

WELCOME!

Nelson CARES Society

Lakeside Place Affordable Housing
Redevelopment Project

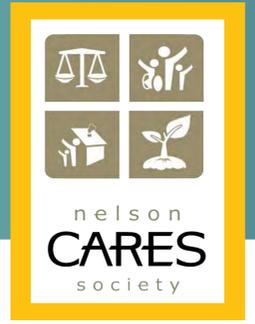
OPEN HOUSE

Thank you for attending.

If you have any questions, please ask a representative
from the Nelson CARES Society or the project team.

Don't forget to complete a comment form!

Purpose Of This Open House

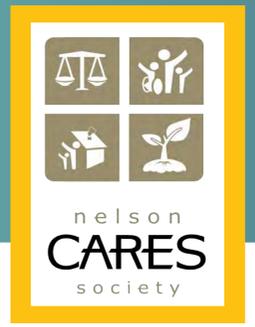


ABOUT THIS PROJECT

The purpose of this Open House is to inform local residents of the plans for the proposed Lakeside Place affordable housing redevelopment project, and to provide the opportunity to hear from you.

- 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, a functionally and physically obsolete building that currently provides 20 units of substandard affordable rental housing.
- A new four-storey, wood-frame building will replace the old development, providing 47 modern and affordable rental housing units.
- The building will provide 42 one- and two-bedroom affordable rental housing units for seniors of low and moderate incomes.
- 5 new studio units will house adults with disabilities at risk of homelessness, replacing some of the existing units that will be demolished for the redevelopment.
- Lakeside Place is ideal for an affordable rental housing project, with close proximity to commercial services, public transportation, a large waterfront park, and a 15 minute walk to downtown Nelson.
- The redevelopment will require the City of Nelson to rezone land associated with the project because of the proposed size and height of the building and to reduce the number of required parking spaces.

About the Nelson CARES Society



ABOUT US

Nelson CARES Society is an established charitable organization that has served the community for over 40 years. Through community collaboration and service excellence, the Society works to build a healthy and inclusive community where respect for all individuals is an ordinary, everyday occurrence.

Nelson CARES Society works toward a socially just society by providing advocacy, housing, employment and support services. The Society is funded through government, private foundations, and the generous donations of countless individual Nelson residents.

The Society has grown into one of Nelson's largest and most diverse non-profit organizations, acting as a catalyst for community and program development, and advocates for people living in poverty. Today Nelson CARES Society provides hundreds of jobs and generates many millions of dollars in economic activity in the community.

C A R E S

Community:

our programs are defined by people of this community, for this community, and with their support and participation.

Advocacy:

for people trying to navigate through the complexities of the government and legal systems to exercise their rights, and to support victims of violence.

Residential Services:

for people without a home, those struggling to afford one, and those who need support to live independently.

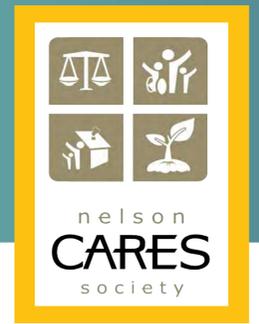
Employment:

creating opportunities so people facing barriers to work can find a job that enriches their lives.

Services:

designed to empower people who want support to make a better world for themselves and their families.

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)

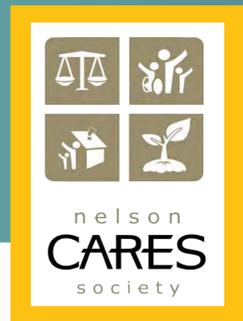
CMHC provided a predevelopment Seed Funding grant.



NELSON CARES SOCIETY

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

Why does Nelson Need Affordable Rental Housing for Seniors?



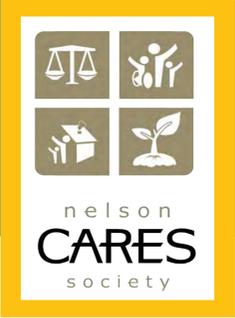
The demand for affordable housing for seniors has significantly increased in recent years and the number of seniors in Nelson is projected to grow over the coming decade.

Of the 28 communities in the Columbia Basin, Nelson is one of 11 communities that grew between 2011-2015. Nelson grew by just over 4% in this period. This trend is predicted to be consistent over the next 20 years. The seniors population is projected to grow by 42% over the next 20 years. (Source: Rural Development Institute, 2017)



- Many seniors living in Nelson want to remain in their community as they age.
- There is currently a shortage of senior-friendly housing options in Nelson.
- Seniors earning a fixed income (i.e. pension) are challenged to afford the average market rental prices in Nelson.
- There are currently long wait lists for existing seniors apartments.

Project Location



The Lakeside Place redevelopment site is located at 805 Nelson Avenue, at the corner of Nelson and Kokanee Avenues.



Existing Buildings

VIEW FROM EAST



The current buildings occupying Lakeside Place were originally built in the 1950s as a motel. Today these buildings are functionally and physically obsolete.

