

Welcome!

Nelson CARES Society's Front Street Open House

Thank you for taking the time to attend this open house!

Please read through the information displayed throughout the room.

There are representatives from Nelson CARES Society and the consultant team that can answer questions and discuss the project with you.



Please fill in a feedback form before you leave.

We understand that there are a diverse range of perspectives about the proposed development. Please provide your feedback in a respectful and courteous way. There is zero tolerance for discrimination and hate speech. Examples of discrimination/hate speech include:

- Using derogatory words or slurs to describe individuals or groups of people.
- Disrespectful comments towards people of specific race, gender, socio-economic class, religion, nationality, sexual orientation, age, or abilities.

Scan the QR Code to stay up to date



NELSON CARES SOCIETY

About the Society



Community Advocacy Residential Employment Services

Goal: to work to build healthy and inclusive community where respect for all individuals is an ordinary, everyday occurrence.

Affordable housing operator with 260 units of affordable housing

Established in 1974 by a group of Nelson community members.

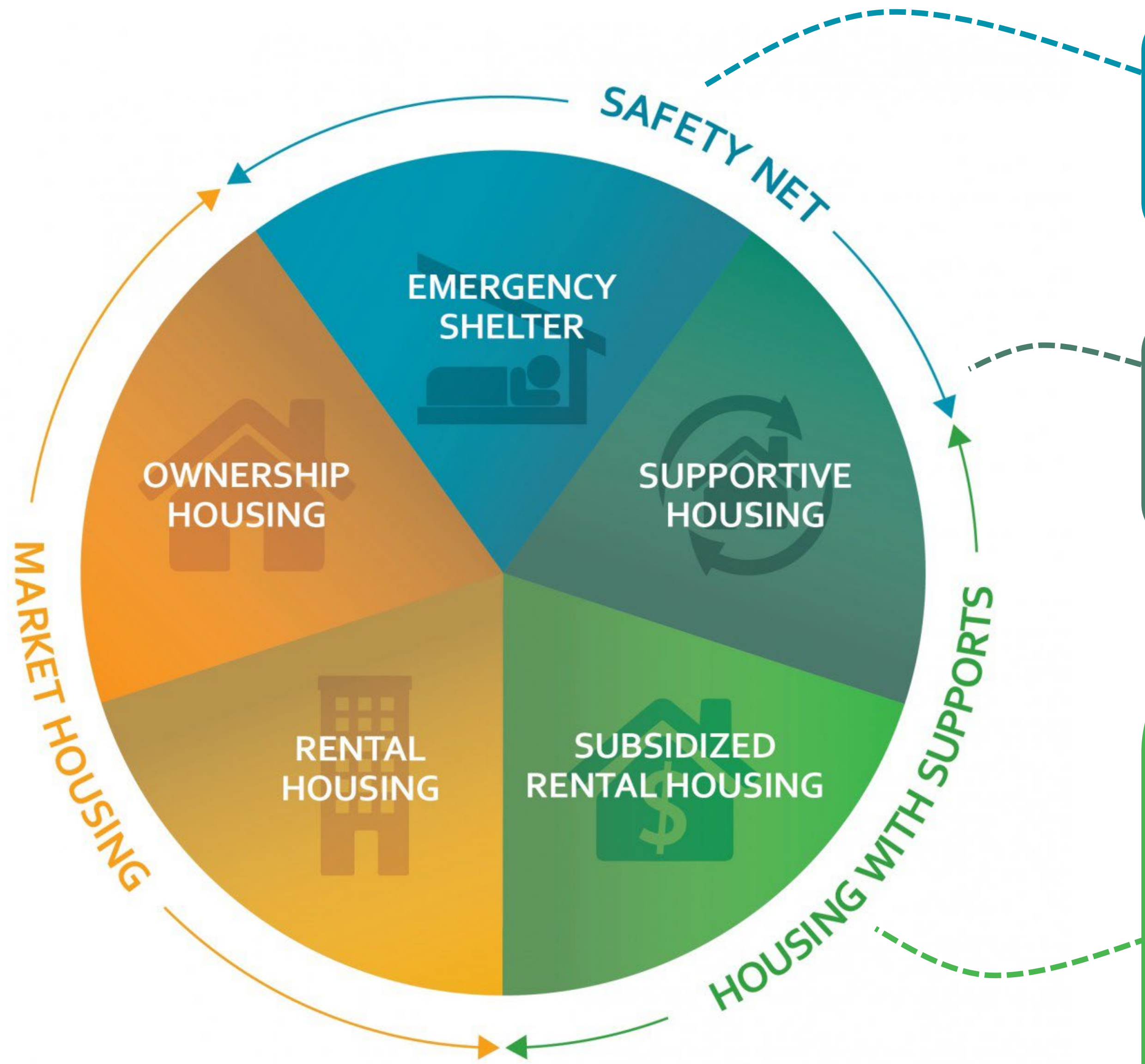
Examples of programs and services:

- Kootenay Seniors
- Community Living BC Housing for adults with diverse abilities
- Employment, Community Inclusion and Outreach Services
- Advocacy Centre (legal services)
- Emergency Housing Services



NCARES AFFORDABLE HOUSING PORTFOLIO

Housing Wheelhouse



Emergency Shelter

- Stepping Stones Homeless Shelter: Individuals experiencing homelessness

Supportive Housing

- North Shore Inn: Individuals, Seniors, and People with Disabilities at risk of experiencing homelessness

Affordable Rental Housing (long-Term/permanent)

The following buildings providing housing for low to moderate income households:

- Cedar Grove Estates (Seniors)
- Copper Mountain Court (Families)
- Lakeside Place (Seniors and People with Disabilities)
- Hall Street (Single Adults and Families)
- Ward Street (Single Adults)
- **Proposed Front Street:** Single Adults, Families, and Seniors

The proposed development is long-term, affordable rental housing and does not include emergency shelter or supportive housing.

M'akola Group of Societies



M'AKOLA DEVELOPMENT SERVICES

Established in 1988.

Professional development consulting firm with Indigenous roots that is committed to supporting vibrant, diverse communities across BC. M'akola has managed the construction of over 4,500 affordable homes across BC.

23 staff across 3 offices

- Funding and Partnerships
- Community Engagement
- Development Consulting and Project Management
- Housing Operations and Asset Management
- Indigenous Planning and Development



M'AKOLA HOUSING SOCIETY

Established in 1984.

Non-profit housing provider with more than 1,600 affordable rental homes serving more than 5,000 people across BC, with a focus on housing for urban Indigenous households.

100+ Staff across 9 offices

- Tenanting
- Property Management
- Maintenance
- Capital Planning
- Asset Management
- Operations Consulting
- And more...



M'AKOLA
DEVELOPMENT
SERVICES

50+ Active Projects in over **30** Communities



\$2B+ in Project Costs



4,500+ Units (Homes)



1000+ Jobs



+

ESQUIMALT NATION
 SNUNEYMUXW
 FIRST NATION
 NISGA'A LISMS
 GOVERNMENT
 HAISLA NATION
 MÉTIS NATION BC

AFFORDABLE HOUSING:
FROM CONCEPT TO COMMUNITY

NON-PROFITS | GOVERNMENTS | FIRST NATIONS



M'AKOLA DEVELOPMENT SERVICES

M'akola Development Services is a professional consulting firm and non-profit society of approximately 23 staff, including planners, development managers and dedicated experts in Indigenous relations and communication.

