

# OCP Update Nelson 2050

# Welcome!

Please sign-in & collect  
an engagement passport.

Volunteers & the project  
team are here to assist.

*Nelson 2050  
Leading the way, together.*



## Land Acknowledgment

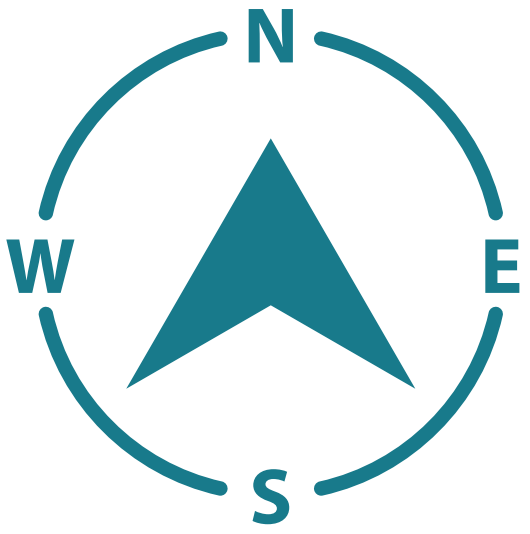
We acknowledge that Nelson resides on the traditional and unceded territory of the Ktunaxa, the Syilx, and the Sinixt, and is also home to the Métis and many diverse Indigenous Peoples. Together, we summon the wisdom embedded in our collective traditions to collaboratively shape a thriving city for both present and future generations. Nelsonites not only inhabit but share a responsibility to steward this land. Our very presence in this city, its vitality, and existence are indebted to the land itself and the rich cultures that have contributed to its development. City planning, including the Official Community Plan, is fundamentally about land—the use of land and connections to cultural practices. With the forthcoming update to the OCP, we aspire to deepen the path of reconciliation, acknowledging and celebrating the First Nations who have stewarded this land for millennia and honouring the Indigenous Communities who proudly call Nelson home today.

*Nelson 2050  
Leading the way, together.*

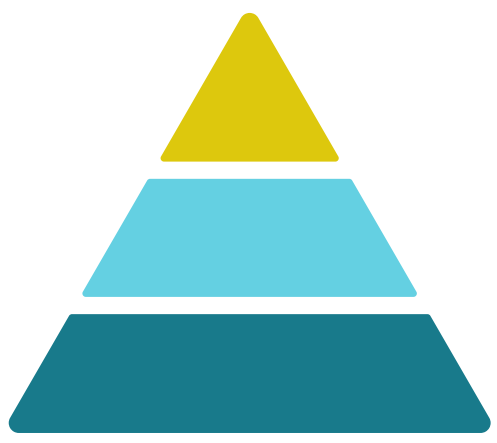




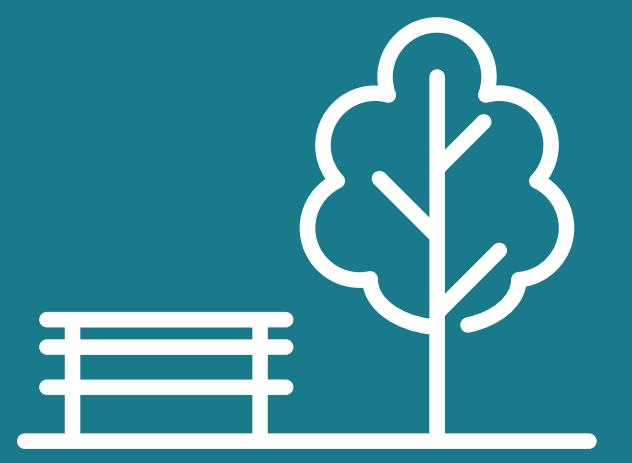
## What is an Official Community Plan?



The Official Community Plan (OCP) is Nelson's compass for growth and change. It is our highest level policy tool and informs all decisions at the City.



The Local Government Act (LGA) gives municipalities the authority to govern themselves and requires that all works and bylaws approved by City Council are aligned with the OCP.



