



OCP ADVISORY COMMITTEE MEETING

NOVEMBER 30, 2023



LAND ACKNOWLEDGEMENT

We would like to acknowledge that the land on which we gather is the traditional territory of the Ktunaxa, the Syilx, and the Sinixt peoples and is home to the Métis and many diverse Aboriginal persons. We honour their connection to the land and rivers and respect the importance of the environment to our strength as a community.

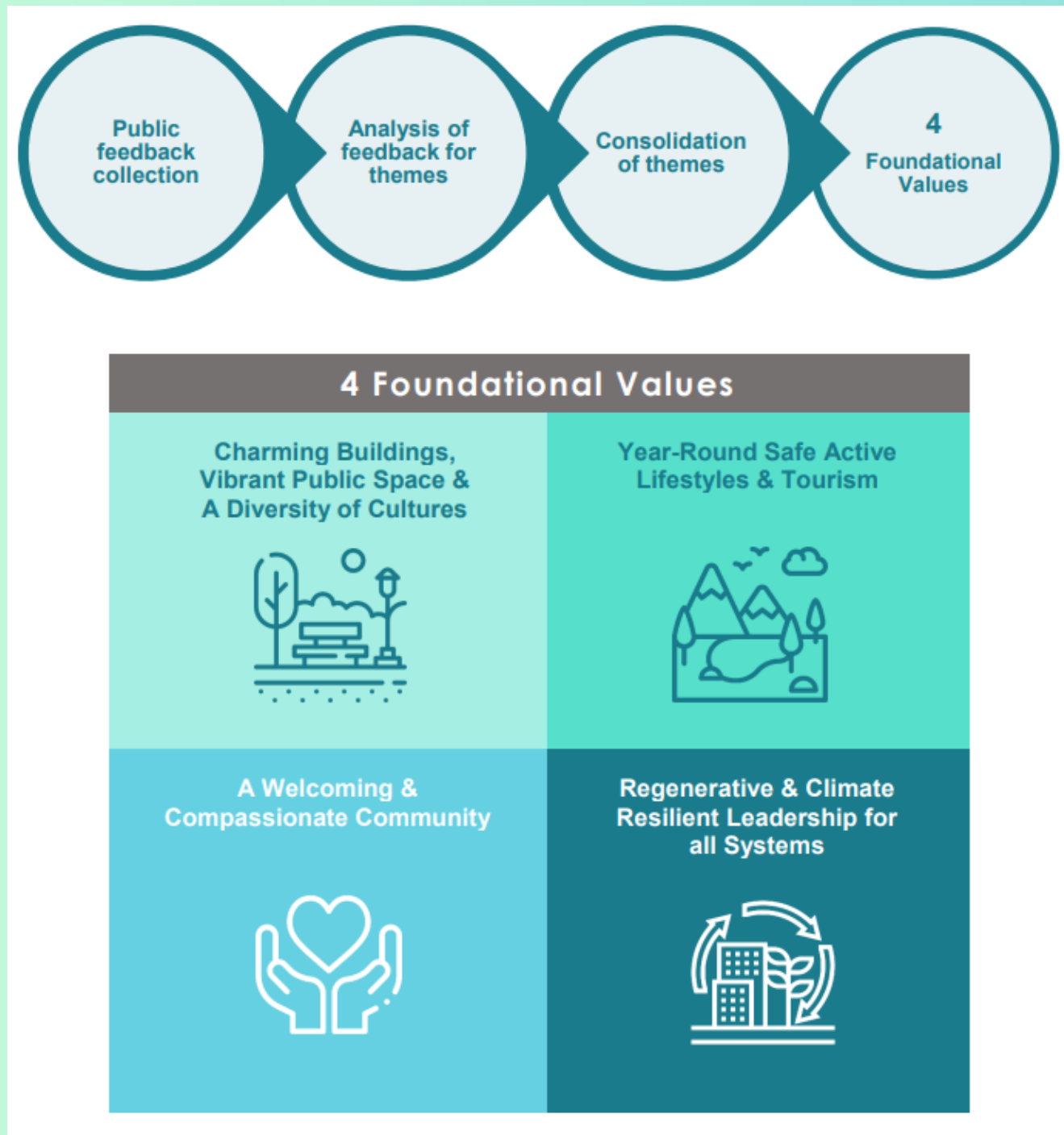
AGENDA

- * **OCP Update**
 - **COW Presentation & Report Re-cap**
 - **New Provincial Legislation Re-cap**
 - **Next Steps**
- * **Housing Needs Assessment - M'akola**
- * **Urban Planning Trivia Quiz**





COW PRESENTATION RECAP



NELSON 2050 VISION:



Our welcoming heritage-rich mountain town is committed to community wellbeing by prioritizing health, climate action and equity. All Nelsonites are able to find affordable housing, live in walkable neighbourhoods, access efficient cost effective transit, and meaningfully participate in public life.

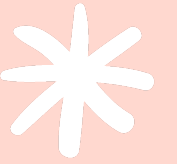


Our collective choices make us climate leaders, safeguarding and regenerating our economic, social and ecological systems for future generations. Education, art, diverse cultures, reconciliation, and recreation enrich our daily lives, infusing our community with an active, healthy, and creative spirit that respects and appreciates the land we call home.





NEW PROVINCIAL CHANGES



Provincially mandated zoning Changes - JUNE/JULY 2024

- Lots smaller than 280m² allowed 3 units
- Lots greater than 280m² allowed 4 units

Housing Needs Reports (HNR) - New regs JAN 2024

- Estimate housing needs for 20-year timeframe



OCP- Updated - DEC 2025

- Updated based on HNR
- Updated every 5 years going forward
- With public engagement during the OCP process
- Prohibits public hearings that are consistent with OCP





NEXT STEPS:

- * **Phase 3** - in development & update in Jan
 - * **Poem Contest**- to be revisited in new year
 - * **Strategy for youth**
 - * **Development of more 1-pagers** (Affordable Housing, Transportation etc.)
- 
- 



HAPPY HOLIDAYS!

City of Nelson Housing Needs Report

OCP Committee Presentation
30 November 2023

City of
NELSON

We would like to acknowledge, with gratitude and appreciation, that the land on which we gather is the traditional territories of the Sinixt, the Syilx, and the Ktunaxa peoples.

