



**CITY OF IQALUIT  
PLANNING AND DEVELOPMENT  
COMMITTEE OF THE WHOLE MEETING #04  
City Council Chambers  
April 21, 2026, at 6:00 p.m.  
AGENDA**

**ADOPTION OF AGENDA**

1. **MINUTES**

None.

2. **DECLARATION OF INTEREST**

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 & SK 26-002

Apartment Building, Noble House Redevelopment

Plan 914, Lot 443 & 501

Applicant: NPR GP Inc.

Reiko Kobayashi, City Planner

b) Request for Decision and Planning Report – Zoning By-law Amendment ZBA 26-003

Two Apartment Buildings, Hospital Hill

Plan 2105, Lot 860

Applicant: Nunavut Housing Corporation

Mathew Dodds, Director of Planning and Development

6. **IN-CAMERA SESSION**

None.

7. **ADJOURNMENT**

**Next Governance and Priorities Committee of the Whole Meeting #03 May 5, 2026**

<b>Topic</b>	<b>DP 26-006 &amp; SK 26-002: Noble House Redevelopment on Mivvik Street</b>		
<b>Approval Type</b>	Development Permit Application DP 26-006 and Survey Sketch Application SK 26-002		
<b>Presented To</b>	Planning and Development Committee of the Whole		
<b>Date</b>	April 21 2026		
<b>Presented By</b>	Reiko Kobayashi, City Planner		
<b>Applicant/Proponent</b>	NPR GP Inc.		
<b>Location</b>	Plan 914, Lots 443 & 501	1088 Mivvik Street	Core Area
<b>CAO Review</b>	✓ S.E., CAO	<b>Development Officer</b>	✓ M D



### REQUEST FOR DECISION

After full review, staff consider the proposed Development Permit Application DP 26-006 and Survey Sketch Application SK 26-002 to be **supportable ✓**

### Options

1. Approve Development Permit DP 26-006 and Survey Sketch SK 26-002.
2. Refuse Development Permit DP 26-006 and Survey Sketch SK 26-002.

