

November 8, 2011



City Council Committee Report

To: Mayor & Council

Fr: Tara Rickaby, Planning Administrator

Re: Request for payment of servicing costs – Aamikkowish Non-Profit Housing

Recommendation:

That Council of the City of Kenora denies a request from Aamikkowish Non-Profit Housing for the City to pay the costs to extend a sewer main line to potential building lots at an estimated value of \$12,000 to \$15,000 as there is no funding in the capital budget for this project.

Background:

The City of Kenora has received a request from Aamikkowish Non-profit Housing Incorporated for the City to pay for the extension of a sewer main in order to service two currently vacant lots in the City. Generally, the City of Kenora provides services to private lands if the assessment of a completed development will impact the City's tax revenues to a degree where the "pay back" is within a short period of time, or if the developer pays the costs. This request is being made by a non-profit agency; which the City previously donated a lot on Minto Crescent to the project. The City was not approached by Aamikkowish during the period when the funding application was being developed and therefore the 17-unit project, as a whole, was not evaluated for viability.

The City of Kenora Official Plan (2010) includes the following principle, however, the item was not budgeted for, and, as previously noted, the City has already donated a lot to this project.

Principle 3 – Affordable Housing

Kenora shall support the location of affordable housing in an integrated manner within new or existing development.

Objectives:

- To provide a range of housing opportunities types that shall meet the physical and financial needs of an aging population and be able to provide a timely response to housing needs associated with a diversified economy.

The properties are zoned R2; in order to construct the proposed four-plex, the property would have to be rezoned to R3 with some site-specific changes to bring the frontage into compliance with the Zoning By-law. There may be other requirements, based on the building plan and site plan being considered. This

comment is based on the two lots being merged. The Zoning By-law requires the following:

Zoning Mechanism	Multiple attached and stacked dwellings
a) Lot Frontage (minimum)	6.0 m/unit
b) Lot area (minimum)	180 m ² /unit
c) Front yard (minimum)	6.0 m
d) Interior side yard (minimum)	2.5 m
e) Exterior side yard (minimum)	4 m
f) Rear yard (minimum)	8 m
g) Gross floor area (minimum)	65 m ² /unit
h) Lot coverage (maximum)	40%