

**CITY OF IQALUIT  
CITY COUNCIL MEETING #12  
May 8, 2018 at 7:11 p.m.  
CITY COUNCIL CHAMBERS**

**PRESENT FROM COUNCIL**

Mayor Madeleine Redfern  
Deputy Mayor Romeyn Stevenson  
Councillor Kuthula Matshazi  
Councillor Jason Rochon  
Councillor Terry Dobbin  
Councillor Noah Papatsie  
Councillor Joanasie Akumalik  
Councillor Kyle Sheppard

**ABSENT**

Councillor Simon Nattaq

**PRESENT FROM ADMINISTRATION**

Amy Elgersma, Acting Chief Administrative Officer  
Matthew Hamp, Director, Engineering and Public Works  
Jesse Ajayi, Planning  
Andrea Spitzer, Communications Manager  
Jeanie Eeseemailee, Senior Interpreter/Translator  
Tammy Ernst-Doiron, Executive Assistant

**PRAYER**

Councillor Akumalik opened the meeting with a prayer at 7:11 pm.

**SWEARING IN**

None

**ADOPTION OF AGENDA**

**Motion # 18-160**

Moved by: Councillor Rochon  
Seconded by: Deputy Mayor Stevenson

Adoption of the agenda as amended: Change agenda order to reflect #9 New Business conducted before #7 Readings of By-law(s).

**Unanimously Carried**

1. **MINUTES**

- a) City Council Meeting #07 – February 27, 2018

**Motion # 18-161**

Moved by: Councillor Rochon

Seconded by: Councillor Akumalik

City Council Meeting Minutes #07 dated February 27, 2018.

**Unanimously Carried**

- b) City Council Meeting #08 – March 13, 2018

**Motion # 18-162**

Moved by: Councillor Sheppard

Seconded by: Councillor Akumalik

City Council Meeting Minutes #08 dated March 13, 2018.

**Unanimously Carried**

- c) City Council Meeting #09 – March 27, 2018

**Motion # 18-163**

Moved by: Councillor Sheppard

Seconded by: Councillor Akumalik

City Council Meeting Minutes #09 dated March 27, 2018.

**Unanimously Carried**

- d) City Council Meeting #10 – April 10, 2018

**Motion # 18-164**

Moved by: Councillor Sheppard

Seconded by: Councillor Rochon

City Council Meeting Minutes #10 dated April 10, 2018.

**Unanimously Carried**

**2. DECLARATION OF INTEREST**

None

**3. DELEGATIONS**

None

**4. AWARDS AND RECOGNITIONS**

None

**5. STATEMENTS**

Deputy Mayor Stevenson would like express condolences to the family on the loss of a loved one.

Councillor Akumalik requested that the MLA's be invited to attend City Council meetings. He would like to extend thanks to MLA Adam Arreak Lightstone for attending Council and committee meetings; this enables him to get to know Council members, and have an understanding of the issues before City Council. He would like the other MLA's to also attend so they are aware of the issues and suggested that a letter be written requesting them to attend. He acknowledged that a long-term resident of the community has left and this is a loss to Iqaluit and Nunavut as she did a considerable amount of positive work.

Councillor Papatsie agreed that MLA's should be invited to attend City Council meetings. He expressed concern of being more aware of what is going on in the community, to look after the hunters and advise them of what is going on and provide them with advice. He thanked the Inuit staff around Nunavut and the City of Iqaluit as everyone is starting to recognize their hard work.

Councillor Rochon acknowledged the firefighters as it was National Firefighters Day last week and the firefighters took the time to visit schools and conduct demonstrations and presentations that the children enjoyed. The firefighters have been conducting monthly fire drills at the schools and their efforts to keep the children safe are really appreciated. He reminded everyone to slow down when driving in school zones and recognized the Peace/By-law Officers as they have been present in school zones especially during peak hours, which is another way to keep the children safe. He also acknowledged the nurses and teachers in the community as it is National Teacher and Nurse Appreciation Week. He noted that he is looking for residents to contact him as he is working on a new committee, Committee of Adjustment or Variances.

