



REQUEST FOR INFORMATION
For
Surplus Land Opportunities
RFI-BC-HS-24-58

Issue Date: Wednesday, August 14, 2024

Closing Date: Friday, September 20, 2024

Time: 2:00:00 pm Local Time

Submissions: <https://brucecounty.bonfirehub.ca/opportunities/83272>

Company Name & Address:

Please return this cover sheet with your submission.

Instructions to Respondents

Section 1 – General Conditions

1.1 Scope

The County of Bruce is seeking surplus land or below-market-value properties for a future Bruce County Housing Corporation housing development. The property must meet all the necessary land attributes and have a minimum required area of 0.5 hectares (1.24 acres/5000 sq m).

1.2 Background Information

The following information was considered in determining the location, scale, and type of future BCHC community housing build:

Community Housing Need:

Bruce County, as the Service System Manager for Housing and Homelessness, recently released a Local Data Resource for Non-Profit Housing Providers to help inform and support non-profit housing providers, including BCHC, in the development of deeply affordable housing, in summary, the Local Data Resource outlined the following:

Low-income indicators demonstrate a need for more deeply affordable housing across all geographic regions in Bruce County, with slight prominence in the Inland Region.

- The 1000+ waitlist applications highlight the need for more deeply affordable housing.
- The by-name list identifies an ongoing need for supportive and transitional housing for people experiencing homelessness, who can often be missed in other population statistics.
- Ongoing collaboration with local municipalities, and increased collaboration with nonprofit housing providers, and other community agencies is integral to supporting the development and provision of deeply affordable housing.

Build Type:

Given the success of BCHC’s 35-unit Penetangore Place Community Housing development, and the ability to capitalize on key learnings from that build, it is recommended that the future be similar in design. However, the size of the parcel of land acquired, zoning, and available funding will also play key roles in determining the number of units that can be constructed.

A summary of build type, demographic, and geographic region is summarized below:

Build Type	Multi-residential apartment building with a combination of one-bedroom, two-bedroom, and 3-bedroom units. Options will include rent-geared-to income, affordable and modest market units. Common space that allows for staff and community partners to support tenants.
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Demographic	Individuals and families who require various types of subsidies. Tenants may include seniors, low-income earners, residents living on social assistance, individuals with developmental or mental health and/or addiction concerns.
Geographic Region	Inland region of Bruce County with access to social infrastructure (amenities, facilities, systems, and services that support the quality of life, stability, and well-being of residents).

1.3 Land Attributes (preferred)

Land Size	-Minimum required area: Approx 0.5 Hectares/1.24 Acres/5,000 sqm
Zoning	- Must be zoned for residential or mixed-use development - Compliance with local zoning laws and regulations pending potential zoning or Official Plan amendments.
Location	- Inland Region of Bruce County - Close to schools, healthcare facilities, and grocery stores - Access to emergency services (fire stations, police stations, hospitals) - High walkability score, with sidewalks and pedestrian pathways
Accessibility	-Easily accessible for people with disabilities - Well-connected to major roads and highways
Utilities	Availability of water, electricity, natural gas, and sewage systems at the lot line - Storm sewer that is capable of a multi-residential build - High-speed internet and telecommunication services
Infrastructure	-Well-maintained Class 1 Road access roads to the site
Environmental Considerations	-Site free from contamination or environmental hazards - Compliance with environmental regulations and sustainability goals
Land Topography	-Flat or gently sloping terrain to facilitate construction - Adequate drainage to prevent flooding - Not located in flood plain or former flood plain
Green Spaces	-Proximity to parks and recreational areas - Preservation of existing natural features (trees, water bodies)
Community and Social Integration	-Proximity to community centers, libraries, and recreational facilities

	<ul style="list-style-type: none"> - Access to community services and support organizations - Potential for community engagement and integration with existing neighborhoods - Opportunities for partnerships with local organizations
Legal and Regulatory Requirements	<ul style="list-style-type: none"> - Clear title and legal ownership of the land - No ongoing legal disputes or encumbrances on the property - Ability to obtain necessary permits and approvals for development
Future Development Potential	<ul style="list-style-type: none"> - Space for potential future development and expansion - Flexibility for additional amenities or housing units - Potential for adapting the site to evolving community needs and priorities

1.4 Draft Project Timeline

		2024		2025				2026			
Phase	Main Tasks	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1	Planning & Design										
2	Construction										
3	Inspection										
4	Occupancy										

1.5 Financial 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).

1.6 Requirements of Submission

Your information package should include the Surplus Land Opportunities Questionnaire (downloadable file in Bonfire) and any other information you consider relevant.

1.7 Timeframe

Please respond by 2:00 pm on Friday, September 20, 2024. If further time is required to submit, please contact:

Jennifer Smith
519-881-1291
jasmith@brucecounty.on.ca

1.8 Offer Not Binding

Please note that it is the County's intention to engage several individuals who issue responses to this RFI in order to fully understand the details of each offer. There is no guarantee of contract by responding to this request for information or following contact from Bruce County.

If subsequent competitive bidding opportunities are issued, the County is under no obligation to advise any parties responding to this RFI. Parties are advised to register as a vendor on the Bruce County website [Bruce County Bids | Bruce County](#) for any such opportunities, which will be open to all parties regardless of whether or not a response to this RFI has been submitted.

1.9 Preferred Location

The County is interested in property located in the following Municipalities:

Municipality of Brockton

Municipality of South Bruce

Municipality of Huron Kinloss

Municipality of Arran-Elderslie

1.10 Freedom of Information

Proponents are to be aware that all information distributed and collected with respect to the procurement process is subject to the Municipal Freedom of Information and Protection of Privacy Act, RSO, 1990 or any other applicable information or privacy legislation.

The Clerk has been designated by the Corporation of the County of Bruce Council to carry out the responsibilities of the Act.

Questions about collection of personal information and the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, Chapter M.56, as amended, should be directed to: Clerk@brucecounty.on.ca

1.11 Submissions

Submissions to be uploaded to:

<https://brucecounty.bonfirehub.ca/opportunities/83272>