Unanimously Carried

- v.) By-law No. 1003, Land Disposal By-law for Lot 1, Block 249, Plan 4904

Motion #25-14

Moved by: Deputy Mayor Smith

Seconded by: Councillor Stevenson

Council approves Second Reading of By-law No. 1003, Land Disposal By-law for Lot 1, Block 249, Plan 4904.

Unanimously Carried

c) Third Reading of By-law(s)

None

9. OLD BUSINESS

None

10. COMMITTEE REPORTS

- a) **Planning and Development Committee of the Whole Meeting #01 Report – January 21, 2025**

Motion #25-15

Moved by: Deputy Mayor Smith

Seconded by: Councillor Stevenson

Council:

1. Approves Land Use Permit LUP 25-001 to permit the use of a staging area and winter trail on Untitled Municipal Land as shown in Attachment 1, subject to approval from the Commissioner.
2. Sets the land rental fee in accordance with the Land Use Permit Fee Policy and that the fee amount be set at 7.5 percent of the value of the land to be charged annually. This fee will be charged upon execution of the Land Use Permit by the Commissioner.

Unanimously Carried

Motion #25-16

Moved by: Deputy Mayor Smith
Seconded by: Councillor Stevenson

Council:

1. Gives First Reading to the by-law amendments as attached, with license renewal terms set at five years, and license limits per person set at one.
2. Directs staff to:
 - a. Schedule and advertise the notice for a Public Hearing and Second Reading.
 - b. Return to Committee with a Corporate Policy for Cabin Applications and Evaluation.

Unanimously Carried

11. CORRESPONDENCE

- a) **Uquutaq Society – Request for Support Letter – Butler Building Project – Canada Mortgage and Housing Corporation (CMHC) Rapid Housing Sub-Stream of the Affordable Housing Fund (New Construction)**

Motion #25-17

Moved by: Deputy Mayor Smith
Seconded by: Councillor Stevenson

Council provides a letter of support to the Uquutaq Society for the Butler Building Project – Canada Mortgage and Housing Corporation (CMHC) Rapid Housing Sub-Stream of the Affordable Housing Fund (New Construction), providing the scope of the project remains unchanged from the original presentation to Council.

Unanimously Carried

- b) **Nunavut Parks and Special Places – Request for Support Letter – Archaeological Assessment at Iqaluit Kuunga (Sylvia Grinnell) and Qaummaarviit Territorial Parks**

Motion #25-18

Moved by: Deputy Mayor Smith
Seconded by: Councillor Aglukark

Council provides a letter of support to the Nunavut Parks and Special Places – Department of Environment for an Archaeological Assessment at Iqaluit Kuunga (Sylvia Grinnell) and Qaummaarviit Territorial Parks.

Unanimously Carried

- c) **Inuit Heritage Trust – Application: “Archaeological Survey Work at Iqaluit Kuunga (Sylvia Grinnell) Territorial Park”, from July 15 to September 30, 2025, Kenneth Swayze, on behalf of Nunavut Parks and Special Places**

Motion #25-19

Moved by: Councillor Aglukark
Seconded by: Deputy Mayor Smith

Inuit Heritage Trust – Application: “Archaeological Survey Work at Iqaluit Kuunga (Sylvia Grinnell) Territorial Park”, from July 15 to September 30, 2025, Kenneth Swayze, on behalf of Nunavut Parks and Special Places.

Unanimously Carried

12. IN CAMERA SESSION

() as per Section 22 (2) (a) CTV Act and By-law 526 Section 67

13. ADJOURNMENT

Motion #25-20

Moved by: Deputy Mayor Smith
Seconded by: Councillor Stevenson

Council adjourns at 6:57 p.m.

Unanimously Carried



A blue ink signature of Mayor Solomon Awa, written in a cursive style.

Mayor Solomon Awa
Chair

A blue ink signature of Brianna Longworth, written in a cursive style.

Brianna Longworth
City Clerk

Approved by City Council on the 11th day of February 2025.