

**CITY OF IQALUIT
CITY COUNCIL MEETING #03
FEBRUARY 25, 2025 at 6:00 p.m.
CITY COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

Mayor Solomon Awa
Deputy Mayor Kimberly Smith
Alternate Deputy Mayor Harry Flaherty
Councillor Methusalah Kunuk
Councillor Kyle Sheppard
Councillor Romeyn Stevenson

ABSENT

Councillor Amber Aglukark
Councillor Simon Nattaq
Councillor Samuel Tilley

PRESENT FROM ADMINISTRATION

Steve England, Chief Administrative Officer
Brianna Longworth, City Clerk
Katrina Sarmiento, Deputy City Clerk
Mathew Dodds, Director of Planning and Development
Steven Allen, Chief Enforcement Officer
Maiya Twerdin, Planning and Development Clerk
Peter Tumilty, Senior Executive Director of Corporate and Financial Services
Bill Williams, Senior Executive Director of Municipal Infrastructure and Planning
Rod Mugford, Senior Executive Director of Operations and Protective Services
Geoffrey Byrne, Economic Development Officer
Reiko Kobayashi, City Planner
Riel Brouillette, City Planner

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 #25-37

Moved by: Deputy Mayor Smith
Seconded by: Councillor Sheppard

Adoption of agenda as presented.

Unanimously Carried

1. MINUTES

a) Public Hearing #01 Minutes dated February 11, 2025

Motion #25-38

Moved by: Councillor Kunuk
Seconded by: Deputy Mayor Smith

Public Hearing #01 Minutes dated February 11, 2025.

Unanimously Carried

b) City Council Meeting #02 Minutes dated February 11, 2025

Motion #25-39

Moved by: Deputy Mayor Smith
Seconded by: Councillor Kunuk

City Council Meeting #02 Minutes dated February 11, 2025.

Unanimously Carried

2. DECLARATION OF INTEREST

Alternate Deputy Mayor Flaherty, Councillor Sheppard and Councillor Stevenson declared a conflict of interest regarding:

9. NEW BUSINESS

- b) Request for Decision – Development Permit Application DP 24-051 –
Approval of Blasting and Site Works

3. DELEGATIONS

None

4. AWARDS AND RECOGNITIONS

None

5. STATEMENTS

None

6. **DEFERRED BUSINESS AND TABLED ITEMS**

None

7. **BY-LAWS**

a) **First Reading of By-law(s)**

None

b) **Second Reading of By-law(s)**

None

c) **Third Reading of By-law(s)**

None

8. **OLD BUSINESS**

None

9. **NEW BUSINESS**

a) **Application for Livery License – Shuttle Bus Service in Iqaluit**

Steven Allen, Chief Enforcement Officer, presented an Application for a Livery License for IQ Transit to operate a shuttle bus service in Iqaluit. He noted that the applicant, Jacinto Marques, was in attendance to answer questions.

Councillor Stevenson commented that there was a need for an alternate form of transportation in Iqaluit. He asked the next step in the process.

Mr. Allen explained that if approved by Council, the owner would have to apply and meet all the requirements to receive a Livery License to operate a shuttle bus.

Deputy Mayor Smith asked the frequency and length of time to complete a run with all the indicated stops.

Mr. Marques advised that it would take approximately 45 minutes to complete all the stops from Apex to the airport. The shuttle bus would operate from 7:00 a.m. to 8:00 p.m. weekdays and on Saturdays from 8:00 a.m. to 5:00 p.m.

Deputy Mayor Smith asked if signage would be erected at the shuttle stop locations.

Steve England, Chief Administrative Officer, advised that signage would be discussed when the application was in the final stages.

Councillor Kunuk inquired about the number of shuttle buses that would be operating.

Mr. Marques explained that one shuttle bus would be used at the beginning, and based on the success, a second shuttle bus may be added in the summer.

Motion #25-40

Moved by: Deputy Mayor Smith

Seconded by: Councillor Stevenson

Council approves a Livery License for IQ Transit to operate a shuttle bus service in Iqaluit.