## Why are OCPs important?

- **Shaping the Future:** OCPs provide a crucial opportunity for residents to influence how the community will grow and change over the next 25 years.
- **Guiding Decisions:** Council will use the OCP to guide decisions on land use, infrastructure, and community amenities, ensuring well-planned and strategic development.
- **Sustainable Investment:** Today's decisions and investments, guided by the OCP, will ensure clean water, clean air, and a healthy environment for future generations.
- **Enhancing Quality of Life:** OCPs help create vibrant, livable neighbourhoods by planning for essential services, parks, and recreational facilities.
- **Promoting Economic Stability:** Well-planned growth and development attract businesses and create job opportunities, contributing to the community's economic health.
- **Protecting Natural Resources:** OCPs prioritize sustainable practices and green spaces, preserving our natural environment.



## Provincial Legislation Changes

The Province has introduced legislation that has brought about sweeping changes to the local planning framework through new requirements to allow increased density in areas currently zoned for single-family or duplex use. The legislation will also change housing needs reporting and public hearing requirements, and require more frequent updating of Official Community Plans together with pre-zoning that accommodates a 20-year housing supply.



**The best time to get involved in shaping your community's future is the OCP Update:**

- *Complete the policy intention surveys!*
- *Register for a land use workshop!*
- *Review the draft updated OCP in Fall 2024!*



### How does this impact you?

- The new provincial legislation requires **OCPs to be updated every 5 years** to incorporate the Housing Needs Report and the projected 20 year housing needs of the Nelson community.
- More frequent OCP updates should encourage **higher levels of public participation** as the OCP update is now the community's primary opportunity to influence community planning.
- These **changes eliminate redundant processes** such as one-off public hearings that slow down housing projects that already fit with the OCP's vision created with public input. Public hearings for housing-focused re-zonings that are consistent with the OCP, and where the residential component of the development comprises at least half of the gross floor area, are now prohibited. **Note** - all other re-zoning processes will still be required, i.e., neighbour notification, Advisory Planning Commission review & Council approval.



## What is the OCP Update?

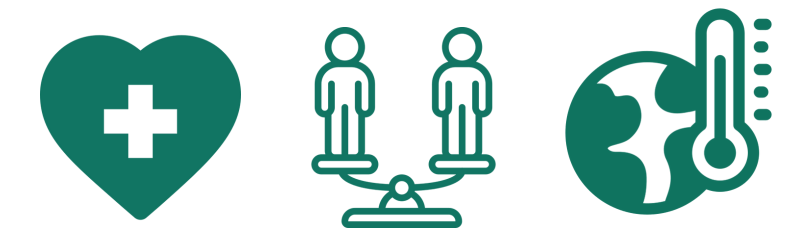
The Update project is not a rewrite of the existing OCP. Rather, we are setting a collective vision for 2050 and making sure we have the right directions to get there.

### What considerations will be used to update the OCP?



#### Context & Trends

What is the current context and what is changing when it comes to population demographics needs and trends?



#### Climate, Equity, Health Principles

What is missing from the OCP's existing policies to achieve these principles?



#### Participant Input

What ideas, insights opportunities and concerns have been raised by the public, E-Panel and Advisory Committee?



#### Existing Plans, Strategies & Guidelines

What directions and targets exist that are compatible and have been created with robust public engagement?



#### Professional Expertise

What are urban planning best practices, what is economically feasible and technically possible?

## How was the 2013 OCP crafted?

**Public Participation:** The development of the 2013 OCP involved extensive public participation over four years. Numerous staff and volunteer hours were dedicated to open houses, working groups, steering committees, and surveys. This collaborative effort ensured broad community involvement in shaping the plan.

**Plan Evolution:** The 2013 OCP was a comprehensive reorganization and rewrite of the 2008 OCP. Its purpose was to incorporate the community and Council's direction from various plans completed after 2008, while remaining true to the community's vision outlined in the 2008 OCP.

**Principles for Sustainability:** Approved in 2010, the Path to 2040 Sustainability Strategy introduced five sustainability principles, which were incorporated into the 2013 OCP. These principles have guided planning and decision-making over the last 11 years.

#### The 5 Sustainability Principles:

1. Cultural Strength
2. Healthy Neighbourhoods
3. Robust Ecosystems
4. Prosperity
5. Resilience



# OCP Update Nelson 2050

## Spring 2024 Public Engagement

From May 27 - June 30 the public is invited to provide feedback by completing surveys, attending an Open House, and registering for a workshop. A pop-up trivia contest and engagement passport are meant to encourage participation.

