

## **Official Community Plan Amendment Bylaw No. 3632, 2025**

## **Zoning Bylaw Amendment Bylaw No. 3633, 2025**

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For additional information contact Ken Bourdeau, Senior Planner  
at [kbourdeau@nelson.ca](mailto:kbourdeau@nelson.ca) or 250-352-8202.

# PUBLIC HEARING

## THE CORPORATION OF THE CITY OF NELSON DEVELOPMENT APPLICATION

TAKE NOTICE that the Corporation of the City of Nelson proposes to amend the Official Community Plan Bylaw No. 3247, 2013 and Zoning Bylaw No. 3199, 2013.

What is proposed and where?

The proposal includes:

- an amendment to the Official Community Plan (OCP) land use designation for the subject site from Institutional to Mixed Use Residential; and
- an amendment to the Zoning for the subject site from 'I-1 – Institutional' to 'R-4 High-Density Residential'.

If the above amendments are approved, Council will then consider a Development Variance Permit (DVP) to vary three sections of the R-4 High-Density Residential Zone:

- to reduce the minimum front yard set-back from 4.5m to 3.0m;
- to reduce the minimum exterior side-yard setback from 4.5m to 3.0m; and
- to increase the maximum height from 13.0m to 18.0m.

**The purpose of this application is to allow a 48-unit Multi-Unit Residential Building.**

This subject site is 1306 and 1308 Fell Street, legally described as:

LOT B and C, DISTRICT LOT 97, KOOTENAY DISTRICT PLAN 2855;

PID: 012-041-726 and 012-041-734.



Do you have something to say?

City Council will hold a Public Hearing for the proposed amendments and DVP on:

**Wednesday, April 16, 2025 at 5:00 pm**

**City Hall, Council Chambers, Second Floor**

**310 Ward Street, Nelson, BC**

at which time and place all persons who deem their interest in property affected by the amending bylaws may be heard on matters contained therein. Written submissions for or against the proposed amendments can be read or verbal submissions made at the Public Hearing.

**Unable to attend?**

If you are unable to attend the Public Hearing, please submit your comments in writing to the Development Services and Climate Leadership Department prior to 4:30 pm on Tuesday, April 15, 2025. All written submissions must include your name and civic address and are public information pursuant to the *Freedom of Information and Protection of Privacy Act*.

Submissions may be delivered by:

mail or by hand to: City of Nelson, 101 - 310 Ward Street, Nelson, BC V1L 5S4,  
by email to: [development@nelson.ca](mailto:development@nelson.ca)

The amending bylaws No. 3632, and No. 3633 are available for review on the City of Nelson website at: [www.nelson.ca/publicnotices](http://www.nelson.ca/publicnotices)

The amending bylaws may also be reviewed at the front counter of Development Services & Climate Leadership at:

City Hall, Second Floor, 310 Ward Street, Nelson, BC  
From 8:30 am to 4:30 pm, Monday to Friday inclusive with the exception of  
Statutory Holidays, from the date of this notice until April 16, 2025.

**Need more information?**

**Questions of clarification regarding the amending bylaws and DVP should be directed to Development Services staff prior to the public hearing: [kbourdeau@nelson.ca](mailto:kbourdeau@nelson.ca) or 250-352-8202.**

Ken Bourdeau, Senior Planner  
Development Services and Climate Leadership

*City of*  
**NELSON**

# THE CORPORATION OF THE CITY OF NELSON

## REQUEST FOR COUNCIL DECISION

**DATE:** March 4, 2025  
**TOPIC:** **Official Community Plan amendment, Zoning Bylaw  
Amendment and Development Variance Permit application for  
1306 & 1308 Fell Street**  
**PROPOSAL:** To allow “48-unit Multi-Unit Residential Building”  
**PROPOSED BY:** Staff

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### ANALYSIS SUMMARY:

On behalf of SHARE Housing Initiative Society (SHARE), M’akola Development Services has submitted a development application for 1306 and 1308 Fell Street which includes an amendment to the Official Community Plan (OCP) and Zoning Bylaw No. 3199, 2018. Council is requested to pass 1<sup>st</sup> and 2<sup>nd</sup> reading of the Official Community Plan Amendment Bylaw No. 3632, 2025 and the Zoning Amendment Bylaw No. 3633, 2025 and to direct Staff to schedule a Public Hearing.

### BACKGROUND:

The development application includes:

- an Official Community Plan (OCP) amendment to change the OCP land use designation of the subject site from “Institutional” to “Multi-Unit Residential”;
- a Zoning Bylaw amendment to rezone the subject site from ‘I-1 Institutional Zone’ to ‘R4-High Density Residential Zone’; and
- a Development Variance Permit (DVP)
  - to reduce the minimum front yard set-back in the R4 zoning from 4.5m to 3.0m;
  - to reduce the minimum exterior side yard set-back from in the R4 zoning from 4.5m to 3.0m; and
  - to increase the maximum height from 13.0m to 18.0m.

Project Overview: The applicant is proposing a 48-unit residential building with a five-story design and a height of 18 meters. The project has been designed to resemble stacked townhomes, and includes ground-oriented residential units and amenity space. Oriented towards Fell Street, the development includes underground parking, with access from 11th Street and a total of 38 parking stalls, combining underground and surface parking, with two spaces designated for accessibility.

Context: The subject property is located in east-Fairview. The neighbourhood includes a variety of land uses, including:

- Selkirk College to the south, Interior Health - Health Campus to the east and Mountain Lake Seniors Community to the north-east; and
- A variety of residential development, including: single detached dwellings with and without suites, townhouses, duplexes and apartments.

There are also a variety of services within close proximity to the site, including:

- two bus stops served by the Route 2 – Fairview;
- Davies Park;
- L.V. Rogers Secondary School; and
- Although not within walking distance of commercial services, commercial services are within a 5 to 10 minute drive or bus ride away.

The analysis includes a review of:

- the Province of BC Endowment Lands covenant;
- OCP;
- Housing Needs Assessment; and
- Various other documents, including:
  - Phase 1 – Environmental Site Assessment, Transportation Assessment;
  - Transportation Assessment and Management Study (TAMS);
  - Shadow Study; and
  - Public Engagement Summary, Analysis and Response.

Greater Nelson Economic Development (GNED) partnership: In early 2024 the GNED approached the City regarding the shortage of rental housing and its economic impact on the community. Both GNED and businesses have reported consistent challenges with recruitment and retention of new employees, largely due to housing availability and affordability. According to residents and service providers, many young families are choosing to live outside of City limits, commuting for services and employment because the cost of housing is cheaper in neighbouring communities.

To address this, GNED requested the City collaborate with local non-profit housing providers on applications to BC Housing's Community Housing Fund (CHF) which provides capital funding for new affordable housing construction. In response, the City agreed to lease two sites to local non-profits, contingent on their successful CHF applications and rezoning of the properties. The subject property is one of those two properties.

Endowment Lands: In 1986, the Province of BC transferred lands in east Fairview, including the subject properties, to the City to be used for educational, cultural and recreational facilities. These lands became known as the Endowment Lands. In 2007, at the request of the City, the Province of BC amended the Endowment Lands covenant to include "subsidized housing" as a permitted use of these lands. At the time the City did not update its OCP and Zoning Bylaw to reflect this change. As a result, the OCP has remained misaligned with the Endowment Lands covenant.

As a result of the 2007 covenant amendment, the overall purpose of the Endowment Lands is for the City to use these lands for educational, cultural, recreational and housing purposes.

OCP Analysis: The current OCP land use designation is 'Institutional'. The applicant requests to change the land use designation to 'Multi-Unit Residential'. Other than the land use designation, the remainder of the OCP provides numerous objectives and policies supportive of this type of development:

OCP 'Nelson as a Whole' Objectives:

- *To achieve a geographical distribution and mix of housing types, densities, and tenures throughout the City of Nelson in order to provide the community with a variety of housing choices and lifestyle options;*
- *To increase the supply of available building sites and to encourage residential infill in residential neighbourhoods.*
- *The number of new multi-unit residential dwelling units that may be developed in low density residential neighbourhoods will be considered on a case-by-case basis through amendments to the Land Use Regulation (Zoning) Bylaw and Official Community Plan.*

- *To maintain the integrity and character of Nelson's established residential neighbourhoods and to integrate new multi-unit housing within established neighbourhoods in a manner which is compatible with the scale and character of adjacent structures;*
- *To provide a diversity of housing options that are appealing, attainable, and affordable to all citizens, of all ages, abilities, and income levels.*

#### OCP 'Housing' Objectives:

- *To continue to work to provide a full range of housing types and tenures for current and future residents of all incomes, ages, lifestyles and abilities. The City will do this by:*
  - *Encouraging the development of new rental housing.*
  - *Supporting the development of a broad range of housing options.*
  - *Promoting innovative approaches and design.*
  - *Using available financial resources and offer incentives where possible.*  
*Supporting external groups.*
  - *Promoting the use of existing programs and resources.*
  - *Reviewing and monitoring Nelson's housing needs and achievements regularly.*
- *To encourage affordable, multi-unit housing to be located in areas without steep slopes, within reasonable walking distance of services such as a commercial area, a bus line, a park or recreation centre, and/or near medical facilities.*
- *To encourage multi-unit housing for families with children to be located near services/amenities such as an elementary school, a neighbourhood park, commercial services, and/or a bus route.*

#### OCP Policies:

- *Townhouses and apartment housing will be directed towards east Fairview near the Tenth Street Campus, Mountain Lake Seniors Community, and at certain nodes along Nelson Avenue and Anderson Street.*
- *Areas considered appropriate for multi-unit residential housing are in proximity to bus routes, commercial services, existing multi-unit residential development, or to a major community use (e.g. hospital) or educational facilities.*
- *The City will consider leasing city-owned land for affordable housing purposes.*
- *The City will consider measures to support development of purpose-built rental housing. These measures can include consideration of variances to reduce the off-street parking requirements, and fee and/or tax reductions.*
- *The City will expedite the approval process for development applications that contain affordable housing units.*
- *The City will assist in building the capacity of the non-profit sector.*
- *The City will support external groups where possible; and*
- *The City will foster partnerships and promote affordable housing projects.*

These objectives and policies indicate Council should consider amendments to the OCP for multi-unit residential development in Fairview. Based on this information, the proposal meets the criteria established in the OCP for consideration of OCP and Zoning Bylaw amendments for Multi-Unit Residential development.

Housing Needs Assessment: The recently completed Housing Needs Assessment provides statements regarding local housing need:

- *Qualitative and quantitative data both indicate an extreme lack of rental housing in Nelson. Vacancy rates are low, cost and competition for available units is high,*

*and nearly no market rental stock has been constructed in recent years. In addition, data indicates rates of rentership are increasing, especially for couples and families with young children.*

- *The lack of rental housing has a profound economic impact on a community like Nelson. Employers and business associations have reported consistent challenges with recruitment and retention of new employees, largely due to housing availability. According to residents and service providers, many young families are choosing to live outside of City limits, commuting for services and employment because the cost of housing is cheaper.*
- *Insufficient starts and permitting indicates a slow response by the housing market to address need and prepare for anticipated population growth. To confront housing shortfalls, the City needs to continue to support traditional market housing investment, but also look to expand creative non-market partnerships and take advantage of Provincial and Federal housing and infrastructure programs.*
- *There has been no notable change in the total primary rental universe size since 2013, nor any changes by unit size. This suggests that purpose-built rental completions have largely replaced, not supplemented, older rental stock.*
- *Since 2014, the City of Nelson has experienced no years of “healthy” vacancy (a vacancy rate between 3% and 5%). The city has faced considerable demand for purpose-built rentals which has led to a considerable increase in rents. Between 2022 to 2023 the median rent rose from \$952 to \$1,075.*

The overall conclusion of the Housing Needs Assessment indicates “Nelson is experiencing a rental housing shortage, with low vacancy rates, rising rents and little purpose-built rental housing construction. The lack of rental housing is negatively impacting local businesses and making it difficult to attract and retain employees.” As a result, the Housing Needs Assessment indicates general support for this type of development.

Housing Analysis: The applicant intents to apply for an upcoming BC Housing - Community Housing Fund (CHF) funding call, expected to be announced in early 2025. The CHF program funds the construction of affordable rental housing and requires a mix of affordability levels and unit sizes. In alignment with CHF requirements, the applicant proposes:

A mix of affordability which includes:

- 50% of units that would rent for ‘rent-geared to income’ rates (i.e. 30% of a household’s income);
- 30% of units that would rent for ‘market-rent’ rates; and
- 20% of the units that would rent at deeply affordable rates (i.e. social assistance or pension rates).

The chart below illustrates how this project would contribute to housing needs assessment affordability goals.

	<b>Housing Needs Assessment 5-year target</b>	<b>Approximate project unit count</b>	<b>Percentage of target</b>
Market Units	262	14	5.7%
Affordable / below-market	139	24	17.3%
Deeply Affordable	56	10	17.8%
Overall total	457	48	10.5%

If this project was approved, it would contribute significantly to the 5-year goals in the Housing Needs Assessment by contributing approximately 5.7% of needed market rental units, 17.3% of needed Affordable/below-market units and 17.8% of needed deeply affordable units.

The CHF program also requires a mix of unit types. BC Housing typically requests that applicants demonstrated unit-mix need by relying on the local municipality's Housing Needs Assessment. The Nelson Housing Needs Assessment indicates the greatest need for rental units that are studio/1-bedroom units, followed by 2-bedroom units.

In alignment with the Housing Needs Assessment, the applicant proposes:

- 12 studio units;
- 26 1-bedroom units; and
- 10 2-bedroom units.

Zoning Bylaw Analysis: Other than the three variances mentioned in the DVP section below, the proposal complies with Zoning Bylaw requirements.

#### Development Variance Permit Analysis:

In response to community feedback, the applicant has shifted the building to the southwest corner of the site (at the intersection of 11<sup>th</sup> Street and Fell Street) to minimize the impact on adjacent properties to the west and north. To accommodate this adjustment, they have requested two setback variances.

While the building itself complies with the setback requirements of the Zoning Bylaw, the variances are needed to allow for a covered walkway and canopy along the front and exterior side yard frontages.

The applicant has also requested additional height to reduce the overall lot coverage of the proposed building. This will help to reduce the overall massing of the building.

Staff consider these variances reasonable because:

- a Shadow Analysis indicates little to no impact in winter months. In spring and summer months, the proposed building will cast shade on 2 neighbouring properties in the morning only. In the spring and summer months, the proposed building will not cast shadows on neighbouring properties;
- of an overall decrease in the building's size and bulk in relation to neighbouring properties; and
- existing tall trees along the west property line that already provide shadows on existing properties.

Should Council approved 3<sup>rd</sup> and Final Reading of the proposed Bylaws, Council would then be requested to approve the DVP.

Other considerations: Other items reviewed and considered as part of this application:

- Sewer line covenant: A covenant registered on title allows adjacent properties to install, maintain and use an eight-inch (8") sewer pipeline connecting to the City's sewer system through the subject properties. A review indicates the covenant was placed on the original Endowment Lands lots before they were subdivided. Overtime the release of the covenant on benefiting properties has been inconsistent. Since all benefiting properties have since connected to the City's sewer system through alternative means, the covenant is now considered redundant. The applicant has committed to working with adjacent property owners to remove the covenant prior to Building Permit application.
- Phase I – Environmental Site Assessment (ESA): a Phase 1 ESA was conducted to assess the potential for environmental contamination. The ESA's overall conclusion indicates "No issues were identified that were considered to present a moderate or high risk of contamination to the Site".
- Transportation Assessment and Management Study (TAMS): a TAMS was conducted to determine impacts on traffic operations, parking bylaw compliance and Transportation Demand Management (TDM) used to support multi-modal transportation options for future residents.
  - The TDM measures proposed include:
    - preparing marketing materials to attract residents who want a car-free lifestyle;
    - providing a 'Welcome Brochure' with an information package on transportation alternatives, that is issued to all new residents and posted in common areas;
    - providing a bicycle repair station/common maintenance area for residents
    - providing short term and lock-term bicycle parking;
    - Supporting residents use of available regional rideshare;
    - unbundling parking with parking rental program; and
    - providing 2 car-share spaces in the building for residents.
  - The overall conclusion of the TAMS states "The study intersections are easily able to accommodate the future traffic this development adds to the network. No improvements to the intersections are recommended to accommodate the development".
- Shadow Analysis: A Shadow Analysis was completed and the overall conclusion indicates that the "shadows from the proposed building will have little to no impact in winter months. In spring and summer months, the proposed building will cast shadow on 2 neighbouring properties in the morning only. In the spring and summer months, the proposed building will not cast shadows on neighbouring properties during mid-day and late afternoon". Additionally, the building has been designed in a way that further reduces overlook onto adjacent properties by positioning amenity space and balconies away from adjacent properties.

Summary of analysis: Staff recommend that Council approve 1<sup>st</sup>/2<sup>nd</sup> reading of the proposed bylaw amendments, based on:

- Province of BC covenant registered to title that permits the use of the properties for "subsidized housing";

- Policies within the OCP that support OCP amendments and Rezonings for Multi-Unit Residential development in east Fairview; and
- Findings in the recently completed Housing Needs Assessment that indicated:
  - a need for purpose-built rental units;
  - a need for affordable rental units at market, below-market and deeply subsidized (e.g. social assistance rates);
- General compliance with Zoning Bylaw regulations with the exception of setback and height variances to reduce the overall massing of the proposed building on adjacent properties; and
- Building design that minimizes the impact on adjacent properties by including a stacked townhouse that:
  - reduces the overall bulk of the building;
  - positions the building uphill to face Bell Street to minimize impact on neighbouring properties; and
  - does not have balconies or amenity space facing adjacent properties to the west.

#### **BENEFITS OR DISADVANTAGES AND NEGATIVE IMPACTS:**

The project would increase the overall number of purpose-built rental units in Nelson which has been identified by the City's Housing Needs Assessment as one of the most pressing housing issues in Nelson. This includes: market rental, affordable/below-market units and deeply affordable units.

#### **LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:**

In accordance with section 464 of the *Local Government Act* a Public Hearing is required because an amendment to the OCP forms a part of this application.

#### **COSTS AND BUDGET IMPACT - REVENUE GENERATION:**

The cost of the amendment application is covered by the fees paid by the applicant.

#### **IMPACT ON SUSTAINABILITY, COUNCIL PRIORITIES AND STAFF RESOURCES:**

This application will not impact staff resources.

#### **COMMUNICATION:**

If directed by Council, a Public Hearing would be scheduled along with required notifications pursuant to the *Local Government Act* and the *Development Applications Procedures Bylaw*.

Public Information Session: A public engagement session was held on January 13, 2025. All properties within 60m of the proposed development received a hand-delivered notice of the public information session. Hand-delivery was undertaken due to the significant backlog of mail due to the recent Canada Post strike and concerns that the notification letters would not be received in a timely manner.

The applicant also advertised the session:

- in the Nelson Star newspaper on January 9, 2025;
- on their social media channels;
- on their website; and
- via e-mail invitations to community groups.

54 feedback forms were received during the Public Information Session. This includes:

- 29 people supportive of the project;
- 13 people opposed to the project;
- 8 people opposed/concerned about the project, but acknowledged the need for affordable housing; and
- 4 people opposed/concerned about increased density across the city.

Additional information on the Public Information Session is available in:

- Attachment 4 - What We Heard Report; and
- Attachment 5 – Post Engagement Letter and Response to concerns raised.

Staff have reviewed both documents:

- the summary accurately reflects the view points expressed at the Public Information Session; and
- the Post Engagement Letter and Response address the questions and concerns received.

Advisory Planning Commission (APC): The APC reviewed the application on February 18, 2025. The APC discussion focused on the neighbourhood's walkability, on-street parking, transit services, and the BC Housing CHF funding program. Following deliberations, the APC passed the following motion:

*THAT the Advisory Planning Commission (APC) recommends approval of Development Application 2409001 – Official Community Plan amendment, Zoning Bylaw amendment and Development Variance Permit (DVP) application for 1306 and 1308 Fell Street.*

A draft of the APC minutes from February 18, 2025 are shown in Attachment 6.

Public Comment: For the Public Hearing, all property owners and tenants within 60 meters of the subject property will be sent a notification letter informing them of the Public Hearing. The Public Hearing will also be advertised on the City's website and in the local newspaper.

Referral comments: Development Services sent the application to City of Nelson departments for referral, including: Nelson Hydro, Public Works, Engineering and Fire. The application was also sent to external agencies, including: BC Transit, Fortis and Interior Health. No concerns were raised other than standard Engineering requirements as part of development

Additional referrals will be undertaken at the Development Permit stage should the OCP amendment, Rezoning and DVP be approved.

## **OPTIONS AND ALTERNATIVES:**

1. Pass 1<sup>st</sup> and 2<sup>nd</sup> reading of “Official Community Plan Amendment (Fell Street) Bylaw No. 3632, 2025” and “Zoning Amendment Bylaw (Fell Street) No. 3633, 2025.”
2. Do not pass 1<sup>st</sup> and 2<sup>nd</sup> reading of “Official Community Plan Amendment (Fell Street) Bylaw No. 3632, 2025” and “Zoning Amendment Bylaw (Fell Street) No. 3633, 2025.”

## **ATTACHMENTS:**

- Attachment 1: Bylaw Amendments
- Attachment 2: Application form

- Attachment 3: Application architectural plans
- Attachment 4: Public Information Session summary
- Attachment 5: Post Engagement Letter
- Attachment 6: Draft APC minutes from February 15, 2025

**RECOMMENDATION:**

That Council passes the following resolution/s:

1. THAT “Official Community Plan Amendment (Fell Street) Bylaw No. 3632, 2025” be introduced and read a first and second time by title only;
2. THAT “Zoning Amendment (Fell Street) Bylaw No. 3633, 2025” be introduced and read a first and second time by title only; and
3. THAT Staff be directed to schedule a Public Hearing.

**AUTHOR:**



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SENIOR PLANNER

**REVIEWED BY:**



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CHIEF FINANCIAL OFFICER

**THE CORPORATION OF THE CITY OF NELSON**

**BYLAW NO. 3632, 2025**

**BEING A BYLAW TO AMEND "THE CORPORATION OF THE CITY OF NELSON  
OFFICIAL COMMUNITY PLAN BYLAW NO. 3247, 2013"**

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The Council of the Corporation of the City of Nelson considers it desirable and expedient to amend "The Corporation of the City of Nelson Official Community Plan Bylaw No. 3247, 2013" (hereinafter called "said Bylaw");

The Council of the Corporation of the City of Nelson, in open meeting assembled enacts as follows:

1. That Schedule B of the said bylaw be amended by changing the Land Use Designation of the land on:
  - a) LOT B, DISTRICT LOT 97, KOOTENAY DISTRICT PLAN 2855, PID: 012-041-726 (also known as 1306 Fell Street)
  - b) LOT C, DISTRICT LOT 97, KOOTENAY DISTRICT PLAN 2855, PID: 012-041-734 (also known as 1306 Fell Street)  
from Institutional to Multi-Unit Residential.
2. This Bylaw shall take effect immediately.
3. This Bylaw may be cited as **"Official Community Plan Amendment (Fell Street) Bylaw No. 3632, 2025"**.

READ A FIRST TIME the \_\_\_\_ day of \_\_\_\_\_, 2025

READ A SECOND TIME the \_\_\_\_ day of \_\_\_\_\_, 2025

READ A THIRD TIME the \_\_\_\_ day of \_\_\_\_\_, 2025

FINALLY PASSED AND ADOPTED the \_\_\_\_ day of \_\_\_\_\_, 2025

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\_\_\_\_\_  
Mayor

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\_\_\_\_\_  
Corporate Officer

**THE CORPORATION OF THE CITY OF NELSON**  
**BYLAW NO. 3633, 2025**

**BEING A BYLAW TO AMEND “THE CORPORATION OF THE CITY OF NELSON  
ZONING BYLAW NO. 3199, 2013”**

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The Council of the Corporation of the City of Nelson considers it desirable and expedient to amend “The Corporation of the City of Nelson Zoning Bylaw No. 3199, 2013” (hereinafter called “said Bylaw”);

The Council of the Corporation of the City of Nelson, in open meeting assembled enacts as follows:

1. That Schedule B of the said bylaw be amended by rezoning the land on:
  - a) LOT B, DISTRICT LOT 97, KOOTENAY DISTRICT PLAN 2855, PID: 012-041-726 (also known as 1306 Fell Street)
  - b) LOT C, DISTRICT LOT 97, KOOTENAY DISTRICT PLAN 2855, PID: 012-041-734 (also known as 1306 Fell Street)from I1-Institutional to R4, High Density Residential Zone;
2. This Bylaw shall take effect immediately.
3. This Bylaw may be cited as "**Zoning Bylaw Amendment (Fell Street) No. 3633, 2025**".

READ A FIRST TIME the \_\_\_\_ day of \_\_\_\_\_, 2025

READ A SECOND TIME the \_\_\_\_ day of \_\_\_\_\_, 2025

READ A THIRD TIME the \_\_\_\_ day of \_\_\_\_\_, 2025

FINALLY PASSED AND ADOPTED the \_\_\_\_ day of \_\_\_\_\_, 2025

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\_\_\_\_\_  
Mayor

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\_\_\_\_\_  
Corporate Officer

# DEVELOPMENT APPLICATION FORM

OFFICE USE ONLY		PAYMENT STAMP
PERMIT #:		
APPLICATION FEE:		STAFF INITIALS:

**Applicants are advised to consult with Development Services staff before applying.  
Note that only complete applications will be accepted.**

## APPLICATION TYPE Check all appropriate boxes

<input type="checkbox"/> Development Permit (Major > 50 m <sup>2</sup> )	<input type="checkbox"/> Subdivision
<input type="checkbox"/> Development Permit (Minor < 50 m <sup>2</sup> / Wildfire Zone)	<input type="checkbox"/> Strata Title Conversion
<input type="checkbox"/> Development Permit (Laneway House)	<input type="checkbox"/> Official Community Plan Bylaw Amendment*
<input type="checkbox"/> Development Variance Permit	<input type="checkbox"/> Zoning/Land Use Bylaw Amendment*
<input type="checkbox"/> Board of Variance	<input type="checkbox"/> Liquor Licence*
<input type="checkbox"/> Temporary Commercial or Industrial Use Permit*	<input type="checkbox"/> Cannabis Licence*
<input type="checkbox"/> Removal of Charges/Notices on Title	<input type="checkbox"/> Road Closure
<input type="checkbox"/> Heritage Alteration Permit/Heritage Plaque	<input type="checkbox"/> <i>Check if this is an amendment/renewal of an existing permit</i>

\* See Sign Notification requirements, *Land Development Applications Procedures Bylaw* (Sched. 1). Staff will confirm final sign design.

## PROPERTY INFORMATION

Site Address:

PID(s) or Legal Description:

Proposed Number of Lots/Strata Units (for subdivision or strata title applications):

## DESCRIPTION OF EXISTING LAND USE:

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## DESCRIPTION OF PROPOSED DEVELOPMENT / USE / BYLAW / ZONING / OCP DESIGNATION:

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# DEVELOPMENT APPLICATION FORM

The undersigned hereby makes an application under the provision of the bylaws of the City of Nelson according to the following specifications and accompanying documentation:

APPLICANT				
APPLICANT IS THE:	<input type="checkbox"/> Owner	<input type="checkbox"/> Designer/Contractor	<input type="checkbox"/> Tenant	<input type="checkbox"/> Other Authorized Agent of the Owner
NAME:	BUSINESS NAME:			
E-MAIL:	PHONE:	PHONE (ALTERNATE):		
MAILING ADDRESS:	POSTAL CODE:			
PROPERTY OWNER (IF DIFFERENT FROM APPLICANT AND/OR BUSINESS OWNER)				
NAME / COMPANY:	PHONE:	E-MAIL:		
<b>If the applicant is not the registered owner, the owner must complete the "Owners Representative Form". See: <a href="http://www.nelson.ca/applications">www.nelson.ca/applications</a></b>				

## SIGNATURES

**A Permit is issued after review of the proposal. No work shall begin until a Permit is approved.**

I declare that the information submitted in support of this application is, to the best of my knowledge, true and correct and that I will submit further information deemed necessary by the City for processing this application.

I acknowledge that all fees paid in connection with this permit are non-refundable, except as noted in the City of Nelson Fees and Charges Bylaw.

IN CONSIDERATION OF THIS PERMIT being issued, I release and indemnify the City of Nelson, its Council members, officers, employees, and agents from and against all liability, claims and other expenses of any kind which I, or any other person, may have in connection with anything said or done, the granting of this permit or any action taken or not taken, by the City of Nelson and I agree that the City of Nelson owes me no duty of care in respect of these matters.



Dated this \_\_\_\_\_ Day of \_\_\_\_\_ 20 \_\_\_\_\_

APPLICANT'S SIGNATURE

## SUBMISSION CHECKLIST

DEVELOPMENT APPLICATION TYPE*	REQUIRED ATTACHMENTS
Official Community Plan Amendment	A, B, C, F, I
Zoning/Land Use Bylaw Amendment	A, B, C, D, E, F, G, I, K
Development Permit (Major)	A, B, C, D, E, F, G, H, I, J, K
Development Permit (Minor/Laneway House)	A, B, C, D, E, F, G, I, K
Development Variance Permit	A, B, C, E, F, G, I, K
Strata Title Conversion	A, B, C, E, F, G, I, K
Temporary Commercial or Industrial Permit	A, B, C, D, E, F, G, H, I, K
Board of Variance	A, B, C, E, F, G, I, K
Liquor Licensing	A, B, C, E, F, G, I
Cannabis Licensing	A, B, C, E, F, G, I, L
Road Closure	C, E, F, G, I
Subdivision	A, B, C, D, E, F, I

\* For other types of applications, contact Development Services to discuss what additional information will be required.

The City of Nelson is collecting your personal information in accordance with Section 26 of the *Freedom of Information and Protection of Privacy Act*. The City of Nelson collects your information for the purposes of administering City of Nelson programs and services, including permits and licensing services. If you have any questions, please contact the Privacy Head at 310 Ward Street, Nelson, BC V1L 4P1 or FOI@nelson.ca or 250-352-8234.

Attachment 2  
**DEVELOPMENT APPLICATION FORM**  
**Attachment Information 1/2**

ATTACHMENT			DETAILS
A	<input type="checkbox"/> <input type="checkbox"/>	<b>STATE OF TITLE CERTIFICATE</b> <i>and</i> <b>COPIES OF ALL NON-FINANCIAL CHARGES</b>	<p>A copy of the title search, issued not more than 30 days prior to the application date, for any parcel of land subject to the application and a copy of all non-financial charges (i.e. restrictive covenants, easements and rights-of-way, etc.) registered on the subject property(s). The title search and the related documents can be obtained at <a href="http://myLTSA.com">myLTSA.com</a>, through a notary, lawyer or search company, <b>or by the City, at your request, for a fee of \$15</b>.</p>
B	<input type="checkbox"/>	AGENT AUTHORIZATION	Written consent of <b>all</b> property owners, with one or more owners appointing an applicant to act as agent for all purposes associated with the application. Use the Owners Representative Form for applicants who are not registered owner of the property.
C	<input type="checkbox"/>	APPLICATION FEE	An application fee as set out in any applicable <i>City of Nelson Fees and Charges Bylaw</i> shall accompany the application.
D	<input type="checkbox"/>	PROVINCIAL SITE DISCLOSURE	<p>As per current Contaminated Sites Legislation.  * Contact staff to find out whether your application requires this document. Not all types of projects will require a site disclosure statement.</p>
E	<input type="checkbox"/>	SITE PLAN	<p>Site plan of the proposed development drawn to scale and showing dimensions. The site plan must include:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The civic address and full legal description of the property</li> <li><input type="checkbox"/> Lot dimensions</li> <li><input type="checkbox"/> Existing or required rights-of-way or easements; the name and extent of roads and lanes adjacent to the property, showing the traveled portion of the roads and lanes scaled from the property line to the edge of pavement;</li> <li><input type="checkbox"/> Location and dimensions (including setbacks) of existing and proposed buildings and structures on the site (a recent survey plan is preferable)</li> <li><input type="checkbox"/> Location of existing wells or other water sources on property</li> <li><input type="checkbox"/> Location of any existing or proposed septic fields</li> <li><input type="checkbox"/> Location of any watercourses, steep banks or slopes on or adjacent to the property</li> <li><input type="checkbox"/> Location of any existing community services of sanitary sewer, water, storm drainage and rights-of-way on the site or adjacent to the site</li> <li><input type="checkbox"/> Location of ditches, fire hydrants, fire department connections, gas lines, kiosks, hydro and telecommunications poles</li> </ul> <p>Submission must include one small scale letter sized copy of the proposed site plan and one pdf file of the proposed development.</p> <p><b>NOTE:</b> If the application is for a variance to an existing structure, a survey prepared by a BCIS is required to accompany the Site Plan in order to confirm the accuracy of the dimensions shown.</p>

Attachment 2  
**DEVELOPMENT APPLICATION FORM**  
**Attachment Information 2/2**

F	<input type="checkbox"/>	PROPOSAL SUMMARY	<p>An outline of the type of development or land use proposed including:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> the number of units, lots and/or gross floor area if applicable</li> <li><input type="checkbox"/> Explanation of compliance with current zoning and proposed deviation or change, if applicable</li> <li><input type="checkbox"/> Explanation of community/neighbourhood benefit and impact of proposal</li> <li><input type="checkbox"/> <u>For laneway houses</u>, explanation of compliance with all laneway house design guidelines (see, especially, section "B" of the guidelines)</li> </ul>
G	<input type="checkbox"/>	DEVELOPMENT PLANS	<ul style="list-style-type: none"> <li><input type="checkbox"/> Detailed drawings of the proposed development, including building sections, elevations and floor plans proposed for the site. Development Permit applications must include information regarding building form and character (i.e. exterior finish)</li> <li><input type="checkbox"/> <b>A project summary sheet that includes: lot area, density and number of dwelling units, lot coverage, height, setbacks, off-street parking (required and actual), off-street loading (required and actual) and other relevant data and zoning analysis.</b></li> <li><input type="checkbox"/> Location and width of existing or proposed access(es) to the property, driveways, maneuvering aisles and parking layout</li> </ul>
H	<input type="checkbox"/>	LANDSCAPE PLAN	<ul style="list-style-type: none"> <li><input type="checkbox"/> Site plan draw to scale and showing dimensions, including any existing or proposed screening, landscaping and fencing</li> <li><input type="checkbox"/> Cost estimate prepared by a Landscape Architect or other persons approved by Development Services and Sustainability including a breakdown of plant cost, site preparation, material and labour costs</li> </ul>
I	<input type="checkbox"/>	ADDITIONAL INFORMATION THAT MAY BE REQUIRED	<ul style="list-style-type: none"> <li><input type="checkbox"/> Contour plan showing land contours before and after lot grading for the subject property and the adjacent properties</li> <li><input type="checkbox"/> Geotechnical analysis</li> <li><input type="checkbox"/> Survey certificate to identify the location of existing buildings/structures or watercourses, top of banks of other physical features</li> <li><input type="checkbox"/> Location of existing or proposed refuse enclosures, refuse and recycling bins</li> <li><input type="checkbox"/> Architectural rendering drawing which depicts the design, finish and colour of proposed buildings, landscaping detail and signage location. Renderings must not be embellished with unrelated details such as vehicles, wildlife, mountain, etc.</li> </ul>
J	<input type="checkbox"/>	DEVELOPMENT PERMITS FOR FORM & CHARACTER	<ul style="list-style-type: none"> <li><input type="checkbox"/> Colour renderings of proposed facades, including proposed signage locations, awnings etc.</li> <li><input type="checkbox"/> Colour Photographs</li> <li><input type="checkbox"/> Description of construction materials for the design of the development</li> </ul>
K	<input type="checkbox"/>	SUSTAINABILITY	It is highly encouraged that a Sustainability Checklist be reviewed & completed.
L	<input type="checkbox"/>	CANNABIS	Documentation as per Schedule 9, <i>Land Development Applications Procedures Bylaw</i>



November 21<sup>st</sup>, 2024

VIA Electronic Delivery  
City of Nelson  
310 Ward Street  
Nelson BC, V1L 5S4

**RE: Application for Rezoning and OCP Amendment – 1306-1308 Fell Street, Nelson BC**

Dear Ken Bourdeau,

Please accept this Rezoning and OCP Amendment Application from M'akola Development Society (MDS) on behalf of SHARE Housing Initiative Society (SHARE) for the properties at 1306-1308 Fell Street, Nelson BC. SHARE is proposing to rezone the properties at 1306-1308 Fell Street for the purpose of developing a five-storey, residential development comprised of 48 purpose-built, affordable rental units. The subject site is owned by the City of Nelson (the City), who have identified a strong desire to construct new affordable housing units targeted towards low-to-moderate income residents working within Nelson. The proposed development will provide a mix of mixture of studio suites, one- and two-bedroom units that will be prioritized for low-to-moderate income people working in Nelson, BC.

This application proposes to amend the zoning from Institutional (I1) at 1306-1308 Fell Street, to a High-Density Residential zone (R4) to facilitate the construction of a five-storey, multi-residential development with 48 affordable apartment units.

