

SHARE Housing Initiative Society

1306-1308 Fell Street Affordable Housing Development

Public Hearing Presentation

Wednesday, April 16th, 2025



SHARE
HOUSING INITIATIVE SOCIETY
NELSON BC

The Project Team acknowledges that the proposed project, along with the work being done, is located on the unceded and traditional territories of the Sinixt, Sylix, and Ktunaxa Peoples.



MAKOLA
DEVELOPMENT
SERVICES

Project Team

Consultants



SHARE Housing Initiative Society



Consultant Team





MAKOLA 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.

- 80+ active projects in over 30 communities.
- Our services span the full development spectrum from Concept to Community.
- M'akola Development Services is Indigenous-led and 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



Langford, BC

- 6 Storeys, 100 units of affordable rental housing
- Operated by M'akola Housing Society



Sooke, BC

- 5 Storeys, 170 units of affordable rental housing
- Operated by M'akola Housing Society



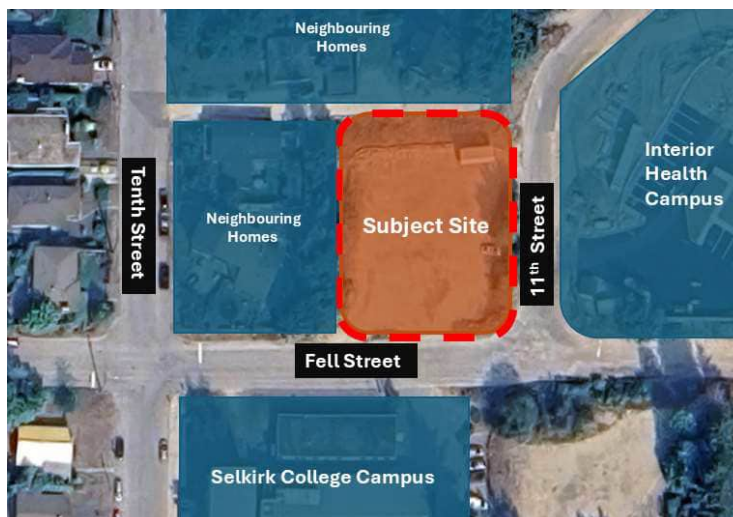
Nanaimo, BC

- 6 Storeys, 156 units of affordable rental housing
- Operated by Ballenas Housing Society

Project Background

The current site at 1306-1308 Fell Street is owned by the City of Nelson and has been identified for the opportunity to develop affordable housing.

- In 2024, the Greater Nelson Economic Development's (GNED) requested the City collaborate with local non-profits to submit applications for BC Housing's CHF Program.
- In response, the City agreed to lease 2 sites to local non-profits. The site was selected for the following reasons:
 - Proximity to major employers
 - On a transit route
 - Site has access to sanitary, water and sewer services
 - Represents a transitional site from the residential to institutional lands of Fairview
 - The site has a covenant on title limiting uses to: education, cultural, recreation, or subsidized housing.



Funding And Rental Mix

BC Housing's Community Housing Fund



SHARE 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 development includes a mix of rental rates. The CHF Program requires the following rental mix:

- 30% Near Market Rent (14 units)
- 50% Rent Geared-To-Income (24 units)
- 20% Deeply Affordable Units (10 units)

All tenants must provide:

- Proof of income
- Proof of BC Residency

The recently announced provincial budget does not include funding to continue with future CHF programs

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.