Mayor Redfern noted that Emergency Preparedness week is May 6 – 12 and the theme is "Be Emergency Ready". This week is a reminder to residents that planning and taking

actions to be prepared will enable families and property to be better protected during an emergency. She noted that work is underway to assess the community's emergency readiness for disasters and climate change adaptation and when the work is finalized it will be presented to Council.

**6. DEFERRED BUSINESS AND TABLED ITEMS**

None

**9. NEW BUSINESS**

a) Rulings on Representations

Mayor Redfern advised that Rulings on Representations is regarding the Public Hearing held earlier.

Deputy Mayor Stevenson explained this item is being moved on the agenda to be discussed prior to the Reading of By-law(s) in order to allow Council members to discuss the matter.

Mayor Redfern noted that Council, in the past, has decided to defer the reading of by-laws to give more time, and in some instances, to get more information from staff. There are a number of things that Council can chose to do as a result of what was heard at the Public Hearing.

Deputy Mayor Stevenson commented from the representations this evening some of the issues were about changing the Zoning By-law and the General Plan. The issues regarding the sewer line, noise from the staff house, and traffic are all issues with the current establishment. He pointed out that the current establishment exists legally and will continue to exist. He noted that the Sijjanga District Overlay allows for drinking establishments. It allows for this restaurant and larger restaurants. There are certainly some limitations that make what the proponent has suggested not appropriate for that Overlay and therefore require amendments to the by-laws.

Councillor Dobbin pointed out that the Planning and Development Department delivered notices to residents surrounding the proposed development advising of the Public Hearing. He noted that the same three residents have attended both Public Hearings opposing the development, and other neighbouring residents have not expressed a concern.

Deputy Mayor Stevenson confirmed with staff that no written submissions have been received.

Mayor Redfern noted that an additional resident was in attendance at the Public Hearing and expressed their concerns; that would be a total of four residents.

Councillor Akumalik would like clarification on the process of the drinking establishment if it is approved tonight.

Mayor Redfern explained that the Liquor Board is responsible for issuing a license which is a separate process and includes a public component. The City deals with the planning component; the proposed establishment must fit within the General Plan and Zoning By-law or variances or amendments to those by-laws would be required. There is the building permit process which the applicant must adhere to and is reported to Council. There are three different streams that the proponent would have to follow to construct and operate the establishment.

Deputy Mayor Stevenson noted if Council were to pass second reading of the by-law tonight, the proponent would have to start their development permit process first and then apply for the liquor permit.

Mayor Redfern pointed out that it was possible for Big Racks to make application with its current establishment, but they are choosing to make that application with the newer, larger facility.

Councillor Rochon stated that Council does not have a plan to revitalize the downtown core, not that it was vibrant, but there is no master plan for business development and how the local economy can grow. He feels the City has to consider the goal for the downtown core with a plan otherwise there will always be variances.

Mayor Redfern reminded Council that the General Plan is scheduled for review this year, and Council has committed funds to ensure the review is completed. She noted that part of the consultation is with the public and key stakeholders, and the business community is one of the key stakeholders.

Councillor Akumalik asked for clarification on what is required.

Mayor Redfern explained that this item is Rulings on Representations and as explained by Deputy Mayor Stevenson it provides Council with the opportunity to discuss the representations made at the Public Hearing and make any decisions on those representations that may be necessary. Council will have, under item 7 (b), the Second Reading for the General Plan By-law Amendment No. 855 and the Zoning By-law Amendment No. 856. Council must now decide what they wish to do with the Public Hearing representations.

**Motion # 18-165**

Moved by: Deputy Mayor Stevenson

Seconded by: Councillor Dobbin

That Council proceed with second reading of the General Plan and Zoning By-law Amendments for Big Racks.

