

**CITY OF IQALUIT
CITY COUNCIL MEETING #05
FEBRUARY 26, 2019 at 6:05 p.m.
CITY COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

Mayor Madeleine Redfern
Deputy Mayor Romeyn Stevenson
Councillor Kuthula Matshazi
Councillor Jason Rochon
Councillor Joanasie Akumalik
Councillor Kyle Sheppard

ABSENT:

Councillor Simon Nattaq
Councillor Noah Papatsie

PRESENT FROM ADMINISTRATION

Amy Elgersma, Acting Chief Administrative Officer
Sherri Rowe, Financial Consultant
Amanda Wells, Lands Administrator
Jennifer Jarvis, City Planner
Matthew Hamp, Public Works and Engineering Director
Tammy Ernst-Doiron, Executive Assistant

PRAYER

Councillor Akumalik opened the meeting with a prayer at 6:05 p.m.

SWEARING IN

None

ADOPTION OF AGENDA

Motion #19-54

Moved by: Councillor Rochon
Seconded by: Deputy Mayor Stevenson

Adoption of agenda as amended: Change agenda order to reflect #9 New Business to be conducted before #7 Readings of By-laws; Add 10(a) Request for Decision – Joamie Court; Add one In Camera Item – Legal.

Unanimously Carried

1. MINUTES

- a) City Council Meeting #02 - January 22, 2019

Motion #19-55

Moved by: Councillor Rochon

Seconded by: Councillor Sheppard

City Council Meeting Minutes #02 dated January 22, 2019.

Unanimously Carried

Councillor Sheppard wished to note a change in the minutes from January 22, 2019 on page 5 of 13. He indicated that it was Deputy Mayor Stevenson who spoke to Staff Sergeant Elliott regarding the strategy for curbing the illegal sale of cannabis in the city.

Deputy Mayor Stevenson confirmed that it was his statement.

- b) Planning and Development Committee of the Whole Meeting Minutes #01 - January 28, 2019

Motion #19-56

Moved by: Councillor Rochon

Seconded by: Councillor Sheppard

Planning and Development Committee of the Whole Meeting Minutes #01 dated January 28, 2019.

Unanimously Carried

2. DECLARATION OF INTEREST

None

3. DELEGATIONS

None

4. AWARDS AND RECOGNITIONS

None

5. STATEMENTS

Councillor Rochon wished to advise Council that February 27th is Pink Shirt Anti-Bullying Day. He stated that everyone should try to remember to wear pink in the city.

Councillor Rochon acknowledged the City for raising the Trans flag and the Bell mental health flag, and for declaring the city's first Mental Health Day. He noted that people need to continue having small acts of kindness and inclusion, and not underestimate the impacts a person can have on others.

Councillor Rochon went on to thank the firefighters and first responders in the city, as well as the water truck staff, for their efforts recently in firefighting in the cold and keeping the community safe.

Mayor Redfern wished to acknowledge and thank the Community Government Services for bringing the mayors and SAOs from across the territory for the Long-Term Infrastructure Strategic Planning Exercise that is happening this week. She noted it was a very good input in ensuring that the municipalities are coming together for the first time to develop such a long-term infrastructure strategy plan.

Mayor Redfern stated that it has been very well received and that Council looks forward to receiving a copy of the plan and seeing where the City's municipal infrastructure projects fall within the plan in the next ten years.

6. DEFERRED BUSINESS AND TABLED ITEMS

None

9. NEW BUSINESS

a) Rulings on Representations

None

b) Community Development Fund

Amy Elgersma, Acting Chief Administrative Officer, indicated that the Government of Nunavut has a grant program called the Community Development Fund. She stated that the grant is in the amount of \$10,000 and can be used for various governance and planning projects for the City of Iqaluit.

Ms. Elgersma noted that the City of Iqaluit proposes to use this grant toward the Inuit Employment Plan. She requested a motion of support to support the application.

Motion #19-57

Moved by: Councillor Sheppard

Seconded by: Councillor Rochon

That the Community Development Fund Agreement is approved.

Unanimously Carried

Councillor Matshazi inquired how specifically the money would be used in the Inuit Employment Plan.

Ms. Elgersma stated that the framework of the Inuit Employment Plan was developed and that Mayor Redfern had a major role in developing a lot of the initial framework. She noted that now some of the analysis has to be done and recommendations need to be made, and therefore, the work would be done by a consultant to complete the plan, and then it will be implemented.

Mayor Redfern indicated that the next phase of work required is reviewing every City job description, specifically looking at what are the preferred requirements, are any artificial, what are the mandatory minimums, and what the equivalencies are.