### Staff Recommendation

That the Planning and Development Committee recommend Council to,

1. Approve 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. Approve Survey Sketch SK 26-002.

## PLANNING REPORT

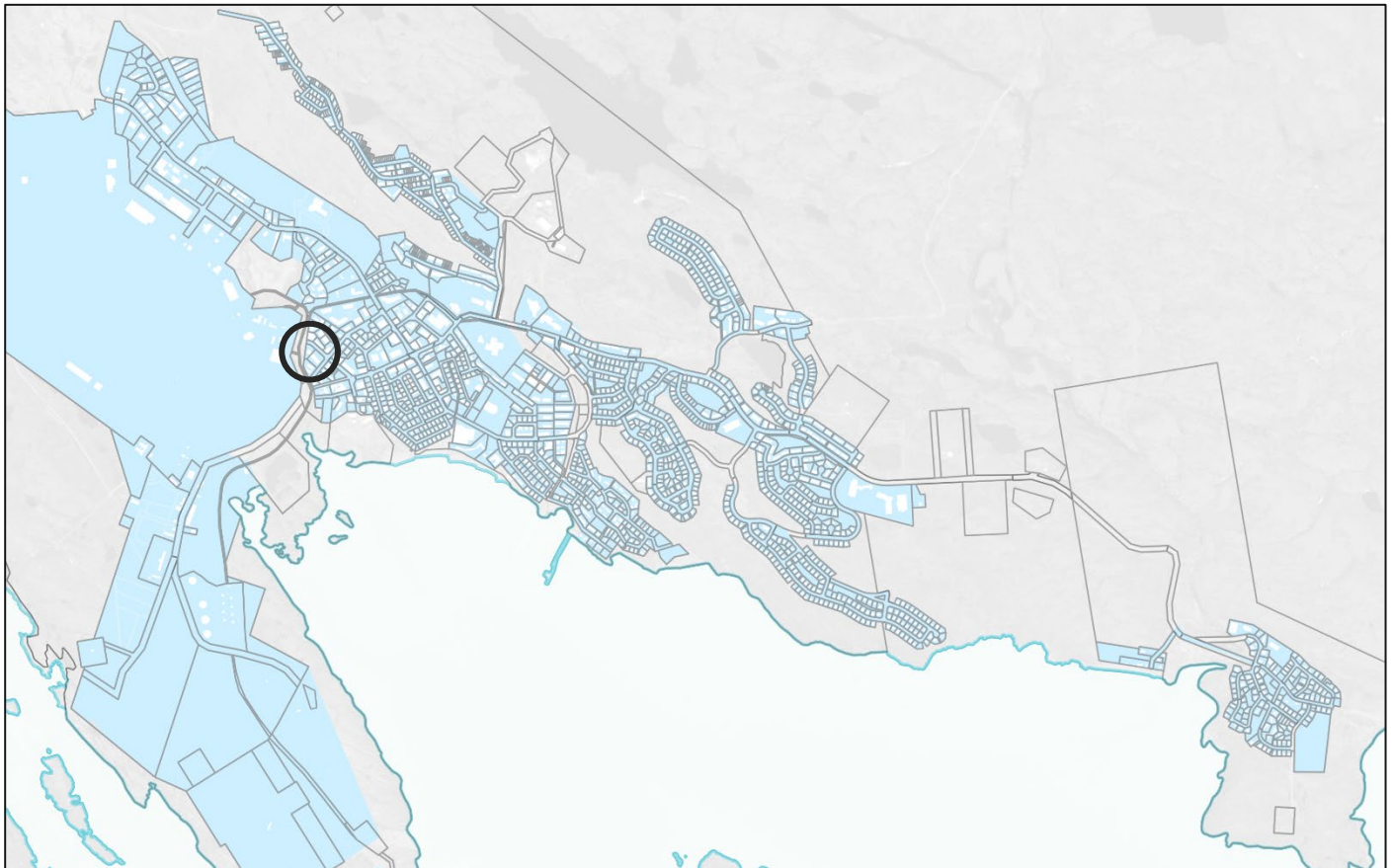
### Proposal Description

The Applicant is seeking to redevelop the Noble House building that burnt down in January 2025. The Applicant is proposing a 4-storey apartment building with a commercial space on the ground floor. The building will have 68 units, with 39 1-bedroom units, 27 2-bedroom units, and 2 live-work units.

<b>Land Use(s)</b>	Core Area
<b>Zone</b>	B1
<b>Height</b>	4 storeys
<b>Commercial Space</b>	507 m <sup>2</sup>
<b>Residential</b>	68 Units

<b>Transport Canada</b>	Approval received
<b>NAV Canada</b>	Approval received
<b>Parking Provided</b>	67 spaces, with additional ATV/Snowmobile parking

### Proposal Location



### Committee Criteria for Planning Decisions (General Plan section 8.1.4)

Committee shall review Development Officer recommendations on referred Development Permit applications, Zoning By-law Amendments, General Plan Amendments, Subdivision applications and variances to the Zoning By-law, and make recommendations to Council on those applications. While regarding the following Criteria.

- 1 Authority under the Planning Act
- 2 Community input
- 3 The policies, general intent, and purpose of the General Plan
- 4 The provisions, general intent, and purpose of the Zoning By-law
- 5 Other guidelines and policies adopted by Council
- 6 Recommendations submitted by the Development Officer

### General Plan and Zoning By-law

The proposed development meets all requirements of the General Plan and Zoning By-law.

Policy	Conformity	Notes
Zoning By-law – General Provisions	✓	-
Zoning By-law – B1 Zone	✓	-
General Plan – Core Area Designation	✓	-
General Plan – Lot Development Standards	✓	-
Core Area Urban Design Guidelines	✓	-

### Commentary on Special Approval Conditions

Conditions that are of note and/or are unique to this project, are explained below.

#	Special Condition	Commentary
<b>2</b>	Off-site ROW (Sidewalk) Improvements	Staff identified an opportunity for a concrete sidewalk along the site's frontage.
<b>3</b>	Access Vault	With the building being sprinklered, it would need to be connected to a water access vault. Staff require a new water-only access vault to support the development.
<b>8</b>	Road Widening	Staff requested a road widening as part of the development to ensure Mivvik Street and Akilliq Drive meet Municipal Standards.
<b>11</b>	Snow and Wind Study	Given the site's location, Staff requested a Snow and Wind Study. The Study indicated that snow drifts would be manageable with regular maintenance.
<b>12</b>	Environmental Letter of Assurance	Given the site's history, Staff has requested a Letter of Assurance from a qualified professional to ensure that from an environmental perspective, the development can safely proceed.

## Special Approval Conditions

### **1. Grading and Drainage Plan**

The Developer/Lessee agrees to provide a Grading and Drainage Plan to the satisfaction of the Director of Engineering and Capital Planning, or delegate, identifying planned and required drainage work, prior to issuance of the Development Permit. The Developer/Lessee agrees to install all infrastructure proposed in the approved Grading and Drainage Plan.