**For – Rochon, Matshazi, Stevenson, Sheppard, Dobbin, Papatsie  
Opposed - Akumalik  
Carried**

b) Request for Decision – By-law 200 amendments  
Matthew Hamp, Director, Engineering and Public Works

Mr. Hamp reminded Council that this matter was discussed at the Engineering and Public Works Committee of the Whole and recommended to Council. He reviewed the request for decision explaining that the City's Water and Sewer By-law 200 has been in effect and unchanged since 1989. The by-law allows only the City to provide municipal services, these being specifically drinking water and the collection and treatment of sewage, except where directly authorized by Council. The City's General Plan By-law 703 limits development on truck services to small scale commercial and institutional developments where water use does not exceed 2,000 litres per day. There are an increasing numbers of development applications that propose to have piped water with truck sewage or truck water delivered by the City to the 2,000 litre limit with private hauling supplementing this amount. The by-law now does not allow for the provision of private truck water or sewer services, and the by-law does not align with the 2,000 litre limitation set-out in the General Plan.

The charges in the by-law are based upon the provision of both drinking water and sewage services so it is a combined fee, it does not consider the provision of either one service or the other. It does not consider water sources other than the City's drinking water system, so the City is the only authorized supplier of drinking water.

The proposal is to amend the by-law to allow for licensed private water and sewage hauling subject to a permitting process administered by staff; to regulate sewage quality discharged to the municipal system by private haulers; to set a fee for split services i.e. City supplied water and private sewage hauling (this being one example) ; to align with the truck usage limits set-out in the General Plan and to allow for the collection of sewage waste based upon water sourced from other than the City's drinking water system.

The benefits will allow for some development to continue in areas where only piped water is available (Federal Road area). It will allow for some development to continue in Industrial/Commercial Zones with trucked services. It will align the City's Water and Sewer By-law with the General Plan. The disadvantages would be increased work load to administer those licenses and to develop them. He advised that the estimated cost to amend the By-law would be approximately \$5,000.00 in legal fees and an estimated on-going administration cost of \$25,000.00 annually to pay for additional time to administer licenses.

**Motion # 18-166**

Moved by: Deputy Mayor Stevenson

Seconded by: Councillor Akumalik

That administration amend By-law 200 to allow for licensed private water and sewage hauling, regulation of privately hauled trucked sewage quality, set fees for split services, and align with water usage limits set out in General Plan.

**For – Rochon, Akumalik, Stevenson, Sheppard, Dobbin, Papatsie  
Opposed - Matshazi  
Carried**

Deputy Mayor Stevenson felt the fee structure should include an amount for infrastructure cost and recover the administration cost, because companies would have access to the City's infrastructure and will be making money from hauling water or sewage.

Councillor Sheppard commented, and Mayor Redfern agreed, that the fee structure should be worded in such a way that a private delivery company could not undercut the City on delivery to private residents and businesses. He felt this service could not be a revenue loss to the City in any way.

Councillor Rochon also expressed concern about a private company reserving water which could create a supply and demand situation. He asked if the By-law could include a cap on the amount of water a company could reserve.

Councillor Matshazi asked for clarification if this would be privatizing water delivery.

Mr. Hamp explained that the City would still control the licensing of water and the majority of water deliveries would be carried out by the City. This amendment is intended to allow for a third-party hauler to deliver water in excess of the limit of 2,000 litres that is now set in the by-law. The amendment is not intended to privatize the water delivery service.

Councillor Matshazi confirmed that there will be no change in the current process that the City delivers up to 2,000 litres of water, and anything in excess of this would be delivered by the third-party hauler.

Mayor Redfern noted that it is possible that a resident may not want or require the 2,000 litres from the City and that it could actually all be delivered by the third-party hauler. Mayor Redfern pointed out that Council is not prepared to deliver more than 2,000 litres under the current by-law.

Mr. Hamp noted that the by-law stipulates that individuals can get up to 2,000 litres of water which the City will continue to deliver. He noted that by approving the amendment

there is an option to have water delivered solely by the third-party hauler. Hr. Hamp did point out that individuals will probably not use this service due to the additional cost. However, it is a viable option for businesses that require more water than the City will deliver.

Councillor Matshazi asked in terms of the private companies delivering water this will be on demand and will Council be able to control the costs when they spiral.

