

Municipality of East Ferris Report to Council

Report No.: COMM-2026-03

Date: January 27, 2026

Originator: Greg Kirton, Director of Community Services

Subject: Seniors Villa of East Ferris Expansion Project

RECOMMENDATION

That the Council for the Municipality of East Ferris support the East Ferris Seniors Villa application to the Build Canada Homes (BCH) Program in the following ways:

- a. Grant application writing support
 - b. Participation in a project steering committee (CAO, Director of Community Services, 1 Council representative)
 - c. Land donation, contingent upon approval from the BCH Program and hitting key project milestones
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BACKGROUND

At the January 13, 2026, regular meeting of Council, members of the Seniors Villa of East Ferris executive committee presented preliminary concept plans for an expansion to the existing housing stock owned and managed by the Seniors Villa Board. The board is seeking to add 10 new units through support from the Build Canada Homes (BCH) Program.

BCH is a newly created federal agency that is currently accepting proposals for housing projects across Canada. At this time, the agency is operating one program with flexible financing options and project parameters that seeks to facilitate affordable housing developments that will have large impacts in the communities that they serve. This program is looking for shovel ready projects, defined by BCH as projects where construction could start within 12 months of a project submission.

In order to achieve their housing development goal, the Seniors Villa Board has requested municipal support in the form of grant writing support for the BCH Program application, a land donation for construction of the 10 additional units, and a member of Council to sit on their steering committee. Although the exact parcel of land has not been defined at this time, the land request is for between 2 and 3 acres of municipal land from a larger section of municipal land near the intersection of Derland Road and Eglington Road South. The larger 8.5-acre parcel, from which the donated land would come from, is shown on **Schedule A** to this report.

Seniors housing has been a long-standing municipal priority. The Municipality of East Ferris Strategic Plan 2023-2026 includes “advocate for seniors housing” as a key priority in the “Cultivate a Vibrant & Livable Community” section of the plan.

Further, the Municipality of East Ferris Five-Year Economic Development Strategy 2022 – 2027 goes in more detail on the topic and states that “focus may be placed on expanding the successful senior villa complex to ensure that current and future housing demands are being met.”

A land donation would allow the Seniors Villa application to the BCH Program to check a key box to be deemed shovel ready and allow their application to go forward. Agreeing to donate land and partner with the Seniors Villa Board would also further the goals related to seniors housing contained within high level municipal plans. Staff recommend that if council moves forward with a land donation in principle that an agreement be drafted to permit the land donation with key stipulations. The primary stipulation would be that the application to the BCH Program from the Seniors Villa Board is approved. Secondly, the project would need to be sufficiently underway and hitting key milestones before the land transfer is finalized.

Staff are of the opinion that a land donation would have a significant positive impact in this instance; however, if the application is not approved or the project cannot go forward for other reasons, the municipality should retain ownership of their lands so that they can be repurposed for another municipal priorities.

The Seniors Villa Board is also seeking grant writing support and municipal involvement in a steering committee to assist with the application and project planning. Council has provided grant writing support in other instances where key projects of municipal interest were involved. This project is similar in nature and professional grant writing services along with staff involvement in the planning process would give the application a greater chance of approval.

The BCH Program is a very uniquely structured program and is well suited to what the Seniors Villa board is proposing. While staff have been advocating for seniors housing through other channels, it is rare for a program with the scope and scale of the BCH Program to come available and it is an opportunity that the municipality should strongly consider supporting. Although there is upfront cost associated with being a part of the application process, the positive impacts to East Ferris would be significant, if the application is approved.

OPTIONS

1. That the Council for the Municipality of East Ferris supports the Seniors Villa of East Ferris application to the Build Canada Homes (BCH) Program in the following ways:
 - a. Grant application writing support

- b. Participation in a project steering committee (CAO, Director of Community Services, 1 Council representative)
 - c. Land donation, contingent upon approval from the BCH Program and hitting key project milestones
 - 2. That the Council for the Municipality of East Ferris supports the Seniors Villa of East Ferris application to the Build Canada Homes (BCH) Program through a land donation, contingent upon approval from the BCH Program and hitting key project milestones but does not provide monetary support to complete the grant application or participate in the steering committee.
 - 3. That the Council for the Municipality of East Ferris does not provide any support, at this time, for the expansion of the Seniors Villa of East Ferris through the BCH Program.
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FINANCIAL IMPLICATIONS

The recommended option would have a direct financial impact of approximately \$5,000 to \$7,500 in the short term. This represents the approximate cost of the grant writing component of the application.

In the medium to longer term, there would be a financial consideration associated with the land donation. Additional legal fees of approximately \$3,000 associated with the finalization of the land consolidation in preparation of the transfer would be required. There would also be lost revenue from donating the land rather than selling it at market value; however, that lost revenue would be offset by the facilitation of much needed seniors housing in the community.

RECOMMENDATION

Option 1 - It is recommended that the Council for the Municipality of East Ferris support the Seniors Villa of East Ferris application to the Build Canada Homes (BCH) Program in the following ways:

- a. Grant application writing support
- b. Participation in a project steering committee (CAO, Director of Community Services, 1 Council representative)
- c. Land donation, contingent upon approval from the BCH Program and hitting key project milestones

Respectfully Submitted,



Greg Kirton, RPP, MCIP
Director of Community Services

I concur with this report,
and recommendation.



Jason H. Trottier, HBBA, MPA, CPA, CMA
CAO/Treasurer

Schedule A
Aerial Imagery - Total Land – 8.5 acres

