



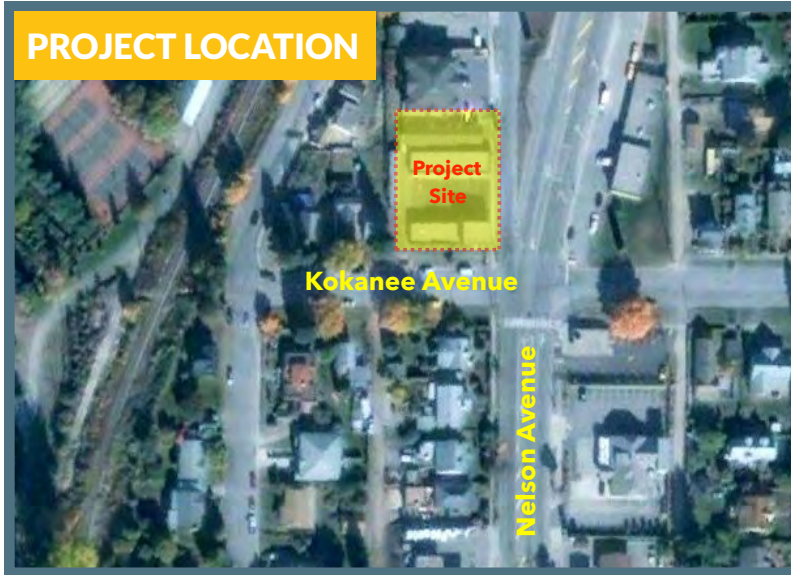
LAKESIDE PLACE REDEVELOPMENT

805 NELSON AVENUE

The Nelson CARES Society is proposing to redevelop the Lakeside Place affordable housing development, located at 805 Nelson Avenue in Nelson, BC. The redevelopment will involve the demolition of a 1950's era motel, replacing it with a modern, four-storey, wood-frame building that will provide 47 affordable rental apartments for seniors and people with disabilities.



PROJECT LOCATION



CURRENT SITE CONDITIONS



WHY DOES NELSON NEED AFFORDABLE RENTAL HOUSING FOR SENIORS?

The demand for affordable housing for seniors has significantly increased in recent years and the seniors population is projected to grow by 42% over the next 20 years.

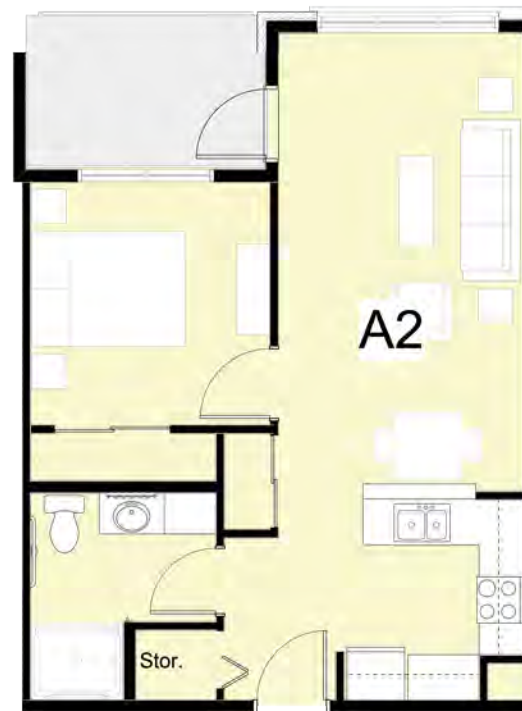
Many seniors living in Nelson want to remain in their community as they age. However, there is currently a shortage of senior-friendly housing options:

- ◆ Seniors earning a fixed income (i.e. pension) are challenged to afford the average market rental prices in Nelson.
- ◆ Many seniors living in rural areas in Nelson are looking to downsize into smaller, more urban locations in the future.
- ◆ There are currently long wait lists for existing seniors apartments.

EAST ELEVATION - VIEW FROM NELSON AVENUE



TYPICAL APARTMENT LAYOUTS



One-Bedroom Unit
581 Square Feet



Two-Bedroom Unit
775 Square Feet

BUILDING FEATURES

- ◆ The Building will present windows balconies and doors to both Kokanee and Nelson Avenues making it pleasant to walk past and provide “eyes on the street.”
- ◆ The closed road frontage to Nelson Avenue will be landscaped providing interest to pedestrians and an attractive entrance to Nelson for traffic from the bridge.
- ◆ Building materials will be in warm colours, including wood and red brick, and designed to integrate with the neighbourhood.
- ◆ Each apartment will include a private sheltered balcony or ground-level patio.
- ◆ Underground parking will make efficient use of the site and avoid unsightly surface parking and will reduce the need for extensive snow clearing winter.
- ◆ Scooter parking is included in the basement of the project. The use of scooters as a mobility assistance device is growing and permits independence for people with physical disabilities.
- ◆ 36 one-bedroom units are sized for mobility impairment or for two person occupancy.
- ◆ 6 two-bedroom units are for two-person households where one person may be ill or disabled.
- ◆ 5 studio units will house adults with disabilities at risk of homelessness, replacing some of the existing units that will be demolished for the redevelopment.
- ◆ Common laundry facilities in sun-room lounges, as well as space for individual laundry appliances roughed in for each apartment.
- ◆ A roughly 1,400 square foot amenity room with residential kitchen.
- ◆ An approximately 600 square foot office for Nelson CARES staff.

PROJECT PARTNERS



BC HOUSING

BC Housing is providing a \$6.6 million capital contribution, financing, and technical assistance to the project.



COLUMBIA BASIN TRUST (CBT)

The CBT is providing a \$200,000 capital contribution to the project.



CANADA MORTGAGE AND HOUSING CORPORATION (CMHC)

CMHC provided a predevelopment Seed Funding grant.



nelson
CARES
society

NELSON CARES SOCIETY

Nelson CARES Society is the project sponsor, and the Society is providing the land and a \$220,000 capital contribution.

PROPOSED BUILDING



VIEW FROM SOUTHEAST



VIEW FROM NORTHWEST

FOR MORE INFORMATION

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