

**The Corporation of the City of Iqaluit**  
**Minutes of a Public Hearing #04**

Held on Tuesday, the 26<sup>th</sup> day of May 2026, commencing at 5:30 p.m. at the City Council Chambers.

**PRESENT FROM COUNCIL**

Mayor Solomon Awa  
Deputy Mayor Kimberly Smith – via teleconference  
Councillor Amber Aglukark  
Councillor Kyle Sheppard  
Councillor Romeyn Stevenson

**ABSENT**

Alternate Deputy Mayor Harry Flaherty  
Councillor Methusalah Kunuk  
Councillor Simon Nattaq

**PRESENT FROM ADMINISTRATION**

Steve England, Chief Administrative Officer  
Jamie Evic, Deputy Chief Administrative Officer  
Bill Williams, Deputy Chief Administrative Officer  
Katrina Sarmiento, Acting City Clerk/Deputy City Clerk  
Carol Nakanwagi, Executive Assistant  
Geoffrey Byrne, Communications and Customer Service Manager  
Reiko Kobayashi, City Planner  
Samantha Toffolo, Planning Contractor, Northern Futures – via teleconference

Mayor Awa called the Public Hearing to order.

**1. By-law No. 1036, Amendment to Zoning By-law No. 899 for Lot 860, Plan 2105 (ZBA 26-003A)**

Reiko Kobayashi, City Planner, presented By-law No. 1036, Amendment to Zoning By-law No. 899 for Lot 860, Plan 2105 (ZBA 26-003A). Ms. Kobayashi advised that the amendment would rezone the “Hospital Hill” public housing lot from Medium Density (R2) to High Density (R3(4)) to permit 116 housing units. The proposed zone includes the Core Area parking rate of one stall per three dwelling units, with an additional requirement for recreational vehicle parking.

Mayor Awa asked if any representations were received by the Planning Department.

Ms. Kobayashi advised that a written representation was received by the Planning Department and she advised the following:

- Received via e-mail from Karen Flaherty, 535 Niaqunngusiariaq Road
- Homeowner lives directly across from the proposed development site

- Supports the need for additional housing and additional public housing units are urgently needed
- Understands the importance of addressing housing crisis in the city
- Concerned about rezoning and construction of two large apartment buildings in the neighbourhood
- Has experienced existing challenges in the neighbourhood
- Shelter and boarding home both cause frequent disturbances in the neighbourhood
- Family would walk outdoors in the evening but can no longer enjoy this activity because of repeated encounters with individuals who are intoxicated, yelling, and/or behaving unpredictably on the street
- Concerned that adding two large apartment buildings without addressing neighbourhood impacts will place additional strain on existing challenges
- Concerns with increase in traffic and parking in an already congested area
- Main road provides access to the upper and lower parts of the city and traffic is often heavy because of limited routes
- Has been suggested that future tenants may not own vehicles and/or recreational vehicles, however, it is reasonable to expect that a number of tenants and visitors will have vehicles
- Addition of two large apartment buildings will increase traffic and parking demands in an area where congestion is already a concern
- Concerned about the capacity and reliability of electrical infrastructure in the area
- Residents in the area experience frequent power outages and interruptions
- Felt it was important to confirm that the existing electrical infrastructure has the capacity to support the increase in demand without affecting reliability for current residents
- Requested that Qulliq Energy Corporation assess the proposal and any necessary upgrades to the infrastructure would be carried out prior to construction
- Concerns of the long-term maintenance and management of the units
- Developers had spoken about the need for additional housing but there was little discussion about building maintenance
- Proposed housing units should include maintenance requirements, tenant support, and community services to ensure that the development is successful and positively contributes to the neighbourhood
- Housing alone does not address the broader social and operational challenges that can arise if buildings are not properly maintained and residents are not supported
- Nunavut Housing Corporation has challenges in maintaining existing housing
  - Some units remain vacant for extended periods due to significant damage or repair needs caused by tenants
  - Housing unit directly behind her property is boarded up and remained empty for a year
- Residents in the area have made financial improvements to their homes and are committed to maintaining a safe, stable and family-friendly neighbourhood
- Future development should complement and strengthen the surrounding community and not diminish the quality of life or negatively affect the value and enjoyment of neighbouring properties

- Prior to approving the rezoning, Council should consider:
  - What is the long-term maintenance plan for the new buildings?
  - How will ongoing property management and tenant supports be provided?
  - How many existing public housing units are currently vacant and in need of repair?
  - How will the impacts on traffic, parking, safety and neighborhood livability be addressed?
  - What measures will be taken to ensure the development enhances rather than diminishes the quality of life for surrounding residents?
- Urging Council to consider broader infrastructure issues, particularly the need for sidewalks
- Walking can be dangerous due to speeding vehicles, splashing from puddles and the lack of pedestrian infrastructure
- Safe sidewalks are important for children, seniors and lower income families who rely on walking
- Supports the creation of additional housing, but believes it must be done responsibly and with a long-term vision for the city
- Iqaluit needs safe green spaces, pedestrian infrastructure, well-maintained housing and family-friendly neighbourhoods
- Respectfully requests that Council consider these concerns prior to making a decision on the rezoning application

Mayor Awa called for input from the public.

George MacKay, resident in the area of the proposed development, made the following comments:

- Strongly in favour of the proposal
- Iqaluit is experiencing a housing crisis
- City needs to add as much high-quality public housing as quickly as possible
- Does not believe that parking is an issue
- Future consideration should be given to good public transportation rather than wasting valuable space on parking lots

Mayor Awa called for input from the public a second time.

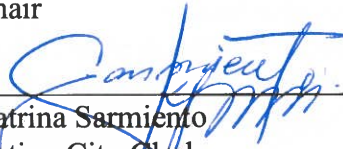
Mayor Awa called for input from the public a third and final time.

Hearing none, Mayor Awa deemed Public Hearing #04 closed at 5:40 p.m.



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Mayor Solomon Awa  
Chair



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Katrina Sarmiento  
Acting City Clerk

Approved by City Council on the 23<sup>rd</sup> day of June 2026.