Mayor Redfern stated that there are approximately one hundred job descriptions that the City has. She noted that while it will be time consuming, it is important work that needs to be done.

Mayor Redfern noted that she met with NTI to go over what has been drafted so far and stated that there are some recommendations. She expected that the next phase, once that has been completed, will be a bit more work in actually developing the implementation work plan for the departments.

Mayor Redfern indicated that the City needs to be methodical in the approach of the development of the Inuit Employment Plan, so that it is not just simply aspirational statements, but a real fulsome analysis and a good strategy moving forward for the City to implement.

Councillor Matshazi inquired as to whether it was considered to streamline the job descriptions so that there wouldn't be different job descriptions for the same kind of positions in the same classification. He also wished to know if the report by the consultants would include a training aspect.

Mayor Redfern indicated that it is very worthwhile noting Councillor Matshazi's question and ask the consultants to look at where there could be improvements to the job descriptions. She also agreed with Councillor Matshazi's statement of making sure that the types and numbers of jobs are well stated and aligned.

Mayor Redfern noted the next component of the training is more in the next phase on trying to develop the work plans and then identify specifically what the training requirements are, both for the staff that the City has and the staff that will be hired.

Mayor Redfern indicated that when she met with NTI, they spoke to the value and the need for territorial and regional municipal training plans because there could be synergies and cost sharing. She noted that right now, the Nunavut Association of Municipalities, the Nunavut Association of Municipal Administrators and the Municipal Training Organization are having an organizational review, led by CGS. She stated there was a form circulated to all the mayors and SAOs regarding what kind of training the municipalities want MTO to undertake.

Mayor Redfern acknowledged that this was a good time for the City to move forward in a collaborative but strategic way. She did state that a lot more work does need to be done both at the city and territorial level.

Councillor Matshazi inquired about the Makigiaqta Funds. He asked if this was something the City could tap into to augment the money that the City will get from the Government of Nunavut. He felt this would give a bigger pool for a lot of initiatives.

Mayor Redfern indicated that she spoke with that branch of NTI that has been ramping up a number of staff. She noted that she thought they were now up to six staff persons. She indicated that they informed her that they would like to see the municipalities, including the City, be given recognition as an important employer in the territory and one with an actual obligation under the Land Claim Agreement to have an Inuit Employment Plan, but that many municipalities do not have sufficient funds to develop the plans, let alone implement them.

Mayor Redfern stated that they would soon be putting out a call for proposals and as such, with the plan developed, they would be in a better position to be able to access those funds, because the City would demonstrate that they are actually following through on implementing the plan.

7. BY-LAWS

a) First Reading of By-law(s)

None

b) Second Reading of By-Law(s)

i) Zoning By-law No. 874

Motion #19-58

Moved by: Councillor Akumalik

Seconded by: Deputy Mayor Stevenson

Second Reading Zoning By-law Amendment No. 874.

Unanimously Carried

c) Third and Final Reading of By-Laws(s)

- i) Repeal of Lottery Licensing By-law No. 386 and Amending By-law No. 430 By-law No. 872

Motion #19-59

Moved by: Deputy Mayor Stevenson

Seconded by: Councillor Sheppard

Third and Final Reading Repeal of Lottery Licensing By-laws No. 872.

Unanimously Carried

10. COMMITTEE REPORTS

- a) Request for Decision - Joamie Court

Jennifer Jarvis, City Planner, indicated that this is an extension to what was discussed the previous evening at the Planning and Development meeting.

Ms. Jarvis noted they wished to have a Request for Decision for the Joamie Court Subdivision Project Affordable Housing Lot Disposal. She indicated that in December of 2018, Council approved the method of disposal for all the lots in Joamie Court. However, at the P&D COW meeting on January 25, 2019, it was learned that NHC had decided to only take two of the R2 lots.

Ms. Jarvis indicated that staff would therefore like to propose that R2 Lot Number 9 be offered for affordable housing. She stated that the R1 Lots Number 10 and 11 could either be retained as affordable housing lots or offered to Ballot Draw applicants who were selected for the waiting list.

Ms. Jarvis noted that the Request for Decision is to seek Council's approval to identify Lot 9 as an affordable lot, to confirm which lots will be identified as affordable, to waive the Call for Proposal fees and to approve the proposed Affordable Housing Call for Proposal criteria.

Ms. Jarvis indicated there were three options to present:

Option 1: Identify Lot 9 and 13 as Affordable and dispose of Lot 10 and 11 to Ballot Draw waiting list applicants. Spread cost of Affordable lots across all other lots.

