

MINUTES
CITY OF IQALUIT
PLANNING AND DEVELOPMENT
COMMITTEE OF THE WHOLE MEETING #04
APRIL 21, 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 Romeyn Stevenson

ABSENT

Councillor Kyle Sheppard

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
Reiko Kobayashi, City Planner
Geoffrey Byrne, Communications and Customer Service Manager

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

ADOPTION OF AGENDA

Motion PD 26-21

Moved by: Councillor Aglukark
Seconded by: Mayor Awa

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) **Request for Decision and Planning Report – Development Permit DP 26-006 and Survey Sketch SK 26-002 – Lots 443 and 501, Plan 914**

Reiko Kobayashi, City Planner, presented a Request for Decision and Planning Report for Development Permit DP 26-006 and Survey Sketch SK 26-002 for Lots 443 and 501, Plan 914.

Motion PD 26-22

Moved by: Councillor Kunuk

Seconded by: Alternate Deputy Mayor Flaherty

Committee recommends that Council approve:

1. Development Permit Application DP 26-006 to permit the development of a 4-storey apartment building with commercial space on the ground floor, subject to the Special Conditions, the City's Standard Conditions, and in accordance with the plans referenced in Section 2.
2. Survey Sketch SK 26-002.

Unanimously Carried

b) **Request for Decision and Planning Report – Zoning By-law Amendment ZBA 26-003 – Lot 860, Plan 2105**

Mathew Dodds, Director of Planning and Development, presented a Request for Decision and Planning Report for Zoning By-law Amendment ZBA 26-003 for Lot 860, Plan 2105. Mr. Dodds noted that the proposed development was for a public housing project by Nunavut Housing Corporation (NHC).

Councillor Stevenson asked the following questions, which Mr. Dodds answered:

- Does the Request for Decision relate to a Zoning By-law Amendment due to a change in density?
 - Confirmed that the amendment relates to changing the lot density

- Is the lot located in Tundra Ridge?
 - Lot falls within the Tundra Ridge boundary and is on the edge and may not be perceived as being in Tundra Ridge

Councillor Kunuk asked the following question, which Mr. Dodds answered:

- Will the proposed 5-storey buildings fall within the fire safety guidelines?
 - Staff are currently reviewing the land requirements
 - If the proposed amendments to the Zoning By-law are approved, the developer will be required to submit a Development Permit Application for the 5-storey buildings, which will follow the building code and fire safety requirements.

Councillor Stevenson asked the following question, which Paul Dick, Birchcliff Development Ltd. answered:

- Is there a timeline when the Development Permit Application will be submitted and construction will start?
 - Development Permit Application will be submitted shortly to be reviewed by staff concurrently with the Zoning By-law Amendment process
 - Anticipate to start construction late summer/early fall
 - Working with City staff and hope to have approvals by early July

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

- What is the justification to rezone the property?
 - Existing zone is R2, which permits medium density
 - Staff considered several factors to support a higher-level density on the lot
 - Close proximity to Core Area with amenities and services
 - Adjacent lot consists of a green space, utility building lot and single property
 - Increasing the lot density will not block existing views
 - Considered the General Plan to determine if a higher density lot could be supported
- What is the rationale for reducing parking stalls?
 - Developer proposed a lower parking stall ratio, which was part of the application to rezone the lot
 - Developer felt the proposed parking stall ratio would be sufficient for the building occupants
 - Staff considered:
 - Reduction in parking stalls would comply with the policy
 - Reviewed a recently approved parking amendment in the Core Area with a 3:1 ratio
 - Close walking proximity of the Core Area with amenities
 - Existing apartment buildings within the Core Area
 - The 2024 Parking Study, which considered nearby apartment buildings in the area and the number of parking stalls being used.

Councillor Stevenson made the following comments:

- Expressed concern regarding the recommendation of a Zoning By-law Amendment without an updated Zoning By-law
- City's responsibility to ensure that there is a mix of housing units in the community
- Expressed concern regarding high density buildings with only one- and two-bedroom units

Deputy Mayor Smith made the following comments:

- Council has been approving Development Permits for high density buildings
- Upcoming opportunities to expand low density housing and single-family dwellings

Councillor Stevenson made the following comments:

- Expressed concern that the reduction in parking stalls will not be sufficient
- Understands that Council has agreed to allow a reduction in parking stalls in dense areas
- Recent discussions regarding boat storage and perhaps in the future would include snowmobile storage
- Creating a city that does not provide sufficient space to store boats and snowmobiles
- City will eventually have to provide a safe space to store vehicles
- Felt the developer has underestimated the space required in order to have larger buildings
- Has expressed concern for a number of years regarding the reduction in the number of parking stalls being provided

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

- Asked for clarification regarding the options in the Request for Decision
 - Recommendation will give First Reading to the Zoning By-law Amendment, which would require a Public Hearing prior to Second Reading
- Felt the community should be aware of the proposed development prior to holding First Reading for the Zoning By-law Amendment
- Did the Nunavut Housing Corporation review the proposed development prior to the Request for Decision being presented?
 - Zoning By-law Amendments must follow requirements to hold First Reading, Public Hearing and then Second Reading
 - During the Public Hearing, Council will hear public input

Chileab Yue, Director of Projects, Nunavut Housing Corporation, made the following comments:

- Nunavut Housing Corporation and Iqaluit Housing Authority maintain detailed data on the number of bedrooms units required