Unanimously Carried

Councillor Sheppard asked for clarification on the motion.

Mr. England explained that the normal process was to have the Taxi Review Committee review the request, but due to the timeline, the application was presented directly to Council.

b) Request for Decision – Development Permit Application DP 24-051 – Approval of Blasting and Site Works

Alternate Deputy Mayor Flaherty, Councillor Sheppard and Councillor Stevenson declared a conflict of interest. As there was no quorum, this item was deferred.

c) Request for Decision – Development Permit Application DP 24-056 – Astro Hill Suites – Approval of Development Permit, Request for Variance and Survey Sketch SK 25-002 for Lot 4-2-2, Plan 617

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for Development Permit Application DP 24-056 for Astro Hill Suites for approval of a Development Permit, Request for Variance and Survey Sketch SK 25-002 for Lot 4-2-2, Plan 617. Mr. Dodds noted that the proposed development was a 6-storey hotel with 85 rooms and amenity spaces at grade, with a basement level for mechanical space.

Councillor Sheppard asked if consideration was given to accessing the post office along the southern side.

Mr. Dodds noted that staff reviewed all the lots and instruments and determined there was an existing easement on the southern side that would be included in the Survey Sketch, and an additional easement on the northern side, which would provide continued access through the Ring Road.

Councillor Sheppard asked if there was any way to formalize continued access to the post office.

Mr. Dodds advised that an easement would be included in the Sketch Plan. He suggested that if Council desired, the motion could include a clause that there would be continued access to the post office.

Alternate Deputy Mayor Flaherty expressed concern regarding the following:

- Access road for emergency vehicles
- Can Council receive a copy of the Traffic Impact Study?
- There are no major modifications to the road infrastructure. Should this be carried out by the City or the applicant's transportation engineer?
- Variance to reduce rear yard setback from eight metres to two metres
- Water and sewer infrastructure

Mr. Dodds provided the following information:

- Transportation Study was completed by a qualified engineer, which was reviewed and approved by the Engineering Department
- Staff considered emergency vehicle access, and an option is that the City has a key to the gate at the south of the lot to open a secondary access even though it is on private property
- Parking requirements based on the Zoning By-law
 - Staff reviewed all the uses in Astro Hill and calculated the parking requirements for each to ensure that the Master Plan included parking stalls for all of the uses
- Developer has been advised that they are responsible for the cost to connect to the water and sewer upgrades

Councillor Stevenson posed the following questions, which Mr. Dodds answered:

- Walkways - method used to delineate the walkways
 - Parking rails are used to delineate the trails
 - Guard rail along the south side
 - Parking rails on the north side of the building
- Method/responsibility of snow removal on walkways/trails
 - Walkways/trails are on private property, and it is understood that Nunastar Properties Inc. would be responsible for snow removal on the various transportation links including pedestrian infrastructure
- When will the Astro Hill Lookout building on the north end be constructed?
 - Civil works for Astro Hill Lookout have been completed and construction will commence this year
- Master Plan shows vehicles from the bridge to Queen Elizabeth Way and asked why the road is not opened and becoming a throughway now versus at the end of the entire development
 - Master Plan is an artistic rendering, which show vehicles
 - Developer can confirm whether they will open the road long term

- Using the Master Plan, indicated the location of the municipal road, which will be used for the water and sewer redesign
- Survey Sketch access easement location
 - New easement is being proposed as shown with red lines
- Can Council have access to review the Traffic Impact Study?
 - Traffic Impact Study is a large document and difficult to translate
 - Councillors are able to review the document
- Gate that permits access in the event of an emergency – where is the gate located on the Survey Sketch?
- There is no parking availability now at the complex and expressed concern regarding parking and the new development.
 - Hotel parking demand surveys were carried out by parking consultants last year
 - Survey found that there was less demand for parking than the provided number of parking stalls

Motion #25-41

Moved by: Councillor Sheppard

Seconded by: Deputy Mayor Smith

Council approves:

1. Development Permit Application DP 24-056 for Lot 4-2-2, Plan 617, to permit the development of a hotel, subject to the Special Conditions, the City's Standard Conditions, and in accordance with the plans referenced in Section 2.
2. Survey Sketch SK 25-002.
3. Variance to Section 11.7 of Zoning By-law No. 899, to reduce the required rear yard setback for Buildings 358 and 359 of Lot "B" to 2 metres.

