

**MINUTES
CITY OF IQALUIT
PLANNING AND DEVELOPMENT
COMMITTEE OF THE WHOLE MEETING #08
NOVEMBER 21, 2024 at 6:00 p.m.
CITY COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

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

ABSENT

Deputy Mayor Kimberly Smith
Councillor Methusalah Kunuk

PRESENT FROM ADMINISTRATION

Steve England, Chief Administrative Officer
Brianna Longworth, City Clerk
Katrina Sarmiento, Deputy City Clerk
Jeanie Eeseemailee, Senior Interpreter/Translator
Bill Williams, Senior Executive Director of Municipal Infrastructure and Planning
Geoffrey Byrne, Economic Development Officer
Mathew Dodds, Director of Planning and Development
Reiko Kobayashi, City Planner
Riel Brouillette, City Planner
Samantha Toffolo, Planning Contractor, Northern Futures – via teleconference

Alternate Deputy Mayor Flaherty opened the meeting at 6:00 p.m.

ADOPTION OF AGENDA

Motion PD 24-62

Moved by: Councillor Tilley
Seconded by: Councillor Aglukark

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) **Q3 2024 Development Activity Report**

Mathew Dodds, Director of Planning and Development, presented the Quarterly Development Activity Report – 2024 for Quarter 3 as an information item.

b) **Memo – Housing Accelerator Fund Progress Report**

Mathew Dodds, Director of Planning and Development, presented the Housing Accelerator Fund Progress Report. The following are highlights of the presentation:

- Housing Accelerator Fund Agreement was signed on December 14, 2023 in the amount of \$8,858,200
- Application included several commitments to increase housing supply
- Targets for approved housing units by December 31, 2026
 - 310 total housing supply – 226 approved to date
 - 208 middle units (row houses) – 170 approved to date
 - 90 other units – 56 approved to date
 - 167 affordable units – 69 approved to date
- Initiative Progress
 - Increased permitted building heights – completed
 - Anticipated completion by spring 2025
 - Reduce parking requirement in Core Area
 - Increase delegated authority and certainty
 - Private land development
 - Climate Data Report and Resiliency Plan – anticipated completion May 2025
- Expenditure
 - Received \$2,214,550 – spent on various items

- \$7 million remaining – minimum of \$2 million will be used for the Nonprofit Housing Fund

Councillor Stevenson asked if there were items that could be completed so an application could be submitted for Round 2 of the Housing Accelerator Fund.

Mr. Dodds advised that a funding application would be submitted in the first quarter of 2025.

Samantha Toffolo, Planning Contractor, Northern Futures, explained that there were ten potential initiatives that could be considered for Round 2. She also noted that some initiatives were discussed at the time of the original submission that could be considered for Round 2, including electronic permitting for Development Permit Applications.

Councillor Tilley asked for an update on the E-Permitting Pilot Project. He felt if e-permitting came into effect, there would be more permits to approve.

Mr. Dodds advised that e-permitting launched on November 15, 2024 and is available for any developer to use. He explained that Round 2 funding would require linking the e-permitting with web mapping and Geographic Information System (GIS).

Mr. Dodds commented that staff feel the application is user friendly for both staff and developers and staff have received the first e-permit application.

Mayor Awa inquired about the number of bedrooms in the housing units.

Mr. Dodds explained that the Contribution Agreement does not specify the number of bedrooms. He advised that staff encourages developers to provide a mix of bedroom units and approvals to date have included a mix of one, two and three-bedroom units.

Mr. Dodds noted the following from the Quarterly Report:

- One-bedroom – 24
- Two-bedroom – 31
- Three-bedroom – 12

c) Request for Decision – Land Acquisition Disposal By-law - Lots 1 and 2, Block 249, Plan 4904

Mathew Dodds, Director of Planning and Development, presented a Request for Decision for Land Acquisition Disposal By-law for Lots 1 and 2, Block 249, Plan 4904. Mr. Dodds clarified that Lot 2 was being acquired and not disposed of. The Request for Decision was for Land Acquisition for Lots 1 and 2 and Land Disposal of Lot 1.

