

2019 Laneway Housing Design Competition

City of
NELSON
BRITISH COLUMBIA

Guide to Purchasing Pre-Reviewed Plans

The Kootenay Three-Step



Nelson Peaks



The Pica



Prizes

First-Place Winner

Second-Place Winner
“Eco-Choice” Award

Third-Place Winner
“Affordable Choice” Award
“People’s Choice” Award

Designer

Tony Osborn Architecture + Design Inc. of Vancouver

Tyler Reynolds & Adrienne Gerrits, Intern Architects (NSAA) of Halifax, NS

Carmen DiPasquale of SNT Engineering + Rod Taylor Design, of Nelson

Base Specs

Width: 5.47m (minimum 3m-wide courtyard recommended)
Length: 10.05 metres
Height: 5.8 metres
Building Footprint: 594 sq. ft.
Floor Area: 848 sq. ft.
Two bedrooms

Width: 8.8 metres
Length: 8.8 metres
Height: 5.8 metres
Building Footprint: 700 sq. ft.
Floor Area: 850 sq. ft.
One bedroom + loft or 2 bdrms
(Engineered roof structure required)

Width: 5m (+ 2.16m deck)
Length: 7.5 metres
Height: 4.3 metres
Building Footprint: 430 sq. ft.
Floor Area: 404 sq. ft. + 29 sq. ft. of storage
One bedroom

Variations

Flat site or sloped
Single-storey option (5.19 metres high on flat site)

Flat site or sloped (up to 15% grade change)

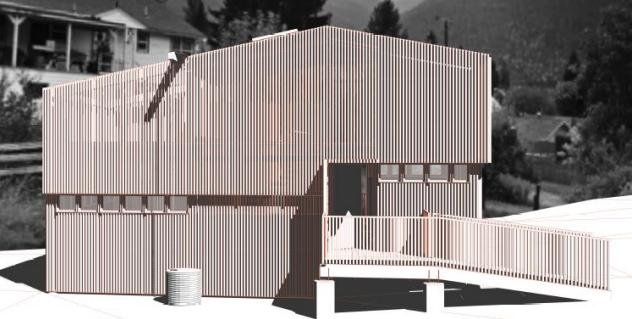
Flat site or sloped (up to 3:1 slope w/o engineering)
Addition for 2nd bedroom
Walk-out basement option (living space or garage)
Green roof

The City of Nelson now sells pre-reviewed plans for three different laneway house designs for \$1,000 (plus GST) for laneway houses to be built in the City of Nelson. You benefit from a quicker application review process, a \$450 development permit refund (in certain cases), and an award-winning design at a low cost.

The full design brief for each design can be viewed online at www.nelson.ca/designcompetition or in-person at the Development Services office. The building plans can only be viewed in-person at the Development Services office.

As you saw on the previous page, each design offers built-in variations. A preview of each can be seen in the design brief online. The construction plans are adaptable to most flat and sloping sites. At the Development Services office, you can view the pre-reviewed and ready-to-purchase variations. Note that the plans are sold as-is: you will be responsible for any changes or additions that you would like to add, or modifications your site requires beyond what the plans' built-in adaptability can accommodate. You can also obtain the contact information for each design team from Development Services staff if you would like to discuss any custom modifications with them.

A fourth option is the design competition's runner-up. It is not officially part of this program, the plans have not been pre-reviewed, and the purchase price of \$1,000 through the City also does not apply. If you are interested in this design, you would contact the design team directly to discuss the plans and purchase price.

	<p>Gross Floor Area: 550 – 905 square-feet (modular design)</p> <p><i>Contact information and more information can be obtained from Development Services</i></p>
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Alternatively, if you are interested in any of the preliminary designs submitted in the first round of the competition (thumbnail photos can be found in the last section of this document), you can ask Development Services' for more information on it as well as that designer's contact information. These designs are not pre-reviewed and the purchase price is ultimately up to the individual designer to decide.

You are not required to use any of the above designs. You may still submit your own custom design.

Step-by-Step

The summary below is intended to provide an overview of the steps specific to the pre-reviewed plans program. It is not necessarily comprehensive of all the steps required to build. More information can be found in the Laneway House How-To Guide, the City's building permit handouts and checklists, City bylaws, and in talking to Development Services.