### **2. Off-Site ROW Improvements**

The Developer/Lessee shall submit a detailed plan to harden and improve the walkway within the City's Right of Way. The exact alignment, hard-surfacing and base design, and width to be determined in discussion with the Development Officer and subject to review and acceptance by the Department of Engineering and Capital Planning and the Department of Public Works to ensure non-interference with the travelled roadbed, drainage, and other infrastructure. The Developer/Lessee shall improve the walkway at their expense. The construction of the walkway must be completed within 1 year of issuance of the Occupancy Permit.

### **3. Access Vault**

The Developer/Lessee shall be responsible for coordinating and managing the fabrication, supply, transportation, installation, and commissioning of the new "water only" metal access vault. The City to work with the Developer/Lessee to provide design specifications for the proposed vault. The servicing works shall be addressed through the Development Agreement, prior to the issuance of the Development Permit. The new water AV shall be assumed as municipal infrastructure upon acceptance of the works by the Director of Engineering and Capital Planning, or delegate.

### **4. Development Agreement**

The Developer/Lessee shall enter into a Development Agreement including all standard conditions therein and special conditions herein. In the event that the Owner(s)/Lessee(s) fails to sign the required agreement within one (1) year of development approval, the approval shall lapse. The Development Agreement must be signed prior to issuance of the Development Permit.

### **5. Emergency Services**

The Developer/Lessee shall demonstrate to the approval of the Fire Chief prior to issuance of an Occupancy Permit, that an existing fire hydrant or new fire hydrant is located within 45 metres unobstructed of the principal lot access.

### **6. Construction Fencing**

The Developer agrees to fence the lot to restrict general access and contain debris during construction.

### **7. Road Widening**

The Developer/Lessee shall provide to the City road widenings along Mivvik Street and Akilliq Drive as per SK 26-002.

### **8. Survey of Lot**

The Developer/Lessee shall survey the lot at their cost as shown in survey sketch SK 26-002, within 2 years of issuance of the Development Permit.

The Developer/Lessee shall apply to the City Lands Administrator at their own cost for any required surrenders, amendments or new leases that arise from the survey, within 2 years of issuance of the Development Permit.

The Developer/Lessee shall register the plan of survey shown in survey sketch SK 26-002 and any associated surrenders, amendments, or new leases with the Nunavut Land Titles Office at their own cost, within 2 years of issuance of the Development Permit.

### **9. Power Poles**

The new location of power poles shall be reviewed and approved by the Qulliq Energy Corporation and the City, prior to relocation/installation. All costs associated with the relocation/installation of existing/new power poles shall be at the Developer/Lessee's expense.

### **10. Exterior Materials and Color**

The Developer/Lessee shall maintain the materials and color scheme as shown on the approved Colour Rendering.

### **11. Snow and Wind Study**

The Developer/Lessee agrees to submit, to the satisfaction of the Development Officer, a Snow and Wind Study, prior to issuance of the Development Permit. Further, the Developer/Lessee agrees to make changes to the Site Plan, to the satisfaction of the Development Officer, that reflects recommendations of the City-accepted Snow and Wind Study prepared for the site, prior to issuance of the Development Permit.

### **12. Environmental Letter of Assurance**

The Developer/Lessee agrees to submit, to the satisfaction of the Development Officer, a Letter of Assurance from a qualified professional, prior to issuance of the Development Permit.

### **13. Inuktitut Building Name Signage**

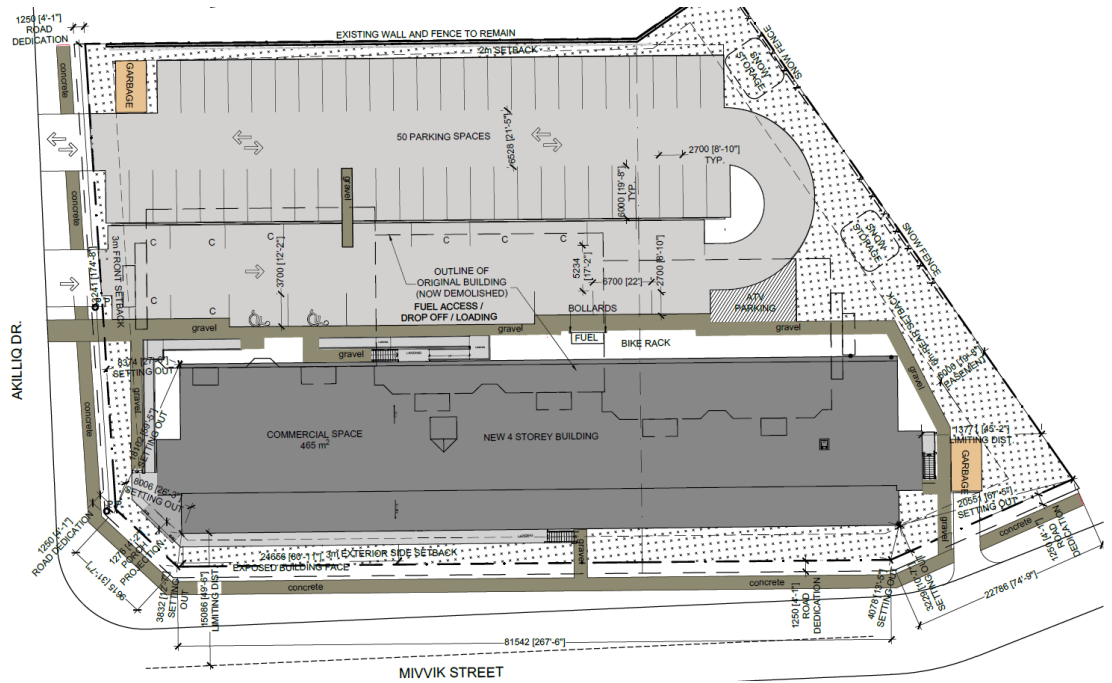
The Developer/Lessee shall incorporate Inuktitut into the building name signage. Signage details shall be submitted and reviewed by the Development Officer prior to issuance of the Development Permit.

