

**MINUTES
CITY OF IQALUIT
PLANNING AND DEVELOPMENT
COMMITTEE OF THE WHOLE MEETING #08
NOVEMBER 18, 2025 at 6:00 p.m.
CITY COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

Alternate Deputy Mayor Harry Flaherty, Chair
Mayor Solomon Awa
Councillor Methusalah Kunuk
Councillor Simon Nattaq
Councillor Kyle Sheppard
Councillor Romeyn Stevenson
Councillor Samuel Tilley

ABSENT

Deputy Mayor Kimberly Smith
Councillor Amber Aglukark

PRESENT FROM ADMINISTRATION

Steve England, Chief Administrative Officer
Brianna Longworth, City Clerk
Katrina Sarmiento, Deputy City Clerk
Bill Williams, Senior Executive Director of Municipal Infrastructure and Planning
Mathew Dodds, Director of Planning and Development
Riel Brouillette, City Planner
Geoff Byrne, Communications and Customer Service Manager

Alternate Deputy Mayor Flaherty opened the meeting at 6:03 p.m.

ADOPTION OF AGENDA

Motion PD 25-55

Moved by: Councillor Stevenson
Seconded by: Councillor Tilley

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) Request for Decision – Development Permit Application DP 25-021 –
Mattaaq Crescent 12-Plex – Approval of Development Permit and
Request for Variance for Lot 43, Plan 674 and Lot 8, Block 91, Plan 2917**

Riel Brouillette, City Planner, presented a Request for Decision for Development Permit Application DP 25-021 and Request for Variance for Lot 43, Plan 674 and Lot 8, Block 91, Plan 2917 for a 12-Plex on Mattaaq Crescent.

Mr. Brouillette advised the following:

- On November 17, 2025, staff received a petition with 89 signatures opposing the proposed development.
- Petition did not mention the variance
- Petition was opposing the development in general
- Staff was advised that Council would receive a letter from the signatories

Councillor Sheppard made the following comments/question, which Mr. Brouillette answered:

- Understands there is opposition from the properties adjacent to the proposed development
- Proposal is being presented to committee for approval due to the increase in density
- Would a Request for Variance be required if the development was for a 10-plex unit?
 - A 10-plex unit would not require a Request for Variance and would be supported under Zoning By-law No. 899 and General Plan By-law No. 898.
- Supports densification in the Core Area, especially when the same structure with two less units can be constructed with no Request for Variance
- Concerns regarding the snowmobile trail in the area can be protected by an easement and included in conditions

- If approval is not granted for the Request for Variance, the proponent will amend the plan and submit a plan for a 10-unit development, which will be approved based on Zoning By-law No. 899 and General Plan By-law No. 898.
- Committee must decide if they want a 12-plex or 10-plex unit on the site

Councillor Nattaq made the following comments:

- Have heard from residents that they want the snowmobile trail to remain
- Was advised in the past that the snowmobile trail would remain as it has been used for many years
- Residents travelling in the direction to Crazy Lake have always used the snowmobile trails in the city

Alternate Deputy Mayor Flaherty made the following comment:

- Snowmobile trails that are not shown on maps have been traditionally known as snowmobile trails within the city

Councillor Stevenson made the following comments/questions, which Mr. Brouillette answered:

- There are no three-bedroom units in the development.
- If there were three-bedroom units in the development, the Request for Variance would not be required.
- Did staff present Council's desire that three-bedroom units be included in large developments?
 - Three-bedroom units were discussed with the developer
 - Previous plan was 15 units with a lower amount of two-bedroom units
 - Proposal for 12 units has more two-bedroom units
- Proposed development only includes five parking spaces. Does the developer intend to access the City's lot, which is the adjacent property, to provide parking spaces?
 - Development in the Core Area provides for one parking space for every three units
 - There is a requirement for an accessible parking space.
 - Developer is providing six parking spaces
- Did the developer consider accessibility of the building? The upper floors can only be accessed by stairs, but the layout would enable the units to be accessible.
 - Accessibility of the upper floors was not discussed with the developer
- It appears that two lots have been combined into one lot. When did the amalgamation of the lots take place?
 - The two lots have not been formally amalgamated into one lot.
 - Lots are adjacent and owned by the same developer
- In the past, developers have indicated that the snowmobile trails will be protected and in some instances, they were not and there has been no provision for recourse. What provisions have been included to ensure the protection/integrity of the snowmobile trail?
 - Protection of the snowmobile trail will have to be discussed with the developer

- Snowmobile trail that lies within the drainage easement cannot be altered
 - The other snowmobile trail runs behind the church and does not go through the proposed development lots.
- Indicated that two-bedroom units will not provide additional space for families
 - Two-bedroom units could still lead to overcrowding
 - Staff indicated to the developer that three-bedroom units were needed, but there is no regulatory ability to enforce
- Five or six parking spaces fall within the planning requirements, however, it will not be sufficient
 - Parking requirements are based on the Canada Mortgage and Housing Corporation (CMHC) Housing Accelerator Fund
- Is there an access to the lot that is close to the church?
 - There is a lot near the church that would have been landlocked, however, there is a drainage easement on the lot.