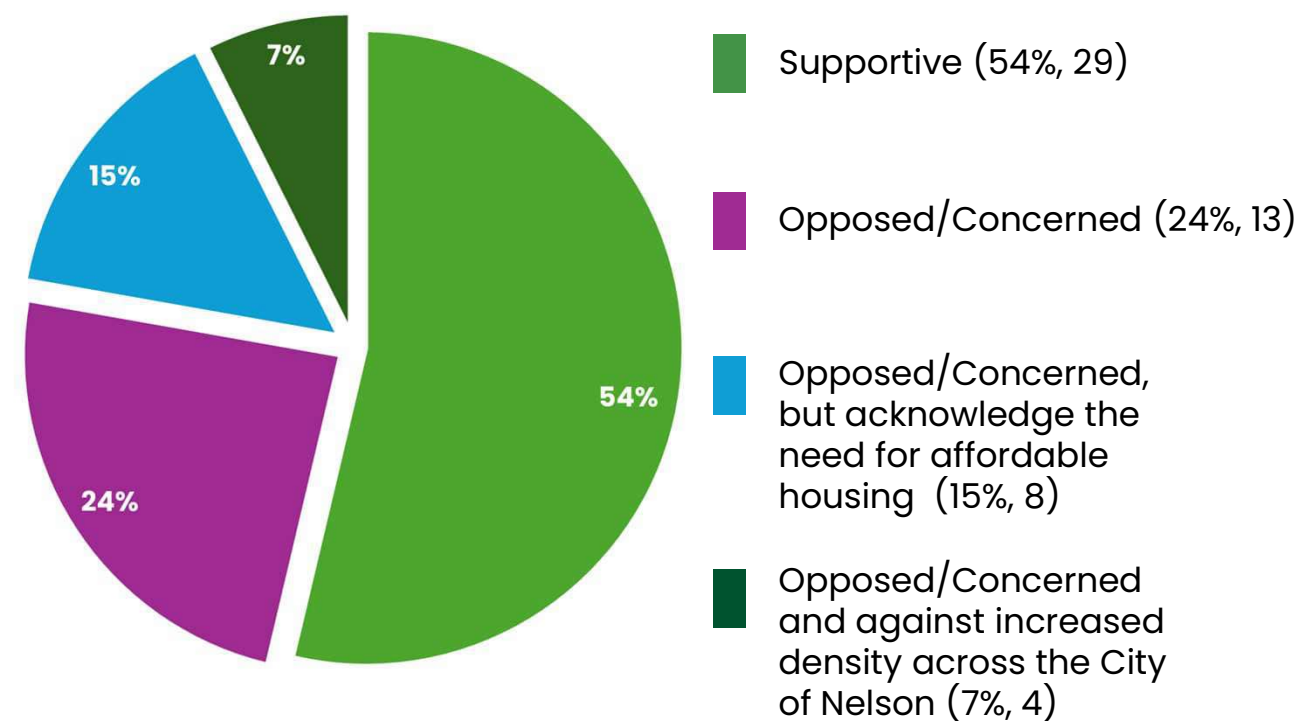
The proposed development includes 12 studios, 26 one-bedroom units, and 10 two-bedroom units.

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.

	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

Community Feedback

Overall Response Sentiment



Key Themes of Support

1. Meets the community's needs
2. Provides more safe and affordable rental units in Nelson
3. Provides long-term benefits to the Nelson community at whole

Key Themes of Concern

1. Too tall
2. Increases traffic and parking demands
3. Does not fit into the existing neighbourhood



Opposition to the Development



- The petition includes a massing image that misrepresents the project design
- The petition landing page does not include links to SHARE's website where project details are available.
- Concerns identified in the petition include:
 - A flawed process with inadequate community consultation
 - Traffic congestion and pedestrian safety concerns. Increased noise, traffic, and parking pressure
 - Loss of mountain views along Tenth Street
 - Increased shadowing of nearby homes
 - Privacy loss from upper-floor windows
 - Light pollution at night
 - Decline in property values
 - This proposal is incompatible with the scale and character of Fairview and contradicts the OCP.
 - Support for 3-storey townhomes or relocating the development

Protect Nelson's Residential Areas: Respecting Nelson's long-term vision

The image shows a petition landing page. On the left is a 3D architectural rendering of a multi-story building with various colored blocks (green, yellow, orange, red, blue) representing different unit types. Labels point to specific features: "1 BED UNITS (GREEN)", "STUDIO UNITS (YELLOW)", "916 TENTH ST", "SELKIRK COLLEGE TENTH ST CAMPUS", "TENTH ST", "2 BED UNITS (RED)", "OUTDOOR AMENITY SPACE", "ENTRY FROM FELL ST", "PARKING", "AMENITY SPACE (DARK)", and "CONCOURSE". Below the image, it says "Started October 11, 2024" and "Petition to BC Housing and 2 others".

Why this petition matters

Started by [Anna Pauly](#)

342 Signatures **500** Next Goal

[Support now](#)

Sign this petition

First name

Last name

Email

Prince George, V2M Canada

☒ Display my name and comment on this petition

[Sign this petition](#)

Process

City of Nelson Requirements



In addition to the process below, SHARE Board members met with neighbours and community groups upon request to provide information and answer questions.