### **14. Decommissioning of On-Street Parking**

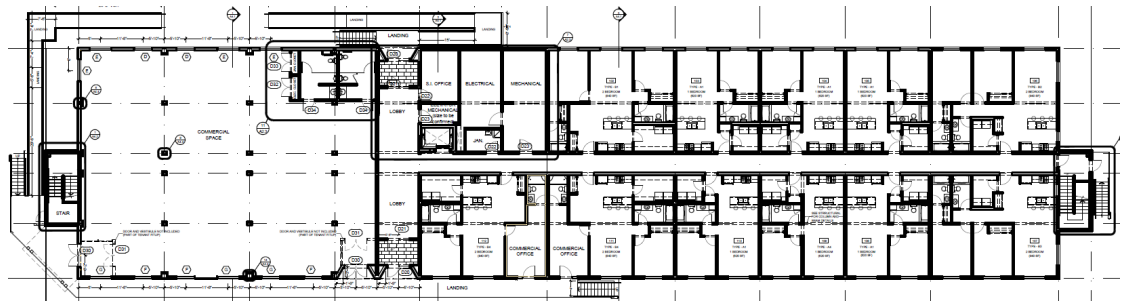
The Developer/Lessee shall coordinate the decommissioning of on-street parking adjacent to the property with current users, to the satisfaction of the Development Officer, prior to issuance of the Development Permit. The parking shall be decommissioned prior to occupancy.

### Drawings and Plans

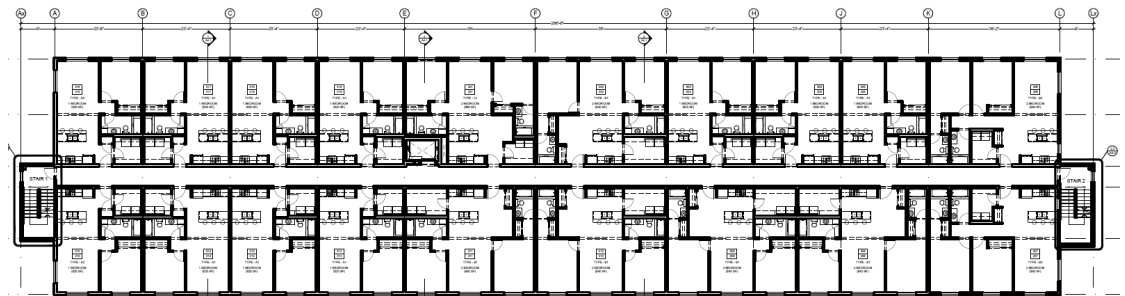
Site Plan



Floor 1



Floors 2 to 4



Side Elevation



Side Elevation



Front Elevation



Rear Elevation





<b>Topic</b>	<b>ZBA 26-003: Hospital Hill Rezoning - Two Apartment Buildings</b>		
<b>Approval Type</b>	Zoning By-law Amendment		
<b>Presented To</b>	Planning and Development Committee of the Whole		
<b>Date</b>	April 21 2026		
<b>Presented By</b>	Mathew Dodds, Director of Planning and Development		
<b>Applicant/Proponent</b>	Nunavut Housing Corporation		
<b>Location</b>	Plan 2105, Lot 860	538 Niaqunngusiaraiq Rd	Tundra Ridge
<b>CAO Review</b>	✓ S.E., CAO		



**REQUEST FOR DECISION**

After full review, staff consider the proposed Zoning By-law Amendment to be **supportable** ✓ pending conditional approval of a Development Permit application.