### Open Houses - Sharing the update strategy.

Open Houses are an opportunity to learn about the OCP Update strategy and connect with the project team.

#### Level of Support - Emoji stickers (happy/neutral/sad)

Use the stickers to show your level or support as you walk around the open house.



I support this!



I'm neutral on this.



I don't support this.

#### Inform Public

#### Participation (IAP2)

"Here's what's happening."

#### Level of Influence (IAP2)



### Surveys - What policy intentions do we need to achieve our 2050 vision?

#### Consult Public

#### Participation (IAP2)

"Here are some options, what do you think?"

The OCP policy areas have been grouped into three themes:

- Social & Climate Resilience
- Built & Natural Environments
- Utility & Economic Infrastructure

Take a survey to provide input on the intentions needed to achieve our 2050 vision.

### Workshops - What shifts should we implement to strategically improve our land use directions?

Register for a workshop to provide input on the strategic shifts being considered for the OCP Land Use directions.

#### Involve Public Participation (IAP2)

"Here's a problem, what ideas do you have?"





# OCP Update Nelson 2050

## OCP Update Timeline



### Learn about each project phase:

#### Phase One

##### **Project Scoping - Spring 2023**

“Project Scoping” focused on defining the project’s deliverables, identifying necessary resources, setting intentions for public engagement and drafting a framework for the Three Guiding Principles. During this phase, the public was invited to apply for the OCP Advisory Committee. The committee consists of 12 members of the public and three members of City Council.

#### Phase Two

##### **Visioning - Summer to Fall 2023**

“Visioning” involved the public in crafting a vision for Nelson in 2050. Along with a public survey, the project team popped-up at citywide venues and targeted equity deserving communities. The feedback collected was themed and Four Foundational Values emerged. These Values, combined with the Three Guiding Principles, were used to craft the Nelson 2050 Vision.

#### We are here! Phase Three

##### **Policy Review & Development - Winter to Spring 2024**

“Policy Review & Development” integrates the Nelson 2050 Vision into the existing OCP policies as the project team does a line-by-line policy review and collects feedback from subject matter experts and the public. The phase 3 strategy focuses on achieving the 2050 vision, filling in policy gaps and improving the OCP for structure, readability and consistency.

#### Phase Four

##### **Draft Plan - Summer to Fall 2024**

“Draft Plan” is when the project team will finalize the OCP updates for structure and content.

#### Phase Five

##### **Public Review & Plan Adoption - Fall 2024 to Winter 2025**

“Public Review and Plan Adoption” will involve releasing a draft updated OCP along with a summary of changes and rationale to collect public feedback and ensure the plan reflects the community’s vision. The project team will decide if further changes are needed before the draft plan goes to a City Council public hearing for adoption.



## The Nelson 2050 Vision

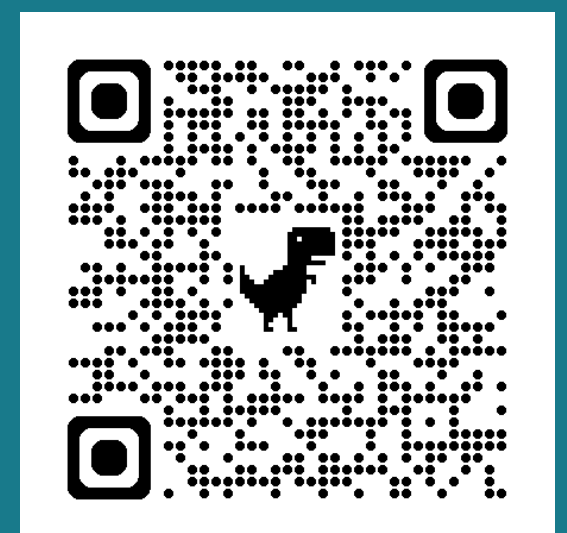
Our welcoming, heritage-rich mountain town is committed to community well-being by prioritizing equity, health and climate resilience.

All Nelsonites are able to find affordable housing, live in walkable neighbourhoods, access efficient cost-effective transit, and meaningfully participate in public life.