Nelson



M'AKOLA
DEVELOPMENT
SERVICES

Agenda

Introductions

- About MDS
- About Needs Reports

Initial Data Findings

Questions and Discussion



M'akola Development Services

M'akola Development Services is a professional consulting firm, including planners, development managers and dedicated experts in Indigenous relations and communication.

- Over 30 years of experience in both the market and non-market housing sector
- Partnerships with all levels of government, non-profit organizations, Indigenous communities, and private industry
- Indigenous Board of Directors
- Focus on researching, developing and operating housing for Indigenous families and elders



**MAKOLA
DEVELOPMENT
SERVICES**

Areas of Expertise:

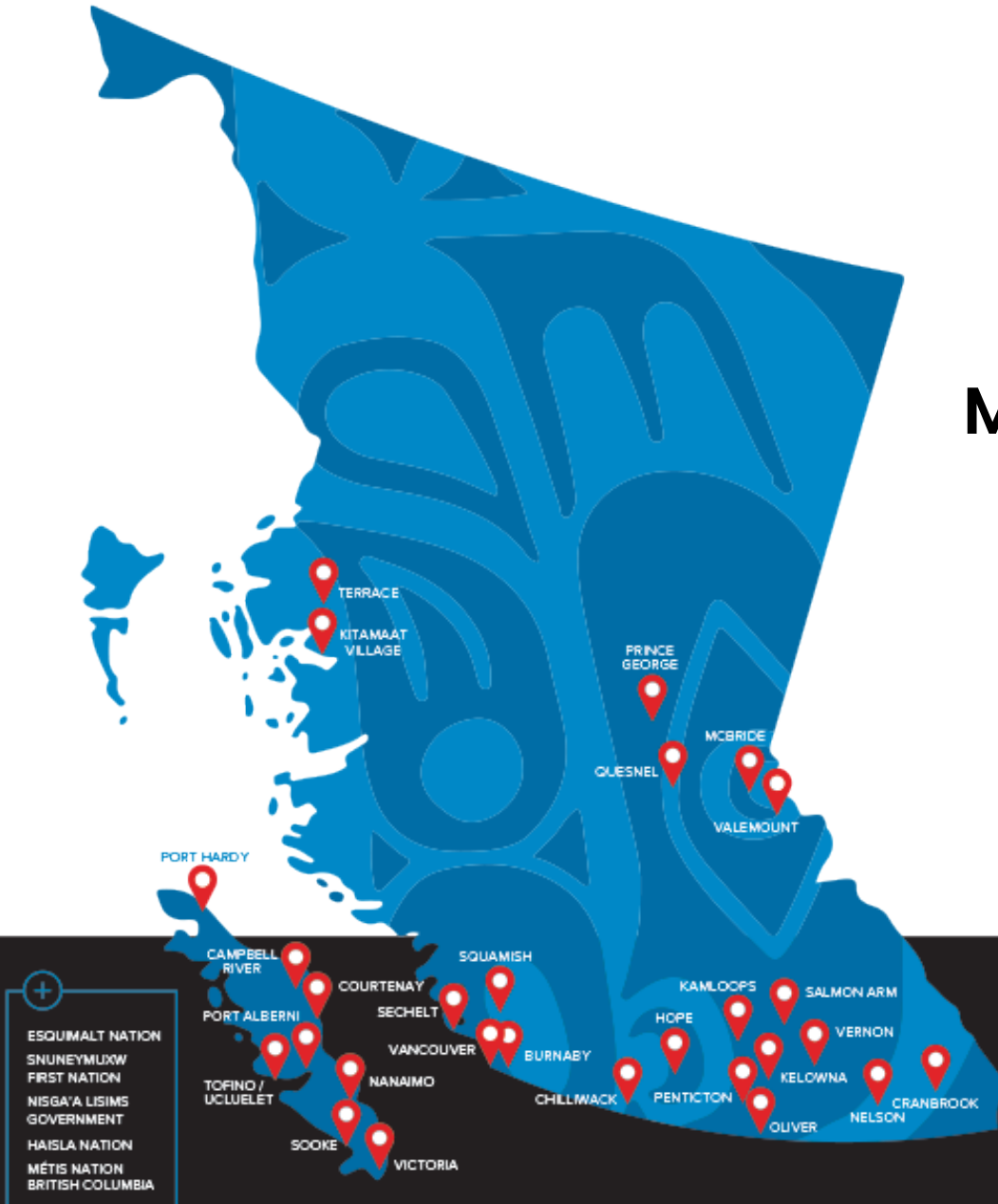
- Community Planning
- Land Development
- Community Outreach and Engagement
- Development Consulting and Project Management
- Housing Operations and Asset Management
- Indigenous Planning and Development

**50+ Active Projects
over 30 Communities**

**Managing over \$1B
in Project Costs**

**Building over 2800
new homes**

**Representing more
than 500 jobs**



AFFORDABLE HOUSING:
FROM CONCEPT TO COMMUNITY

NON-PROFITS | GOVERNMENTS | FIRST NATIONS

Housing Needs Reports

Old Requirements

- Collect data on 50+ housing indicators
- Publicly display data on local government website
- “Consider” data when updating or amending OCPs, zoning bylaws, etc.
- “No teeth”

New Requirements

- Similar indicators and collection/reporting expectations
- New projection horizons and methodologies
- Local Governments MUST update OCPs to account for new data by summer 2024.
- Aligned with new zoning requirements. More details in January.

Project Goals

1. Meet All Provincial Requirements

- Hit required indicators. Develop new projections.
- Incorporate January 2024 legislation updates.

2. Inform OCP Process

- Needs reports can say who, what, and sometimes why. Not typically the how or where.
- OCPs mix needs reports with vision to codify where new housing should go, the form or density it should take, and how it relates and connects to the rest of the community.