Date Completed	City of Nelson Requirement/Additional Actions
November 2024	<ul style="list-style-type: none"> Rezoning application submitted
January 1, 2025	<ul style="list-style-type: none"> 2 development notice signs installed on site
January 1 to 13, 2025	<ul style="list-style-type: none"> Open House Promotion: <ul style="list-style-type: none"> Hand delivered notifications to neighbours within 60 m Hand delivered notifications to 8 additional homes Newspaper advertisement Thursday, January 9th Virtual (sharable) invite with QR code distributed to community groups, including those in opposition to the development. Information about the event posted on SHARE's webpage
January 13, 2025	<ul style="list-style-type: none"> Open House with 86 attendees All open house materials (including feedback forms) posted on SHARE webpage Interview with local newspaper to share information
January 13 to 27, 2025	<ul style="list-style-type: none"> Collecting and analyzing feedback forms Provide What We Heard Report to City of Nelson
February 18, 2025	<ul style="list-style-type: none"> Presentation and review by Advisory Planning Commission
March 4, 2025	<ul style="list-style-type: none"> 1st/2nd Reading
March 18, 2025	<ul style="list-style-type: none"> Presentation to Council exploring 4 storey option
April 16, 2025	<ul style="list-style-type: none"> Public Hearing



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

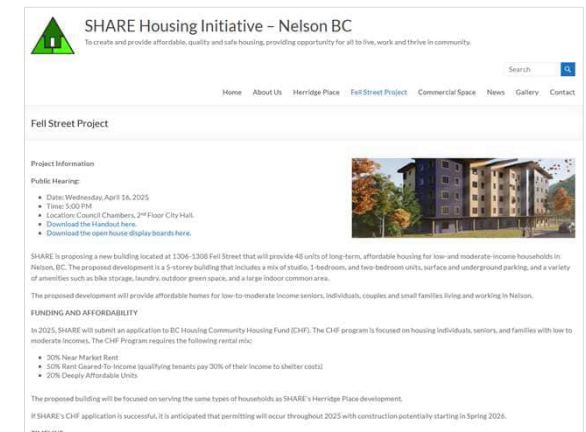
Date: Monday, January 13th, 2025

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.



Traffic Study

Traffic Impacts



Traffic Assessment and Management Study (TAMS) completed by Bunt & Associates

- The TAMS assesses traffic impacts, parking compliance, and opportunities for reducing reliance on personal automobiles (TDM)
- Traffic data was collected during peak hours to confirm existing conditions.
- Site traffic volumes were estimated using trip rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*.

Existing Traffic Conditions

- Existing 10th/Fell Street and 11th/Fell Street intersections currently perform well with no queues observed.
- Existing cycling and pedestrian infrastructure is rudimentary.

Future Traffic Conditions

- Applying the transportation industry standard in estimating vehicle trips generated by a proposed development, and it is estimated that the site would generate about 18 two-way vehicle trips during the AM peak hour and 18 two-way vehicle trips during the PM peak hour.
- **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.**

Recommendations for Reducing Vehicle Reliance

- Transportation Information Package for new tenants (walking routes, bus routes, bike parking/bike safety, rideshare and car share information, etc.)
- Rideshare
- Unbundling parking from rent

