

City of
NELSON

2015-2018 Strategic Plan Update

Final Report: September 2018

STRENGTHEN NEIGHBOURHOODS

■ The City of Nelson has experienced strong residential and commercial development over the past four years, including significant new projects such as the Nelson Commons and the Nelson Cares projects. There are also over 200 additional units of new housing that are anticipated to be underway by 2019.

Building Permits & Development in Nelson

Year	#Building Permits	#Dwelling Units	Estimated Value
2015	180	56	\$33,536,530
2016	166	30	\$15,064,439
2017	188	75	\$18,531,160
2018*	123	90	\$22,435,460

* Statistics up to July 31, 2018

Affordable Housing

- Nelson Cares Project - 47 units
- SHARE Housing Initiative - 39 units
- Laneway Housing – new regulations adopted
- Housing strategy reviewed – 9/14 recommendations underway with the remaining 6 strategies to be done by community agencies
- Reduced water & sewage rates for secondary suites by 75%

Community Planning

- Railtown Sustainable Neighbourhood Action Plan (SNAP) completed (Dec. 2016)
 - Maglio lands rezoned
 - Grants to Chamber of Commerce for CP Station House \$43,000
 - Improvements to Cottonwood Park
- Downtown Urban Design/Waterfront Downtown Master Plan
 - Lanes Alive Program - International Mural Festival 2018
 - Hall Street Plaza, Downtown Washroom, I.O.D.E. Park improvements
- Policy
 - Cannabis Regulations and Short-term Rental regulations
 - Parking Strategy

Water Management

- Emergency Intake (installed 2018) can effectively increase capacity by approximately 20% in severe drought situations.
- \$6 Million grant to bring Selous and Anderson to Mountain Station treatment facility.
- UV treatment facility completed (2017) – The UV treatment facility allows ongoing deferral of sedimentary treatment, which is very costly.
- Efficiency in water main replacement – delivering water main renewal projects at 50% of projected construction and engineering costs.
- Reduced leaks and reduced water usage by 20% from 1996 levels even with new development. This has reduced water usage per day by 1.9 megalitres of water indoors and a further 5.2 megalitres of outdoor water use in the summer. Combined, this is the equivalent amount of water to fill 3 Olympic sized swimming pools every day.

Emergency Management

- Full review of the City emergency management program was completed in 2017.
- Council approved developing the City's own emergency management program.
- Community Wildfire Protection Plan was updated and approved in 2017; funds were allocated in the 2018 budget to implement the new recommendations.

ACHIEVE EXCELLENCE IN CITY GOVERNANCE

Asset Management

- Roads: An initial staff review was completed and Council increased the road resurfacing program by \$350,000 annually.
- Buildings: A full facilities assessment was completed and new software purchased to better manage City facilities. An additional \$1,000,000 annually has been allocated to building renewal.
- Utilities: The City is on track with the upgrades identified in the master plans. The Water Master Plan was updated in 2017.
- Grants: The City was successful in securing over \$11,000,000 in grant funding to primarily fund infrastructure projects. The largest were Hall Street \$4,400,000 and the water treatment project at \$6,000,000.

Change in Residential Property Taxes

Council negotiated a reduction in regional district taxation.* The combined average property tax increase was 1.77%. The total property tax increase for an average Nelson home, valued at \$393,000 was \$54 per year. Nelson's business property taxes are 50% less than Cranbrook, Prince George, Fort St. John and Langley and 33% less than those in Vancouver, Burnaby, Victoria and Kelowna. (Source BC Business - City Guide)

	2015	2016	2017*	2018*	Average
Municipal	2.07%	1.78%	5.61%	2.42%	2.97%
RDCK	-1.56%	1.04%	-4.12%	-2.54%	-1.79%
Total	1.06%	1.58%	3.26%	1.17%	1.77%

