

**CITY OF IQALUIT  
CITY COUNCIL MEETING #11  
April 24, 2018 at 6:00 p.m.  
CITY COUNCIL CHAMBERS**

**PRESENT FROM COUNCIL**

Mayor Madeleine Redfern (via teleconference)

Deputy Mayor Romeyn Stevenson

Councillor Kuthula Matshazi

Councillor Jason Rochon

Councillor Terry Dobbin

Councillor Noah Papatsie

Councillor Simon Nattaq

**ABSENT**

Councillor Joanasie Akumalik

Councillor Kyle Sheppard

**PRESENT FROM ADMINISTRATION**

Amy Elgersma, Acting Chief Administrative Officer

Jeanie Eeseemailee, Senior Interpreter/Translator

Tammy Ernst-Doiron, Executive Assistant

Michelle Armstrong, Planning (via teleconference)

**PRAYER**

Councillor Nattaq opened the meeting with a prayer at 6:00 pm.

**SWEARING IN**

None

**ADOPTION OF AGENDA**

**Motion # 18-142**

Moved by: Councillor Rochon

Seconded by: Councillor Matshazi

Adoption of the agenda as presented.

**Unanimously Carried**

**1. MINUTES**

None

**2. DECLARATION OF INTEREST**

None

**3. DELEGATIONS**

a) Royal Canadian Mounted Police

Staff Sergeant Elliot, Detachment Commander for Iqaluit noted for Council that he started work on April 4, 2018 and gave background information on his work history.

He understood that one of the issues is communication between the detachment and Council. He feels strongly about communication and it is a priority because without it, he cannot do his job effectively. Council must be aware of what is going on in the City from a policing perspective and there must be good two-way communications; going forward communication will be consistent.

Staff Sergeant Elliot reviewed his report noting the infractions members deal with on a regular basis. Calls for service have been fairly consistent for the past three years, and this trend continues to date for this year.

Staff Sergeant Elliot noted the report shows there has been a marginal increase in regards to prisoners being held since the beer and wine Store opened. He noted that the increased calls for service are not only related to prisoners, but also to purchasing alcohol. Bootlegging is carried out in the community and this will continue in order to purchase hard liquor. There is an increase in the number of individuals purchasing beer and wine due to the lower cost from the store. He noted that he will present a much further in-depth report to Council next month.

Staff Sergeant Elliot would like to set-up a meeting in the next month with Mayor Redfern and any other Councillor who wishes to attend, to determine the City's priorities for policing activities for the upcoming year. This information would be used to formulate working plans for his staff to meet the objectives.

Councillor Papatsie thanked Staff Sergeant for the information he provided and his willingness to work with City Council. For clarification he noted that there is a difference in the community after the opening of the beer and wine store and the same will happen with the legalization of marijuana. He asked if there are any plans about legalization of marijuana, what we can expect, and how do we inform the residents about who to contact to obtain information.

Staff Sergeant Elliot noted that in respect to the legalization of marijuana, the RCMP Division has been meeting with the government to finalize the plan details. Officers will be trained to detect drug impaired drivers and a member will be leaving for training shortly, and others will follow.

Staff Sargent Elliot commented in regards to the concerns how the opening of the beer and wine store has impacted the younger people; this is one area of concern that should be discussed during the meeting to determine the City's policing priorities.

Councillor Matshazi was pleased that City Council is establishing a relationship with the RCMP and will receive updates on policing. He asked what the crimes are that led to people being incarcerated with the opening of the beer and wine store.

Staff Sargent Elliot noted that calls were received for people who were passed out from being intoxicated. There still is intoxication, but not to the point of being passed out, but now there is aggression associated with intoxication which requires more members to attend to a call.

Councillor Nattaq commented that sometimes in the event of an emergency he acts on behalf of the Mayor when the Mayor is not available. He noted that beer and wine from the store in Iqaluit is going to Arctic Bay.

Staff Sargent Elliot advised that he will ensure the Federal Enforcement Unit is aware that this is taking place.

Councillor Dobbin noted that in reviewing the statistics there is not a drastic increase. If individuals want alcohol they will find a place to purchase it. In 2012, there was an Alcohol Task Force that stated that the beer and wine store would curb binge drinking and cut back on bootlegging which at the time was a \$10 million industry. He asked if the bootlegging industry has been affected since the store opened.

Staff Sargent Elliot was unable to provide any statistics and advised he will look into the matter and will report his findings at a future meeting.

