

THE CORPORATION OF THE CITY OF IQUALUIT

BY-LAW # 987

AMENDMENT TO ZONING BY-LAW # 899

A By-law of the City of Iqaluit in Nunavut to amend By-law No. 899, The City of Iqaluit Zoning By-law, pursuant to the Planning Act, R. S. N. (1988), c. P-7, s. 29.

WHEREAS the Council of the Corporation of the City of Iqaluit has adopted a Zoning By-law (By-law No. 899), in accordance with the *Planning Act*, and

WHEREAS Council wishes to amend the Zoning By-law to increase permitted density and heights within the Core Area.

NOW THEREFORE the Council of the City of Iqaluit enacts as follows:

1. By-law No. 899 is hereby amended by adding the following provision to Section 4:

HEIGHT AND DENSITY INCREASES

4.34 Any application for development that will result in a height and/or density increase for the subject site will be approved only when it is demonstrated that there is sufficient water and sewage supply, storage, treatment, and piped distribution capacity to service the proposed development. A Servicing Study demonstrating adequate capacity or recommending system improvements may be required, at the discretion of the Director of Public Works & Engineering, or their delegate.

4.35 Any application for development that will result in a height and/or density increase for the subject site will be approved only when it is demonstrated that there is sufficient emergency services capacity to accommodate the proposed development. Developments may be subject to approval of the Fire Chief, or delegate.

2. By-law No. 899 is hereby amended by adding the following definition to Section 3.1:

SITE COVERAGE means the percentage of horizontal area of a lot that may be built upon including accessory buildings or structures excluding steps, eaves, cornices and similar projections, patios, driveways, aisles, and parking stalls. Cantilevered portions of buildings above the first storey will not be included in site coverage calculations.

3. By-law No. 899 is hereby amended by modifying section 15.5 (b) to instead read the following:

Lot Area (min)	500 m ²
Lot Frontage (min)	15 m

Yard Requirements (min)

Front	3 m
Rear	6 m
Interior Side	6 m when abutting a lot in a Residential Zone, 2 m in all other cases, or as required by the Fire Marshall
Exterior Side	3 m
Building height (max) [h32]	Maximum of 8 storeys, not to exceed 32 metres (By-law No. 741)
Building height (max) [h24]	Maximum of 6 storeys, not to exceed 25 metres
Building height (max) [h20]	Maximum of 5 storeys, not to exceed 21 metres
Building height (max) [h16]	Maximum of 4 storeys, not to exceed 17 metres
Building height (max) [h13]	Maximum of 3 storeys, not to exceed 13 metres

4. By-law No. 899 is hereby amended by modifying section 11.7 to remove density calculations and landscaped open space minimums and instead read the following:

Lot Area (min)	900 m²
Lot Frontage (min)	35 m
Yard Requirements (min)	
Front	6 m
Rear	8 m
Interior Side	3 m
Exterior Side	4 m
Site Coverage (max)	75%
Dwelling Unit Area (min)	
- for a bachelor dwelling	37 m ²
- for a dwelling unit containing 1 bedroom	46 m ²
- for a dwelling unit containing 2 bedrooms	60 m ²
- for a dwelling unit containing 3 bedrooms	75 m ²
- for a dwelling unit containing more	

than 3 bedrooms

75 m² plus 9 m² for each bedroom in excess of three

Building height (max)

6 storeys, not to exceed 24 metres

5. Schedule B of By-law No. 899 containing the Populated Area Zoning Map is hereby amended as shown on Schedules A, B and C of this by-law.
6. This by-law shall come into effect on the date of its third reading.

READ a first time this 14th day of May, 2024.



Solomon Awa
Mayor



Steve England
Chief Administrative Officer

After due notice and a Public Hearing held on May 28, 2024

READ a second time this 28th day of May, 2024.



Solomon Awa
Mayor



Steve England
Chief Administrative Officer

APPROVED by the Minister of Community and Government Services this 23 day of September, 2024.



Minister, Community and Government
Services

Digitally signed by Bradley McFaul
DN: cn=Bradley McFaul,
ou=Department of Community and
Government Services, Government of
Nunavut, ou=Policy and Consumer
Affairs,
email=brmcfaul@gov.nu.ca, c=CA
Date: 2024.10.01 12:03:58 -0400

READ a third and final time this 12th day of November, 2024.