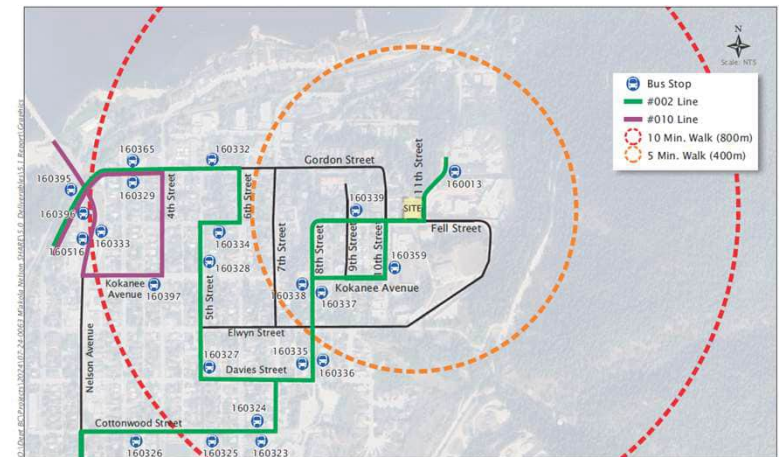


Exhibit 2.2 Transit Routes & Stops

07-24-0063 M'akola Nelson SHARE
February 2025

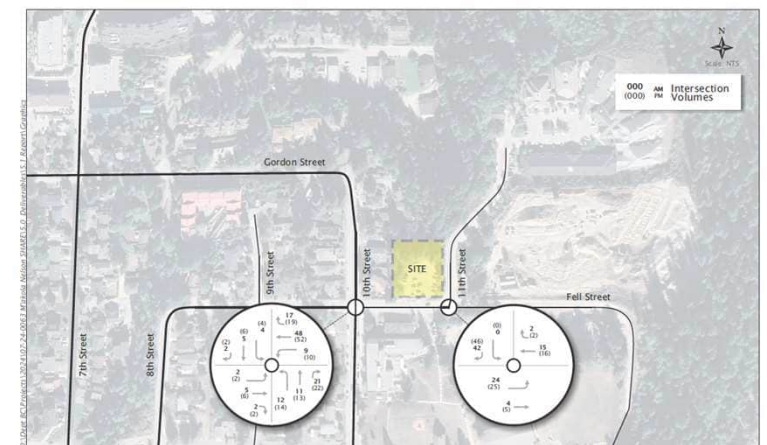


Exhibit 3.5
Opening Day + 10 Total Traffic Forecasts

07-24-0063 M'akola Nelson SHARE February 2025

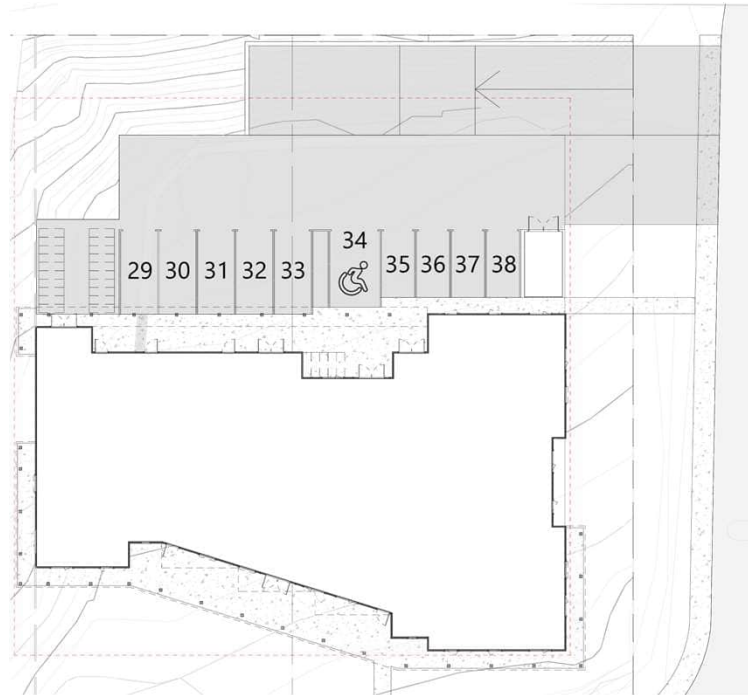
Traffic Study

Parking

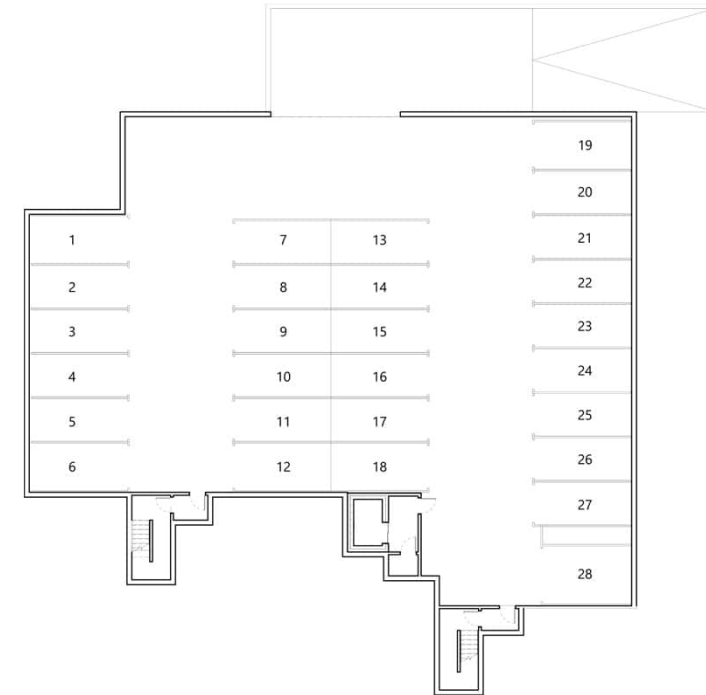
A variance for parking is not required as all bylaw requirements are met.