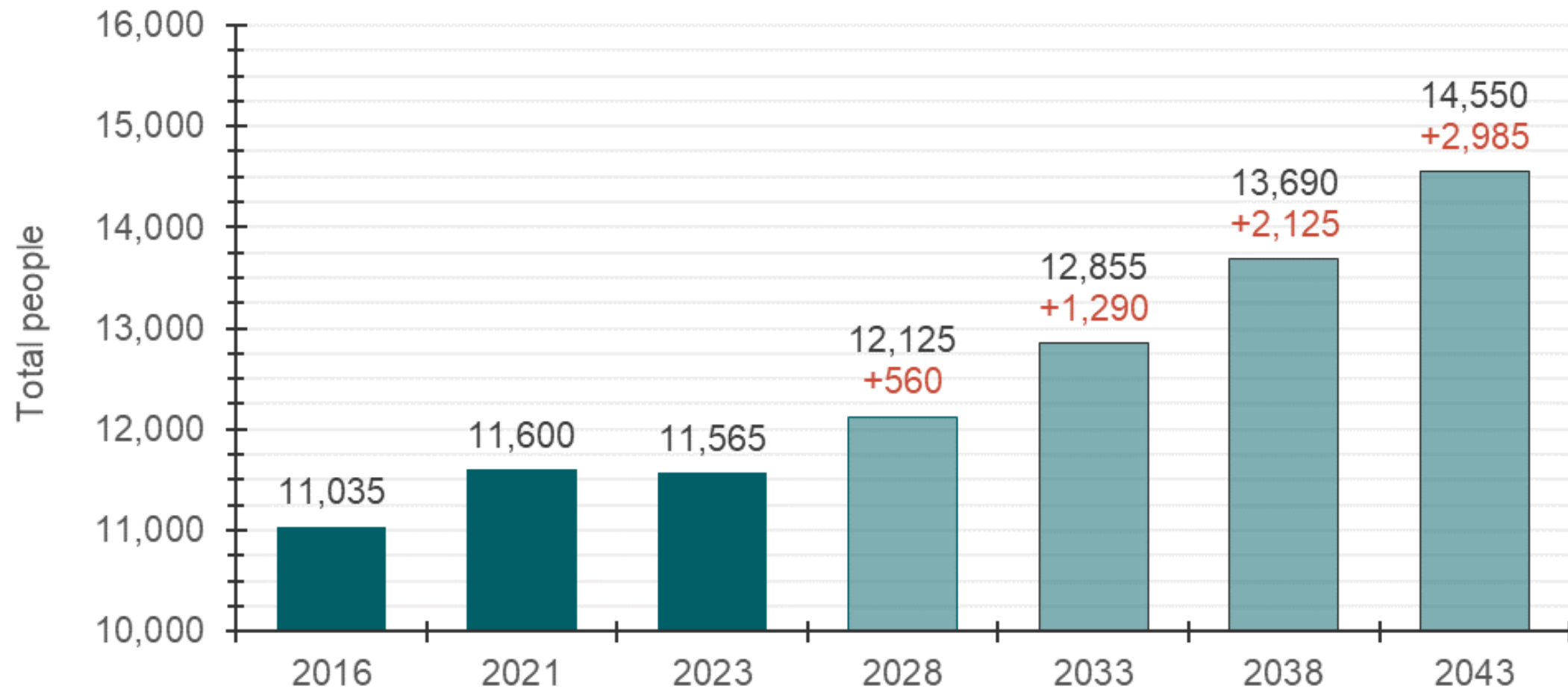
3. High Level Recommendations and Capacity Building

- Recommendations for typologies or zoning minimums.
- Build awareness of new legislation and housing need, ensure staff are prepared for the next needs report cycle.