- Our services span the full development spectrum from Concept to Community.
- M'akola Development Services is a professional consulting firm with Indigenous roots that is committed to supporting vibrant, diverse communities in British Columbia.
- Over 35 years of experience in both the market and non-market housing sector
- Partnerships with all levels of government, non-profit organizations, First Nations, and private industry

Examples of M'akola Projects



Courtenay, BC

- City of Courtenay donated land and offset municipal fees.
- 35 units of affordable rental housing
- Operated by M'akola Housing Society



Burnaby, BC

- 130 units of affordable rental housing
- City of Burnaby donated land through a long-term lease
- Operated by M'akola Housing Society



Valemount BC

- Village of Valemount donated land through a long-term lease
- 72 space childcare on ground floor
- Operated by Robson Valley Community Services

SITE LOCATION AND SURROUNDING USES

Selection of Subject Site

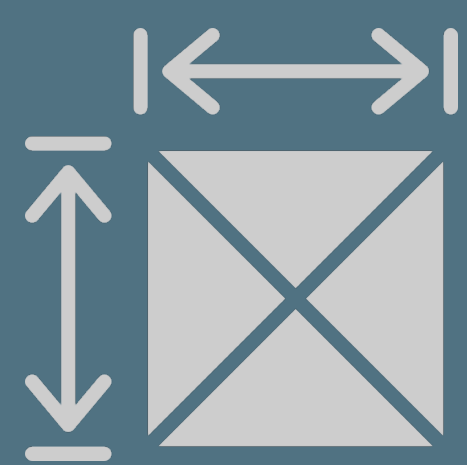


The subject site is currently owned by the Regional District of Central Kootenay (824 Front Street) and the City of Nelson (818 Front Street).

This development poses potential to create a new, collaborative residential and recreational development that would merge the lands into approximately 0.39-acre parcel.

The proposed site is located at 818-824 Front Street, next to the existing Nelson & District Community Facility. This site was identified for the following reasons:

- Currently undeveloped
- Central location near downtown amenities, shops, services, healthcare, and groceries
- 10-minute walk to the waterfront and 3-minute drive to the Kootenay Lake Hospital
- Direct access to transit routes Fairview Route 2 and North Shore Route 10, with a 1-2-minute walk to Lakeside Dr West/Downtown Route 4



818 Front Street Lot Size: 506 m² (0.13 acre)

824 Front Street Lot Size: 1,052 m² (0.26 acre)

Total Lot Size: 1,558m² (0.39 acres)

Building Overview

**Residential
Levels 3 to 6**

**Access to
Parking on
Levels 1 and 2**

**Front and
Cedar Street
Pedestrian
Entrance and
Lobby**



**NDCC
Expansion**

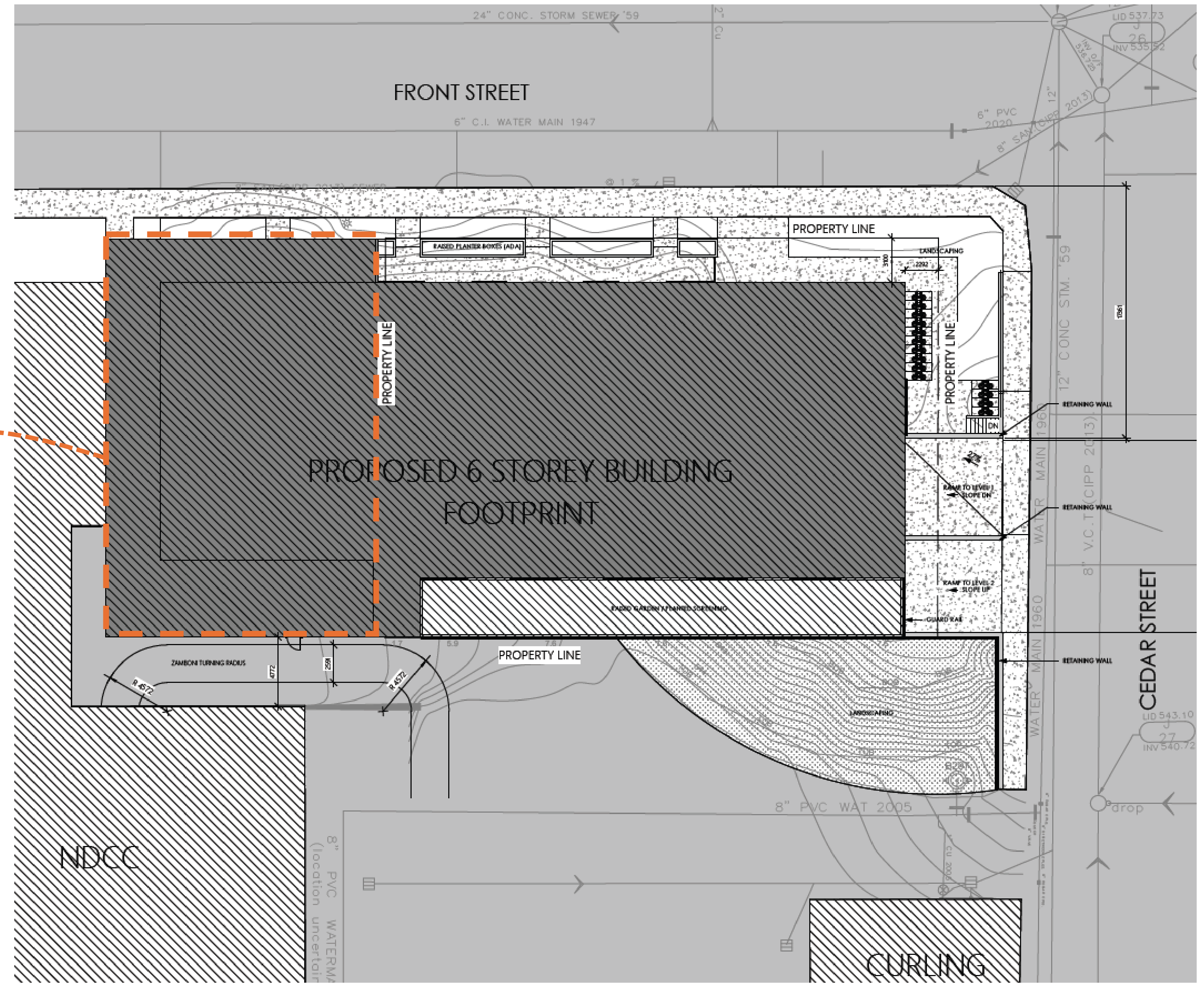
**Studio
apartments
and
landscaping
along Front
Street**

BUILDING PROGRAM AND DESIGN

Site Plan

The proposed development does not interfere with zamboni access and turn around to the arena at the rear of the building.

