

**MINUTES
CITY OF IQALUIT
PLANNING AND DEVELOPMENT
COMMITTEE OF THE WHOLE MEETING #02
FEBRUARY 21, 2023 at 6:00 p.m.
CITY COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

Councillor Samuel Tilley, Vice Chair
Mayor Solomon Awa – via teleconference
Deputy Mayor Kyle Sheppard
Councillor Swany Amarapala – via teleconference
Councillor Ookalik Curley
Councillor Simon Nattaq
Councillor Romeyn Stevenson

ABSENT

Councillor Kimberly Smith
Councillor Paul Quassa

PRESENT FROM ADMINISTRATION

Tammy Ernst-Doiron, City Clerk
Katrina Sarmiento, Executive Assistant
Jeanie Eeseemailee, Senior Interpreter/Translator
Livete Ataguyuk, Community Communications Liaison
Sumon Ghosh, Director of Engineering and Capital Planning
Samantha Toffolo, Planning Contractor, Northern Futures – via teleconference
Kadence Bunke, Planning Contractor, Northern Futures – via teleconference
Michelle Armstrong, Planning Contractor, Northern Futures – via teleconference

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

ADOPTION OF AGENDA

Motion PD 23-04

Moved by: Councillor Stevenson
Seconded by: Deputy Mayor Sheppard

Adoption of agenda as presented.

Unanimously Carried

1. MINUTES

None

2. DECLARATION OF INTEREST

Deputy Mayor Sheppard declared a conflict of interest regarding:

- 5. New Business
 - g) Request for Decision – Survey Sketch Application SK 22-008, Development Permit Application DP 23-003 and Request for Variance – Lots 1 and 2, Block 62, Plan 2722

3. DELEGATIONS

None

4. DEFERRED BUSINESS AND TABLED ITEMS

None

5. NEW BUSINESS

- a) **Request for Decision – Extend Construction Deadlines for Joamie Subdivision Leases**

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision to extend lease construction deadlines for all undeveloped lots in Joamie Court subdivision to December 31, 2024. She explained that a segment of the downstream sewer is currently at capacity and upgrades are not anticipated to be completed until 2024.

Ms. Toffolo advised that all developments in Joamie Court require an interim servicing plan and an interim holding tank as a condition of occupancy until sewer upgrades are completed. The cost of the condition has made smaller developments financially unfeasible.

Motion PD 23-05

Moved by: Deputy Mayor Sheppard

Seconded by: Councillor Nattaq

Committee recommends that Council approve extensions to construction deadlines for Leases for Lots 13, 15, 16, 21, 22, 24, 25, and 27 to 30, Block 242, Plan 4176 in Joamie Court subdivision to December 31, 2024.

Unanimously Carried

- b) **Request for Decision – Quarry Administration Agreement By-law**

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Quarry Administration Agreement By-law with the Government of Nunavut. She explained that

the agreement will give the City authority to administer the gravel pit and quarry known as the Northwest Deposit.

Ms. Toffolo advised that the Northwest Deposit is currently being surveyed to transfer the land to the City. She noted that until the lands are transferred to the City, an agreement is needed to enable the City to issue Quarry Permits.

Motion PD 23-06

Moved by: Deputy Mayor Sheppard

Seconded by: Councillor Nattaq

Committee recommends that Council give First Reading to the Quarry Administration Agreement By-law in Attachment 2 to enter into a Quarry Administration Agreement with the Government of Nunavut for the Northwest Deposit areas as shown in Attachment 1.

Unanimously Carried

Deputy Mayor Sheppard noted that the City has difficulty collecting revenue from extraction of granular resources and asked what procedure was in place to ensure that money is collected to pay the royalty fee to the Government of Nunavut.

Michelle Armstrong, Planning Contractor, Northern Futures, explained that the Public Works and Engineering Departments are working on a draft Quarry Management and Restoration Plan, which will help manage the new Northwest Deposit and current extraction areas in the North 40. She noted that the plan will outline the requirements of a Quarry Permit, including the process and collection of fees.

Councillor Nattaq noted that the Northwest Deposit area includes a trail to access the lake to fish for char.

Councillor Stevenson noted that the existing road goes to the tip of the Northwest Deposit and asked if there was any intention to extend the road, and if so, who would be responsible to do so.

Ms. Armstrong understood that extraction this summer would take place in Deposit Area 1. She explained that the Quarry Management and Restoration Plan would include extension of the road to Deposit Areas 2 and 3, which would take place in the future. She could not advise who would be responsible to extend the road. Ms. Armstrong did advise that the Quarry Permit includes calculation for fees for road construction and maintenance, royalty, restoration and administration.

Councillor Stevenson noted that the Northwest Deposit would be transferred to the City in 2024, and asked if there was a discussion to waive the royalty fee.

Ms. Armstrong advised that staff did not ask Community and Government Services to waive the royalty fee, but staff could make the request.

Councillor Nattaq noted that ATVs use the road to access the lake in the Northwest Deposit and asked if ATVs would be able to continue using the road.