Deputy Mayor Stevenson thanked Staff Sargent Elliot for attending the meeting and is pleased that Council will receive regular updates.

**b) Matt Wilkins – Big Racks**

Mr. Wilkins noted that the proposed expansion of the restaurant would be receiving first reading, and he wanted to explain about where they are in the process. It started two years ago, and had numerous drawings, updates, and financial investment. In December 2017, he was advised by staff that any future additional expansions would require going through this same process. Therefore, another drawing was presented to include a second story. He has since been advised that the drawing and the by-law is only in regards to the restaurant and has nothing to do with commercial space, apartments, or anything else zoned in the commercial space, so the last drawing was not needed. The original drawing in December was acceptable as the commercial second story was not required. All the investors that were on board for the past two years have withdrawn because of the long process and misinformation given by the Planning and Development Department.

Councillor Dobbin expressed concern that there are a number of by-laws and a General Plan amendment on the agenda, and there is no one present from the Planning Department.

Councillor Rochon agreed with Councillor Dobbin and also noted that this is a reflection on the decision made by City Council the past few years to lay-off staff and instead have contract workers and consultants. From a local economic development stand-point, it is not helping the development in our business community.

Councillor Papatsie noted that the residents who reside near the restaurant came to a Public Hearing and they expressed concern about the utilidor and asked if Mr. Wilkins had spoken to the residents regarding this issue. He also noted that Mr. Wilkins wanted to construct a second floor, and that is why he was requested to bring back another plan.

Mr. Wilkins advised that at the Public Hearing a question was raised about the utilidor. In response to that question, Mr. Wilkins advised that there are four properties on the same utility line and they did not have any issues with sewer at the staff houses and he has also not heard of neighbours having any issues. He suggested that Engineering staff be contacted to determine if they have received any issues.

Mr. Wilkins commented that during a meeting it was suggested if future development could be for staff housing apartments or to increase units in the downtown core. Hopefully, in the future if the business is profitable perhaps an expansion could take place. But he wanted to move forward with the one-story restaurant based on availability of finances. The only reason the second story is shown on the plan is because of the direction by city staff that the potential expansion had to be shown to alleviate the zoning process again, which turned out to be misleading.

#### **4. AWARDS AND RECOGNITIONS**

None

#### **5. STATEMENTS**

Councillor Nattaq advised that the Inuit Organization will be meeting May 6 – 8, 2018, and therefore he is unable to attend the next City Council meeting.

Councillor Papatsie extended thanks and appreciation to the teachers for the events that were held during Toonik Tyme which allowed residents from various communities to attend and reunite which each other.

Councillor Papatsie pointed out with spring coming, the ice will be melting and residents should take precautions when out hunting.

**6. DEFERRED BUSINESS AND TABLED ITEMS**

None

**7. BY-LAWS****a) First Reading of By-law(s)****i) General Plan By-law Amendment (Big Racks)**

Ms. Armstrong explained that the original by-laws were rescinded and new amending by-laws are being presented for both the General Plan and Zoning amendments. There is actually no substantial change to the original General Plan Amendment, but for clarity staff wanted to bring both the amending by-laws with the same process and timeline. The General Plan amendment is to remove the Sijjanga District Overlay.

**Motion # 18-143**

Moved by: Councillor Rochon

Seconded by: Councillor Dobbin

First Reading General Plan By-law Amendment (Big Racks).

**Unanimously Carried**

**ii) Zoning By-law Amendment (Big Racks)**

Ms. Armstrong advised that the Zoning By-law amendment is to create a new exception zone which would apply to the four lots that are subject to the amendment where the restaurant would be located. The key change is in the Business Commercial Zone (B1 Zone) an eating or drinking establishment is permitted and there are no restrictions on the size. Since this restaurant will be very close to the residential zone, the approach was taken to remove the eating and drinking establishment definition and to replace it with a new definition called restaurant and take-out.

In the amending by-law the new definition is shown in Section 15.5. It allows for the integration of a bar or lounge that would be integrated into the restaurant, but specifically it does not allow a stand alone drinking establishment. In Section 15.6 there are certain use criteria that would go along with the new use – restaurant and take-out. The floor area would be limited to 600 square metres which is larger than shown on the drawings and it is to allow for flexibility in the design process. It also requires that a designated outdoor smoking area would be required, and specifically would be a design that considers how to reduce noise to the surrounding residential zone. This may be as simple as the smoking area not being located on the residential side of the building. There is also limitation on outdoor seating which can only be located on the front yard (side facing Capital Suite), and consideration would have to be given on ways to reduce noise into the surrounding area. The building height would be limited to two stories which is

consistent to the height restrictions in the adjacent residential zone, but it is lower than the Commercial Zone to the north and east which allows for three or four stories.