Councillor Kunuk asked the following question, which Mr. Brouillette answered:

- Will the house on the lot be demolished?
 - The single-family home will be demolished to make room for the proposed development.
- How will the land be accessed?
 - Once the single-family home is demolished, Mattaaq Crescent will be used to access the development.
- Has consideration been given to the safety aspect of accessing the property in relation to emergency vehicles?
 - Emergency vehicles can access the building using the road access from Mattaaq Crescent and through the parking area to the front entrance of the building

Mayor Awa made the following comments, to which Mr. Brouillette replied:

- There appears to be a discrepancy between Attachment 1 and Attachment 5 in relation to the snowmobile trails. Attachment 5 – Trails – it appears that the proposed development includes the snowmobile access.
 - Attachment 5 – Trails include the drainage easement in the undisturbed tundra, which is next to the municipal parking lot
 - There are snowmobile trails on opposite sides of the undisturbed tundra, which are part of the drainage easement.
 - Developer is not permitted to build on the drainage easement as a condition of the lot
- Attachment 1 includes wording regarding snowmobiles
 - Mathew Dodds, Director of Planning and Development, explained the differences between the Attachments
 - Attachment 1 shows only the lot and not the location of the building
 - Attachment 5 shows the location of the building on the lot
 - Attachment 4 shows the plan for the building, parking and storage unit on the lot

- There is no proposed development on the undisturbed tundra.
- Attachment 5 shows trails, and staff were not able to confirm if they are utilized by snowmobiles
- Trails that intersect the lot are protected by the drainage easement
- Attachment 1 text does not include any designated snowmobile trails

Councillor Sheppard asked the following question, which Mathew Dodds, Director of Planning and Development, answered:

- If the Request for Decision is denied and the developer changes the proposal to a 10-plex, which then meets the by-laws and will be approved by staff, is there any basis that the City can reject the proposal, which will survive an appeal?
 - If an appeal is received, it will be forwarded to the Development Appeal Board to make a decision.
 - If the development conforms to the by-law and Council reviewed all the relevant information, there would be no provision for an appeal.
 - Ultimately, the Development Appeal Board would make the final decision.

Councillor Kunuk made the following comment, to which Mr. Dodds replied.

- The discrepancy between the attachments makes it appear that decisions have already been made.
 - There is no discrepancy between the attachments.
 - Reiterated that Attachment 1 shows the lot only
 - Attachment 3 - 3D Renderings of the proposed development
 - Attachment 4 – Site Plans
 - Location of the building
 - Parking
 - Access to the lot once developed
 - Attachment 5 – Trails Map
 - Observed existing trails
 - Location of the proposed building in respect to the trails
- Concern that the plan was made prior to Council's decision being made

Councillor Sheppard made the following comments:

- Explained that the documents provided in the Request for Decision are part of the process required by the developer
- Council is not consulted on the location of the building on the lot
- Staff reviews the proposal to ensure it meets the by-laws prior to being presented to the committee

Steve England, Chief Administrative Officer, made the following comments:

- Petition was received on November 17, which did not meet the deadline to include in the agenda package
- Staff requires sufficient time to review the petition to provide comments to the committee

- Committee also has the option to defer the Request for Decision back to staff

Motion PD 25-56

Moved by: Councillor Stevenson

Seconded by: Mayor Awa

Committee defers the matter of Development Permit Application 25-021 and Request for Variance for Lot 43, Plan 674 and Lot 8, Block 91, Plan 2917 back to staff to allow time to review the petition.

For – Stevenson and Awa

Opposed – Tilley, Sheppard, Kunuk and Nattaq

Defeated

*Note: Member on prevailing side later initiated reconsideration.

Councillor Sheppard asked the following question, which Mr. Dodds answered:

- Are any of the concerns raised in the petition related to the Request for Variance?
 - Petition cites proximity to nearby snowmobile trails, which are used by snowmobiles and students at Inuksuk High School and Nunavut Arctic College
- Are the concerns in the petition related to the building, which fully meets the by-laws?
 - Petition opposes the development
 - Does not oppose the Request for Variance

Following the vote, Councillor Sheppard indicated that he felt the developer required direction, as the proposed development could be changed to a 10-plex unit and approved by staff based on the by-laws.

