



## Niagara Regional Housing

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## 527 Carlton Street FAQ

**Why was St. Catharines chosen for this development?** The NRH Board reviewed the need for affordable housing in Niagara through a Housing Needs analysis, which revealed St. Catharines to have the highest need.

**Why was 527 Carlton Street chosen?** The cost of the land at 527 Carlton allowed the NRH project to achieve financial sustainability into the future. The NRH Board approved the selection of Carlton Street based on a "Site Selection Criteria", which ranked the property first.

**Will it be subsidized housing?** The project will be "affordable rental housing", which means that tenants will pay 80% of Average Market Rent. It will not be Rent-Geared-to-Income (RGI) housing, so tenants will not receive subsidies. There may be additional temporary assistance available to some of the tenants through the Housing Allowance Program as funds become available.

The plan is to have 85 units with 64 one-bedroom units, 8 two-bedroom units and 13 accessible units, which will be a combination of one-and two-bedroom units. The two-bedroom accessible units are designed to accommodate a caregiver or equipment.

**Will this be a family, adult or senior community?** The community will house adults 16 years of age and older, including seniors. In St. Catharines, NRH owns a total of 541 Public Housing units dedicated to seniors (ie. at least one member of household is 55 years of age and older) and only 60 units for adults 16 years of age and older. As a result, it takes an average of 12 years for adults 16 years of age and older to be housed in a one-bedroom unit in St. Catharines. The NRH Board made the decision to meet this need, so seniors will be eligible for the new building, but it will not be exclusive to them.

**When were the neighbourhood residents engaged on the Project?** NRH staff engaged the public once the Environmental Site Assessment of the property was complete. An Open House was held on September 27, 2016 at E.I. McCulley Public School, at which time neighbours were invited to apply to become participants on the Development Committee. On October 31, 2016 a letter and Fact Sheet were sent to neighbours within 200 metres of the project site, which again invited neighbours to apply for the Committee. In accordance with the Terms of Reference, there are two neighbourhood representatives on the Development Committee who currently participate in the meetings.

**What will the building cost? How will it be funded?** This building is expected to cost \$15.7 million. It will be built with a combination of Federal/Provincial funding and the NRH reserve and sustained through revenue from rent. There is no impact anticipated on property taxes as this building is expected to be financially self-sustaining.

**Why is the building five stories?** The property is on an arterial road which allows for an apartment building with a height of 20m, which in this instance, could be a seven storey building. In order to achieve a balance between cost effectiveness and neighbourhood compatibility, a five storey building was recommended. The proposed design allows the building to be financially feasible and self-sustaining.

**Has a “shadow study” been undertaken?** A shadow study was not required by the City of St. Catharines as part of the Site Plan application process.

**How many parking spots will there be?** The Site Plan includes 106 spaces for the 85 unit building, which meets zoning requirements.

**Will the property be fenced?** The property will be fenced on all sides except entrance. There will be wood fence by the houses and chain-link fencing on the path side (old rail bed).

**How much landscaping will there be?** Through the Site Plan review process, additional landscaping has been integrated into the site design. The adjacent rail path will be unaffected by the proposed landscape design.

**What are the timelines?** Building construction is scheduled to start in late spring 2017 and is intended to be completed by late fall 2018.

**What if tenants have mental health or addiction issues?** As with all NRH Public Housing, we ensure there are resources in place for tenants. This is the advantage of NRH as the landlord – we have knowledgeable and experienced staff who deliver a range of services. A Community Programs Coordinator begins working with tenants as soon as they are made aware of any issues.

**What will NRH do about noise and/or damage from construction?** We will minimize the impact of construction as much as possible. NRH wants to establish a good relationship with neighbours and will continue to do everything possible to work together. The two neighbourhood representatives on the Development Committee will assist us to identify and address any concerns.

**Was a traffic impact study completed?** Both City and Region staff advised that a traffic study was not required due to the existing and anticipated volume of traffic. However, due to concerns raised at the Open House, the need for a new pedestrian crossing on Carlton Street will be considered after completion.

**Could property values in the area be affected?** A quality building which is well maintained will improve property values in the neighbourhood by removing the uncertainty of what may happen with the site. If NRH does not develop the site, another developer could build a seven story building that meets the by-law without any neighbourhood input.

**Will NRH supply security for this building?** The property will be well-lit, have controlled access and security cameras, and a Property Administrator and Community Programs Coordinator on-site regularly.

**How have NRH's previous buildings turned out?** NRH's first new-build was in Welland at 235 Fitch Street and opened in 2014. We are very proud of this community, which is highlighted in the video on <http://www.nrh.ca/developers/default.shtml>. Please let us know if you would like to schedule a visit to the Fitch property.

**Why should I support this project?** Access to affordable housing contributes to the overall health of the community. New housing developments create employment opportunities and improve property values. This building will provide safe, suitable housing from which the tenants can reach their potential and contribute to our community.

NRH is a responsible landlord and developer with high standards and expectations for transparency and public accountability. This building will address an important social need and provide affordable housing opportunities to 85 households.

**Questions or concerns?** Call or email the NRH Interim Chief Executive Officer, Donna Woiceshyn at 905-682-9201 ext. 3900 or [donna.woiceshyn@niagararegion.ca](mailto:donna.woiceshyn@niagararegion.ca).

***NRH Carlton Street Development Committee Members:***

Martin Hagt	Neighbourhood Representative
Gavin Swartz	Neighbourhood Representative
Henry D'Angela	NRH Board Chair/Thorold Regional Councillor
James Hyatt	NRH Board
John Osczypko	NRH Board/Gateway Residential & Support Services
Harald Ensslen	MZE Architects
Donna Woiceshyn	NRH
Don White	NRH
Willi Pankratz	NRH
Representative	Policy and Sustainability, Niagara Region
Representative	Legal Services, Niagara Region
Representative	Facilities, Niagara Region
Representative	Community Services, Niagara Region
Representative	Planning and Dev. Services, Niagara Region
Representative	Corporate Finance, Niagara Region