The NDCC expansion is located on the RDCK-owned portion of the site and will connect to the current NDCC building.



BUILDING PROGRAM AND DESIGN

Building Overview – Affordable Residential Portion

The proposed development will be a 6-storey building with 50 units:

- 14 studios
- 32 one-bedrooms
- 2 two-bedrooms
- 2 three-bedrooms

Amenities

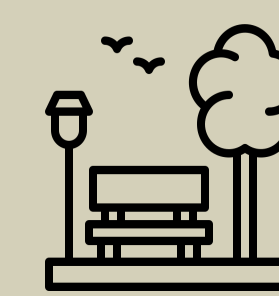
- Indoor tenant amenity space
- Tenant storage
- Shared laundry room
- Short-term and long-term bicycle storage



All units will be adaptable and 3 units fully accessible



Step Code 3 (50% more energy efficient than BC Building Code)



Studio units along Front Street activate the street frontage.

BUILDING PROGRAM AND DESIGN

Floor Plans – Levels 3, 4, 5, and 6

Level 3 to 4 (Residential and Recreation)



Level 5 to 6 (Residential Only)



BUILDING PROGRAM AND DESIGN

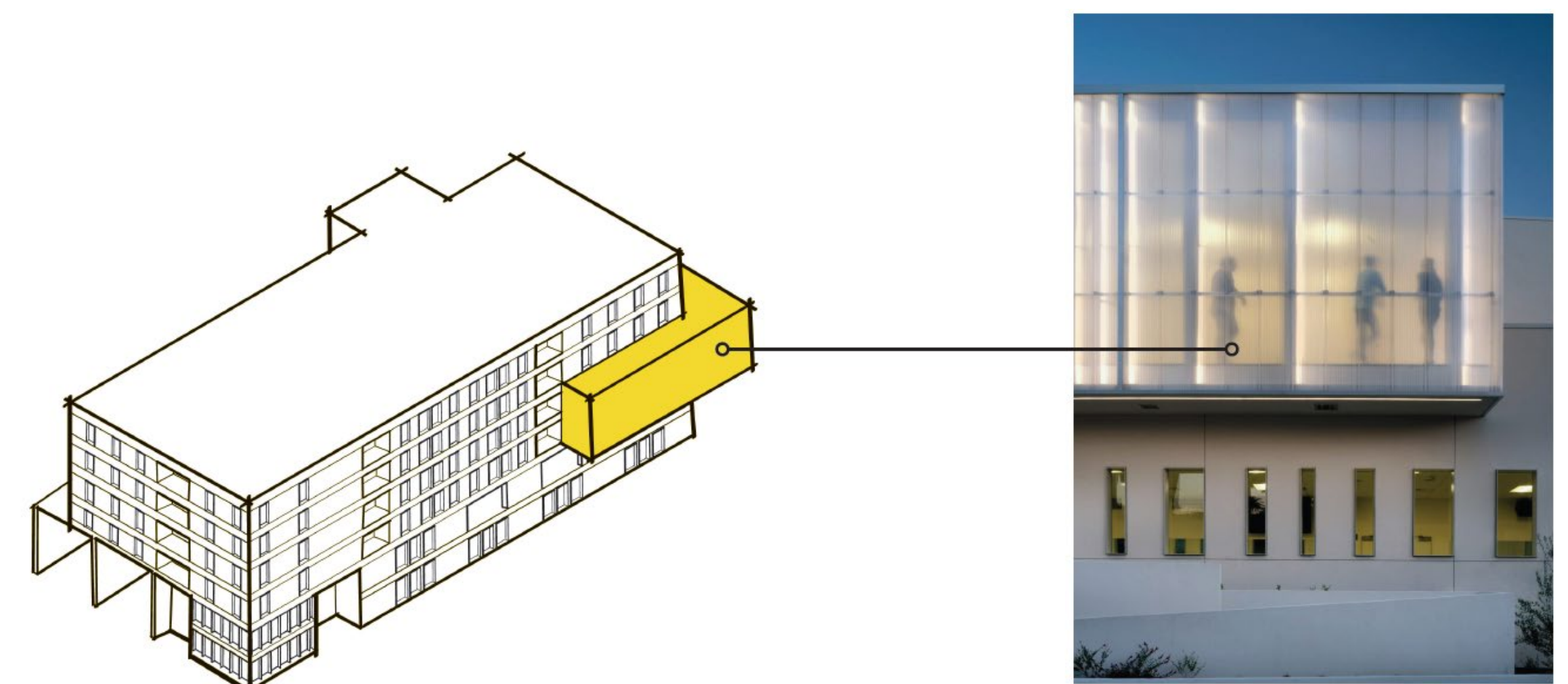
Building Overview – NDCC Expansion

- The final use of the NDCC expansion will be based on community engagement findings led by the RDCK.
- The NDCC Expansion will be accessed from the NDCC facility (not from the residential building).
- The space will be 510 m² (approximately 5,500 square feet).
- The space includes **double-height ceilings** and is located on level 3 of the proposed building.
- The NDCC expansion is intended to provide more space for indoor recreation programming.
- The NDCC space provides an interesting design feature to the exterior of the building.

The NDCC expansion includes double-height ceilings and is located on the 3rd floor of the proposed building



Example of how the NDCC space presents opportunities for visual interest, activates the street and expresses the recreation use in the building



Community Uses in Affordable Housing Developments

Finding a Win-Win

Benefits of Partnering

- Offers **broader community benefit** than a single use residential building.
- There is limited City-owned land available for affordable housing development in Nelson.
- **Co-location of uses** is a more efficient use of land and results in **cost savings for building design and construction.**
 - Design and construction efficiencies for a larger building that combines housing and recreation.
- The RDCK-owned portion of the site alone does not offer the adequate footprint to develop any substantial indoor recreation opportunities.
- Addresses critical affordable rental housing need in a **central location that is near amenities and employment opportunities.**