VIEW FROM SOUTHWEST



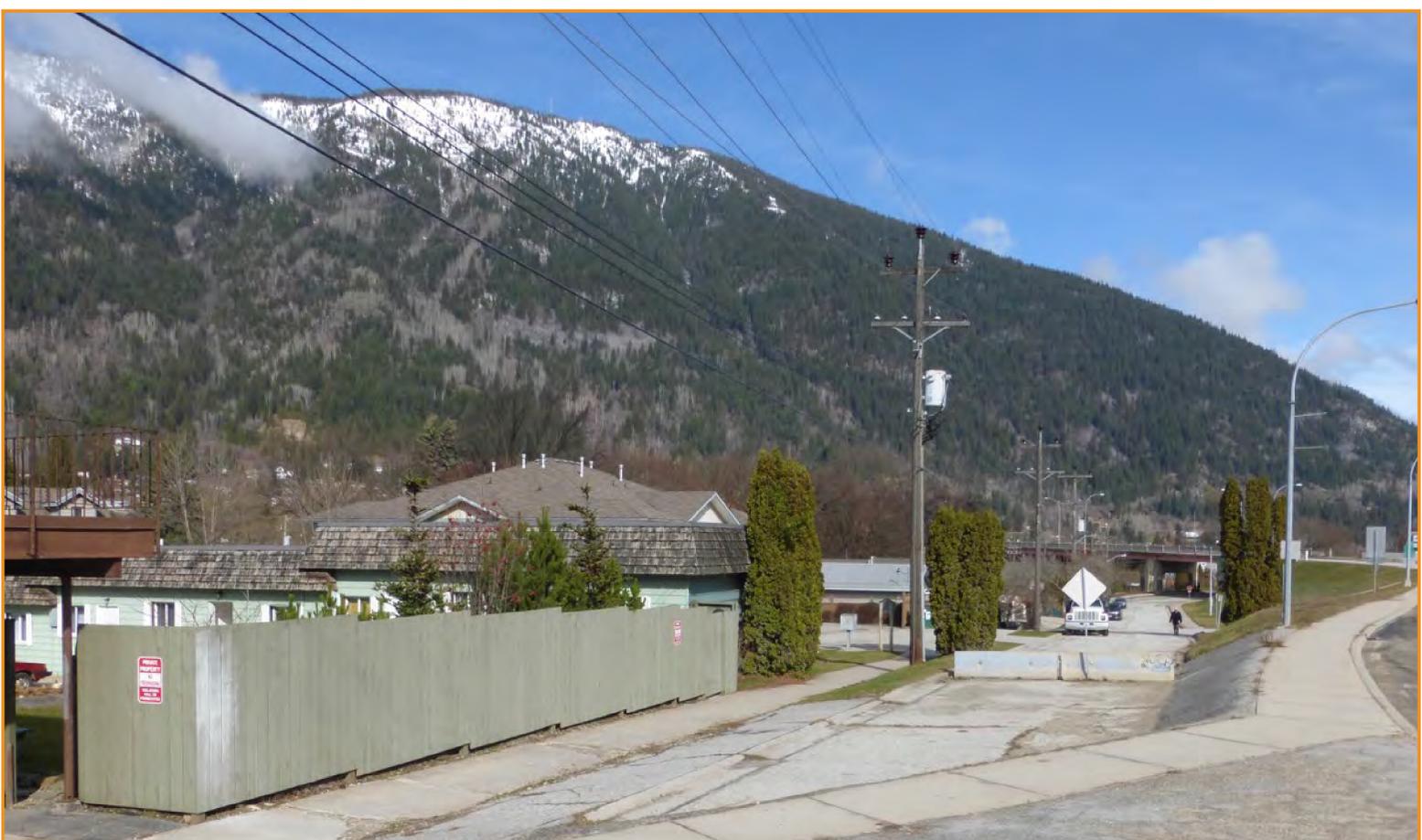
Existing Buildings

VIEW TOWARDS NELSON BRIDGE



The frontage to Lakeside Place is comprised of a closed off road and is uninviting and ugly. The buildings “turn their back” on the street.

VIEW OF CLOSED PORTION OF NELSON AVENUE



Proposed Building



VIEW FROM SOUTHEAST



The new Lakeside Place will relate to both Kokanee Avenue and Nelson Avenue. The closed portion of Nelson Avenue will be landscaped with small parklet features.

VIEW FROM NORTHEAST



Proposed Building



VIEW FROM NORTHWEST

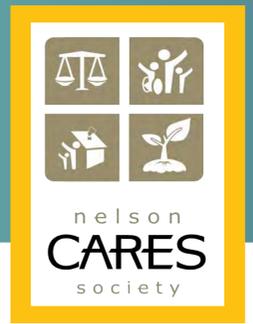


A terrace in the rear of the building will provide an outdoor amenity space for residents. Underground parking will be accessed by a ramp off of Kokanee Avenue.

VIEW FROM SOUTHWEST

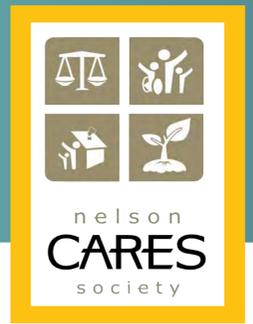


Building Features



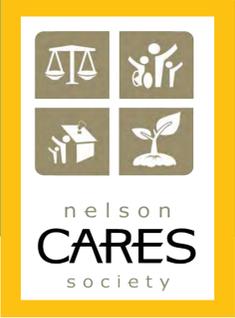
- The Building will present windows, balconies, and doors to both Kokanee and Nelson Avenues, making it pleasant to walk past and provide “eyes on the street.” The current buildings have blank walls and a long fence.
- The closed road frontage to Nelson Avenue will be landscaped, providing interest to 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 in 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.