Sumon Ghosh, Director of Engineering and Capital Planning, advised that it was difficult to monitor interruptions for ATV use, but every effort would be made to ensure that ATVs would have access to the road.

Councillor Stevenson commented that there are fences to protect water sources from vehicle activities. He felt that it was important for Iqalummiut to be able to safely access the land using the road to the Northwest Deposit when large trucks are on the road. He suggested that a fulsome discussion take place at a future meeting to ensure that there is shared usage of the road and large rocks are not blocking accesses.

Mr. Ghosh provided an explanation regarding fees and advised that there is no scale at the Northwest Deposit. When using granular resources from the Northwest Deposit, a tally of the number of trucks based on an estimated amount of tonnage is used to calculate the fee. He noted that this was not an accurate way to measure, but it is a solution because there is no scale.

c) Request for Decision – Zoning By-law Amendment Application ZBA 23-001 – Lots 505 and 506, Plan 914 (Core Area)

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision for a Zoning By-law Amendment Application ZBA 23-001 for Lots 505 and 506, Plan 914 in the Core Area to permit the development of a 4-storey, 31 unit apartment building.

Ms. Toffolo advised that the lots would be rezoned from Central Business Zone to High Density Residential Zone, Special Exception Zone 3, which would allow for a residential building only. She noted that the amendment would reduce the front yard setback, minimum lot frontage and minimum lot area. It would also increase the maximum density permitted on the lot.

Motion PD 23-07

Moved by: Deputy Mayor Sheppard

Seconded by: Mayor Awa

Committee recommends that Council:

1. Give First Reading to the By-law to amend Zoning By-law No. 899 to rezone Lots 505 and 506, Plan 914 from Central Business Zone (B1[h16]) to High Density Residential, Special Exception Zone 3 (R3(3)).
2. Direct staff to give Public Notice for a Public Hearing on a date to be determined by staff.

Unanimously Defeated

Councillor Stevenson expressed concern with developing larger buildings in small spaces. He was concerned about increasing the maximum density without first knowing the number of bedrooms in the 31 units. He understood that this information would not be known until the Development Permit Application was presented to the Committee.

Ms. Toffolo advised that the developer provided a standard floor layout for the units, which is not binding. She did note that the developer is proposing a mix of one- and two-bedroom units, as shown in Attachment 2.

Councillor Stevenson expressed concern that the proposal is not binding and does not provide for any outdoor storage. He also noted that a mix of three- and four-bedroom apartments are needed to meet the needs of the city.

Councillor Stevenson pointed out that General Plan and Zoning Plan amendments are being proposed, while the process of reviewing, changing and updating both documents is being carried out. He further expressed concern that the minimum parking requirements are not sufficient and do not meet the needs of the community.

Councillor Nattaq also expressed concern regarding the proposal, as the floor plans and parking are not binding.

Deputy Mayor Sheppard expressed concern that commercial space is being removed for more residential space. He noted that increasing residential space is important, but commercial space is also important for the business community.

Deputy Mayor Sheppard noted that approving one- and two-bedroom units does not meet the housing continuum needed in the city. He felt that Zoning Plan amendments should provide for housing continuum to meet the needs of the city.

d) Request for Decision – Development Permit Application DP 23-004 and Request for Variance – Lot 21, Block 242, Plan 4716 (Joamie Court)

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision for Development Permit Application DP 23-004 and Request for Variance for Lot 21, Block 242, Plan 4716 in Joamie Court to construct a 3-storey duplex. She advised that the lower unit would have two floors and six bedrooms and the upper floor would have one floor and three bedrooms. Ms. Toffolo explained that a variance was

required to reduce the minimum allowable lot frontage for a duplex from 18 metres to 14.5 metres.

Ms. Toffolo noted that Lot 21 is subject to the construction deadline extension for Joamie Court. The applicant is aware of the holding tank condition and will adjust the construction and occupancy timeline to align with when the condition will be lifted.

Motion PD 23-08

Moved by: Mayor Awa

Seconded by: Deputy Mayor Sheppard

Committee recommends that Council approve:

1. Development Permit Application DP 23-004 for Lot 21, Block 242, Plan 4716 to permit the development of a duplex, subject to the City's standard conditions, the special conditions in Attachment 1, and in accordance with the plans in Attachment 3.
2. Variance to Section 8.5 of Zoning By-law No. 899 to reduce the minimum lot frontage for a duplex from 18 metres to 14.5 metres.

For – Awa, Amarapala, Curley, Nattaq, Sheppard

Opposed – Stevenson

Carried

e) Request for Decision – Development Permit Application DP 22-046 – Lot 1, Block 247, Plan 4860

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision for Development Permit Application DP 22-046, Lot 1, Block 247, Plan 4860 to construct a 3,000 m² Nunavut Recovery Centre for addiction and trauma treatment north of Toonik Pond.