**Options**

1. Give 1<sup>st</sup> reading to Zoning By-law Amendment ZBA 26-003, and direct staff to schedule a Public Hearing.
2. Refuse Zoning By-law Amendment ZBA 26-003.

**Staff Recommendation**

That the Planning and Development Committee recommend Council to,

1. Give 1<sup>st</sup> reading to Zoning By-law Amendment ZBA 26-003, and direct staff to schedule a Public Hearing and 2<sup>nd</sup> reading, for Plan 2105, Lot 860.
2. If 2<sup>nd</sup> reading is given to ZBA 26-003, withhold 3<sup>rd</sup> reading until a Development Permit for the proposed apartment buildings has been conditionally approved by Council.

## PLANNING REPORT

### Proposal Description

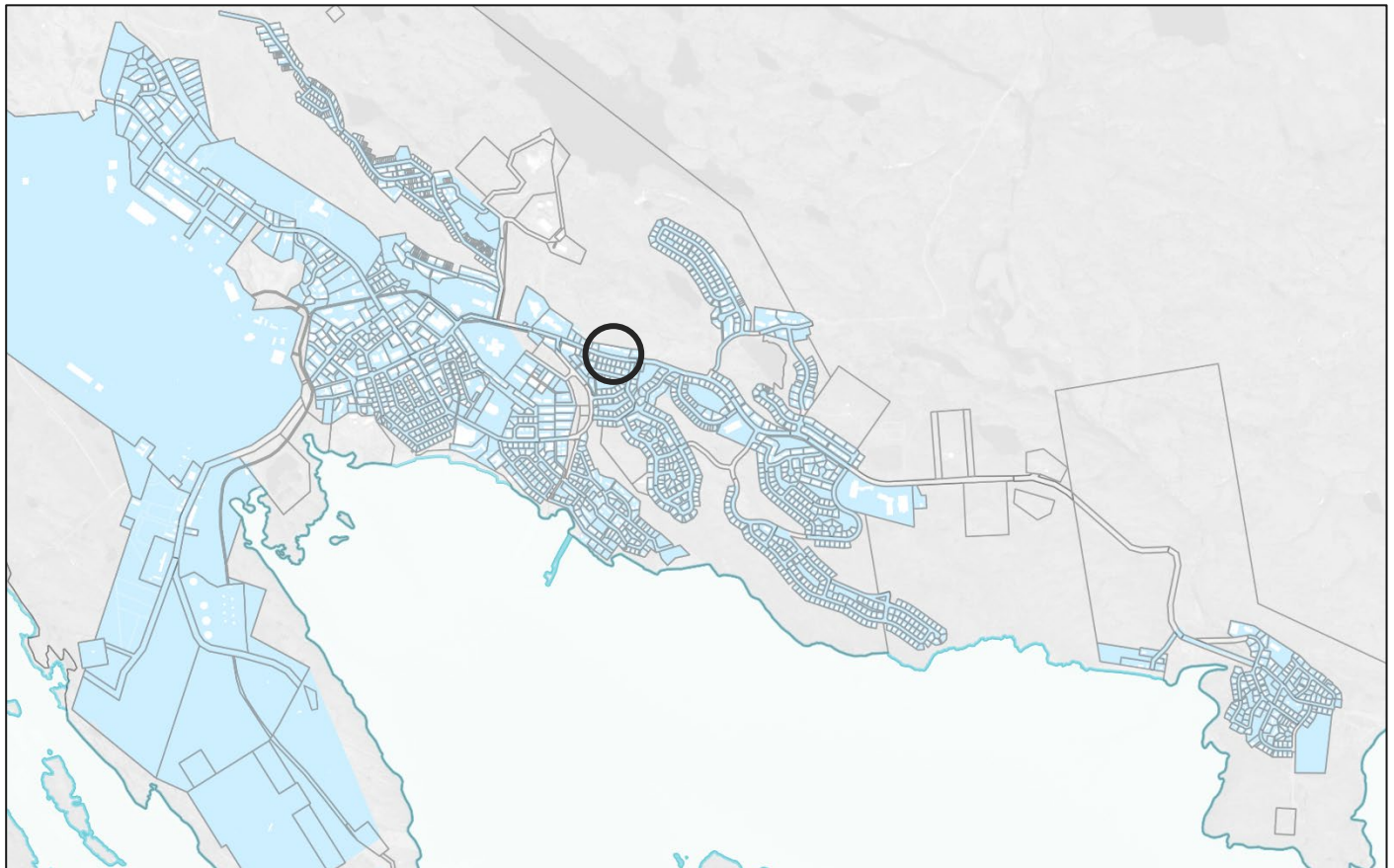
The applicant is seeking a site-specific rezoning to **R3 - High Density Residential – Special Exception Zone** to permit the development of two apartment buildings with a reduced parking requirement, and reduced rear yard. The lot is vacant due to the demolition of 21 rowhouses in 2023; and is currently zoned **R2 – Medium Density Residential**. The lot is adjacent to Institutional land uses including the Hospital and Boarding House; and is across the street from a small block of single-family dwellings. Behind the lot is a significant green space that includes “Hospital Hill”.