EXPAND LOCAL JOBS & PROSPERITY

Business Retention and Expansion

- Focus on the technology sector
- Nelson recognized as one of the top 10 cities in the world (ICF – 2018)
- Nelson Innovation Centre to be launched in 2018 – funded through the rural dividend fund
- Nelson Fibre continues to expand; City's co-location facility is at capacity and is being expanded
- Traction on Demand is aggressively exploring establishing a Nelson office with a projected 25+ employees and purchasing a new prominent building for their Nelson branch
- Tech Club relocated to Nelson Youth Centre; Tech Facebook group 800 members; Start-up Nelson Chapter 100+ members; Digital equality projects; Ladies Learning Code

Downtown Improvements

- Hall Street Plaza, downtown washroom, sidewalk, road and street lights, I.O.D.E. Park; ceramic tiles in social steps
- Added additional angle parking stalls
- New development (Nelson Commons; Red Fish Grill; 205 Hall Street)
- International Mural Festival
- Sculpture program – purchased additional sculptures; annual lease program
- Beat cop re-established; Street Outreach Collaborative program established; new pedestrian regulations adopted
- Falls Street Housing Project – targeted to employees at the low salary range

SUSTAINABILITY OF CITY SERVICES

Significant Capital Investments 2015 - 2018

Infrastructure	Total Investment 2015-2018*	Highlights	Funding Sources	Average Rate Increase
Storm Sewer	\$1.93M	• Hall St. Phase II • \$1.3M in capacity upgrades for Hall Street (increase of 4.7 X)	• Hall St. Phase II has a substantial storm sewer component • Total project is being funded through \$4.4M in grants	—
Facilities	\$3.76M	• Civic Centre: Invested \$1M in improvements 2015-18 • Facilities valued at \$140,000,000 • Annual budgeted capital improvements increased from \$875K in 2014 to \$1.7M in 2018	• Rental income 310 Ward (City Hall) \$180K • Provincial Gas Tax \$300K • Grants \$300K • Reserves \$800K Building Reserve - 2015 Opening Balance \$347K - 2018 Projected Ending \$500K	—
Roads/Sidewalks	\$8.73M	• Roads resurfaced: 9.4 km	• The City's street paving program is funded from parking meter revenue	\$0.25/hr
Nelson Hydro	\$12.3M	• Plant \$1.1M • Subs/transmission \$2.7M • Distribution \$5.8M	Capital Reserve 2015 Opening Balance \$4M 2018 Projected Ending \$3.95M	2.14%
Sanitary Sewer	\$5.37M	• Sewer Main (relined/replaced) 12.2 km • Relining \$2M • STP, Lift Stations \$500K	• 40% of sewer fees fund capital improvements in the sewer system Capital Reserve • 2015 Opening Balance \$4M • 2018 Projected Ending \$3.95M	1.75%
Water	\$9.5M	• Water Main Replacement 6.3 km • UV/Treatment \$850K • PRV upgrades \$840K	• 65% of water fees fund capital improvements in the water system Capital Reserve • 2015 Opening Balance \$3.7M • 2018 Projected Ending \$4.4M	2.5%

*2015-2017 actual + 2018 budgeted

City of Nelson Reserves and Debt

The City has invested \$15,000,000 more in its capital assets than they have depreciated over the 4 year period. Reserves/surplus have also grown \$4,300,000 over that same period.

Over 50% of the City's debt is being paid by third parties (Selkirk College and FortisBC). Total debt has been reduced by \$3,500,000 since 2014.

	2014	2015	2016	2017
Reserves/surplus				
Reserves	18,273,918	16,302,591	20,006,960	23,797,026
Surplus	5,704,572	4,554,868	4,464,067	5,003,340
Investment in capital assets	131,071,508	137,209,894	138,923,419	141,382,836
Total accumulated surplus	155,049,998	158,067,353	163,394,446	170,183,202
Debt				
Tax supported	1,327,974	1,263,136	1,195,682	1,125,541
Utilities supported	8,485,529	8,091,662	7,682,039	7,256,030
Third party supported	9,017,620	8,351,930	7,658,333	6,935,651
Total Debt	18,831,123	17,706,728	16,536,054	15,317,222