**Motion # 18-144**

Moved by: Councillor Dobbin

Seconded by: Councillor Rochon

Zoning By-law Amendment (Big Racks).

**For** – Rochon, Redfern, Matshazi, Dobbin, Papatsie

**Opposed** - Nattaq

**Carried**

**b) Second Reading of By-law(s)**

None

**c) Third and Final Reading of By-law(s)**

**i) General Plan Amendment No. 844**

Ms. Armstrong advised that this amendment is for the Small Craft Harbour Facility which is to re-designate lands for transportation facility and transportation zone in the Zoning By-law.

**Motion # 18-144**

Moved by: Councillor Dobbin

Seconded by: Councillor Matshazi

Third and Final Reading General Plan Amendment No. 844.

**Unanimously Carried**

**ii) Zoning By-law Amendment No. 845**

Ms. Armstrong explained that the amendment is for the Small Craft Harbour and it is to re-zone to Transportation Zone to allow the Small Craft Harbour improvements.

**Motion # 18-146**

Moved by: Councillor Rochon

Seconded by: Councillor Matshazi

Third and Final Reading Zoning By-law Amendment No. 845.

**Unanimously Carried**

**8. OLD BUSINESS**

None

**9. NEW BUSINESS**

- a) Rescind of Motions 17-285 and 17-286

Deputy Mayor Stevenson turned the chair over to Councillor Dobbin.

**Motion # 18-147**

Moved by: Deputy Mayor Stevenson

Seconded by: Councillor Rochon

That motions 17-285 and 17-286 are rescinded.

**Unanimously Carried**

- b) Rescind of Motion 18-65

**Motion # 18-148**

Moved by: Deputy Mayor Stevenson

Seconded by: Councillor Rochon

That motion 18-65 is rescinded.

**Unanimously Carried**

Deputy Mayor Stevenson returned to the chair.

- c) Memo – Big Racks

Ms. Armstrong noted that she reviewed the Zoning By-law amendments under item 7 First Reading of By-law. Staff is seeking direction to give Public Notice and hold a Public Hearing on the revised amending by-laws; staff is proposing the Public Hearing date to be May 8, 2018 which is the regular scheduled Council Meeting. Staff also needs direction on the location to hold the Public Meeting.

Councillor Rochon felt the location for the Public Meeting was already determined to be held at the Council Chamber due to the cost and also the availability of interpreting.

At the request of Deputy Mayor Stevenson, Ms. Armstrong advised that there is a requirement to give Public Notice, so posters would be created and posted around town in

areas where the City regularly posts notices, and there would also be a hand-delivery to lease holders that surround the property.

Deputy Mayor Stevenson advised that the by-law sets out a minimum boundary for hand-delivery of the notices, but in the past the boundary has been extended. He asked if it is possible to extend the boundary in this case.

Ms. Armstrong noted that in the General Plan the standard is 100 metres, but this can be broadened if that is Council's wish.

Councillors Nattaq and Papatsie expressed concern that buildings in Iqaluit must be wheelchair accessible and hoped the applicant will ensure the building is accessible.

Deputy Mayor Stevenson noted that if construction of this building would go forward, there would be wheelchair accessible ramps and access doors. He also pointed out that additional consideration is needed when constructing accessible ramps because of the weather conditions in Iqaluit.

Councillor Papatsie noted that there was a building fire and individuals made sure the residents were evacuated from the building safely. As well, there was an accident on the ice and people were saved by individuals. In both situations, Councillor Papatsie would like the City to recognize the individuals for saving peoples lives.

Deputy Mayor Stevenson clarified that the process for the applicant will be a Public Hearing and Second Reading of the By-law Amendment on May 8, 2018 and asked if development can commence after Second Reading approval.

Ms. Armstrong advised that in order for the development to go forward a Development Permit Application would have to be made. There is a cost to proceed with the Development Permit Application, and usually applicants wait until after Second Reading to begin this process.

Deputy Mayor Stevenson pointed out that this process has been on-going for two years and staff and Councillors have seen plans for the development. Deputy Mayor Stevenson asked if the plans show what will be developed.

Ms. Armstrong advised that she is aware of the development and plans have been submitted with sufficient detail that show access, parking lay out, number of seats in bar area and restaurant so that staff can determine that the site could adequately have sufficient parking.