Building Features

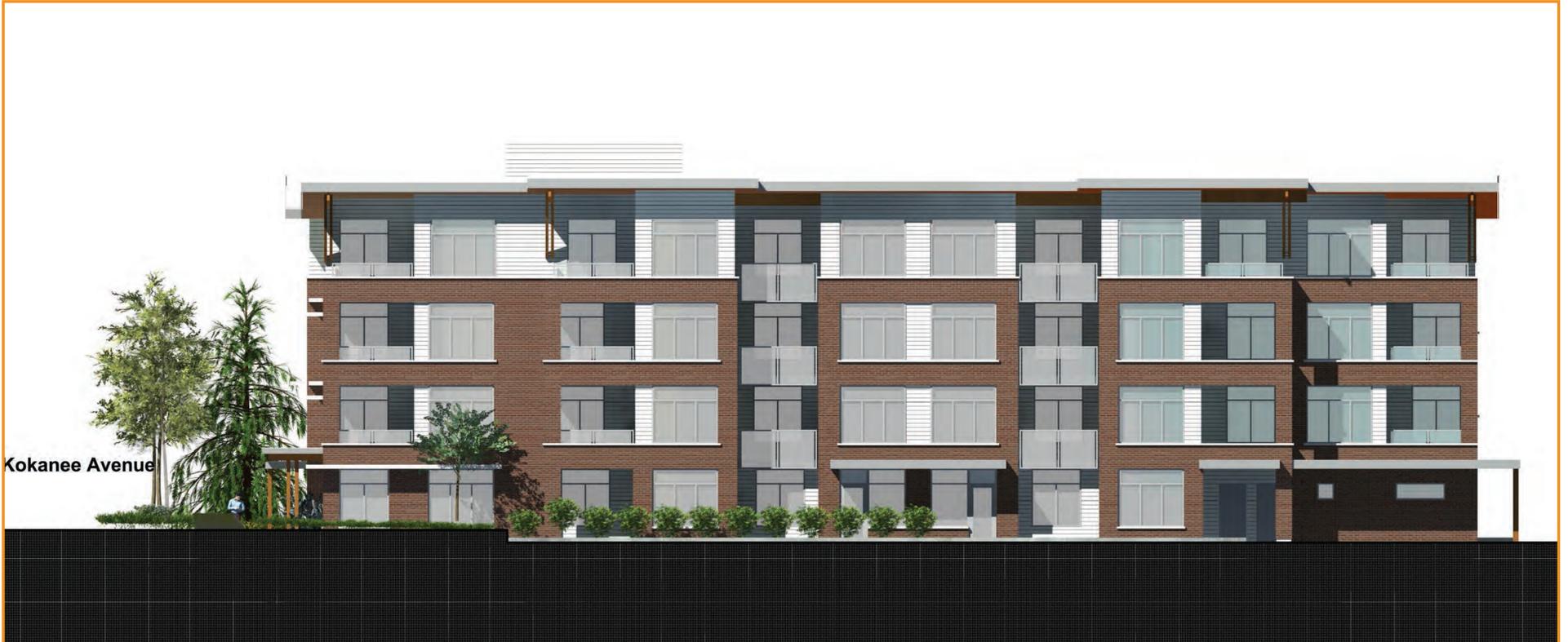


- 36 one-bedroom units are sized for mobility impairment or for two person occupancy.
- 6 two-bedroom units are for two-person households where one person may be ill or disabled.
- 5 studio units will house adults with disabilities at risk of homelessness, replacing some of the existing units that will 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.
- The final building design may be subject to further refinement and alteration based on concept development, budget, and approvals.