The proposed apartment buildings and zone would introduce a total of 116 dwelling units with no less than 1 parking stall for every 3 residential units, and a reduced 6m rear yard setback. (**Attachment 2**).

<b>Land Use(s)</b>	Residential Community
<b>Current Zone</b>	R2
<b>Proposed Zone</b>	R3(4)

<b>Height</b>	5 storeys
<b>Structure(s)</b>	2 apartment buildings
<b>Dwelling Units</b>	116 public housing units

### Proposal Location



**Committee Criteria for Planning Decisions (General Plan section 8.1.4)**

Committee shall review Development Officer recommendations on referred Development Permit applications, Zoning By-law Amendments, General Plan Amendments, Subdivision applications and variances to the Zoning By-law, and make recommendations to Council on those applications. While regarding the following Criteria.

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- 5 Other guidelines and policies adopted by Council
- 6 Recommendations submitted by the Development Officer

**General Plan and Zoning By-law**

The proposed development does **not** meet requirements therefore requires a zoning by-law amendment.

Policy	Conformity	Notes
Zoning By-law – Section 4.14 – Capacity	✓	As per section 4.14, when increasing the height and density of a lot, there must be adequate servicing capacity. The proposed development was analyzed in the City’s water and sewer models. Local servicing capacity is understood to be adequate pending the completion of the “AV 205 to 601” capital project, which is scheduled for this summer.
Zoning By-law – General Provisions	<i>Rezone</i>	As per section 6.1 of the zoning by-law, apartment buildings proposed outside of the Core Area must provide 1 parking stall per 1 residential unit, and 1 visitor stall every 10 residential units. Required – 1:1 = 116 stalls + 12 visitor Proposed – 1:2.6 = 44 stalls + 12 visitor ZBA 26-003 – 1:3 = 39 stalls + 12 visitor The developer is proposing 56 stalls. The proposed special exception zone would require 51 stalls.
Zoning By-law – R2	<i>Rezone</i>	The lot is currently zoned R2. The R2 zone does not allow apartment buildings. Therefore, rezoning is required to permit an apartment building. The R2 zone permits a density of up to 70 units/ha, which would equate to a maximum of 43 residential units for the lot in question. Rezoning is required to permit a higher density (201 units/ha).
General Plan – Land Use	✓	The proposed development is within the Residential Community land-use designation. The designation supports a wide range of housing types including apartments.
General Plan	✓	The General Plan generally supports using infill and intensification of existing lots where appropriate, to satisfy Iqaluit’s housing targets.

## Discussion

The proponent is seeking to rezone their lot to support a higher density of public housing. If the rezoning is read for a 2<sup>nd</sup> time, the proponent will be required to submit a detailed development permit application to staff. The drawings provided for this report only represent the proposal in limited detail, for rezoning purposes. At the development permit stage, the developer is required to submit a snow/wind study, servicing study, traffic study, architectural plans, renderings, and a detailed site plan for staff review and Council approval. Third reading of ZBA 26-003 is not recommendable until an approvable development application is in place. The abovementioned studies will need to confirm that the development's scale and intensity is appropriate for this lot.

The Zoning by-law amendment is required because the current R2 zoning limits residential density and does not permit apartment buildings. The amendment would allow redevelopment of a vacant site that was previously occupied by older row housing. The proposed development aligns with the long-range growth strategy presented to Committee in February 2026. That strategy identified this exact area as a priority location for residential intensification to help meet Iqaluit's housing targets.

### Density and Land Use

The property is directly adjacent to the Core Area and is surrounded by existing institutional and residential uses. Due to the site's walkability and proximity to nearby Core Area amenities, the location is appropriate for a higher-density residential use. Therefore, from a planning perspective, the proposed density and land-use in the by-law amendment are both supportable.

