

# CITY OF FORT SASKATCHEWAN

## Habitat for Humanity Land Assessment

---

### **Motion:**

That Council direct Administration to undertake public consultation regarding the use of the recommended site at 9507 - 93 Avenue as the next potential Habitat for Humanity project location.

### **Purpose:**

To proceed with public consultation for the 9507 - 93 Avenue site for a future Habitat for Humanity project

### **Background:**

Habitat for Humanity is a successful, world-wide, not-for-profit organization that provides affordable home ownership for families. The City of Fort Saskatchewan and Habitat for Humanity have worked together on three projects within the community. There have been a total of 12 units built for families in Fort Saskatchewan as part of the City's affordable housing block funding from the Province.

Administration has been in discussions with Habitat over the last year regarding the need to start looking for another project location. Habitat for Humanity has a unique model that allows families to get their first step onto the property ladder. It truly is a perpetual affordability model. Over the last few years Habitat has moved from developing single family housing to duplex and multi-family housing. Their objective is to develop another project within Fort Saskatchewan using the funds generated from previous projects.

With each project that is completed in a community it generates revenue for Habitat to continue providing more homes. In order to develop these homes, Habitat for Humanity relies on the donation of land, materials, and in some instances labour.

Administration hired a consulting group, MMM Group, to work with the City planners and Habitat for Humanity to generate one or more options for Council's approval that will allow the future construction of Habitat for Humanity homes within the City of Fort Saskatchewan. Three sites that were reviewed.

- 9507 - 93 Avenue
- 9602 - 101 Street
- 9901 - 90 Street

Administration and Habitat for Humanity both agree that the 9507 - 93 Avenue site is the most appropriate and feasible. The site allows for several future builds. There are no concerns with parking or access.

The site at 9602 - 101 Street would allow only 2 dwellings.

The site at 9901 - 90 Street could allow for 6 - 12 dwellings, depending on the design. Designing a parking lot and access to the parking lot would be challenging due to the site configuration.

### **Plans/Standards/Legislation:**

#### **Corporate Strategic Goals:**

- Promote sustainability through infill development
- Opportunity to increase accessible and affordable housing within the community

### **Financial Implications:**

Section 70(1) of the *Municipal Government Act* allows a municipality to transfer or grant land for less than its market value without having to advertise the proposal if the land is to be used by a non-profit organization as defined in Section 241(f). Habitat for Humanity Canada is a national, non-profit organization and fits the definition of "non-profit organization" outlined in Section 241(f) (iii) "any other entity established under a law of Canada or Alberta for a purpose other than to make a profit".

Costs to the City will be in the form of surveying and subdividing the property before transferring to Habitat for Humanity. This is estimated to be in the range of \$5,000.00. There is additional costs of using outside expertise and to assist with public engagement. It is believed this work can be achieved within the current budget and would not exceed \$20,000.00.

### **Internal Impacts:**

The City would hire a consulting firm to assist with implementing our public engagement for this project.

### **Recommendation:**

That Council direct Administration to undertake public consultation regarding the use of the recommended site at 9507 - 93 Avenue as the next potential Habitat for Humanity project location.



**Attachments:**

1. Appendix A - October 14, 2014 regular Council Meeting, Habitat for Humanity Memo
2. Appendix B – 9507 - 93 Avenue Habitat for Humanity Preliminary Site Analysis
3. Appendix C – 9602 - 101 Street Habitat for Humanity Preliminary Site Analysis
4. Appendix D – 9901 - 90 Street Habitat for Humanity Preliminary Site Analysis

---

File No.:

Prepared by:	Barb Gamble Director, FCSS	Date: January 19, 2016
Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: January 20, 2016
Reviewed by:	Kelly Kloss City Manager	Date: January 20, 2016
Submitted to:	City Council	Date: January 26, 2016