Please find the following documents attached:

1. Application Form
2. Attachment A: Title Certificate(s)
3. Attachment B: Agent Authorization Form – Awaiting Signature from City
4. Attachment D: Site Disclosure Statement
5. Attachment E & G: Architectural Site and Development Plans
6. Attachment F: Proposal Summary, including:
  - Project Information
  - Proposed Zoning Rationale Application
  - Proposed Variance
  - Community Benefit and Impact
7. Attachment I: Additional Information, including:
  - Phase I Environmental Site Assessment
  - Topographic Survey
  - Surveyor Title Review
8. Attachment K: Sustainability Checklist

Supplementary report to follow:

9. Traffic Impact Assessment



**MAKOLA**  
DEVELOPMENT  
SERVICES

Attachment 2

## PROPOSAL SUMMARY

### REZONING AND OCP AMENDMENT APPLICATION

### SHARE HOUSING INITIATIVE

# Attachment 2

## PROPOSAL SUMMARY

### BACKGROUND INFORMATION

Formed in 2012 by the Kootenay Christian Fellowship, SHARE Housing Initiative (SHARE) is a not-for-profit housing provider located in Nelson, BC. SHARE's mission is to create and provide affordable, quality, and safe housing; providing opportunity for all to live, work, and thrive in Nelson. SHARE currently operates 39 units of affordable workforce housing at Herridge Place. Aligning with SHARE's commitment to providing housing opportunities for all low-income workers in Nelson and making the City accessible to all, SHARE proposes to develop 48 affordable residential units at 1306-1308 Fell Street will help support those working and wanting to continue living in Nelson.

The project currently proposes a 5-storey building, consisting of 48 residential units of affordable rental housing at 1306-1308 Fell Street in Nelson. The Project Team is proposing to rezone the land at 1306-1308 Fell Street from the current Institutional (I1) to High-Density Residential (R4) along with amending the OCP and varying building height to permit the proposed development.

The proposed rezoning includes an application for an OCP Amendment. The subject site has been provided by and is owned by the City of Nelson (the City), who have identified a strong desire to construct new affordable housing units targeted towards low-to-moderate income residents working within Nelson. The City conducted an initial feasibility which guided the development parameters of this project which included feedback from Council regarding maximizing housing opportunities on the site. In response to the City's desire and the need for affordable housing in the community, SHARE has been engaged to provide non-market housing at this location, for residents living in Nelson. **The goal of this project is to address the rising need for affordable housing options for those working and living in Nelson.**

Currently, the OCP outlines that the industrial lands found within the Fairview neighbourhood will be converted for non-industrial uses that are perceived as more compatible with a residential neighbourhood, such as the proposed multi-unit residential development. In addition, the current OCP outlines that Zoning Bylaws will be rewritten so as to provide flexibility to both the City and the development community in accommodating mixed use developments and multi-unit developments.

## PROJECT INFORMATION

### UNIT MIX

The proposed 48 units will be comprised of 13 studios, 26 one-bedrooms, and 9 two-bedrooms, including 4 barrier-free, accessible units (1 studio, 2 one-bedroom, and 1 two-bedroom) located at the ground level to ensure accessibility for residents. The remainder of the units will be fully adaptable per the 2025 BC Building Code. The proposed plans have been designed to provide the maximum number of units available on site.

### BUILDING STRUCTURE

The current project is located on a 0.59-acre (2,386 m<sup>2</sup>) lot, with a total lot coverage of 39% (925 m<sup>2</sup>), and proposes a 5-storey building, at 18 m in height. Prior to submission, council investigated preliminary massing options and provided direction to maximize opportunities for housing on the site. In order to best achieve housing on this site, a 5-storey concept was developed. This allows for the allocation of units vertically, there is a greater balance of a green space and an outdoor amenity area, which will benefit the residents and neighbourhood. Please see the **Section: Proposed Variance** for details regarding the Building Height Variance.

## Attachment 2

The building orientation has been positioned to face Fell Street to mitigate the impact on the direct neighbours. This orientation will help to promote and maintain the neighbourhood's character and reducing the amount of obstruction to the neighbouring views and sightlines, while providing additional privacy and space between the proposed development and the surrounding neighbours. The proposed concept has been designed to reflect a stacked townhome feeling to reduce the appearance of a high-density apartment building. The ground-oriented residential units and amenity space have been positioned to be along the Fell Street frontage in alignment with the surrounding neighbourhood character.

### SETBACKS

The proposed site plans have been developed to meet the R4 setback requirements.

Given the topography of the site and orientation of the building towards Fell Street, the access to the underground parking is located within the rear yard setback off on 11<sup>th</sup> Street. No structure will be located within this setback, however required retaining walls will be in place.

Please see **Attachment E & G: Architectural Site and Development Plans** for information regarding Bylaw Requirements.

### PARKING

As currently proposed, the development includes a total of 38 parking stalls, including 2 dedicated to accessible spaces combined between underground and surface parking areas. To further support sufficient parking and those without access to a car, SHARE is exploring the opportunity of two Car Sharing Spaces to ensure that adequate parking is available on-site, reducing the required parking by 8 stalls. In addition, SHARE understands that there is a policy to provide financial contribution to the City's Active Transportation Reserve Fund at the value of \$3,000 per vehicle parking space in order to enable the Society to provide fewer parking stalls. The Society will provide a contribution to the Active Transportation Reserve Fund for the remaining 7 required parking stalls. Therefore, no variance is required for parking.

Currently, SHARE has contracted a Traffic Impact Assessment and Parking Study to ensure that parking and traffic accurately accounted for. This report will be provided to the City upon completion.

### AMENITIES AND ACCESS TO LOCAL SERVICES

The proposed site is located at the corner of Fell Street and 11<sup>th</sup> Street, adjacent to the Selkirk Community College, and is in close proximity to green space, trails, and local parks. In addition, the surrounding neighbourhood includes a new Interior Health Campus, single-family residences, a Seniors Community Residence, a Rock-Climbing Centre, and Music Hall, with nearby transit routes to easily access other amenities and services in the City core.

Residents of the proposed building at 1306-1308 Fell Street will also have significant access to amenities on-site at the new development, including; bike storage, laundry, and an amenity space with kitchenette and direct access to outdoor green space on-site. The bike storage will be comprised of a total of 48 long-term spaces, with one space per unit, and 24 short term spaces.

For more detailed information, please see **Attachment E & G: Architectural Site and Development Plans** for the Bylaw Review table on Page 12.

## Attachment 2

### PROPOSED APPLICATION

As identified above, the proposed application represents an amendment to the OCP and application to rezone the site from I1 to R4. The subject property is owned by the City of Nelson who in June of 2007, modified a Covenant registered on title to allow for the development of subsidized. While not the OCP, this document identified an intent for this type of housing at this location.

While the development aligns with numerous policies within the OCP, the City of Nelson has conducted a review and determined the OCP amendment is required to permit the proposed development. Guidelines and objectives of the OCP that support the proposed development are identified in the below analysis;

OCP Goal/Objective/Policy	Proposed Project Alignment
The limited industrial lands found within the Fairview neighbourhood will be converted for non-industrial uses that are perceived as more compatible with a residential neighbourhood. (Page 21)	The proposed project is seeking to rezone the limited lands within the Fairview neighbourhood to allow for residential uses creating 48 new homes in the neighbourhood.
To maintain the integrity and character of Nelson's established residential neighbourhoods and to integrate new multi-unit housing within established neighbourhoods in a manner which is compatible with the scale and character of adjacent structures. (Page 26)	The proposed project has been created to fit into the surrounding residential neighbourhood, as well as the Health and College Campuses. Through the building design and structure, this process will ensure elements to support the proper integration into the existing community.
The City will undertake collaborative neighbourhood level planning in Rosemont, Uphill, Gyro and <b>Fairview</b> to identify areas most appropriate to accommodate future Multi Unit Residential Uses. (Page 27)	Following SHARE's request to council to identify opportunities to develop new and affordable multi-unit residence, the City identified the site at 1306-1308 Fell Street to accommodate for future multi-unit residential uses.
Townhouses and apartment housing will be directed towards east Fairview near the Tenth Street Campus, Mountain Lake Seniors Community, and at certain nodes along Nelson Avenue and Anderson Street. (Page 44)	The proposed project is located specifically in East Fairview, at the site adjacent to the Tenth Street Campus and nearby Mountain Lake Seniors Community.
Areas considered appropriate for multi unit residential housing are in proximity to bus routes, commercial services, existing multiunit residential development, or to a major community use (e.g. hospital) or educational facilities. (Page 44)	The proposed project has been identified in an area considered appropriate for multi-unit residential uses (East Fairview), that is in close proximity to public transit, health facilities, and educational facilities, including the College Campus and Interior Health Campus.

## Attachment 2

To continue to work to provide a full range of housing types and tenures for current and future residents of all incomes, lifestyles, and abilities. (Page 46)	By offering a range of unit sizes at a mix of affordable rental costs, the proposed project will diversify the housing types and tenures accessible for all residents in Nelson.
To encourage affordable, multi-unit housing to be located in areas without steep slopes, within reasonable walking distance of services such as a commercial area, a bus line, a park or recreation centre, and/or near medical facilities. (Page 46)	The location of the proposed project has been identified in collaboration with the City. After a request to advise on opportunities to develop new non-market housing, this site was selected because it is flat, within close proximity to transit routes and services such as the Interior Health Campus and College Campus.
The City will consider leasing city-owned land for affordable housing purposes. (Page 46)	As SHARE is a non-profit housing provider, they are committed to creating affordable housing opportunities for all Nelson residents. As such, the proposed project is located on City-owned land and has been identified as an opportunity to enhance affordable housing options in Nelson.
The City will consider the development of a policy to allow an increase in density when affordable housing units (including purpose built rental housing) are provided in the development. (Page 46)	The current project proposes a five-storey building height to increase the density for this affordable housing development.

### PROPOSED VARIANCE

After an initial review of the preliminary massing option with the City, council identified an opportunity to explore additional height, to expand the potential opportunities for housing at this location. In response, SHARE is requesting a building height variance of 18 meters (5-storeys) to properly account for site constraints.

This proposed building height will maximize the number of units and parking spaces available on-site, while creating a comfortable ceiling height for resident. Additionally, the height and exterior structure of the building has been developed mitigate the impact on neighbours, providing a less imposing façade.

### COMMUNITY BENEFIT AND IMPACT

#### NEED AND DEMAND

The previous 2020 and recently updated October 2024 City of Nelson Housing Needs Report highlights a significant need for denser and more affordable housing opportunities to support community members living and working in Nelson. For example, the updated 2024 Housing Needs Report highlights that many people are working in Nelson but have been pushed out and can no longer afford to reside in Nelson.

As such, the updated 2024 Housing Needs Report estimates that the City may require an additional 3,104 rental units, with at least 717 at an affordable, below-market rent, to be built by 2041 to mitigate rising

## Attachment 2

housing costs. The proposed project will work to address this shortfall of units by reducing the number of additional units needed from 3,041 units to 2293 units. Of those 3014 units, the proposed project will:

- Address 6% (48 out of 717) of units needed at an affordable, below-market rent by 2041
- Reduce the additional studios and one-bedrooms required from 1,034 units to 995 units
- Reduce the additional two-bedrooms required from 869 units to 860 units

### TRAFFIC PATTERNS

As the proposed project aims to provide much needed affordable housing for community members living in Nelson, it is anticipated that there will be a minimal increase in vehicle traffic. To address any potential issues, the Project Team is currently having a Traffic Impact Assessment and Parking Study conducted to confirm if the proposed concept accounts for parking and traffic appropriately. Furthermore, the Project Team has accommodated the required parking underground, with access off of Eleventh street to ensure traffic is kept out of the way from neighbouring residential.

### DESIGN

The proposed site is located uphill of neighbouring residential property which prevents the obstruction of views or sightlines. The larger façade of the building will be oriented towards the neighbouring institutional properties to reduce the visual impact and promote a low-rise residential feel. As the institutional properties are significantly set back from the road, there is opportunity for more open space between the proposed development and neighbouring residential homes.

By condensing the building footprint and increasing the overall height, the project allows for a reduced site coverage, enabling distinct separation, open air space, and landscaping between the proposed development and neighbouring residential homes. The ground level, main street-facing facades of the building will predominantly contain residential amenity space with storefront-like windows, promoting a residential neighborhood feel to the project. In addition, this building orientation will likely enable preservation of existing trees on site, maintaining visual and physical separation from the proposed project.

The proposed exterior of the building will be designed to reflect Nelson's unique character by incorporating natural colours and elements. As such, the current proposed design incorporates darker and deep colours to reflect the natural green, forest and mountain landscape of Nelson, maintaining a connection to the surrounding landscape and community. In addition, on the exterior at ground floor level, the current designs include a covered overhang that will help contribute to add dimension and scale the building down to the community and neighbours. The roof of the building has been proposed to be staggered to reflect the surrounding mountains while also mitigating the physical and visual impact on neighbours.

### COMMUNITY ENGAGEMENT

Throughout the process, the Project Team will ensure that the proposed project will fit into the existing neighbourhood around Fell Street and 11<sup>th</sup> Street, and by extension the entire Nelson community at whole. In doing so, the Project Team will maintain clear and open communication with the direct neighbouring properties, as well as the surrounding community.

The Project Team has already had initial conversations with neighbouring single-family properties and will establish constant communication with other surrounding neighbours and community members to ensure that public concerns and comments are recorded and taken into consideration throughout the

## Attachment 2

development process. In doing so, the Project Team is currently working to address initial community concerns raised in an opposing petition and will work to ensure that concerns are heard. Open conversations and direct communication with the public is crucial to ensure that the project will fit into the current community.

The proposed project will contribute to the overall mix of housing types, densities, and tenures available to the Nelson community. The orientation of the building has been designed to reduce the amount of impact on the direct neighbouring properties. The overall exterior design of the building (such as exterior designs, colours, and landscaping) is currently in process, but is envisioned to model a low-rise residential feel to fit in with the surrounding single-family homes. The overall project will be designed to encourage strong community connection by continuing to engage with Nelson community members.

### CLOSURE

In conclusion, SHARE Housing Initiative is pleased to present this application for much needed housing in Nelson. Aligning with both SHARE's mission and the City's overarching goals, the proposed development has been designed to meet numerous goals and reflects the needs of the Nelson community. We look forward to Staff and Council's review of the application.

For more information, please do not hesitate to contact Hillary Morgan and/or Madelyn McPhee at M'akola Development Services.

# Attachment 2

## PROPOSAL SUMMARY

### BACKGROUND INFORMATION

Formed in 2012 by the Kootenay Christian Fellowship, SHARE Housing Initiative (SHARE) is a not-for-profit housing provider located in Nelson, BC. SHARE's mission is to create and provide affordable, quality, and safe housing; providing opportunity for all to live, work, and thrive in Nelson. SHARE currently operates 39 units of affordable workforce housing at Herridge Place. Aligning with SHARE's commitment to providing housing opportunities for all low-income workers in Nelson and making the City accessible to all, SHARE proposes to develop 48 affordable residential units at 1306-1308 Fell Street will help support those working and wanting to continue living in Nelson.

The project currently proposes a 5-storey building, consisting of 48 residential units of affordable rental housing at 1306-1308 Fell Street in Nelson. The Project Team is proposing to rezone the land at 1306-1308 Fell Street from the current Institutional (I1) to High-Density Residential (R4) along with amending the OCP and varying building height to permit the proposed development.

The proposed rezoning includes an application for an OCP Amendment. The subject site has been provided by and is owned by the City of Nelson (the City), who have identified a strong desire to construct new affordable housing units targeted towards low-to-moderate income residents working within Nelson. The City conducted an initial feasibility which guided the development parameters of this project which included feedback from Council regarding maximizing housing opportunities on the site. In response to the City's desire and the need for affordable housing in the community, SHARE has been engaged to provide non-market housing at this location, for residents living in Nelson. **The goal of this project is to address the rising need for affordable housing options for those working and living in Nelson.**

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## PROJECT INFORMATION

### UNIT MIX

The proposed 48 units will be comprised of 13 studios, 26 one-bedrooms, and 9 two-bedrooms, including 4 barrier-free, accessible units (1 studio, 2 one-bedroom, and 1 two-bedroom) located at the ground level to ensure accessibility for residents. The remainder of the units will be fully adaptable per the 2025 BC Building Code. The proposed plans have been designed to provide the maximum number of units available on site.

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## Attachment 2

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## Attachment 2

To continue to work to provide a full range of housing types and tenures for current and future residents of all incomes, lifestyles, and abilities. (Page 46)	By offering a range of unit sizes at a mix of affordable rental costs, the proposed project will diversify the housing types and tenures accessible for all residents in Nelson.
To encourage affordable, multi-unit housing to be located in areas without steep slopes, within reasonable walking distance of services such as a commercial area, a bus line, a park or recreation centre, and/or near medical facilities. (Page 46)	The location of the proposed project has been identified in collaboration with the City. After a request to advise on opportunities to develop new non-market housing, this site was selected because it is flat, within close proximity to transit routes and services such as the Interior Health Campus and College Campus.
The City will consider leasing city-owned land for affordable housing purposes. (Page 46)	As SHARE is a non-profit housing provider, they are committed to creating affordable housing opportunities for all Nelson residents. As such, the proposed project is located on City-owned land and has been identified as an opportunity to enhance affordable housing options in Nelson.
The City will consider the development of a policy to allow an increase in density when affordable housing units (including purpose built rental housing) are provided in the development. (Page 46)	The current project proposes a five-storey building height to increase the density for this affordable housing development.

### PROPOSED VARIANCE

After an initial review of the preliminary massing option with the City, council identified an opportunity to explore additional height, to expand the potential opportunities for housing at this location. In response, SHARE is requesting a building height variance of 18 meters (5-storeys) to properly account for site constraints.

This proposed building height will maximize the number of units and parking spaces available on-site, while creating a comfortable ceiling height for resident. Additionally, the height and exterior structure of the building has been developed mitigate the impact on neighbours, providing a less imposing façade.

### COMMUNITY BENEFIT AND IMPACT

#### NEED AND DEMAND

The previous 2020 and recently updated October 2024 City of Nelson Housing Needs Report highlights a significant need for denser and more affordable housing opportunities to support community members living and working in Nelson. For example, the updated 2024 Housing Needs Report highlights that many people are working in Nelson but have been pushed out and can no longer afford to reside in Nelson.

As such, the updated 2024 Housing Needs Report estimates that the City may require an additional 3,104 rental units, with at least 717 at an affordable, below-market rent, to be built by 2041 to mitigate rising

## Attachment 2

housing costs. The proposed project will work to address this shortfall of units by reducing the number of additional units needed from 3,041 units to 2293 units. Of those 3014 units, the proposed project will:

- Address 6% (48 out of 717) of units needed at an affordable, below-market rent by 2041
- Reduce the additional studios and one-bedrooms required from 1,034 units to 995 units
- Reduce the additional two-bedrooms required from 869 units to 860 units

### TRAFFIC PATTERNS

As the proposed project aims to provide much needed affordable housing for community members living in Nelson, it is anticipated that there will be a minimal increase in vehicle traffic. To address any potential issues, the Project Team is currently having a Traffic Impact Assessment and Parking Study conducted to confirm if the proposed concept accounts for parking and traffic appropriately. Furthermore, the Project Team has accommodated the required parking underground, with access off of Eleventh street to ensure traffic is kept out of the way from neighbouring residential.

### DESIGN

The proposed site is located uphill of neighbouring residential property which prevents the obstruction of views or sightlines. The larger façade of the building will be oriented towards the neighbouring institutional properties to reduce the visual impact and promote a low-rise residential feel. As the institutional properties are significantly set back from the road, there is opportunity for more open space between the proposed development and neighbouring residential homes.

By condensing the building footprint and increasing the overall height, the project allows for a reduced site coverage, enabling distinct separation, open air space, and landscaping between the proposed development and neighbouring residential homes. The ground level, main street-facing facades of the building will predominantly contain residential amenity space with storefront-like windows, promoting a residential neighborhood feel to the project. In addition, this building orientation will likely enable preservation of existing trees on site, maintaining visual and physical separation from the proposed project.

The proposed exterior of the building will be designed to reflect Nelson's unique character by incorporating natural colours and elements. As such, the current proposed design incorporates darker and deep colours to reflect the natural green, forest and mountain landscape of Nelson, maintaining a connection to the surrounding landscape and community. In addition, on the exterior at ground floor level, the current designs include a covered overhang that will help contribute to add dimension and scale the building down to the community and neighbours. The roof of the building has been proposed to be staggered to reflect the surrounding mountains while also mitigating the physical and visual impact on neighbours.

### COMMUNITY ENGAGEMENT

Throughout the process, the Project Team will ensure that the proposed project will fit into the existing neighbourhood around Fell Street and 11<sup>th</sup> Street, and by extension the entire Nelson community at whole. In doing so, the Project Team will maintain clear and open communication with the direct neighbouring properties, as well as the surrounding community.

The Project Team has already had initial conversations with neighbouring single-family properties and will establish constant communication with other surrounding neighbours and community members to ensure that public concerns and comments are recorded and taken into consideration throughout the

## Attachment 2

development process. In doing so, the Project Team is currently working to address initial community concerns raised in an opposing petition and will work to ensure that concerns are heard. Open conversations and direct communication with the public is crucial to ensure that the project will fit into the current community.

The proposed project will contribute to the overall mix of housing types, densities, and tenures available to the Nelson community. The orientation of the building has been designed to reduce the amount of impact on the direct neighbouring properties. The overall exterior design of the building (such as exterior designs, colours, and landscaping) is currently in process, but is envisioned to model a low-rise residential feel to fit in with the surrounding single-family homes. The overall project will be designed to encourage strong community connection by continuing to engage with Nelson community members.

### CLOSURE

In conclusion, SHARE Housing Initiative is pleased to present this application for much needed housing in Nelson. Aligning with both SHARE's mission and the City's overarching goals, the proposed development has been designed to meet numerous goals and reflects the needs of the Nelson community. We look forward to Staff and Council's review of the application.

For more information, please do not hesitate to contact Hillary Morgan and/or Madelyn McPhee at M'akola Development Services.

## Attachment 2

December 9, 2024

VIA Electronic Delivery  
City of Nelson  
310 Ward Street  
Nelson BC, V1L 5S4

**RE: Response to City Comments for Rezoning and OCP Amendment – 1306-1308 Fell Street**

Dear Ken Bourdeau,

Thank you for your response to our rezoning and OPC amendment application for the Nelson SHARE affordable housing development. Enclosed with this letter are revised architectural drawings. Below are responses to your comments in red italics:

**Application Fees:**

- Payment of application fee of \$4500 (\$3500 + \$30 per residential unit to a max of \$1000), plus
- Development Variance Permit fee of \$900 (3 or more variances)
- Total fee of \$5400.

*Is it possible for the City to provide an invoice and we can coordinate for SHARE to process the payment? The payment may take a few months because of BC Housing's process. Please confirm if the City is willing to advance the application while payment is in-progress.*

**Property Owner Authorization:**

- The City's Corporate Officer, Sarah Winton, is authorized to sign the property owner authorization form on behalf of the City. I've sent it to Sarah for signature.

*Sounds good. Once you get the signed form, please send us a copy for our records.*

**Public Engagement Meeting:**

- Provide an update on the status of the public engagement meeting. Due to the Canada Post strike, we will not be able to send out notices to neighbours. What other measures are you going to use to notify the neighbours? When are you planning to hold the meeting? Based on previous conversations there was discussion about a meeting in the first week of December; however, at this time there's not going to be enough time to notify neighbours.

*We are aiming to schedule an open house for Thursday, January 9th. We requested a meeting room at Selkirk College but the College rejected the request. The Society has confirmed we can host the open house at the Kootenay Christian Fellowship Church (520 Fall Street). SHARE is planning to distribute neighbour notifications on Thursday, January 2nd. SHARE is also planning the following methods to promote the open house:*

## Attachment 2

- *Newspaper ad one week before the open house*
- *Email invitations*
- *Information on SHARE's website*

*We are proposing a format for the open house that includes display posters throughout the room explaining different aspects of the project. Community members will be encouraged to review each poster, have one-on-one/small group conversations with project representatives and fill in a feedback form. Representatives from SHARE, M'akola, and Cover will be in attendance to answer questions. In our experience, hosting sessions that facilitate smaller group and one-on-one conversations are more productive and ensure that more voices are heard. Please advise if the City support is in support of this format for the open house.*

### **Unit Mix:**

- Please confirm the unit mix. There's a discrepancy between the proposal summary and project statistics:
  - The project statistics (page 57) states: 12 Bachelor; 26 1-bedrooms; and 10 2-bedrooms; *This count is correct. Drawings have been updated*
  - The proposal summary (page 59) states: 13 studios; 26 1 bedrooms; and 9 2-Bedrooms.

### **Variances:**

- Please confirm the requested variances: *Enclosed drawings AS101 identify setbacks*
  - Maximum height variance from 13m to 18m; *Yes, confirmed.*
  - Minimum exterior side-yard setback reduced from 4.5m to 3.0m (it appears the building meets setback, the variance if for a covered awning/walkway); *Yes, a variance is required to reduce the exterior side yard setback from 4.5 m to 3.0 m. The building meets the required 4.5 m exterior side yard setback, but the canopy projects into the setback area. The proposed variance allows the building to be located further away from adjacent properties and accommodates a covered walkway. This variance allows us to locate the building further away from the neighbours and extend the canopy as we have shown for a more pleasing outdoor space for the neighbours and tenants. If we moved the building closer to the neighbouring properties a variance would not be required.*
  - Minimum front-yard setback reduced from 4.5 m to 3.0 m ((it appears the building meets setback, the variance if for a covered awning/walkway); *Same as above (building meets the setback but canopy extends into the setback area).*
  - See below, other variances may be required depending on your answers to the questions below regarding retaining walls and Electric Vehicle Charging spaces.
- A variance for parking is not required, if SHARE Nelson provides:
  - a letter confirming SHARE agrees to make a payment of \$3,000 per parking stalls not provided ( $\$3,000 \times 7 \text{ stalls} = \$21,000$ ); and *We can provide this. Does the City have a template letter? When is the letter required and when is payment collected?*

## Attachment 2

- a copy of a long-term license agreement with an established car-share company/organization for the 2 car-share stalls provided (which would reduce your overall parking requirement by 8). *We have spoken to Kootenay Car Share and they have explained that they typically provide a Memorandum of Understanding (MOU) when incorporating carshare spaces into new developments. Will an MOU be adequate? They also noted that the car shares that are parked at the development will be for all car share members, not just building tenants. Is it okay if non-tenants who are car share members have access to the car share vehicle? We anticipate the car share stalls will be in the surface parking area.*

Both the letter and long-term license agreement are required prior to taking the development application to Council.

### **Retaining Wall Height:**

- Retaining walls height:
  - The project statistics state the retaining wall height is “<2m in Rear and Interior Side Yard”. Please confirm the retaining wall height. I’m trying to determine if Section 1.2 (3) (c) and Section 1.2 (3) (d) of the Zoning Bylaw applies to this development: *It will not be possible for us to verify the retaining wall height until later in the design process after a finished grade is established in coordination with civil and geotechnical engineers. It does not seem like a high retaining wall will be required at this stage; however, as part of the future DP application we can provide the geotechnical report if the retaining wall height needs to be greater than 1.2 m in the setback.*
  - Section 1.2 (3) (c) states:
    - An underground structure may be sited in any portion of a lot provided that the top surface of such structure shall at no point extend 0.6 metres above the average finished ground elevation; *The underground parking area is not within the proposed setbacks (see keynote legend # 15 on AS101), but the access lane (to the underground parking) and retaining wall on the north side of the site (see keynote legend #9 and #14 on AS101) are within the proposed setback. The height of the top surface of the access lane and the retaining wall cannot be confirmed until site grading plans have been developed at DP stage.*
  - Section 1.2 (3) (d) states:
    - Retaining walls exceeding 1.2 metres in height may be permitted within the setback areas at the discretion of the Director of Development Services if a written report has been submitted to the City by a professional engineer experienced in soil retention, stating that there is no possibility of locating the subject retaining wall in compliance with the siting requirements without compromising adjacent parcels or posing a life safety risk; *At DP stage we will have a geotechnical and civil engineer who can confirm the design of the retaining wall.*
  - If the retaining wall height is 1.2m or less, than this section doesn’t apply. If they are greater than 1.2, a professional engineer’s report is required. *Understood.*

## Attachment 2

### **Electric Vehicle Parking Stalls:**

- Please review Section 7.4 of the [Off-Street Parking Bylaw](#) that outlines Electric Vehicle Charging requirements, including:
  - the minimum number of required electric vehicle parking spaces; and
  - the minimum number of required accessible and car share electric vehicle parking stalls.
- Update the project statistics to reference these requirements. *We have updated drawings to indicate Level 2 Charging to all 38 parking stalls. From the attached bulletin these only need to be "energized outlets" and not full EV Charging stations at each stall.*
- See attached Bulletin for more information.

### **Lot Consolidation:**

- Lot consolidation is required. *Understood; ideally this would be a condition of Final Reading. Please confirm if this is possible.*

### **Easements:**

- Easements 33726D & 42372D: state the easements are for the “installing, maintaining and using there in an eight inch (8") sewer pipeline to connect with the City of Nelson sewer system.”
- From my understanding your surveyor, Peter Ward is investigating this issue and will provide further information once available.
- *Yes, Peter is meeting with property owners and we are working towards discharging covenants (or having agreements in principle) prior to the CHF application submission deadline.*

If you have any questions, you can contact me directly at 778-401-5040.

Sincerely,



Hillary Morgan, RPP MCIP  
Manager – Interior Region

cc: M'akola Development Services – Kaela Schramm and Madelyn McPhee  
Cover Architecture – Max Vos Coupal and Robert Stacey

## Attachment 2

# DEVELOPMENT APPLICATION FORM

OFFICE USE ONLY		PAYMENT STAMP
<b>PERMIT #:</b>		
<b>APPLICATION FEE:</b>		STAFF INITIALS:

**Applicants are advised to consult with Development Services staff before applying.  
Note that only complete applications will be accepted.**

### **APPLICATION TYPE** Check all appropriate boxes

<input type="checkbox"/> Development Permit (Major > 50 m <sup>2</sup> )	<input type="checkbox"/> Subdivision
<input type="checkbox"/> Development Permit (Minor < 50 m <sup>2</sup> / Wildfire Zone)	<input type="checkbox"/> Strata Title Conversion
<input type="checkbox"/> Development Permit (Laneway House)	<input type="checkbox"/> Official Community Plan Bylaw Amendment*
<input type="checkbox"/> Development Variance Permit	<input type="checkbox"/> Zoning/Land Use Bylaw Amendment*
<input type="checkbox"/> Board of Variance	<input type="checkbox"/> Liquor Licence*
<input type="checkbox"/> Temporary Commercial or Industrial Use Permit*	<input type="checkbox"/> Cannabis Licence*
<input type="checkbox"/> Removal of Charges/Notices on Title	<input type="checkbox"/> Road Closure
<input type="checkbox"/> Heritage Alteration Permit/Heritage Plaque	<input type="checkbox"/> <i>Check if this is an amendment/renewal of an existing permit</i>

\* See Sign Notification requirements, *Land Development Applications Procedures Bylaw* (Sched. 1). Staff will confirm final sign design.

### **PROPERTY INFORMATION**

Site Address:

PID(s) or Legal Description:

Proposed Number of Lots/Strata Units (for subdivision or strata title applications):

### **DESCRIPTION OF EXISTING LAND USE:**

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### **DESCRIPTION OF PROPOSED DEVELOPMENT / USE / BYLAW / ZONING / OCP DESIGNATION:**

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# DEVELOPMENT APPLICATION FORM

The undersigned hereby makes an application under the provision of the bylaws of the City of Nelson according to the following specifications and accompanying documentation:

APPLICANT				
APPLICANT IS THE:	<input type="checkbox"/> Owner	<input type="checkbox"/> Designer/Contractor	<input type="checkbox"/> Tenant	<input type="checkbox"/> Other Authorized Agent of the Owner
NAME:	BUSINESS NAME:			
E-MAIL:	PHONE:	PHONE (ALTERNATE):		
MAILING ADDRESS:	POSTAL CODE:			
PROPERTY OWNER (IF DIFFERENT FROM APPLICANT AND/OR BUSINESS OWNER)				
NAME / COMPANY:	PHONE:	E-MAIL:		
If the applicant is not the registered owner, the owner must complete the "Owners Representative Form". See: <a href="http://www.nelson.ca/applications">www.nelson.ca/applications</a>				

## SIGNATURES

**A Permit is issued after review of the proposal. No work shall begin until a Permit is approved.**

I declare that the information submitted in support of this application is, to the best of my knowledge, true and correct and that I will submit further information deemed necessary by the City for processing this application.

I acknowledge that all fees paid in connection with this permit are non-refundable, except as noted in the City of Nelson Fees and Charges Bylaw.

IN CONSIDERATION OF THIS PERMIT being issued, I release and indemnify the City of Nelson, its Council members, officers, employees, and agents from and against all liability, claims and other expenses of any kind which I, or any other person, may have in connection with anything said or done, the granting of this permit or any action taken or not taken, by the City of Nelson and I agree that the City of Nelson owes me no duty of care in respect of these matters.



Dated this \_\_\_\_\_ Day of \_\_\_\_\_ 20 \_\_\_\_\_

APPLICANT'S SIGNATURE

## SUBMISSION CHECKLIST

DEVELOPMENT APPLICATION TYPE*	REQUIRED ATTACHMENTS
Official Community Plan Amendment	A, B, C, F, I
Zoning/Land Use Bylaw Amendment	A, B, C, D, E, F, G, I, K
Development Permit (Major)	A, B, C, D, E, F, G, H, I, J, K
Development Permit (Minor/Laneway House)	A, B, C, D, E, F, G, I, K
Development Variance Permit	A, B, C, E, F, G, I, K
Strata Title Conversion	A, B, C, E, F, G, I, K
Temporary Commercial or Industrial Permit	A, B, C, D, E, F, G, H, I, K
Board of Variance	A, B, C, E, F, G, I, K
Liquor Licensing	A, B, C, E, F, G, I
Cannabis Licensing	A, B, C, E, F, G, I, L
Road Closure	C, E, F, G, I
Subdivision	A, B, C, D, E, F, I

\* For other types of applications, contact Development Services to discuss what additional information will be required.

The City of Nelson is collecting your personal information in accordance with Section 26 of the *Freedom of Information and Protection of Privacy Act*. The City of Nelson collects your information for the purposes of administering City of Nelson programs and services, including permits and licensing services. If you have any questions, please contact the Privacy Head at 310 Ward Street, Nelson, BC V1L 4P1 or FOI@nelson.ca or 250-352-8234.

