



# **Seniors Housing Options Group Niagara-on-the-Lake**



# Background

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Group of Community Residents began meeting in Spring 2023 with the common interest of addressing a core issue concerning seniors living in Niagara-on-the-Lake (NOTL)

**When seniors no longer wish to live in their single family homes, but desire to remain in the NOTL community, there are little or no alternatives available.**

This is a unique challenge in that it isn't a defined "need" but a "want/wish" to secure alternative housing

# Issue Validation

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In December-January 2023/24, an on-line survey was conducted. 578 results were received from all five NOTL communities

Results were validated, analyzed and reported by two retired research/survey professionals from NOTL, in partnership with Niagara College post-grad Business Analytics program

Report made available in June 2024. Available upon request to committee and council

# Survey Findings – Population Statistics

|                 | 2024   | 2031   | % diff         | 2041   | % diff         |
|-----------------|--------|--------|----------------|--------|----------------|
| Total Residents | 20,863 | 22,933 | + 9.9%         | 25,850 | +23.9%         |
| Age: 0- 54      | 9,834  | 10,730 | + 9.1%         | 12,323 | + 25.3%        |
| Age: 55-64      | 3,436  | 3.125  | - 9.1%         | 3,244  | - 5.6%         |
| Age: 65-74      | 4,194  | 4,760  | +13.5%         | 4,397  | +4.8%          |
| Age: 75 +       | 3,398  | 4,315  | <b>+ 27.9%</b> | 5,877  | <b>+ 73.2%</b> |

Key Stat: 70% of NOTL households living in single family homes (2021 census)

*Data Source: Region of Niagara and Ontario Ministry of Finance, using Statistic Canada 2021 census data.*

# Survey Findings – State of Preparedness

| State of Plans:   | Percent of NOTL Seniors Who Recognize Need for Future Planning |               |               |               |
|---|--|---------------|---------------|---------------|
|   | Total  | 55 – 64 Years | 65 – 74 Years | 75 Years Plus |
|   | (442)<br>%   | (70)<br>%     | (210)<br>%    | (162)<br>%    |
| Not currently considering changes but know will need to       | 58   | 65            | 56            | 55            |
| Currently considering changes but have no firm plans in place | 34   | 27            | 34            | 40            |
| Currently considering changes and have firm plans in place    | 8  | 8             | 10            | 5             |

# Survey Findings – Needs and Preferences

| Factor  | Average Importance Rating on 0-10 scale |
|---|---|
| Quick and Easy access to Health Care  | 9.5                                     |
| Single Residence with access to range of services & amenities as needs change over time | 9.1                                     |
| Stay somewhere in NOTL  | 8.5                                     |
| Stay close to my current friends and social life  | 8.2                                     |
| Be close to leisure and recreational activities I enjoy                                 | 8.0                                     |
| Stay in my current community within NOTL  | 7.7                                     |
| Stay somewhere where there are opportunities to make new friends                        | 6.8                                     |
| Be close to my children and family members  | 6.3                                     |

# Identified Core Needs

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Retain as much independence as possible, adding living supports only to the degree necessary and only when required

Maintain good access to healthcare services and assurance that these services can be flexibly expanded as aging progresses and new needs arise

Maintain continuity of community, social relationships and access to desired amenities by remaining in NOTL and, ideally, in one's current community within the Town of Niagara-on-the-Lake

# Alignment with Regional Attainable Housing Strategy

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Characteristics of Attainable Housing relevant to this topic

- Appropriate in size (bedrooms appropriate for household)
- Available (a range of housing options)
- Reasonably priced (attainable to households with incomes that are in the 5th and 6th decile of the average household income for the area)

Identification and measuring of this topic in NOTL aligns with pending regional Attainable Housing Strategy

In particular Goal # 2 - To foster innovation and implement best practices that lead to more housing options, including a mix of unit types, tenure, and supports, to meet the needs of current and future residents.



# Potential Solutions

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- Retirement Residences - Seasons, Royal Henley, Heatherwood, new development on 4<sup>th</sup> Ave (Shannex)
- Transitional/Continuum of Care - Radiant Care/Pleasant Manor
- Life Lease apartments - Ina Grafton Gage/ Stone Road Village NOTL
- Land Lease residences - Parkbridge / Cherry Hill Vineland
- Co-operative Housing
- Laneway homes / Tiny homes / Granny flats
- Aging in Place with available community supports

# Appendix: Members - Senior Housing Options Group

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Cindy Grant (Chair)

Robert (Bob) Bader

Al Bisback

Fran Boot

Bill Halpenny

Sandra Hardy

Terry Mactaggart

Sandra O'Connor

Tom Smith

Tim Taylor

Peggy Walker