### Parking

The proposed zone would allow for a parking ratio of 1 stall per 3 residential units instead of the R3 Zone's typical requirement of 1 stall per 1 residential unit. This represents a significant 66% reduction from what is normally permitted. Despite the large discrepancy, the reduction is considered acceptable given the site's unique adjacency to the Core Area, where residents have strong pedestrian access to stores, services, and employment. This standard aligns with Council's recent decision to permit the same 1:3 parking ratio for developments within the Core Area, recognizing that walkability and reduced vehicle dependency justify a lower parking requirement. In 2024 the City completed a parking utilization study that examined various sample sites in the R3 zone to understand Iqaluit's actual parking demand in different neighbourhoods. The following parking demand calculations are comparables, for consideration:

- A nearby R3 lot (358/359) located at a 300m walking distance from the proposed site demonstrated a peak parking utilization at 1 stall per 3.8 units.
- An R3 lot in Road to Nowhere (4100/4102,4104), located at a 750m walking distance from the proposed site, demonstrated a peak parking utilization at 1 stall per 1.6 units.


### Rear Setback

The standard rear yard setback requirement for the R3 zone is 8m. One of the two proposed apartment buildings is positioned 6m from the rear lot line, therefore the R3(4) Zone drafted in ZBA 26-003 includes a provision that would instead require a 6m rear yard setback. The site is backing onto green space. There are no rear abutting properties—therefore the impact of this reduction is minimal. A 2m setback reduction is supportable from a planning perspective, pending further commentary that is to come in the Snow/Wind Study.

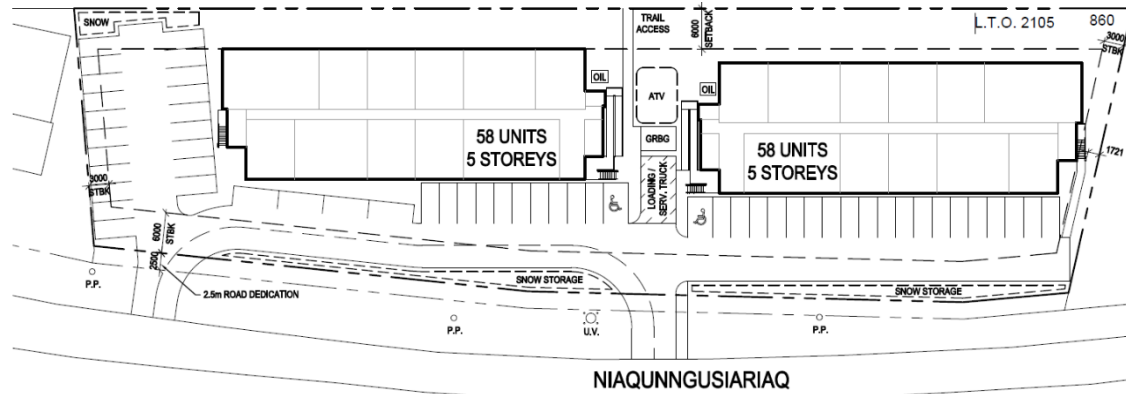
## Attachments

### 1 Location Map



 Proposed Site

### 2 Concept Plan



**ZBA 26-003**

THE CORPORATION OF THE CITY OF IQALUIT

BY-LAW # \_\_\_\_

AMENDMENT TO ZONING BY-LAW # 899

**A By-law of the City of Iqaluit in Nunavut to amend By-law No. 899, The City of Iqaluit Zoning By-law, pursuant to the Planning Act, R. S. N. (1988), c. P-7, s. 29.**

**WHEREAS** the Council of the Corporation of the City of Iqaluit has adopted a Zoning By-law (By-law No. 899), in accordance with the *Planning Act*, and

**WHEREAS** Council wishes to amend the Zoning By-law to allow a fourplex on Lot 860, Plan 2105;

**NOW THEREFORE** the Council of the City of Iqaluit enacts as follows:

1. Schedule A is declared to form part of this By-law.
2. Lot 860, Plan 2105, as shown on Schedule A of this By-law, is hereby rezoned from **Medium Density Residential Zone (R2) to High Density Residential Special Exception Zone 4 (R3(4))**.
3. By-law No. 899 is hereby amended by adding the following sections immediately after Section 11.10, as follows:
  - 11.11 Notwithstanding the Zone Provisions in Section 6.1 and 11.7, on lands zoned R3(4) the minimum rear yard setback shall be 6 m and the minimum requirement for parking spaces shall be "1 per 3 dwelling units plus 1 visitor space per 10 dwelling units".
4. Schedule B of By-law No. 899 containing the Populated Area Zoning Map is hereby amended as shown on Schedule A of this by-law.
5. Third reading of this by-law shall be withheld until a Development Permit for the proposed apartment buildings has been conditionally approved by Council.
5. This by-law shall come into effect on the date of its third reading.