Attachment 2  
**DEVELOPMENT APPLICATION FORM**  
**Attachment Information 1/2**

ATTACHMENT			DETAILS
A	<input type="checkbox"/> <input type="checkbox"/>	<b>STATE OF TITLE CERTIFICATE</b> <i>and</i> <b>COPIES OF ALL NON-FINANCIAL CHARGES</b>	<p>A copy of the title search, issued not more than 30 days prior to the application date, for any parcel of land subject to the application and a copy of all non-financial charges (i.e. restrictive covenants, easements and rights-of-way, etc.) registered on the subject property(s). The title search and the related documents can be obtained at <a href="http://myLTSA.com">myLTSA.com</a>, through a notary, lawyer or search company, <b>or by the City, at your request, for a fee of \$15</b>.</p>
B	<input type="checkbox"/>	AGENT AUTHORIZATION	Written consent of <b>all</b> property owners, with one or more owners appointing an applicant to act as agent for all purposes associated with the application. Use the Owners Representative Form for applicants who are not registered owner of the property.
C	<input type="checkbox"/>	APPLICATION FEE	An application fee as set out in any applicable <i>City of Nelson Fees and Charges Bylaw</i> shall accompany the application.
D	<input type="checkbox"/>	PROVINCIAL SITE DISCLOSURE	<p>As per current Contaminated Sites Legislation.  * Contact staff to find out whether your application requires this document. Not all types of projects will require a site disclosure statement.</p>
E	<input type="checkbox"/>	SITE PLAN	<p>Site plan of the proposed development drawn to scale and showing dimensions. The site plan must include:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The civic address and full legal description of the property</li> <li><input type="checkbox"/> Lot dimensions</li> <li><input type="checkbox"/> Existing or required rights-of-way or easements; the name and extent of roads and lanes adjacent to the property, showing the traveled portion of the roads and lanes scaled from the property line to the edge of pavement;</li> <li><input type="checkbox"/> Location and dimensions (including setbacks) of existing and proposed buildings and structures on the site (a recent survey plan is preferable)</li> <li><input type="checkbox"/> Location of existing wells or other water sources on property</li> <li><input type="checkbox"/> Location of any existing or proposed septic fields</li> <li><input type="checkbox"/> Location of any watercourses, steep banks or slopes on or adjacent to the property</li> <li><input type="checkbox"/> Location of any existing community services of sanitary sewer, water, storm drainage and rights-of-way on the site or adjacent to the site</li> <li><input type="checkbox"/> Location of ditches, fire hydrants, fire department connections, gas lines, kiosks, hydro and telecommunications poles</li> </ul> <p>Submission must include one small scale letter sized copy of the proposed site plan and one pdf file of the proposed development.</p> <p><b>NOTE:</b> If the application is for a variance to an existing structure, a survey prepared by a BCIS is required to accompany the Site Plan in order to confirm the accuracy of the dimensions shown.</p>

Attachment 2  
**DEVELOPMENT APPLICATION FORM**  
**Attachment Information 2/2**

F	<input type="checkbox"/>	PROPOSAL SUMMARY	<p>An outline of the type of development or land use proposed including:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> the number of units, lots and/or gross floor area if applicable</li> <li><input type="checkbox"/> Explanation of compliance with current zoning and proposed deviation or change, if applicable</li> <li><input type="checkbox"/> Explanation of community/neighbourhood benefit and impact of proposal</li> <li><input type="checkbox"/> <u>For laneway houses</u>, explanation of compliance with all laneway house design guidelines (see, especially, section "B" of the guidelines)</li> </ul>
G	<input type="checkbox"/>	DEVELOPMENT PLANS	<ul style="list-style-type: none"> <li><input type="checkbox"/> Detailed drawings of the proposed development, including building sections, elevations and floor plans proposed for the site. Development Permit applications must include information regarding building form and character (i.e. exterior finish)</li> <li><input type="checkbox"/> <b>A project summary sheet that includes: lot area, density and number of dwelling units, lot coverage, height, setbacks, off-street parking (required and actual), off-street loading (required and actual) and other relevant data and zoning analysis.</b></li> <li><input type="checkbox"/> Location and width of existing or proposed access(es) to the property, driveways, maneuvering aisles and parking layout</li> </ul>
H	<input type="checkbox"/>	LANDSCAPE PLAN	<ul style="list-style-type: none"> <li><input type="checkbox"/> Site plan draw to scale and showing dimensions, including any existing or proposed screening, landscaping and fencing</li> <li><input type="checkbox"/> Cost estimate prepared by a Landscape Architect or other persons approved by Development Services and Sustainability including a breakdown of plant cost, site preparation, material and labour costs</li> </ul>
I	<input type="checkbox"/>	ADDITIONAL INFORMATION THAT MAY BE REQUIRED	<ul style="list-style-type: none"> <li><input type="checkbox"/> Contour plan showing land contours before and after lot grading for the subject property and the adjacent properties</li> <li><input type="checkbox"/> Geotechnical analysis</li> <li><input type="checkbox"/> Survey certificate to identify the location of existing buildings/structures or watercourses, top of banks of other physical features</li> <li><input type="checkbox"/> Location of existing or proposed refuse enclosures, refuse and recycling bins</li> <li><input type="checkbox"/> Architectural rendering drawing which depicts the design, finish and colour of proposed buildings, landscaping detail and signage location. Renderings must not be embellished with unrelated details such as vehicles, wildlife, mountain, etc.</li> </ul>
J	<input type="checkbox"/>	DEVELOPMENT PERMITS FOR FORM & CHARACTER	<ul style="list-style-type: none"> <li><input type="checkbox"/> Colour renderings of proposed facades, including proposed signage locations, awnings etc.</li> <li><input type="checkbox"/> Colour Photographs</li> <li><input type="checkbox"/> Description of construction materials for the design of the development</li> </ul>
K	<input type="checkbox"/>	SUSTAINABILITY	It is highly encouraged that a Sustainability Checklist be reviewed & completed.
L	<input type="checkbox"/>	CANNABIS	Documentation as per Schedule 9, <i>Land Development Applications Procedures Bylaw</i>

# Attachment 2

**TITLE SEARCH PRINT**

File Reference:

2024-07-24, 11:53:54

Requestor: Madelyn McPhee

\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*

**Title Issued Under** SECTION 172 LAND TITLE ACT

**Land Title District** NELSON  
Land Title Office NELSON

**Title Number** V5590  
From Title Number L24960  
CROWN

**Application Received** 1986-03-19

**Application Entered** 1986-03-19

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address: CITY OF NELSON  
502 VERNON STREET  
NELSON, BC  
V1L 4E8

**Taxation Authority** Nelson, The Corporation of the City of

**Description of Land**  
Parcel Identifier: 012-041-726  
Legal Description: LOT B DISTRICT LOT 97 KOOTENAY DISTRICT PLAN 2855

**Legal Notations** NONE

**Charges, Liens and Interests**  
Nature: EASEMENT  
Registration Number: 33726D  
Registration Date and Time: 1949-08-25 14:37  
Remarks: INTER ALIA  
APPURTEnant TO LANDS AS THEREIN SET OUT  
TRANSFER PART TO 42372D

## Attachment 2

### TITLE SEARCH PRINT

File Reference:

2024-07-24, 11:53:54

Requestor: Madelyn McPhee

Nature:	EASEMENT
Registration Number:	42372D
Registration Date and Time:	1953-11-20 12:35
Remarks:	INTER ALIA APPURTENANT TO LANDS AS THEREIN SET OUT SEE 33726D & 96868I TRANSFER OF PART OF 33726D
Nature:	EXCEPTIONS AND RESERVATIONS
Registration Number:	V5602
Registration Date and Time:	1986-03-19 11:08
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks:	INTER ALIA SECTION 47, LAND ACT. SEE V5587
Nature:	RESTRICTIVE COVENANT
Registration Number:	V5603
Registration Date and Time:	1986-03-19 11:10
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA AS REPRESENTED BY THE MINISTRY OF LANDS, PARKS AND HOUSING
Remarks:	INTER ALIA SECTION 215, LTA. MODIFIED BY LB67414
Nature:	MODIFICATION
Registration Number:	LB67414
Registration Date and Time:	2007-06-13 09:24
Remarks:	INTER ALIA MODIFICATION OF V5603
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	NONE

# Attachment 2

**TITLE SEARCH PRINT**

2024-07-24, 11:53:54

File Reference:

Requestor: Madelyn McPhee

\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*

**Title Issued Under** SECTION 172 LAND TITLE ACT

**Land Title District** NELSON  
Land Title Office NELSON

**Title Number** V5591  
From Title Number L24960  
CROWN

**Application Received** 1986-03-19

**Application Entered** 1986-03-19

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address: CITY OF NELSON  
502 VERNON STREET  
NELSON, BC  
V1L 4E8

**Taxation Authority** Nelson, The Corporation of the City of

**Description of Land**  
Parcel Identifier: 012-041-734  
Legal Description: LOT C DISTRICT LOT 97 KOOTENAY DISTRICT PLAN 2855

**Legal Notations** NONE

**Charges, Liens and Interests**  
Nature: EASEMENT  
Registration Number: 33726D  
Registration Date and Time: 1949-08-25 14:37  
Remarks: INTER ALIA  
APPURTEnant TO LANDS AS THEREIN SET OUT  
TRANSFER PART TO 42372D

## Attachment 2

### TITLE SEARCH PRINT

File Reference:

2024-07-24, 11:53:54

Requestor: Madelyn McPhee

Nature:	EASEMENT
Registration Number:	42372D
Registration Date and Time:	1953-11-20 12:35
Remarks:	INTER ALIA APPURTEnant TO LANDS AS THEREIN SET OUT SEE 33726D & 96868I TRANSFER OF PART OF 33726D
Nature:	EXCEPTIONS AND RESERVATIONS
Registration Number:	V5602
Registration Date and Time:	1986-03-19 11:08
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
Remarks:	INTER ALIA SECTION 47, LAND ACT. SEE V5587
Nature:	RESTRICTIVE COVENANT
Registration Number:	V5603
Registration Date and Time:	1986-03-19 11:10
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA AS REPRESENTED BY THE MINISTRY OF LANDS, PARKS AND HOUSING
Remarks:	INTER ALIA SECTION 215, LTA. MODIFIED BY LB67414
Nature:	MODIFICATION
Registration Number:	LB67414
Registration Date and Time:	2007-06-13 09:24
Remarks:	INTER ALIA MODIFICATION OF V5603
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	NONE



## Attachment 2

**Development Services & Engineering**  
Suite 101, 310 Ward Street, Nelson British Columbia V1L 5S4  
Tel: (250) 352-8260  
Email: [development@nelson.ca](mailto:development@nelson.ca)  
Website: [www.nelson.ca](http://www.nelson.ca)

### OWNER'S REPRESENTATIVE FORM

The City of Nelson is collecting your personal information in accordance with Section 26 of the Freedom of Information and Protection of Privacy Act. The City of Nelson collects your information for the purposes of administering City of Nelson programs and services, including permits and licensing services. If you have any questions, please contact the Privacy Head at 310 Ward Street, Nelson, BC V1L 4P1 or FOI@nelson.ca or 250-352-8234.

**Property owner's agreement:**

As owner(s) of the land described in this application, I/we hereby consent to the submission of this development or building application, and hereby authorize the following person to act as applicant in regard to this application:

**Name of Authorized Agent:** Kaela Schramm on behalf of Share Housing Initiative Society (SHARE)

**Agent's Business Name (if applicable):** M'akola Development Services on behalf of Share Housing Initiative Society (SHARE)

I have examined the contents of the application, certify that the information submitted with it is correct insofar as I have knowledge of these facts, and concur with the submission of the application. I acknowledge that it is my responsibility as the Property Owner to ensure full compliance with the Building Code, the Zoning Bylaw, Building Bylaw and other applicable legislation.

**Project Address:** 1306 & 1308 Fell Street

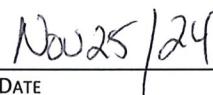
**Project Description:** 48 unit - Multi-Unit Residential Building

#### REGISTERED PROPERTY OWNER(s): main contact

Please note for numbered or named companies, proof of signing authority is required.

NAME: Sarah Winton	PHONE: 250-352-8120	PHONE (ALTERNATE):
COMPANY: City of Nelson	E-MAIL: <a href="mailto:swinton@nelson.ca">swinton@nelson.ca</a>	
MAILING ADDRESS: 101-310 Ward Street, Nelson, BC		POSTAL CODE: V1L 5S4

  
SIGNATURE

  
DATE

#### OTHER REGISTERED OWNER(s)

NAME (PRINT) \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NAME (PRINT) \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

## Attachment 2

# Site Disclosure Statement

All fields marked with an asterisk (\*) are mandatory.

Has the site been used for any industrial or commercial uses described in [Schedule 2](#) of the Contaminated Sites Regulation? \*

Yes  
 No

If you answered no to the question above, the form is not submitted to the ministry. As per Section 3.5 of the Contaminated Sites Regulation, a municipality or approving officer may still request a person to complete a site disclosure statement for their records.

### ^ Section I - Contact information

#### A: Site owners(s) or operators(s)

Last name *	First name *	
<input type="text" value="Andrijancic"/>	<input type="text" value="Natalie"/>	
Company, if applicable		
<input type="text" value="The City of Nelson"/>		
Address *	City *	
<input type="text" value="310 Ward Street"/>	<input type="text" value="Nelson"/>	
Province *	Country *	Postal code *
<input type="text" value="BC"/>	<input type="text" value="Canada"/>	<input type="text" value="V1L 6A6"/>
Phone number *	Email *	
<input type="text" value="250-352-8221 ext. 221"/>	<input type="text" value="nandrijancic@nelson.ca"/>	

 Add Another

#### B: Person completing site disclosure statement (leave blank if same as above)

Last name	First name
<input type="text" value="Wilson"/>	<input type="text" value="Rob"/>
Company, if applicable	
<input type="text" value="Active Earth"/>	

#### C: Person to contact regarding the site disclosure statement

Last name *	First name *
<input type="text" value="Wilson"/>	<input type="text" value="Rob"/>
Company, if applicable	
<input type="text" value="Active Earth"/>	

Address \*

102 - 9914 Main Street

City \*

Attachment 2

Summerland

Phone number \*

Email \*

250-469-0934

rob.wilson@activeearth.ca

## ^ Section II - Site information

### Coordinates for the centre of the site:

#### Latitude

Degrees \*

49

Minutes \*

30

Seconds \*

25.7

#### Longitude

Degrees \*

117

Minutes \*

16

Seconds \*

04.8

#### Attention:

A separate map with appropriate scale showing the location and boundaries of the site must be included.

I will include a map with my submission \*

#### Land ownership \*

Legally titled, registered property

Untitled Crown land

#### For legally titled, registered property

##### Site address \*

1306 and 1308 Fell Street

##### City \*

Nelson

##### Postal code \*

V1L 6A6

##### PID \*

012-041-726



##### Land description \*

LOT B DISTRICT LOT 97 KOOTENAY DISTRICT PLAN 2855



##### PID \*

012-041-734

##### Land description \*

+ Add Another

## Attachment 2

### ^ Section III - Specified industrial or commercial uses

Indicate all the industrial or commercial uses described in the Contaminated Sites Regulation [Schedule 2](#) which have occurred or are occurring on this site.

#### Example Schedule 2 references and descriptions

E1. appliance, equipment, or engine maintenance, repair, reconditioning, cleaning or salvage

F10. solvent manufacturing, bulk storage, shipping and handling

Schedule 2 reference and description \*

None |

Select all that apply, choose "none" if no Schedule 2 uses apply.

### ^ Section IV - Additional information

1. Provide a brief summary of the planned activity and proposed land use at the site. \*

The development plans include 48 new affordable housing units.

If not applicable, type N/A

2. Indicate the information used to complete this site disclosure statement including a list of record searches completed. \*

- Phase I Environmental Site Assessment, prepared by Active Earth, dated October 2024.

3. List any past or present government orders, permits, approvals, certificates or notifications pertaining to the environmental condition of the site: \*

N/A

If not applicable, type N/A

### ^ Section V - Declarations

Where a municipal approval is not required, you must indicate the reason for submission directly to the registrar:

- Under order
- BIA proceedings

- Foreclosure
- Decommissioning

- CCAA proceedings
- Ceasing operations

**By signing below, I confirm that the information in this form is complete and accurate to the best of my knowledge:**

SIGNATURE

First and last name  
**Attachment 2**

Jim Reimer

Owner

Operator

Date signed

November 7, 2024

Sign above

For agents completing this form, save to PDF then forward the form to the owner/operator to complete this section.

**Approving authority contact information**

All fields in this section must be completed by the municipality (including regional districts) or approving officer prior to forwarding the form to the site registrar.

First and last name

Agency

Address

Phone number

Email

( ) -- --

Reason for submission (Please check one or more of the following):

Building permit

Subdivision

Zoning

Development permit

for an activity that will likely disturb  
soil

for an activity that will likely disturb  
soil

Date received by approving authority

Date submitted to registrar

Version: 18

# Sustainability Checklist

## RESIDENTIAL CONSTRUCTION

### FOR BC BUILDING CODE PART 9 AND PART 3 BUILDINGS (CLIMATE ZONES 5 TO 7A)

**Attention to sustainability** in planning and building your residential project will create a quality building with reduced long-term utility costs. Use this checklist to help plan, design and build with goals of sustainability and energy-efficiency.

The RDCK encourages energy efficiency measures and renewable energy technologies in new residential construction and retrofits. This supports regional goals of sustainability and energy reduction objectives as outlined in the Strategic Community Energy and Emissions Plan.

**Please return the completed checklist with your building permit application package.**

Property Owner/ Project Manager Name

Property Address

Project Description

- New residential construction
- Addition to existing residence
- Structural or building envelope renovation
- Other

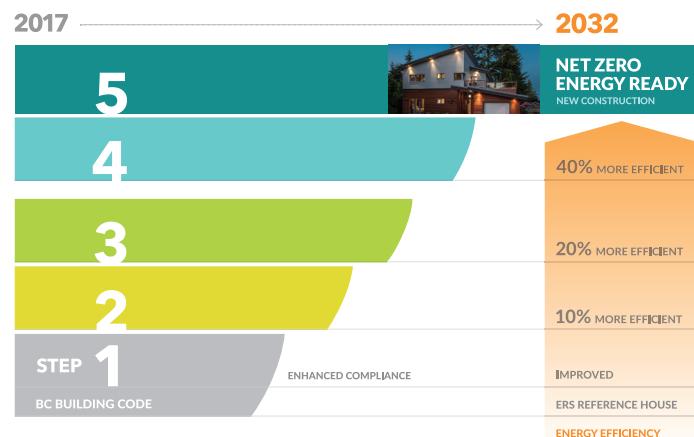
#### Consider each item and check those applicable to your project: (also see reverse)

- Take a holistic approach to building and reap the reward: energy efficiency, shade trees, solar exposure, attention to building practice detail, etc.
- Find an Energy Advisor through **BC Home Performance Stakeholder Council** or **Natural Resources Canada** service provider listings.
- Check for updated energy advice and incentives at <https://efficiencybc.ca>

- Work with an Energy Advisor from initial project design. Plan to meet a minimum ~~Step 1~~<sup>Step 3</sup> of the BC Energy Step Code
- Review BC Energy Step Code guidelines. Examples of green labels include ENERGY STAR® for New Homes or R-2000 home
- Review utility rebates and savings offers as applicable:
  - <https://efficiencybc.ca>
  - <https://www.fortisbc.com/Rebates/RebatesOffers/Pages/default.aspx>
  - <https://www.bchydro.com/powersmart/residential/savings-and-rebates.html>

#### Notes on BC Energy Step Code

The BC Energy Step Code is a voluntary provincial standard that provides a consistent approach to achieving more energy-efficient buildings. Builders work with an energy advisor, who uses software to analyze construction plans and determine building energy efficiency. During construction, pay special attention to air sealing, walls, windows, doors and insulation to achieve energy model performance. Regardless of the BC Energy Step Code step chosen, the ultimate building comfort and reduced utility bills will reward the future homeowner / building occupant.



## Attachment 2

# SUSTAINABILITY CHECKLIST INSTRUCTIONS:

**The intent of** this Checklist is not to "pass" or "fail", but rather to assist applicants and the Building Department to work together to develop high quality residential buildings and promote energy efficient building practice in our region. Please review and consider all items on the checklist.

### Site consideration

- Optimum solar orientation and use natural geographic/ecological features in building siting.
- Compact development and minimum disturbed site area considered.
- Surface water management: permeable lot, permanent erosion controls and/or roof run-off management.
- Landscape plan: shade trees, fire-smart varieties, low irrigation demand, drought tolerant plants, no invasive plants.
- Plan for site erosion control during construction.
- Make your property FireSmart

### Building Energy Efficiency (BC Energy Step Code)

- Work with a **Certified** Energy Advisor.
- Review building energy efficiency and EnerGuide home evaluations
- Use efficient hot water distribution/domestic hot water equipment.
- Install hot water pipe insulation.
- Use appropriate sized & high efficiency HVAC equipment; minimal losses from heating and cooling distribution system.
- High performance envelope; including exterior or enhanced insulation.
- Build for minimal envelope leakage and maintain strict attention to air sealing detail during construction.
- Install enhanced performance windows and doors.
- Install external window blinds / shades
- Use efficient ENERGY STAR® lighting options.
- Install ENERGY STAR® water efficient appliances, e.g., washing machine.
- Investigate renewable energy system, e.g., air source heat pump with electric or natural gas backup.
- Investigate drain water heat recovery.
- Install solar photovoltaic system, or make ready for future retrofit.

### Waste Management

- Plan for recyclables, compost and waste storage on site.
- Use environmentally preferred products.
- Practice material efficient framing (order waste factor limit, detailed framing documents, detailed cut list and lumber order, framing efficiencies, off-site fabrication).
- Use construction waste management and reduction practice.

### Active and Low Carbon Transportation

- Clear and safe pedestrian access and pathways.
- Bicycle storage or racks.
- Electric vehicle charging infrastructure placement (make ready for easy retrofit of "level 2" charger).

### Indoor Environmental Quality (BC Building Code)

- Review combustion venting measures.
- Review moisture load control.
- Install outdoor air ventilation.
- Install local exhaust vents.
- Consider enhanced energy efficiency performance for distribution of space heating and cooling.
- Install high quality air filters.
- Choose low-VOC or zero-VOC (volatile organic compounds) paint.
- Use radon resistant construction practices.
- Ensure garage pollutant protection.

### Water Conservation

- High efficiency fixtures and fittings (low flush toilets, low flow showerheads, tap aerators).
- Rainwater harvesting system.
- If available, graywater reuse system.
- Maintain xeriscape or low irrigation needs (e.g. consider native plants, fire-smart varieties) or high efficiency irrigation system.
- Ability to monitor occupant water usage. (i.e., install water meter)

### Awareness and Education

- Be familiar with energy efficiency practices and efficient use of heating /cooling /ventilation building controls (and teach all residents of home).
- Be familiar with BC Energy Step Code

2024-11-15

Date Checklist completed



Signature

Kaela Schramm, M'akola Development Services (Owner's Representative)

Property Owner/Project Manager

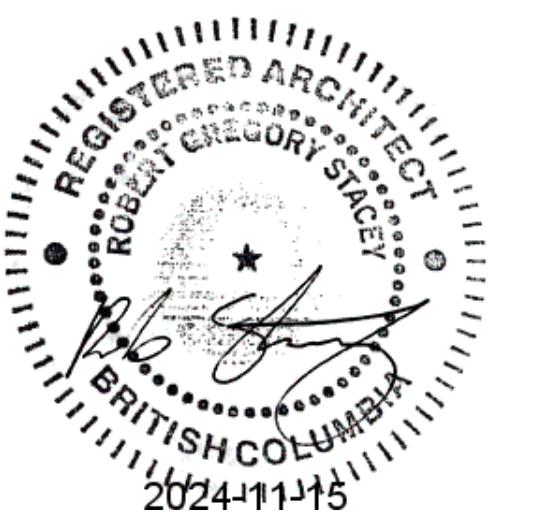


City of  
**NELSON**





REVISION SCHEDULE		
NUMBER	DATE (YY/MM/DD)	ISSUED
1	2024-11-15	For Rezoning



NOT FOR CONSTRUCTION

# SHARE - FELL STREET HOUSING

ISSUED FOR REZONING APPLICATION

2024-11-15



## CONSULTANTS

COVER ARCHITECTURAL COLLABORATIVE INC.  
96 BAKER ST.  
NELSON, BC V1L 4G9  
250 354 4445

## DRAWING LIST

A000	COVER PAGE
A201	PARKADE FLOOR PLAN (LEVEL B1)
A202	MAIN FLOOR PLAN (LEVEL 01)
A203	TYP. FLOOR PLAN (LEVELS 02-05)
A204	AREA FLOOR PLAN - PARKADE
A205	AREA FLOOR PLAN - LEVEL 01
A206	AREA FLOOR PLAN - LEVEL 02
A301	ELEVATIONS
A302	ELEVATIONS
A401	BUILDING SECTIONS
AS101	SITE PLAN

SHARE - FELL STREET  
HOUSING

ADDRESS  
1306-1308 Fell Street, Nelson, BC V1L 6A6

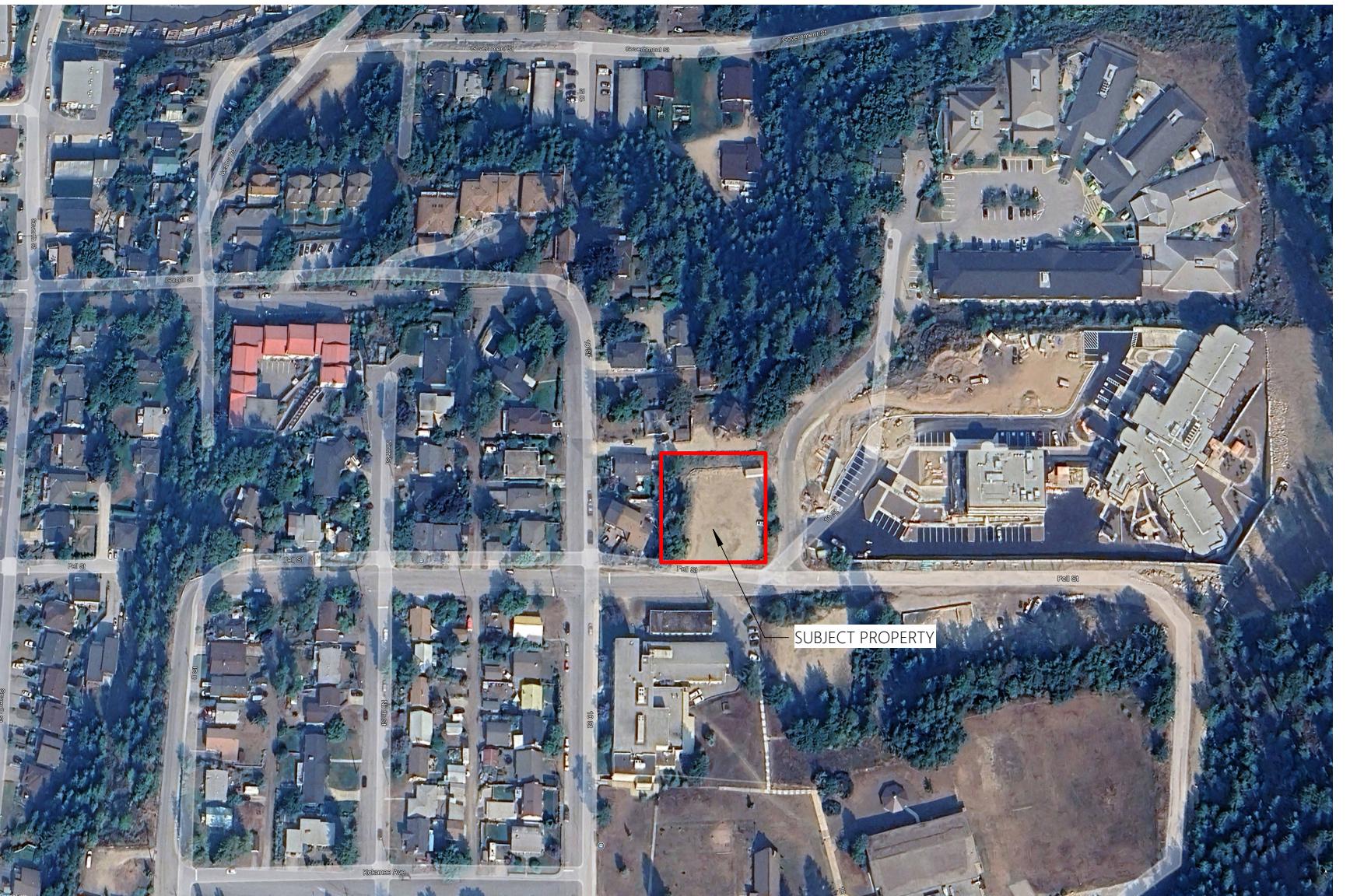
PROJECT #  
24082

DATE  
2024-11-15  
REV.  
1

CHECKED BY RS  
DRAWN BY MVC  
SHEET  
COVER PAGE

A000

Form and Character will be addressed at the Development Permit stage, should application 2409001 be approved by Council



KEY PLAN

1:2000

ABBREVIATIONS

ACM	ASBESTOS CONTAINING MATERIAL	GLULAM	GLUE-LAMINATED	REINF.	REINFORCED
ACT	ACOUSTIC	GR.	GRADE	REQ'D	REQUIRED
ADJ.	ADJUSTABLE	GWB	GYPSUM WALL BOARD	REV.	REVISION
A.F.F.	ABOVE FINISH FLOOR	GWB WR	GYPSUM WALL BOARD - WATER RESISTANT	RTU	ROOF TOP UNIT
ALT.	ALUMINUM	HCW	HOLLOW CORE WOOD	RM	ROOM
ALUM.	ALUMINUM	HDR	HEADER	R.O.	ROUGH OPENING
ANOD.	ANODIZED	HDWD	HARD WOOD	RWDW	RAIN WATER DOWN PIPE
APPROX.	APPROXIMATE	HHS	HAND HYGIENE SINK	RWL	RAIN WATER LEADER
AVM	AIR/VAPOUR/MOISTURE	HM	HOLLOW METAL	SAM	SELF-ADHERED MEMBRANE
BD	BOARD	HORZ.	HORIZONTAL	SAP	SUSPENDED ACOUSTIC PANEL
BLDG	BUILDING	HSS	HOLLOW STRUCTURAL SECTION	SCW	SOLID CORE WOOD
BLK	BLOCK	HTR	HEATER	SD	SOAP DISPENSER
BLKG	BLOCKING	HWT	HOT WATER TANK	SAN.D	SANITARY DISPOSAL
BM	BEAM	I/D	INSIDE DIAMETER	SEC.G.	SECURITY GRILLE
BOT.	BOTTOM	I/F	INSIDE FACE	SECT.	SECTION
CB	CATCH BASIN	INSUL.	INSULATION	SG	SEMI-GLOSS
CG	CORNER GUARD	INT.	INTERIOR	SHTG	SHATING
CIP	CAST IN PLACE	JT	JOINT	SIM.	SIMILAR
COL	COLLAR JOINT	JT	JOINT	SNW.G.	SNOW GUARD
CL	CENTER LINE	LAV.	LAVATORY	SOG	SOLID GRADE
CLG	CEILING	LG	LONG	STC	SOUND TRANSMISSION CLASS
CMU	CONCRETE MASONRY UNIT	m	METRE	SPEC.	SPECIFICATION
COL.	COLUMN	MATL	MATERIAL	SQ.	SQUARE
COMP.	COMPACTED	MAX.	MAXIMUM	SS	STAINLESS STEEL
CONC.	CONCRETE	MDF	MEDIUM DENSITY FIBREBOARD	STD.	STANDARD
CONT.	CONTINUOUS	MECH.	MECHANICAL	SUSP.	SUSPENDED
CORR.	CORRIDOR	MET.	METAL	SYM.	SYMMETRICAL
C/W	COMPLETE WITH	MEZZ.	MEZZANINE	T&G	TONGUE AND GROOVE
CW	CURTAIN WALL	MR	MANHOLE	TBD	TO BE DETERMINED
CS/CI	CONTRACTOR SUPPLY-CONTRACTOR INSTALL	MS	MINIMUM	TEMP.	TEMPORARY
C/OS	CONTRACTOR SUPPLY-OWNER SUPPLY	NIC	MISCELLANEOUS	T/O	TOP OF
DEG.	DEGREE	NO.	NOT IN CONTRACT	TP	TOILET/WASHROOM PARTITIONS
DI	DRAINING FOUNTAIN	NTS	(PIN)NUMBER	TPD	TOILET PAPER DISPENSER
DIA.	DIA. DIAMETER	NTS	NOT TO SCALE	TRANS.	TRANSFORMER
DIAG.	DIAGONAL	NIC	NOT IN CONTRACT	TS	TRACK SYSTEM
DN	DOWN	NO.	UNLESS NOTED OTHERWISE	TV	TELEVISION
DRY	DRYER (CLOTHES)	NTS	UNLESS NOTED OTHERWISE	TYP.	TYICAL
DS	DOWNSPOUT	MS	UNDER COUNTER		
DWG(S)	DRAWINGS	NIC	UNDER COUNTER		
EA	EACH	NO.	UNLESS NOTED OTHERWISE		
E/F	EACH FACE	NTS	UNLESS NOTED OTHERWISE		
ELEC.	ELECTRICAL	O/C	ON CENTER	U/C	UNDER COUNTER
ELEV.	ELEVATION	O/D	OUTSIDE DIAMETER	UNO	UNLESS NOTED OTHERWISE
EQ.	EQUAL	O/F	OUTSIDE FACE	UNDERSIDE	UNDERSIDE
ES	EXPOSED STRUCTURE	OPP.	OPPOSITE	U/S	U/S
EX.	EXISTING	OSB	ORIENTED STRAND BOARD	VB	VAPOUR BARRIER
EXP.	EXPOSED	OS/OI	OWNER SUPPLY-OWNER INSTALL	VERT.	VERTICAL
EJ	EXPANSION JOINT	OS/CI	OWNER SUPPLY-VENDOR INSTALL	VEST.	VESTIBULE
EXPN.	EXPANSION	OS/VI	OWNER SUPPLY-VENDOR INSTALL	VC	VERNACARE
EXT.	EXTERIOR	UWSJ	OPEN WEB STEEL JOIST	V J	V JOINT
F	FILM	PAT.	PATIENT	VOL.	VOLUME
FD	FLOOR DRAIN	PERIM.	PERIMETER	WC	WATER CLOSET
FDN	FOUNDATION	PG	PLATE GLASS	WD	WOOD
FE	FIRE EXTINGUISHER	PJ	PARALAM JOIST	WF	WALL FOUNTAIN
FEC	FIRE EXTINGUISHER CABINET	PLYWD	PLYWOOD	WWM	WELDED WIRE MESH
F.F.E.	FINISH FLOOR ELEVATION	PLAM	PLASTIC LAMINATE		
FHC	FIRE HOSE CABINET	POLY.	POLYETHYLENE		
FIN. GR.	FINISHED GRADE	PP	POWER POLE		
FLR	FLOOR	PR	PAIR		
F/O	FACE OF	PREFIN.	PREFINISHED		
FOC	FACE OF CURB	PSF	PRESSED STEEL FRAME		
F/P	FACE PLATE	PT	PRESSURE TREATED		
FRP	FIBER REINFORCED PLASTIC	PTD	PAPER TOWEL DISPENSER		
FRS	FIRE SHUTTER	PROJ.	PROJECTION		
FTG	FOOTING	PVC	POLYVINYL CHLORIDE		
FURR.	FURRING	PVCW	POLYVINYL CHLORIDE WALLCOVERING		
GA	GAUGE	RAD	RADIUS		
GB	GRAB BAR	RB	ROLLER BLINDS		
GL	GLASS	RCP	REFLECTED CEILING PLAN		
		RD	ROOF DRAIN		

GENERAL CONSTRUCTION NOTES

- THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE DRAWINGS AND SPECIFICATIONS, FINISHES SCHEDULE AND OWNERS SUPPLY SCHEDULE.
- CONFIRM ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
- ALL LABOUR, MATERIALS AND PRODUCTS TO COMPLY WITH THE REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING CODE 2024 EDITION (BCBC) AND ALL OTHER APPLICABLE CODES, STANDARDS AND BY-LAWS.
- BUILDING CODE, SAFETY STANDARDS, AND REGULATORY STATUTE REFERENCES ON DRAWINGS ARE FOR AUTHORITY REVIEW PURPOSES ONLY. THE PRESENCE OF THE AFOREMENTIONED NOTES DOES NOT RELEASE THE CONTRACTOR AND ALL OTHERS INVOLVED IN THE CONSTRUCTION OF THE PROJECT FROM THEIR LEGAL AND STATUTORY RESPONSIBILITY TO CONFORM TO THE LAW OF THE LAND IN CONSTRUCTION AND THE CONSTRUCTION OF THE BUILDING.
- ALL DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF STUDS, OR TO GRIDLINE UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS MUST BE FIELD MEASURED ON SITE AND SHOWN ON SHOP DRAWINGS. ALL DIMENSIONS MUST BE VERIFIED PRIOR TO CARRYING OUT WORK.
- IF ADJUSTMENTS ARE REQUIRED, ADVISE THE CONSULTANT PRIOR TO CARRYING OUT WORK.
- ALL AREAS ADJACENT TO AREA OF WORK ARE TO BE CONSIDERED OCCUPIED. WORK THAT IMPAIRS CORRIDOR ACCESS IS TO BE COORDINATED IN ADVANCE WITH OWNER.
- PATCH AND MAKE GOOD ALL DAMAGED FINISHES & STRUCTURE (WALL, FLOOR, CEILING) WHICH WERE A RESULT FROM DEMOLITION OR CONSTRUCTION.
- COORDINATE WITH OWNER THE REMOVAL OF ALL EQUIPMENT AND SUPPLIES PRIOR TO CONSTRUCTION.
- IF CONTRACTOR FINDS ASBESTOS OR OTHER HAZARDOUS MATERIALS IN THE COURSE OF THE WORK, STOP WORK AND IMMEDIATELY REPORT TO CONSULTANT.
- PROVIDE SOLID BLOCKING AS REQUIRED IN PARTITION WALLS TO SUPPORT SHELVING, HANGER RODS, MILLWORK, SINKS, ACCESSORIES AND OTHER ITEMS THAT ARE PART OF THIS CONTRACT OR PROVIDED BY OTHERS.
- REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR COMPLETE SPECIFICATIONS, INCLUDING COLOUR AND FINISHES OF EQUIPMENT AND COVER PLATES.
- MECHANICAL AND ELECTRICAL ITEMS SHOWN ON THESE ARCHITECTURAL DRAWINGS ARE FOR COORDINATION PURPOSES. REFER TO RESPECTIVE DISCIPLINES FOR COMPLETE LAYOUTS.
- REFER TO THE SPECIFICATIONS FOR DETAILS AROUND ALTERNATE PRICES AND CASH ALLOWANCES.
- FLOORS ARE TO BE MADE LEVEL PRIOR TO ANY FLOORING INSTALLATION.
- ALL NEW AND EXISTING PENETRATIONS AND WALLS ARE TO BE SEALED TO PREVENT AIR LEAKAGE.