Motion PD 25-57

Moved by: Councillor Sheppard

Seconded by: Councillor Tilley

Committee recommends Council approve:

1. Development Permit Application 25-021 as per the plans in Attachment 4 and with the Special Conditions in Attachment 2.
2. Request for Variance to permit an increased density for Development Permit 25-021 resulting in 82 dwelling units per net hectare.

For – Tilley and Sheppard

Opposed – Kunuk, Nattaq, Stevenson and Awa

Defeated

Councillor Sheppard asked if the previous motion to defer back to staff could be reconsidered.

Councillor Stevenson agreed to reconsider the motion to defer back to staff.

Mayor Awa also agreed to reconsider the motion to defer back to staff.

Motion PD 25-58

Moved by: Councillor Sheppard

Seconded by:

Committee reconsiders Motion PD 25-56 to defer the matter of Development Permit Application 25-021 and Request for Variance for Lot 43, Plan 674 and Lot 8, Block 91, Plan 2917 back to staff to allow time to review the petition.

Adopted

*Procedural note: Reconsideration was taken up without a vote on whether to reconsider. Assembly proceeded as if motion to reconsider was adopted.

Brianna Longworth, City Clerk, advised that Motion PD 25-56 was now on the floor for comment and debate.

Motion PD 25-56 (Reconsidered)

Moved by: Councillor Stevenson

Seconded by: Mayor Awa

Committee defers the matter of Development Permit Application 25-021 and Request for Variance for Lot 43, Plan 674 and Lot 8, Block 91, Plan 2917 back to staff to allow time to review the petition.

For – Stevenson, Sheppard, Kunuk, Nattaq and Awa

Opposed – Tilley

Carried

*Note: Reconsideration of Motion PD 25-56. Taken up following an irregular but unchallenged reconsideration process.

b) Request for Decision – West 40 Subdivision Approval of Lot Disposal Plan

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for the West 40 Subdivision Approval of Lot Disposal Plan.

Motion PD 25-59

Moved by: Councillor Sheppard

Seconded by: Councillor Stevenson

Committee recommends that Council approve:

1. The pricing strategy as proposed, including:
 - a. Using Market Value appraisal as the pricing method;
 - b. Setting an off-site levy for drainage improvements based upon proportionate cost-recovery;
 - c. Setting an off-site levy for cultural amenity improvements at four percent of the lot price; and
 - d. Disallowing installments as an accepted payment method.
2. The lot disposal terms as outlined in Attachments 1, 2 and 3.

Unanimously Carried

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

- With regards to the value of the lots and the decision not to deal with installment payments, could this limit the sale of the lots to companies/individuals who have more capital?
 - Staff are not able to anticipate the expected lot value at this time
 - If approved, a qualified appraiser would be contracted to appraise the lots.
 - Not accepting installment payments may be a barrier for applicants who do not have access to financing or up-front capital
 - Typically, the expensive part of developing bare land is the capital cost.
 - These lots are unimproved and purchasing the lot up-front will be the smallest portion of the project.
- Will these lots cost less than the recently disposed lots in Joamie Court?
 - Joamie Court was priced using cost-recovery, which is a different costing method than the proposed method for the West 40
 - Council prefers using market value for pricing land
 - Joamie Court lots were much more expensive as they have piped service, are located in the Core Area, and have a residential designation
 - Staff spoke to appraisers who advised that there will be fewer buyers because the lots are unimproved, which could result in a lower lot price
- Off-site levies for drainage improvement and division currently estimated at \$747,000, is that between all the lots of the entire development or just the lots in Phase 1?
 - Off-site levies relate to the full subdivision area and not just Phase 1

Councillor Sheppard asked the following questions, which Mr. Dodds answered:

- Can the decision regarding lot pricing be deferred until the appraised values are received?
 - Committee could defer the decision regarding lot pricing until appraised values are received
 - Committee could make a motion based on the recommendation but direct staff to return with a lot pricing chart prior to competition
- Is there an option for eco-tourism lots to be financed with the City and have the industrial land lot payment up-front?

- Land Administration By-law allows Council the option to accept installment payments
- Installment payments could be required for specified lot numbers
- Suggested that the appraised lot values be obtained before making a decision on lot pricing payments
- Suggested that the motion be amended to defer the final decision on the pricing model to allow staff time to obtain lot values so that the committee can make an informed decision

Mayor Awa asked the following question, which Mr. Dodds answered:

- How will the process proceed for the industrial business sector?
 - Based on the proposed staff recommendation, Attachment 1 outlines expected dates with Phase 1 in February 2026
 - If staff are requested to obtain additional information prior to the recommendation being approved, the expected dates will be changed.