The issues that have not been explored in detail is the Urban Design Guideline which will include the finishing materials and some of the design aspects. When the Development Permit Application is submitted there would be more detail. In terms of building location, parking location, access, and building size will not change.



Ms. Armstrong noted that the applicant can submit a Development Permit Application at any time, to receive feedback. However, the application cannot be presented to Council for approval until after Third Reading of the amendments.

Deputy Mayor Stevenson clarified that Council has provided direction that the Public Hearing will be held on May 8, 2018 in the Council Chamber prior to the Council Meeting and asked if any other direction is needed.

Ms. Armstrong advised that staff have received direction from Council and will proceed with preparing and posting the Public Notice for the Public Hearing.

Deputy Mayor Stevenson clarified that the Public Notice to be delivered to neighbours would be carried out as well, and Ms. Armstrong confirmed.

Councillor Rochon asked if there is a minimum time requirement when hand-delivering Public Notices.

Ms. Armstrong stated that the requirement in the Planning Act is ten days before the Public Hearing; staff will be posting and hand-delivering the notices in the next couple of days and this will exceed the requirement.

Deputy Mayor Stevenson verified that the Public Notice had to show the wording from the Planning Act, but in addition to that, Council wanted Public Notices to include plain language so that residents could understand what is going on. He asked if this practice would continue for this Public Notice.

Ms. Armstrong advised that staff was going to use something similar to the August 2017 Public Notice and asked if that Public Notice would have included the plain language and the appropriate amount of information.

Deputy Mayor Stevenson was not aware of the August 2017 Public Notice, and asked Ms. Armstrong to work with the A/CAO to ensure that prior to posting and delivery that plain language is included on the Public Notice to make it clear so that residents are aware what they are asked to comment on.

Ms. Armstrong agreed to follow-up with the CAO.

d) Request for Decision – Development Permit Application 18-015 (QBDC)

Ms. Armstrong advised the Development Permit Application is for the Hotel and Conference Centre on the Inuit Owned Lands along Federal Road and the applicant is the Qikiqtani Business Development Corporation (QBDC). She noted at the April 11, 2018 Planning and Development Committee meeting the committee passed a motion indicating that they would support a phased approach to this development. Due to the complexity of this project and the requirement of the installation of the new sewer line which will connect to an existing access, but there may be a requirement to make additional

upgrades to the sewer line. All the details have not yet been finalized, so that is why the recommendation is for a phased approach for this development. There is a revised request for decision that is for Phase 1 approval which would include site preparation work and piling works. In the future, Phase 2 will be for the hotel and conference centre building which would include the sewer. The phased approach allows the applicant to start construction while the details are finalized for Phase 2.

**Motion # 18-149**

Moved by: Councillor Matshazi

Seconded by: Councillor Rochon

That Council approves Development Permit Application No. 18-015 to undertake Phase 1 site preparation and piling works associated with the future hotel and conference centre on a portion of Lot 1, Block 205, Plan 2997 (Parcels SK-2, SK-6, and SK-7 as shown on the Sketch Plan), subject to the City's Standard Conditions, the Special Conditions in Attachment 1, and as shown on the Plans in Attachment 4, and also approves the applicant's Sketch Plan, dated February 23, 2018, for the future subdivision of Lot 1, Block 205, Plan 2997.

**Unanimously Carried**

- e) Request for Decision - Development Permit Application 18-009 and Variance Request

Ms. Armstrong advised that the applicant is the Nunavut Housing Corporation and they have recently purchased this 12 unit stacked row dwelling in the Plateau Subdivision. They are going through the process to convert the lot into condominium so that it can form part of their staff condominium program.

An issue was identified that the parking area had not been constructed with the approved Development Permit on file, and the issue is the aisle width for the parking area is less than the minimum required by the Zoning By-law. In order to correct this issue, without relocating the parking rails due to snow drifting issues, and also the location of a staircase that would interfere if the parking rails were moved closer to the building, they are requesting a variance to allow the existing parking aisle and existing situation to continue. The variance that is being requested is to reduce the aisle width from 6.5 metres to 5.3 metres, and the Development Permit on file would also be amended with an updated site plan to reflect this variance and approval.

Councillor Papatsie asked if the building would be used as staff housing.

Ms. Armstrong understood the Nunavut Housing Program is offering the condominium units for sale to Government of Nunavut employees.