Unanimously Carried

d) Selection of Street Name for Recovery Centre Project – Akausigiavik Road – Verbal

Maiya Twerdin, Planning and Development Clerk, noted that the new recovery centre, Aqqusariaq, was currently being constructed along with a new road to access the facility. She explained that in 2024, Council proposed two street names and online submissions by residents were also received. The top three names were presented at the Elder's Qammaq to select one of the names presented.

Ms. Twerdin explained that the elders wanted a unique and symbolic name that would show a sense of ownership and care for the community. The elders held discussions and suggested that the road name should be similar to the facility name. They suggested Akausigiavik Road, which when translated means "To Feel Better Road".

Councillor Sheppard suggested that the Elder's Qammaq be asked to provide future road names and make a recommendation, which would be a way to involve elders in the community.

Motion #25-42

Moved by: Councillor Sheppard

Seconded by: Deputy Mayor Smith

Council recommends Akausigiavik Road, meaning "to feel better", as the road name to the Nunavut Recovery Centre.

For – Smith, Stevenson, Sheppard, Flaherty

Opposed – Kunuk

Carried

**e) Request for Decision – Federation of Canadian Municipalities (FCM)
Annual Conference and Trade Show May 29 to June 1, 2025 – Ottawa,
Ontario**

Mayor Awa presented a Request for Decision for two councillors to attend the Federation of Canadian Municipalities (FCM) Annual Conference and Trade Show from May 29 to June 1, 2025 in Ottawa, Ontario.

Councillor Sheppard inquired whether staff were able to attend the event. He indicated that he was interested in attending.

Steve England, Chief Administrative Officer, noted that the Canadian Association of Municipal Administrators (CAMA) holds an annual conference, and staff would be attending this year.

Alternate Deputy Mayor Flaherty indicated that he was interested in attending the event.

Councillor Stevenson indicated that he supported both Councillor Sheppard and Alternate Deputy Mayor Flaherty attending. He indicated that he would be available as an alternate.

Councillor Kunuk indicated that he would be available as an alternate.

Mayor Awa advised that Councillor Aglukark indicated that she would be interested in attending.

Motion #25-43

Moved by: Deputy Mayor Smith

Seconded by: Alternate Deputy Mayor Flaherty

Council appoints Alternate Deputy Mayor Flaherty, Councillor Sheppard, Councillor Aglukark and Councillor Kunuk to attend the Federation of Canadian Municipalities (FCM) Annual Conference and Trade Show from May 29 to June 1, 2025 in Ottawa, Ontario, and further, that Councillor Stevenson is appointed as an alternate.

Unanimously Carried

f) Discussion Item – Billing and Collections Policy

Peter Tumilty, Senior Executive Director of Corporate and Financial Services, presented a Draft Billing and Collections Policy for discussion and feedback. The following are the highlights of his presentation:

- Administrative Policy or by-law
- Incorporate some principles
- Willing to work with residents to find mutual arrangement for payment of outstanding debts for service fees and property taxes without creating a financial hardship
- Reviewed who is responsible for implementing and collection of outstanding monies
- Staff must adhere to various legislation and follow acts, by-laws and policies when collecting outstanding debts
- Billing and Invoicing
 - Property taxes are billed twice a year – interim and final installments
 - Water and Sewer Fees are billed based on the by-law
 - Garbage collection is billed monthly
- Payment Terms
 - Standard term – due in 30 days
 - Utility bills are due within 45 days
 - Property tax based on installments and dates are set
 - No discount for early payment
- Repayment Plans
 - Negotiate payment plans and will be flexible on waiving penalties and interest
 - If someone does not adhere to their repayment plan, penalties and interest will be charged.
- Late Payment
 - Penalties – use a tiered system
 - Interest – use simple interest versus compound interest
- Collection Tools and Processes
 - Reviewed standard collection methods as a reminder of outstanding debts
 - Reviewed collection methods if reminders do not work to receive payment on outstanding debts
 - Property transferred – all outstanding debts must be paid prior to a certificate being issued

