

**CITY OF IQALUIT
GENERAL PLAN AND ZONING BY-LAW
COUNCIL WORKSHOP
MAY 3, 2022 at 6:00 p.m.
CITY COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

Deputy Mayor Solomon Awa, Chair
Mayor Kenny Bell
Councillor Ookalik Curley
Councillor Simon Nattaq
Councillor Paul Quassa
Councillor Kyle Sheppard
Councillor Romeyn Stevenson

ABSENT

Councillor Joanasie Akumalik

PRESENT FROM ADMINISTRATION

Amy Elgersma, Chief Administrative Officer
Gale Hagblom, City Planner
Sumon Ghosh, Director of Engineering and Capital Planning

PRESENTERS

Paul Hicks, Principal, Urban Planner, Re:Public Urbanism
Jesse McPhail, Urban Planner, Re:Public Urbanism

Deputy Mayor Awa noted that this was a Council Visioning Workshop on the General Plan and Zoning By-law. He indicated that the presenters would want Council's input.

Deputy Mayor Awa asked for a moment of silence before starting the workshop.

Paul Hicks noted that he and Jesse McPhail would be presenting and conducting the workshop on the Future Vision of the City's General Plan and Zoning By-law.

Introduction

- Two firms working with the City to develop the project
 - Re:Public Urbanism – urban planning firm
 - EXP – engineering firm

Purpose

- What the project is about
- Review key issues and current vision that is in the General Plan and Zoning By-law

- Workshop to be conducted on a renewed vision for the General Plan

About the Project

- Develop a new General Plan and Zoning By-law to guide and shape the way the City grows over the next 20 years
- Last comprehensive review was carried out ten years ago
- Part of the process is to engage with community members, staff and Council to determine priorities and values
- Provided an overview explaining what the General Plan and Zoning By-law does
- The project has four phases
 - Phase 1 – collected background information
 - Phase 2 – Vision, which is currently being done
 - Phase 3 – Drafting the General Plan and Zoning By-law, to be completed in fall 2022
 - Phase 4 – Finalizing and adopting the plans
- Part of the public consultation was a survey asking what they liked most about living in Iqaluit. Some of the replies were:
 - Access to nature, land and water
 - Small town feel and strong sense of community

Key Issues Today

These are primary issues that were identified by community members and staff:

- Housing provision and affordability
- Infrastructure and servicing
- Economic development
- Property standards

Planning for Tomorrow

Things that must be considered for future planning:

- Climate Adaptation
- Growing “Up” not “Out”, meaning higher density development
- Circular economies – supporting smaller business and entrepreneurs
- Universal mobility – accessibility

Workshop

- To hear Council’s vision and ideas for the next 20 years that will guide policies and represent the values and principles of the community
- Current General Plan is based on a vision framework to address priorities based on five vision statements:
 - Unique Arctic Capital
 - Liveable City
 - Environmentally Responsible and Sustainable City
 - Effective Community Planning
 - Community that Adapts to Climate Change
- Each vision statement has a guiding principle and objective

- Councillors were asked to reflect on the current vision framework and consider the following questions:
 - Have one or more of the current visions been realized? Why or why not?
 - What specific achievements or shortcomings have been experienced?
 - Is there anything missing from the current framework?
 - Are these visions still relevant today?

Councillor Sheppard's comments:

- Previous goals were not realized
- Vision statements are all still valid
- Need better policies
- Need to consider:
 - Space for cultural purposes
 - Residential lots do not provide for a traditional recreational lifestyle
 - Limited new development
 - Lack of commercial, industrial and institutional land development
 - No incorporation of security and safety
 - Improve and protect access to the land and sea
 - Lack of strictly defined zoning and other policies has continued to benefit developers over homeowners
 - Land intended for single-family homes has become multi-residential units
 - Provide commercial land outside of the core

Councillor Nattaq's comments:

- Land is very rough, especially the area from Apex to the sea
- Propose land zoning to be approved by the Government of Nunavut and/or federal government to increase the land for the City
- Land was very clean with no garbage laying around. Unfortunately, there are too many contaminants now.
- The land has hills and it would be good to flatten some of them for additional housing.
- Housing affordability

Councillor Quassa's comments:

- Vision is a priority since Nunavut was created
- Inuit are welcoming
- Lack of culture space and heritage centre
- Building designated for recreational activities, such as dancing
- Consider a municipal park
- Make a beautiful, clean community for tourism

Councillor Curley's comments:

- Iqaluit raises a lot of expectations for being the capital of Nunavut
- When walking, must be careful of vehicular transportation
- Create barriers using rocks for rest stops for pedestrians

- Create places for housing on the land for elders that is outside of the city's boundaries
- Community ownership is missing
- Expressed concern that the area around the river is being developed because it was easy. This area should not be developed as it is used for hunting and fishing.
- Multipurpose centre should be considered

Councillor Stevenson's comments:

- Five current vision frameworks have not been achieved
- The vision framework remains strong and important.
- Heritage Centre was promised and has not yet been constructed
- There is nothing depicting the history of the original Iqalumiut.
 - The only history is a wall mural at the Frobisher Inn.
- There is no celebration of and for the original Iqalumiut.
- Walking city is needed and must be safe
- Increased garbage pick up would reduce the amount of garbage on the streets
- Public washrooms are needed
- City has beachfront and walkways are needed for safety and beach use
- Plans for the landfill must be better
- Planning is done on individual applicants' and developers' desires because there is no plan to guide, follow and trust
- Climate change – cannot live in a community that uses diesel fuel
- Plan in place to deal with the water pipes and shifting due to permafrost
- No consistent access to net metering and the City could help individuals access which would change the way the city is powered

Mayor Bell's comments:

- Rocks and posts should not be used for barriers, and if they are used, they should be maintained to remain beautiful, which has not been done in the past
- Safety – make all planning processes include safety, such as lighting, walkways, pathways and ways to access the land
- There should be higher density downtown but needs to be safe.
- Development Permits should include a one percent payment designed for arts
- Cultural art should be placed around the city

Deputy Mayor Awa's comments:

- Zoning area – the line is approximately a mile from the beach and is not used
- The sea line to the beach should be moved up, which would provide additional land that can be used for the water crisis.

Mr. McPhail noted that on reflecting on the existing General Plan and Zoning By-law, comments were made on expectations for the future. In order to develop the new plan, information must be gathered from those who live in Iqaluit and what they want to see in the future. He noted that the plan will be based on a vision of what the city will be like in

20 years time. Mr. McPhail posed questions based on what Council thinks the city will look like in 20 years. Councillors provided answers to the following questions:

Question 1 – The year is 2042 and Iqaluit is a great place to live because:

- Full spectrum of housing types – shelters, affordable housing, transitional housing, first-time housing and retirement homes
- Have more than two main roads – currently there is the Ring Road and Apex Road
- Develop roads that meet construction standards, are easily accessed and are convenient
- Have walkways
- An Inuksuk is an important part of the culture, but an Inuksuk that is used as a marker depicting where someone was killed should be removed.
- Access to the land was considered and provided
- Zoning has provided space for residential units across the housing continuum, but not segregated by type. The focus should be on mixed density residential neighbourhoods.
- Neighbours and commercial areas designed to provide good public transportation and multi-modes of transportation including pedestrians and snowmobiles
- New neighbourhoods developed that receive trucked water and sewer as a cost-effective way to develop land
- New developments should use the natural ground cover that exists instead of creating “dust bowls”
- Live in a safe walking and biking community
- Have good transit planning
- Housing construction should not be based on a level of affordability. All housing should be pleasing and nice.
- Roads should continue to be used by snowmobiles as this is a normal way of life
- More open spaces for various activities
- Cultural spaces for tourism
- Deep-sea port should have places for cruise ships to dock
- Several decades ago, once a house was constructed, topsoil was placed around the house and seeded with tundra seeds. Perhaps this could be considered as a pilot project in a certain area.
- As part of the by-law, homeowners should maintain the land that the house was constructed on.
- The loss of tundra from construction affects the snow and increases global warming.
- Waste management process and infrastructure that is sustainable and respects the unique and fragile environment and practices, and become a leader in Canada and circumpolar
- Composting should be carried out, which could be used as topsoil to plant the tundra seeds

- Shopping mall with lots of parking space would be located on the Inuit Owned Land (IOL)
- More items would be recycled
- There must be access trails to the land that are maintained for hunters and harvesters to use.

Mr. McPhail thanked councillors for providing so much information. He noted that councillors are invited to provide additional thoughts and feedback on the worksheets regarding vision, challenges and opportunities and can be submitted to him.

Question 2 – Three challenges that were successfully addressed on the way to a better Iqaluit in 2042 were:

- A General Plan and Zoning By-law that Council and staff believe in, so that Development Permit Applications do not require review and discussion by committee and approval by Council.
- Additional zones in planned neighbourhoods to ensure the use of the intended space is adhered to. Create a zone for single-family homes only with no exceptions.
- Climate change will affect the Northwest Passage. There will be more cruise ships, shipping ships and military interest in the north.
- Create a zone for commercial businesses like the brewery
- A place for hunters and harvesters to sell their harvest when they bring it back from the land
- Alleviate lineups for service providers
- Roads are very narrow
- Construction of additional roads must have appropriate drainage areas
- Use Inuit traditional knowledge when developing as they know and understand the land.

Due to time constraints, Question 3 was not presented. Mr. McPhail encouraged councillors to provide their feedback on the worksheets.

Mr. Hicks thanked councillors for their feedback, which shows their dedication and interest in the community and will provide a good resource in developing the new General Plan and Zoning By-law. He noted that there may be comments that councillors think of after the meeting, which they can provide to him or Mr. McPhail through the contact information they have provided.

Amy Elgersma, Chief Administrative Officer, noted that Mr. Hicks and Mr. McPhail will be coming back to Iqaluit for public engagement sessions to receive feedback. She indicated that there is information on the City's web page where residents can provide their comments. As well, additional information will be provided to the public regarding the engagement sessions and there will be meetings with specific groups.

Deputy Mayor Awa thanked the presenters and concluded the workshop session.





Joanasie Akumalik
Chair



Tammy Ernst-Doiron
City Clerk

Approved by City Council on the 24th day of May 2022.