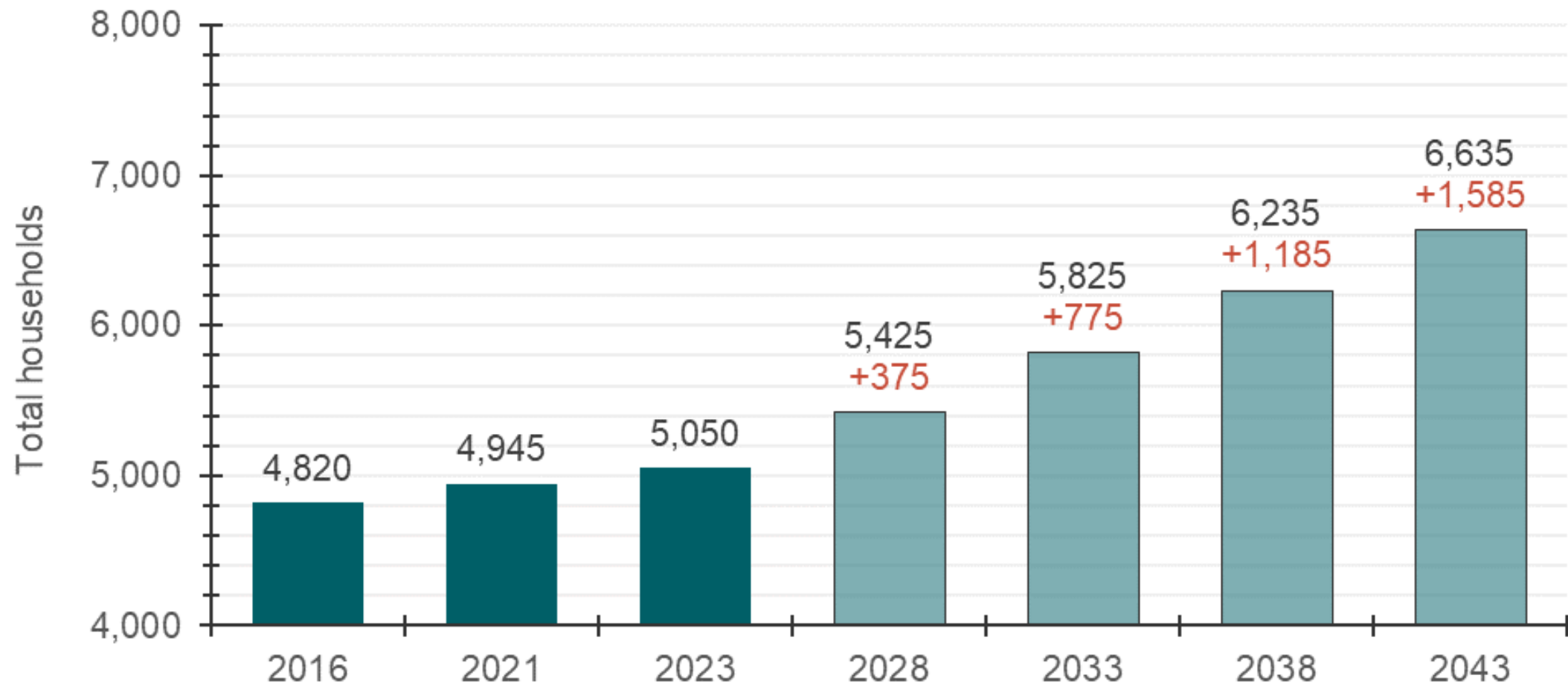


Initial Data Findings

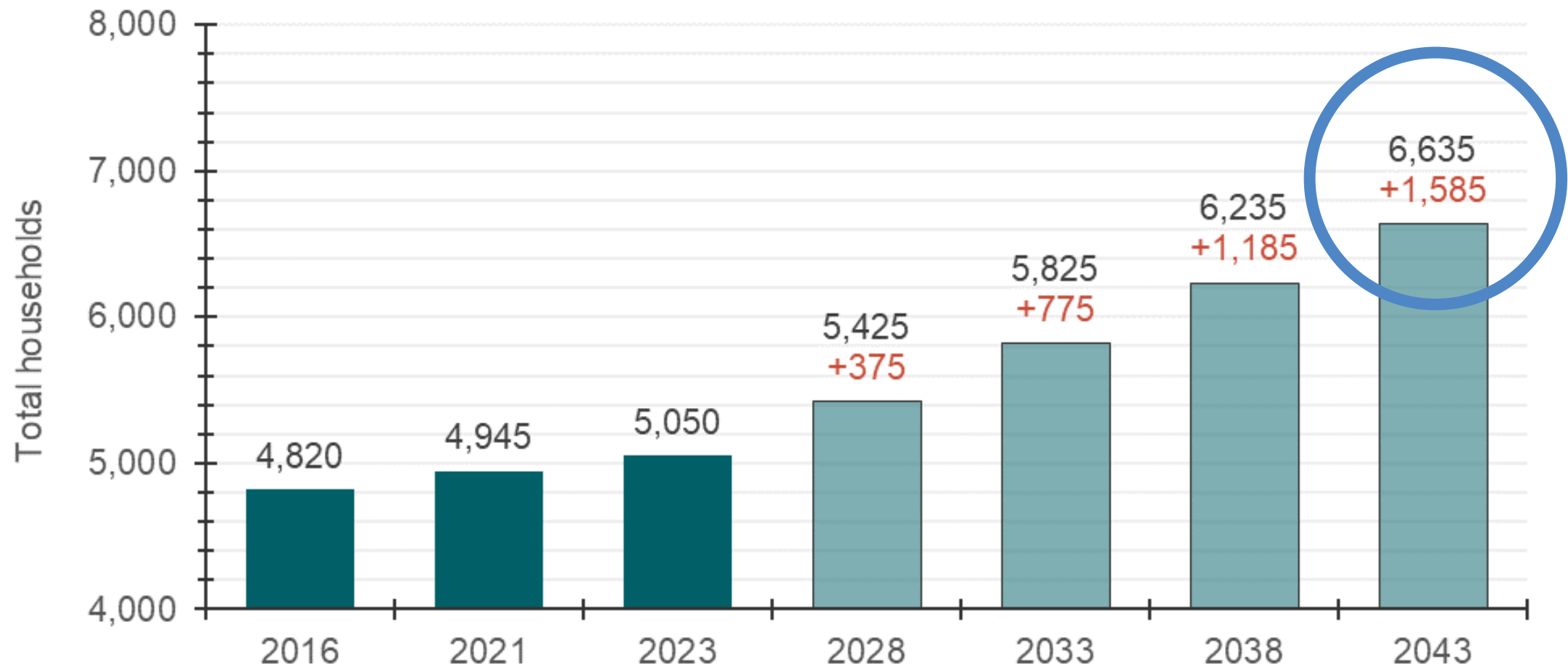
Population Growth



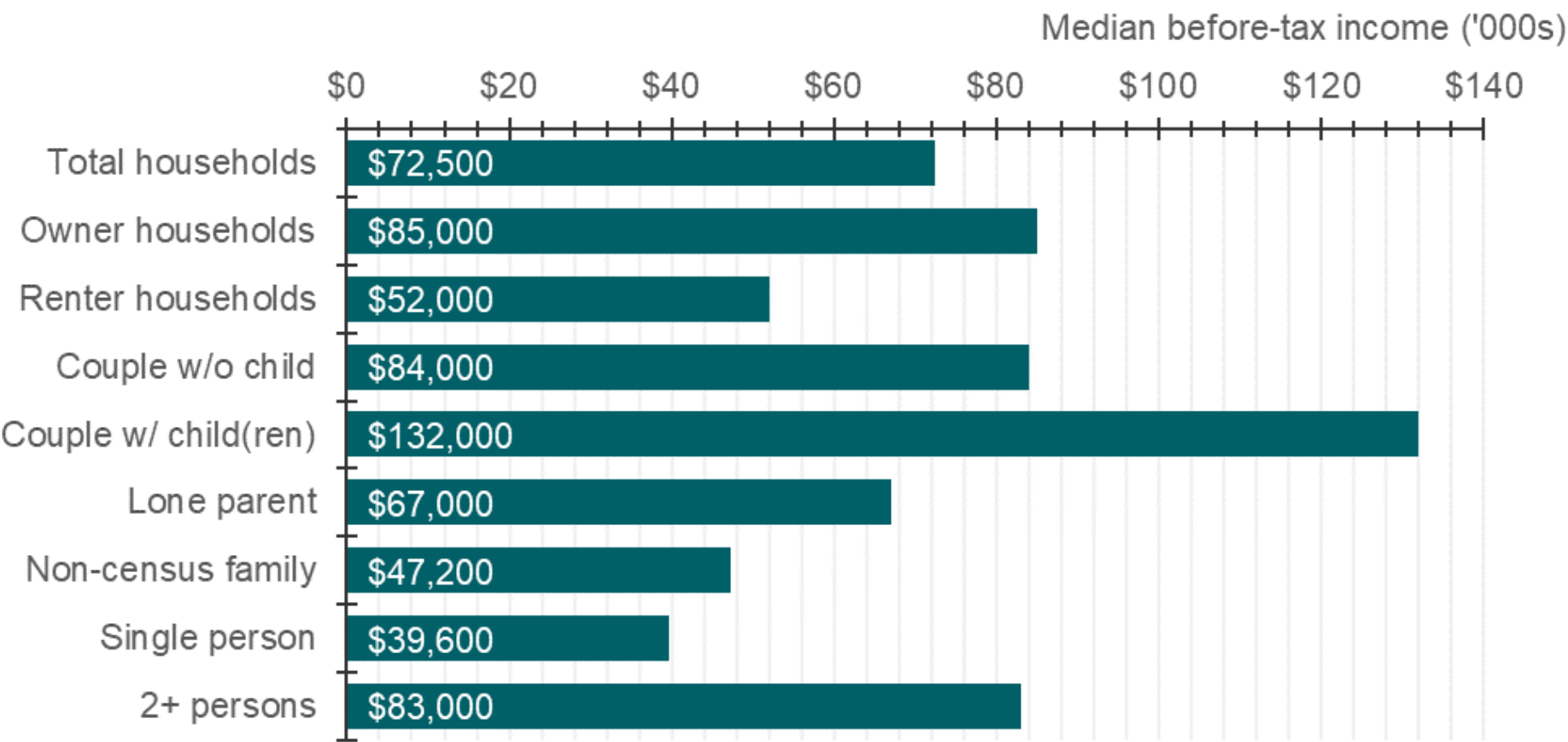
Household Growth



Household Growth



Median Income By Household Type, 2021 Census



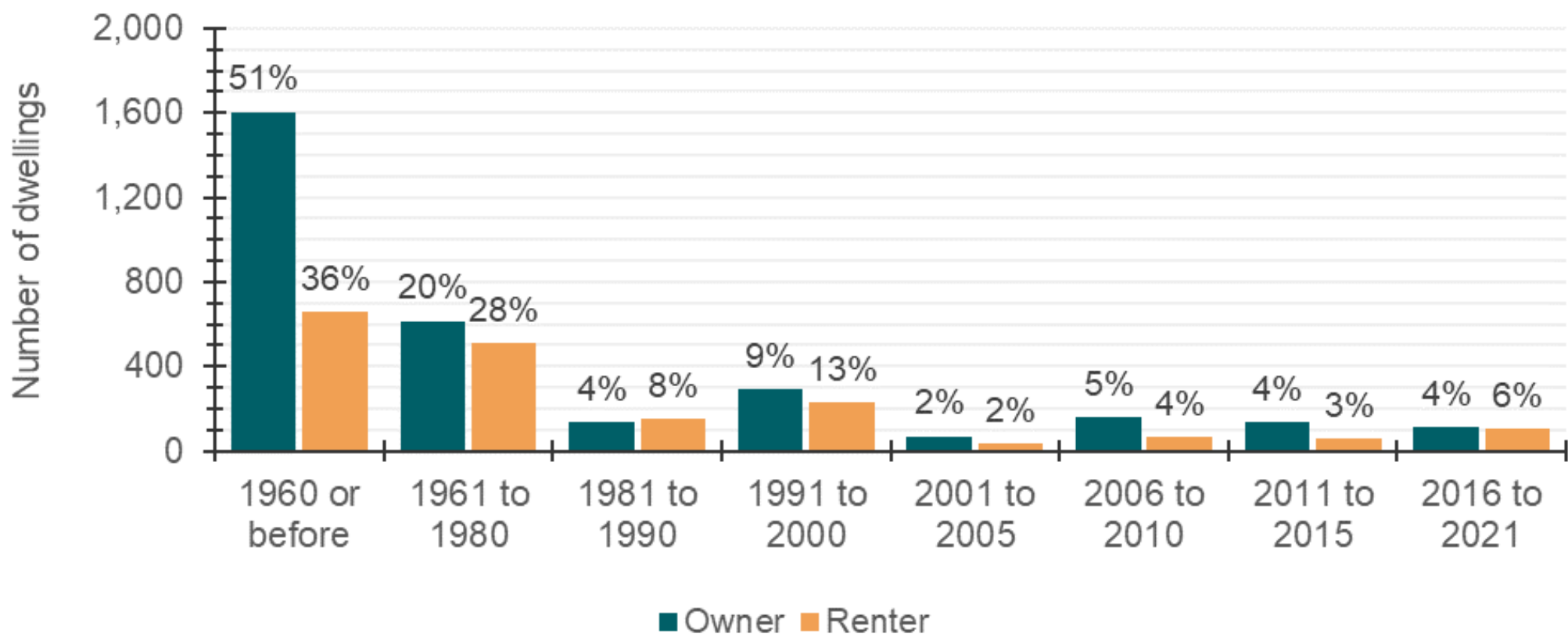
Income Categories, 2021 Census/UBC HART Project

Income category	Annual household income	Affordable shelter cost	Estimated share of total households
Very low income	≤ \$14,500	< \$270	2%
Low income	\$14,501 to \$36,250	\$275 to \$680	17%
Moderate income	\$36,251 to \$58,000	\$680 to \$1,090	20%
Median income	\$58,001 to \$87,000	\$1,090 to \$1,630	22%
High income	\$87,001 +	\$1,630 +	39%

