

Report to Council

Report Title:	Bruce County Housing Corporation Request for Information Surplus Land Opportunities		
Prepared By:	Sonya Watson, Chief Administrative Officer and Fiona Hamilton, Director of Legislative and Legal Services (Clerk)		
Department:	Administration		
Date:	September 10, 2024		
Report Number:	CAO2024-15	File Number:	C11AD
Attachments:	BCHC Build Background Information, BCHC Request for Information		

Recommendation:

That the Council of the Municipality of Brockton hereby accepts Report Number CAO2024-15 – Bruce County Housing Corporation Request for Information Surplus Land Opportunities, prepared by Sonya Watson, Chief Administrative Officer and Fiona Hamilton, Director of Legislative and Legal Services (Clerk) and in doing so approves submitting a Request for Information for a site to support a Bruce County Housing Corporation project in the Municipality of Brockton.

Report:

Background:

The Bruce County Housing Corporation (“BCHC”) is a non-profit organization overseen by the County of Bruce that provides affordable housing across all lower tiers in the County of Bruce.

The BCHC has identified a strong need for deeply affordable housing throughout the area, and is looking for information from lower tier municipalities about a potential site for a new build similar in design to the 35 unit Penetangore Place Community Housing Development in Kincardine. The BCHC has released a Request for Information for Surplus Lands that could be used to support this development and confirmed that the Municipality of Brockton would be one of the preferred locations based on need.

Analysis:

While the Municipality of Brockton has successfully managed to support and incentivize increased housing supply options through the Minister’s Zoning Order process, there is still a need to ensure quality, reliable housing options for Brockton’s strong and growing workforce. A partnership with the BCHC will ensure that all residents of the Municipality of Brockton have a safe and affordable place to live in the community.

The BCHC is looking to build a multi-residential apartment building with a combination of 1, 2 and 3 bedroom units, with rent-geared-to-income, affordable and modest market units. The buildings will further have common space that can be used to help support tenants. The timeline for the build would be occupancy by the end of 2026. The purpose of the Request for Information is to identify build-ready surplus municipal lands that would be provided to the BCHC to make the build financially viable.

BCHC is ideally looking for a parcel of land a minimum of 1.24 acres in size that is zoned for residential or mixed-use development and within walking distance to main services such as schools, healthcare facilities, grocery stores and recreational amenities. The land will be evaluated based on :

- Size and room for expansion;
- Appropriate zoning;
- Accessibility – easily accessible for people with disability and closed to major transportation routes;
- Utilities – water, sewer, natural gas, etc.
- Well maintained class 1 road access
- Site free from contamination or hazards;
- Land topography;
- Proximity to green spaces;
- Social and community integration;
- Clear legal titles and ability to obtain permits;
- Future development potential.

As Council is aware vacant lands within the Walkerton boundary for such a proposal are extremely limited thus the push through the County of Bruce Official Plan process for a urban boundary expansion. However, with the extensive housing needs in the community staff recommend submitting a Brockton Surplus Land Opportunity to the BCHC. Staff have consulted with County staff on a dozen or more locations and their needs and offer some alternatives for Council’s consideration. As the specific site may involve either a strategic acquisition or a disposition of property, the specific sites will be discussed in a closed session with a resolution coming forward in the open session at an appropriate time.

Strategic Action Plan Checklist:

What aspect of the Brockton Strategic Action Plan does the content/recommendations in this report help advance?

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| • Recommendations help move the Municipality closer to its Vision | Yes |
| • Recommendations contribute to achieving Heritage, Culture, and Community | Yes |
| • Recommendations contribute to achieving Quality of Life | Yes |
| • Recommendations contribute to achieving Land Use Planning and the Natural Environment | Yes |
| • Recommendations contribute to achieving Economic Development | Yes |
| • Recommendations contribute to achieving Municipal Governance | Yes |

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes

Submitting a bid for lands to support a BCHC build will help Brockton's goal of increasing the housing supply in the community and ensure that there are accessible and affordable options for all workers in Brockton.

Reviewed By:



Trish Serratore, Chief Financial Officer

Respectfully Submitted by:



Sonya Watson, Chief Administrative Officer



Fiona Hamilton, Director of Legislative and Legal Services (Clerk)