Mr. Hamp noted that the City will control the regulation of all of the third-party haulers and the intent for amending the by-law is to create a licensing frame work so that this will always be in the City's control. In terms of pricing, the City sets the base price for the water. The intent is not to privatize the service at whole sale.

Mayor Redfern expanded on the question using the brewery as an example, that they are using the water from the river rather than the City water system; would there actually be a cost or fee that the City is going to charge that company and how do you control or measure how much water is actually being taken.

Mr. Hamp explained that there is another component that would fall under the Department of Health about potable water and it is not quite as simple as taking water from a lake and delivering it as potable water. The water needs to be treated which is a considerable cost, and there is rigorous standard daily testing that needs to be met. A private hauler would not be absolved from that requirement to treat and test potable water to make sure they meet the Department of Health requirements. Mr. Hamp explained the third-party hauler would be filling a need for those companies that require water in excess of 2,000 litres a day.

Councillor Matshazi asked where the third-party hauler will get the water, because the City is getting short of water and businesses will require the extra water to sustain their business.

Mr. Hamp noted that Planning and Engineering have the feasibility study looking at supplementary water sources. In terms of where a third-party hauler would get water, it would be either from the City or an alternate source as there are limited sources of water. The feasibility study is looking into the long-term water supply for the City. The amendment would allow for the possibility of a third-party hauler and allow administration to issue a license and then regulate the license.

Councillor Matshazi asked if the City has the capability of delivering in excess of 2,000 litres of water a day instead of going to a third-party hauler.

Mr. Hamp advised that currently the City does not have the capacity to deliver in excess of 2,000 litres of water a day. Where there is a demand for it, the City cannot meet it. It is not as simple as having overtime and charging it back to the individual. The City does not have the additional staff to deliver the water.



Councillor Matshazi expressed concern that this will create more demand for water and will have a spiral effect causing Council to become involved in economics and regulations. He felt that part of the discussion should include conservation of water.

Councillor Sheppard noted that he understood that this is not an entity looking to operate for profit large scale water delivery or sewage delivery system. This is very specific proponents operating specific projects and other commercial enterprises in the City whose needs cannot be met currently by the City who want to run their own private water delivery and sewage delivery. It is not a large-scale enterprise. Private water delivery happens everywhere, there are municipalities in this territory that have privatized water and sewer delivery.

Councillor Akumalik asked about the increased workload to administer licenses and where will the money come from to pay for it.

Mr. Hamp explained that part of the cost for the increased workload would be recouped through the structuring of the license fee. However, there could be some upfront costs before revenue is received, so the cost would have to come from the general fund.

Councillor Dobbin wanted to clarify this is a proponent that requires more water than the City can deliver. That is the issue they are not looking to get into private water business, they are going to collect the water from Sylvia Grinnell River which is not even within the municipality's jurisdiction. They still have to go through the Nunavut Water Board and have to get the water tested. They are looking to provide water for themselves that is all; they are not looking to get into the water business.

Mayor Redfern pointed out that there had been previous discussion about the possibility of connecting a number of units in the lower base that could actually reduce water delivery by 50%. This was identified and discussed about a year ago. She noted there are all the costs associated with the connection, but it would free up staff on the water and sewage trucks to have the ability to provide more water to individuals. She explained because there are small pockets or individual houses the distance that has to be travelled adds to the workload or affects service. She felt that this would be one way of addressing the truck service issue.

Mr. Hamp noted that there are several zones in the City that are actually in areas of piped service but are not quite close enough to a pipe line to connect, i.e. they may have to cross a property line. He agreed that some of the properties requiring water delivery are spread out which makes it less efficient. It has been proposed that one way to reduce staff's load on truck services would be to improve the utilidor infrastructure in those neighbours.

Mayor Redfern wanted to ensure that legal liability is part of the analysis. She expressed concern of the sewage connection that could be damaged and having to determine who caused the damage. Another matter to consider is regarding the length of time the sewer connection is out of service which puts the City at risk, and the third-party hauler, of

having nowhere to dispose of the sewage. Mayor Redfern was also concerned with water quality and how the City would become a water licensing body. She understands that the Department of Health has regulations in place, but she felt Council should ensure that limits and liability are put into place to regulate the water quality by the possibility of having a third-party hauler.

