



Bruce County Housing Corporation Report - For Direction

Title: Acquisition of Land for Community Housing Build

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

Date: September 4, 2025

Report Number: HS-2025-025

Recommendation:

That report HS-2025-025, titled Acquisition of Land for Community Housing Build, be received; and

That the Chief Executive Officer and the Treasurer are hereby authorized to sign and fully execute the Agreement of Purchase and Sale dated the 12th day of August, 2025 between the Bruce County Housing Corporation (BCHC) and the Municipality of Brockton; and

That the Chief Executive Officer and the Treasurer are hereby authorized to sign and fully execute any associated documents on behalf of the Bruce County Housing Corporation to facilitate the acquisition of 1.5 acres of land located on Eastridge Road in Walkerton.

Report Summary:

This report provides information and recommends the next steps related to finalizing an Offer to Purchase and Sale Agreement with the Municipality of Brockton for 1.5 acres of land on Eastridge Road in Walkerton.

Background/Analysis:

The goal of BCHC's next community housing build is to secure an optimal community housing location that ensures affordability, accessibility, and long-term sustainability for the community.

Selecting the right land is a critical milestone in our community housing initiative. Based on the evaluation, the Eastridge Road site in Walkerton is the preferred choice due to its balance of affordability, accessibility, impact, and development feasibility. The site aligns with long-term community housing goals.

As indicated in the preliminary Acquisition of Land closed report on February 20, 2025, the proposed site can accommodate 40 units, the type and tenure of the build is consistent with

other developments in the area, and the location is in close proximity to employment and recreational space.

Staff have negotiated a draft Purchase and Sale Agreement with the Municipality of Brockton for 1.5 acres of land located on Eastridge Road in Walkerton, including all applicable development studies completed.

Key Elements of the Agreement:

- The Municipality of Brockton has offered to sell the 1.5 acre of land for a nominal purchase price as the local municipality's contribution towards affordable housing.
- BCHC will commit to collaborating with the Municipality of Brockton in the planning and development of a new community-use playground intended to promote physical activity, encourage social interaction, and support the creation of a vibrant inclusive neighborhood environment where families and children can thrive.

The parcel of land can accommodate 40 units that would include a mix of one-bedroom, two-bedroom, and three-bedrooms and could potentially allow for expansion at a future date with adequate parking.

Financial/Staffing/Legal/IT Considerations:

In the approved budget, \$1,500,000 has been allocated to resource the initial phase of a future community housing development by Bruce County Housing Corporation (BCHC), including the acquisition of land and initial soft costs of the same.

Interdepartmental Consultation:

Interdepartmental consultation with Human Services, Corporate Services, and Planning has occurred in the development of this report and staff will continue to work closely with all throughout the project advancement.

Link to Strategic Goals and Objectives:

Community and Partnerships - Build a strong and inclusive community
Objective: Increase housing options and encourage innovative solutions

Report Author:

Tina Metcalfe, Chief Executive Officer

Approved for submission:

Christine MacDonald, Chief Administrative Officer