ARCHITECTURE

#16 Baker Street  
Nelson BC  
V1L 4G9  
250 354 4445  
cover.ca

Copyright reserved. This design and drawing is the exclusive property of COVER Architectural Collaborative Inc. and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction unless issued for that purpose by the Architect. Prior to commencement of the Work the Contractor shall verify dimensions, elevations and levels to identify any errors and omissions and/or discrepancies between this drawing and the Contract Documents, and, bring these items to the attention of the Architect for clarification. These drawings must not be scaled. These drawings supersede previous issues.

CONSULTANTS

CLIENT



REVISIONS

REVISION SCHEDULE		
NUMBER	DATE (YY/MM/DD)	ISSUED
1	2024-11-15	For Rezoning



SHARE - FELL STREET HOUSING

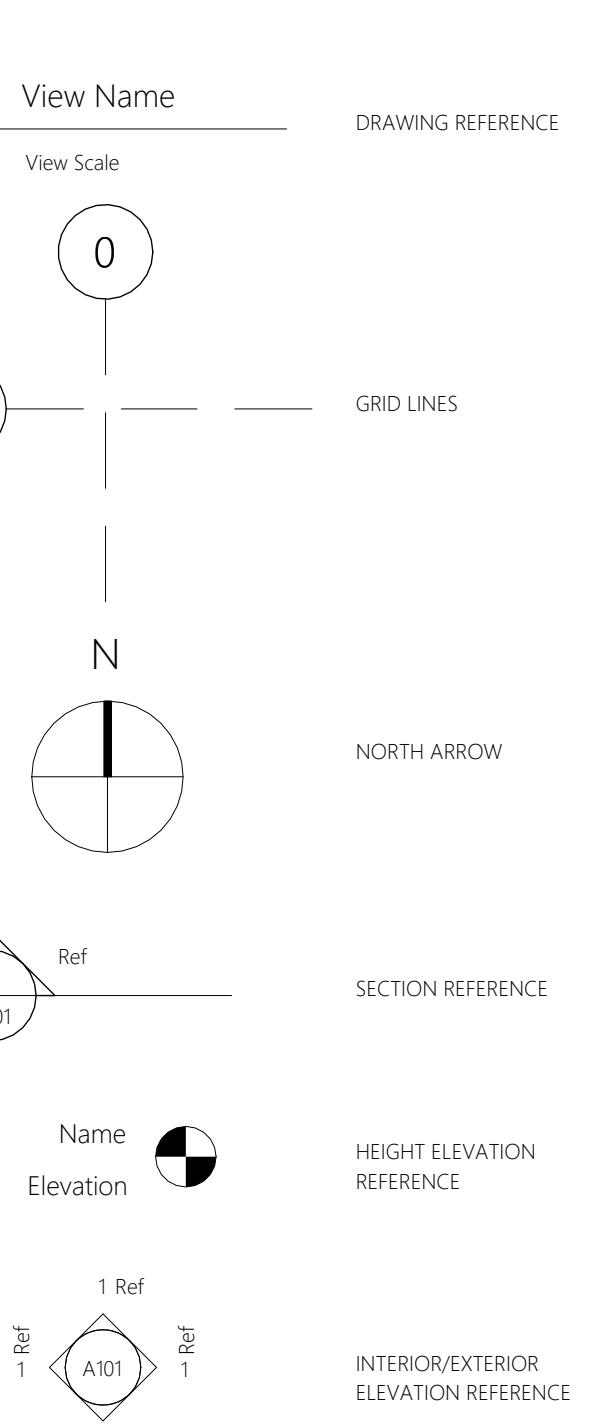
ADDRESS  
1306-1308 Fell Street, Nelson, BC V1L 6A6

PROJECT #  
24082

DATE  
2024-11-15  
REV.  
1  
RS  
DRAWN BY MVC  
SHEET  
NOTE, LEGENDS, KEY PLAN

A001

GRAPHIC LEGEND



DEMOLITION KEYNOTES	EARTH
CONSTRUCTION KEYNOTES	GRAVEL
WALL TAG	INSULATION - BATT
FLOOR/ROOF TAG	INSULATION - RIGID
WINDOW TAG	INSULATION - SEMI-RIGID
DOOR TAG	INSULATION - SPRAY FOAM
CEILING MATERIAL TYPE	ROOM TAG
CEILING HEIGHT	EXISTING WALL
CEILING TYPE	NEW WALL
CEILING HEIGHT	FIRE SEPARATION
CEILING TYPE	EXISTING BUILDING
CEILING HEIGHT	HOARDING
CEILING TYPE	CONCRETE
CEILING HEIGHT	CONCRETE BLOCK

LIFE SAFETY LEGEND

EXIT	GREEN RUNNING MAN EXIT SIGN
EMERGENCY LIGHTING	EMERGENCY LIGHTING
EXISTING PATH	EXISTING PATH
FIRE SEPARATION	FIRE SEPARATION
FIRE RATED ASSEMBLY	FIRE RATED ASSEMBLY
RECESSED FIRE EXTINGUISHER	RECESSED FIRE EXTINGUISHER
SMOKE ALARM	SMOKE ALARM

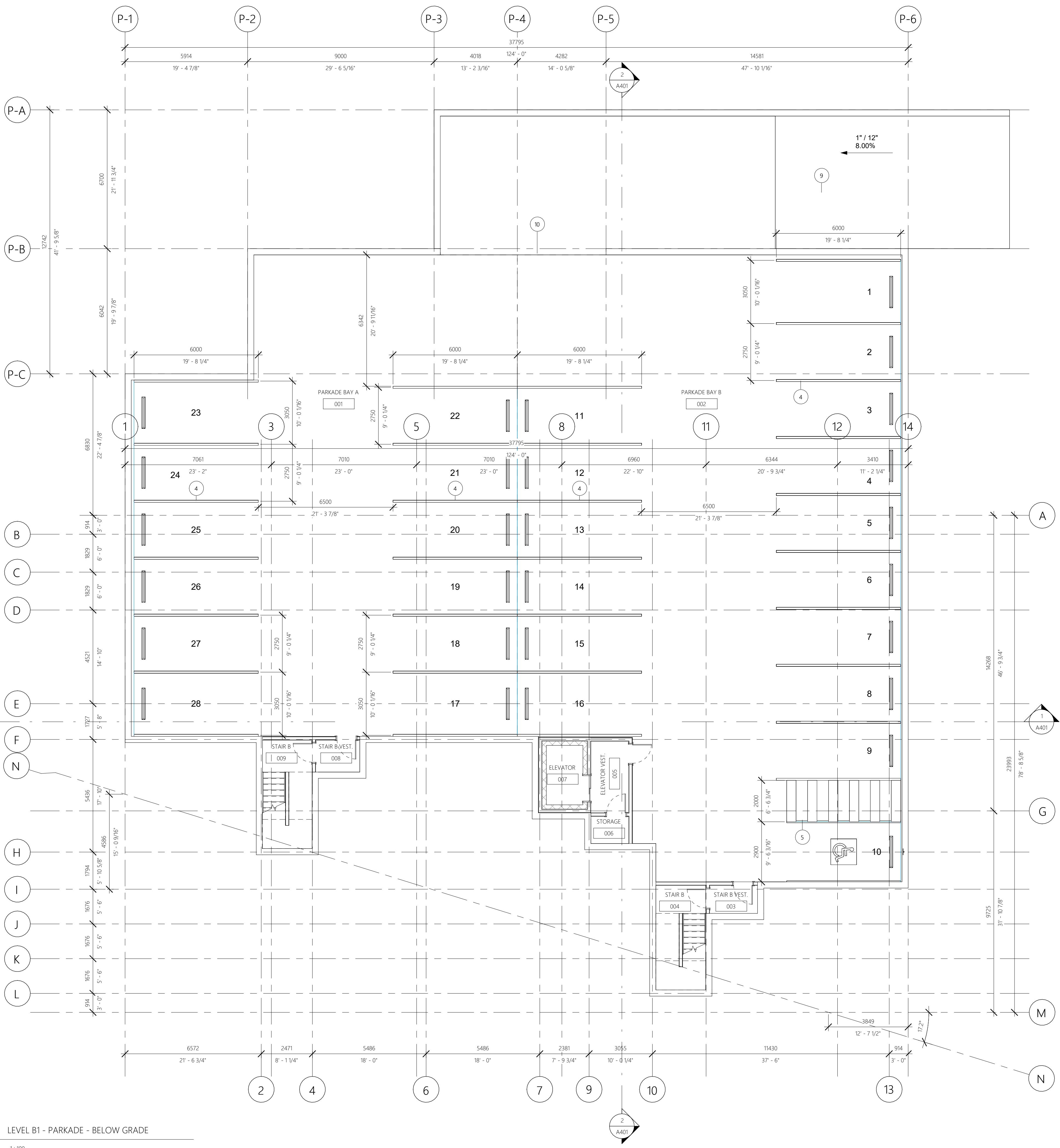
SHED NOTES: LIFE SAFETY

- THE CONTRACTOR SHALL SUPPLY AND INSTALL FIRE EXTINGUISHERS AS NOTED ON THE MECHANICAL DRAWINGS AND IN ACCORDANCE WITH NFPA 10 REQUIREMENTS.
- ALL EXTINGUISHERS SHALL BE IN ACCORDANCE WITH UL 711 AND HAVE A UL/C CSA LABEL.
- FOR WALLS 100mm TO 250mm THICK, PROVIDE A SEMI-RECESSED CABINET COMPLETE WITH GLASS DOOR.

CONTROL LAYER LEGEND

AIR BARRIER	— — — —
VAPOUR BARRIER	— — — —
MOISTURE BARRIER	— — — —
ROOF UNDERLayment	— — — —
THROUGH-WALL FLASHING	— — — —

Form and Character will be addressed at the Development Permit stage, should application 2409001 be approved by Council



## SHEET NOTES - FLOOR PLAN

1. ALL DIMENSIONS ARE TO CENTRE OF STUD OR FACE OF CONCRETE WALL, U.N.O. ALL ELEVATIONS ARE FROM DATUM ELEVATION MAIN FLOOR - 100.00m
2. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL WALLS, COLUMNS, SLABS, JOISTS, TRUSSES, ETC. PROVIDE STRUCTURAL DRAWINGS FOR ALL BUILDING ELEMENTS WITH STRUCTURAL REQUIREMENTS INCLUDING BUT NOT LIMITED TO TRUSSES, JOISTS, CONCRETE REINFORCING, GUARDRAILS, LINTELS, HEADER BEAMS, ETC.
3. REFER TO ELECTRICAL PLANS FOR ALL EXIT SIGNAGE, EMERGENCY LIGHTING, SMOKE DETECTORS, FIRE ALARMS, AUDIBLE AND VISUAL ALARMS, SPEAKERS, ETC.
4. REFER TO ELECTRICAL PLANS FOR ELECTRICAL LAYOUTS, FIXTURE TYPES, SPECIFICATIONS AND DETAILS. CONFIRM WITH INTERIOR DESIGN DRAWINGS FOR FURNITURE LAYOUTS AND POSITIONING OF ELECTRICAL FIXTURES.
5. REFER TO MECHANICAL PLANS FOR RETURN AND SUPPLY REGISTER LOCATIONS. PROVIDE WOOD FRAMING C/W GWB BULKHEADS AT MECHANICAL DUCTWORK. WHEN MECHANICAL DUCTS CROSS FIRE RATED PARTITIONS PROVIDE FIRE DAMPERS AND FIRE RATED BULKHEAD AS REQUIRED BY CURRENT EDITION OF THE BCBC.
6. REFER TO PLUMBING DRAWINGS FOR FIXTURE TYPES, SPECS AND DETAILS.
7. FRAMING CONTRACTOR TO SUPPLY AND INSTALL BACKING AT ALL WALL-MOUNTED CABINETS, ACCESSORIES, ETC. COORDINATE WITH SUPPLIERS FOR BACKING REQUIREMENTS.
8. REFER TO INTERIOR DESIGN DRAWINGS FOR ALL INTERIOR FINISHES, CEILING PLANS, FLOOR FINISH PLANS, MILLWORK DETAILS, INTERIOR ELEVATIONS, ETC.
9. WHEN STUD WALLS OF DIFFERENT TYPES BUTT EACH OTHER OTHER OR OTHER WALL FRAMING, CONTRACTOR SHOULD ADJUST WOOD STUD LOCATION TO ENSURE SMOOTH FLUSH TRANSITIONS OF ALL VISIBLE SURFACES AND AT ALL TRANSITION POINTS. PROVIDE ADDITIONAL WOOD FURRING AS REQUIRED.
10. SEE LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL FINISH GRADE ELEVATIONS, SITE DRAINAGE AND HARD LANDSCAPE ELEMENT DESIGN.
11. FOR ALL INTERIOR SUITE WALL TYPES, INTERIOR PARTITION DIMENSIONS, DOOR NUMBERS, ETC. NOT SHOWN ON THIS PLAN, SEE ENLARGED FLOOR PLANS DRAWINGS. REFER TO KEY REFERENCING.
12. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL FOR ALL PREFABRICATED ITEMS PRIOR TO FABRICATION.



## ARCHITECTURE

#10 Baker Street  
Nelson BC  
V1L 4G9  
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## CONSULTANTS

## CLIENT



## REVISIONS

REVISION SCHEDULE		
NUMBER	DATE (YY/MM/DD)	ISSUED
1	2024-11-15	For Rezoning
2	2024-12-06	For Rezoning Amendment



SHARE - FELL STREET  
HOUSING

ADDRESS  
1306-1308 Fell Street, Nelson, BC V1L 6A6

PROJECT #  
24082

DATE  
2024-12-06  
REV.  
2

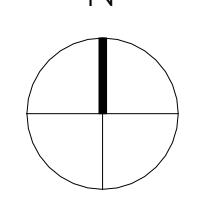
CHECKED BY RS  
DRAWN BY MVC  
SHEET  
PARKADE FLOOR PLAN (LEVEL  
B1)

A201

NOT FOR CONSTRUCTION

## KEYNOTE LEGEND

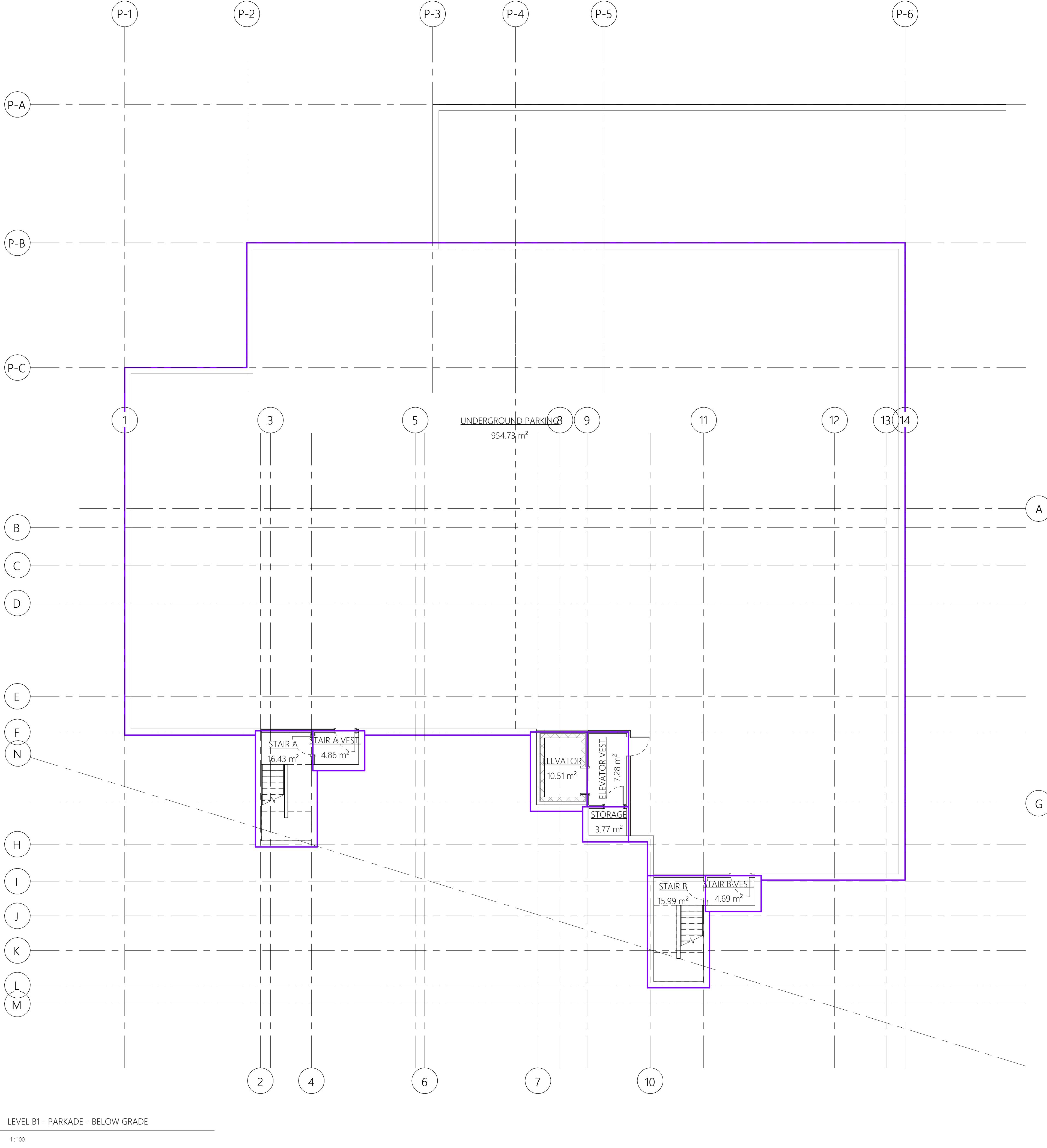
STANDARD PARKING SPACE (2750mm x 6000mm)  
ACCESSIBLE PARKING SPACE (4900mm x 5500mm w/ ACCESS AISLE)  
RAMP TO UNDERGROUND PARKING  
UNDERGROUND PARKING ENTRANCE







Form and Character will be addressed at the Development Permit stage, should application 2409001 be approved by Council



NET FLOOR AREA SCHEDULE					
DEPARTMENT	Level	NAME	AREA	COUNT	TOTAL AREA
<b>A - DWELLING UNITS</b>					
A - DWELLING UNITS	<varies>	1 BEDROOM A	<varies>	12	688.53 m <sup>2</sup>
A - DWELLING UNITS	<varies>	1 BEDROOM B	54.68 m <sup>2</sup>	4	218.72 m <sup>2</sup>
A - DWELLING UNITS	<varies>	1 BEDROOM C	<varies>	5	281.89 m <sup>2</sup>
A - DWELLING UNITS	<varies>	1 BEDROOM D	57.94 m <sup>2</sup>	4	231.74 m <sup>2</sup>
A - DWELLING UNITS	LEVEL 01	1 BEDROOM B	54.68 m <sup>2</sup>	1	54.68 m <sup>2</sup>
A - DWELLING UNITS	<varies>	2 BEDROOM A	<varies>	5	424.10 m <sup>2</sup>
A - DWELLING UNITS	<varies>	2 BEDROOM B	84.61 m <sup>2</sup>	5	423.06 m <sup>2</sup>
A - DWELLING UNITS	<varies>	STUDIO A	39.62 m <sup>2</sup>	4	158.46 m <sup>2</sup>
A - DWELLING UNITS	<varies>	STUDIO B	45.38 m <sup>2</sup>	4	181.50 m <sup>2</sup>
A - DWELLING UNITS	<varies>	STUDIO C	42.00 m <sup>2</sup>	4	167.99 m <sup>2</sup>
A - DWELLING UNITS: 48					2830.68 m <sup>2</sup>
<b>B - TENANT AMENITY</b>					
B - TENANT AMENITY	LEVEL 01	LAUNDRY	21.20 m <sup>2</sup>	1	21.20 m <sup>2</sup>
B - TENANT AMENITY	LEVEL 01	MULTI-PURPOSE ROOM	62.75 m <sup>2</sup>	1	62.75 m <sup>2</sup>
B - TENANT AMENITY	LEVEL 01	STORAGE	7.69 m <sup>2</sup>	1	7.69 m <sup>2</sup>
B - TENANT AMENITY	LEVEL 01	UNIV. W/C	7.95 m <sup>2</sup>	1	7.95 m <sup>2</sup>
B - TENANT AMENITY: 4					99.59 m <sup>2</sup>
<b>C - ADMINISTRATION</b>					
C - ADMINISTRATION	LEVEL 01	OFFICE	15.85 m <sup>2</sup>	1	15.85 m <sup>2</sup>
C - ADMINISTRATION: 1					15.85 m <sup>2</sup>
<b>D - CIRCULATION</b>					
D - CIRCULATION	<varies>	CORRIDOR	<varies>	7	282.74 m <sup>2</sup>
D - CIRCULATION	<varies>	ELEVATOR	<varies>	6	49.69 m <sup>2</sup>
D - CIRCULATION	LEVEL B1	ELEVATOR VEST.	7.28 m <sup>2</sup>	1	7.28 m <sup>2</sup>
D - CIRCULATION	<varies>	LOBBY	<varies>	5	41.91 m <sup>2</sup>
D - CIRCULATION	<varies>	STAIR A	<varies>	6	87.80 m <sup>2</sup>
D - CIRCULATION	LEVEL B1	STAIR A VEST.	4.86 m <sup>2</sup>	1	4.86 m <sup>2</sup>
D - CIRCULATION	<varies>	STAIR B	<varies>	6	87.11 m <sup>2</sup>
D - CIRCULATION	LEVEL B1	STAIR B VEST.	4.69 m <sup>2</sup>	1	4.69 m <sup>2</sup>
D - CIRCULATION	LEVEL 01	VESTIBULE	10.78 m <sup>2</sup>	1	10.78 m <sup>2</sup>
D - CIRCULATION: 34					576.84 m <sup>2</sup>
<b>E - SERVICE</b>					
E - SERVICE	<varies>	ELECTRICAL	<varies>	6	33.82 m <sup>2</sup>
E - SERVICE	LEVEL 01	JANITOR	3.55 m <sup>2</sup>	1	3.55 m <sup>2</sup>
E - SERVICE	LEVEL 01	MAINTENANCE	7.52 m <sup>2</sup>	1	7.52 m <sup>2</sup>
E - SERVICE	LEVEL 01	MECHANICAL	23.41 m <sup>2</sup>	1	23.41 m <sup>2</sup>
E - SERVICE	<varies>	SERVICE	6.91 m <sup>2</sup>	4	27.65 m <sup>2</sup>
E - SERVICE	LEVEL B1	STORAGE	3.77 m <sup>2</sup>	1	3.77 m <sup>2</sup>
E - SERVICE: 14					99.72 m <sup>2</sup>
<b>F - PARKING</b>					
F - PARKING	LEVEL 01	BICYCLE STORAGE	92.92 m <sup>2</sup>	1	92.92 m <sup>2</sup>
F - PARKING	LEVEL B1	UNDERGROUND PARKING	954.73 m <sup>2</sup>	1	954.73 m <sup>2</sup>
F - PARKING: 2					1047.66 m <sup>2</sup>
GRAND TOTAL: 103					4670.34 m <sup>2</sup>

NOT FOR CONSTRUCTION

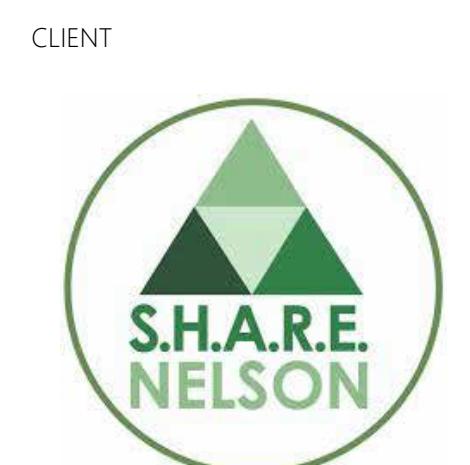


ARCHITECTURE

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CONSULTANTS



CLIENT



SHARE - FELL STREET  
HOUSING

ADDRESS  
1306-1308 Fell Street, Nelson, BC V1L 6A6

PROJECT #  
24082

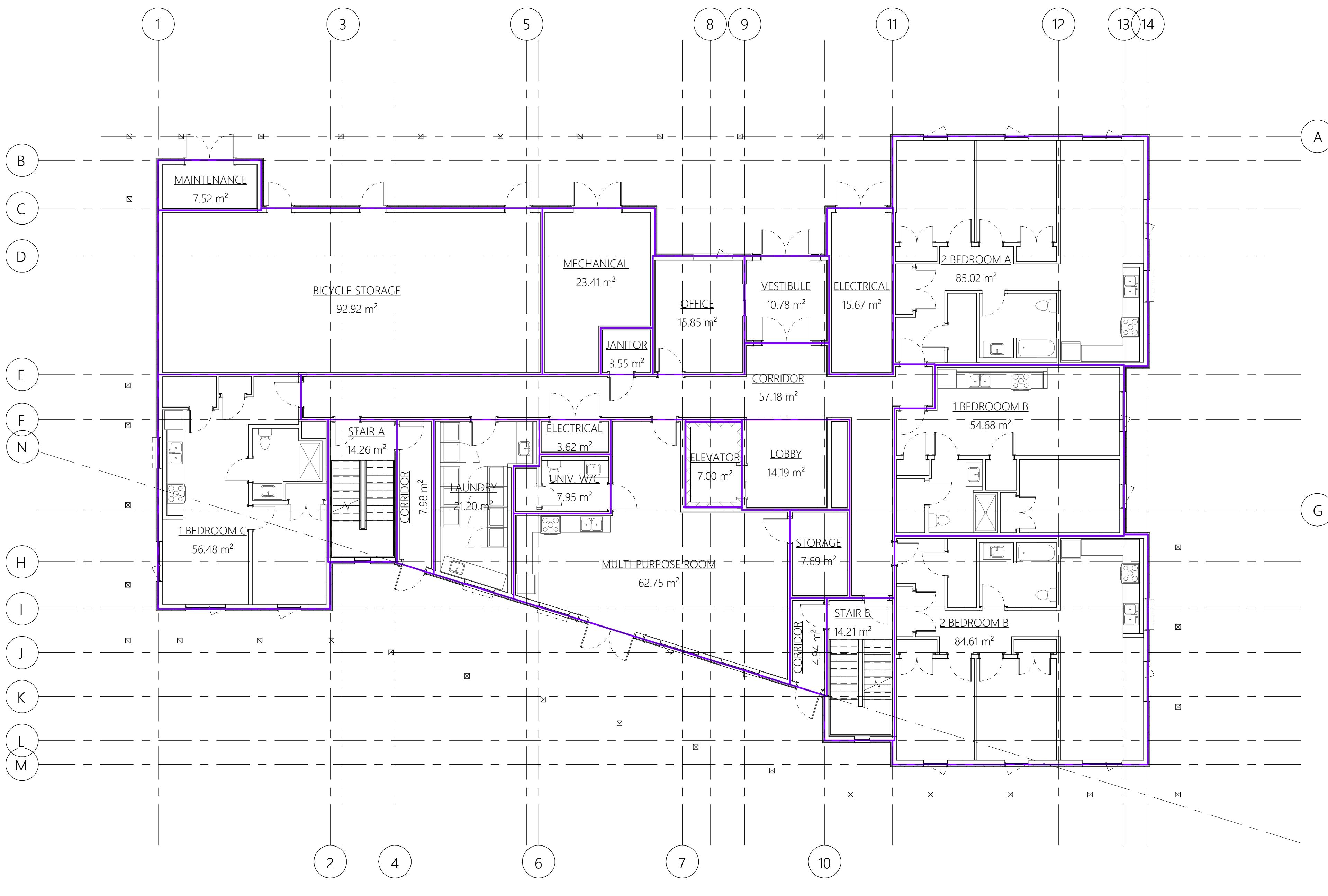
DATE  
2024-11-15  
REV.  
1

CHECKED BY RS  
DRAWN BY MVC

SHEET  
AREA FLOOR PLAN - PARKADE

A204

Form and Character will be addressed at the Development Permit stage, should application 2409001 be approved by Council



NET FLOOR AREA SCHEDULE					
DEPARTMENT	Level	NAME	AREA	COUNT	TOTAL AREA
A - DWELLING UNITS					
A - DWELLING UNITS	<varies>	1 BEDROOM A	<varies>	12	688.53 m <sup>2</sup>
A - DWELLING UNITS	<varies>	1 BEDROOM B	54.68 m <sup>2</sup>	4	218.72 m <sup>2</sup>
A - DWELLING UNITS	<varies>	1 BEDROOM C	<varies>	5	281.89 m <sup>2</sup>
A - DWELLING UNITS	<varies>	1 BEDROOM D	57.94 m <sup>2</sup>	4	231.74 m <sup>2</sup>
A - DWELLING UNITS	LEVEL 01	1 BEDROOM B	54.68 m <sup>2</sup>	1	54.68 m <sup>2</sup>
A - DWELLING UNITS	<varies>	2 BEDROOM A	<varies>	5	424.10 m <sup>2</sup>
A - DWELLING UNITS	<varies>	2 BEDROOM B	84.61 m <sup>2</sup>	5	423.06 m <sup>2</sup>
A - DWELLING UNITS	<varies>	STUDIO A	39.62 m <sup>2</sup>	4	158.46 m <sup>2</sup>
A - DWELLING UNITS	<varies>	STUDIO B	45.38 m <sup>2</sup>	4	181.50 m <sup>2</sup>
A - DWELLING UNITS	<varies>	STUDIO C	42.00 m <sup>2</sup>	4	167.99 m <sup>2</sup>
A - DWELLING UNITS	48				2830.68 m <sup>2</sup>
B - TENANT AMENITY					
B - TENANT AMENITY	LEVEL 01	LAUNDRY	21.20 m <sup>2</sup>	1	21.20 m <sup>2</sup>
B - TENANT AMENITY	LEVEL 01	MULTI-PURPOSE ROOM	62.75 m <sup>2</sup>	1	62.75 m <sup>2</sup>
B - TENANT AMENITY	LEVEL 01	STORAGE	7.69 m <sup>2</sup>	1	7.69 m <sup>2</sup>
B - TENANT AMENITY	LEVEL 01	UNIV. W/C	7.95 m <sup>2</sup>	1	7.95 m <sup>2</sup>
B - TENANT AMENITY	4				99.59 m <sup>2</sup>
C - ADMINISTRATION					
C - ADMINISTRATION	LEVEL 01	OFFICE	15.85 m <sup>2</sup>	1	15.85 m <sup>2</sup>
C - ADMINISTRATION	1				15.85 m <sup>2</sup>
D - CIRCULATION					
D - CIRCULATION	<varies>	CORRIDOR	<varies>	7	282.74 m <sup>2</sup>
D - CIRCULATION	<varies>	ELEVATOR	<varies>	6	49.69 m <sup>2</sup>
D - CIRCULATION	LEVEL B1	ELEVATOR VEST.	7.28 m <sup>2</sup>	1	7.28 m <sup>2</sup>
D - CIRCULATION	<varies>	LOBBY	<varies>	5	41.91 m <sup>2</sup>
D - CIRCULATION	<varies>	STAIR A	<varies>	6	87.80 m <sup>2</sup>
D - CIRCULATION	LEVEL B1	STAIR A VEST.	4.86 m <sup>2</sup>	1	4.86 m <sup>2</sup>
D - CIRCULATION	<varies>	STAIR B	<varies>	6	87.11 m <sup>2</sup>
D - CIRCULATION	LEVEL B1	STAIR B VEST.	4.69 m <sup>2</sup>	1	4.69 m <sup>2</sup>
D - CIRCULATION	LEVEL 01	VESTIBULE	10.78 m <sup>2</sup>	1	10.78 m <sup>2</sup>
D - CIRCULATION	34				576.84 m <sup>2</sup>
E - SERVICE					
E - SERVICE	<varies>	ELECTRICAL	<varies>	6	33.82 m <sup>2</sup>
E - SERVICE	LEVEL 01	JANITOR	3.55 m <sup>2</sup>	1	3.55 m <sup>2</sup>
E - SERVICE	LEVEL 01	MAINTENANCE	7.52 m <sup>2</sup>	1	7.52 m <sup>2</sup>
E - SERVICE	LEVEL 01	MECHANICAL	23.41 m <sup>2</sup>	1	23.41 m <sup>2</sup>
E - SERVICE	<varies>	SERVICE	6.91 m <sup>2</sup>	4	27.65 m <sup>2</sup>
E - SERVICE	LEVEL B1	STORAGE	3.77 m <sup>2</sup>	1	3.77 m <sup>2</sup>
E - SERVICE	14				99.72 m <sup>2</sup>
F - PARKING					
F - PARKING	LEVEL 01	BICYCLE STORAGE	92.92 m <sup>2</sup>	1	92.92 m <sup>2</sup>
F - PARKING	LEVEL B1	UNDERGROUND PARKING	954.73 m <sup>2</sup>	1	954.73 m <sup>2</sup>
F - PARKING	2				1047.66 m <sup>2</sup>
F - PARKING: 2					
GRAND TOTAL: 103					

NOT FOR CONSTRUCTION

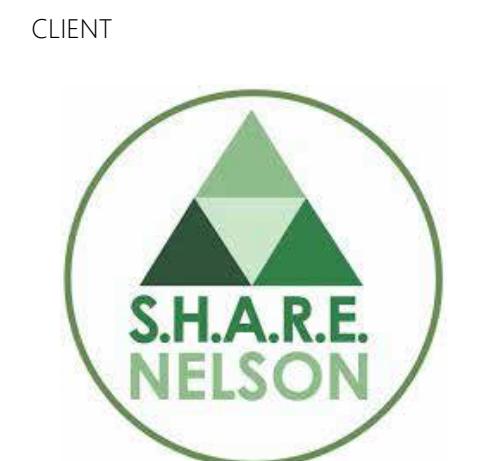


ARCHITECTURE

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CONSULTANTS



CLIENT

REVISIONS

REVISION SCHEDULE		
NUMBER	DATE (YY/MM/DD)	ISSUED
1	2024-11-15	For Rezoning



SHARE - FELL STREET  
HOUSING

ADDRESS  
1306-1308 Fell Street, Nelson, BC V1L 6A6

PROJECT #  
24082

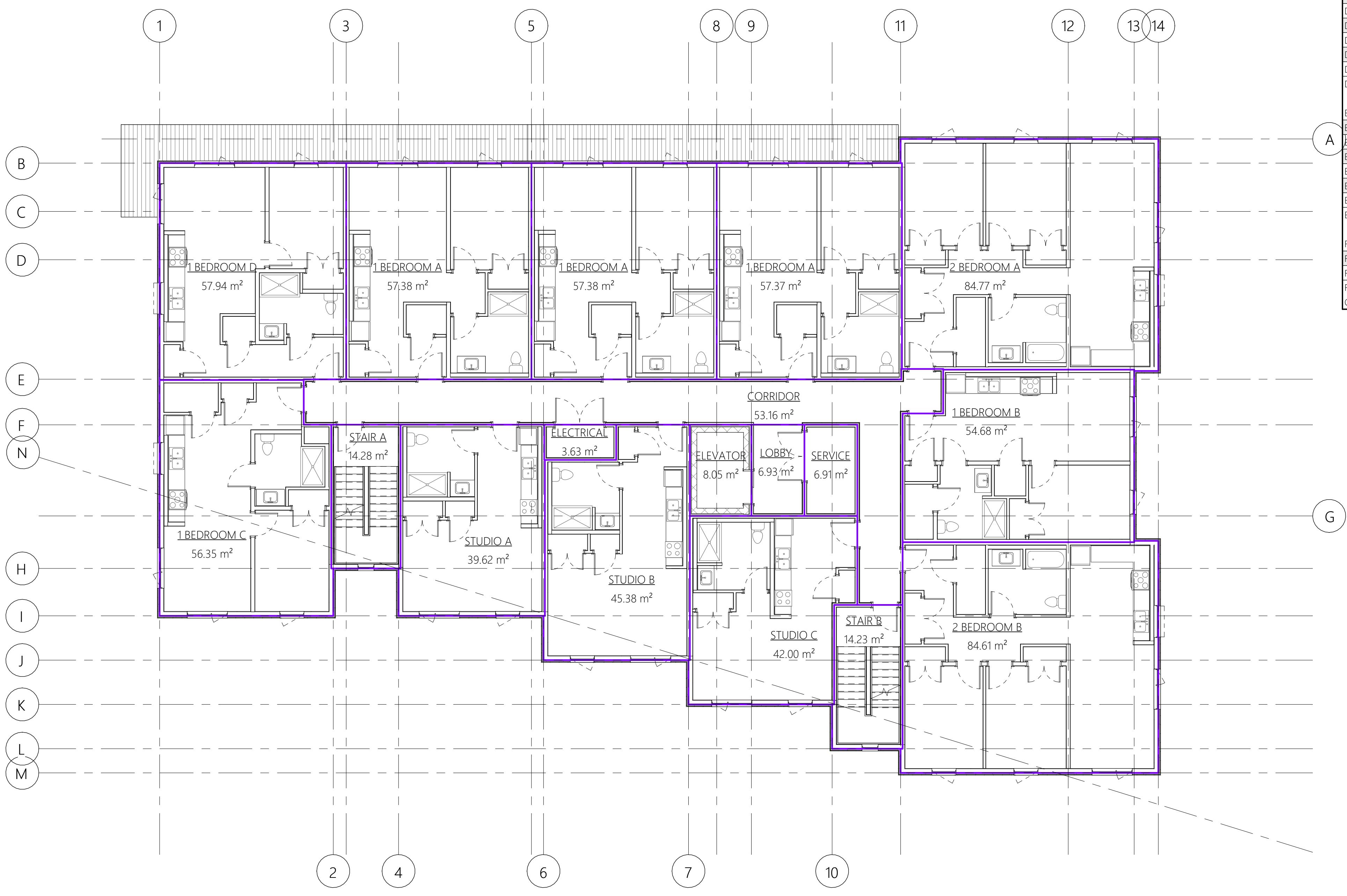
DATE  
2024-11-15  
REV.  
1

CHECKED BY RS  
DRAWN BY MVC

SHEET  
AREA FLOOR PLAN - LEVEL 01

A205

Form and Character will be addressed at the Development Permit stage, should application 2409001 be approved by Council

