

## PROPOSED DEVELOPMENT

Nelson CARES is proposing a new, mixed-use building that will provide long-term affordable housing and an expansion to the NDCC recreation facility.



nelson  
**CARES**  
society

## 818-824 Front Street, Nelson BC

### Project overview

- The proposed development is **not** short-term or emergency housing. Housing is intended for long-term, independent living.
- The proposed development is located on land that is owned by the City of Nelson and the Regional District of Central Kootenay (as illustrated in Figure 1).
- The proposal seeks to include approximately 5,400 square feet of recreational uses on the RDCK portion of the building that will be part of the Nelson District Community Centre.



### How many bedrooms will the housing units have?

The proposed building includes 50 units with a mix of studio, 1-bedroom 2-bedroom, and 3-bedroom units.

### How much parking is provided?

The proposed development includes 45 parking spaces as well as 50 long-term, indoor bicycle storage spaces.

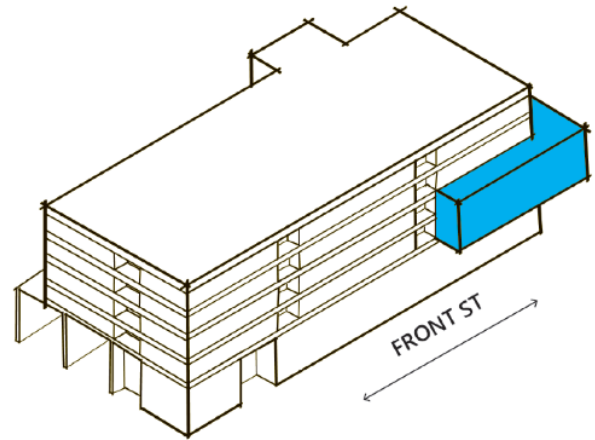
The parking is located on level 1 and 2 of the building. A Traffic Impact Assessment and Parking Study are being conducted to account for parking appropriately and capture any infrastructure concerns. To mitigate impact on the surrounding community, the building orientation has been developed to have underground parking access off Cedar Street.

### Who will live in the housing?

Nelson CARES Society is seeking funding through BC Housing’s Community Housing Fund (CHF). The CHF program is focused on housing individuals, seniors, and families with low to moderate incomes. The CHF Program requires the following rental mix:

- 30% Near Market Rent
- 50% of units are Rent Geared-To-Income (qualifying tenants pay 30% of their income to shelter costs)
- 20% Deeply Affordable Units

The proposed building will be focused on serving the same types of households as Nelson CARES’ Hall Street development.



### What is the project timeline?

The project is currently in the early design phase. If Nelson CARES’ application to the CHF program is successful, we anticipate detailed design and permitting will occur throughout 2025 and construction could start in Spring 2026.

Scan QR Code to learn more about the project or fill out a feedback form online. The deadline for feedback forms is Monday, February 10th, 2025



### Who can I contact for more information?

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