Elevations

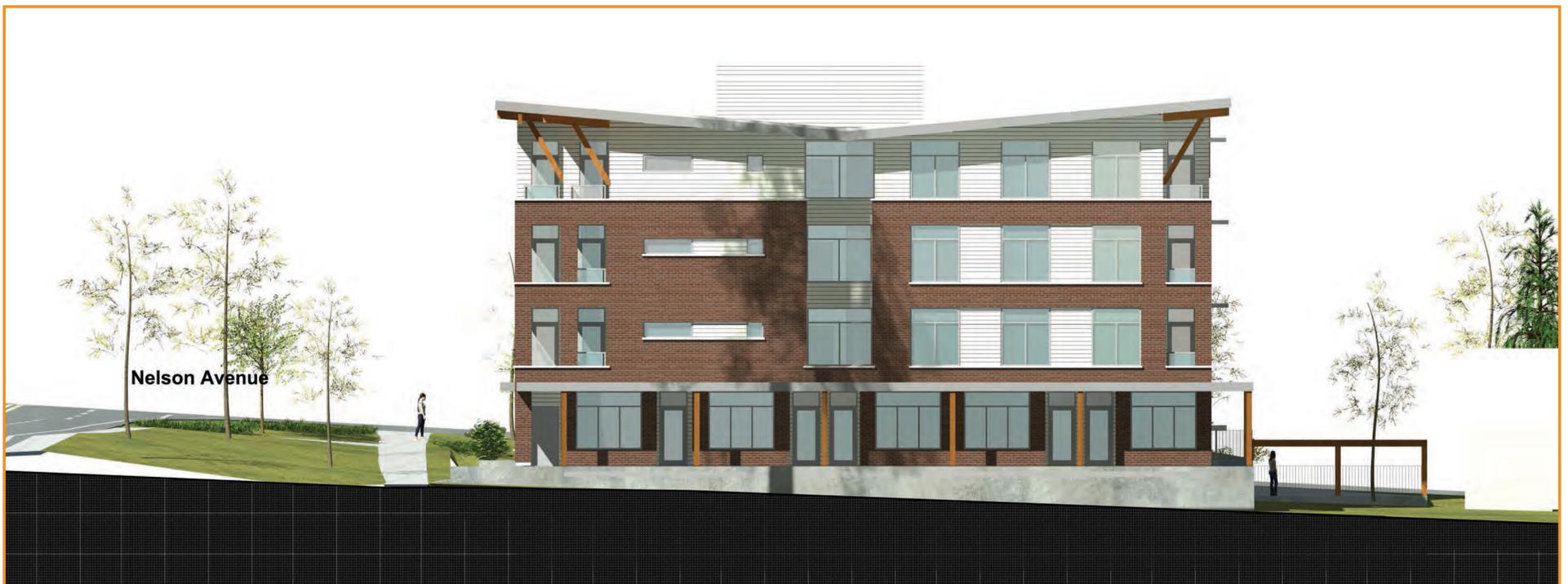


SOUTH FROM KOKANEE AVENUE



East Elevation

EAST FROM NELSON AVENUE



North Elevation

Elevations



WEST FROM REAR PROPERTY LINE



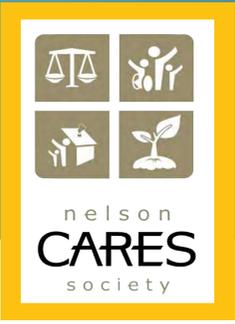
West Elevation

NORTH FROM 813 NELSON AVENUE

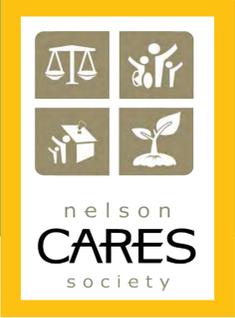


South Elevation

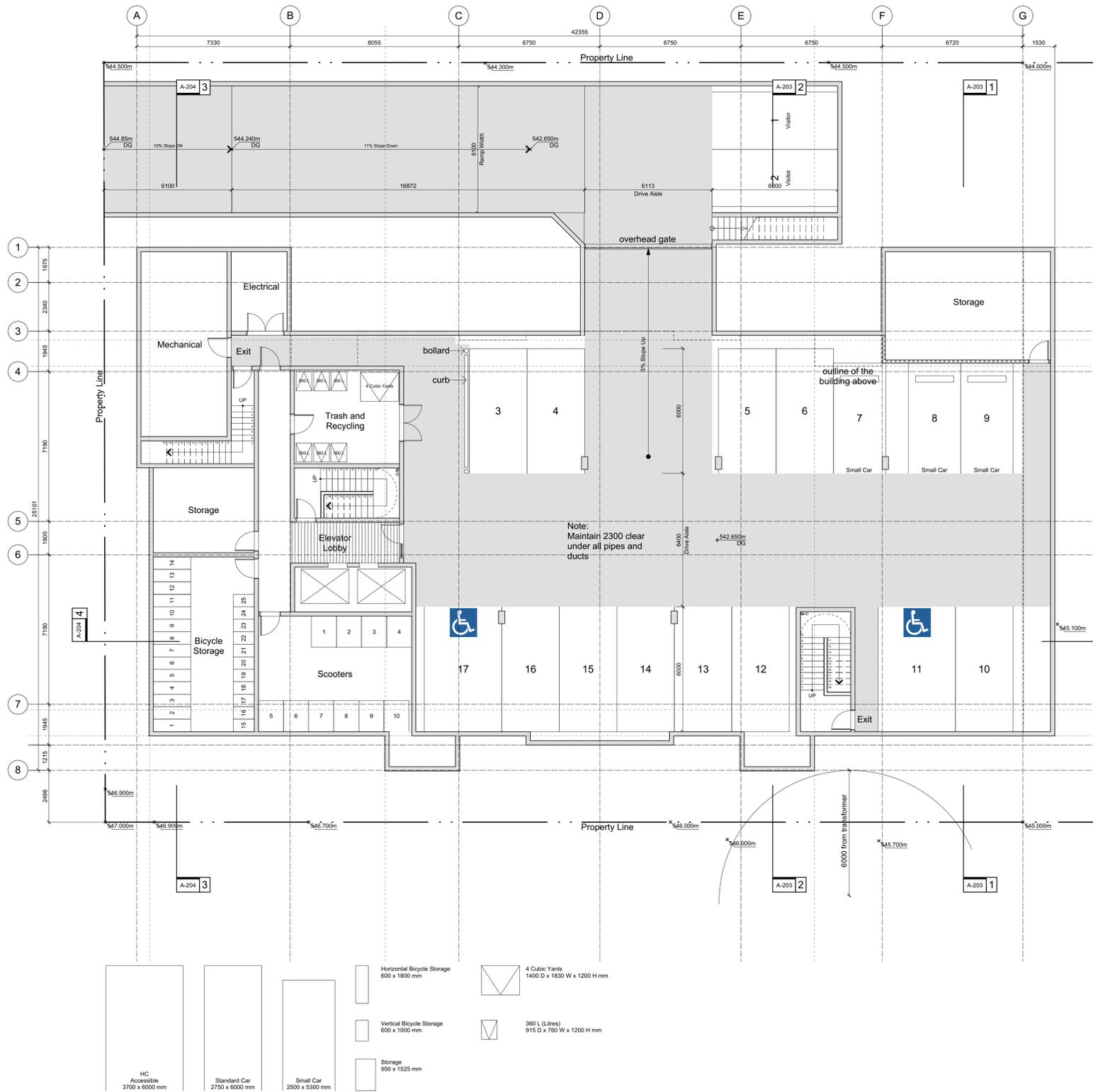
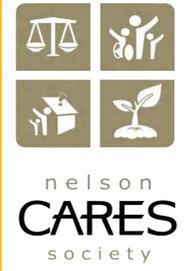
Level 1 Floor Plan