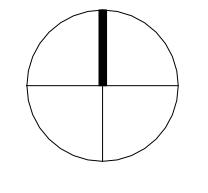


LEVEL 02 - TYP. FLOOR PLAN (LEVELS 02-05)

1

NET FLOOR AREA SCHEDULE					
DEPARTMENT	Level	NAME	AREA	COUNT	TOTAL AREA
A - DWELLING UNITS					
A - DWELLING UNITS	<varies>	1 BEDROOM A	<varies>	12	688.53 m <sup>2</sup>
A - DWELLING UNITS	<varies>	1 BEDROOM B	54.68 m <sup>2</sup>	4	218.72 m <sup>2</sup>
A - DWELLING UNITS	<varies>	1 BEDROOM C	<varies>	5	281.89 m <sup>2</sup>
A - DWELLING UNITS	<varies>	1 BEDROOM D	57.94 m <sup>2</sup>	4	231.74 m <sup>2</sup>
A - DWELLING UNITS	LEVEL 01	1 BEDROOM B	54.68 m <sup>2</sup>	1	54.68 m <sup>2</sup>
A - DWELLING UNITS	<varies>	2 BEDROOM A	<varies>	5	424.10 m <sup>2</sup>
A - DWELLING UNITS	<varies>	2 BEDROOM B	84.61 m <sup>2</sup>	5	423.06 m <sup>2</sup>
A - DWELLING UNITS	<varies>	STUDIO A	39.62 m <sup>2</sup>	4	158.46 m <sup>2</sup>
A - DWELLING UNITS	<varies>	STUDIO B	45.38 m <sup>2</sup>	4	181.50 m <sup>2</sup>
A - DWELLING UNITS	<varies>	STUDIO C	42.00 m <sup>2</sup>	4	167.99 m <sup>2</sup>
A - DWELLING UNITS	48				2830.68 m <sup>2</sup>
B - TENANT AMENITY					
B - TENANT AMENITY	LEVEL 01	LAUNDRY	21.20 m <sup>2</sup>	1	21.20 m <sup>2</sup>
B - TENANT AMENITY	LEVEL 01	MULTI-PURPOSE ROOM	62.75 m <sup>2</sup>	1	62.75 m <sup>2</sup>
B - TENANT AMENITY	LEVEL 01	STORAGE	7.69 m <sup>2</sup>	1	7.69 m <sup>2</sup>
B - TENANT AMENITY	LEVEL 01	UNIV. W/C	7.95 m <sup>2</sup>	1	7.95 m <sup>2</sup>
B - TENANT AMENITY	4				99.59 m <sup>2</sup>
C - ADMINISTRATION					
C - ADMINISTRATION	LEVEL 01	OFFICE	15.85 m <sup>2</sup>	1	15.85 m <sup>2</sup>
C - ADMINISTRATION	1				15.85 m <sup>2</sup>
D - CIRCULATION					
D - CIRCULATION	<varies>	CORRIDOR	<varies>	7	282.74 m <sup>2</sup>
D - CIRCULATION	<varies>	ELEVATOR	<varies>	6	49.69 m <sup>2</sup>
D - CIRCULATION	LEVEL B1	ELEVATOR VEST.	7.28 m <sup>2</sup>	1	7.28 m <sup>2</sup>
D - CIRCULATION	<varies>	LOBBY	<varies>	5	41.91 m <sup>2</sup>
D - CIRCULATION	<varies>	STAIR A	<varies>	6	87.80 m <sup>2</sup>
D - CIRCULATION	LEVEL B1	STAIR A VEST.	4.86 m <sup>2</sup>	1	4.86 m <sup>2</sup>
D - CIRCULATION	<varies>	STAIR B	<varies>	6	87.11 m <sup>2</sup>
D - CIRCULATION	LEVEL B1	STAIR B VEST.	4.69 m <sup>2</sup>	1	4.69 m <sup>2</sup>
D - CIRCULATION	LEVEL 01	VESTIBULE	10.78 m <sup>2</sup>	1	10.78 m <sup>2</sup>
D - CIRCULATION	34				576.84 m <sup>2</sup>
E - SERVICE					
E - SERVICE	<varies>	ELECTRICAL	<varies>	6	33.82 m <sup>2</sup>
E - SERVICE	LEVEL 01	JANITOR	3.55 m <sup>2</sup>	1	3.55 m <sup>2</sup>
E - SERVICE	LEVEL 01	MAINTENANCE	7.52 m <sup>2</sup>	1	7.52 m <sup>2</sup>
E - SERVICE	LEVEL 01	MECHANICAL	23.41 m <sup>2</sup>	1	23.41 m <sup>2</sup>
E - SERVICE	<varies>	SERVICE	6.91 m <sup>2</sup>	4	27.65 m <sup>2</sup>
E - SERVICE	LEVEL B1	STORAGE	3.77 m <sup>2</sup>	1	3.77 m <sup>2</sup>
E - SERVICE	14				99.72 m <sup>2</sup>
F - PARKING					
F - PARKING	LEVEL 01	BICYCLE STORAGE	92.92 m <sup>2</sup>	1	92.92 m <sup>2</sup>
F - PARKING	LEVEL B1	UNDERGROUND PARKING	954.73 m <sup>2</sup>	1	954.73 m <sup>2</sup>
F - PARKING	2				1047.66 m <sup>2</sup>
F - PARKING					4670.34 m <sup>2</sup>
GRAND TOTAL: 103					

LEVEL	Area
LEVEL B1	1018.25 m <sup>2</sup>
LEVEL 01	685.00 m <sup>2</sup>
LEVEL 02	755.75 m <sup>2</sup>
LEVEL 03	755.75 m <sup>2</sup>
LEVEL 04	755.75 m <sup>2</sup>
LEVEL 05	755.75 m <sup>2</sup>
GRAND TOTAL: 6	4726.24 m <sup>2</sup>



NOT FOR CONSTRUCTION

REVISIONS

REVISION SCHEDULE		
NUMBER	DATE (YY/MM/DD)	ISSUED
1	2024-11-15	For Rezoning

SHARE - FELL STREET HOUSING

ADDRESS  
1306-1308 Fell Street, Nelson, BC V1L 6A6PROJECT #  
24082DATE  
2024-11-15  
REV.  
1CHECKED BY RS  
DRAWN BY MVCSHEET  
AREA FLOOR PLAN - LEVEL 02

1

A206

Form and Character will be addressed at the Development Permit stage, should application 2409001 be approved by Council

NOT FOR CONSTRUCTION



KEYNOTE LEGEND

E1  
E2  
E3  
E5  
E6  
E7  
STANDING SEAM METAL CLADDING - IRON ORE  
STANDING SEAM METAL ROOF - IRON ORE  
WOOD GRAIN METAL CLADDING - NORWOOD  
FIBER CEMENT LARGE PANEL - DEEP OCEAN  
THIN BRICK CLADDING - AZUL  
METAL WINDOW FIN



Form and Character will be addressed at the Development Permit stage, should application 2409001 be approved by Council

NOT FOR CONSTRUCTION



1 EAST ELEVATION  
1:100



2 WEST ELEVATION  
1:100

NOT FOR CONSTRUCTION



ARCHITECTURE

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Nelson BC  
V1L 4G9  
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CONSULTANTS

CLIENT



REVISIONS

REVISION SCHEDULE		
NUMBER	DATE (YY/MM/DD)	ISSUED
1	2024-11-15	For Rezoning



SHARE - FELL STREET  
HOUSING

ADDRESS  
1306-1308 Fell Street, Nelson, BC V1L 6A6

PROJECT #  
24082

DATE  
2024-11-15  
REV.  
1

CHECKED BY RS

DRAWN BY LF

SHEET

ELEVATIONS



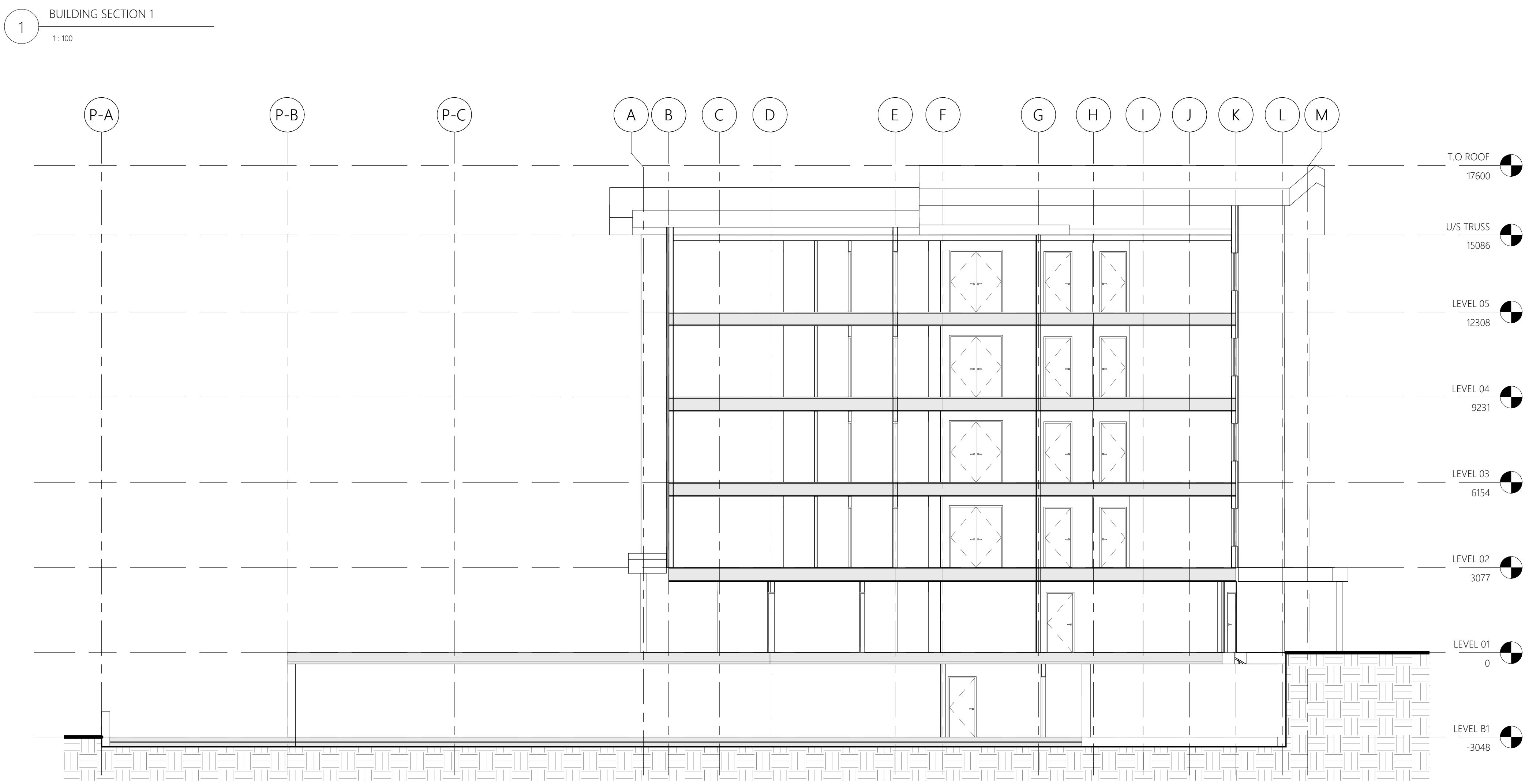
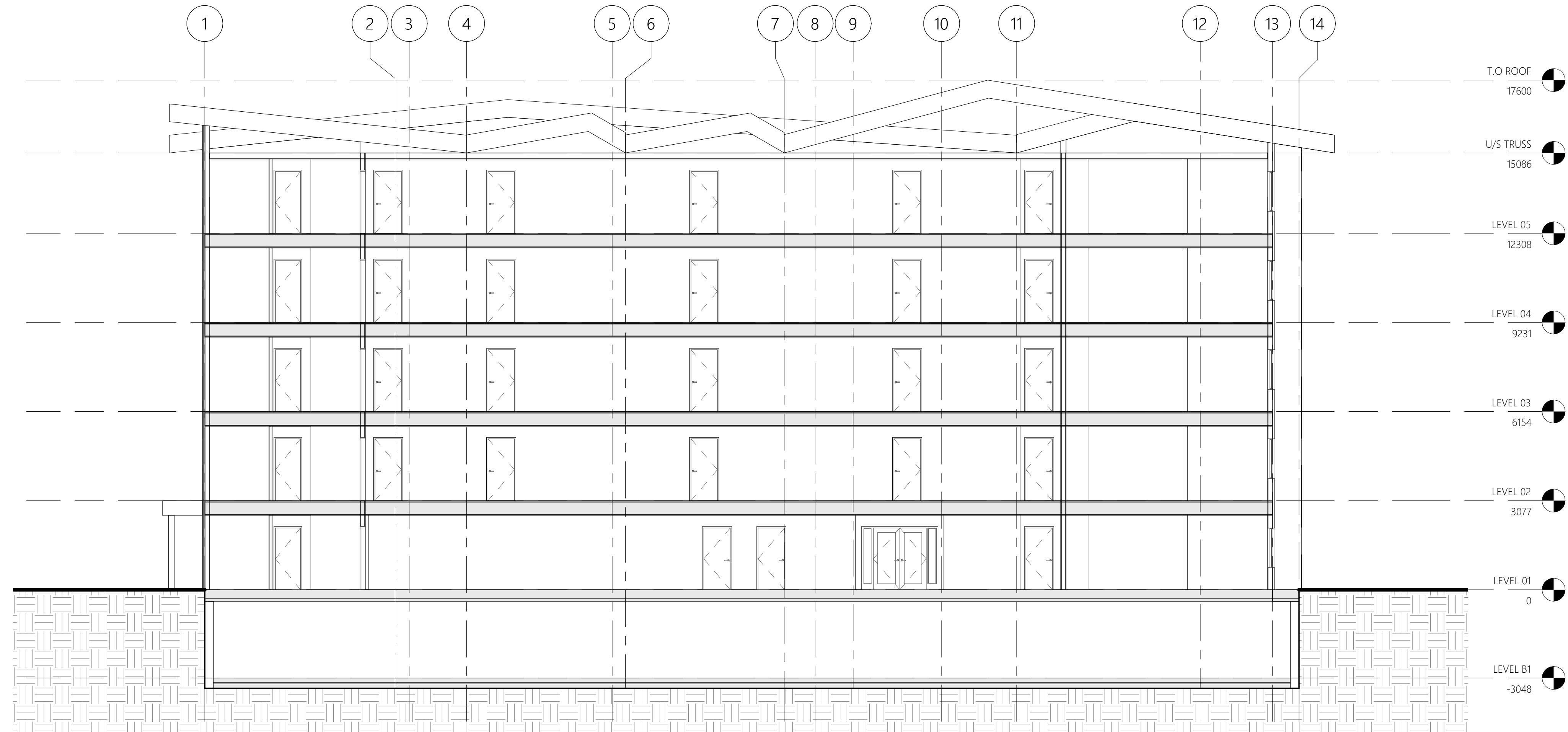
REVISION SCHEDULE		
NUMBER	DATE (YY/MM/DD)	ISSUED
1	2024-11-15	For Rezoning



NOT FOR CONSTRUCTION

Form and Character will be addressed at the Development Permit stage, should application 2409001 be approved by Council

Attachment 3


 SHARE - FELL STREET  
HOUSING

 ADDRESS  
 1306-1308 Fell Street, Nelson, BC V1L 6A6

 PROJECT #  
 24082

 DATE  
 2024-11-15  
REV.  
1

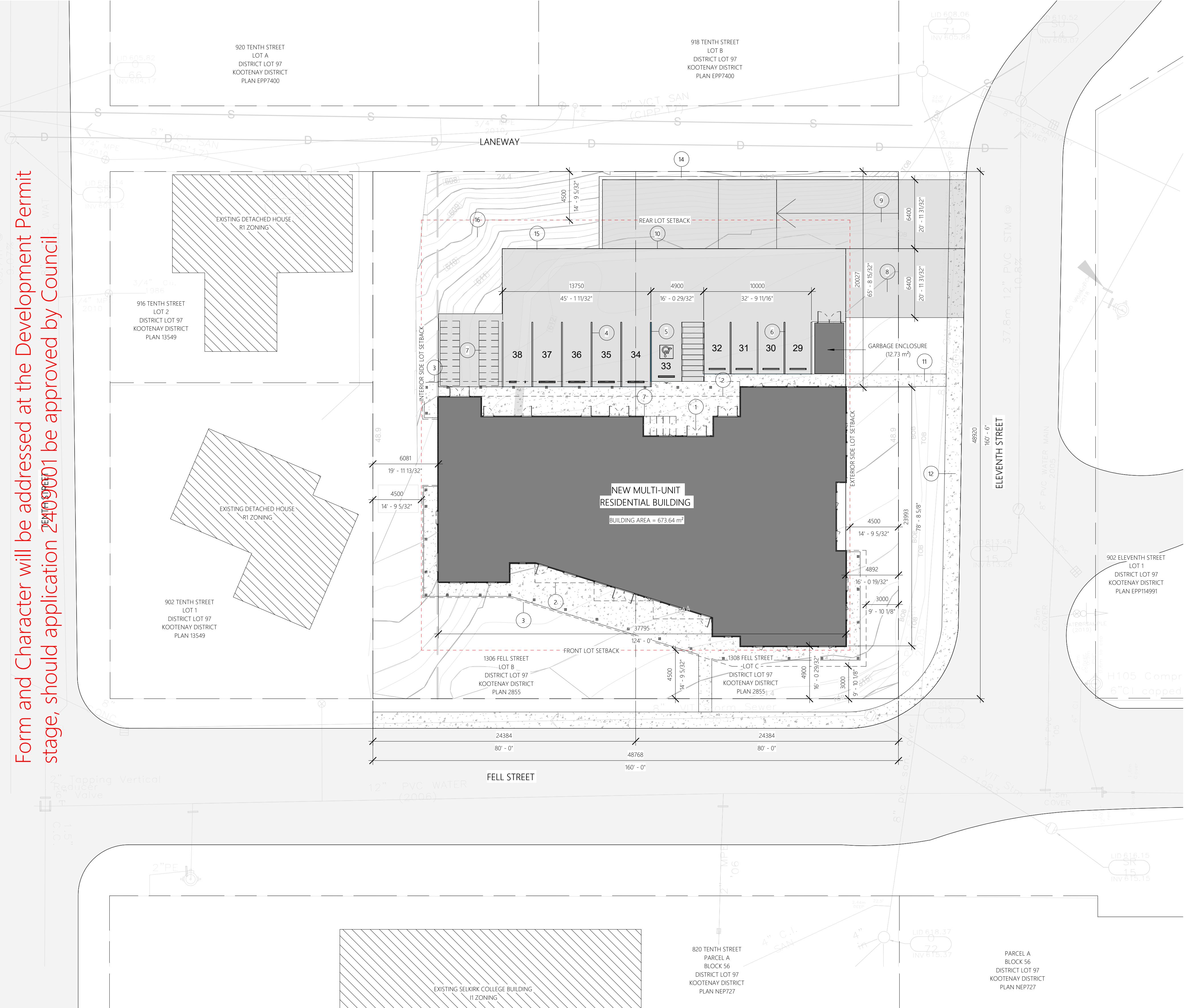
 CHECKED BY RS  
 DRAWN BY MVC  
 SHEET  
 BUILDING SECTIONS

A401

1	PRIMARY ENTRANCE
2	LINE OF BUILDING ABOVE
3	LINE OF CANOPY ROOF ABOVE
4	STANDARD PARKING SPACE (2750mm x 6000mm)
5	ACCESSIBLE PARKING SPACE (4900mm x 5500mm w/ ACCESS AISLE)
6	SMALL CAR PARKING SPACE (2500mm x 4800mm)
7	BICYCLE PARKING
8	SURFACE PARKING ACCESS
9	RAMP TO UNDERGROUND PARKING
10	UNDERGROUND PARKING ENTRANCE
11	PEDESTRIAN ACCESS
12	NEW SIDEWALK AT STREET EDGES OF PROPERTY
13	RETAINING WALL (>1.2m)
14	EDGE OF UNDERGROUND PARKING GARAGE/PAVED SURFACE PARKING
15	SLOPED GRADE TO LANeway
16	LANeway

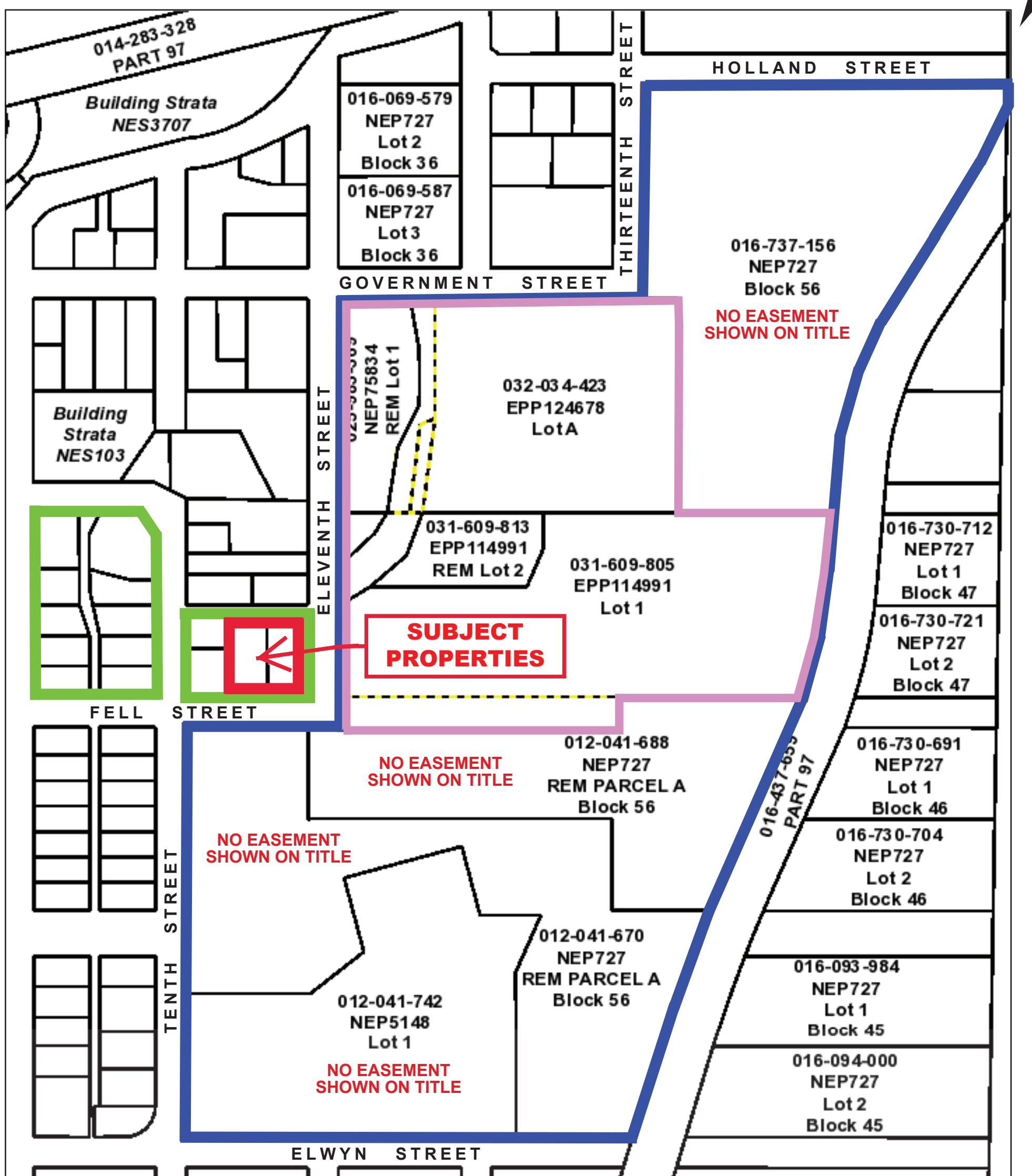
REVISED FROM ORIGINAL - KB

Attachment 3



# Sketch Plan Showing Charges on Lots B-C DL 97 KD Plan 2855

## PIDs 012-041-726 and 012-041-734



## Legend

- Servient Tenement (Easements 33726D & 42372D)
- Dominant Tenement (Easements 33726D & 42372D)
- Subject Properties (Lots B & C Plan 2855 / 1306-1308 Fell Street)
- Easements 33726D & 42372D Shown in Legal Notations on Title

## Attachment 4



February 2025

Prepared For: City of Nelson

Prepared By: M'akola Development Services on behalf of SHARE Housing Initiative Society



## Attachment 4

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# Attachment 4

## INTRODUCTION AND CONTEXT

SHARE Housing Initiative Society (SHARE) and M'akola Development Services (MDS) hosted a Community Open House on January 13<sup>th</sup>, 2025 for residents to learn about the proposed Fell Street development. Attendees were asked to share their comments with a feedback form. Feedback forms were available for two weeks, from January Monday, 13, 2025 to Monday, January 27, 2025. The feedback form and all information presented at the open house was posted on the SHARE Housing Initiative website. A total of 54 feedback forms were received, transcribed, and categorised by theme. This report summarizes key themes from the feedback. The verbatim comments are provided in Appendix A.

## ABOUT THE OPEN HOUSE

The open house took place from 5:00 to 7:00 PM on Monday, January 13<sup>th</sup> at the Prestige Lakeside Resort. All participants were asked to sign-in and fill in feedback forms. SHARE staff welcomed people to the event and a total of 86 people signed in.

The open house was promoted through the following channels:

- A notification went to neighbours within 60 m radius of the proposed development (as required by the City), plus 8 additional homes that were in close proximity.
- Newspaper ad in the Nelson Star (January 9, 2025).
- Email invitation (including a sharable virtual invite) was sent to community groups (both those who have expressed opposition and support).
- Email invitation to Mayor and Council.
- Virtual invitation posted on SHARE's webpage

### ***Virtual Invitation for SHARE Open House***



SHARE Housing Initiative is proposing the development of new affordable workforce housing at 1306-1308 Fell Street

**Please join us for an open house to discuss the proposed Fell Street development**

**Date:** Monday, January 13<sup>th</sup>, 2025

**Time:** 5:00 PM to 7:00 PM (drop-in any time)

**Location:** Prestige Lakeside Resort  
(701 Lakeside Drive)



All are welcome. Scan QR Code for details.



### ***Image from January 14, 2025 Open House***



## Attachment 4

### FEEDBACK FORM RESPONSE RATE

Of the 54 responses, 80% (43) are homeowners, 15% (8) are renters, and 5% (3) are unspecified.

**Figure 1: Responses by Homeowner vs. Renter Status**

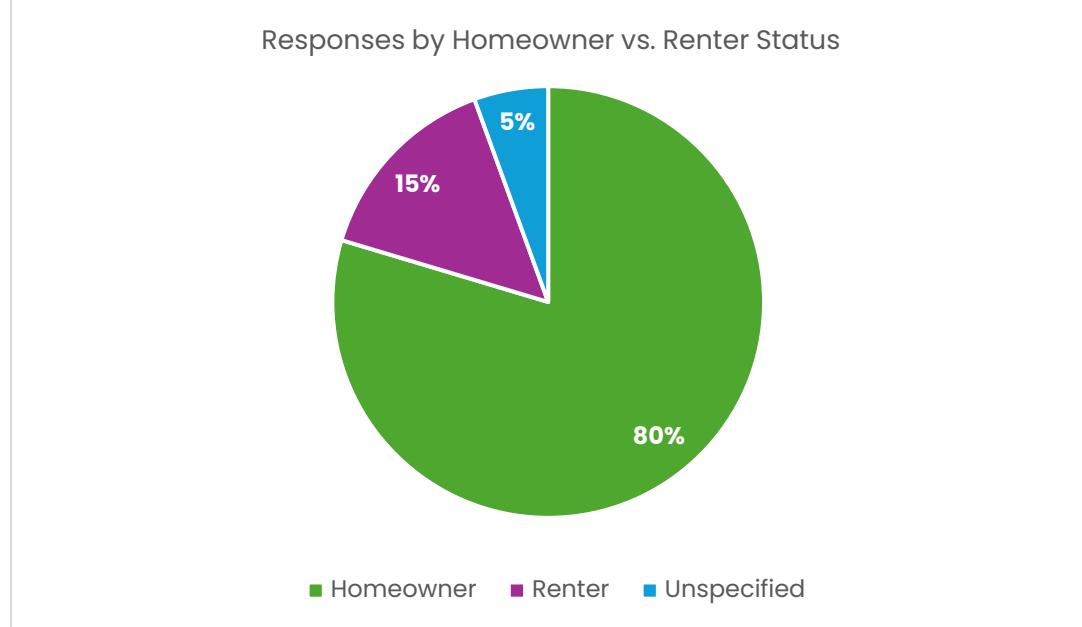
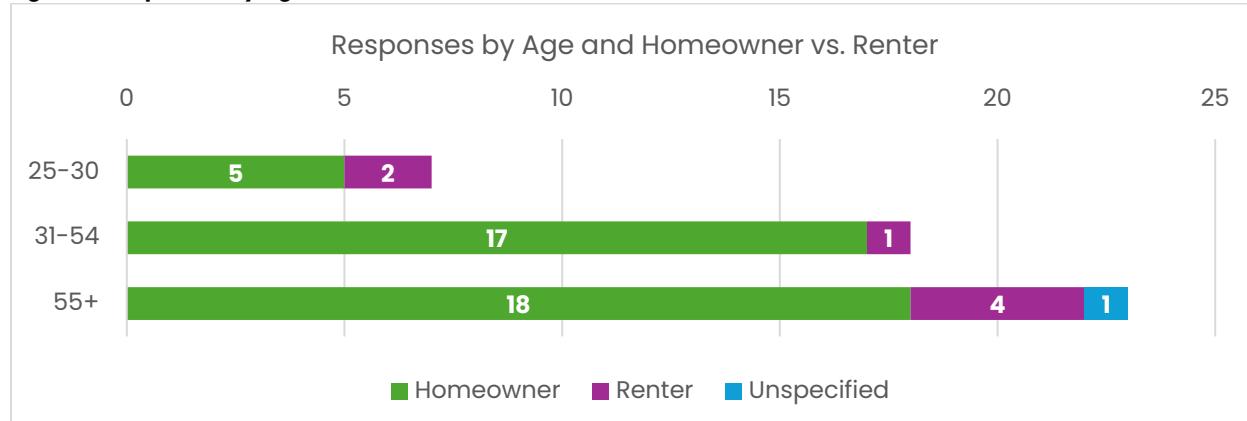


Figure 2 provides a breakdown of responses by age and homeowner vs renter status. In total, 43% (23) of respondents are over 55 years old, 33% (18) are between 31-54 years old, and 13% (7) are in the 25-30 range. The remaining 11% (6) did not identify their age.

**Figure 2: Responses by Age and Homeowner vs. Renter**



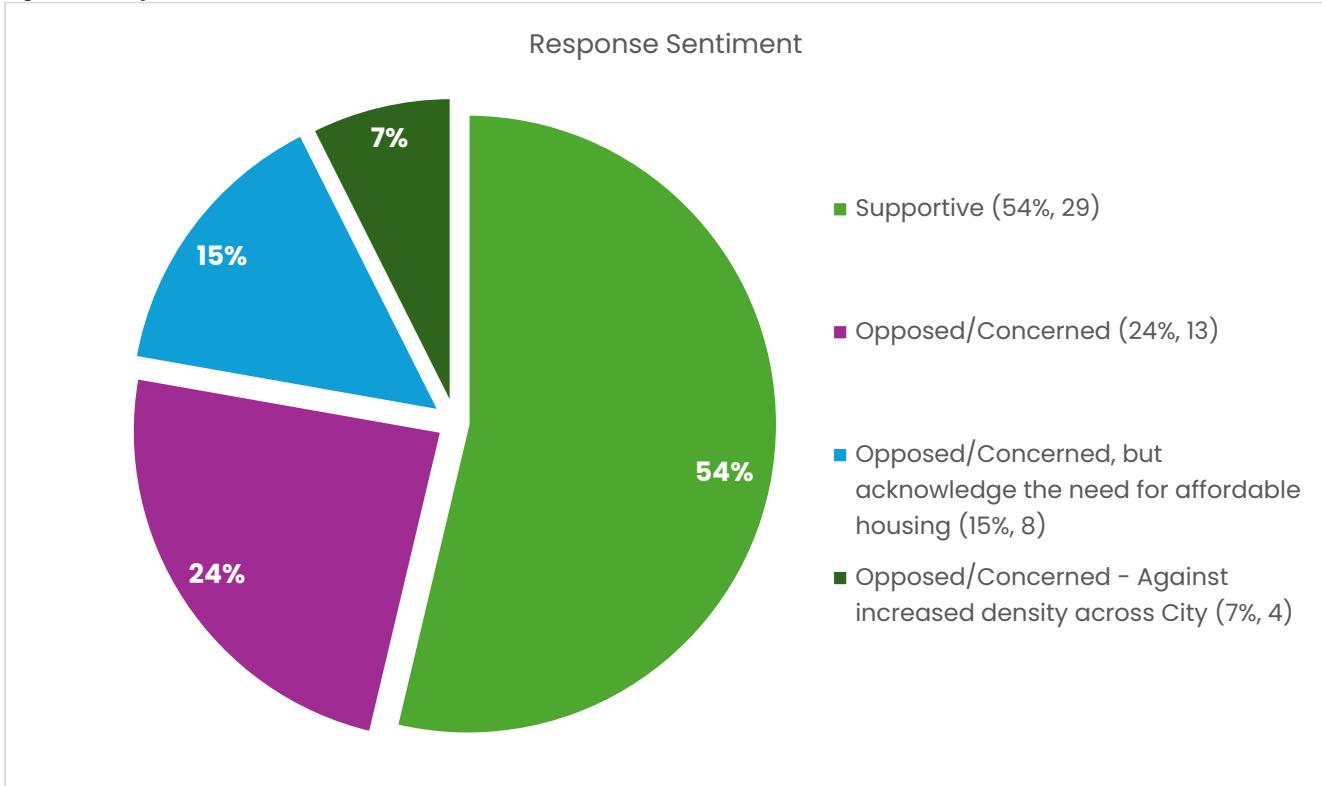
## Attachment 4

### RESPONSE SENTIMENT

Respondents were asked to provide feedback on the proposed development in the feedback form. Responses were categorised as generally supportive of the development (54%, n=29) or opposed/concerned (46%, n=25) based on the comments received (Figure 3).

Of the 25 responses opposed to or concerned about the development, 8 respondents (15% of total responses) mentioned that, although housing is needed in Nelson, this type of development would be better suited to another location. Another 4 (7% of total responses) were opposed to increasing density anywhere in Nelson.

**Figure 3: Response Sentiment**



## Attachment 4

### KEY THEMES FOR ALL RESPONDENTS

In addition to general sentiment, several key themes from the responses were identified. Many responses were multifaceted and covered multiple themes. Table 1 provides an overview of the key themes identified. There was little overlap in the themes identified in the supportive responses and the concerned/opposed responses, with only 6 themes found across both response categories (highlighted in with **bold**).

