



5. Broadoak

Niagara Regional Housing
7775 Jubilee Drive, Niagara Falls
55 units
Built in 1982
Major renovation in 2012

Broadoak consists of 55 three-bedroom townhouses. The Board turned the complex over to NRH because of large vacancy losses due to electric heat - which were paid by tenants and issues with mould in the walls and attic. In 2012, NRH demolished the units down to the foundations and rebuilt using energy efficient products, geo-thermal heating and cooling, solar hot water and a heat recovery system to ensure healthy air quality in these tightly sealed units.



6. McLeod Park

Niagara Falls Non-Profit Housing Corporation
8055/8065 McLeod Road, Niagara Falls
72/60 units, Built in 1990/92

This community houses seniors in an apartment building surrounded by townhouses for families. A unique community feature is its daycare centre, which generates revenue and provides convenience to the tenants with children.



7. Brookside Village Cooperative Homes

Niagara Peninsula Homes
8175 McLeod Road, Niagara Falls
64 units, Built in 1991

There are 26 co-operatives in the Niagara region. Brookside Village is 64 units in nine blocks of townhouses. The community centre, located at the middle of the site, contains a common use laundry room, an office and a multi-purpose room. In 2016, this co-operative received \$46,000 in Social Housing Improvement Program (SHIP) funding for furnace replacements.



8. Birchwood Place (Fitch East)

Niagara Regional Housing
235 Fitch Street, Welland
67 units (plus 29 in the original Fitch West)
Built in 2014

Birchwood Place, also known as “Fitch East”, is helping to meet the needs of seniors with affordable units that allow aging in place. While three of the units are fully accessible, universal design allows aging in place in any unit – light switches and thermostats have been lowered, electrical outlets are higher on the wall, there are wider doorways and walk-in showers and vinyl plank flooring was installed instead of carpet to reduce tripping hazards. In addition to a universal design, the building is energy-efficient, smoke-free and close to transportation.

Niagara Regional Housing

Building healthy and sustainable communities

Niagara Regional Housing (NRH) operates and manages more than 2,600 public housing units for families, adults and seniors and also provides support and legislative direction to 65 non-profits/co-operatives across Niagara. NRH received an allocation of approximately \$6 million to complete renovations and retrofits of existing social housing to address water and energy conservation, as well as improve and preserve the quality of social housing to ensure its long term physical sustainability.

In this tour, we will drive by a variety of affordable housing properties with special stops that will show seamless integration of well-constructed affordable housing into neighborhoods in a way that no write up or slide show ever can.





1. Berard House

Gateway Residential & Community Support Services
4750 Huron Street, Niagara Falls
9 units
Built in 2016

Gateway Residential and Community Support Services of Niagara has been providing housing and support services to individuals living with serious mental illness for over 30 years in the Niagara region. Berard House opened in November 2016 and provides affordable housing with the necessary support services that some of the communities most vulnerable and disadvantaged citizens need in order to live independently.



2. Buckley Towers

Niagara Regional Housing
4900 Buckley Avenue, Niagara Falls
200 units
Built in 1977

NRH, along with community partners, offers a Wellness Supportive Living Program in four seniors' buildings, including Buckley Towers. This innovative program provides supports to tenants and the surrounding community and reduces hospital stays, emergency-room visits, turnover and vacancy loss.

Buckley has electric baseboard heaters in the units. In 2016, NRH installed an electric heating automation system to control and monitor the amount of heat an individual unit can receive at a given time, therefore limiting spikes in hydro consumption. One year after installation, it was determined that the system saved 30% in overall hydro consumption.



3. Drummondville Courts

Niagara Falls Non-Profit Housing Corporation
5440 Drummond Road, Niagara Falls
44 units
Built in 1988

Niagara Falls Non-Profit owns 221 family and senior units in Niagara Falls. At this location, an old school was converted into 44 units for seniors. They were able to keep some of the original features of the building while converting the classrooms into comfortable one and two bedroom units.

Additionally, on the same school property, the playground area was developed into 36 apartments and nine townhouses.



4. Prince Charles Park (scattered houses)

Niagara Regional Housing
Churchill/Arad/Hawkins/Dell/Skinner,
Niagara Falls
70 units 7 have been sold
Built in 1952

NRH is looking at options for this community; some units will be sold and some will be demolished. The lots are large – if nine houses were demolished, approximately 50 one and two bedroom units and nine townhouses could be built. There are two to three blocks that allow for this type of intensification.