Mr. Dodds made the following comments:

- May 2021 – Survey Sketch 20-014 was approved to correct title issues
 - Enabled future development as the Arctic Winter Games (AWG) Arena was on the same lot with Government of Nunavut school

- Lot 885, Plan 2163 was subdivided into two parcels
 - AWG Arena and school are on two separate lots
- City must acquire Lots 1 and 2 from the Commissioner
 - City will own the land
 - Maintain the lot with the AWG Arena
 - Lease the lot with the school back to the Commissioner

Motion PD 24-63

Moved by: Councillor Sheppard
Seconded by: Councillor Tilley

Committee recommends that Council:

1. Give First and Second Reading to Land Acquisition By-law as drafted in Attachment “C”.
2. Give First and Second Reading to Land Disposal By-law – Lot 1, Block 249, Plan 4904.

Unanimously Carried

d) Request for Decision – Zoning By-law Amendment No. ZBA 24-006 – Approval of Amendment to Residential Parking Minimums in the Core Area

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision for Zoning By-law Amendment ZBA 24-006 to Amend Residential Parking Minimums in the Core Area. Ms. Toffolo explained that the amendment would reduce the parking stalls from one parking stall per two dwelling units to one parking stall per three dwelling units. The visitor parking stall would remain the same, being one parking stall per 15 units.

Ms. Toffolo made the following comments:

- Proposed amendment was identified as Initiative 1 in the Housing Accelerator Fund Application
 - Amendment will support high density development in the Core Area
- Adopted in the City’s Housing Action Plan as a proposed amendment to increase density in the Core Area
 - Approved some variances for development in line with the proposed parking reduction
- Parking Study was carried out and supported one parking stall per three dwelling units
- Parking Study included:
 - Data collection
 - Stakeholder engagement
 - Policy review
 - 33 sites were surveyed across the city

Councillor Stevenson commented that he has often spoke against reduction of parking spaces. He indicated that the parking reduction is tied to the Housing Accelerator Fund and is necessary in order to achieve some of the housing goals. Councillor Stevenson commented on the importance of having sufficient parking spaces in developments and that careful consideration be given to any requests for reduced parking spaces outside the Core Area.

Councillor Stevenson noted that residents have large trucks, which are a necessity for cultural activities and expressed concern that parking spaces are not the correct size for large trucks. He inquired about the definition of a parking space and if the size had been addressed.

Ms. Toffolo explained that the current Zoning By-law includes that parking stalls be a minimum of 2.7 metres long and 6 metres wide, which is generally a larger sized parking stall. She indicated that there are challenges in Iqaluit and options have been discussed for reviewing parking stall orientation and size.

Mayor Awa mentioned that in the north, there are a lot of harvesters, which require parking spaces for snowmobiles, qamutiik and boats. Mayor Awa was not in favour of the request to reduce parking stalls.

Councillor Sheppard pointed out that the proposed reduction in parking stalls is in the downtown core and is not the entire city. He noted that staff were directed to bring the amendment forward as part of the Housing Accelerator Fund Application. He spoke about the importance of approving the amendment.

Councillor Sheppard indicated that the size of the parking stalls needed to be considered based on the size of trucks.

Councillor Nattaq expressed concern regarding the size of parking stalls and the need for space to park snowmobiles, boats and qamutiik.

Councillor Stevenson asked for confirmation that the proposed amendment was for parking in the Core Area for residential units only.

Councillor Stevenson reiterated that he was aware that the proposed amendment was needed for the Housing Accelerator Fund Application. He noted that during the task forces, there was discussion about parking reduction, at which time, he expressed concern regarding the reduction of parking and the need for parking spaces for vehicles, snowmobiles, boats and qamutiik. Councillor Stevenson reiterated once again that parking is an issue and needs to be addressed.

Councillor Stevenson spoke about the importance of enforcing by-laws including parking.

Councillor Stevenson pointed out that a discussion was held to identify a safe parking space in the industrial park for boats and other vehicles, and the need to explore this suggestion further.

Mr. Dodds confirmed that the proposed amendment would only affect the residential dwellings in the Core Area. He noted that in some instances, there are mixed-use buildings, and the parking requirements for commercial would remain unchanged.

Councillor Sheppard commented that in the Core Area, single family dwellings would be replaced with multi-residential units. He noted that there is only a slight reduction in the parking spaces from one parking stall per two units to one parking stall per three units.

Councillor Sheppard pointed out that changes to the General Plan can include community parking lots.

Alternate Deputy Mayor Flaherty pointed out that a Public Hearing would be held relating to the proposed amendment, at which time, residents would have the opportunity to voice their concerns.