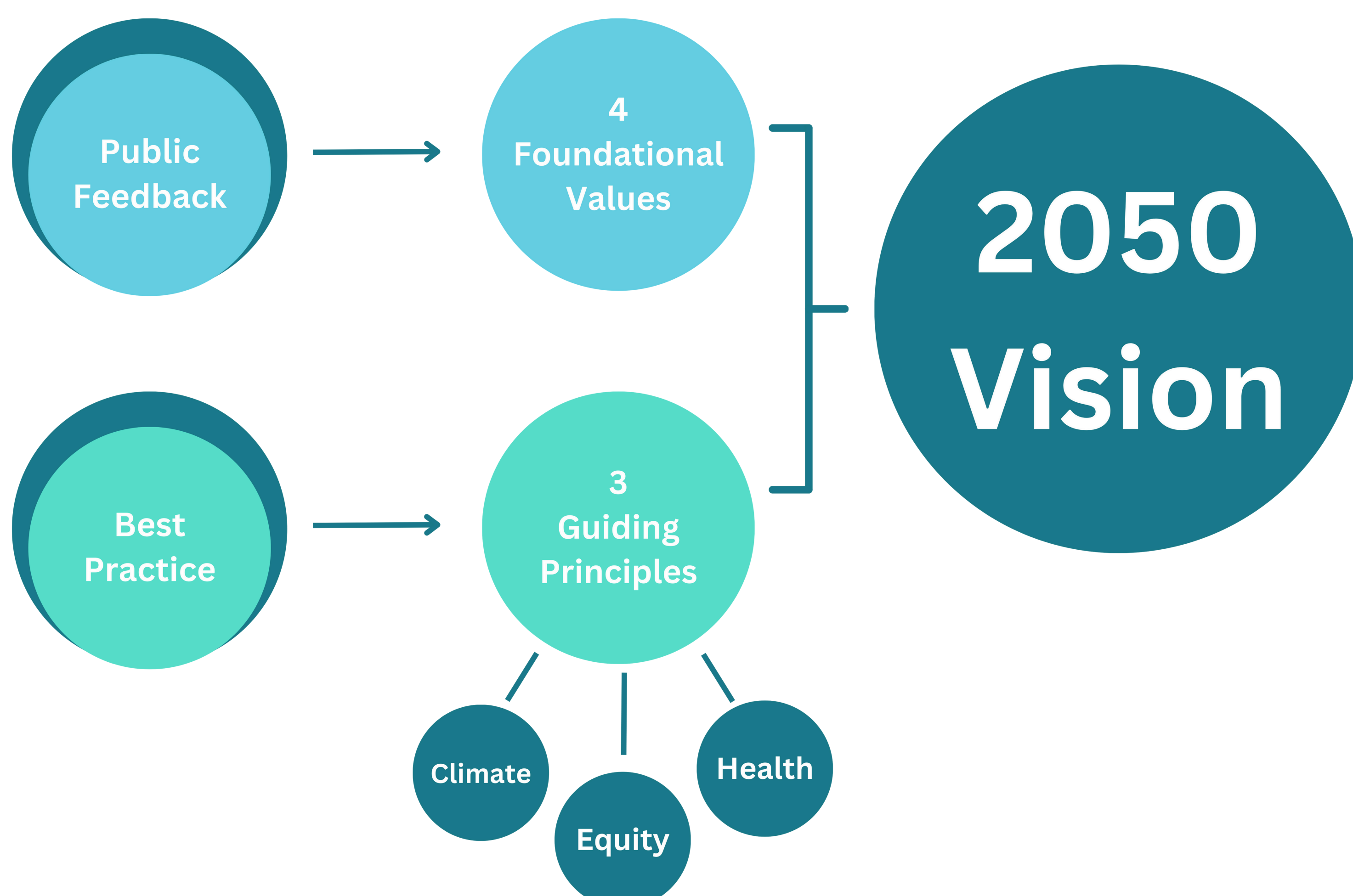
Our collective choices make us climate leaders, safeguarding and regenerating our ecological economic and social systems for future generations.

Art, education, 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.