**Motion # 18-150**

Moved by: Councillor Dobbin

Seconded by: Councillor Rochon

That Council approves:

- Development Permit Application DP 18-009 for Lot 179, Plan 3896 to allow changes to the parking lot layout for the existing 12-unit stacked row dwelling, subject to the City's Standard Conditions, the Special Conditions in Attachment 1, and as shown on the Plan in Attachment 4;
- a variance to Section 6.4 of Zoning By-law 704, to decrease the minimum aisle width for perpendicular parking spaces from 6.5 metres to 5.3 metres; and
- waiving the fees for the Development Permit and Request for Variance applications (\$1,000).

**Unanimously Carried**

- f) Request for Decision – Development Permit Application 18-010 and Variance

Ms. Armstrong advised this is almost an identical request as it relates to the adjacent lot. The Nunavut Housing Corporation has actually purchased two of the row dwellings.

**Motion # 18-151**

Moved by: Councillor Dobbin

Seconded by: Councillor Rochon

That Council approves:

- Development Permit Application DP 18-010 for Lot 180, Plan 3896 to allow changes to the parking lot layout for the existing 12-unit stacked row dwelling, subject to the City's Standard Conditions, the Special Conditions in Attachment 1, and as shown on the Plan in Attachment 4;
- a variance to Section 6.4 of Zoning By-law 704, to decrease the minimum aisle width for perpendicular parking spaces from 6.5 metres to 5.3 metres; and
- waiving the fees for the Development Permit and Request for Variance applications (\$1,000).

**Unanimously Carried**

**10. COMMITTEE REPORTS**

- a) Planning and Development Committee of the Whole

**Motion # 18-152**

Moved by: Councillor Matshazi

Seconded by: Councillor Rochon

Council approves updated Schedule C for the Tasiuqtigiit – Hand in Hand – Main Dans la Main Development Permit Application and directs staff to prepare and execute a revised Easement Agreement.

**Unanimously Carried**

**Motion # 18-153**

Moved by: Councillor Rochon

Seconded by: Councillor Matshazi

That Council approves survey sketch SK-IQAL-004-2018 to create twenty-five (25) lots for residential development, a new road, and drainage and snowmobile easements, involving the following lands:

- a. Lot 6, Block 242, Plan 4610;
- b. Lot 824, Plan 2104; and
- c. Road R35, Plan 3239

**Unanimously Carried**

**11. CORRESPONDENCE**

- a. Post Engagement Summary Report from Transport Canada

Presented as an information item.

- b. Proclamation Request – April 28 National Day of Mourning – Northern Territories Federation of Labour

**Motion # 18-154**

Moved by: Councillor Rochon

Seconded by: Councillor Matshazi

That Council proclaims April 28, 2018, as the National Day of Mourning for workers injured or killed on the job.

**Unanimously Carried**

- c. Municipal Obligations re: Official Languages Act and Inuit Language Protection Act – Languages Commissioner

Presented as an information item.

- d. Annual Summary Report – Nunavut Research Institute

Presented as an information item.

- e. Archaeology Permit Application – Palaeo-Inuit Stone Tool Technology and Chert Sourcing

**Motion # 18-155**

Moved by: Councillor Dobbin

Seconded by: Councillor Matshazi

That the Inuit Heritage Trust Inc Application “Palaeo-Inuit Stone Tool Technology Chert Sourcing” is approved.

**Unanimously Carried**

**12. IN CAMERA SESSION**

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

- 1) Update on Legal Matters
- 2) Labour Items

**Motion # 18-156**

Moved by: Councillor Rochon

Seconded by: Councillor Matshazi

Council goes In Camera at 7:48 p.m.

**Unanimously Carried**

**Motion #18-157**

Moved by: Councillor Rochon

Seconded by: Councillor Matshazi

Council returns to Regular Session at 8:43 p.m.

**Unanimously Carried**

**Motion # 18-158**

Moved by: Councillor Rochon

Seconded by: Councillor Matshazi

That the Stantec claim in relation to the Aquatic Centre be settled in the amount of \$50,000 plus GST.

**Unanimously Carried**

**13. ADJOURNMENT**

**Motion # 18-159**

Moved by: Councillor Rochon  
Seconded by: Councillor Nattaq

Council adjourns at 8:45 pm.

**Unanimously Carried**

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Romeyn Stevenson  
Deputy Mayor

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Amy Elgersma  
Acting Chief Administrative Officer

Approved by City Council on the **12** day of **June**, 2018.