**Table 1: Key themes of total responses**

Theme	Count (n=54)	Percentage (n=54)
Meets community needs	18	33%
Building too big/tall	18	33%
<b>Parking/Traffic Concerns</b>	<b>17</b>	<b>31%</b>
Need safe, affordable rentals	14	26%
Does not fit in with neighbourhood	15	28%
Good for community/economy	11	20%
<b>Concerns about impact of other developments</b>	<b>12</b>	<b>22%</b>
<b>Infrastructure capacity</b>	<b>11</b>	<b>20%</b>
Bad location	8	15%
Good location	7	13%
Cost of living	7	13%
Lack of community engagement	6	11%
<b>Public transit</b>	<b>6</b>	<b>11%</b>
<b>Landscaping/Community Greenspace</b>	<b>5</b>	<b>9%</b>
Does not align with OCP	5	9%
<b>Sidewalks</b>	<b>4</b>	<b>7%</b>
Need family housing	4	7%
Far away from core/services	4	7%
Too close to neighbours	3	6%
Housing report growth targets too high/unrealistic	3	6%
Blocks views	3	6%
Minimal impact to neighbours	2	4%
Privacy concerns	1	2%

## Attachment 4

### KEY THEMES FOR RESPONSES IN SUPPORT

Table 2 breaks down the key themes among the supportive responses. The three most prevalent themes highlighted were:

1. The development meets community needs – 62% of supportive responses (n=18)
2. Nelson needs more safe, affordable rental units – 48% of supportive responses (n=14)
3. This type of development will provide long-term benefits to the community – 38% of supportive responses (n=11)

**Table 2: Key themes in responses in support of the development**

Theme	Count (n=29)	Percentage (n=29)
<b>Meets community needs</b>	<b>18</b>	<b>62%</b>
<b>Need safe, affordable rentals</b>	<b>14</b>	<b>48%</b>
<b>Good for community/economy</b>	<b>11</b>	<b>38%</b>
Cost of living	7	24%
Good location	7	24%
Public transit	2	7%
Minimal impact to neighbours	2	7%
Infrastructure capacity	2	7%
Parking/Traffic Concerns	1	3%
Sidewalks	1	3%
Concerns about impact of other developments (e.g., Nelson Health Campus)	1	3%
Landscaping/Community Greenspace	1	3%

## Attachment 4

### KEY THEMES FOR RESPONSES IN OPPOSITION

Table 3 details the key themes identified in the responses opposed/concerned with the development. The three most common themes were:

1. The building is too big or too tall – 72% of opposed/concerned responses (n=18)
2. Concerns about increased traffic and lack of parking – 64% of opposed/concerned responses (n=16)
3. The development does not fit in with existing neighbourhood – 60% of opposed/concerned responses (n=15)

**Table 3: Key themes in responses opposed to/concerned about the development**

Theme	Count (n=25)	Percentage (n=25)
<b>Building too big/tall</b>	<b>18</b>	<b>72%</b>
<b>Parking/Traffic Concerns</b>	<b>16</b>	<b>64%</b>
<b>Doesn't fit in with neighbourhood</b>	<b>15</b>	<b>60%</b>
Concerns about impact of other developments (e.g., Nelson Health Campus)	11	44%
Infrastructure capacity	9	36%
Bad location	8	32%
Lack of community engagement	6	24%
Does not align with OCP	5	20%
Landscaping/Community Greenspace	4	16%
Need family housing	4	16%
Public transit	4	16%
Far away from core/services	4	16%
Sidewalks	3	12%
Too close to neighbours	3	12%
Housing report growth targets too high/unrealistic	3	12%
Blocks views	3	12%
Privacy concerns	1	4%

## Attachment 4

### **APPENDIX A – FEEDBACK FORM RESPONSES**

Feedback forms are enclosed. Personal information has been redacted.

## Attachment 4

### APPENDIX A – FEEDBACK FORM RESPONSES

Response ID	Age	Renter/Homeowner	Verbatim	Sentiment
1	55+	Homeowner	<ul style="list-style-type: none"> <li>-I generally think the project is positive</li> <li>-I think there are some unavoidable impacts that come with any change in a neighbourhood.</li> <li>-I have serious concerns around transportation (bus routes, scheduling, days of operation) that need to be addressed before the project proceeds.</li> <li>-I believe that the are allotted to bicycle storage and usage has been over emphasized and on site automobile parking is inadequate and is being minimized and is not in touch with the realities of the location.</li> <li>-Site location is a concern as this was at one time a creek bed.</li> <li>-What consideration has been given to infrastructure given the building of the health campus. Where would required services be located?</li> </ul> <p>Best wishes</p>	Supportive
2	55+	Renter	<p>This looks like a very very good idea.</p> <p>The way this is laid out will be a great use of land. It helps the big need in this area. Nelson should be looking for more properties like this so this could be replicated on at least five to ten more sites.</p> <p>I fully support this project! It looks well thought out and a real help to the Nelson community! Well done!!</p>	Supportive
3	31-54	Homeowner	<p>This structure is too tall for the neighbourhood. Many houses will have sight lines obstructed and be in perpetual shadow! The schematic is misleading – no green space will be left. I am not anti housing but this location is inappropriate. The growth targets in the housing needs report are unrealistic for a town of this size – such rapid growth will put a strain on other infrastructure including medical and education systems (it is already impossible to find a family doctor for existing residents). How do you plan to ensure this houses existing Nelson residents?</p> <p>I fully support the proposed project on Front St --&gt; this is an appropriate location for multistorey housing. This is a single family home area that will already become much more congested due to the Interior Health campus.</p> <p>Also – was consideration given to long term demographics? We have a shrinking population.</p> <p>Too tall! Support Front St Location!</p> <p>Please review the complete inventory of possible sites.</p> <p>This project does not align with the OCP!</p> <p>What is the point of having an OCP if projects do not align with it?</p> <p>The scale and density do not fit with the neighbourhood density and neighbourhood character. Please reduce scale or find another location for this project.</p>	Opposed/Concerned
4	31-54	Homeowner	<p>I am on the Nelson Housing Committee and advocate for adults with diversabilities in Nelson and area. Highly subsidized and rent-geared-to-income housing is very important for the individuals I support to find housing and live as independently as they can. I'd love to see a strong partnership with CLBC[?] and how to support their folks. I appreciate housing options for these folks and Share has a vision that works well for their affordability needs.</p>	Supportive
5	31-54	Homeowner	<p>I am very grateful for the proactive response to the housing crisis from SHARE Nelson's staff and board members. Building non-market housing is one of the key solutions to ensuring that all community members, regardless of their income and generational wealth, have access to quality, affordable housing. I believe this community should be for everyone. And I think SHARE Nelson is ensuring that future for all.</p>	Supportive
6	25-40	Homeowner	<ul style="list-style-type: none"> <li>-Concerned that there has not been enough community engagement</li> <li>-This is not the right location for a building of that size</li> <li>-Does not blend in to surrounding neighbourhood</li> <li>-I recognize the need for housing but 5 stories is excessively tall</li> </ul>	Opposed/Concerned
7	31-54	Homeowner	<p>It is crucial that housing developments like this are built to help address the vast shortage of housing in the community. This will be a game changer for local workers to be able to find a place to live and for business owners to be able to find workers.</p>	Supportive
8	31-54	Homeowner	<p>I think the housing development is vital to meeting the growing needs of the city, especially with such increased housing costs – it is not possible for younger people, students, care workers etc. to be able to afford housing without new initiatives to create this kind of housing opportunity.</p> <p>Also with the new build of health care facility we will need housing for the increase of health care workers that will take care for the elderly community – without this housing we will not be able to keep the work force needed.</p>	Supportive
9	55+	Homeowner	<p>Yes please very happy this is happening and I fully support the rezoning application.</p> <p>I would prefer all units be mid to lower income supported and no one would have rent exceeding 30% of their income.</p> <p>The idea that someone renting a studio to one bedroom would have to make 80K+ (per Nelson housing market analysis) is shocking and rent costs should be held down by any means possible for the economy to thrive financially, not just thrive.</p>	Supportive

## Attachment 4

### APPENDIX A – FEEDBACK FORM RESPONSES

Response ID	Age	Renter/Homeowner	Verbatim	Sentiment
10	31-54	Homeowner	<p>The issues of the project</p> <p>1.The scale is too large for adjacent to residential homes</p> <p>2.There are other locations that would better suit this scale of build</p> <p>3.This site should be either parking or a structure more aligned with the character and size of the homes already existing in this neighborhood</p> <p>4.This is a much needed parking lot</p> <p>5.I understand we need housing and that a certain scale of build is economical. Then if this is all that can be built another location is needed</p> <p>6.Our community reached out to Share about this in Oct and had 2 different meetings in Nov about this and no steps have been taken to address these concerns. Ie understand what other land near the college could be a better site. They express that they are just doing with what the city has offered. Yet the city says it is up to Share to research these other options. There seems to be a communication break down. As community members we have been asking questions and not getting answers for 4 months now. We have asked that instead of rushing this project through to meet a grant funding deadline that the city, Share and the community have a open transparent discussion about the developments to happen around the college and see what would make the best plan for the most positive outcome. Perhaps there is a smaller project that would be next to these residential homes and one that will have less density and less noise and light pollution on these homes. There is a solution, please include the neighborhood of this community in this discussion.</p>	Opposed/Concerned
11	55+	Homeowner	<p>I fully support this project as absolutely necessary.</p> <p>1.To house people who cannot afford to own and need affordable housing in order to thrive in Nelson.</p> <p>2.The property is a good site, based on the available land for projects of this size and the housing need.</p> <p>3.The project is timely in that the BC gov't is mandating the creation of more housing and facilitating that housing with funding, available now.</p> <p>4.The project really has a minimal impact on neighbouring houses – it impacts only 5 or 6 houses.</p> <p>5.Transportation and traffic will increase in the area as the need for workers to access the health facility will make that happen anyway.</p> <p>6.This appears to be a well-researched project and very viable.</p>	Supportive
12	55+	Homeowner	<p>Why wasn't consultation done earlier?</p> <p>I am concerned about traffic on Fell St with this and the new IHA building.</p> <p>This is a low density neighbourhood, and should remain as such.</p> <p>What % of housing in Nelson is for low income residents? And how does this compare with other communities in BC. It seems higher than most.</p>	Opposed/Concerned
13	31-54	Homeowner	<p>I do not believe that with the new health campus already going in and no idea of the impact on infrastructure that will impose when opened, it is too early to assume traffic impact. Also low income housing the outskirts of town is not good for commuters without vehicles. Also it seems that the biggest need for housing is family size apartment 2-3 bedrooms. This project does not accommodate families.</p>	Opposed/Concerned
14	31-54	Homeowner	<p>-Inappropriate location for a building of this size</p> <p>-Why does this development need to take place on city property?</p> <p>-Why can't Share purchase land in a more conducive part of town to better fit the neighbourhood, you're not paying for it regardless.</p> <p>-There is very little family sites in town, why not townhouses on this site?</p> <p>-In conjunction with the 3 other proposed developments of this type what evidence do you have the need will be there once its built?</p> <p>-Why are no other communities building similar projects?</p> <p>-Who did the study on Nelson's Housing Needs? Does that company have a vested interest in the project?</p>	Opposed/Concerned
15	31-54	Homeowner	<p>This building is too high for the site! It will completely overshadow the homes on the even side of tenth and eleventh. If it was only 2-3 stories it would fit into the existing neighbourhood as it say in the OCP that all new buildings should. The impact of the new IH campus on traffic and parking has not yet been determined – so to add another 48 units to this corner is premature. It feels like the City of Nelson is trying to fit a square peg into a round hole. It reminds of the 70s when everybody was in a rush to build malls – so we ended up with a mall on the water!!</p>	Opposed/Concerned
16	31-54	Homeowner	<p>I support this type of development. The location appears suitable (I am not an expert in any related field!)</p>	Supportive
17	25-40	Homeowner	<p>I live half a block from the proposed location on Fell St. My main concerns are the proposed height increases that block the views, where are the 42 cars that currently park there going to go (I counted them walking by today), and how the public transit needs are going to be addressed as there is a tiny 8x4 bus stop pad in front of my house that would not be [adequate] for increased volume or wanted. I also have concerns with increase traffic to the area as we have young kids and specifically bought in Fairview because of the lack of traffic. Currently, I'm strongly opposed to the design and this proposal until the above concerns are met.</p>	Opposed/Concerned
18	55+	Homeowner	<p>Rather simple:</p> <p>-Community needs this style of development</p> <p>-Design is another issue most folks are not qualified to comment on therefore I would suggest more public discussion</p>	Supportive
19	31-54	Homeowner	<p>I understand the need for more housing, and appreciate the desire to build affordable housing.</p> <p>However, I have serious concerns about privacy. As a nearby resident to the proposed development, I won't be able to be in my backyard without 5 stories of people being able to see me. It's a very uncomfortable feeling.</p> <p>If the building were, say, 3 stories, it would feel much less invasive.</p> <p>I think increasing density (in a more 'gentle' way) across the city is more likely to develop necessary housing while maintaining the character of the town and neighbourhoods.</p>	Opposed/Concerned

## Attachment 4

### APPENDIX A – FEEDBACK FORM RESPONSES

Response ID	Age	Renter/Homeowner	Verbatim	Sentiment
20	31-54	Renter	<p>I believe that this project is needed to take care of people that need to be supplemented in their cost of living. I believe this is a great project if done properly. As the population grows, it will be more needed than ever. Last year as a homeowner, I paid \$5700 combined after both property tax and W/S/G. in 2004 when I first bought my home it was \$2400 for the year. Incomes have not kept up with cost of living and this needs to change. Nelson has become too expensive for people to live in – this project is a necessity.</p>	Supportive
21	25-40	Homeowner	<p>It's the wrong building for the spot. We need more family housing. What about parking and traffic. It's too big and blocks mountain views.</p>	Opposed/Concerned
22	55+	Unspecified	<p>Do we not need more deeply affordable housing, as the shortage of housing has driven pricing through the roof. As a single working mature individual I can no longer afford a decent living space that is clean, safe and affordable.</p> <p>What happens if an individual's income goes down? I.e., work shortage layoff, retire pension.</p> <p>Thank you all for your time and information.</p>	Supportive
23	55+	Homeowner	<p>I attended onsite meeting in December. I have lived at my residence since 1988. My concerns are as follows:</p> <ul style="list-style-type: none"> <li>-Why are the people of Nelson building apts for people to come here?</li> <li>-Locally (to the site) my concerns are congestion in our area – parking already from local home rentals, multi tenant buildings along with Selkirk college facility and students also mountain lakes and the new health campus the available parking will become the major issue. The overflow onto the local residential streets will become overwhelming. Take the 60-70 cars using the lot now. Where do they go? We all have issues with people parking where we park. Driving up Eleventh and Davies Sts many times only 1 lane with parked cars.</li> <li>-What about other city properties?</li> <li>-Behind cottonwood autobody Railtown</li> <li>-Railway St adjacent to above lot – 3 old homes</li> <li>-Park lot behind Selkirk Vet off Govt Rd</li> </ul> <p>We need a community meeting so Nelson residents can comment</p>	Opposed/Concerned
24	55+	Homeowner	<p>No issues. Nelson is needed affordable housing. Nelson should be a town for everyone, not just the elite. Our world needs to be more inclusive. These units are for working people that are helping our community thrive.</p>	Supportive
25	25-40	Renter	<p>The housing project is very needed within the community. Anyone who rents within the community knows how expensive and unavailable stable housing is. There are difficulties in finding housing.</p> <p>Many suites are not legal, are unsafe and do not create a good long term solution for people who want to make Nelson their home.</p> <p>I fully support any proposed solutions that allow independent living and support working class adults who want to have a safe and convenient home within our city.</p> <p>Non-profit housing solutions are the benefit to the community that we need.</p>	Supportive
26	55+	Homeowner	<p>This area of Fairview is single family dwellings. It is becoming highly congested due to the college, Mountain View, and the new IHA campus. The streets are narrow and on a bus route.</p> <p>I totally disagree with the building variance request to increase the height to five stories! I also object to the request to rezone this property. Leave the OCP as is!</p>	Opposed/Concerned
27	55+	Homeowner	<p>I am in support as we need affordable housing and building this way is efficient.</p> <p>I think neighbours will not be impacted much.</p> <p>Let's go for it!</p>	Supportive
28	Unspecified	Homeowner	<p>After attending the open house regarding the Fell St project I have decided to reply.</p> <p>While there was huge discussion regarding many topics associated with this project, for me it boils down to the following:</p> <ul style="list-style-type: none"> <li>-The Official Community Plan (2015) has as one of its objectives is to "maintain the integrity and character of [??] residential neighborhoods and to integrate new multi unit housing within established neighbourhoods in a manner which is compatible with the scale and character of adjacent structures"</li> <li>-This project in no way meets that objective – no amount of "orientation or positioning" is going to mitigate the impact on the homes next to the development.</li> <li>-The OCP also states that "development permits will ensure that developments are compatible with the scale and character of the surrounding neighborhood"</li> <li>-I understand that the OCP is under review and changes are going to be made.</li> <li>-This to me seems to be an attempt to make the OCP fit the development not the other way around.</li> <li>-I cannot see how the city would be able to reject similar future developments once this precedent has been set.</li> <li>-Finally I don't know if anyone has considered the fact that this neighborhood, over the last 20 years or so has been subjected to huge construction projects.</li> <li>-The effects of constant construction noise, increased traffic (which will only increase once the health campus opens), congestion and constant dust cannot and should not be discounted.</li> <li>-For years we have heard that people move here because of the quiet and quaintness of the city and its neighborhoods. Once these are lost we become another Kelowna.</li> </ul>	Opposed/Concerned
29	31-54	Homeowner	<p>I support this project 100%. Very needed.</p>	Supportive
30	Unspecified	Unspecified	<p>-Appreciate it being set back from nearby homeowners</p> <p>-Is it possible for a micropark?</p>	Supportive

## Attachment 4

### APPENDIX A – FEEDBACK FORM RESPONSES

Response ID	Age	Renter/Homeowner	Verbatim	Sentiment
31	25-40	Renter	<p>I am emailing to submit my feedback form for the Fell Street Affordable Housing Development. Thank you for all of the advocacy work you folks have done, this should be the #1 priority for everyone in the community. The impacts of affordable housing have ripple effects across the entire community and region. It is foundational to sustainable development.</p> <p>I think it is incredible that another development is being proposed in the Nelson area, especially for the working class. Affordable housing has often neglected the majority of workers in Nelson as they do not fall under the poverty line, but do in fact teeter back and forth. I have seen countless people leave [town], causing major brain drain for the community, government agencies, and other organizations in the area strictly because of the lack of affordable housing. Locals earning \$80,000+ a year cannot afford to rent their own apartment, let alone own their own house. I thus feel it is crucial that these units (as stated in your plan) go toward the working class so this community continually has access to staff for long term care facilities, hospitals, non-profits, etc., in order to fuel economic, social, and cultural development in the Nelson area. I think this location is perfect as it has close proximity to a local high school, Selkirk college, and the new Nelson Health Campus.</p> <p>Thanks for your hard work and I look forward to following this project.</p>	Supportive
32	55+	Renter	<p>Creating affordable housing is a much needed element of ensuring a sustainable community.</p> <p>As a person on a limited income increasing rental options is great to ensure safe options for living.</p> <p>The breakdown of suites and the range of options is very reasonable.</p> <p>Developing this property will allow accommodation for those working in the immediate area.</p> <p>I was and am a supporter of Share Housing since the inception of the idea for the first building and am thrilled to see it now advocating for another.</p>	Supportive
33	Unspecified	Homeowner	<p>To big to fast</p> <p>Traffic*</p> <p>No sidewalks</p> <p>*To much</p> <p>From our area – I hope –</p> <p>What is wrong with the lot across street where gravel is? Perfect spot there. Not in so many backyard.</p> <p>Sad that this is making not one but two families already moving – down to sixth street. One family just bought the house now they are moving.</p> <p>The other family renovated and are think of moving. To close to them. No drugs yah.</p>	Opposed/Concerned
34	25-40	Homeowner	<p>Where is any acknowledgement on what this project will do to the neighbourhood and people who will endure countless hours of construction? This 5 storeys (and its proximity to its neighbours) honestly feels dangerous for a town. This isn't a city. Approval for this means more 5 storey buildings everywhere.</p> <p>Share seems like a great initiative that has empathy for community members and humans that simply need a place to live and thrive.</p> <p>But I am disappointed to not see any evidence of empathy for existing community members who cherish this neighbourhood.</p>	Opposed/Concerned
35	55+	Renter	Great opportunity for people to be homed and bring work value into our community. Creates jobs to build and our city to expand.	Supportive
36	55+	Homeowner	<p>It is wrong to build high density right against low density houses!</p> <p>It is not fair to low income people to house them outside the core services area.</p> <p>Whatever is built please locate as far as possible from existing houses. And as few stories like only 3... Thanks.</p>	Opposed/Concerned
37	25-40	Homeowner	<p>I support more housing in our community. I know there are needs. I am concerned with the scale of this project in our mostly quiet residential neighborhood. So many toddlers and young kids (15+ in a block) who play in front of their houses and walk on the local streets, which now won't be as safe. More sidewalks needed. More bus service needed.</p> <p>Does the community need more housing? Yes</p> <p>Is this lot the best, most appropriate place for a 5+ storey apartment building? Probably not.</p> <p>Would a smaller building be more appropriate? I think so.</p>	Opposed/Concerned
38	55+	Homeowner	<p>This seems too big for the lot it is on. Where is everyone going to park. There was no consultation before they started cutting down trees.</p> <p>The streets are too narrow.</p>	Opposed/Concerned
39	55+	Homeowner	<p>I disapprove of this development. We need that parking lot as is or people will be parking everywhere. I have off street parking but why [??] I have to have other peoples cars blocking my views or taking up spots. That new facility is going to be paid parking for staff so you know where the extra 100 or so workers are going to be parking? Right – on my street. And what about Selkirk College and who still parks on that lot – where are they going to park.</p> <p>Why don't you build these places outside of Nelson – in the countryside.</p> <p>How about the water supply – where will it come from?</p> <p>I don't want anymore housing built.</p> <p>To many little boxes already.</p>	Opposed/Concerned
40	31-54	Homeowner	This project looks fantastic and hits the needs of the community. I hope it gets approved.	Supportive
41	31-54	Homeowner	<p>Appears to be needed, purposefully designed, well-located, and mitigative of many community concerns. I'm supportive of this high density addition to Nelson's housing inventory.</p> <p>Many landlords will be opposed to any impact to the high rents they charge for profit, including this development. Please take their feedback for what it is – treating a human right like a commodity to be traded. That opinion should hold minimal sway!</p> <p>Please build it – and more!</p>	Supportive

## Attachment 4

### APPENDIX A – FEEDBACK FORM RESPONSES

Response ID	Age	Renter/Homeowner	Verbatim	Sentiment
42	Unspecified	Homeowner	<ul style="list-style-type: none"> <li>-Great</li> <li>-Housing desperately needed</li> <li>-More affordable the better for a more well rounded vibrant community</li> <li>-Area is more suitable for an apartment block – lot of institutions and single family houses in area – needs some balance to increase the density of housing in area</li> <li>-Nelson need affordable housing that supports people who do all the essential jobs in community</li> <li>Fully support it!</li> </ul>	Supportive
43	31-54	Homeowner	<p>Thank you for providing the opportunity for us to learn more about the proposed SHARE Fell housing project. It is clear that our community really needs more affordable housing to provide for healthcare workers, students, and single parents. It looks like this building will fill their need and is in a perfect location as it is so close to the new interior health campus and the college.</p>	Supportive
44	55+	Homeowner	<p>Myself and our family are not in favor of a 48 unit project. We feel the project is too large for the site. 5 stories and required variances and rezoning... Share is pushing us (the immediate local residents) too hard.</p> <p>The city has provided funding for the project. How can the city not be in a conflict of interest! I do not like a process where the city government itself has a vested interest in approving the project and giving green light to rezoning.</p> <p>As I live near the proposed site, I see the narrow sharp corner at eighth &amp; Fell as dangerous. I have seen a lot of close calls there and know of some accidents at this location, city should reduce not increase traffic at this location!</p> <p>We moved to Fairview in 2009. We liked the area and mix of housing and nature. Since then, we have seen the city approve rezoning of Alpine Lk Suites, the province build the large new health center with zero community input and now this project. We are getting fed up with government forcing and approving projects in our neighborhood that don't fit the zoning. You make us want to move.</p>	Opposed/Concerned
45	55+	Homeowner	<p>Nelson becoming increasingly expensive to live – many have to live in Castlegar/Trail etc. and travel to Nelson to work – added expenses (travel etc.)</p> <p>Desperate need of affordable housing. This development will help towards addressing this problem.</p>	Supportive
46	55+	Homeowner	<p>I would like to see a Shadow Study to see how the proposed development would impact the houses directly next to the property. I am concerned that the entrance to parking both above and below ground will be a problem as folks will be turning left to enter.</p> <p>I'm concerned with the landscaping on the side facing the laneway. I don't want it to be a blank concrete wall. I hope that natural grasses and trees might be considered to mitigate the aesthetic effects of the proposed development.</p> <p>I do support affordable housing. I hope the variances that need to be approved for height and set-backs do not make this a hardship for neighbours. This will drastically change the neighbourhood and every effort, via landscaping must be made to integrate it into the property and the surrounding houses/neighbourhood.</p>	Opposed/Concerned
47	31-54	Homeowner	<p>Given the lack of affordable housing in Nelson and the flow-on consequences of that, I support projects like this. A few things that I believe should be considered:</p> <ul style="list-style-type: none"> <li>-Increased transit service to the location.</li> <li>-Consideration of retail zoning if a small grocery store would be interested in opening in the area.</li> <li>-Improvement of sidewalks in the area to provide safe walking to nearby amenities and the highway</li> </ul>	Supportive
48	Unspecified	Renter	I support the housing development as a renter that struggles to pay bill	Supportive
49	55+	Homeowner	<p>Affordable housing desperately needed in Nelson. For far too many people, rentals are becoming prohibitive.</p> <p>This project will alleviate some of the problems, realizing much more is needed.</p>	Supportive
50	55+	Homeowner	I am fully supportive of this project.	Supportive
51	Unspecified	Unspecified	<ol style="list-style-type: none"> <li>1.The lot is now used as student parking for about 40 cars. Where will they park when construction starts? It is hard to get a spot to park when classes are in already.</li> <li>2.Concerns about increased traffic in our residential neighbourhood and there are no sidewalks. Many people use Fell Street to walk their dogs etc.</li> <li>3.The transition from single family houses to a five storey building is too abrupt.</li> <li>4.Although not a concern for us, there seem little thought was given to smoke rising from houses wood stoves that would blow against the west side of the building which is only about 20 feet from the houses</li> </ol>	Opposed/Concerned
52	55+	Renter	Nelson is maxed out. We do not have space. The solution is not more housing. We need more infrastructure before we invite more people in.	Opposed/Concerned

## Attachment 4

### APPENDIX A – FEEDBACK FORM RESPONSES

Response ID	Age	Renter/Homeowner	Verbatim	Sentiment
53	55+	Homeowner	<p>I am opposed to the size of this development, and the bad impact that it will put onto the neighbors. My son's and his young family are totally impacted by this bad decision.</p> <p>From attached letter:</p> <p>Please Reconsider / Modify the Fell Street High Density Housing Project:</p> <p>Dear SHARE Nelson Board/staff, Nelson Mayor and Council, and City Manager Kevin Cormack</p> <p>We would like to thank the Share Nelson Board members and staff, and City Councillors who have taken the time to meet with us in person or discuss our concerns over the phone or email.</p> <p>We would also like to thank Share Nelson for the modified plan that has moved the proposed building away from some of the directly affected residents. However, the proposed building is still very close to the houses on Tenth street and still very tall.</p> <p>Here is a summary of the issues as we see them, and some proposed solutions:</p> <p>Background:</p> <ul style="list-style-type: none"> <li>-Nelson clearly needs more housing</li> <li>-SHARE Nelson has been provided opportunities and their current proposal is 5 story high density complex at 1306/1308 Fell Street, directly abutting and towering over low density (R1) residential housing</li> <li>-The City is just getting the ability to permit 5 story buildings (e.g., a new fire truck apparently).</li> <li>-Current OCP says High Density should occur in other designated areas and lower buildings elsewhere.</li> <li>-City Council recently approved a new housing report requiring more housing units in Nelson: <ul style="list-style-type: none"> <li>oHowever, student housing is being built to house more students from the College, reducing the need to student housing elsewhere in town (and freeing up some single- person housing).</li> <li>oAlso, Foreign student and Immigration numbers are being reduced, reducing some pressure on single-person housing as well.</li> </ul> </li> </ul>	Opposed/Concerned
55	31-54	Homeowner	<p>There is mention of a parking and traffic assessment being conducted. Will the results be available before the rezoning application can move forward? The increased traffic flow during the construction of the new interior health building has already led to a few close calls for me while out walking with my daughter and dog. That has just been from construction crews. I am assuming the daily flow of traffic will greatly increase once the building becomes operational later this year. Adding 48 new units is going to increase the traffic flow again and its concerning that the project is moving forward without a complete traffic assessment that takes into account the future traffic increases from the interior health building.</p> <p>The building size is unreasonable. It is going to stick out as it towers above all other buildings in the area, most of which are 1950's bungalows. It is going to wipe out all natural light to at least 4 family homes along 10th and 11th. The buildings that were shared for comparisons are built into a slope so the height is offset and the impact is less dramatic. This is also the case for the newly built interior health building. It seems a compromise could have been reached here to have a building that fits in with the current landscape of the neighbourhood.</p> <p>The building doesn't appear to have sufficient parking. I have some concerns with on street parking becoming a problem with an additional 48 units being added to the area on top of the additional flow of traffic that the interior health building will bring. There are already issues with students taking up space along fell and tenth street. The site of the proposed development also currently acts as a parking lot so those cars will be displaced.</p> <p>More of a city issue but has there been any assessment done on the impact to city infrastructure, particularly water and electricity supply. We seem to run on water restrictions most of the summer and there appear to be a number of large scale developments, both affordable and grossly unaffordable (golf course) planned for the coming years. I'm sure its been done but I havnt heard anything in that regard. It would seem like a necessary pre-requisite that the city expands its infrastructure prior to expanding developments across Nelson.</p> <p>Will Selkirk and Interior Health employees get preference for accommodations? If that's the case the location would make sense, if not its not a great location for commuting to town or elsewhere without a vehicle. Biking is out of the question for most people unless they can afford an electric bike. The bus may work for some but the 2 doesn't run on Sundays any many of the typical employment types mentioned in the handouts would work on Sundays. Are there any plans to improve the bus schedule to 7 days a week? Will there be a new stop in place to accommodate the increased usage from both the new development and interior health.</p>	Opposed/Concerned

# Attachment 5

February 12, 2025

VIA Electronic Delivery  
City of Nelson  
310 Ward Street  
Nelson BC, V1L 5S4

**RE: SHARE Housing Initiative Final Requirements – 1306 and 1308 Fell Street**

Dear Ken Bourdeau,

This letter provides the final requirements for the SHARE Housing Initiative Society (SHARE) application to amend the Zoning Bylaw and Official Community Plan (OCP) to facilitate their proposed development on Fell Street. This letter summarizes responses to key themes heard through engagement as well as responses. Enclosed with this letter are the following documents:

- 1) What We Heard Report (WWH) summarizing community feedback from the open house.
- 2) Traffic Assessment and Management Study (TAMS) completed by Bunt & Associates Engineering.
- 3) Shadow Analysis by Cover Architecture.

Below is a summary of the considerations for the application and the following pages provide detailed responses to key themes from the engagement process.

- The need for affordable housing is well documented in the City of Nelson Housing Needs Report (HNR) and reflected in engagement feedback. This development represents 48 of the estimated 457 rental housing units estimated to be needed in Nelson by 2026 in order to address current future housing need and stabilize the housing market.
- Some respondents oppose height and form, but most recognize the need for more affordable housing. The proposed design aims to reduce impacts on neighbours by siting the building as far from existing homes as possible and orienting the building to Fell Street. The following ideas were presented during the open house and we will strive to incorporate these ideas into the final design:
  - Develop a landscaping plan that includes trees a vegetated buffer between the subject property and neighbours to the west/northwest.
  - Avoid tree removal where possible.
  - Incorporate landscaping or other treatment that softens the parking structure wall and creates separation from the laneway and the underground parking access.
  - Consider adding a playground or outdoor gathering area.
  - Construct sidewalks along the frontage of the property if there is a broader, planned pedestrian network that the sidewalks connect to.
- The Traffic Assessment and Management Study (TAMS) supports the development and does not identify any significant impacts to traffic on local roads or concerns about parking demand as a result of this development. The development includes Transportation Demand Management (TDM) features to reduce reliance on personal vehicles, including two carshare spaces/vehicles (for residents and the broader community), indoor and secure bicycle parking for tenants, and

## Attachment 5

close proximity to transit. The proposed development meets the City of Nelson parking requirements and does not require a variance.

- The City selected this property because it is City-owned, in close proximity to Selkirk College and the Interior Health Campus, and on a transit route. Exploring alternative sites would require additional funds to complete due diligence and schematic design work. We anticipate the Community Housing Fund deadline will be the end of May 2025. It is unrealistic to secure funding for alternative sites and complete the work required to meet the end of May deadline. In addition, BC Housing may not support a request for additional funds to explore alternate sites when the current site accommodates the proposed development.

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### REPRESENTATION IN COMMUNITY ENGAGEMENT AND QUANTITATIVE DATA

As outlined in the WWH report, the open house was attended by 86 people and 54 feedback forms were received. The respondents include 80% (43) homeowners and 15% (8) renters. In addition, 43% (23) of the respondents are over 55 years of age. ***When reviewing the feedback, it is important to consider the voices that are not represented by the responses.*** In particular, the engagement findings do not strongly reflect the voice of renters and people who may be struggling to find housing in Nelson.

The needs of renters are reflected in the quantitative data in the City of Nelson Housing Needs Report (HNR). The HNR identifies a need for 457 rental housing units by 2026 and 1,315 rental units by 2041 (p.79). Table 1 below summarizes the number of rental housing units needed based on the HNR findings compared to the number of units being proposed in this development. The data confirms there is a strong need for rental housing and the proposed buildings' mix of rental rates addresses a spectrum of need in one building.

**Table 1: Number of Housing Units Needed in Nelson Compared to Proposed Development**

Rental Rates	Number of Housing Units		
	5 Year (by 2026)	Proposed Development	Remaining Unmet Need
<b>Market Housing</b>	262	14	248
<b>Affordable/Below-Market</b>	139	24	115
<b>Deeply Affordable</b>	56	10	46
<b>Total</b>	457	48	409

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## KEY ENGAGEMENT THEMES AND RESPONSES/NEXT STEPS

The following section outlines responses to key engagement themes and actions that have been or will be taken to address key themes.

### **Height and Neighbourhood Character: 33% (18) of respondents indicated concerns about height and 28% (15) expressed concerns about impacts on the neighbourhood character.**

The proposed development is located on a property that represents a transition from single-detached residential to Institutional. The current zoning and OCP designation is for an Institutional use that would permit up to 3 storeys/12 m. The proposed building is 5 storeys/18m. We have completed a Shadow Analysis (enclosed) that illustrates the impacts of shadows on surrounding properties. The Shadow Analysis demonstrates that in spring and fall the western and northwestern neighbours are impacted by morning shadows and no neighbours are impacted mid-day or in the late afternoon. In the summer one neighbour (to the west) is impacted in the morning and no neighbours are impacted mid-day or in the late afternoon. In the winter, the entire neighbourhood is in shadows in the morning and late afternoon due to the mountain and low sun. Even during mid-day in the winter, the analysis finds that the mountain creates shadows before the building would in winter months.

We have considered a 4-storey building, but in order to maintain the 48 unit count the building would have a larger footprint and need to be sited closer to neighbouring properties. SHARE Housing Society seeks to maintain 48 units in order to achieve efficiencies for both operations and construction costs. Reducing the unit count will increase the cost to operate and construct each unit and ultimately weaken the likelihood of success for the BC Housing Community Housing Fund program.

The decision was made to pursue the 5-storey design because it can provide 48 units with a smaller building footprint and can be sited further from surrounding homes, at the corner of Fell and 11th Street, as far as possible from the neighbouring single-detached homes. In addition, the following design features have been incorporated to minimize impacts:

- The design includes a stacked townhome feeling, reducing the appearance of a high-density apartment building.
- The building is positioned uphill to face Fell Street to minimize the impact on the neighbouring homes.

The following ideas were presented during the open house that we will strive to incorporate into the final design:

- Develop a landscaping plan that includes trees a vegetated buffer between the subject property and neighbours to the west/northwest.
- Avoid tree removal where possible.
- Incorporate landscaping or other treatment that softens the parking structure wall and creates separation from the laneway and the underground parking access.
- Consider adding a playground or outdoor gathering area.
- Construct sidewalks along the frontage of the property if there is a broader, planned pedestrian network that the sidewalks connect to.

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**Traffic and Parking Impacts:** 31% (17) responses indicate traffic or parking concerns, including concerns about pedestrian safety, increased traffic on local roads, inadequate parking for tenants, and increased on-street parking on local roads.

The site is currently used as an informal parking lot primarily by Selkirk College and construction worker/contractors for the Interior Health site. Some respondents are concerned about where cars that currently park on the site will park in the future. The project team reached out to Selkirk College and confirmed the following:

- The reason Selkirk employees and students park on the site is because it is close to the Patenaude building. If the site is not available for parking, students and employees can park in the upper campus area near Mary Hall.
- Selkirk confirmed they do not have an overall shortage of on-campus parking at their 10<sup>th</sup> Street Campus.
- All parking at Selkirk College and at the site location is free of charge and Selkirk does not plan to start charging a fee for parking.

We do not anticipate the loss of this informal parking area will have significant impacts, given there is free and ample parking at the upper Selkirk campus.