Valemount: 72 childcare spaces with affordable housing on City-owned land



Saanich: Affordable housing with childcare

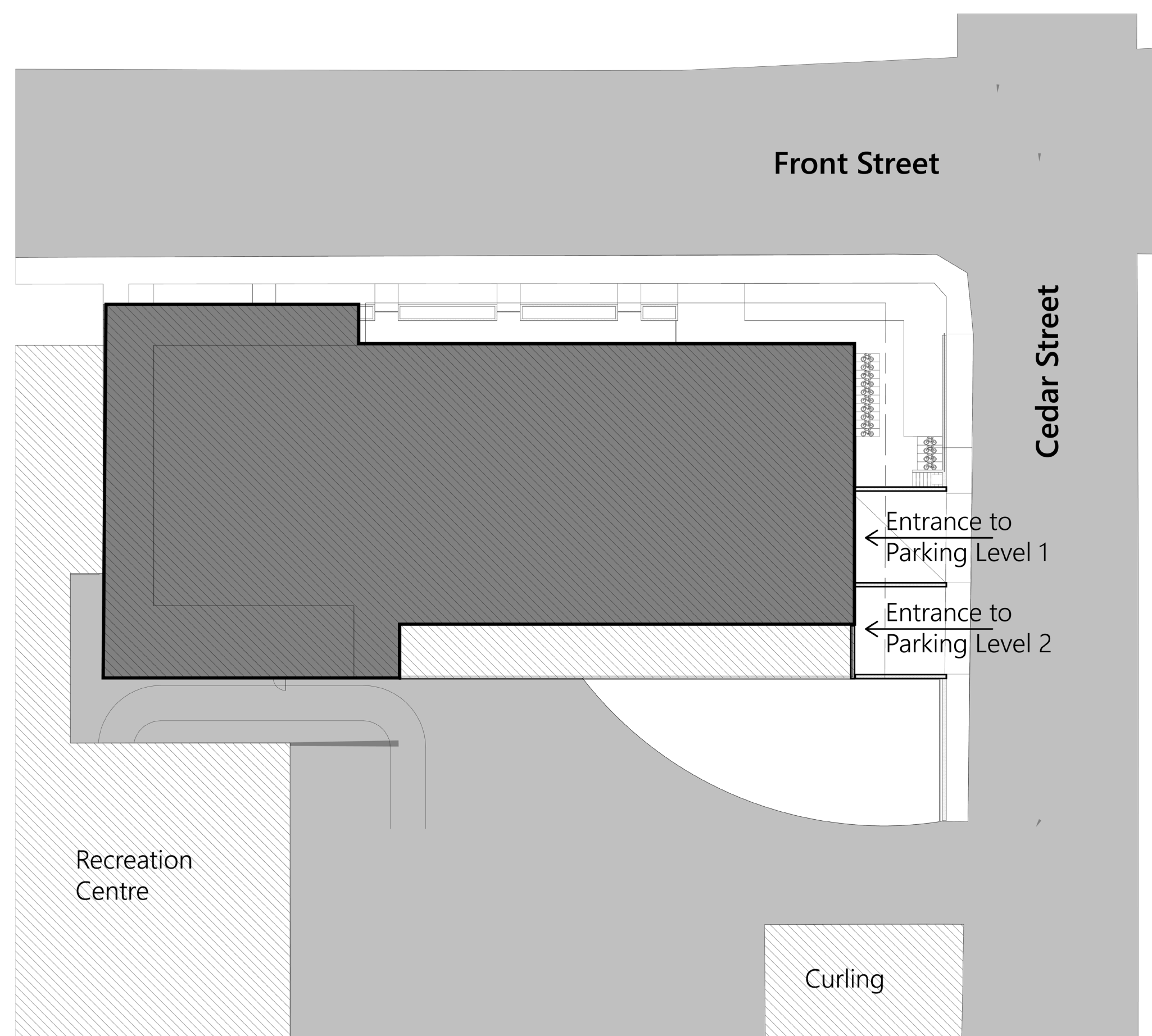
VEHICLE ACCESS

2 Options

The design team is exploring two options for vehicle access to the parking areas.

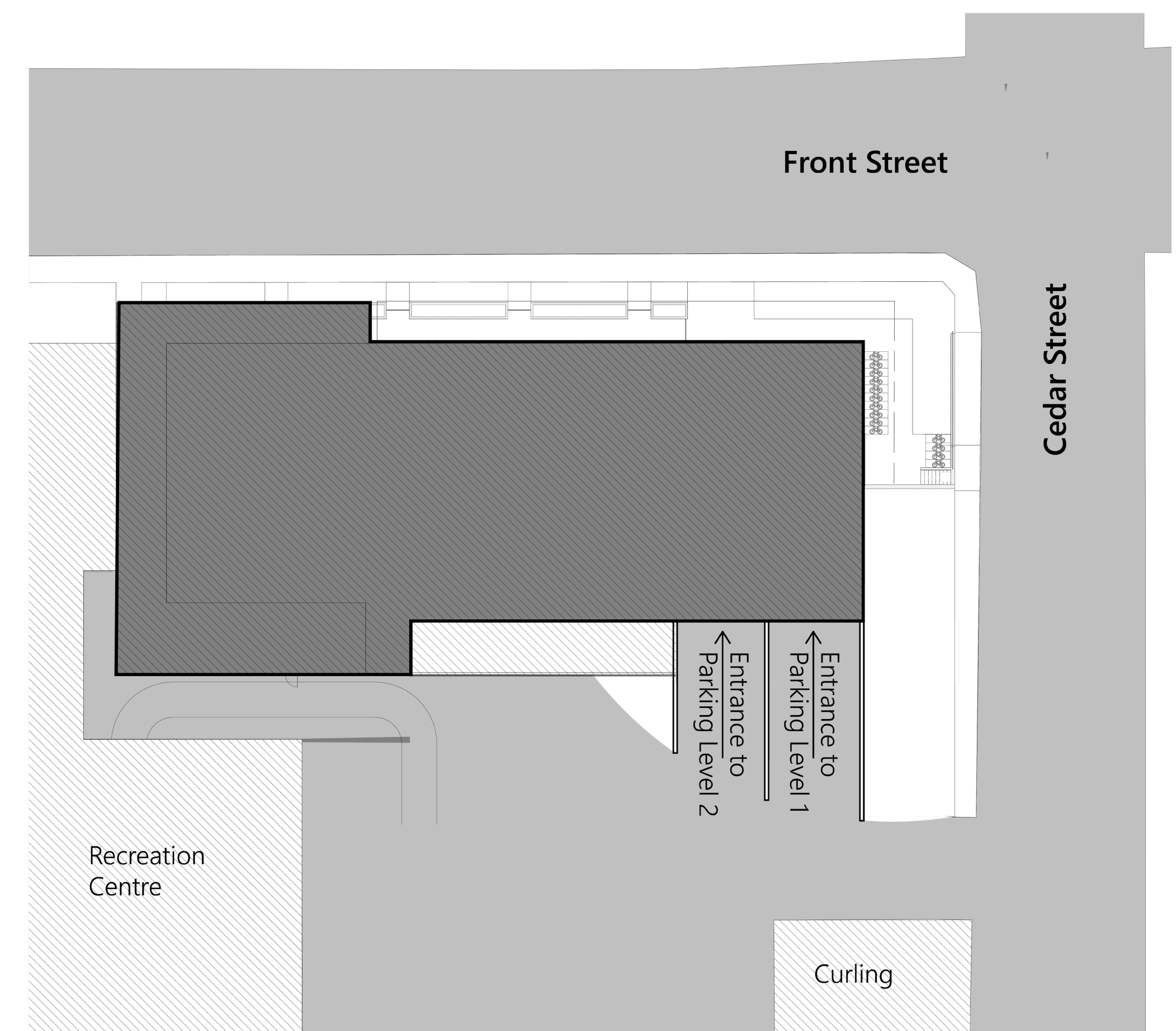
Option 1: Two access points on Cedar Street

- Loss of 5 on-street parking stalls on Cedar Street
- No impacts to City land at rear of property



