



# Bruce County Housing Corporation Report - For Information

**Title:** Surplus Land - Request for Information (RFI) Update

**From:** Tina Metcalfe  
Chief Executive Officer, Bruce County Housing Corporation

**Date:** November 21, 2024

**Report Number:** HS-2024-050

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## Report Purpose:

This report is for information.

## Report Summary:

This report provides an update on the Surplus Land Request for Information (RFI). Staff have summarized next steps to be taken to assess potential options.

## Background/Analysis:

Further to approval received by the Bruce County Housing Corporation (BCHC) Board on June 20, 2024, staff have proceeded with the exploration of land acquisition opportunities for a multi-residential community housing build within the inland region (Arran-Elderslie, Brockton, Huron Kinloss, South Bruce).

A Request for Information (RFI) was developed and publicly launched on August 14, 2024, based on data contained within Bruce County's Local Data Resource Guide for Non-Profit Housing Developers and criteria summarized in the above noted report.

## Summary of RFI Submissions:

Each municipality within the inland region acknowledged receipt of the RFI and indicated that a review had been conducted regarding potential surplus land opportunities within their municipalities.

The Municipality of Brockton responded to the RFI providing a total of 6 potential properties including privately and publicly owned properties for consideration.

## Bruce County and Bruce County Housing Corporation Land Opportunities:

Additionally, staff are also considering lands and properties owned by Bruce County and BCHC that meet the criteria outlined in the RFI or have the potential for an expansion or smaller scale multi-residential building. The latter would be a change from the projected

35-unit future build, although worth considering if there is opportunity for reduced costs per unit.

**Next Steps:**

Staff will be exploring in further detail the specific timeline impacts and potential requirements associated with the acquisition of proposed parcels of land. Staff will also be reviewing considerations and outcomes of a smaller scale project(s) whether it is via a property expansion or through the acquisition or transfer of property.

**Financial/Staffing/Legal/IT Considerations:**

To ensure a future BCHC future build is financially viable and sustainable, land acquisition and build priorities must include:

- Leveraging surplus land and development ready site opportunities (including servicing and zoning considerations).
- Exploring divestment opportunities to minimize initial capital costs and increase operational efficiencies.
- Leveraging all applicable federal and provincial funding opportunities.

**Interdepartmental Consultation:**

Staff from Planning, Finance, Housing Services, Housing Facilities, and Corporate Facilities were consulted on this report.

**Link to Strategic Goals and Elements:**

Goal: Build a strong and inclusive community.

Objective: Increase housing options and encourage innovative solutions.

**Report Author:**

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**Approved for Submission:**

Christine MacDonald  
Chief Administrative Officer