The proposed development includes 38 parking spaces for residents (the building includes a total of 48 units). The TAMS supports the parking count and the proposed development does not trigger a variance for parking. The number of parking stalls proposed is based on anticipated demand from tenants across a mix of income types and parking statistics from comparable affordable housing developments in Nelson (see Section 4.2 of TAMS). Ten (10) of the forty-eight (48) units are deeply affordable units. Typically, tenants who qualify for deeply affordable units do not own vehicles. In addition, the development includes two carshare stalls that will be available to tenants and the broader neighbourhood as well as ample bicycle parking.

Respondents also noted concerns about traffic increasing on local roads and the lack of sidewalks and narrow streets creating an unsafe pedestrian environment. The issue of a lack of pedestrian and cyclist infrastructure is noted in the TAMS, but is a larger issue than this single development and requires investment into the broader network. The project team is open to constructing sidewalks along the frontage of the development if the City has plans for investment in the broader pedestrian network in the neighbourhood.

The TAMS modelling (Section 3) finds that the proposed development is anticipated to add 18 vehicles during the weekday peak hour. This translates to an average of 1 vehicle every 3 minutes added to the area network during peak periods (7:00-8:00 AM and 3:15-4:15 PM), which is considered minimal. The TAMS modelling finds that the road network will continue to operate well under capacity with V/C ratios of 0.12 or less. A V/C (Volume to Capacity) of less than 0.85 indicates that there is sufficient capacity to accommodate demands and generally represents reasonable traffic conditions in suburban settings. As a result, the surrounding road network is expected to operate well with the addition of the development traffic volumes.

## Attachment 5

**Location: 15% (8) respondents indicated the location is not ideal and questioned why other locations aren't being considered. 11% (6) expressed concerns that there isn't frequent enough transit service to the site.**

Nelson has significant geographic constraints for development and land availability. The site represents an infill property with existing municipal infrastructure. The land was put forward for affordable housing by the City of Nelson after reviewing City-owned land that could be made available for affordable housing. The land was selected for the following reasons:

- The site is fully serviced, flat and undeveloped.
- The site is intended to remain an open parking lot.
- Limited available City-owned lots (other City-owned lots prioritized for other initiatives).
- The site located in a central location for new staff at the Interior Health Campus, as well as students and staff from the neighbouring College Campus.
- The site is located on a transit route.
- The site has a covenant on title limiting uses to: education, cultural, recreation, or subsidized housing.

Exploring alternative sites would require additional funds to complete due diligence and schematic design work. We anticipate the Community Housing Fund deadline will be by the end of May 2025. It is unrealistic to secure funding for alternative sites and complete the work required to meet the end of May deadline. In addition, BC Housing may not support a request for additional funds to explore alternate sites when the current site accommodates the proposed development.

**Lack of Community Engagement and Misalignment with the OCP: 11% (6) respondents noted that there should be more community engagement and 9% (5) felt the proposal is misaligned with the OCP.**

The proposed development followed the same process as all developers are required to adhere to for new developments. Prior to submitting the proposal to Council, SHARE hosted a community open house (as per City requirements). SHARE has also made information about the development available on their website, has responded to email inquiries, and has met directly with residents that wish to speak with them.

The development requires an amendment to the OCP because the use is changing from Institutional to Residential. The OCP amendment is limited to a change to the Schedule B Land Use Map only. There are many policies in the OCP that support the proposed development, including:

- The City will consider leasing city-owned land for affordable housing purposes. (Page 46)
- To provide a diversity of housing options that are appealing, attainable, and affordable to all citizens, of all ages, abilities and income levels (p.26)
- Townhouses and apartment housing will be directed towards east Fairview near the Tenth Street Campus, Mountain Lake Seniors Community, and at certain nodes along Nelson Avenue and Anderson Street. (Page 44)
- Areas considered appropriate for multi unit residential housing are in proximity to bus routes, commercial services, existing multiunit residential development, or to a major community use (e.g. hospital) or educational facilities, such as the College and Health Campuses. (Page 44).

## Attachment 5

- The City will continue to work to provide a full range of housing types and tenure for current and future residents of all income, lifestyles, and abilities. (Page 46)

**Housing for Families: 7% (4) respondents expressed that Nelson needs family housing and the proposed development does not accommodate families.**

The bedroom typologies for the building were selected based on key findings in the City of Nelson's Housing Need Report (2024). Table 2 (below) summarizes the number of owner and renter units needed by bedroom type. For affordable and deeply affordable units, the strongest need is for studios and 1-bedroom units. For market units, there is a stronger need for 2-bedroom + units. The proposed development includes predominantly studio and 1-bedroom units because the development is focused on providing affordable/below-market housing, as opposed to market housing.

**Table 2: Number of Housing Units Needed by Housing by Affordability Level and Bedroom Type (Rent and Own)**

	Market		Affordable / Below-market		Deeply affordable		Total	
	5-year	20-year	5-year	20-year	5-year	20-year	5-year	20-year
0- / 1-bed	161	460	152	484	39	90	352	1,034
2-bed	260	741	33	108	8	20	302	869
3-bed	194	578	22	76	6	14	222	668
4+ bed	153	475	14	48	3	9	170	532
<b>Total</b>	<b>768</b>	<b>2,253</b>	<b>221</b>	<b>717</b>	<b>56</b>	<b>134</b>	<b>1,045</b>	<b>3,104</b>

Source: 2024 City of Nelson Housing Need Report

**Perceived Conflict of Interest: Though not strongly reflected in the feedback forms, during the open house there were questions about why the City is providing land for the development.**

It is common for municipalities to provide City land for no or low cost through long-term lease agreements with non-profit housing societies or seniors funders (BC Housing). In addition to providing land, many municipalities use a variety of regulatory tools to encourage affordable housing, including:

- Waiving or reducing Development Cost Charges.
- Providing funding for affordable housing developments through an Affordable Housing Reserve Fund.
- Reducing parking standards for affordable housing development.
- Pre-zoning land for higher density housing.

The provincial legislation has recently been strengthened (through Bill 16 and 44) to provide municipalities with stronger regulatory tools to support affordable housing.

## Attachment 5

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### CONCLUSIONS

Please contact the undersigned if you have any questions or require further information.

Sincerely,



Hillary Morgan, RPP MCIP  
Manager – Interior Region

Encl.

cc: M'akola Development Services – Kaela Schramm and Madelyn McPhee  
Cover Architecture – Max Vos Coupal and Robert Stacey  
SHARE Housing Initiative Society – Jim Reimer, Peter Chipman, Dale Patterson, Tamara Ritchie

# Attachment 6



A meeting of the **ADVISORY PLANNING COMMISSION (APC) for the City of Nelson**  
was held on

Wednesday, February 18th, 2025 at 11:00 am at Development Services Meeting  
Room, Second Floor, City Hall, 310 Ward Street, Nelson, BC; and via Teams

CITY OF NELSON

**PRESENT:** Susanne Maguire (arrived at 11:15am)

Jenn Mayberry

Susan Kurtz (left at 1235pm)

Menush Akbari

Berdine Jonker

**ALSO PRESENT:** Ken Bourdeau (Senior Planner and Staff Liaison to the APC)

Kaela Schramm, M'akola Development Services - Applicant Representative (arrived at 11:10am)

Hillary Morgan, M'akola Development Services - Applicant Representative

Madelyn McPhee, M'akola Development Services - Applicant Representative

Peter Chipman, SHARE Housing Initiative Society (SHARE)

Dale Paterson, SHARE Housing Initiative Society (SHARE)

Robert Stacey, Cover Architecture

**REGRETS:** Councillor Rik Logtenberg (Council Representative)

**Call to Order:** 11:05 am

**1. Adoption of Agenda**

Moved by Menush Akbari, seconded by Jenn Mayberry

And Resolved:

THAT the agenda for the February 18<sup>th</sup>, 2025 meeting be adopted.

CARRIED

**2. Adoption of Previous Minutes**

Moved by Menush Akbari, seconded by Jenn Mayberry

And Resolved:

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THAT the Advisory Planning Commission minutes from February 5<sup>th</sup>, 2025 be adopted.

CARRIED

**3. Development Application 2409001 - Official Community Plan amendment, Zoning Bylaw amendment and Development Variance Permit (DVP) application for 1306 and 1308 Fell Street.**

Presentation by Ken Bourdeau, Senior Planner and Staff Liaison to the APC.

Presentation by Hillary Morgan from M'akola Development Services on behalf of SHARE Housing Initiative Society.

Presentation by members of the public:

- None

Summary of items discussed by APC members:

- Walkability of neighbourhood including sidewalk connectivity, BC Transit Service, On-Street Parking, BC Housing Community Housing Fund (CHF) program, including accessible units and size of units.

Moved by Jenn Mayberry, seconded by Susanne Maguire

And Resolved:

THAT the Advisory Planning Commission (APC) recommend approval of Development Application 2409001 – Official Community Plan amendment, Zoning Bylaw amendment and Development Variance Permit (DVP) application for 1306 and 1308 Fell Street.

CARRIED

**4. Presentation of the first draft of the 2025 Official Community Plan update**

Presentation by Ken Bourdeau, Senior Planner and Staff Liaison to the APC regarding the draft 2025 Official Community Plan Update

Summary of items discussed by APC members:

- Timeline of OCP and recent legislative changes.

Moved by Susanne Maguire, seconded by Menush Akbari

And Resolved:

THAT the Advisory Planning Commission (APC) receive the first draft of the 2025 Official Community Plan update for information.

CARRIED

## Attachment 6

### 5. **Adjournment**

The APC adjourned at 12:50pm

DRAFT

# THE CORPORATION OF THE CITY OF NELSON

## REQUEST FOR COUNCIL DECISION

**DATE:** March 18, 2025, Special Meeting  
**TOPIC:** **Official Community Plan amendment, Zoning Bylaw  
Amendment and Development Variance Permit application for  
1306 & 1308 Fell Street – Request for additional information**  
**PROPOSAL:** Additional information related to the development at 1306 & 1308  
Fell Street  
**PROPOSED BY:** Staff

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### ANALYSIS SUMMARY:

On March 4, 2024 Council passed 1<sup>st</sup> and 2<sup>nd</sup> reading of Official Community Amendment Bylaw No.3632, 2025 and Zoning Bylaw Amendment No. 3633, 2025 related to 1306 & 1308 Fell Street.

Council passed two additional resolutions:

- THAT Council direct staff to explore options with the proponent for a 4 storey building; and
- THAT Staff explore the possibility to move the current development to the lot across the street at 820 Tenth Street and legally described as: PID: 012-041-688.

This report provides the additional information requested in those resolutions. M'akola along with Development Services staff will make a presentation to provide additional information and answer questions.

### BACKGROUND:

#### Analysis

##### 4 storey option on existing site:

- Staff have reached out to M'akola who has provided additional information, as well as a preliminary site plan and rendering shown in Attachment 1 and 2;
- A 4 storey option would include:
  - Removal of underground parking in exchange for all parking being at-grade;
  - Reduction in the overall height from 18.0m to 15m. The maximum height in the R4 zoning is 13.0m; therefore, a height variance would still be required to allow 4 storeys;
  - Staff have not received a development application for the climbing gym; however, the general indication is that the climbing gym would be approximately 4-5 storeys in height, which would also require a variance;
  - If Council proceeds with the 4 storey option, detailed architectural plans will not be provided for the four-storey option. However, this level of detail is not typically required for rezoning applications. At the development permit stage, which has been delegated to staff by Council, staff will review the proposal to ensure compliance with the Zoning Bylaw, Off-Street Parking and Landscaping Bylaw, Official Community Plan design guidelines, and any other applicable bylaws.

**820 Tenth Street (PID: 012-041-688):**

Climbing Gym proposed location- Staff have reached out to the Kootenay Climbing Association and they have provided a letter shown in Attachment 3. The overall conclusion of the letter states "In light of the limited support for this suggestion from the stakeholders, the Kootenay Climbing Association has voted to stay in our current location where we have an MOU with the city."

Vacant Lands: These lands are currently leased to Selkirk College and are underserviced, and lack adequate road access. Extending sanitary and storm services would add an estimated \$80,000 to \$130,000 in costs beyond what is required to service 1306–1308 Fell Street, while necessary road improvements could cost approximately \$500,000 to \$750,000. These estimates are very high-level and would require further analysis to confirm actual costs. Additionally, no geotechnical, environmental, or legal assessments have been conducted to date. The site is also used for municipal sand and gravel storage, and relocating this function requires further research to comply with provincial regulations. Given these constraints, the site is not readily available for development.

The draft Official Community Plan designates the Selkirk lands for future neighborhood planning, allowing for a more comprehensive review of potential land uses in the future.

**BENEFITS OR DISADVANTAGES AND NEGATIVE IMPACTS:**

n/a

**LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:**

In accordance with section 464 of the *Local Government Act* a Public Hearing is required because an amendment to the OCP forms a part of this application.

**COSTS AND BUDGET IMPACT - REVENUE GENERATION:**

The cost of the amendment application is covered by the fees paid by the applicant.

**IMPACT ON SUSTAINABILITY, COUNCIL PRIORITIES AND STAFF RESOURCES:**

This application will not impact staff resources.

**COMMUNICATION:**

If directed by Council, a Public Hearing would be scheduled along with required notifications pursuant to the *Local Government Act* and the *Development Applications Procedures Bylaw*.

**OPTIONS AND ALTERNATIVES:**

1. Council provide an alternative not listed in the recommendation section below.

**ATTACHMENTS:**

- Attachment 1: 4 storey option – preliminary site plan
- Attachment 2: 4 storey option – preliminary rendering
- Attachment 3: Kootenay Climbing Gym letter
- Attachment 4: Memo to Council on history of 1306-1308 Fell Street Rezoning and Disposition of Lands

**RECOMMENDATION:**

That Council passes the following resolution(s):

THAT Council direct Staff to move forward with a **5 or 4** story option; AND FURTHER THAT staff schedule a public hearing.

**AUTHOR:**



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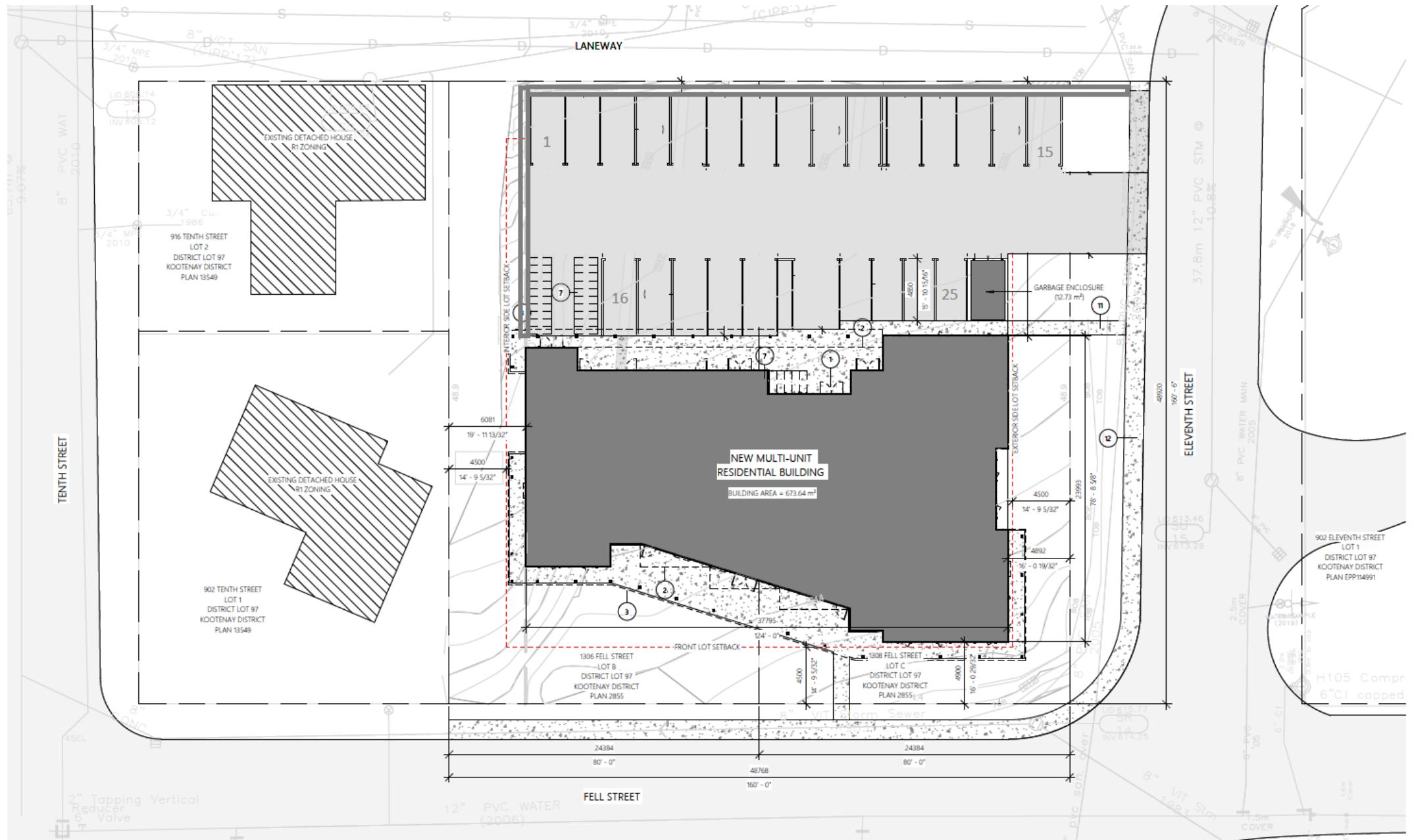
SENIOR PLANNER

**REVIEWED BY:**

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CITY MANAGER

Attachment 1



Attachment 2



## Attachment 3

Kootenay Climbing Association  
The CUBE Climbing Centre  
820 Tenth Street  
Nelson, BC V1L 3C7

City of Nelson  
Suite 101-310 Ward St.  
Nelson, BC V1L 5S4

March 10, 2025

Dear Ken and Natalie,

I am writing on behalf of the Kootenay Climbing Association (KCA) in response to the idea of exploring moving the proposed affordable housing project at 1306/1308 Fell Street to the property where the Climbing Gym Society has a MOU with the City. In consideration of this request we directly contacted and spoke with the head of the community group (Anna Pauly), Jim Reimer of Share to see if the suggestion of this swap was actually amenable to the key stakeholders it would affect.

Neither Jim or Anna felt this land swap was desirable to them or optimal, and they both advised us that they like where our current gym is proposed to be developed. We realize the need for affordable housing and would offer that if the share development could be moved to the property next to us (see image on P2) a little further up the road, we'd offer our support and welcome the development. We also offered to Jim that if there was a way we could join forces to collaborate that we'd consider it, since we are in full support of affordable housing.

There's a significant amount of unknowns and costs that we'd face in evaluating this swap (geotechnical work, significant building redesign to properly orient the highest part of the wall) and as a small non-profit we couldn't afford to take on another feasibility and due diligence project similar to what we've already spent \$80k of our money on to get to the point. Jim from Share said that his group would have the same issues, and there's not funding left to do all the redesign required. Furthermore we have nearly \$1.5M in pending grants applied for on the existing site, and nearly \$800k in community funding and in kind support for our current project there.

**In light of the limited support for this suggestion from the stakeholders, the Kootenay Climbing Association has voted to stay in our current location where we have an MOU with the city.** We took this very seriously and spent several hours in consultation with the stakeholders to see if we could make it work, but it just doesn't seem to make sense.

### Attachment 3



Sincerely,

A handwritten signature in black ink, appearing to read "C Shute".

Cam Shute  
Kootenay Climbing Association, Expansion Chair  
250-505-2827  
cshute@gmail.com

# THE CORPORATION OF THE CITY OF NELSON

## MEMORANDUM

**DATE:** March 11, 2025  
**TOPIC:** 1306-1308 Fell Street Rezoning and Disposition of Lands  
**WRITTEN BY:** Staff

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### **PURPOSE:**

This memorandum provides a summary of:

- key events and Council resolutions regarding 1306-1308 Fell Street;
- key events and Council resolutions regarding 820 Tenth Street (PID: 012-041-688); and
- an overview of land disposal/leasing procedures.

### **SUMMARY OF EVENTS:**

#### **1306-1308 Fell Street Lands:**

- January 24, 2024: Nelson & Area Economic Development Partnership (NAEDP), now called Greater Nelson Economic Development (GNED), submitted a letter to the City “requesting that the City act on the housing study recommendation above by providing a short-list of properties that would be best suited for the development of workforce housing.”
- February 6, 2024: During an In-Camera Meeting, staff presented an update to Council on various housing initiatives currently in the works and discussed the January 24th letter received from GNED.

#### Discussion recap:

“Housing Initiatives – Update Director of Development Services Sebastien Arcand provided an update to Council with regard to housing projects in the City. Discussion included the following:

- review of all current housing projects in the City;
- review of potential housing projects that the City can help support; and
- how staff will respond to letter from NAEDP.”

Council moved out of in-camera.

- February 29, 2024: The Mayor sent the GNED a letter stating that the following properties have the highest likelihood of being available in time for the Fall 2024 housing call:
  1. 1306-1308 Fell Street
  2. 10th Street Campus – Selkirk land/joint student housing/affordable housing project
  3. Front and Cedar – City/RDCK
- June 4, 2024: Council approved a grant of \$5,000 from the Affordable Housing Fund to SHARE for pre-development work at 1306-1308 Fell Street. This funding was matched by the GNED.

- July 2, 2024: Council approved the following motion:
  - THAT Council approves in principle the 60-year lease of the land (disposition) at 1306 & 1308 Fell Street to SHARE Housing Initiative Society at a nominal rate, contingent upon receiving confirmation from the Province regarding any requirements related to the Endowment Lands; and
  - AND FURTHER THAT Council directs staff to ensure that the lease (disposition of land) is contingent upon SHARE Housing Initiative Society successfully rezoning of the property from I1 – Institutional Zone to High Density Residential.
  - THAT Council approves the letter of support to BC Housing for SHARE Housing Initiative Society.

Released from in-camera

- July 2024 – Staff confirm with the Province the contents of the covenant.
- Fall 2024: SHARE received \$250,000 in pre-development funding from BC Housing, based on Council's letter, agreeing to lease the land to SHARE.
- Fall 2024 – SHARE and M'akola have on-going discussions with Development Services staff to prepare their submission of a Development Application package.
- Fall 2024 - SHARE prepared the required materials to submit a development application in accordance the Development Application Procedures Bylaw.
- November 26, 2024: SHARE and M'akola submit Development Application package submitted to Development Services.
- January 7, 2025: Council approved \$10,000 for the Affordable Housing Reserve Fund to support SHARE's applications to BC Housing's Community Housing Fund.
- January 13, 2025: SHARE and M'akola hold a public information meeting to present the proposal to the public and gather public feedback.
- March 4, 2025: Development Services staff present the development application to Council for 1<sup>st</sup>/2<sup>nd</sup> reading and scheduling of Public Hearing.

**820 Tenth Street (PID: 012-041-688):**

Climbing Gym site: On August 9, 2022, Council approved the following motions related to 820 Tenth St (PID: 012-041-688).

- THAT Council approve the location at 820 Tenth Street (PID: 012-041-688), as the location for the Cube 2.0 climbing facility as proposed by the Kootenay Climbing Association;
- THAT the details in regards to the KCA's use of the 820 Tenth Street site as the location for the Cube 2.0, including but not limited to exact parcel location, parcel dimension and site access, be finalized by staff and documented in a licence agreement in advance of any site work;

- THAT the City of Nelson agrees in principle to lease the land to the Kootenay Climbing Association at no cost for a term of ten years with the possibility of a renewal until that time that the Association has paid off any debts incurred in developing Cube 2.0; and
- AND FINALLY THAT the City agrees to provide the Kootenay Climbing Association [KCA], when required, with letters of support for the purpose of grant applications related to Cube 2.0.

Based on the approval of Council, since August, 2022, KCA has completed a significant amount of work related to the Climbing Gym project, including: geotechnical studies, architectural design and submittal of a grant application. The letter shown in Attachment 1, states KCA has spent \$80,000 of their own money on this project, and received \$800,000 of community funding and in-kind support. The grant application is close to \$1.5 million.

Overall, KCA states “in light of limited support for this suggestion from stakeholders, the Kootenay Climbing Association has voted to stay in our current location where we have an MOU with the city”.

Vacant Lands: These lands were not chosen for the BC Housing Community Housing Funding call as:

- the lands are leased to Selkirk;
- lacks adequate servicing (requiring new sanitary and storm mains);
- does not have sufficient road access; and
- this site currently serves as the sand and gravel storage area for Fairview which is a temporary use; however, further research is required before relocating this core municipal function. Provincial government regulations require a large open space, not adjacent to watercourses (i.e. Kootenay Lake and rivers and streams). Moving it to 1306–1308 Fell Street is unlikely to be suitable, as that site directly abuts residential properties.
- March 13, 2025: Staff from Development Services, Fire Engineering and Public Works have reviewed the vacant lands adjacent to the proposed climbing gym site and offer the following comments:
  - The subject property has water service. It appears the existing water service would be able to accommodate the proposed development; however, additional work would be required to determine whether this would be feasible.
  - Extension of sanitary and storm services to the easterly portion of the site would be required. Public Works estimates it would cost an additional \$80,000 to \$130,000 over what it would cost to serve the 1306/1308 Fell Street property, and road improvements could cost approximately \$500,000 to \$750,000. These estimates are very high-level and would require further analysis to confirm actual costs.
  - Additional GeoTechnical studies and Environmental Studies would be required as the geology in this area of Nelson varies significantly from property to property. The cost of these studies is estimated to be approximately \$10,000 to \$15,000 per study.
  - The site is located in Development Permit Area 3 which requires the use of FireSmart building materials for all new development in the wildfire interface area.

This would be an additional cost to construction. The estimated cost is not available at this time.

- The draft Official Community Plan (OCP) designates this area as a neighborhood planning area (formerly called neighbourhood centre area in the first draft of the OCP). Neighbourhood Planning would allow for further public engagement and a comprehensive review of future land uses.

**Land disposal (including the long-term lease of lands):**

The *Community Charter* outlines a structured process that municipalities in BC must follow when disposing of land, including long-term leases:

1. In-Camera Discussion – Council reviews and discusses the proposed land disposal in a closed session, where appropriate.
2. Public Notice – If Council agrees to proceed, the municipality must publish a public notice detailing the land disposition, including its terms and conditions.
3. Final Disposal – The City may either sell the land or enter into a long-term lease agreement.

There can typically be a significant amount of time between Step 2 and 3, particularly in this case because the land disposal is contingent upon SHARE successfully rezoning the property and obtaining BC Housing funding.

**ATTACHMENTS:**

- Attachment 1 - March 10, 2025 – Kootenay Climbing Association (KCA) letter
- Attachment 2 - February 6, 2024 in-camera/released- discuss GNED letter
- Attachment 3 - February 29, 2024 City of Nelson Letter to GNED
- Attachment 4 - June 4, 2024 regular council report – request for funds
- Attachment 5 - January 7, 2025 regular council report – request for funds

**RECOMMENDATION:**

That this memorandum be received for information purposes.

**AUTHOR:**



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KEN BOURDEAU  
SENIOR PLANNER

**REVIEWED BY:**



---

NATALIE ANDRIJANCIC  
DIRECTOR OF DEVELOPMENT  
SERVICES AND CLIMATE LEADERSHIP

## Memo Attachment 1

Kootenay Climbing Association  
The CUBE Climbing Centre  
820 Tenth Street  
Nelson, BC V1L 3C7

City of Nelson  
Suite 101-310 Ward St.  
Nelson, BC V1L 5S4

March 10, 2025

Dear Ken and Natalie,

I am writing on behalf of the Kootenay Climbing Association (KCA) in response to the idea of exploring moving the proposed affordable housing project at 1306/1308 Fell Street to the property where the Climbing Gym Society has a MOU with the City. In consideration of this request we directly contacted and spoke with the head of the community group (Anna Pauly), Jim Reimer of Share to see if the suggestion of this swap was actually amenable to the key stakeholders it would affect.

Neither Jim or Anna felt this land swap was desirable to them or optimal, and they both advised us that they like where our current gym is proposed to be developed. We realize the need for affordable housing and would offer that if the share development could be moved to the property next to us (see image on P2) a little further up the road, we'd offer our support and welcome the development. We also offered to Jim that if there was a way we could join forces to collaborate that we'd consider it, since we are in full support of affordable housing.

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**In light of the limited support for this suggestion from the stakeholders, the Kootenay Climbing Association has voted to stay in our current location where we have an MOU with the city.** We took this very seriously and spent several hours in consultation with the stakeholders to see if we could make it work, but it just doesn't seem to make sense.



Sincerely,



Cam Shute  
Kootenay Climbing Association, Expansion Chair  
250-505-2827  
cshute@gmail.com



## Memo Attachment 2

January 24, 2024

Mayor Janice Morrison & Council  
City of Nelson

### **Re: Identifying Suitable Land to Develop Workforce Housing**

Dear Mayor & Council,

The Nelson and Area Economic Development Partnership (NAEDP) of which the City of Nelson is a key partner, has identified the shortage of workforce housing as being a barrier to economic development for our community and as such is taking steps to facilitate the creation of additional workforce housing which we define as: *housing options to meet the needs of moderate-income, working families and individuals*.

The [Greater Nelson Housing Entity Study Phase Two Final Report](#) (housing study) presented to Council on October 24, 2023, recommended on page 63 that the City “*create an inventory to identify and prioritize municipal land development opportunities for non-market housing in Greater Nelson*”.

NAEDP representatives have been meeting with our local non-profit partners, Nelson Cares and SHARE Housing Initiative Society, who both have impressive track records of increasing the housing supply for our community. They both have the desire and capacity to expand their housing portfolios but require access to suitable land to be able to do so. It should be noted that “access to suitable land” does not require land to be donated but could involve a long-term lease or other innovative solutions.

With a [BC Housing Community Housing Fund](#) (CHF) intake anticipated for Fall 2024, our community needs to be ready. As such, the NAEDP asks that the City act on the housing study recommendation above by providing a short-list of properties that would be best suited for the development of workforce housing. We recognize this short-list will likely include land held by the City of Nelson, the Province or other entities and we’re happy to take steps to advocate to the entity that owns the land that the property be made available. Providing this short-list will enable our local non-profits to work together and with the NAEDP to identify a property for development, conduct pre-development activities and submit a CHF application in 2024, a funding opportunity that we don’t want to miss.

We ask that the City of Nelson, as a key member of the NAEDP and funder of the Greater Nelson Housing Entity Study, support this endeavour by providing a list of suitable properties to the NAEDP, Nelson Cares and SHARE Housing Society by March 28, 2024 to support our shared goal of creating more workforce housing for our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Naqvi".

**Am Naqvi, Chair**  
Nelson & Area Economic Development Partnership



Memo Attachment 3

CITY OF NELSON

February 29<sup>th</sup>, 2024

Am Naqvi,  
Chair Nelson & Area Economic Development Partnership  
Via – email: [amnaqvi@telus.net](mailto:amnaqvi@telus.net)

Re: Identifying Suitable Land to Develop Workforce Housing

Thanks for your letter dated January 24, 2024 identifying that there are housing providers that have indicated that they are in a position to respond to the BC Housing Community Fund (CHF) for the Fall 2024 intake. In order to respond to this call suitable land would need to be available and certain preliminary site investigation would have to be completed. As your letter has identified the vacant lands that could accommodate this type of housing are owned by a variety of public entities including the City of Nelson.

Mayor and Council can assure the NAEDP and the potential housing providers that staff is actively working with these public entities to determine the availability of these lands for affordable housing. We have made them aware that we have housing providers that are looking to partner on a project. Some of these conversations are in the early stage and it may be optimistic to think these may be made available by the entity to meet the 2024 CHF call. We can say that we are quite confident that there are 3-4 of housing projects that stand a good chance of moving ahead in 2024-25 either as approved projects or submitted for funding. Some of these discussions are confidential and we are not at liberty to share this with NAEDP.

In the meantime, we believe the following properties have the highest likelihood of being available in time for the Fall 2024 housing call:

1. 10<sup>th</sup> Street Campus – 1306-1308 Fell St.
2. 10<sup>th</sup> Street Campus – Selkirk land/joint student housing/affordable housing
3. Front and Cedar – City/RDCK

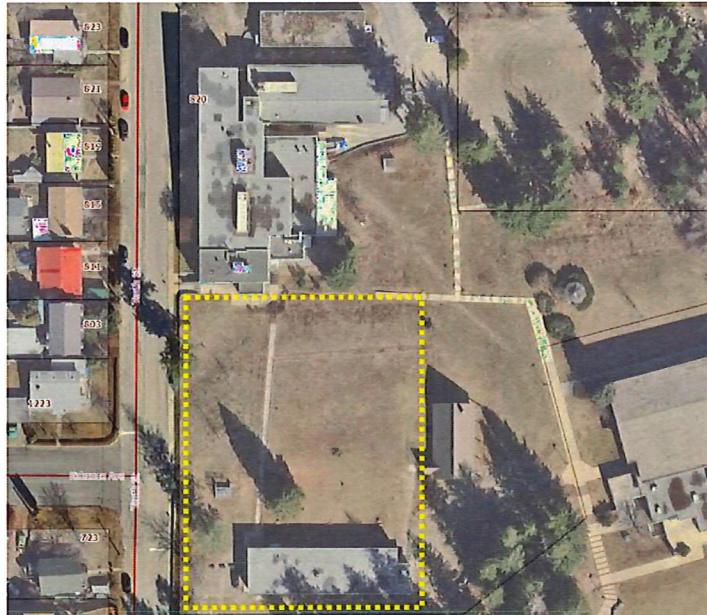
Our staff would be happy to sit down with the housing providers and NAEDP to discuss these opportunities and how the housing providers or NAEDP could be involved in determining the density that could be accommodated on each site and whether the timelines for the housing call could be realistically achieved. We would also facilitate connecting an appropriate housing provider with the land owner where necessary. Other options may arise over the next few months and again we will facilitate that connection if these do materialize.

We appreciate your interest in looking for opportunities to create affordable housing in our community.

Mayor Janice Morrison  
cc. Council, Sebastien Arcand, Kevin Cormack, Chris Johnson



Tenth St. Campus – 1306-1308 Fell St.



Tenth St. Campus – Joint Student Housing / Non-Market Housing



818/824 Front St.

## THE CORPORATION OF THE CITY OF NELSON REQUEST FOR DECISION

**DATE:** June 4, 2024 Regular Council Meeting  
**TOPIC:** **Affordable Housing Reserve Fund**  
**PROPOSAL:** Consider request for affordable housing funds  
**PROPOSED BY:** Staff

---

### **ANALYSIS SUMMARY:**

Development Services has received requests from SHARE Nelson and Nelson Cares for \$5,000 each from the Affordable Housing Reserve Fund. These funds will support pre-development work at 1306 and 1308 Fell Street for SHARE Nelson, and 818 to 824 Front Street for Nelson Cares. The goal is to assess the feasibility and scale of potential workforce housing/below-market projects.

Council is asked to approve these funding requests.

### **BACKGROUND:**

SHARE Nelson proposed site: 1306 and 1308 Fell Street are two vacant City-owned parcels of land in Fairview, adjacent to Selkirk and the new Health Camps (currently under construction). 1306 and 1308 Fell Street are zoned I1 – Institutional Zone and are presently used as parking for Selkirk.

Nelson Cares proposed site: 818 to 824 Front Street are five vacant City-owned parcels of land downtown, adjacent to the Nelson & District Community Complex (NDCC). The lands are zoned I1 – Institutional Zone and are presently vacant.

Both organizations are preparing for a BC Housing funding opportunity for new affordable housing units, expected to be available in the first quarter of 2025. They request \$5,000 each from the Affordable Housing Fund to match the \$5,000 per project already committed by the Nelson and Area Economic Development Partnership (NAEDP).

The housing providers will use the funds to conduct pre-feasibility studies. These studies will help determine project viability and include high-level renderings showing the building's massing, number of units, and parking arrangements.

### **ANALYSIS:**

The Affordable Housing Policy, updated in September 2018, provides guidance to Council on requests for financial support from the Affordable Housing Fund. When considering fund allocation, Council should evaluate housing need, partnerships, reducing project capital costs, and flexibility.

The request for \$5,000 to each housing provider generally aligns with the Affordable Housing Policy, which allows Council to use funds for hiring consultants, conducting research, and producing reports related to the Affordable Housing Strategy and subsequent reports such as the Housing Needs Report. Approving this funding would enable SHARE Nelson and Nelson Cares to develop high-level concepts for the properties, helping Council decide whether to proceed with the projects on City-owned land.

Staff note that if these projects proceed, the lands will require rezoning, as multi-unit housing is not permitted in the I1 Zone. A concept plan, as proposed in the scope of work, would be required to support the rezoning application and solicit community feedback. Furthermore, BC Housing is more likely to support an application where the appropriate zoning is in place before the funding opportunity.

Additionally, as the land is City-owned, Council would need to determine how the land would be allocated for such a development, whether through sale or long-term lease.

The next steps of both projects include:

1. Presenting the findings of the pre-development work to the Council.
2. If the concept is supported, determining how the land would be managed (e.g., lease or land sale).
3. The applicant applying for rezoning, which must be approved before the first quarter of 2025 to be eligible for the BC Housing funding opportunity.
4. If rezoning is approved, the applicant will submit a proposal to BC Housing for consideration.