Watch the  
Nelson 2050  
Vision Video on  
YouTube



### Crafting the 2050 Vision



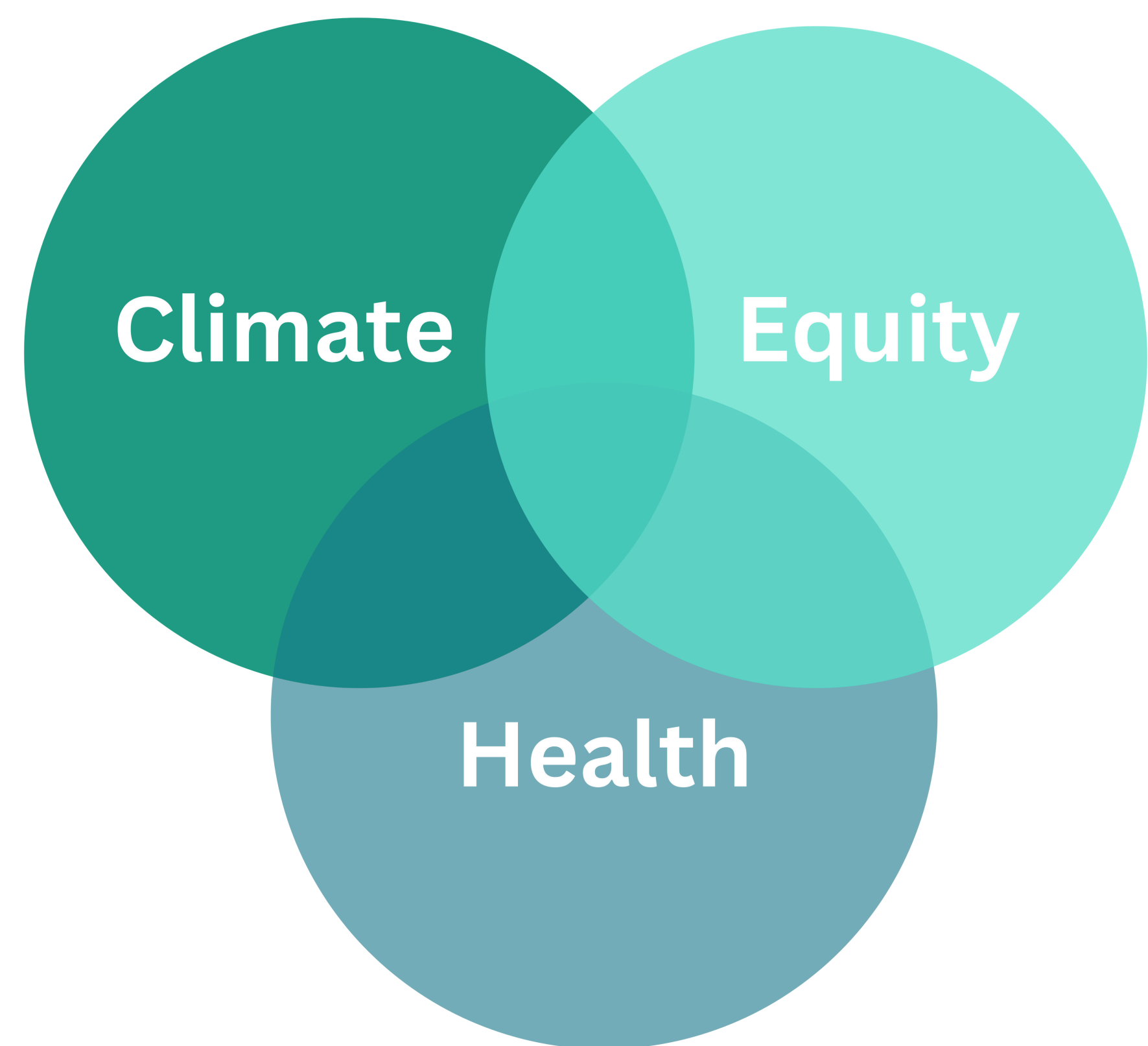
The Nelson 2050 Vision was crafted by combining the public feedback from Summer 2023, represented by the Four Foundational Values, with the OCP Update's Three Guiding Principles.