- Currently, majority of the need is for one- and two-bedroom units
- Proposed development includes 12 three bedroom units
- Additional land behind the proposed lot that could be used for additional parking and recreational vehicle storage
 - An application will be required for redevelopment of the lot
- Development is based on need requirement, criteria and guidelines

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

- How many people are on the waiting list for a unit?
 - Not able to provide the number at this time
 - List is very long, which is why high-density buildings are requested

Councillor Stevenson made the following comments and asked the following questions, which Mr. Yue answered:

- Is there a committee in Iqaluit that meets prior to Nunavut Housing Corporation's decision on developments?
 - There is no committee that meets to make a decision on developments.
 - Developments are based on review by Development and Project Teams to assess the waiting list and how to best fill gaps
 - Developments are based on available funding and contractor resources
- Felt it was important to have First Reading in order to have a Public Hearing
- Noted that it was discussed that a Public Hearing not be held on the same day that Council considers Second Reading
- What is the role of the Iqaluit Housing Authority regarding development planning?
 - Iqaluit Housing Authority maintains a list of housing requirements
 - Nunavut Housing Corporation uses the list for internal assessment

Deputy Mayor Smith made the following comment:

- A motion is required in order to delay Second Reading to the meeting following the Public Hearing.

Alternate Deputy Mayor Flaherty made the following comments:

- Discrepancy on the bedroom units that was based on need
 - Recent development approvals were for one- and two-bedroom units
 - Proposed development includes three-bedroom units
- Expressed concern with the lack of planning relating to parking stalls
 - Additional parking stalls will be needed for three-bedroom units
 - Many people have recreational vehicles

Deputy Mayor Smith made the following comments:

- Development Permit Application has not been presented to the Committee
- Parking requirements are part of the Development Permit Application process
- In order to proceed with developing the lot, a Zoning By-law Amendment is required.
 - As part of the process, First Reading, Public Hearing and Second Reading are required.

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

- Does the developer have an alternate development plan if the Committee does not recommend the Zoning By-law Amendment?
 - Currently, the lot is zoned R2, which can support a maximum of 43 units
 - Not aware if the developer has an alternate plan to submit
 - City has a Memorandum of Understanding (MOU) with Nunavut Housing Corporation to consider land and make decisions on which lots can be developed based on water and sewer servicing
 - If the Zoning By-law Amendment is not recommended, staff would have to go back and review the entire Nunavut Housing Corporation portfolio to determine what lot they want to develop.

Deputy Mayor Smith made the following comments:

- Has been considerable discussion
- Proposed development is for 116 public housing units
- Long waiting list for housing units
- Felt it was important that the Committee approve the request in order to provide much-needed housing

Councillor Nattaq made the following comments:

- After listening to comments, it appears that some amendments are needed
- Suggested that an amended proposal be presented at the next meeting

Deputy Mayor Smith made the following comment:

- Request for Decision is for a Zoning By-law Amendment to rezone the property and to hold a Public Hearing

Councillor Stevenson made the following comments:

- Clarified that Council would not be turning down the 116 public housing units
- Requesting the developer to follow the Zoning By-law
- Nunavut Housing Corporation mandate is to construct a building with high density to provide housing units, whether it be on this lot or another lot
- Committee has the responsibility to ensure the Zoning By-law is followed
- Lot originally zoned medium-density when the city was smaller
- Now that the city has grown, the lot is within the Core Area and can support high-density zone

Alternate Deputy Mayor Flaherty made the following comments:

- Expressed concern that the development is about long-term planning
- Reiterated again the importance of a Master Plan
- Need to ensure that planned neighbourhoods remain as planned and are not changed with amendments
- Important to ensure that developments meet zoning requirements
- Solutions for housing needs requires long-term planning and not just temporary solutions
- Feels the proposal does not meet long-term housing planning needs

Deputy Mayor Smith made the following comments:

- Reiterated once again, the Request for Decision is for a Zoning By-law Amendment only, which allows for First Reading and Public Hearing
- Public Hearing provides residents with the opportunity to provide their input

Motion PD 26-23

Moved by: Councillor Aglukark

Seconded by: Councillor Stevenson

Committee recommends that Council:

1. Give First Reading to Zoning By-law Amendment ZBA 26-003 and direct staff to schedule a Public Hearing and Second Reading for Plan 2105, Lot 860; and
2. If Second Reding is given to ZBA 26-003, withhold Third Reading until a Development Permit for the proposed apartment buildings has been conditionally approved by Council.

For – Aglukark, Stevenson

Opposed – Awa, Flaherty, Kunuk, Nattaq

Defeated

6. IN CAMERA SESSION

() as per Section 22 (2) (a) *Cities, Towns and Villages Act* and By-law No. 526
Section 67

7. ADJOURNMENT

Motion PD 26-24


Moved by: Councillor Stevenson

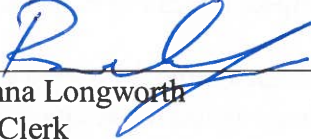
Seconded by: Councillor Aglukark

Committee adjourns at 6:47 p.m.

Unanimously Carried



for 
Deputy Mayor Kimberly Smith, *Alternate Deputy Mayor*
Chair *Harry Flaherty*


Brianna Longworth
City Clerk

Approved by City Council on the 12th day of May 2026.