Mayor Redfern left the Chair and Deputy Mayor Stevenson took the Chair.

Councillor Matshazi understands, and Mr. Hamp confirmed, that the third-party hauler will be able to deliver water to other businesses, and the request for additional water was not limited to one particular business.

Councillor Papatsie commented that if a water reserve tank was used then people would have access to get additional water on their own.

Mayor Redfern returned to the Chair.

Deputy Mayor Stevenson commented that he would like to see the draft of the by-law and Council will have three opportunities to discuss the amendments.

c) Request for Decision – Capital Projects Budget Amendments

Mr. Hamp reminded Council that this matter was discussed at the Engineering and Public Works Committee of the Whole and recommended to Council. He explained that the City approved a Capital Spending Plan for 2018 for a total of 46 projects and major capital purchases.

At the April 18, 2018, committee meeting the RFD was presented and it was anticipated that one project would come in significantly under budget leaving some surplus funds under the Gas Tax Reserve that could be applied elsewhere. An assessment of how to manage the increase volume of sludge coming from the wastewater treatment plant is required as the original plan is no longer viable. The Transportation Master Plan was considered of lesser urgency and is recommended to defer in favour of the Sludge Management Assessment.

The proposal is to amend the 2018 Capital Spending Plan as follows: reallocate \$400,000.00 in surplus funds from Project No. 9 - Filter Immediate Upgrade for the Water Treatment Plant to Project No. 42 - Pipe Upgrades for Water and Project No. 43 - Pipe Upgrades for Sewer in equal amounts. This would increase the estimates for both projects from \$300,000 each to \$500,000 each.

The second amendment is to revise the scope of work of Project No.27 from Transportation Master Plan to Sludge Management Assessment and change the source of the funding from Block Funding to Gas Tax Funding.

**Motion # 18-167**

Moved by: Councillor Akumalik

Seconded by: Councillor Sheppard

Council approves to reallocate \$400,000 in surplus funds from Project No. 9 – Filter Media Upgrade for WTP to Project No. 42 – Pipe Upgrades Water and Project No. 43 – Pipe Upgrades Sewer in equal amounts, thereby increasing the estimates for Project No. 42 and Project No, 43 from \$300,000 each to \$500,000 each and also approves to revise the scope of work of Project No. 27 from “Transportation Master Plan” to “Sludge Management Assessment” and change the source of funding for this project from Block Funding to Gas Tax Funding.

**Unanimously Carried**

Councillor Sheppard noted there is a disadvantage with the recommendation. That being the Transportation Master Plan will not be carried out and asked why there is a need for the Sludge Management Assessment as he understands that there are legal requirements on how waste is treated.

Mr. Hamp explained that the Sludge Management Assessment is a result of the new Wastewater Treatment Plant Project and original estimates indicate that there is an additional 1800 cubic metres per year of sludge as a secondary treatment process is being added. The original concept was to work with some of the local businesses to accommodate that, and after review is not a viable option due to the quantities involved. Staff would like to complete the Sludge Management Assessment to be in a position to manage the sludge prior to the completion of the project, or at least have some viable options available.

Councillor Matshazi supported the change in the allocation of the Capital Spending Plan, but he expressed concern about the Transportation Master Plan being left without any resources or action plan. He noted that the Transportation Master Plan is one of Council’s Strategic Objectives and in order to meet the objectives, Council needs to be serious in investing in those specific issues; there is no explanation on how the Transportation Master Plan will be completed.

Mr. Hamp provided additional background and advised that the Transportation Master Plan was a project originally proposed to be carried out by the Planning Department, and as Council is aware there are some significant challenges with the Planning Department at this time as there is one full-time position and the remainder of the work is provided by consultants. Therefore, there is no staff capacity to manage an additional Planning project at this time.

Councillor Matshazi asked if staff is conducting the Transportation Master Plan or contracting a consultant who is going to work with the department.