Option 2: Identify Lots 9, 10, 11 and 13 as Affordable lots. Spread cost of Affordable lots across all other lots.

Option 3: Identify Lots 9, 10, 11 and 13 as Affordable Lots. Spread cost of Lots 9 and 13 across all other lots. City to subsidize Lots 10 and 11 to offer them at the Affordable lot price. The subsidy is equivalent to \$21,114 per lot or \$42,228 total.

Option 4: Refer the item back to staff for further analysis.

Ms. Jarvis noted that with the options, the breakdown of pricing was attached.

Ms. Jarvis discussed the benefits as follows:

1. R2 lots have traditionally been offered during call for proposals for affordable housing because this zone allows multiplex developments. Since NHC had originally indicated they wanted all three R2 lots, the identification of the two R1 lots was a way to offer at least some land for affordable housing. However, if an applicant wanted to do a multiplex development, they would need to rezone the two lots.
2. The R2 lot provides greater flexibility and will be able to deliver more affordable units.
3. The two R1 lots can be disposed by offering the lots to Ballot Draw applicants who were selected for the wait list.

Ms. Jarvis noted the costs as follows:

Options 1 and 2 are cost recovery by spreading costs over the remaining lots.

Option 3 requires a City subsidy of \$42,228 to make Lots 9, 10, 11 and 17 Affordable lots.

She stated the source of funding would be the General Fund.

Ms. Jarvis indicated that the Planning and Development Committee recommends that Council:

1. Approve Option 2 to dispose of Lot 9, 10 and 11 through an Affordable Housing Call for Proposals and Lot 13 through direct disposal to Habitat for Humanity;

2. Waive the Call for Proposal application fee (\$600) for all affordable housing applicants;
3. Approve the Affordable Housing Call for Proposal criteria in Attachment 1.

Motion #19-60

Moved by: Councillor Sheppard

Seconded by: Councillor Akumalik

That Lots 9, 10, 11 and 13 of Joamie Court are identified as Affordable Lots. The cost of Lots 9 and 13 will be spread across all other lots. The City will subsidize Lots 10 and 11 to offer them at the Affordable Lot price; the subsidy is equivalent to \$21,114 per lot, or \$42,228 total.

Unanimously Carried

Councillor Sheppard indicated that the source of funding would initially be the Land Fund and not the General Fund.

Councillor Sheppard noted that the proposal, generated this way, still reflects the fact that Council had identified some affordable housing lots when the original cost structure was developed. He stated that the actual development cost of the subdivision is somewhat lower than what was initially estimated. He indicated that the cost of all lots would decrease from the original estimate. He noted that by the City kicking in the \$42,228, it will create additional affordable housing options.

Councillor Sheppard acknowledged that one of the lots is identified for Habitat for Humanity. He noted there are one high density lot and two low density lots that are adjacent to each other in the proposal. He indicated that he realized that it was probably unlikely that enough affordable housing options will be presented when the RFP goes out to fulfill and take up all of these lots. But he reiterated that the City needs housing and he would fully support giving the community the option to come up with the solutions right now.

Councillor Sheppard stated that should it happen that all three of the lots that are not Habitat for Humanity are not taken up in the RFP that goes out, that those lots could always be reverted back to regular market price and get done through a Ballot Draw at that point in time.

8. OLD BUSINESS

None

11. CORRESPONDENCE

Information Items:

a) Mosha Cote, Manager/Research Liaison, Nunavut Research Institute

Annual Summary Report - *Iqaluit Marine Infrastructure Project*

b) Mosha Cote, Manager/Research Liaison, Nunavut Research Institute

Annual Summary Report - *The Inuit and their Dogs: Human-Animal Relations in Nunavik and Nunavut Today.*

12. IN CAMERA SESSION

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

- Legal - Award of RFP

Motion #19-61

Moved by: Councillor Sheppard

Seconded by: Councillor Rochon

Council goes In Camera at 6:39 p.m.

Unanimously Carried

Motion #19-62

Moved by: Councillor Sheppard

Seconded by: Councillor Rochon

Council returns to Regular Session at 8:10 p.m.

Unanimously Carried

13. ADJOURNMENT

Motion #19-63

Moved by: Councillor Sheppard

Seconded by: Councillor Rochon

Council adjourns at 8:14 p.m.

Unanimously Carried

Madeleine Redfern
Mayor

Amy Elgersma
Acting Chief Administrative Officer

Approved by City Council on the 26 day of March, 2019.