The building has been designed to have both surface level parking and one level below-grade parking, including:

- 38 Vehicle Parking Spaces (10 Surface Level)
- 48 Long-term Bicycle Spaces
- 24 Short-term Bicycle Spaces
- All vehicle spaces are Electric Vehicle Ready (energized)
- 2 car share spaces (for broader neighbourhood and tenants)



Surface Parking Configuration



Below-Grade Parking Configuration

Below grade parking access has been designed to be off 11th Street to mitigate impacts on the direct neighbours.

Currently the site is being used as an informal parking area for faculty and students at Selkirk College and trades workers for the Interior Health Campus. Selkirk College has confirmed they have ample parking and the loss of this temporary parking area will not create parking problems for their students or faculty. Selkirk does not charge a fee for parking on campus.

Shadow Analysis

Spring, Summer and Fall

**March 21 & Sept 22 - Spring and Fall
Equinox (day and night of equal length)**

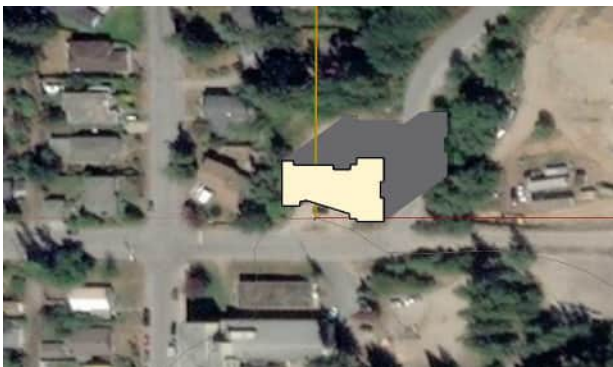
9 AM



Noon



3 PM



**June 21 - Summer Solstice (longest
day of the year)**



From spring to fall, the impacts on neighbours are minimal with only one neighbour (to the northwest) being impacted by morning shadows in early spring and one neighbour to the west being impacted in summer months.

Shadow Analysis

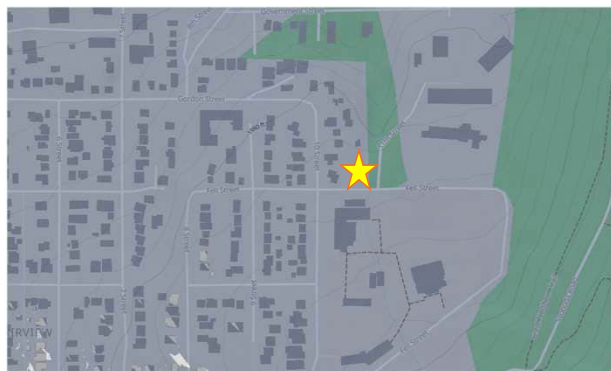
Winter Months



December 21st - Winter Solstice (shortest day of the year)