Mr. Hamp advised that the work would be carried out by a consultant. The issue is not the matter of hiring a consultant, but staff must manage the consultant. Staff is currently working on 30 projects with a budget list of 46 projects and it is a considerable amount of work to manage everyone. Adding another project that is outside the management expertise that we currently have would be difficult to do with the current staff.

Councillor Matshazi commented that the state of the roads and anything pertaining to road transportation is not a top priority although there are a number of potholes and drainage issues.

Mr. Hamp advised that there is a project currently underway to address drainage and roadway issues. He noted that this is not his field of work, but the Master Plan would be long-term road planning and expansion and what the road network would be in the future. Engineering staff are reviewing the matter of infrastructure deficiencies to determine solutions; the Master Plan falls under the Planning Department and not the Engineering Department.

Mayor Redfern noted that the majority of road conditions are caused by lack of road drainage which is one of the significant things that the City has never adequately addressed or dealt with. In December over 100 projects were presented to Council to be carried out by the Engineering Department. Council requested management and administration to determine what projects could realistically be carried out in 2018 with the resources the City has with respect to staff and funding. Unfortunately, the priorities are very lengthy, but having staff really assess what realistically can be completed in 2018 is how the 46 projects and major capital purchases were determined.

Councillor Dobbin asked about the timeline for work to be carried out on Federal Road. He understands that the money is allocated for this summer and asked which roads are included in the repair work.

Mr. Hamp reviewed what roads would be worked on and noted there will be an announcement on the road repair.

Mayor Redfern felt that it is important that the City publish the 2018 -- 46 projects and major capital purchases.

d) Request for Decision – Development Permit Application 18-006 and Variances

Mr. Ajayi advised that a Development Permit was approved for a mixed-use development including commercial and residential units on Lot 11, Block 6 Plan 4400 in Apex in 2015. The Development Permit is in effect now and can be actioned on. Presently, the developer is applying for a new Development Permit with variances for a similar development with the same building footprint but altered to allow for future subdivision of the lot and the development for individual sale. This includes reinforced party wall down the centre of the building as well as staircases to provide emergency exits to the

additional units. This is a very similar development that has already been approved; it has been modified to allow for future subdivision. The subdivision application is not being addressed at this time, but that is the intent of the Development Permit.

The mixed used development contains two ground floor commercial units with a gross floor area of 160 square metres and are intended for office space, as well as a second floor which contains four one-bedroom units each with a gross floor area of 85 square metres. The residential units will each have their own separate entrances. The parking lot contains eight parking spaces including one barrier free parking space. The development is consistent with the General Plan, but not with the Zoning By-law, and therefore requires a variance as part of the Development Permit approval.

The variances include projection into the east side yard of 3.5 metres where only 3 metres is allowed; reduction in set-back from the parking lot to the east and west property line from the allowed 2 metres to .5 metres; and, a set-back from any property line from 1 metre to .5 metres. The variances are considered minor and reasonable because the parking abuts a lot that is currently under development by the same developer, so it is not disturbing an existing residence and is accommodated across the lot line.

Mr. Ajayi explained that the permit will allow commercial use on the ground floor for two units and an additional condition is proposed to limit that to office use based on the concern regarding water consumption, any change from an office use will require a re-evaluation of the water consumption based on the actual usage. The developer will be obligated to inform tenants of the limit of 2,000 litres per day of trucked water service. The concern was raised at the Planning Committee that the lot is presently vacant and used by the children at Nakasuk School as a pathway to reach Apex; a condition has been proposed to address that concern which is to line the perimeter of the development with boulders that are 80 centimetres wide and place 5 metres apart to locate the private lot from the school yard so that children know not to cross into the lot. Mr. Ajayi discussed the condition and reviewed the revised site plan with the school principal who was satisfied that it would address his concerns with the interference with the school children exiting the building and the proposed development.