Staff suggest updating the Affordable Housing Policy to better support pre-development initiatives once the Greater Nelson Housing Entity Study is concluded and presented to Council. The study has identified pre-development funding as a critical gap in supporting non-market and workforce housing projects. This update could be included in the 2025 work plan for Development Services & Climate Leadership.

#### **BENEFITS OR DISADVANTAGES AND NEGATIVE IMPACTS:**

The proposal will enable the City to move forward with its objective to achieve a diversity of affordable housing that targets the priority groups identified in the Affordable Housing Strategy & the Housing Needs Report.

#### **LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:**

A request for financial support from the Affordable Housing Reserve Fund requires Council approval, as per the Affordable Housing Policy.

#### **COSTS AND BUDGET IMPACT - REVENUE GENERATION:**

There is no budget impact, as the financial support would come out of the Affordable Housing Reserve Fund.

The balance of the fund on January 1<sup>st</sup> is \$125,113. Of this amount, \$44,777.14 has been allocated but not yet collected, leaving a total available amount of \$80,335.86.

#### **IMPACT ON SUSTAINABILITY OBJECTIVES AND STAFF RESOURCES:**

The request does not impact staff resources.

#### **COMMUNICATION:**

The request from SHARE Nelson was referred to the Nelson Housing Committee, which unanimously supported the funding request.

The Nelson Cares request was submitted after the most recent Housing Committee meeting. To avoid delaying this request, staff recommend that Council approve the

funding, provided the Housing Committee reviews and supports the application at their next meeting.

**OPTIONS AND ALTERNATIVES:**

- Approve the request for financial support from the Affordable Housing Reserve Fund
- Deny the request for financial support from the Affordable Housing Reserve Fund
- Refer the application back to staff for further information

**ATTACHMENTS:**

1. Application- SHARE Nelson
2. Application – Nelson Cares
3. Affordable Housing Policy
4. Location Maps

**RECOMMENDATION:**

That Council passes the following resolution:

THAT Council provide \$5,000 in financial support from the Affordable Housing Reserve Fund to SHARE Nelson to support the pre-feasibility study of 1306 and 1308 Fell Street;

AND FURTHER THAT Council provide \$5,000 in financial support from the Affordable Housing Reserve Fund to Nelson Cares to support the pre-feasibility study of 818 to 824 Front Street SUBJECT TO: the application being supported by the Housing Committee.

**AUTHOR:**



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DIR. OF DEVELOPMENT SERVICES  
AND CLIMATE LEADERSHIP

**REVIEWED BY:**



---

CITY MANAGER

## THE CORPORATION OF THE CITY OF NELSON REQUEST FOR COUNCIL DECISION

**DATE:** January 7, 2025 Regular Council Meeting  
**TOPIC:** Affordable Housing Reserve Fund – SHARE Nelson and Nelson CARES  
**PROPOSAL:** Consider request for affordable housing funds  
**PROPOSED BY:** Staff

---

### ANALYSIS SUMMARY:

Development Services has received a request from both SHARE Nelson and Nelson CARES for \$10,000 each from the Affordable Housing Reserve Fund. These funds will allow both organizations to continue to prepare applications to BC Housing's Community Housing Fund (CHF) for the SHARE Nelson project at 1306 and 1308 Fell Street and the Nelson CARES project at 818 to 824 Front Street.

### BACKGROUND:

On April 8, 2019 Council approved funding for both organizations to complete similar work for projects at:

- 102 Herridge Lane (formerly 520 Falls Street);
- 805 Nelson Avenue; and
- 205 Hall Street.

These funding requests equaled \$44,777.14.

On June 4, 2024 Council approved:

- \$5,000 to SHARE Nelson to complete a feasibility study for an affordable housing project on City owned land at 1306-1308 Fell Street; and
- \$5,000 to Nelson CARES to complete a feasibility study for an affordable housing project on City and RDCK owned land at 818-824 Front Street, subject to the application being supported by the Housing Committee. The Committee subsequently supported the application.

This funding was used for studies to determine project viability. As a result of this work, both organizations determined their projects are feasible to move forward to the next stage which is a formal application to BC Housing's CHF program, which is expected to open for new applications in the first quarter of 2025.

### ANALYSIS:

The Affordable Housing Policy, updated in September 2018, provides guidance to Council on requests for financial support from the Affordable Housing Fund. The request for \$10,000 from each organization generally aligns with the Affordable Housing Policy, which allows Council to use funds to hire consultants, conduct research, and produce reports related to the Affordable Housing Strategy and subsequent reports such as the Housing Needs Report.

Both organizations have recently been approved by BC Housing for \$250,000 each to complete pre-development work required as part of the CHF application process. Even though pre-development funding has been received and covers a wide-range of pre-

development costs, it does not cover the cost of consultants to prepare the CHF application; therefore, both organizations have submitted funding requests to cover this cost.

Staff note that if both projects proceed, the lands will require rezoning, as multi-unit housing is not permitted in the current zoning for both properties. Furthermore, BC Housing is more likely to support applications where the appropriate zoning is in place before the application is submitted.

#### **BENEFITS OR DISADVANTAGES AND NEGATIVE IMPACTS:**

The proposal will enable the City to move forward with its objective to achieve a diversity of affordable housing that targets priority groups identified in the Affordable Housing Strategy & the recently completed Housing Needs Report. The funding requests will allow both organizations to prepare applications to BC Housing's CHF program and allow them to potentially access a considerable amount of capital funding to build affordable housing.

#### **LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:**

A request for financial support from the Affordable Housing Reserve Fund requires Council approval, as per the Affordable Housing Policy.

Staff are reviewing the Affordable Housing Fund policy and will be preparing a report with recommendations for updating the policy. This report will be presented to Council and the Housing Committee in the near future.

#### **COSTS AND BUDGET IMPACT - REVENUE GENERATION:**

There is no budget impact, as the financial support would come out of the Affordable Housing Reserve Fund.

The current balance of the Affordable Housing Fund is \$164,890.14.

#### **IMPACT ON SUSTAINABILITY, COUNCIL PRIORITIES AND STAFF RESOURCES:**

The request does not impact staff resources.

#### **COMMUNICATION:**

Both requests were referred to the Nelson Housing Committee on October 17, 2024. The Committee passed the following resolution supporting the requests:

*THAT the Nelson Housing Committee recommend that Council approve the applications from Share Nelson and Nelson CARES, each for \$10,000 from the Affordable Housing Fund for the purposes of grant application fees.*

#### **OPTIONS AND ALTERNATIVES:**

1. Approve the request for financial support from the Affordable Housing Reserve Fund.
2. Deny the request for financial support from the Affordable Housing Reserve Fund.
3. Refer the applications back to staff for further information.

#### **ATTACHMENTS:**

1. Application – SHARE Nelson
2. Application – Nelson CARES

3. Affordable Housing Policy No. 5040.00.005
4. Minutes of the October 17, 2024 Nelson Housing Committee meeting
5. Location Maps

**RECOMMENDATIONS:**

That Council pass the following resolutions:

1. THAT Council provide \$10,000 in financial support from the Affordable Housing Reserve Fund to SHARE Nelson to fund the preparation of a BC Housing - Community Housing Fund (CHF) application for 1306 and 1308 Fell Street.
2. THAT Council provide \$10,000 in financial support from the Affordable Housing Fund to Nelson CARES to fund the preparation of a BC Housing - Community Housing Fund (CHF) application for 818-824 Front Street.

**AUTHOR:**



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SENIOR PLANNER

**REVIEWED BY:**



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CITY MANAGER

CITY OF NELSON

AFFORDABLE HOUSING RESERVE FUND APPLICATION FORM

Date Submitted: November 5, 2024

Type of Organization:

- Not For Profit
- Place of Worship
- Private
- Other (specify)

What type of funding are you seeking:

- purchase or lease of land
- capital construction project
- reduced development application fees
- reduced utility connection fees
- Other Provide a grant to pay for M'Akola Development Services to prepare a Community Housing Fund (CHF) application for development and construction of SHARE's worker housing project at 1306-1308 Fell Street.

Project title: SHARE Housing Project at Fell Street

Address of project: 1306-1308 Fell Street., Nelson, BC

How much money are you seeking from this Fund? \$10,000 Note: SHARE has received \$250,000 from BC Housing for pre-development work. This funding specifically excludes spending these funds on the CHF Application.

Will you be seeking money from this fund in the future?  Yes  No

How much and when? Unlikely for the Fells Street project although SHARE will approach the fund for support on future projects.

Will you be seeking Class 3 Status from British Columbia Assessment Authority?

- Yes
- No

Legal name of organization: SHARE Housing Initiative Society

Contact person: Peter Chipman, Director SHARE Housing Initiative Society

Mailing address: 921 Sproat Drive, Nelson, BC V1L 7B6

Phone: 832 289-0150 Email petergchipman@gmail.com

Website: www.sharehousing.ca

LEGAL SIGNING OFFICERS (provide copy of business number or society papers).

Jim Reimer

Title Name Chair

Phone

250-354-8834

Title Name

---

Phone Signature



Please provide a project summary and include answers to the following questions:

1. What type of affordable housing is your project?

Affordable Rental  Affordable Supportive Housing  
 Transitional  Emergency Shelter

2. Describe why your organization is qualified to provide housing.

- SHARE has a successful track record of building and operating affordable housing in Nelson as demonstrated by our existing building at 102 Herridge Lane.

3. Who is the target population served by the affordable housing project proposed?

- Workers unable to afford market housing. We will also consider other groups such as neurodivergent adults if they are able to live independently or with a roommate.

4. Please identify and describe which priorities are being met by this project (see priorities in most recent City of Nelson Housing Strategy).

- Address part (~10%) of the affordable housing shortage in the City of Nelson identified by the recent City of Nelson Housing Needs report that identifies a shortfall of ~500 units (2021 data).

5. Describe how your project is affordable to the target population. Include rental rates and what is included in the rent.

- This rental rates for the project will follow the guidelines set by BC Housing for the Community Housing Fund. 50% of units will be income based, 20% deep subsidy (i.e., <\$500/month) and 30% are near market rate. This is designed to create a diverse tenant population that represents a cross section of working people in Nelson.

6. How many units are in the facility?

- Current plan is for 48 units in a 5 story building made of 12 bachelor apartments, 26 one-bedroom, and 10 two-bedroom units.

7. How will the units be targeted to existing City of Nelson residents?

- SHARE has experience and an existing process to identify suitable tenants that require below market housing. For this type of housing BC Housing has strict guidelines that SHARE will be following for screening eligible tenants.

8. What are the sizes of the units (# bedrooms & size of smallest and largest)?

Units	Number of units	Square feet/unit*
Bachelor suites	12	424
1 Bedroom	26	617
2 Bedroom	10	912
Common Area (laundry + amenity)		1108

\*Note: Not all units are exactly the same size but this represents the average per unit type.

9. How many units will be designed to be accessible? Describe the building features that will be included to achieve accessibility standards.

- The building design follows BC Housing guidelines that all units are adaptable and at least 5% of units will be barrier free, i.e., suitable for wheelchair users.

10. Describe how this housing project is sensitively integrated into the neighbourhood.

SHARE has begun a rezoning process and as part of the community engagement is taking the following actions:

- Engaging directly with concerned stakeholder and will hold a community open house planned for late November or early December.
- Cover Architect is seeking to design the building to both fit into the neighborhood and have minimal impact on the existing residents. For example, no balconies, placing building on lot away from neighbors, being sensitive to the aesthetics of the building, and including barriers such as trees and fences.
- At open house will show the design and seek community feedback as to how it can be improved.

11. How will the affordable units benefit the quality of life of the residents who will live in the units?

- These will be brand new, safe, and well managed apartments that will provide an affordable option for working people in Nelson.
- The rent structure will also enable SHARE, through BC Housing subsidies that will be paid to SHARE to offer rents at below market rates to 70% of the tenants who will be able to live near where they work rather than in outlying areas.

12. How will the addition of units improve the neighbourhood and the city?

- This project seeks to make the area around Fells Street that includes Selkirk College, the Health Campus, senior living facilities and many residents a more diverse and vibrant community.
- Improve the City by being a resource to enable lower wage earners to make Nelson home and enable Nelson's economy to continue to grow.

13. If this project is for affordable supportive housing, transitional housing, or is an emergency shelter, what services or programs will be provided to the residents? Where will these be held?

- SHARE Housing focuses on providing high quality and safe worker housing. Any tenants that require additional support services would need to receive these through third parties. It is not the intention of SHARE that out tenant population require on site social services.

14. How will the housing project be managed? Please identify if there is an on-site manager or caretaker and what hours they will be on site.

- SHARE's management model is for a dedicated building manager that is supported by the Board.

15. How does this project address Nelsons' affordable housing needs?

- As per the study that shows a shortfall of 500 units as of 2021, this project will address ~10% of the below market Housing needs.

16. Is this project: a) a renovation or b) new construction? If a), please explain your relocation strategy for existing tenants.

- New Construction on undeveloped City of Nelson owned land that is being leased to SHARE for a period of 60 years.

17. Who is providing funding to this project?

- This project has benefited from the following funding sources to date:
  - NAEDP: \$5,000 grant
  - City of Nelson Affordable Housing Fund: \$5,000 Grant
  - Columbia Basin Trust: \$10,000 Grant
  - BC Housing Pre-Development Funding: \$250,000
- Full development and construction funding in the form of grants and loans is expected to come from BC Housing, CMHC, and CBT.

18. How will the funds requested from the City be used?

- Funds requested will be used to pay M'Akola Development Services to prepare a Community Housing Fund Application that is expected in Q1 2025. This is a very detailed application required by BC Housing and the best way to ensure that it is complete, and meets all of BC Housing's requirements is for a professional firm with experience writing successful CHF applications to do ours.
- SHARE is unable to use BC Housing PDF monies for this use as a CHF application is a use that is excluded by the terms of BC Housing's PDF.

19. How will the overall project be sustained? Include your operating scheme for the units.

- Project will be developed in cooperation with BC housing. The project will be sustained through rents and a subsidy from BC Housing. The terms of the subsidy are part of the Community Housing Fund Program.

20. What type of statistical information will be maintained on the affordable housing project?

How can the City of Nelson obtain this information into the future?

- SHARE is using M'Akola Development Services as our Development Consultant. They are approved by BC Housing and responsible for helping SHARE manage the project development.
- SHARE will be maintaining all data as required by BC Housing.

21. Who are partners in this affordable housing project? What ecological and sustainability practices will be part of the project to reduce the project's short- and long-term ecological footprint? Does the project work towards other Official Community Plan goals (e.g. food security, culture, mobility, healthy living)?

- SHARE believes that this project is well aligned with the Official Community Plan and has received support from the Planning Services that they believe it is aligned as it provides affordable housing.
- In order to finance this project, we are open to a wide range of partners from BC Housing to other groups that can provide funding such as Columbia Basin Trust, Community Living BC, Aboriginal Housing Management Association, Canadian Mortgage Housing Association, etc.

22. Please provide a timeline in establishing the housing project. Please indicate when you hope to be open for business.

- The CHF round is expected to occur in Q1 2025. If our project is awarded funding, we expect the development work and construction to be completed no earlier than the end of 2027.

23. Please attach the following documents: Budget and/or pro forma for the overall affordable housing project, including

- revenue and expenses for construction and long-term operation;
  - This is a key output of the CHF application.
- Mission Statement and Strategic Plan for the project;
  - SHARE Mission: To create and provide affordable, quality, and safe housing; providing opportunity for all to live, work and thrive in community.
- Design specifications for construction or renovation;
  - As per BC Housing and BC building regulations.

**CITY OF NELSON**  
**AFFORDABLE HOUSING RESERVE FUND APPLICATION FORM**

Date Submitted: December 12, 2024

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Type of Organization:

- Not For Profit
- Place of Worship
- Private
- Other (specify)

What type of funding are you seeking:

- purchase or lease of land
- capital construction project
- reduced development application fees
- reduced utility connection fees

Project title: Front Street Project

Address of project: 818-824 Front Street

How much money are you seeking from this Fund? \$10,000

Will you be seeking money from this fund in the future?  Yes  No

How much and when? \_\_\_\_\_

Will you be seeking Class 3 Status from British Columbia Assessment Authority?

Yes  No

Legal name of organization: Nelson CARES Society

Contact person: Joanne Motta, Housing Director

Mailing address: 100-205 Hall Street, Nelson, B.C. V1L 0B4

Phone: 250-505-4973 Email [housingdirector@nelsoncares.ca](mailto:housingdirector@nelsoncares.ca)

Website: [www.nelsoncares.ca](http://www.nelsoncares.ca)

LEGAL SIGNING OFFICERS (provide copy of business number or society papers).

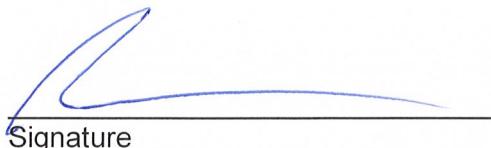
Nelson CARES Society: Incorporation Number: S0010742; Business Number: 11905 3288 BC0001

President, Ron Little, 250-352-5430



Signature

Amy Taylor, Interim Executive Director, 250-551-7812



Signature

Please provide a project summary and include answers to the following questions:

1. What type of affordable housing is your project?  
 Affordable Rental       Affordable Supportive Housing  
 Transitional       Emergency Shelter
2. Describe why your organization is qualified to provide housing.

Nelson CARES philosophy is summarized in its vision, mission and values statements:

VISION: A healthy and inclusive community where complete respect for all individuals is an ordinary, everyday occurrence.

**MISSION:** Through community collaboration and service excellence, Nelson CARES Society works toward a socially just society by providing programs and initiatives in advocacy, housing, employment, support services, and environmental stewardship. Nelson CARES Society aims to be a reflection of the community it envisions.

**VALUES:** Equality, Respect, Collaboration, Diversity, Transparency, Accountability, Integrity

Our organization is client focused and serves the most vulnerable populations: adults with developmental disabilities; people who are homeless or at risk of homelessness; and those living with persistent mental health and substance use issues.

Our services focus on supporting people to meet their basic needs for food, shelter and safety, and from there to pursue health, wellness, social and employment goals. Our programs include:

Affordable housing for families, seniors and single adults living in poverty with disabilities, mental illness and/or substance mis-use issues. We employ housing support workers who work with some of our more vulnerable tenants to maintain their housing and connect with supports.

- Stepping Stones - 24/7, 17-bed emergency shelter for people experiencing homelessness.
- Residential Services for Community Living - 24/7 residential care services to adults with developmental disabilities. These individuals have intellectual and/or physical disabilities and are referred to the program through Community Living British Columbia (CLBC). It is governed by CLBC licensing practices and is accredited through CARF International.
- Custom Fit Employment and Inclusion – A CLBC funded program that supports individuals with developmental disabilities to meet employment and personal goals.
- The Advocacy Centre – Provides legal/practical supports for people dealing with issues related to poverty, family law, tenancy, relationship and sexual violence.
- Kootenay Seniors – Provides light housekeeping, help with transportation, resource and referral information and social programs for seniors.

From 2021-2024, Nelson CARES also operated the Coordinated Access Hub, a multi service drop in centre for people experiencing homelessness that included a PEERS program which supported people experiencing homelessness to gain employment readiness. Unfortunately, the Hub closed in March 2024 due to lack of funding. We are currently operating a once/week drop in centre with similar services as the Hub, and working closely with community members to find funding to return to a 7 day/week full service model.

Nelson CARES believes strongly in the importance of community collaboration to meet the needs of the people we serve. The Society is an active participant in the Nelson Committee on Homelessness (NCOH). Funded through the federal government's Reaching Home Program, NCOH is a collaboration between government, service providers, businesses and people with lived experience to address homelessness and housing insecurity as a community. Nelson CARES provides coordination and manages

the funding provided through Reaching Home as directed by the Committee, which includes implementing the Coordinated Access system in Nelson to provide a collaborative, community based system to help connect people with barriers to finding housing with appropriate, affordable housing.

We use a trauma informed, anti oppressive approach, meeting people where they are at and recognizing that many of the people who use our services face significant systemic barriers.

3. Who is the target population served by the affordable housing project proposed?

Affordable housing for low to moderate income families, seniors and adults with disabilities.

4. Please identify and describe which priorities are being met by this project (see priorities in most recent City of Nelson Housing Strategy).

Identified priority groups: persons with physical and developmental disabilities, low income adults and families, persons at risk of homelessness

5. Describe how your project is affordable to the target population. Include rental rates and what is included in the rent.

Units for people with very low incomes (i.e., seniors on fixed incomes and people receiving income assistance): \$375 to \$660 per month; Rent/geared-to-income subsidized units (for people with low to moderate incomes): \$850 to \$1050 per month; Market rental units: \$1100 to \$2,000 per month depending on size.

6. How many units are in the facility?

We are proposing 50 units in total.

7. How will the units be targeted to existing City of Nelson residents?

The application process is completed through the BC Housing Registry. Nelson CARES Society prioritizes local residents through a process that considers vulnerability, need, and suitability for the building or program.

8. What are the sizes of the units (# bedrooms & size of smallest and largest)?

Studio: 14, 1 BR: 24, 2 BR: 6, 3 BR: 2

Smallest (Studio): 400 sq ft Largest (3 BR): 1218 sq ft. Typical 1 BR: 590 sq ft

9. How many units will be designed to be accessible? Describe the building features that will be included to achieve accessibility standards.

The number of accessible units, and additional units that can be converted to accessible will conform to BC Housing standards.

10. Describe how this housing project is sensitively integrated into the neighbourhood.

The project will fit with the goals of the OCP and undergo public hearings during the rezoning process.

11. How will the affordable units benefit the quality of life of the residents who will live in the units?

A safe and stable home is essential for a healthy life. When we are able to comfortably afford our homes, we are able to spend money on food, health care, and other resources that affect health outcomes.

12. How will the addition of units improve the neighbourhood and the city?

Affordable housing provides numerous benefits to our community, positively impacting its social and economic well-being, including:

Reducing homelessness - Affordable housing ensures that low-income families, individuals, and vulnerable populations have access to safe, stable shelter, reducing homelessness and its associated social costs.

Strengthening the economy - Affordable housing creates jobs through construction and maintenance projects. Residents who spend less on housing have more disposable income to spend on local goods and services, boosting the local economy.

Improving public health - Stable housing reduces stress and improves mental and physical health, leading to fewer hospital visits and less strain on healthcare systems. It mitigates exposure to unsafe living conditions or overcrowding, which can lead to health problems. Residents more income to put towards other basic needs, such as healthy food and healthcare.

Enhancing community diversity and building stronger social networks - Affordable housing fosters diverse communities where people from various socioeconomic backgrounds can live and work together. When families can afford housing in their community, they are more likely to build relationships with neighbors, participate in local activities, and contribute to the community's social fabric. The project is close to Downtown and public transit, so increases accessibility to services, shopping and recreational, cultural and social activities.

Supporting long term community development - Affordable housing encourages balanced growth by providing housing options for people at all income levels. It can attract businesses and investments by ensuring that employees have a stable place to live.

13. If this project is for affordable supportive housing, transitional housing, or is an emergency shelter, what services or programs will be provided to the residents? Where will these be held?

Not applicable.

14. How will the housing project be managed? Please identify if there is an on-site manager or caretaker and what hours they will be on site.

Nelson CARES has a full time Property Manager who oversees management of our buildings.

15. How does this project address Nelsons' affordable housing needs?

The units will add to the stock of affordable housing, which will help meet the need identified in the City of Nelson's 2024 Housing Needs Report:

"In 2021, approximately 10% of local households experienced Core Housing Need, with a higher prevalence among renters, single individuals, lone parents, Indigenous households, and transgender or non-binary persons. Meeting the demand for affordable housing options is crucial. Estimates suggest that about 717 below-market and 134 deeply affordable units could be required over the next 20 years to meet the needs of those most vulnerable. Overall, the City of Nelson may require an additional 3,104 housing units be built by 2041 to mitigate market imbalances."

16. Is this project: a) a renovation or b) new construction? If a), please explain your relocation strategy for existing tenants.

New construction.

17. Who is providing funding to this project?

BC Housing

18. How will the funds requested from the City be used?

To pay for the costs associated with predevelopment for the Front Street Project up to the submission of the BC Housing Community Housing Fund application.

19. How will the overall project be sustained? Include your operating scheme for the units.

The project will be developed in cooperation with BC Housing. The project is maintained through construction grants and financing that are offset by rents, and rent subsidies provided by BC Housing.

20. What type of statistical information will be maintained on the affordable housing project? How can the City of Nelson obtain this information into the future?

Nelson CARES is able to extract statistical information about tenants, for example household size, age, turnovers, number of people on the waitlist. Information is available upon request.

21. Who are partners in this affordable housing project? What ecological and sustainability practices will be part of the project to reduce the project's short- and long-term ecological footprint? Does the project work towards other Official Community Plan goals (e.g. food security, culture, mobility, healthy living)?

There may be a wide range of partners including BC Housing and other potential funders such as Columbia Basin Trust, Community Living BC, Aboriginal Housing Management Association, CMHC, etc.

Land use – Adds a higher density, multi-unit residential dwelling to the Downtown area. Design will be sensitive to surrounding area. Provides convenient access for residents to commercial and recreational spaces and services.

Healthy living and social well being – See answer to question 12.

Parks and recreation – If the proposed partnership with the Regional District moves forward, the project would potentially allow the leveraging of BC Housing funds to build additional indoor public recreation space.

22. Please provide a timeline in establishing the housing project. Please indicate when you hope to be open for business.

A funding application will be made in Spring 2025. If funding is obtained, construction is expected to begin in 2025 and completed no later than 2027.

23. Please attach the following documents:

- Budget and/or pro forma for the overall affordable housing project, including revenue and expenses for construction and long-term operation;
- Mission Statement and Strategic Plan for the project;
- Design specifications for construction or renovation;

We are seeking funding to help us develop these items above. We have attached the most recent preliminary drawings from COVER Architects.

- Three References confirming your ability to develop and manage housing-related projects.

BC Housing Portfolio Manager, Kenneth Scott  
672.968.4295, [kscott@bchousing.org](mailto:kscott@bchousing.org)

BC Housing Regional Director, Nanette Drobot  
250.490.6621, [ndrobot@bchousing.org](mailto:ndrobot@bchousing.org)

BC Housing Regional Operations Manager, Cheryl Roepcke  
250.487.2533 [croepcke@bchousing.org](mailto:croepcke@bchousing.org)

## THE CORPORATION OF THE CITY OF NELSON

POLICY TITLE: Affordable Housing Policy

POLICY NO: 5040.00.005

EFFECTIVE DATE: September 4, 2018

SUPERSEDES: May 8, 2012

APPROVAL: Council

PAGE: 1 of 4

### PURPOSE:

The City of Nelson has a strong commitment to affordable housing. An Affordable Housing Strategy in 2010 and subsequently an update in 2012 lead to the development of an Affordable Housing Policy. In this policy an Affordable Housing Reserve Fund and a process for use of the fund to support the development of affordable housing within the City was established. The effective use of the Affordable Housing Reserve Fund can assist proponents in the development of affordable housing opportunities for the priority groups identified within the strategy. This updated policy will help to further articulate the City's commitment to the delivery of affordable housing to citizens of the City of Nelson.

The purpose of this policy is three-fold:

1. To clarify when contributions to the Affordable Housing Reserve Fund will be received and how funds held by the City in the Affordable Housing Reserve Fund will be used;
2. To provide criteria that Council shall use to evaluate requests for financial support for the development of affordable housing units within the City of Nelson; and
3. To clarify the City's role in encouraging the development of Affordable Housing through the development application process.

### GUIDING PRINCIPLES:

The following set of principles shall be used to guide the development of affordable housing for the City of Nelson. These guiding principles shall be paramount in adjudicating requests for funds from the City of Nelson:

1. **Housing Need** – In order to meet the most pressing local housing needs as identified by the *Housing Strategies Update, 2014*, the Fund will be targeted to projects that supply affordable housing for the six identified priority groups:
  - a. At-risk youth and young adults;
  - b. Persons with physical and developmental disabilities;
  - c. Low-income seniors and seniors in rural Areas of Nelson;
  - d. Low-income families;
  - e. Persons with mental health and addictions issues; and
  - f. People who are homeless or at-risk of homelessness.
2. **Partnerships** - The Fund will be used to partner with and supplement resources from senior levels of government, non-market housing providers and the development community to facilitate the development and retention of affordable housing for the target groups.

3. **Reducing Capital Costs of Projects** - The Fund is intended to contribute to reducing the capital cost of affordable housing projects and to support long-range strategic planning for the development of affordable housing.
4. **Flexibility** – In recognition of the varying and evolving nature of opportunities to contribute to affordable housing projects, the Fund can be used for new housing stock, the regeneration of older non-market housing, or the purchase of older rental units to be managed by a non-market housing provider.
5. **Sustainability & Transparency** – The revenue contribution sources and uses of the Fund must be structured so that it can be sustained over time. It must also be understood that City contributions to the Fund through City allocation cannot unduly affect other City operations and their need for long-term sustainability. Fees and charges normally required by City departments for application or connection shall be required to support those services. However payment of those fees and charges can be supported by the Affordable Housing Fund. Any additional infrastructure that may be required must be paid for or absorbed in some manner. These items need to be factored into decision-making processes.

#### **CONTRIBUTIONS TO AFFORDABLE HOUSING RESERVE FUND:**

The following opportunities for provision of monies to the fund are:

1. One hundred percent of voluntary cash contributions received in accordance with applications for development (rezone applications);
2. Donations from members of the public or other entities that are dedicated to affordable housing in Nelson;
3. Any monies allocated for this purpose by Council. In this regard, Council may wish to consider a yearly contribution to the Fund to ensure sustainability and to build a reserve that can be applied to capital projects into the future; and
4. Any interest earned by the Affordable Housing Reserve Fund shall accrue to it.

#### **INCENTIVES:**

The following financial incentives from the Affordable Housing Reserve Fund are available for projects in Nelson for the priority groups by non-profit housing providers (it may be beneficial for these funds to build up over time for disbursement for larger projects):

1. the purchase or lease of land (up to a maximum of 90% of the Fund balance);
2. capital construction projects (up to a maximum of 90% of the Fund balance);
3. reduced development application fees (up to a 50% reduction in fees; and up to a maximum of 90% of the Fund balance); and
4. reduced connection fees for City utilities (up to a 50% reduction in fees; and up to a maximum of 90% of the Fund balance).

**Despite the above incentives, Council at its discretion may also use funds to:**

1. Hire consultants or personnel, conducting research, production of reports and other information and updates related to the Affordable Housing Strategy;
2. Manage, administer, and develop affordable housing units owned or managed by the City of Nelson;
3. Respond to emergency requests for funding from local not-for-profit agencies operating within the City of Nelson as it relates to affordable housing;
4. Pay for legal costs of implementing affordable housing agreements; and
5. Purchase land for use as affordable housing.

Regardless of the monetary request made, no more than 90% of the Affordable Housing Reserve Fund can be disbursed to one non-profit housing provider in any one year.

**CRITERIA FOR DISBURSEMENT:**

The following is a list of criteria to be used by City Council to determine financial support from the Affordable Housing Reserve Fund:

1. The project must support at least one of the six priority groups identified in the *Housing Strategies Update – October 2014 (or subsequent update)*;
2. The project must primarily target existing city residents;
3. The project must have support (financial or otherwise) from senior levels of government;
4. The affordability of units must be established through a housing agreement with the City and/or other applicable senior levels of government;
5. Rents must not exceed Canada Mortgage and Housing Corporation (CMHC) affordability standards (as amended from time to time) for the City of Nelson;
6. Housing rent and mortgage amounts must be as near to 30% of gross household income as is possible;
7. Units must be managed by a non-profit housing organization in order to be considered. This will help to stabilize tenancy through such actions as mediating through landlords and ensuring affordability is maintained for low income households;
8. Funds shall not be available to for-profit developers;
9. Must provide a business plan that supports the long-term operational sustainability of the project;
10. The project must not be eligible to receive Class 3 status from British Columbia Assessment Authority; and
11. The long term sustainability of City services and operations is not compromised.

**CITY STAFF ROLE:**

At the time of development application (rezoning):

- which results in the creation of additional residential or commercial density, and/or increasing lot coverage and height requirements; or
- when City staff determine that it is desirable for a development application to

consider affordable housing;

City staff will encourage the applicant to voluntarily provide one (1) or both of the following in order to meet the need for affordable housing in the City of Nelson.

1. Affordable Housing Development

City staff will encourage applicants of developments which are proposed to contain 20 or more residential units to designate a minimum of 5% of all residential dwelling units as affordable housing units. In this regard, developed affordable housing units would be required to meet the criteria for disbursement established above.

2. Voluntary Contribution to the City's Affordable Housing Fund

City staff will encourage the applicant to voluntarily provide a financial contribution to the City's Affordable Housing Reserve Fund (affordable housing projects by non-profit agencies will not be requested to contribute to the Fund). A suggested contribution would be based on a dollar (\$) value per residential dwelling unit or dollar (\$) value per square metre of commercial floor space. The appropriate dollar figure will be reviewed by City staff in the context of the overall development proposal, market conditions, impact on unit price, and recent affordable housing contributions. This may include a review of the development project's pro forma financial statements. The outcome of this review will be presented to Council as part of the development review and approval process. The contribution must be received in trust to the City prior to final adoption of the amending bylaws.

**PROCEDURE FOR APPLICATION:**

1. Requests for the use of funds from the Affordable Housing Reserve Fund made by not-for-profit agencies must be made in writing to the Director of Development Services on the application attached (Appendix C).
2. Requests for funds made by not-for-profit agencies may be referred to the Housing Committee for a recommendation to Council.
3. All requests for funds will be referred to Council for review. Council will evaluate each application by the criteria listed above. Council will retain full discretion to approve or deny the request on a case-by-case basis.

## **Appendix C**

### **AFFORDABLE HOUSING RESERVE FUND APPLICATION**

City of Nelson, 310 Ward Street, Nelson BC, V1L 5S4

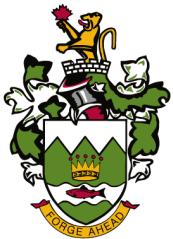
Telephone: 250-352-8260

Fax: 250-352-2131

Applications are reviewed year-round by staff and City Council.

There is no appeal process and presentations may be requested by City Council. If there are any questions regarding the application form or process, please contact the Director of Development Services at 250-352-8260.

Please read the Affordable Housing Policy No. 5040.00.005 (Attached)



CITY OF NELSON

A meeting of the **NELSON HOUSING COMMITTEE (NHC)** was held on  
Thursday October 17<sup>th</sup>, 2024 at 12:30 pm at City Hall and via Zoom

**MEMBERS PRESENT:**     Leslie Payne  
                                  Joyce Dahms  
                                  James Dunn  
                                  Sean Ryan  
                                  Trevor Jenkinson  
                                  Allison Roy

**Call to Order 12:33 pm**

**1. Adoption of Agenda**

Moved by Joyce Dahms, seconded by James Dunn

And Resolved:

THAT the agenda for the October 17<sup>th</sup>, 2024 meeting be adopted.

CARRIED

**2. Adoption of Previous Minutes**

Moved by Allison Roy, seconded by Sean Ryan

And Resolved:

THAT the meeting minutes from September 26<sup>th</sup>, 2024 be adopted.

CARRIED

**3. Hapipad Presentation**

The Committee received a presentation by Cailan Libby, CEO of Hapipad. Highlights included:

- Operational Network- they provide the technology and admin, community partners provide the outreach
- They are partnered with Community Futures here in Nelson
- Community Futures received grant money to implement a pilot program and hire an intern
- They are requesting 5000\$ from the Affordable Housing Fund to pay for marketing and Advertising.

Moved by Joyce Dahms, seconded by Sean Ryan

And Resolved:

THAT the Nelson Housing Committee recommend that Council approve the funding request of \$5000.00 from the Affordable Housing Fund to be allocated to Community Futures for the purposes of marketing and advertising their Hapipad Pilot Program.

CARRIED

**4. Nelson CARES and Share Nelson funding requests**

- Housing Committee discussed the 2024 contribution and withdrawals from the affordable housing fund

Moved by James Dunn, seconded by Joyce Dahms

And Resolved:

THAT the Nelson Housing Committee recommend that Council approve the applications from Share Nelson and Nelson CARES, each for \$10,000 from the Affordable Housing Fund for the purposes of grant application fees.

Adjourn 2:05pm



2024-05-30, 8:28:11 a.m.

- Address Points
- Streets
- Cadastre Legal Parcels

1:2,257

0 0.01 0.03 0.06 0.11 km  
0 0.03 0.06

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, SafeGraph,

RDCK GIS maps@rdck.bc.ca

The mapping information shown are approximate representations and should only be used for reference purposes. The City of Nelson does not guarantee the accuracy of the data - only a BC Land Surveyor can confirm



2024-05-30, 8:27:00 a.m.

- Address Points
- Streets
- Cadastre Legal Parcels

1:1,128

0 0.01 0.01 0.03 0.05 mi  
0 0.01 0.01 0.03 0.05 km

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Esri Canada, Esri, TomTom, Garmin, SafeGraph,

RDCK GIS maps@rdck.bc.ca

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