1. Read through the City of Nelson's [Laneway House How-To Guide](#) and then contact Development Services staff to discuss your property's eligibility, utility servicing requirements and costs, and other site-specific considerations.
2. Select the set of plans that you would like to build. Not all designs will work on all lots.
3. Before purchasing, we can provide you plans to assist you in obtaining construction quotes.
4. Purchase the plans from Development Services. The cost of the plans, per-build, is \$1,000, plus GST (not including permit fees, servicing, etc.).
 - a. You may choose to build the plans as-is. Depending on your property and the topography, you may be able to submit the plans as-is with little to no site-specific adaptations.
 - b. You may modify the plans, however doing so may mean that it takes longer to obtain the building permit application. You are recommended to contact the plans' original designer to inquire about plan modification (at your cost), or you may have someone else modify them who is knowledgeable about the building code and City land use regulations.
5. Prepare a to-scale [site plan](#) that outlines your lot, all existing structures and their dimensions, where the laneway house will be located and its setbacks from all property lines, lot coverage, and parking spaces. Your site plan will also need to indicate compliance with the City's emergency access requirements.
6. Hire a registered builder or, if you would like to build it yourself, you will need to pass the owner-builder exam through BC Housing. Under certain circumstances, your project may require engineering. Upon request, the City may also indicate which builder(s), if any, are experienced with your chosen design.
7. Under the provincial Step Code program, you will need to work with an energy advisor to obtain an energy pre-construction compliance report. This must be submitted with your building permit application.
8. *If the final height of the building from average grade will be over 5 metres*, you will need to apply for a Development Permit at the Development Services office at a cost of \$450. A development permit is a design review. If you have not modified the pre-reviewed plans, this step will largely be based on your chosen siding materials, building siting and orientation vis-à-vis the neighbours, and landscaping will be reviewed. The full design guidelines are attached to the Laneway House How-To Guide.

9. Apply for a building permit at the Development Services office. Standard application fees apply (they are based on the value of construction).
10. Receive your building permit and start building!
11. Once construction is completed, your energy advisor will conduct tests to determine how energy-efficient your new laneway house is according to the provincial Energy Step Code. If your laneway house required a development permit and your home is certified as a Step Three home or higher, contact Development Services and the City will refund your \$450 development permit fee. Depending on the step you reach, additional rebates may be available from FortisBC.

FAQ

Q: What exactly are “pre-reviewed plans”?

A: These are “stock plans” designed for Nelson that won a Canada-wide design competition held by the City of Nelson. Out of the 29 submissions received, their success was partially based on their ability to adapt to a variety of different sites and topographies. The City’s building inspector reviewed the plans for building code compliance. They are construction-ready plans. In some cases, small adaptations may be needed to adapt to your lot, but they are designed to accommodate the most common types of sloping and flat lots. The goal of the program is to simplify the process of building a laneway house.

Q: My property is not within City of Nelson limits. May I purchase these plans to build outside of Nelson?

A: The designer of each design is permitted to sell the design and/or plans (this includes designs/plans that are substantially similar to the winning design) for projects outside of City limits at the price of their choosing, subject to certain limitations.

Q: I have a vacant lot and would like to build one of these designs as the primary house, not as a secondary, laneway house. Can I?

A: Yes.

Q: What about the new BC Energy Step Code requirements?

A: All pre-reviewed plans are designed to meet at least Step 2 or 3. The step that your building will reach depends on many factors, including your budget and the materials you choose, as well as the location and site orientation of the building. Prior to your building permit, you will engage an energy auditor to develop your energy pre-construction compliance report that will help you make some of those decisions.



Background: How Did These Plans Come To Be?

Sample of First-Round Submissions



In February 2020, the City of Nelson announced the results of the 2019 Laneway House Design Competition. The competition was publicized across the country to solicit submissions of laneway house designs. To the City's knowledge, this was the first competition of its kind in Canada. In the first open round of the competition, twenty-nine entries were received from coast-to-coast, including nine submissions from West Kootenay-based entrants.

The submissions were subject to a blind review (without knowledge of who the entrants were) by a five-member expert design review panel. Five were invited to participate in the second round. The three winning designs are now available to Nelson property owners to help homeowners with the process of realizing a laneway house on their property.

Sample of First-Round Submissions



The design review panel judged submissions according to the following evaluation criteria:

1. Design: successful designs will be high-quality, attractive, and practical. Designs will fit as wide of a range of contexts and neighbourhoods as possible (i.e. fitting with contemporary and heritage primary homes alike), giving consideration to Nelson's context and architecture.
2. Good home, good neighbour: successful designs will be appreciated by both neighbours and occupants of the laneway house. They will have street appeal (attractive design that will be attractive to most) and afford privacy to both occupants and adjacent neighbours. Limit bulk. Occupants will benefit from a high-quality interior that will be as house-like as possible (e.g. high ceilings, 'quiet walls' to reduce noise within the home).
3. Affordability: in their use of materials, successful designs will strike a balance between affordability and sustainability that will be attractive to Nelson property owners. The ongoing costs of maintenance must also be taken into consideration.
4. Flexibility and longevity: the winning designs will be those that are the most elastic, meaning adaptable to and replicable across a variety of lots, neighbourhoods, lot configurations, and topographies in Nelson (which are often steep). Maximise opportunities for easy customisation to accommodate individual appetites for affordability, finishing, and sustainable design features. Entrants will be rewarded for designs that show promise of a high shelf life.
5. Eco-Design: green materials are used where appropriate and maximum possible energy efficiency is achieved (strive to achieve the highest-possible step code level). Other sustainability features (e.g. living roofs) will be rewarded, but weighted against affordability. Ideally, such features would be including as 'options' for the client.

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www.nelson.ca/designcompetition

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