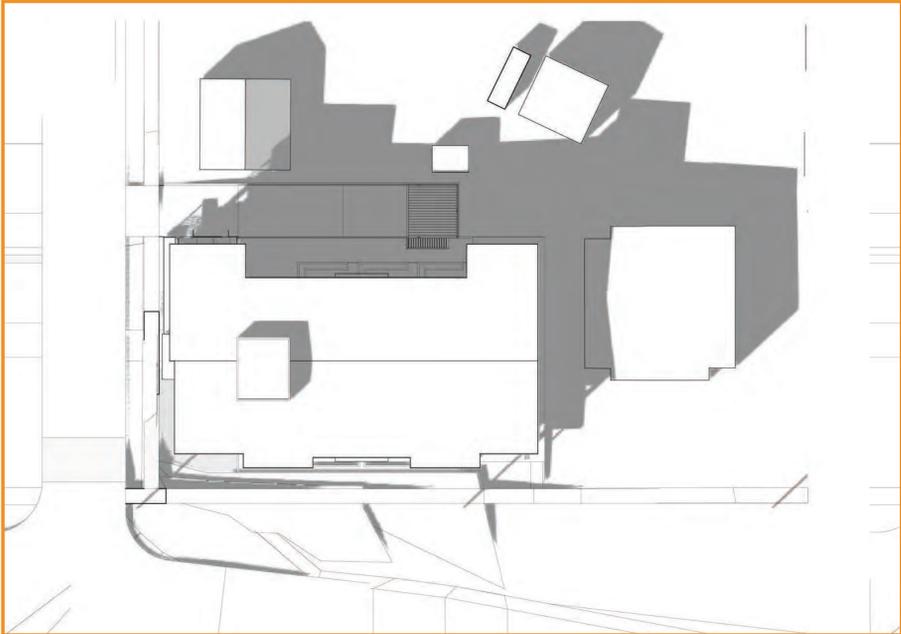
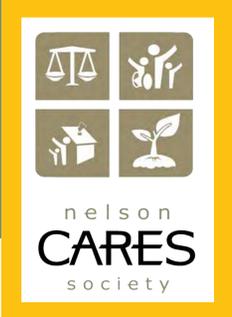
Level 2 - 4 Floor Plan