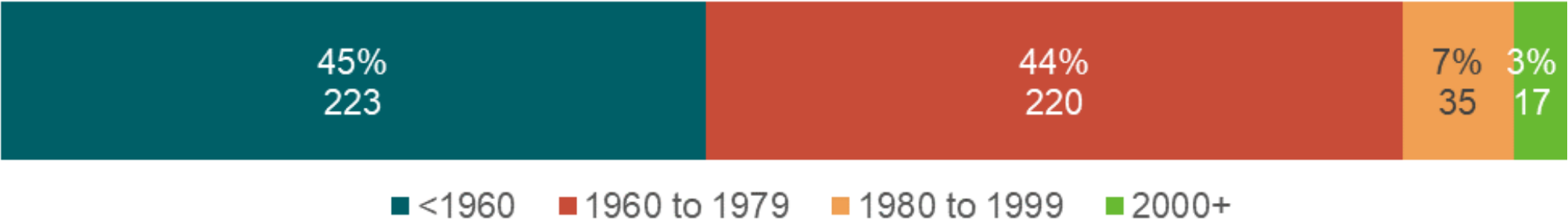
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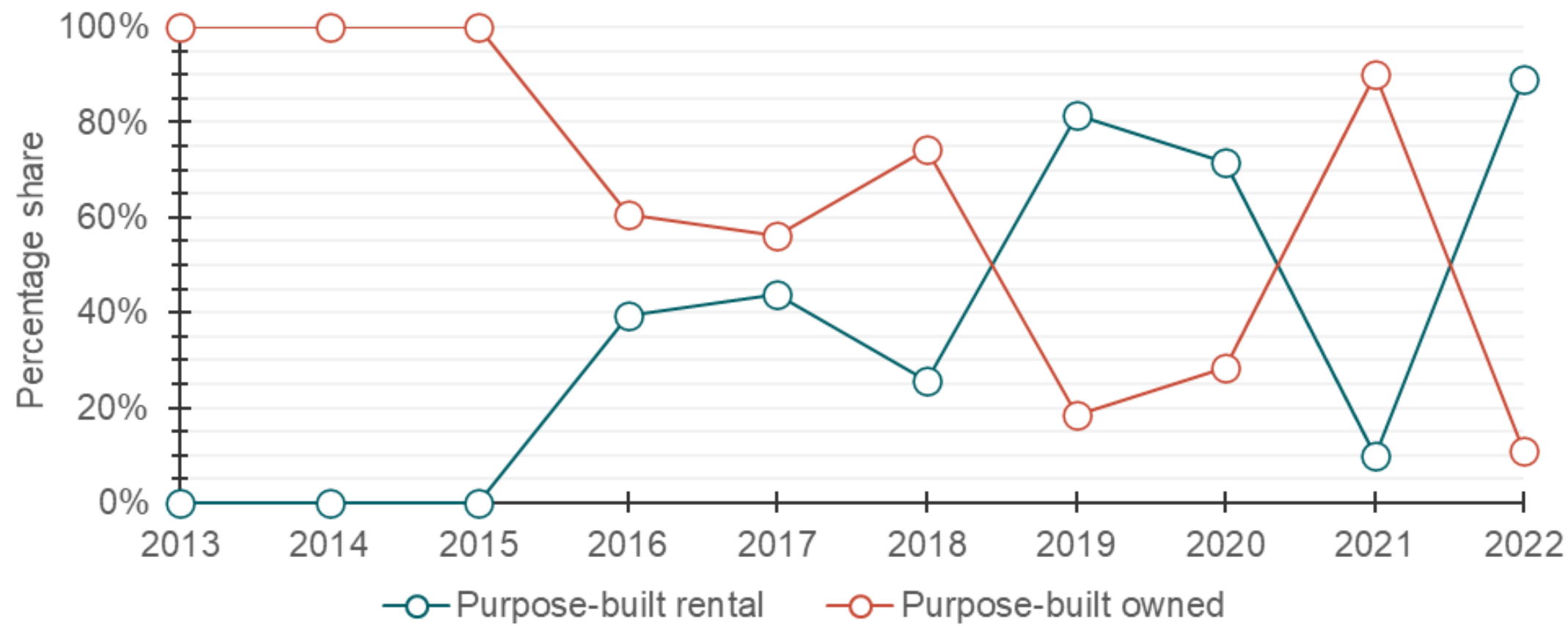
Dwellings by Year Constructed, Census/CMHC



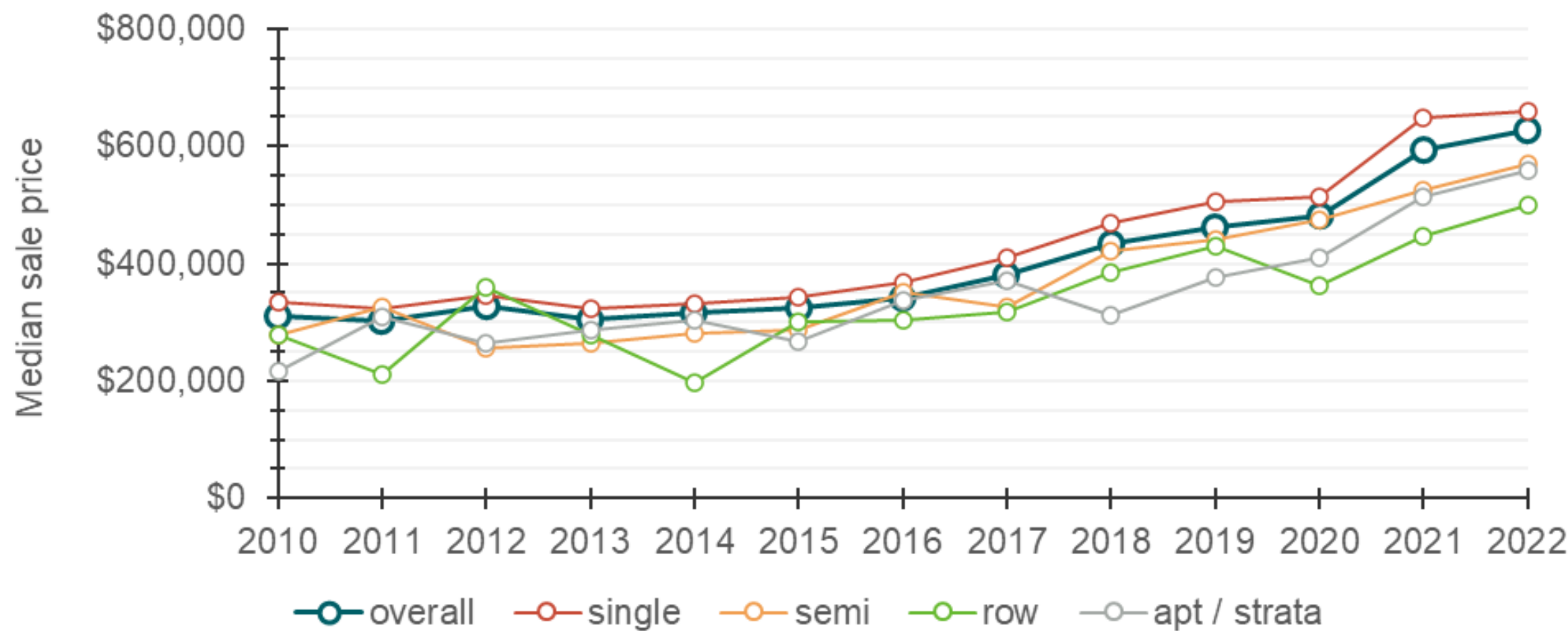
Rental Housing by Year Constructed, CMHC