READ a first time this \_\_\_\_ day of \_\_\_\_\_, 2026.

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Solomon Awa  
Mayor

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Steve England  
Chief Administrative Officer

After due notice and a Public Hearing held on \_\_\_\_\_

READ a second time this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Solomon Awa  
Mayor

\_\_\_\_\_  
Steve England  
Chief Administrative Officer

APPROVED by the Minister of Community Services this \_\_\_\_ day of \_\_\_\_\_, 2026.

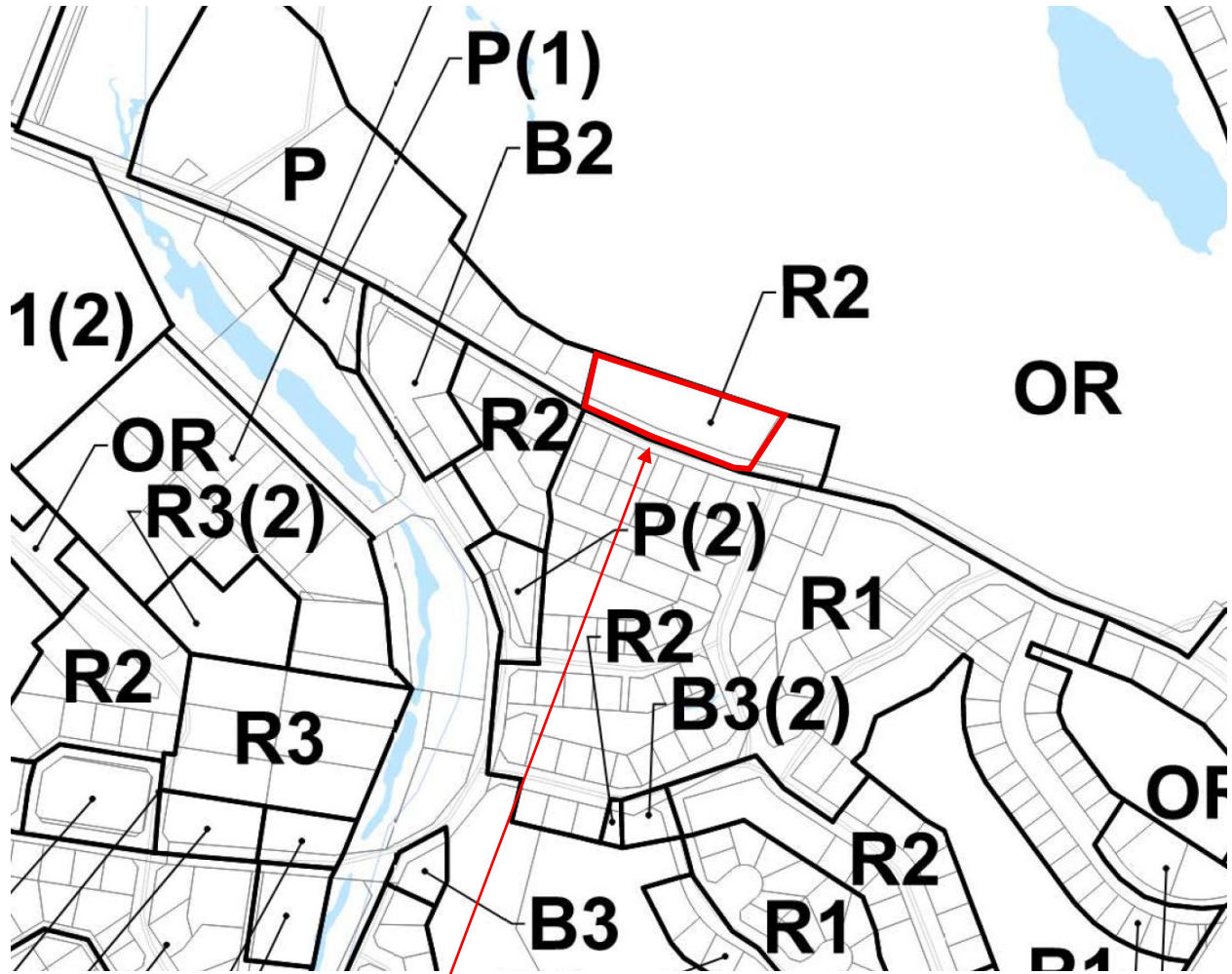
\_\_\_\_\_  
Minister, Community Services

READ a third and final time this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Solomon Awa  
Mayor

\_\_\_\_\_  
Steve England  
Chief Administrative Officer

BY-LAW # \_\_\_ SCHEDULE A



Lands outlined in red to be rezoned to High Density Residential, Special Exception  
4 – R3(4)