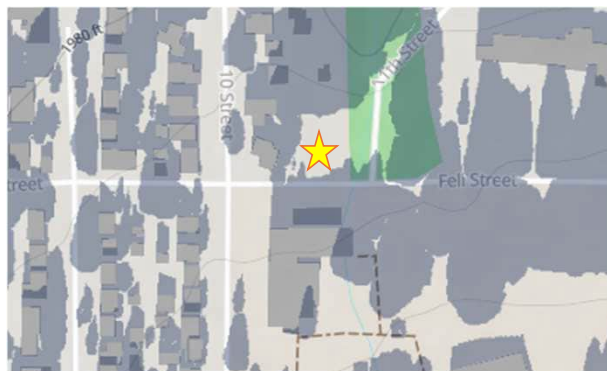
9 AM

- Entire Fairview neighbourhood is in shadow of the mountain



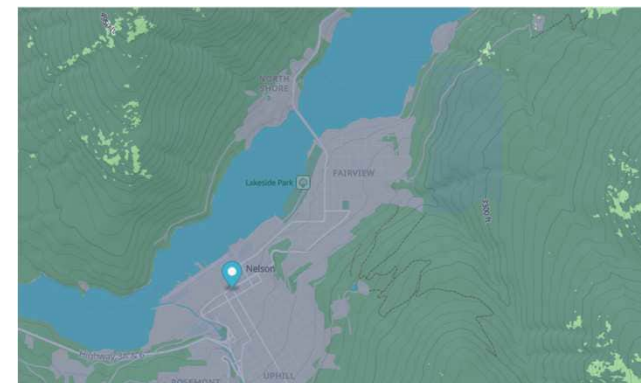
Noon

- Proposed building casts shadow to northern neighbour, but there are already shadows on neighbouring properties from the mountain