Option 2: Rear Access

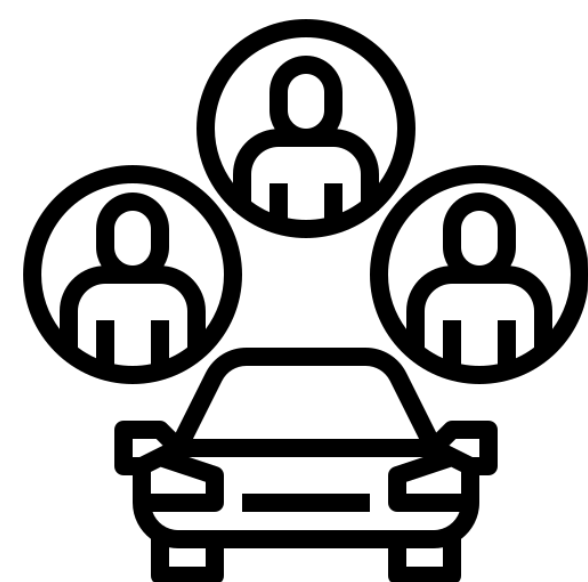
- Maintain 5 on-street parking stalls on Cedar
- Access to rear of building via City land at rear or property



PARKING AND TRAFFIC

10 of the 50 units are deeply affordable units. Tenants who qualify for deeply affordable have household incomes of less than \$30,000 per year and typically do not own vehicles. It is anticipated that 40 parking spaces for residents will be adequate.

- The proposed development includes 45 parking stalls. 40 spaces will be dedicated to the residents to the building. 5 of the parking stalls will be dedicated for NDCC staff.
- All spaces will be Electric Vehicle (EV)-ready, and include installed EV chargers in 2 parking spaces
- 50 long-term bicycle parking spaces and 30 short terms
- A Transportation Assessment and Management Study is currently underway and will be provided to the City as part of the rezoning and OCP amendment application.

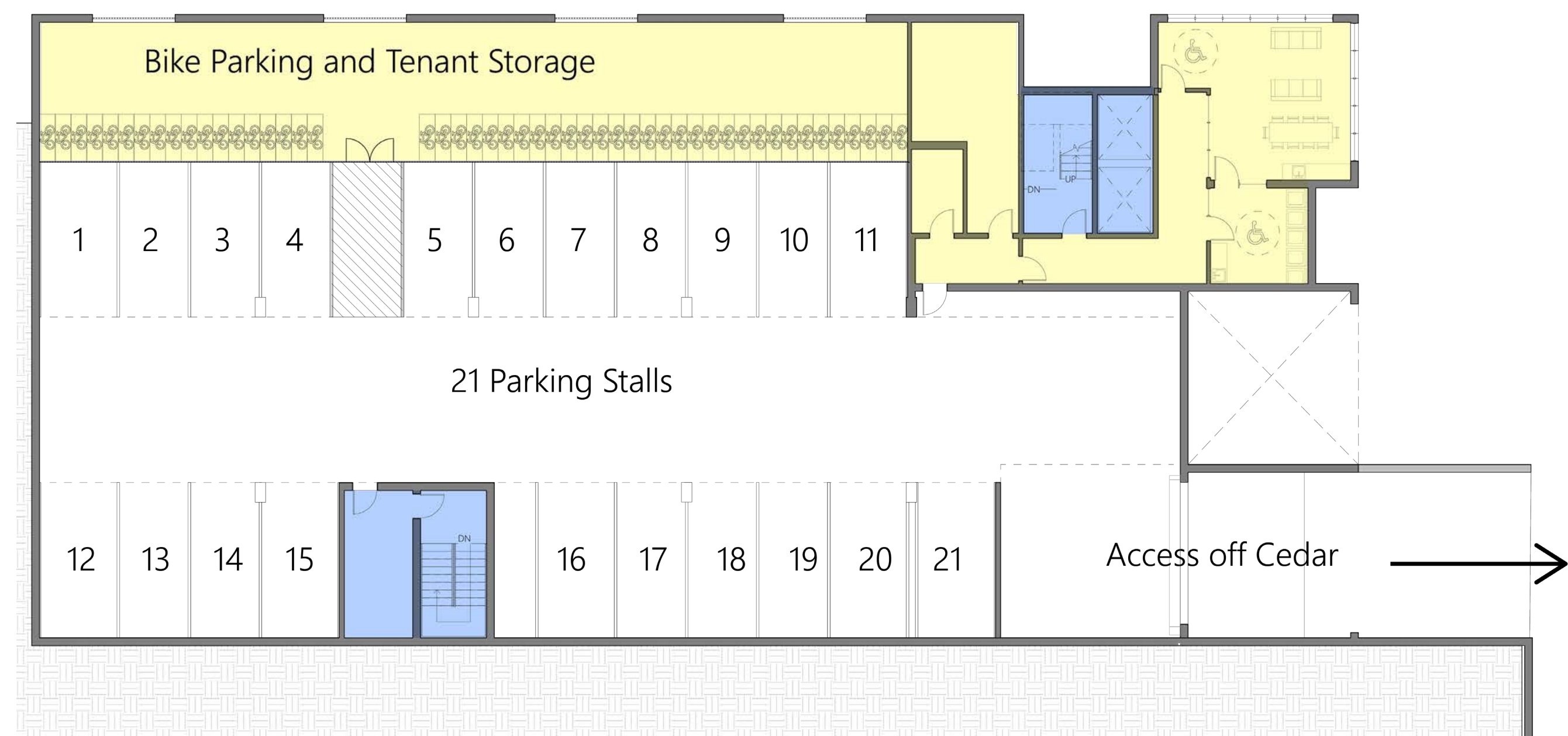


NCARES is exploring opportunities for including a car share in the development. The car share would be in a publicly-available parking space and would be available to any carshare member (not just building residents).

