

**MINUTES
CITY OF IQALUIT
PLANNING AND DEVELOPMENT
COMMITTEE OF THE WHOLE MEETING #02
FEBRUARY 17, 2026 at 6:00 p.m.
CITY COUNCIL CHAMBERS**

PRESENT FROM COUNCIL

Deputy Mayor Kimberly Smith, Chair
Mayor Solomon Awa
Alternate Deputy Mayor Harry Flaherty
Councillor Amber Aglukark
Councillor Methusalah Kunuk
Councillor Simon Nattaq
Councillor Samuel Tilley

ABSENT

Councillor Kyle Sheppard
Councillor Romeyn Stevenson

PRESENT FROM ADMINISTRATION

Steve England, Chief Administrative Officer
Jamie Evic, Deputy Chief Administrative Officer
Bill Williams, Deputy Chief Administrative Officer
Brianna Longworth, City Clerk
Katrina Sarmiento, Deputy City Clerk
Carol Nakanwagi, Executive Assistant
Mathew Dodds, Director of Planning and Development
Maiya Twerdin, Planning and Development Clerk
Samantha Toffolo, Planning Contractor, Northern Futures – via teleconference

Deputy Mayor Smith opened the meeting at 6:00 p.m. with a moment of silence.

Deputy Mayor Smith welcomed Jamie Evic, Deputy Chief Administrative Officer.

ADOPTION OF AGENDA

Add:

6. IN CAMERA SESSION
 - (1) As per Section 22 (2) (a) CTV Act and By-law 526 Section 67
 - Legal – Verbal

Motion PD 26-09

Moved by: Councillor Tilley
Seconded by: Councillor Kunuk

Adoption of agenda as amended.

Unanimously Carried

Mayor Awa advised that he had been invited to go to Inuit Broadcasting Corporation (IBC) and would be leaving the meeting at some point.

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 and Planning Report – Zoning By-law Amendment ZBA 25-040 – Cannabis Establishment, Mattaaq Crescent, Lot 483, Plan 911**

Samantha Toffolo, Planning Contractor, Northern Futures, presented a Request for Decision and Planning Report for Zoning By-law Amendment ZBA 25-040.

Deputy Mayor Smith made the following comments:

- Staff is not able to make a recommendation that does not fit within the General Plan
- Committee has the ability to recommend the development to Council for approval
- Clarified that this is not a new cannabis establishment
- Existing downtown location is moving
- New location is a similar distance from sensitive areas
- Since the establishment has opened, there has been a decrease in illegal drug dealing in front of NorthMart
- Best interest that establishment remains in the downtown core

Councillor Nattaq made the following comments:

- Opposed to the amendment
- Illegal drug dealing has not changed and continues
- Cannabis can be smelled throughout the city
- Moving the cannabis location will not make things better

Deputy Mayor Smith made the following comment, to which Councillor Nattaq replied:

- Explained that the Government of Nunavut has regulated that cannabis can be consumed in public areas
 - Understood and still opposes the amendment

Alternate Deputy Mayor Flaherty asked the following question, which Deputy Mayor Smith answered:

- Has there been any consultation with surrounding establishments?
 - A Public Hearing was part of the process prior to the opening of the first cannabis establishment
 - Relocation of the cannabis establishment will require a Public Hearing

Councillor Tilley made the following comment:

- There is not a big difference from the existing cannabis location to the proposed new location.

Motion PD 26-10

Moved by: Councillor Tilley

Seconded by: Councillor Aglukark

Committee recommends that Council:

1. Give First Reading to Zoning By-law Amendment ZBA 25-040 with updated conditions related to the proximity of cannabis establishments to sensitive uses.
2. Direct staff to schedule a Public Hearing.