Councillor Sheppard made the following comments:

- Registering the development permit conditions on caveat can sometimes create a problem with financing
- Suggested that a legal review be carried out and a recommended draft development agreement be provided prior to the process being finalized, to ensure that the ability to finance is not impacted

Councillor Stevenson made the following comments/questions, which Mr. Dodds answered:

- Important to stay within the dates outlined as there is a possibility for construction in 2026
- Concern about the market value and appraisal; there is an expectation that the appraisal will have a higher value than the cost to develop
- What is the rationale to use market value versus cost-recovery?
 - In 2021, when the Land Administration By-law was amended, Council's preference was to use market value.
 - Specifically for the West 40, market value is the preferred method and recommended by staff because each lot is unique
 - Qualified appraiser could identify the unique characteristics of each lot and price accordingly
 - Using cost-recovery and dividing the cost based on land area could be unfair as there are several lots that are expensive to infill, and the lot cost would be the same price as a graded lot
 - If the cost is higher than the land appraisal, the City would adjust accordingly as the City would never lose money on a subdivision
 - When the Land Administration By-law was amended, it was felt that the City may make money when the margin between market value and cost-recovery was greater
- Attachment 3 outlines the categories, which do not match the titles and colour coding on Attachment 1

- Reviewed the categories and explained the difference in flexible and low risk

Mayor Awa asked made the following comment/question, which Mr. Dodds answered:

- Qikiqtani Inuit Association (QIA) proposed to create housing in the area by Baffin Building Systems. These lands are already occupied by various companies, and will these companies get priority access to the industrial lots in the West 40?
 - There is significant development near the Baffin Building Systems.
 - At the last meeting, the committee reviewed a master plan for the Inuit Owned Lands and there are some lands on Sivumugiaq Street that are currently occupied by some industrial leaseholders.
 - The proposed lot disposal plan does not include that priority access be given to any current industrial leaseholders.
 - Proposed lot disposal plan is based on first-come, first-served basis

Councillor Stevenson asked the following question, which Mr. Dodds answered:

- Asked for clarification on what lots were being displaced by QIA development
 - Development along Sivumugiaq Street is along both sides
 - Initially when the West 40 was discussed, Council indicated that existing industrial users could relocate to the West 40, which would provide additional land for housing
 - Staff is not aware of any industrial company being displaced based on QIA's master plan for development

Alternate Deputy Mayor Flaherty asked the following questions, which Mr. Dodds answered?

- Have any environmental assessments been carried out in the West 40?
 - Reiterated that environment assessments were discussed at the last meeting
- Does the criteria provide any preference to Inuit under the Nunavut Lands Agreement?
 - Proposal does not provide any preference for Nunavut Land Claim beneficiaries
 - This is consistent with the Land Administration By-law.
 - Land Administration By-law includes preference for Inuit for residential lots through ballot draw
 - It is not included in the Land Administration By-law for commercial and industrial lots as they are not subject to ballot draw.

Earlier in the discussion, Councillor Sheppard suggested that the motion be amended to direct staff to return with a lot pricing chart prior to the competition. Councillor Sheppard indicated that he no longer wished to amend the motion.

Councillor Stevenson asked the following question:

- Is it the committee's expectation that Inuit be given preference for lot disposal in the West 40?

Councillor Sheppard made the following comment/question, which Mr. Dodds answered:

- Was in favour of Inuit being given preference for lot disposal in the West 40
- Land Administration By-law does not specifically outline Inuit preference for industrial land
- Does the current by-law provide flexibility or option to include Inuit preference in the proposed method of disposal?
 - This would have to be reviewed with legal counsel before proceeding with preferential disposal.
 - A separate motion would be required to consider amending the Land Administration By-law to include the preference.

6. **IN CAMERA SESSION**

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

7. **ADJOURNMENT**

Motion PD 25-60

Moved by: Councillor Sheppard

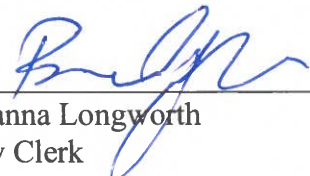
Seconded by: Councillor Stevenson

Committee adjourns at 7:26 p.m.

Unanimously Carried




Alternate Deputy Mayor Harry Flaherty
Chair


Brianna Longworth
City Clerk

Approved by City Council on the 9th day of December 2025.