Level 1: Parking and studio units along Front Street



Level 2: Parking and Bicycle/Tenant Storage



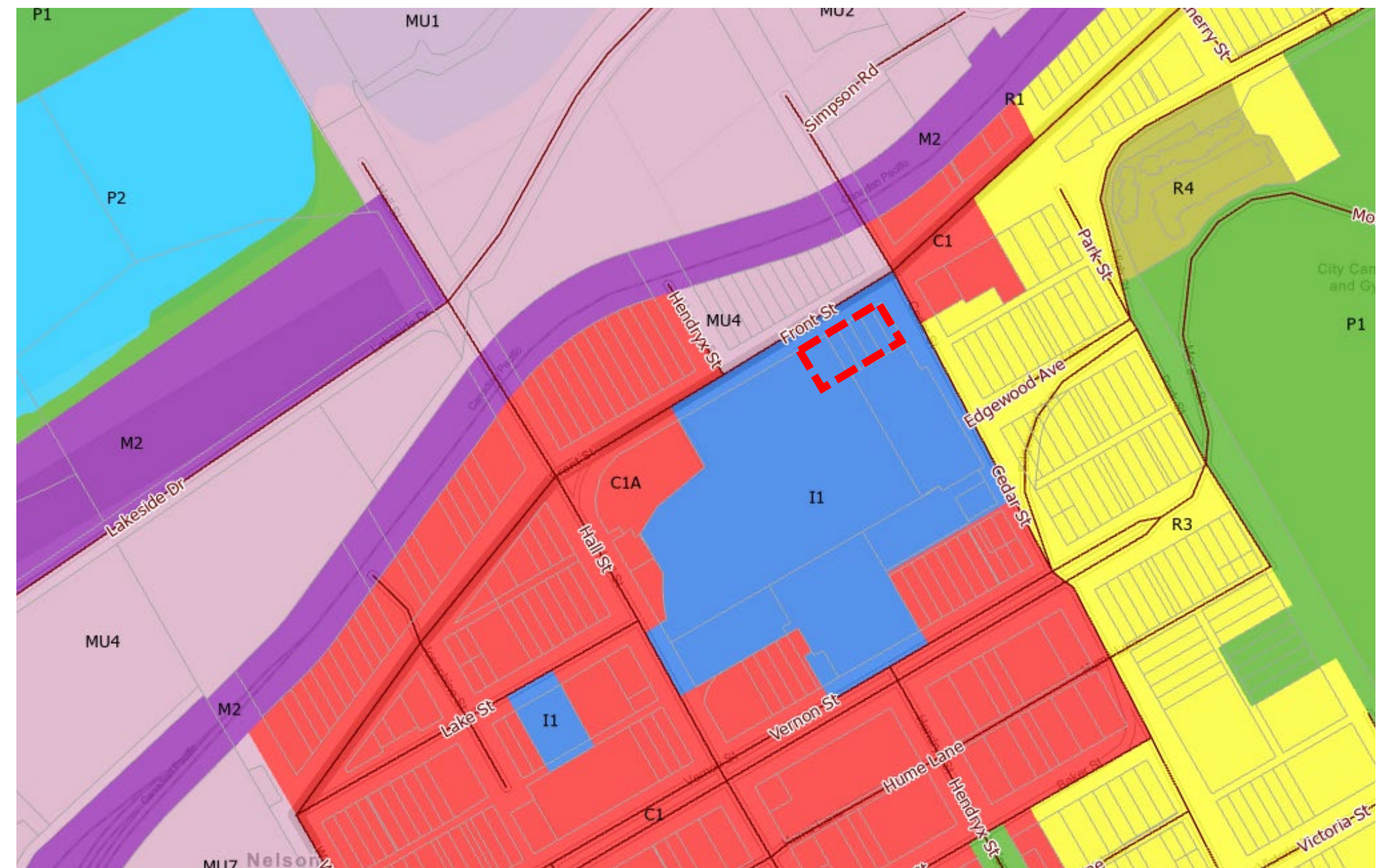
ZONING AND OFFICIAL COMMUNITY PLAN

- The Site is currently zoned I1 Institutional and the Official Community Plan (OCP) Land Use Designation is also Institutional.
- The proposal seeks the following:
 - Rezone the site from I1 Institutional to CD 10 Residential and Recreation Use Zone
 - Amend the Official Community Plan to change Schedule B Land Use Map from Institutional to Mixed Use Core

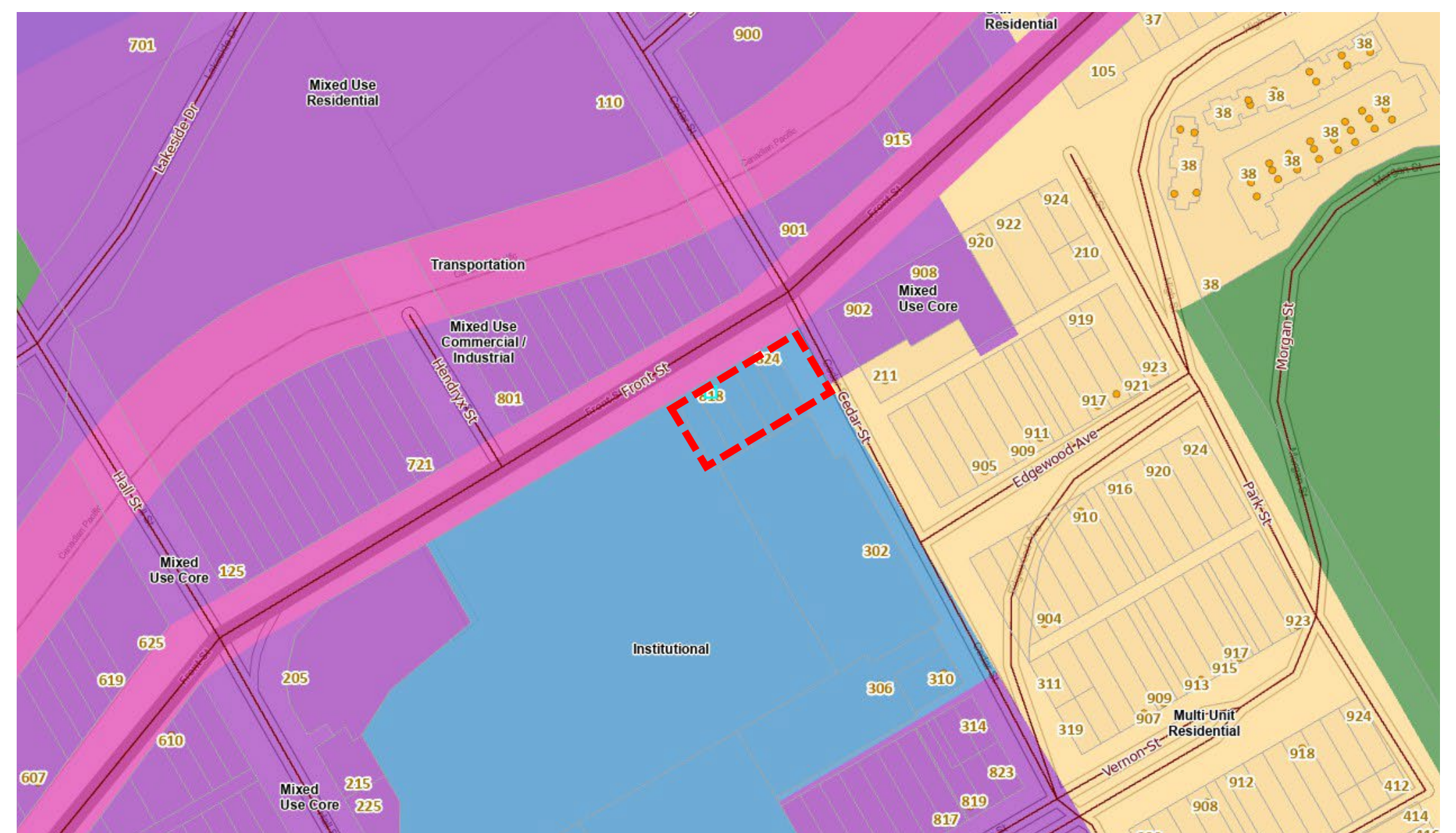
Why a Comprehensive Development Zone and not the C1 zone?

- The CD 10 Zone regulations are similar to the C1 and C1A zone that is predominant in downtown Nelson, with the following exceptions:
 - The proposed CD10 zone permits 18 m height, whereas the C1 zone permits 16 m height. The proposed building is 16.4 m tall.
 - The CD 10 Zone permits a smaller number of uses specific to the vision for this building, whereas the C1 zone permits 31 commercial uses.