**For – Tilley, Awa, Flaherty, Aglukark
Against – Nattaq, Kunuk
Carried**

Deputy Mayor Smith asked the following question, which Mathew Dodds, Director of Planning and Development, answered:

- Does staff want the committee to provide input on the proximity to sensitive areas?
 - Staff understands that the motion provides direction in relation to proximity
 - Committee can provide additional comments regarding proximity

Councillor Nattaq made the following comments:

- Feels that Inuit do not attend Public Hearings

- Opposed to the motion

Alternate Deputy Mayor Flaherty asked the following question, which Deputy Mayor Smith answered:

- Does the proposed motion include input from the public?
 - Option 2 and 3 require a Public Hearing

b) Request for Decision and Planning Report – 2026-2046: Long Range Planning – Approval of Immediate Action Items

Mathew Dodds, Director of Planning and Development, presented a Request for Decision and Planning Report for 2026 – 2046: Long Range Planning and Approval of Immediate Action Items.

The following are the highlights of the presentation:

- Follows ongoing work staff are conducting on the General Plan and Zoning By-law
- 20-year planning from 2026 to 2046
- Growth Projections
 - Estimates the number of residents in 2026
 - Uses growth trends from the past 20 years
 - Average growth used to forecast three scenarios
 - Low, moderate and high growth
 - Using moderate level scenario
 - Predicts 12,500 residents by 2026
- Residential
 - Past 15 years, housing market has shifted to high density
 - Increase in ratio of apartments to 50 percent
 - Medium density and duplex development remained steady
 - Less construction for single detached dwellings
 - Row homes remain the same
 - Redevelopment in the Core Area
 - Fifty-five low density homes have been developed since 2011
 - No subdivision expansion since 2018 with Joamie Court
 - To meet predicted growth and housing shortage, Council should aim to facilitate 2,559 new homes by 2046
 - Nunavut Tunngavik Inc. (NTI) Housing Action Plan
 - Indicates that Inuit housing needs are best met by single and semi-detached dwellings
 - Need to facilitate more housing with a balanced selection to support families of various sizes and needs
- Commercial
 - Past 20 years, redevelopment of the Core Area
 - Mostly office space
 - Need for non-office commercial development
 - Retail and services

- Population growth determines commercial needs per capita
- An additional hectare of commercial land is required to meet demands to 2046
- Industrial
 - New West 40 Subdivision will meet demands until 2035
 - In 2030, assess land needs and expand industrial land
 - Available expansion options are Upper Base Road and West 40 Subdivision
- Growth and Expansion
 - Expansion for the past 20 years
 - 2006 and 2011 developed Upper Plateau Phase 1 and 2 and Lower Plateau
 - 2006 expansion of Road to Nowhere
 - 2013 expanded Apex
 - 2015 small expansion of West 40
 - 2017 developed Joamie Court
 - Core Area continued to be developed
 - Expansion for the next 20 years
 - Identified Growth Areas A to G
 - Growth Area A – Expansion of North 40
 - Relocate the quarry to a safer location
 - Start site selection process
 - Allows for airport growth
 - Allows capability to meet industrial land supply
 - Growth Area B – West 40
 - Underway
 - Council approval to complete lot competition, roads and infrastructure
 - Growth Area C – Expansion of Core Area
 - Expansion of Sivumugiaq Development Area
 - Partnership with Qikiqtani Inuit Association (QIA)
 - Mixed uses
 - Implement zoning reform
 - Allow for easier and more development in the Core Area
 - Update General Plan and Zoning By-law Policy
 - Will meet commercial and institutional land needs
 - Meet residential targets
 - Draft General Plan next steps
 - Allow Core Area to be high density zone with mixed uses
 - Increase Development Officer delegated authority
 - Predictable developments can proceed without requiring committee approval
 - Growth Area D – Incremental Expansion of Tundra Ridge
 - Council has approved by-law amendments to support expansion
 - Allows for low density residential development demand
 - Meets NTI Housing Action Plan