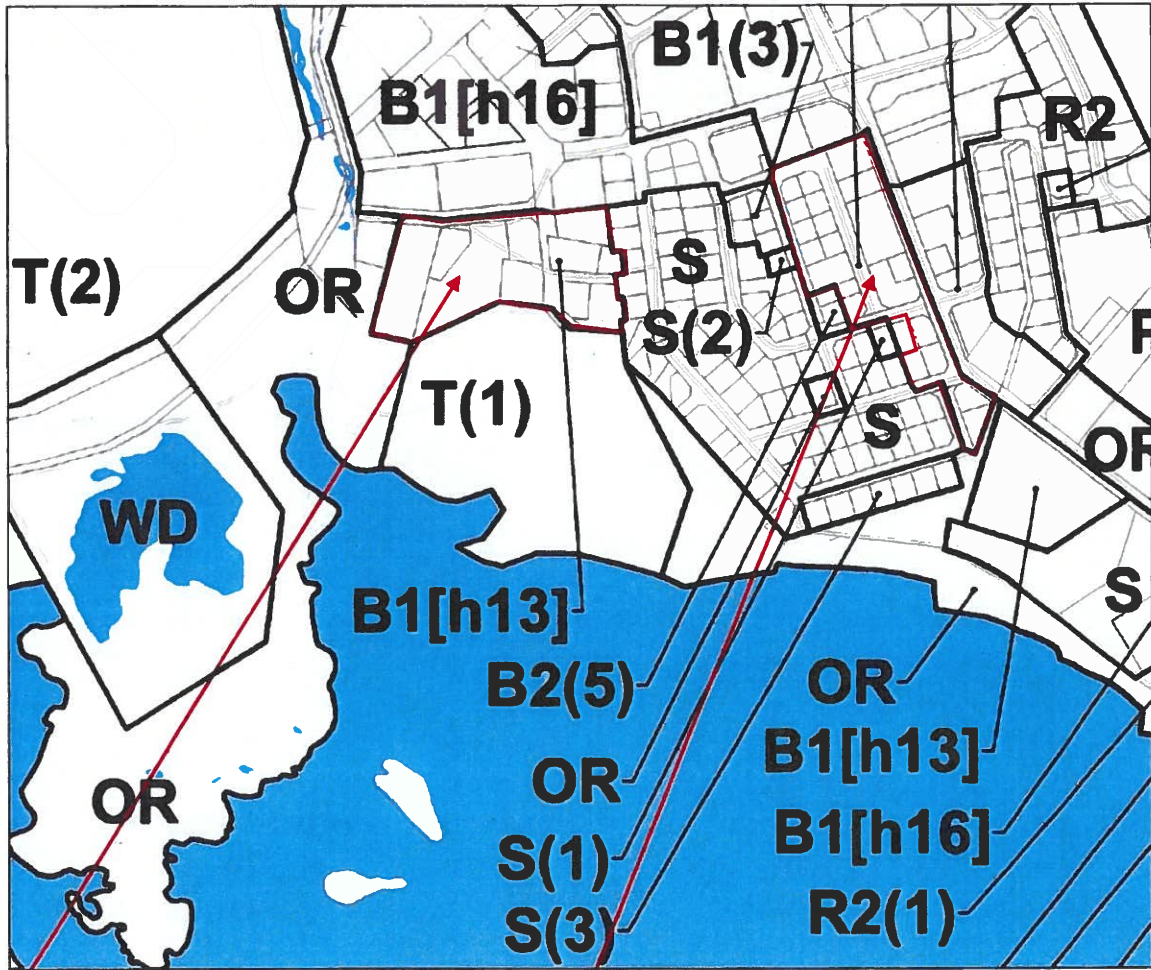
Solomon Awa
Mayor



Steve England
Chief Administrative Officer



SCHEDULE A



Lands to be rezoned from Central Business Zone (B1[h13]) to Central Business Zone (B1[h16]).