Current Zoning Map



Current OCP Land Use Map (Schedule B to OCP)



FUNDING AND TENANT ELIGIBILITY

BC Housing's Community Housing Fund

The development includes a mix of rental rates and will house a diverse range of individuals and households.

NCARES 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 (15 units)
- 50% Rent Geared-To-Income (25 units)
- 20% Deeply Affordable Units (10 units)

All tenants must provide:

- Proof of income
- Proof of BC Residency

Did you Know?

According to the 2021 census, tourism and hospitality are the largest employers of female workers in Nelson.

30% Units

Market Rents

A rent amount that is generally similar to the rent of other units in the private (non-subsidized) housing market.

Household Income Limits

For 2024 market rent income limits are:

- Studio or 1 bedroom: \$87,780
- Two or more bedrooms: \$134,140

50% Units

Rent Geared to Income (RGI)

Rent = 30% of Tenant's Income

Household Income Limits

For 2024 income limits for RGI units in Nelson are:

- Studio or 1-bedroom: \$65,000
- 2-bedroom: \$78,000
- 3-bedroom: \$87,500

20% Units

Deep Subsidy

A rent that is affordable for very low income individuals and families.

Household Income Limits

For 2024 Deep Subsidy income limits are:

- 2-bedroom or smaller: \$22,935
- 2-bedroom or larger: \$29,436

*Income limits are set by BC Housing and change each year.

Filling A Housing Need In Nelson

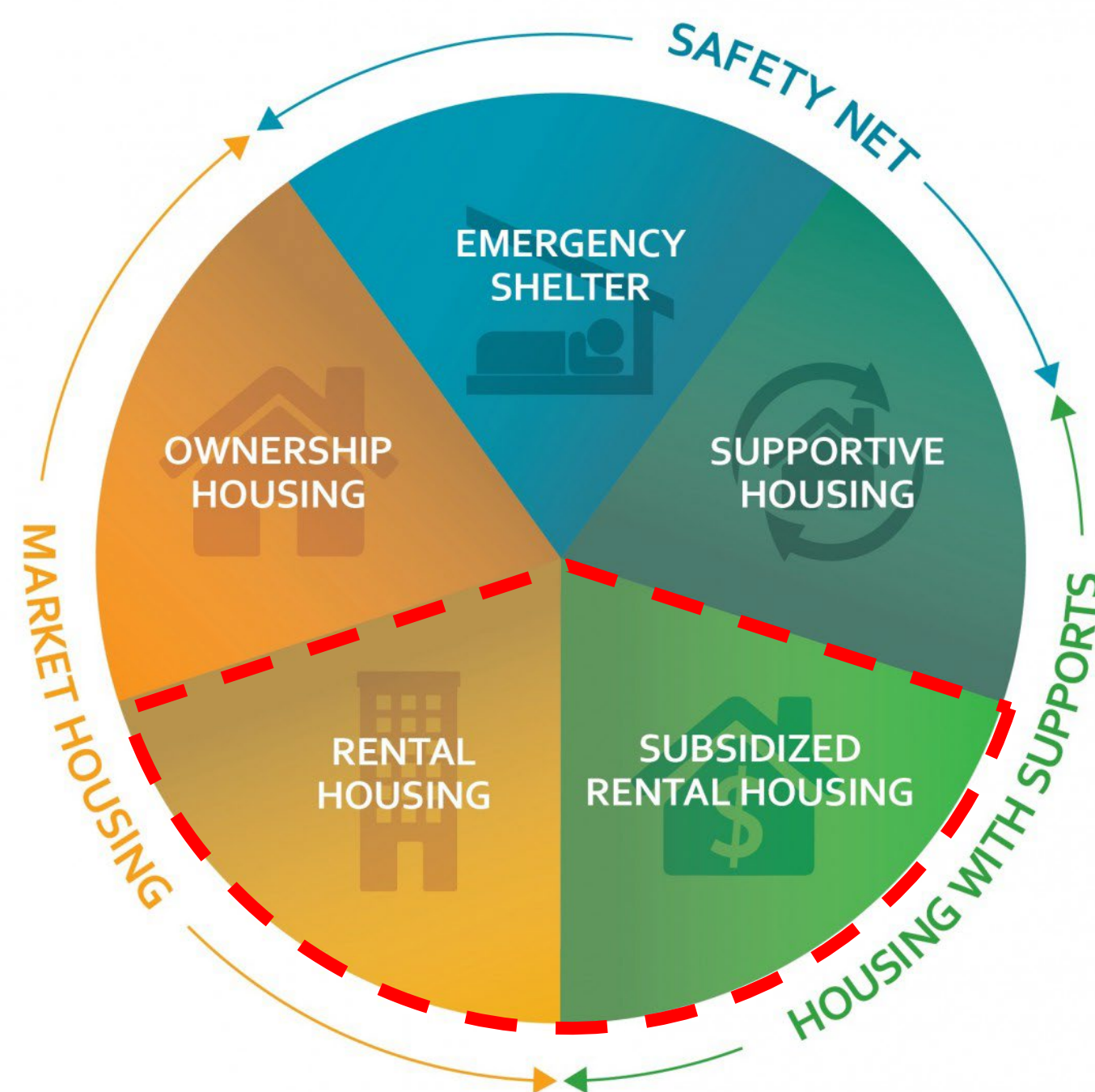
Housing Wheelhouse

A healthy housing stock includes many types and tenures of housing to meet the diverse needs of residents. For many years, development patterns and funding models prioritized private home ownership and single-detached homes above other housing styles and tenures. Our current housing crisis demands more creative and innovative approaches.

Home ownership is simply not a reality for some households in Nelson. Financial circumstances, aging, health issues, and family compositions are all major life changes that impact people's housing situations.

The proposed development includes:

- **Subsidized Rental Housing**
- **Market Rental Housing**



Source: City of Kelowna and CMHC

5 and 20-Year Rental Housing Need

In 2024, the Province of BC required all local governments to update their Housing Needs Report using a standardized methodology. Provincial estimates anticipate Nelson would need to add 457 rental homes by 2026 and 1,315 rental homes by 2041 to balance the market, reduce competition, and improve affordability.

	Market Rental Housing		Subsidized Rental Housing Affordable/Below Market		Subsidized Rental Housing Deeply Affordable	
	5-Year	20-Year	5-Year	20-Year	5-Year	20-Year
Number of Homes Needed	262	743	139	439	56	133

Source: City of Nelson 2024 Housing Needs Report, p.79

Quotes from Nelson's 2024 Housing Needs Report

"We always knew that single-income earners needed affordable units but did not realize how big the demand was. Even the moderate-income jobs need affordable housing now."