Councillor Sheppard made the following comments:

- Use different structure for interest and eliminate compound interest
- Collections
 - Staff need structure and tools to collect outstanding debts
- Feels any debt owing at the end of the year should be added to property taxes
 - Share tenant account information with property owner
 - Outstanding monies by tenants would be added to the property owner's property taxes
- Work with residents to create payment plans and be flexible
 - Tools are needed if the payment plans do not work out
- Twelve months after the arrears are published publicly and not paid, the court process should be started

Deputy Mayor Smith commented that in the past, there had been unpayable debts and this cannot happen again. She felt there has to be a reasonable way to collect outstanding debts.

Councillor Kunuk spoke about bills received by mail and not having sufficient time to pay. He suggested that bills could be sent electronically to give residents more time to pay.

Alternate Deputy Mayor Flaherty commented that processes must be in place for staff to do their jobs adequately and enforce the policy. He felt the draft policy should have a legal review.

Councillor Sheppard commented that a draft policy would have an effective date that would be used going forward and would not be used for previous outstanding debts.

Councillor Sheppard suggested that staff work on historical outstanding debts to determine what can be collected and those that cannot, would fall under the Debt Forgiveness By-law.

Mr. Tumilty made the following comments:

- Staff has the option for electronic billing for utilities and property taxes
- Staff have to work on consistent billing cycles, especially for utilities
 - Utilities are manually read, and scheduling and staff capacity impacts the ability to issue bills on a regular basis
- May be options to set historic outstanding debts at a reasonable amount that could be collected

Councillor Sheppard expressed concern that City employees should have the same opportunity for payment of outstanding debts and should be treated as equally and fairly as other residents.

Mr. Tumilty explained that City employees would be treated fairly and would have the opportunity to negotiate a repayment plan, as well as paying monthly or having the

payment deducted from their pay. He noted that staff were aware that they were not permitted to take pay deductions without an employee's consent.

g) Discussion Item – Draft Terms of Reference for Governance and Priorities Committee

Steve England, Chief Administrative Officer, presented the Draft Terms of Reference for the Governance and Priorities Committee to obtain feedback from Council.

Councillor Sheppard indicated that he was in favour of the Draft Terms of Reference as presented.

Deputy Mayor Smith asked if a final Terms of Reference would be presented to Council, at which time members would be selected.

Mr. England advised that if Council agreed, the Chair and members could be selected this evening, and the Terms of Reference would be reviewed by the committee with a recommendation to Council.

Councillor Sheppard suggested that selection of committee members should be carried out at a future meeting when more councillors were present, in order to give everyone an opportunity to express their interest in sitting on the committee.

Mr. England indicated that the matter would be placed on the next Council agenda to select the Chair and committee members.

10. COMMITTEE REPORTS

None

11. CORRESPONDENCE

- a) Inuit Heritage Trust - Application: "Archaeology Impact Assessment of the Alternative Site Location for the Nunavut Inuit Heritage Centre" for two days between June 21 and August 21, 2025, Lesley Howse, Director of Archaeology at Inuit Heritage Trust**

Motion #25-44

Moved by: Deputy Mayor Smith
Seconded by: Councillor Sheppard

Inuit Heritage Trust - Application: "Archaeology Impact Assessment of the Alternative Site Location for the Nunavut Inuit Heritage Centre" for two days between June 21 and August 21, 2025, Lesley Howse, Director of Archaeology at Inuit Heritage Trust.

Unanimously Carried

12. IN CAMERA SESSION

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

13. ADJOURNMENT

Motion #25-45

Moved by: Deputy Mayor Smith
Seconded by: Councillor Sheppard

Council adjourns at 7:44 p.m.

Unanimously Carried



Mayor Solomon Awa
Chair

Brianna Longworth
City Clerk

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