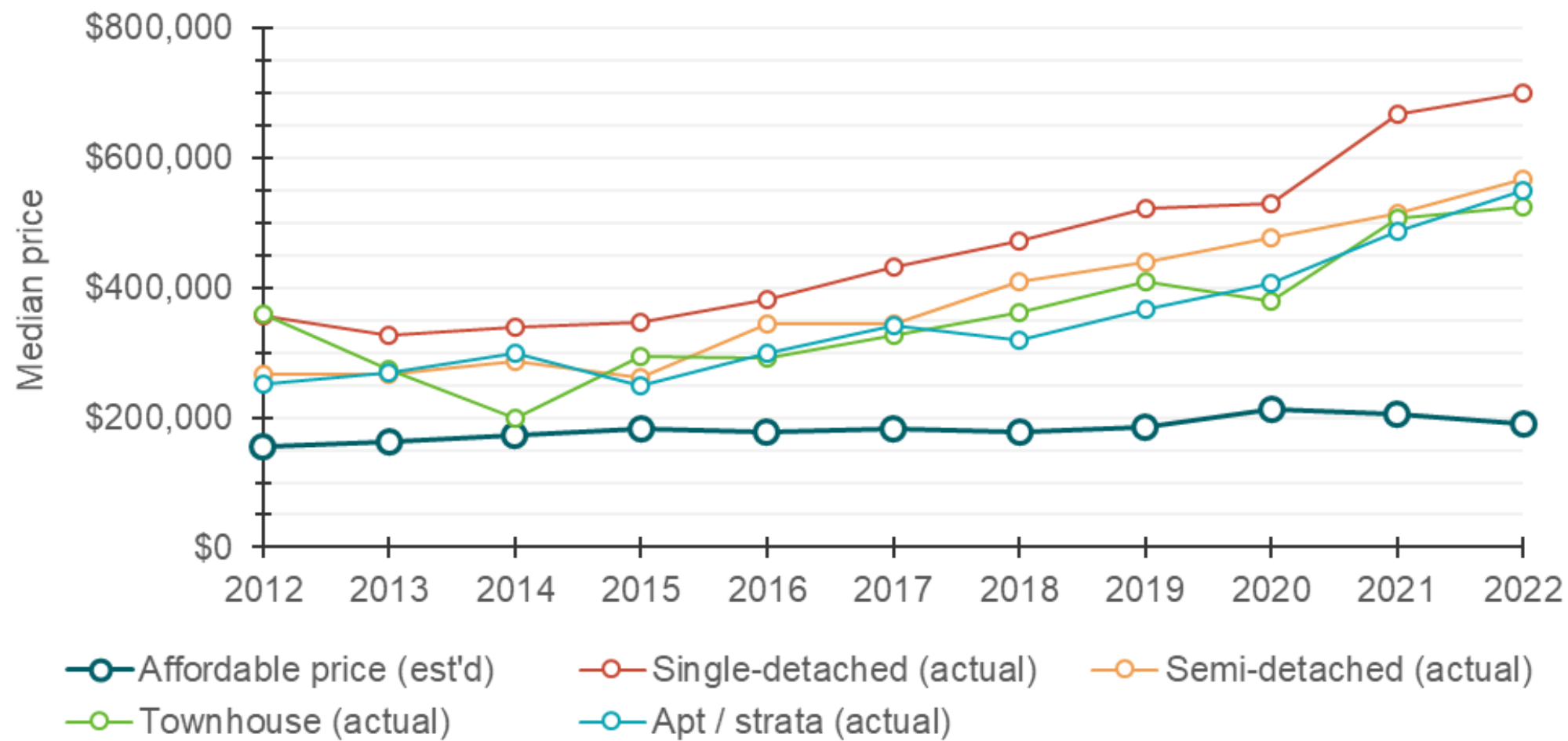
New Builds by Tenure, Census/CMHC/City



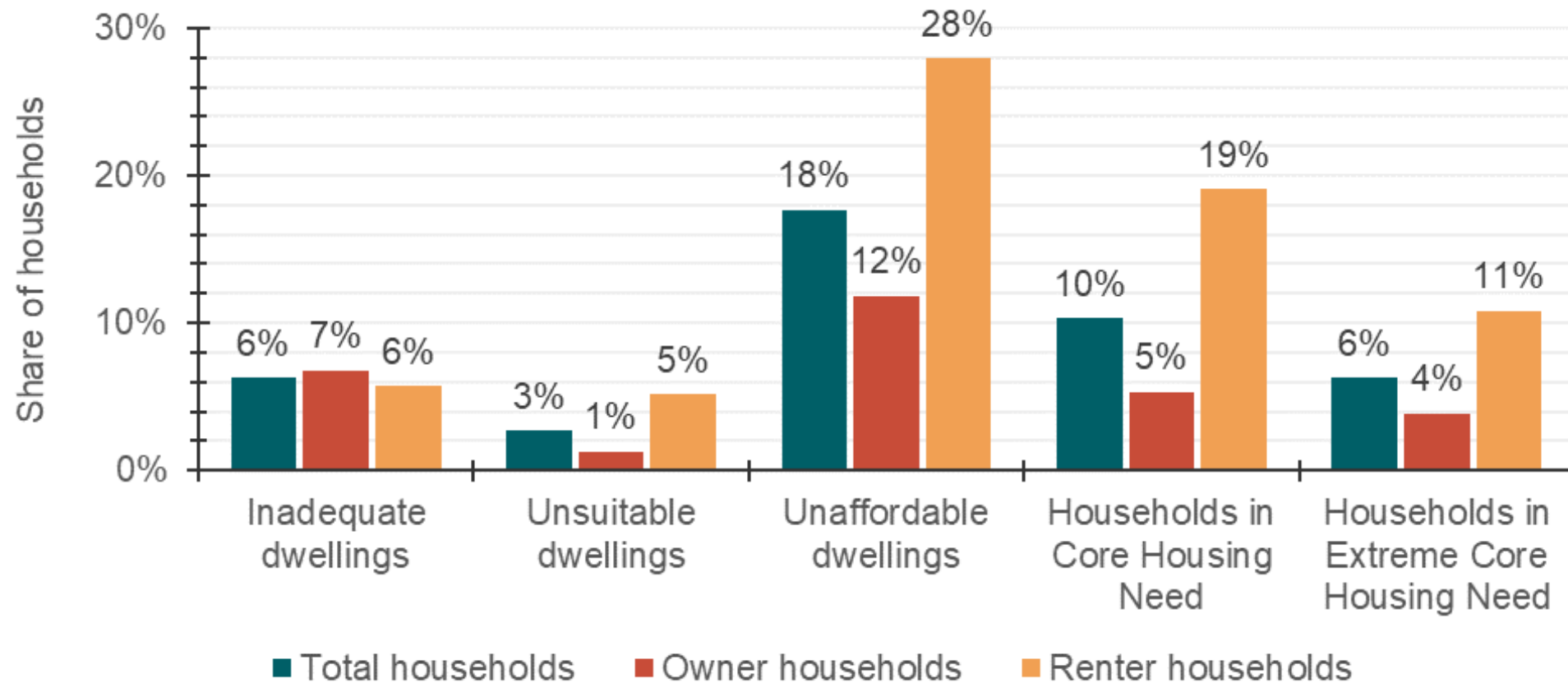
Annual Median Sale Price, BC Assessment



Annual Median Sale Price, BC Assessment



Housing Need by Indicator, 2021 Census



Housing Deficit

Table 6-3: Estimate of local affordable housing deficit, 2021

	Total local HHs	Households in need of affordable housing					
		Total	1-person	2-persons	3-persons	4-persons	5+ persons
Total households	4,940	500	375	65	45	15	0
Very low income	115	40	40	0	0	0	0
Low income	840	390	335	25	20	0	0
Moderate income	975	75	0	40	25	0	0
Median income	1,080	0	0	0	0	0	0
High income	1,930	0	0	0	0	0	0

Source: UBC Housing Assessment Resource Tools (HART)

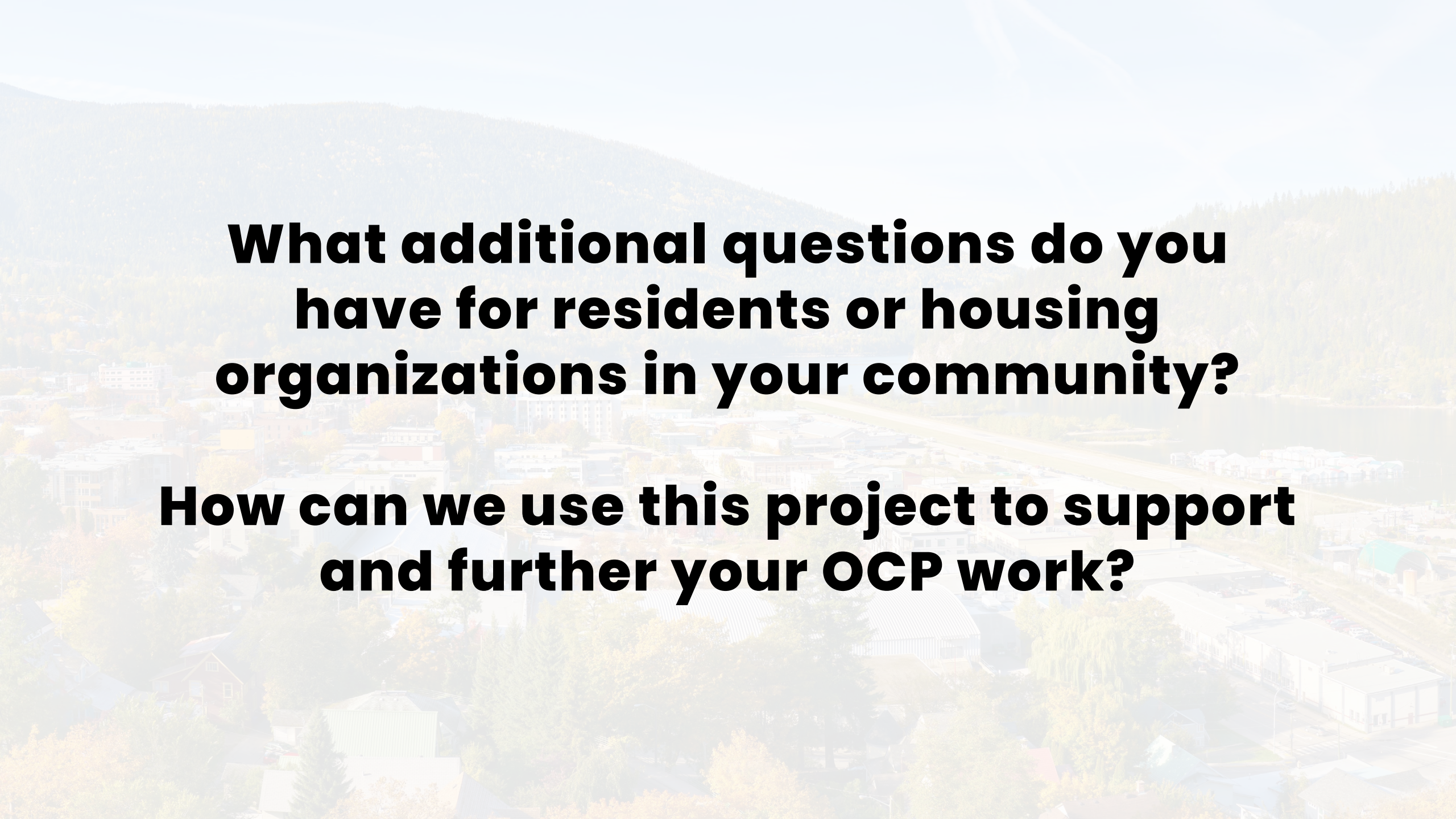
Early Analysis Anticipates a Shortfall of ~700 units by 2043.

Units need to be added in the market and non-market sectors.

Not enough to zone. Must OVERzone. Consider rental-only zoning.



Questions and Discussion

An aerial photograph of a town nestled in a valley, with a large mountain range in the background. The town features a mix of residential houses and commercial buildings, surrounded by trees with autumn foliage. The image is slightly faded to serve as a background for the text.

**What additional questions do you
have for residents or housing
organizations in your community?**

**How can we use this project to support
and further your OCP work?**

Thank you!

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City of
NELSON

Nelson



MAKOLA
DEVELOPMENT
SERVICES