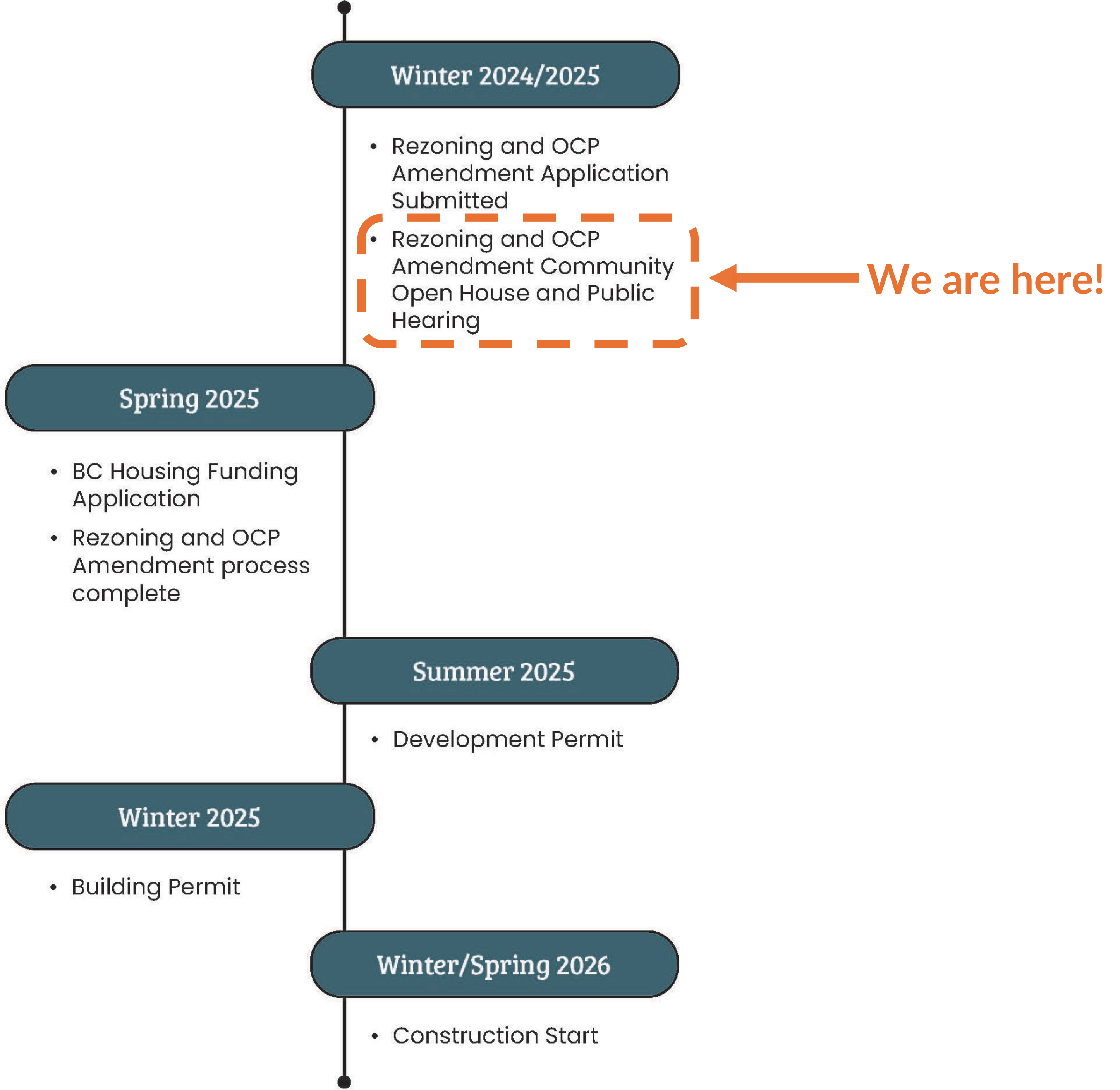
"My adult son cannot afford to live on his own or with friends because rent is too high. He needs more affordable housing options, he makes \$21/hr. We also need supportive housing for those hard to house people."

"Most recently, it's seniors who are experiencing high rates of poverty."

"I can't afford rent on my own if I were to separate from my partner."

PROJECT TIMELINE

Key Milestones



Why doesn't the development include 1 or more parking spaces for each unit?

- The proposed development includes a total of 45 parking spaces, with 5 spaces dedicated for NDCC staff and 40 spaces dedicated to the residents of the building.
- The development includes 0.8 parking spaces per unit for the 40 residential units. Below is a summary of parking demand for comparable non-profit housing developments in Nelson:
 - Herridge Place (39 RGI Units): 19 stalls in use (0.5 spaces/unit)
 - Copper Mountain (37 RGI Units): 31 stalls in use (0.8 spaces/unit)
 - Hall Street (41 units): 25 stalls in use (0.6 stalls/unit)
- The 40 spaces for the residential portion of the development to accommodate tenants who live in Market Rental (15 units) and some of the tenants living in RGI (25 units), as these tenants are more likely to own a vehicle. Tenants living in Deeply Affordable Units (10 units) earn less than \$30,000 per year and are unlikely to own a vehicle; therefore, parking spaces for Deeply Affordable units are not provided.

Does the City of Nelson have equipment to respond to a fire in a 6-storey building?

- The proposed building includes a fire sprinkler system.
- Sprinkler systems are common in tall buildings where ladders cannot reach upper storeys.
- The BC Building Code requires sprinklers in all residential buildings that are 3 storeys or taller.
- The building will meet all BC Building Code and Fire Code requirements, as well as BC Housing Design Guidelines (which often exceed Code requirements)

What could be built under the current zoning?

The current zoning is I1 Institutional. The zone permits a range of institutional uses (art gallery, fire hall, hospital, childcare, church, etc.). The maximum height for the I1 zone is 12 m (compared to the 16 m building proposed).

Why doesn't the building include more family units with 3 or more bedrooms?

In 2024, the Province of BC required all local governments to update their Housing Needs Report using a standardized methodology. The provincial estimates anticipate that Nelson would need to add 457 rental homes by 2026 and 1,315 rental homes by 2041 to balance the market, reduce competition, and improve affordability.

The bedroom typologies for the building were selected based on key findings in the City of Nelson's Housing Need Report (2024). The report highlights that for Affordable and Deeply Affordable units, the strongest need is for studios and 1-bedroom units. While 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.

Number of Housing Units Needed by Housing by Affordability Level and Bedroom Type

	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
Total	768	2,253	221	717	56	134	1,045	3,104

Source: 2024 Nelson Housing Needs Report

How will tenants be selected?

Nelson CARES will follow BC Housing requirements for tenancing. There are three types of rental rates in the building:

1. Near-Market
2. Rent Geared-to-Income
3. Deep Subsidy

BC Housing sets household income limits for each type of rental unit. Please refer to the "Funding and Tenant Eligibility" poster for further details on income limits and eligibility.

Tenants applying for Rent Geared-to-Income (RGI) and Deep Subsidy units must be registered on BC Housing's online Housing Registry.

Applicants who currently work and reside in Nelson will be prioritized. The proposed project is envisioned to provide much needed affordable housing for people working and living in Nelson.

What happens when a tenant's income increases?

All tenants will be required to provide their Proof of Income and Assets required annually. If a tenant's income increases to the point that they no longer qualify for housing in the building, Nelson CARES will work with the tenant to find suitable market rental accommodation. Tenants will not be evicted unless they have a home to move into.