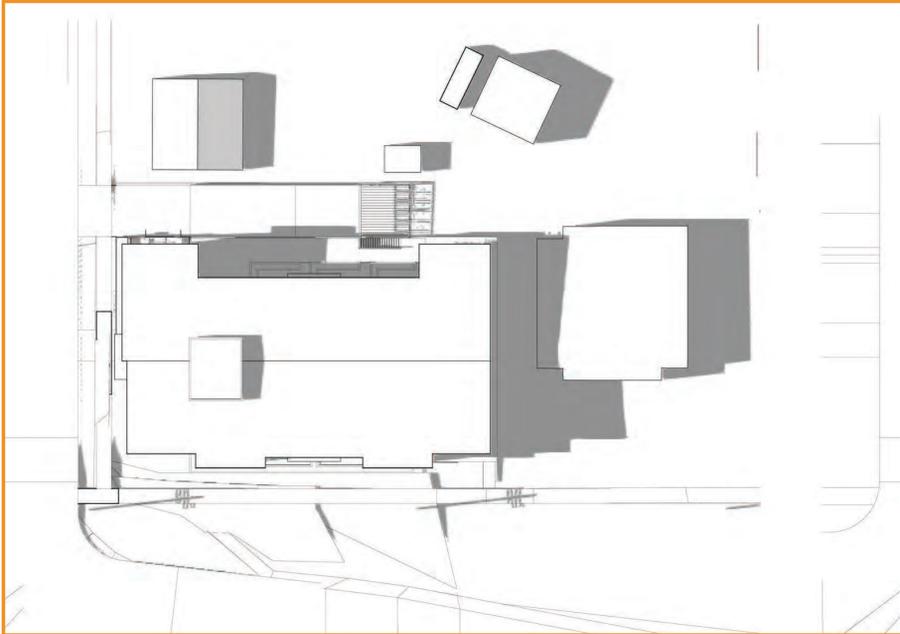
Level P-1 Parking Floor Plan



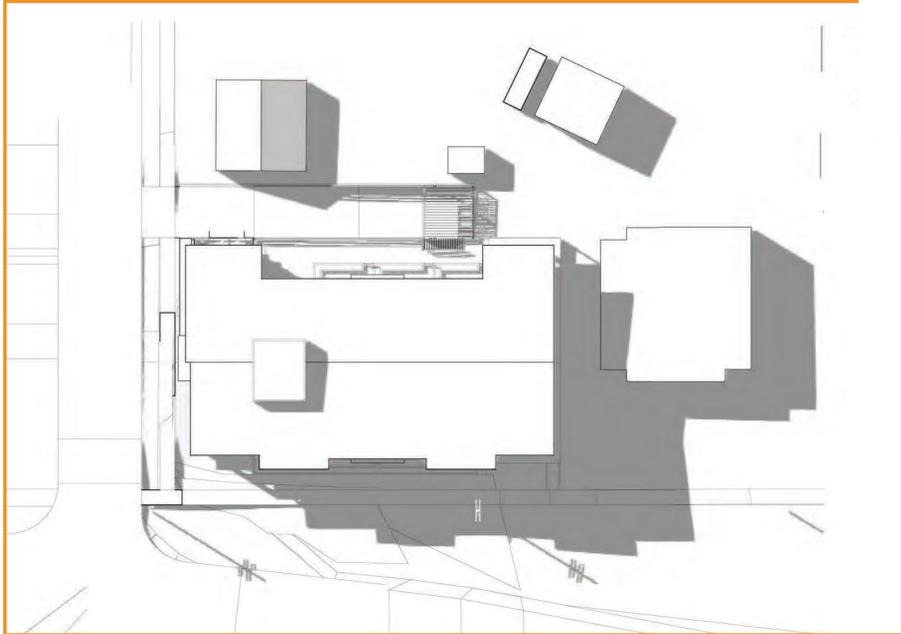
Shadow Study



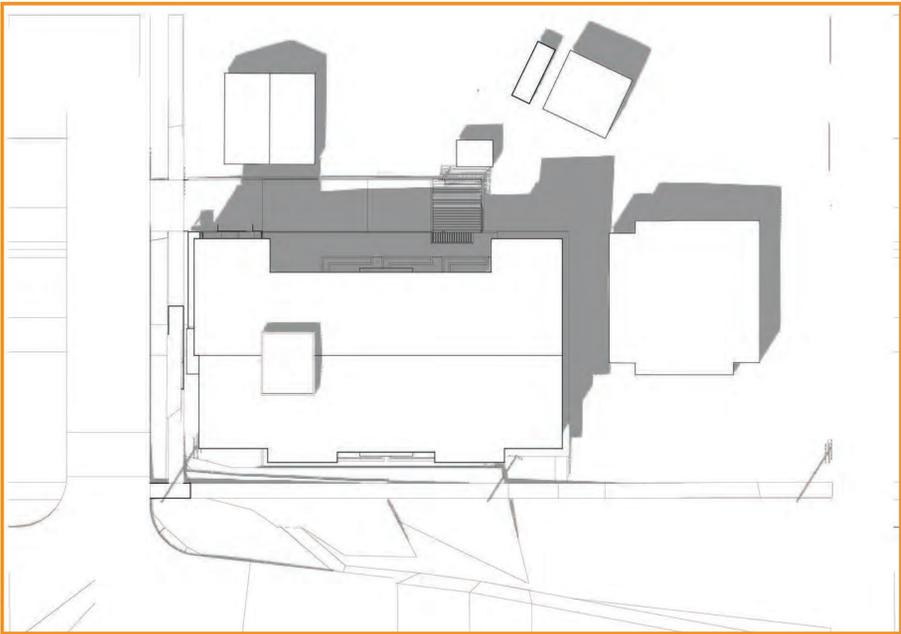
MARCH 21st 10:00 AM



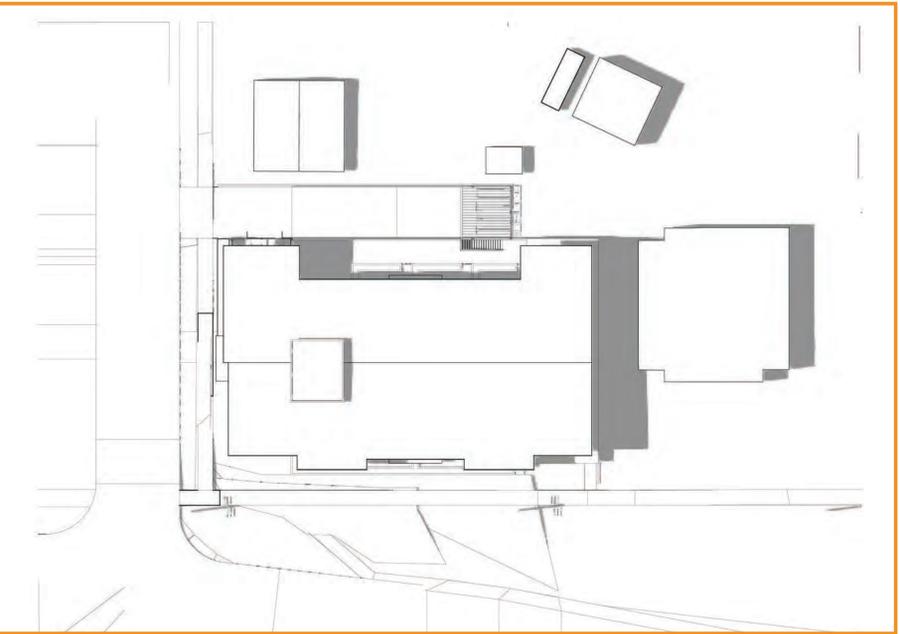
MARCH 21st 12:00 NOON



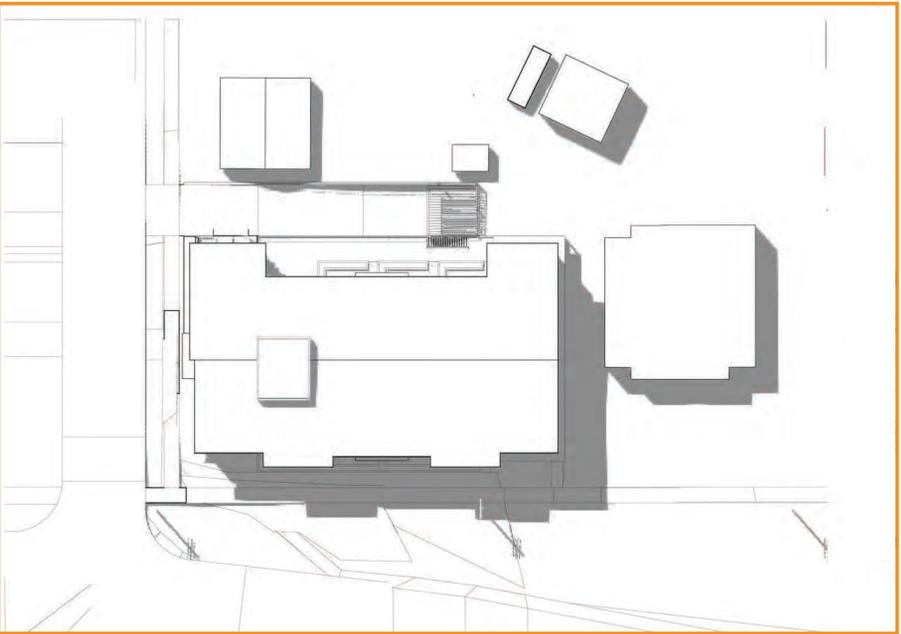
MARCH 21st 2:00 PM



JUNE 21st 10:00 AM

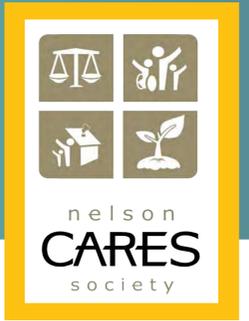


JUNE 21st 12:00 NOON

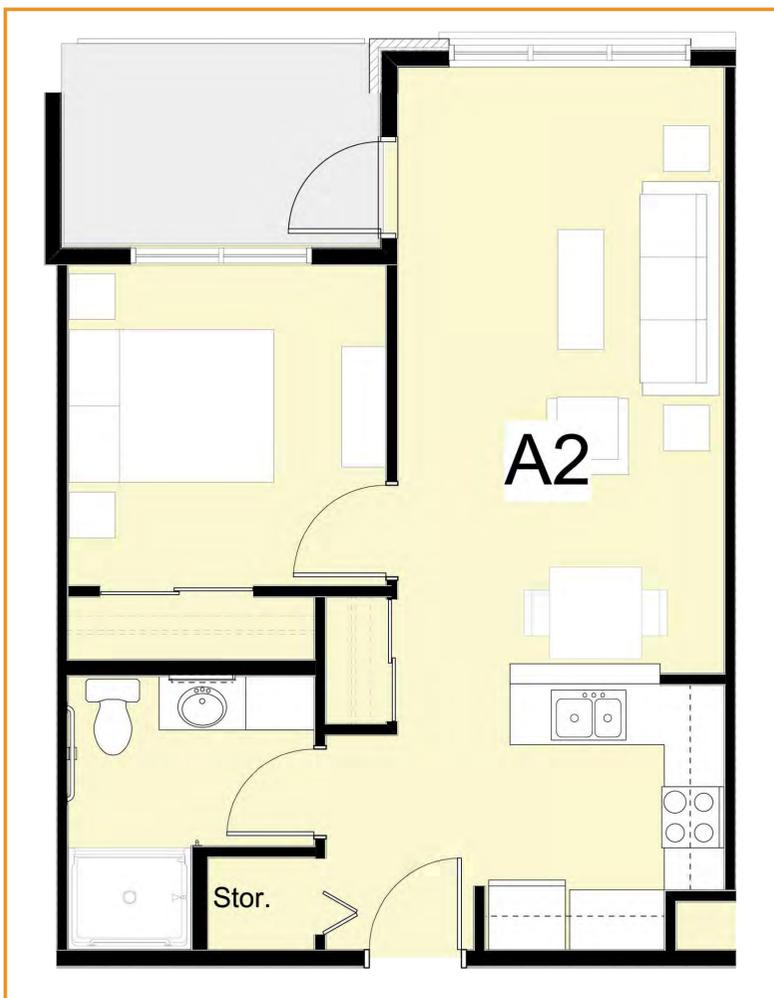


JUNE 21st 2:00 PM

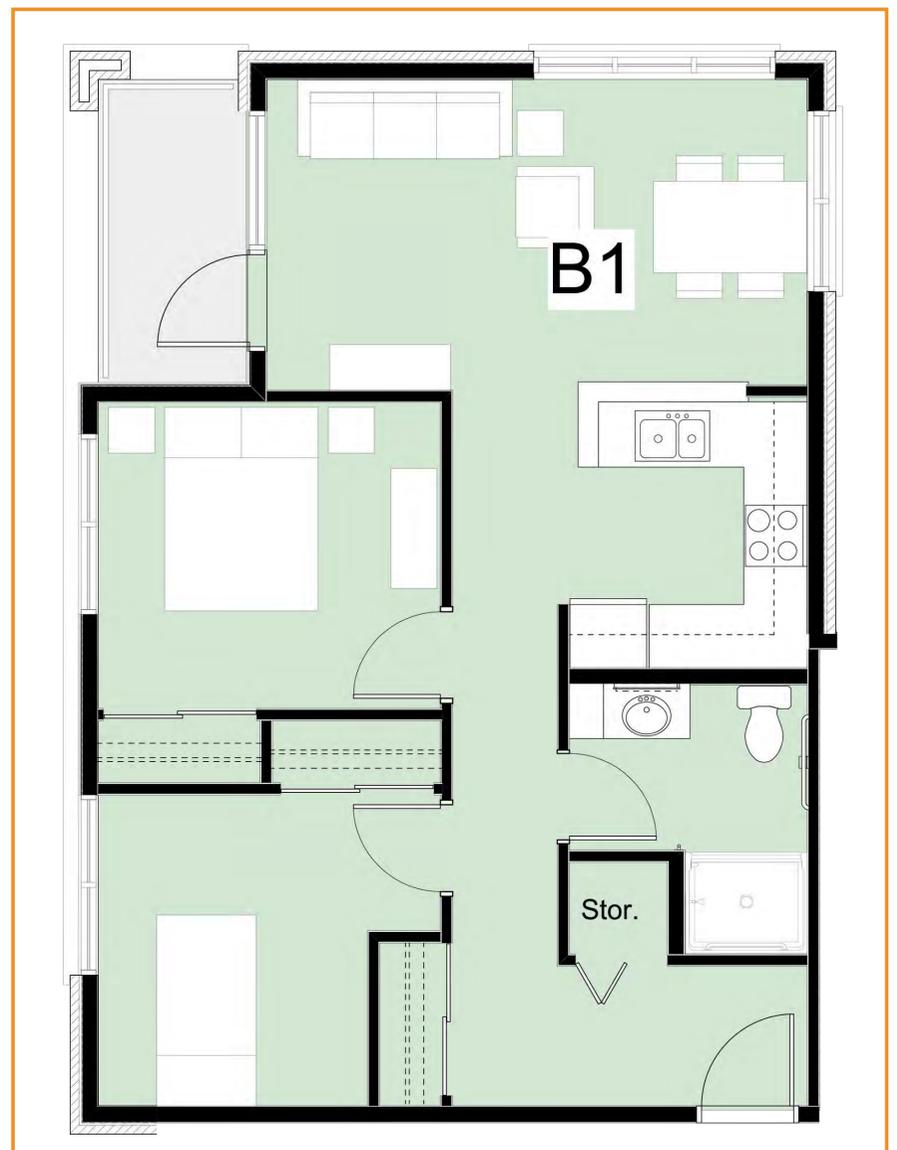
Typical Units



The Redeveloped Lakeside Place will feature a mix of units. The units feature efficient layouts, and each unit provides access to private outdoor space, either in the form of a balcony or ground-level patio.

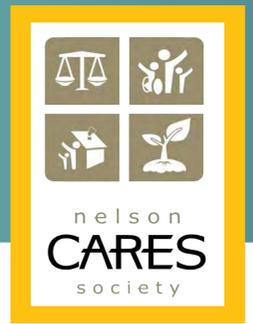


ONE-BEDROOM UNIT
581 SQUARE FEET



TWO-BEDROOM UNIT
775 SQUARE FEET