Motion PD 24-64

Moved by: Councillor Sheppard
Seconded by: Councillor Tilley

Committee recommends that Council:

1. Give First Reading to the amending by-law to Zoning By-law No. 899 in Attachment 1 to reduce the parking minimum for dwelling units in the Core Area.
2. Direct staff to give public notice for a Public Hearing on a date to be determined by staff.

For – Aglukark, Tilley, Stevenson, Sheppard
Opposed – Nattaq, Awa
Carried

e) Request for Decision – Draft General Plan and Zoning By-law

Mathew Dodds, Director of Planning and Development, presented a Request for Decision regarding the Draft General Plan and Zoning By-law. The following are his comments:

- Staff are drafting the General Plan and Zoning By-law
- Opportunity for consultation
- General Plan outlines the vision and goal for future growth and development
- Zoning By-law follows the General Plan to create specific rules to achieve the guidelines of the General Plan
- Current General Plan came into effect in 2010 and the policies guide the growth until 2030
- Several plan amendments have been approved since 2010
- Consolidation of all amendments was completed in 2021

- Since 2021, there are in excess of 25 approved plan amendments
- In 2021 – 2022, a consultant was hired to review the plan and draft a new General Plan and Zoning By-law
 - Interim report was presented in January 2023
 - Project was paused and some unfinished updates remain
- In early 2024, staff resumed the project and began completing the first draft of the General Plan
- During the final stages of the draft, staff identified to incorporate physical evidence of environmental hazards relating to climate change in the Arctic
- Since 2010, there have been reports and plans regarding the need for permafrost and flood research to be included in the General Plan and Zoning By-law
 - This work has not been carried out.
- Proposing to incorporate the following three studies to ensure land use designations and zones are appropriately organized to prevent development from risk prone areas
 - Coastal Flood Risk – estimated completion May 2025
 - Using drone data from the government
 - Sea Level Rise and Coastal Flood Risk Study to understand what areas are high risk and should not be intensified
 - Geotechnical and Permafrost Study – estimated completion August 2025
 - Targets areas of high risk and high development
 - Funding options for the study are being explored
 - Staff have been compiling existing permafrost data
 - Contaminated Lands – nearing completion
 - Staff have compiled and catalogued archival information, internal data, site assessments and other resources
 - Contaminated land increases when the ground is warmer due to migration
 - Studies would form three Hazardous Land Overlay Zones
- Staff can prepare a new consolidated version of the General Plan and Zoning By-law to include amendments from the past four years and various housekeeping improvements in order to have improved access.
- Proposed next steps
 - General Plan and Zoning By-law consolidation – First Reading February 2025
 - Complete three studies and Hazardous Land Overlay Zones – August 2025
 - Adjust the draft General Plan and Land Use Map – September 2025
 - Adjust the draft Zoning Plan Map – September 2025
 - Complete and translate the draft plan for Committee review – October to November 2025
 - Committee discussion and feedback – January 2026
 - First Reading of new plan – March 2026
- Benefit to extend the project
 - Increase in housing development and high-density projects
 - Planning for climate change

- Government of Nunavut is updating the *Nunavut Planning Act* substantially in 2025, which will allow time to adjust the General Plan and Zoning By-law

Councillor Nattaq spoke about other areas that should be considered for development and expanding the city limits.

Motion PD 24-65

Moved by: Mayor Awa

Seconded by: Councillor Stevenson

Committee recommends that Council direct staff to:

1. Return to Committee with General Plan and Zoning By-law Consolidations with minor updates.
2. Continue with the extended General Plan and Zoning By-law Project timeline and work plan as proposed.

Unanimously Carried

Councillor Stevenson inquired about the timeline and community consultation.

Mr. Dodds noted that there were various methods of community engagement when the draft plan was originally drafted and staff felt that the community input was captured. Mr. Dodds advised that there would be other opportunities through the Public Hearing process for community input, and if the three hazard mapping exercises revealed new information that affects the community, staff would obtain additional community input and discussion.

Mr. Dodds also pointed out that in January 2026, the Committee would have the opportunity for discussion and feedback.

6. IN CAMERA SESSION

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

7. ADJOURNMENT

Motion PD 24-66

Moved by: Councillor Tilley

Seconded by: Councillor Stevenson

Committee adjourns at 7:16 p.m.

Unanimously Carried



Alternate Deputy Mayor Harry Flaherty
Chair

Brianna Longworth
City Clerk

Approved by City Council on the 10th day of December 2024.