Deputy Mayor Stevenson noted that at the Planning Committee of the Whole, the parking variances on this lot was discussed in detail, and it was highlighted again that developers in this City tend to minimize the parking requirements or try to minimize the parking requirements, in a lot of buildings that are being developed, and the Planning Department continues to allow that revised modification for the Zoning By-law. In this specific application, the building could be moved further back on the lot to allow for a larger parking area in the front of the lot. The piles were already installed before the variances had been approved, and he expressed concern that the developer would have done this before receiving approval. He advised that he would be voting against the variance and stated that he is disappointed that the parking requirements set out in the Zoning By-law are minimized with the misguided idea that the City does not require as much parking as buildings need elsewhere.

**Motion # 18-168**

Moved by: Councillor Akumalik

Seconded by: Councillor Rochon

Council approves:

- Development Permit Application DP 18-006 for Lot 11, Block 6, Plan 4400 to allow the construction of a Mixed-use Building with an “office” use on the ground floor and four (4) apartment dwelling units on the second floor, subject to the City’s Standard Conditions, the Special Conditions listed in Attachment 1, and as shown on the plans in Attachment 3;

- a variance to Section 4.22 of the Zoning By-law 704, to increase the permitted projection into a required yard from 3.0 m to 3.5 m for the east side yard;

- a variance to Section 6.22 to reduce the required setback of a parking lot to a lot line abutting a residential zone from 2.0 m to .5 m;

- a variance to Section 6.22 to reduce the required setback of a parking lot to any other lot line from 2.0 m to .5 m

**For – Rochon, Akumalik, Matshazi, Sheppard, Dobbin, Papatsie  
Opposed - Stevenson  
Carried**

Councillor Sheppard asked what the parking situation was on the originally approved Development Permit in 2015 and how much has it changed since it was approved. He asked if the piles that are already installed are based on the originally approved Development Permit.

Mr. Ajayi is unable to comment on the relationship between the construction that is currently underway and the Development Permit. He advised that the developer has every right to proceed with building this building right now based on the approved Development Permit, with the exception of the projecting stairway and the two additional stairways. The building footprint is not changing from the original approved Development Permit. He understands that the parking has not changed and reviewed the requirement for parking spaces for the development. He noted the developer is meeting the requirement for the number of parking stalls; the variance requested is the required set-back.

Mayor Redfern noted that Council has been saying for quite some time that the General Plan needs to be updated in relation to parking requirements. There is also a concern with the length of the space not being adequate enough to accommodate pick-up trucks. She reiterated that it is important that the developer understand that the one-bedroom units have a limit of one or two persons.

Mr. Ajayi advised that he met with the principal at Nakasuk School and the developer’s representative who was present via phone link this morning, the request was made to extend the barrier, the boulders, along the perimeter of both lots 11 and 12 – the northeast

of lot 11 and 12 and the west side of lot 11. Also add to extend the barrier along the south side of lot 12. This was requested by the principal and was verbally agreed to by the developer's representative.

Councillor Papatsie asked if the boulders are passable with individuals with accessibility, as well as the entrance to the commercial space. He suggested that fences could be installed in some areas.

Mr. Ajayi advised that the main floor of the building is accessible through a wheelchair ramp.

Mayor Redfern clarified that the boulders are not on the street side; they are on the two sides and backside of the property and will not impede access for persons with disabilities to the building from the street, either on foot or by vehicle.

Mayor Redfern advised that it is 8:54 pm and a motion to extend the meeting is required if Council so wishes.

**Motion # 18-169**

Moved by: Councillor Rochon

Seconded by: Councillor Matshazi

That the meeting is extended.

**For – Rochon, Akumalik, Matshazi, Stevenson, Dobbin, Papatsie**  
**Opposed – Sheppard**  
**Defeated**

Mayor Redfern advised that the remaining agenda items will be placed on the next Council agenda.

**13. ADJOURNMENT**

**Motion # 18-170**

Moved by: Councillor Rochon

Seconded by: Councillor Matshazi

Council adjourns at 8:55 pm.

**Unanimously Carried**

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Madeleine Redfern  
Mayor

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Amy Elgersma  
Acting Chief Administrative Officer

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