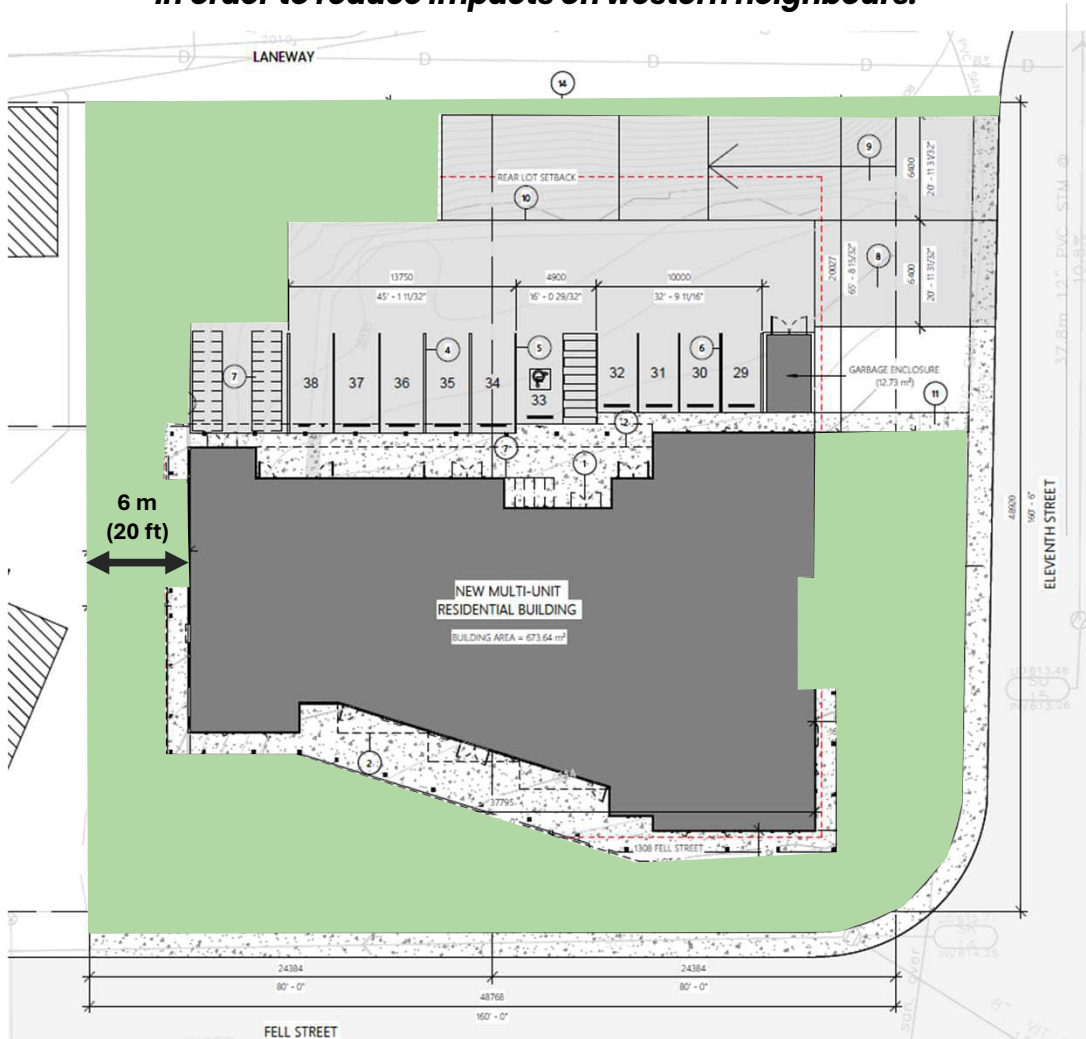
3 PM

- Entire City of Nelson is in shadow of the mountain

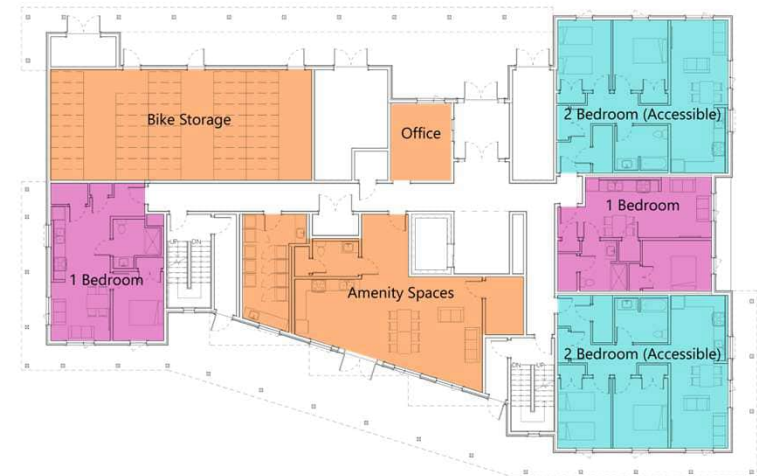


Privacy and Light Pollution

There will be a 6 m (20 ft) vegetated buffer between the building and western property boundaries. The building is sited as far east as possible in order to reduce impacts on western neighbours.



Angled floor plan along Fell Street reduces the number of units facing neighbours to the west



Decline in Property Values

January 2020

Exploring Impacts of Non-Market Housing on Surrounding Property Values

Full Report

SURROUNDING 0-200M AREA COMPARED TO SURROUNDING MUNICIPALITY

Key Findings Regarding Median Assessed Values for the Most Common Residential Type Surrounding the Case Study Site Five Years Post-Opening*



Eleven of the 13 case study sites saw increases in the assessed values in the immediate area, while two sites saw decreases.



Four of the 13 case study sites' assessed values in the immediate area grew faster compared to similar housing in the surrounding municipality.¹



Six of the 13 case study sites' assessed values in the immediate area mirrored trends for similar housing in the surrounding municipality.²



Three of the 13 case study sites' assessed values in the immediate area did not keep pace with the trends of the surrounding municipality (two decreased slightly, while the surrounding municipalities increased slightly; one increased, but at a slower rate compared to the surrounding municipality).³

* The table shows the percentage changes from the year after opening to five years later for all case study properties. For properties that became operational in 2013 or after, 2018 is used as the end year. A five-year window is used to mitigate against the impact of external macroeconomic changes, in particular the 2009 global economic crisis.

Conclusions



Case study site areas typically mirrored or surpassed municipal trends

The property values in the immediate area surrounding the cases study sites typically either mirrored or surpassed similar housing in the surrounding municipalities. This suggests the introduction of non-market housing, such as supportive or affordable rental housing, does not affect residential property values.



Global and local economics are main drivers of real estate trends

Global and local economic factors are the main drivers of residential real estate trends rather than the introduction of non-market housing to the area.

OCP Alignment

Concerns that the development does not align with the OCP



The following OCP policy statements support the proposed development:

- 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, like adjacent the Selkirk College Campus and Interior Health Campus. (p. 26)
- The City will consider leasing city-owned land for affordable housing purposes. (p. 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. (p. 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. (p. 44)
- 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. (p. 46)

The Province of BC requires municipalities to update OCPs and Zoning Bylaws by Dec 31, 2025 to accommodate the 5 and 20-year housing need in the City's Housing Needs Report. This provincial direction seeks to reduce barriers to developing new housing.

Community Interest

Nelson at Whole



We recognize those who have concerns and are in opposition of this project, however, also acknowledge the overall support and those who this project is working to serve.



Supports wider range of community members than lower density townhome or single-family developments



Addresses critical need for affordable rental housing to support Nelson's workforce and local economy



Offers a central location near employment opportunities



Utilizes the limited City-owned land available for accessible affordable housing options





Thank You!



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