Project Timeline



2016

Feasibility Study

2017

Proposal Submission

BC Housing Review and Approval

**Consultant Selection/Partnership
& Other Agreements**

Design Development

WE ARE HERE

2018

Rezoning

Construction Documentation

Permits/Tendering/BC Housing Approval

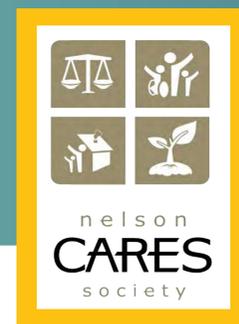
Construction

2019

**Prepare for Occupancy/Register
Legal Agreements on Title**

Tenancy Move In & Occupancy

Tenant Selection Process



- The units are designated for seniors (55+) and persons with disabilities with low to moderate incomes, as defined by BC Housing from time to time.
- The approximate rent ranges are subject to change and will be finalized prior to construction, and expected to be in the range of:
 - 1-bedroom (affordable rental) \$550 - \$600 per month
 - 1-bedroom (market rental) \$800 - \$850 per month
 - 2-bedroom (market rental) \$900 - \$950 per month
- Low-income senior households may be eligible for a SAFER rent subsidy. Contact BC Housing to see if you might be eligible: [1.800.257.7756](tel:18002577756) or www.bchousing.org/housing-assistance/rental-assistance-financial-aid-for-home-modifications/shelter-aid-for-elderly-renters
- Tenant application forms will be issued once construction has commenced, approximately 8-9 months prior to project completion.
- Priority will be given to applicants based on need, and a wait list will be maintained by the Society.

FOR MORE INFORMATION

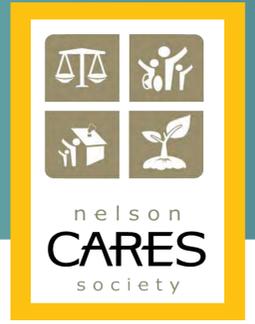
Jenny Robinson

Executive Director

Nelson CARES Society

Phone: 250-352-6011 Ext. 13

Email: jrobinson@nelsoncares.ca



Thank You for Attending

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Don't forget to complete a comment form!