Ms. Toffolo advised that the applicant is proposing to:

- Construct a 250-metre road to access the site
 - Constructed to municipal standard
 - Turned over to the City upon completion
- Installing four new access vaults
- Extend utilidor to the site

Ms. Toffolo explained that a Development Agreement would be required as a condition of approval to establish the City's requirements for the off-site work.

Motion PD 23-09

Moved by: Deputy Mayor Sheppard

Seconded by: Councillor Stevenson

Committee recommends that Council approve Development Permit DP 22-046 for Lot 1, Block 247, Plan 4860 to permit the development of a recovery centre, subject to the City's standard conditions, the attached special conditions, and in accordance with the plans in Attachment 3.

Unanimously Carried

Deputy Mayor Sheppard noted that there is an important snowmobile trail in the area and rerouting the trail would have to be considered as the area is developed. He asked if a special condition could be added to the Development Permit to ensure that the existing trail is not obstructed during the construction of the facility.

Ms. Toffolo advised that the request regarding the snowmobile trail can be added to the Development Permit special conditions.

Councillor Stevenson noted that currently, the snowmobile trail goes from the right side of the lake, crosses the proposed road and goes through the proposed property. He noted that the snowmobile trail would have to be rerouted around the proposed property. He reminded staff that the trails need to be protected for road crossing.

Councillor Stevenson asked if the snowmobile trail should be shown on the survey drawing to ensure that the trail remains, as it is an access to the land.

Ms. Toffolo explained that a revised plan identifying the snowmobile trail can be included as a condition of the Development Permit.

Councillor Nattaq agreed with Councillor Stevenson's comments regarding the snowmobile trail.

Councillor Stevenson commented that he is pleased that the project is progressing, as the Nunavut Recovery Centre is a needed facility in the community.

f) Request for Decision – Development Permit Application DP 22-045 – Lot 26, Block 240, Plan 4637 (North 40)

Kadence Bunke, Planning Contractor, Northern Futures, presented a Request for Decision for Development Permit Application DP 22-045 on Lot 26, Block 240, Plan 4637 to develop a 1,900 m² two-storey aircraft hangar facility at the north end of the airport property, which will support Transport Canada's National Aerial Surveillance Program.

Ms. Bunke advised that the building would contain space for aircraft storage and maintenance, storage, ground operations and offices.

Motion PD 23-10

Moved by: Deputy Mayor Sheppard

Seconded by: Councillor Stevenson

Committee recommends that Council approve Development Permit Application DP 22-045 for Lot 26, Block 240, Plan 4637 to permit the development of an aircraft hangar facility, subject to the City's standard conditions, the special conditions in Attachment 1, and in accordance with the plans in Attachment 3.

Unanimously Carried

g) Request for Decision – Survey Sketch Application SK 22-008, Development Permit Application DP 23-003 and Request for Variance – Lots 1 and 2, Block 62, Plan 2722

Deputy Mayor Sheppard declared a conflict of interest.

Kadence Bunke, Planning Contractor, Northern Futures, presented a Request for Decision for Survey Sketch Application SK 22-008, Development Permit Application DP 23-003 and Request for Variance for Lots 1 and 2, Block 62, Plan 2722. She explained that the fuel tank was replaced and was mistakenly installed on the lot line.

Ms. Bunke advised that the variance was required to permit the location of an already installed fuel tank that replaced the original fuel tank on the side yard. The building location does not allow the installation of the fuel tank behind or beside the building.

Ms. Bunke explained that the survey would enlarge Lot 1 to include the existing fuel tank.

Motion PD 23-11

Moved by: Councillor Stevenson

Seconded by: Mayor Awa

Committee recommends that Council approve:

1. Survey Sketch SK 22-008 to adjust the lot line between Lots 1 and 2, Block 62, Plan 2722 to accommodate a fuel tank, as shown in Attachment 3.
2. Development Permit Application DP 23-003 to permit a fuel tank on revised Lot 1, Block 62, Plan 2722, as shown as "Parcel A" on Survey Sketch SK 22-008, subject to the City's standard conditions and the special conditions of approval.
3. Variance to Section 4.1 (a) of Zoning By-law No. 899 to allow an accessory structure (fuel tank) in the exterior side yard in the B1 Zone.

Unanimously Carried

Councillor Stevenson asked if the applicant could be requested to make the tank less visible from the road by installing a privacy fence.

Ms. Bunke explained that the fuel tank is classified as a small building or structure and does not apply to the beautification of the Core Area Design Guidelines. She advised that the request could be proposed to the applicant.

It was agreed that staff request the applicant to install a privacy fence around the fuel tank.

Councillor Tilley advised that Mayor Awa was no longer present via teleconference and was not included in the vote.

6. **IN CAMERA SESSION**

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

7. **ADJOURNMENT**

Motion PD 23-12

Moved by: Councillor Stevenson

Seconded by: Deputy Mayor Sheppard


Committee adjourns at 6:59 p.m.

Unanimously Carried





Samuel Tilley
Vice Chair



Tammy Ernst-Doiron
City Clerk

Approved by City Council on the 28th day of February 2023.