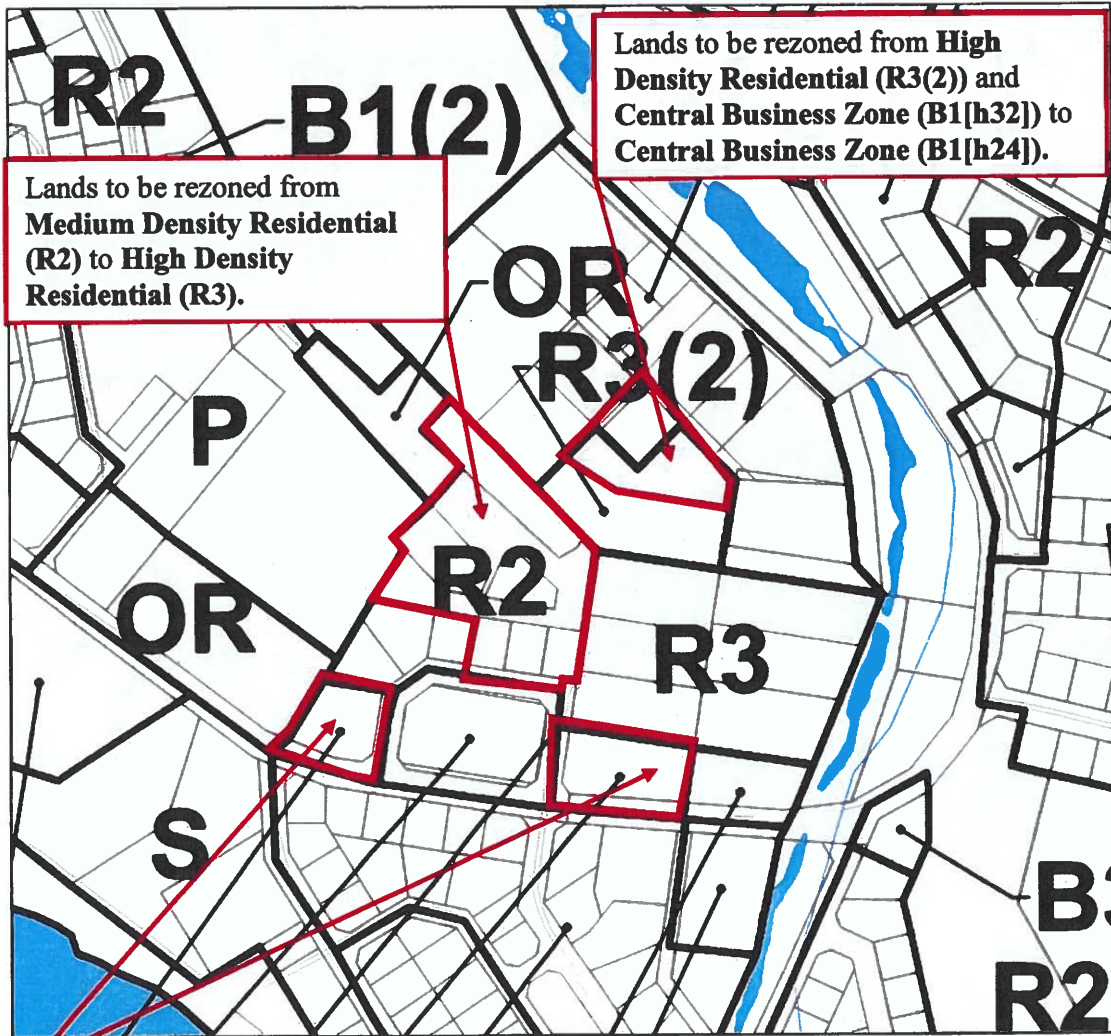
Lands to be rezoned from Central Business Zone (B1[h13]) to Central Business Zone (B1[h20]).

SCHEDULE B



Lands to be rezoned from
Central Business Zone (B1[h13]) to **Central Business Zone (B1[h16])**.

SCHEDULE C



Lands to be rezoned from **High Density Residential (R3(2))** and **Central Business Zone (B1[h32])** to **Central Business Zone (B1[h24])**.

Lands to be rezoned from **Medium Density Residential (R2)** to **High Density Residential (R3)**.

Lands to be rezoned from **Central Business Zone (B1[h16])** to **Central Business Zone (B1[h24])**.