- Approved motions to work toward a land disposal agreement
 - Will be presented at a future meeting when a proponent is selected
- Expand storage capacity for sewer and water trucks
- Growth Area E – Area of land adjacent to Road to Nowhere and north of Recovery Centre building
 - Area designated for future development
 - Area is suitable for piped services and high density development
 - Multiple entry points into the subdivision
 - Expansion of piped services from 2029 until 2038
 - Assist in meeting Iqaluit’s targets for commercial, institutional and residential
 - Update existing servicing and transportation studies to consider high density
- Growth Area F – flat area of land adjacent to the Arctic Winter Games (AWG) Arena
 - Previously identified as a future reserve for facilities
 - Continue to identify and attract large institutional projects
 - Appropriate location for development
 - Existing piped services
 - Use of shared parking area
 - Next steps
 - Designate and zone lands for institutional development in the draft General Plan
 - Coordinate facility projects and servicing in the area
- Growth Area G –large plateau of land on right and left side of the Road to Apex past Growth Area F
 - Develop low density family housing on trucked services
 - Not suitable for high density development
 - Close proximity to the coast and Apex River
 - Promote access to the land
 - Next steps
 - Start multi methods of community engagement
 - Determine community vision
 - Determine development approach
- Thinking Beyond 2046
 - Identify and preserve Growth Area H
 - Land on the opposite side of Apex River
 - Identify Growth Area H as potential future development in the Draft General Plan
 - Can preserve future road connections when developing Growth Area G
- Timeline and 2046 Growth Targets
 - Aligns with ongoing capital projects
 - Long-term water supply
 - Expansion of trucked services

- Growth Areas G, F and E require planning work to start now
- Committing to the Growth Areas
 - Achieves and surpasses housing targets
 - Meets commercial, industrial and institutional land needs
- General Plan and Zoning By-law
 - Staff developed a draft General Plan and Zoning By-law
 - Current documents are outdated
 - Draft General Plan and Zoning By-law can be released
 - Present to Council and community for review
 - Once comments are addressed, First Reading can be held later this year
 - Staff have been working on the draft General Plan and Zoning By-law for quite some time
 - Includes feedback from community engagement
 - Ongoing input from committee meetings
 - Incorporates several changes
 - Long-range planning
 - Includes Council's feedback over the years
 - Zoning reform for the Core Area
 - Housekeeping
 - New map schedules
 - Established family orientated neighborhoods
 - New policies on workforce housing
 - Identifies climate hazards
 - Reduces "red tape" for small commercial users
 - Allows for small scale commercial uses that fit within residential neighbourhoods
 - Next stage
 - Translate and publish the document
 - Council review and public comment
 - Work towards a finalized draft and First Reading

Alternate Deputy Mayor Flaherty made the following comment and asked the following questions, which Mr. Dodds answered:

- Pleased to see the report on long-range planning
- Are there any areas identified for recreation?
 - High-level presentation
 - Planning Growth Areas will allocate a certain amount of land for recreation
- Will there be a Master Plan?
 - General Plan and Zoning By-law together are a Master Plan

Councillor Kunuk made the following comments:

- Would like to see a comprehensive plan that includes everything including recreational areas

- Identify areas for a sliding hill
- Draft is a good start

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

- What uses are considered industrial and will there be a list of uses?
 - Service garages and similar uses are permitted in industrial zones
 - If Council wanted a specific use in an industrial zone, the Land Administration By-law allows for a competition
 - Growth will attract various developments

Mayor Awa left the meeting at 6:54 p.m. as he had another commitment.

Councillor Tilley made the following comments, to which Mr. Dodds replied:

- Felt that Option 2 for Growth Area A should be used in order to facilitate a geotechnical study
- Geotechnical study was carried out approximately 10 years ago to find gravel
- Alternate location was found which was better for gravel
- Site being used today was identified as being more economical based on the close proximity to the city
 - Staff understand the need for additional information required to make a decision
 - Site Selection Study would include economic impacts and consultation with stakeholders
 - Noted that a lot of investigative work has been carried out

Alternate Deputy Mayor Flaherty made the following comment and asked the following question, which Deputy Mayor Smith answered:

- Noted that both Councillor Sheppard and Councillor Stevenson were not in attendance and they should have the opportunity to voice their comments/suggestions
- Can a recommendation to Council wait until they have an opportunity to comment on the report?
 - A recommendation is being made to Council, at which time, councillors will have the opportunity to comment
 - Brianna Longworth, City Clerk, indicated that both Councillor Sheppard and Councillor Stevenson would be attending the Council meeting next week

Motion PD 26-11

Moved by: Councillor Kunuk

Seconded by: Councillor Aglukark

Committee recommends that Council direct staff to:
General Plan and Zoning By-law as summarized in the Planning Report

1. Proceed with translating draft General Plan and Zoning By-law documents into Inuktitut.
2. Publish the draft General Plan and Zoning By-law documents virtually for Council and public review.

Growth Area A as identified in the Planning Report

3. Initiate a Site Selection Study for the future relocation of Iqaluit's granular quarry.

Growth Area E as identified in the Planning Report – FDA B in General Plan By-law No. 898

4. Update and refine the existing servicing studies to analyze higher density development in Growth Area E, and to confirm water, wastewater, and transportation capacity.

Growth Area F as identified in the Planning Report

5. Accept and process land applications for Growth Area F from government agencies in accordance with the City's Land Administration Policies.
6. Return to Committee with Sketch Plan and Land Disposal approvals.

Growth Area G as identified in the Planning Report – FDA A in General Plan By-law No. 898

7. Initiate community engagement activities to inform future planning of Growth Area G.
8. Undertake feasibility studies to assess land suitability, servicing potential, and development constraints for Growth Area G.

**For – Tilley, Aglukark, Flaherty, Kunuk
Opposed - Nattaq
Carried**

Councillor Tilley made the following comments:

- Asked that the motion be amended to include Option 2 for Growth Area A, that being, direct staff to return to committee with more information
- Expressed concern that quarry companies will have to move to another location
- Felt it was important to know the projected cost to move the quarry companies to another location

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

- Department of National Defence is interested in the area
- Staff are in early discussions with Department of National Defence
- Department of National Defence will be making a presentation to Administration in March, as well as making a presentation to Council and holding a Town Hall meeting
- If the quarry is relocated to accommodate Department of National Defence, they will be responsible for the costs associated as much as possible.

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

- Will the stakeholder users of the quarry be included in the study?
 - Indicated that was correct
 - Site Selection Study - first step is stakeholder input
 - Communication has been held with the stakeholders regarding expansion
 - Stakeholders have commented on the North 40 deposit and Trail Area deposit
 - Staff have an idea on the cost to move gravel a further distance
 - Clarified that staff will not be designating a parcel of land in the General Plan for a quarry
 - Draft General Plan and Zoning By-law - area is shown as resource extraction
 - Committee does not have to make an immediate decision to redesignate the lands

Councillor Kunuk asked for clarification that his motion was based on staff's recommendation. Deputy Mayor Smith advised that was correct.

6. IN CAMERA SESSION

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

- Legal – Verbal

Motion PD 26-12

Moved by: Councillor Tilley

Seconded by: Alternate Deputy Mayor Flaherty

Committee goes In Camera at 7:08 p.m.

Unanimously Carried

Motion PD 26-13

Moved by: Councillor Tilley

Seconded by: Councillor Aglukark

Committee returns to Regular Session at 7:40 p.m.

Unanimously Carried

7. ADJOURNMENT

Motion PD 26-14

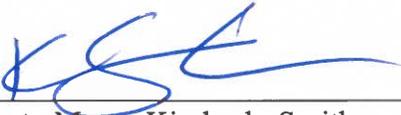
Moved by: Councillor Tilley

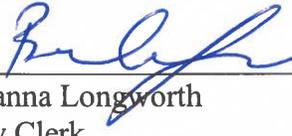
Seconded by: Councillor Aglukark

Committee adjourns at 7:42 p.m.

Unanimously Carried




Deputy Mayor Kimberly Smith
Chair


Brianna Longworth
City Clerk

Approved by City Council on the 24th day of March 2026.