## Three Guiding Principles

The OCP Update is built around three interconnected Guiding Principles:

Each Guiding Principle provides a lens for evaluating issues and making decisions. When City issues/challenges are analysed through these lenses, we gain a deeper understanding of the potential impacts and are able to ensure there is informed decision making. Instead of simply asking, "Is this a good or a bad choice?" we ask, "How does this choice impact the community's health, climate resilience, and equity?"



### Health

A health lens means focusing on policy that promotes the physical, mental, and social well-being of the community. Prioritizing health ensures that initiatives within the OCP improve overall health outcomes and contribute to a vibrant, thriving population.

### Climate Resilience

A climate resilience lens means developing policies that support low-carbon resiliency and align with the goals of Nelson Next. This ensures that the community is prepared for and can adapt to the impacts of climate change, fostering a sustainable and resilient future.

### Equity

An equity lens ensures that the OCP policies support diverse groups, particularly those who have been historically marginalized or excluded. By focusing on equity, the OCP aims foster inclusive outcomes where all community members have access to opportunities and resources.

### An Integrated Approach

Using an integrated approach, the OCP Update considers health, climate resilience, equity and their intersectionality. This is to ensure that the OCP Update strategy is inclusive, sustainable, and responsive to the needs of the entire community and provides benefits for the public good.

### A Living Strategic Plan

The Three Guiding Principles will direct the City's decision-making process throughout the lifespan of the OCP. This will ensure that the OCP policies enacted over the next 25 years are grounded in a commitment to achieving public benefits for health, climate resilience, and equity.

## Guiding Principle: Equity

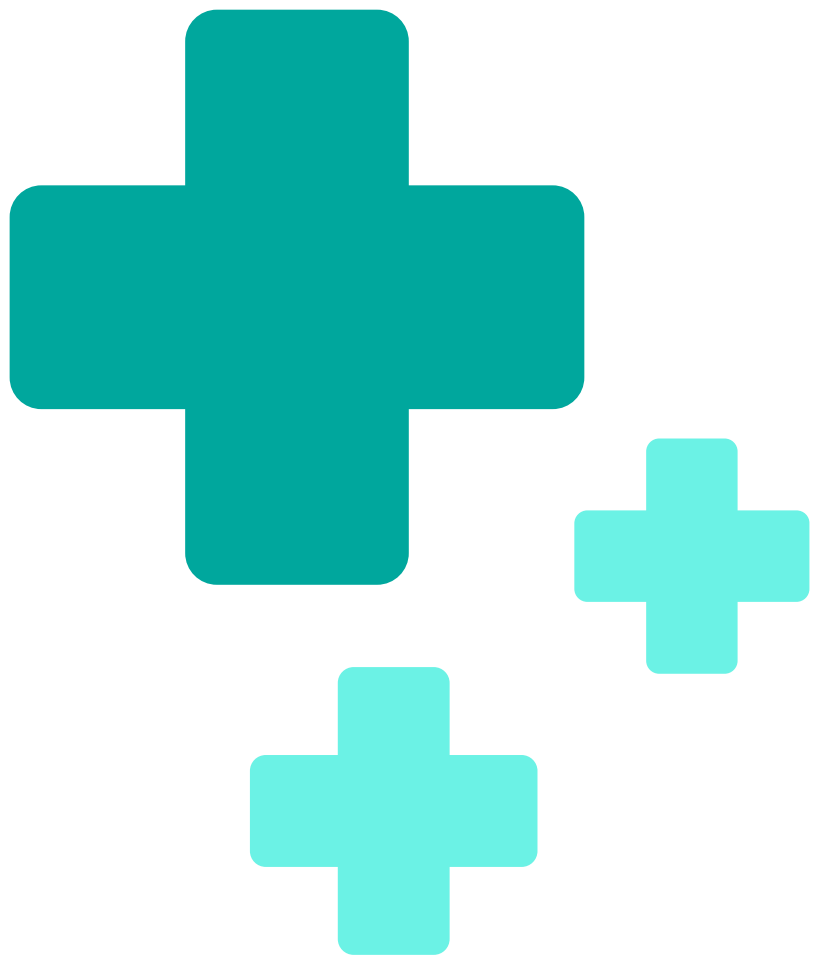


Equity is distinct from equality; while equality seeks to treat everyone the same, equity recognizes and addresses the unique needs and challenges faced by different groups to achieve fairness. It embodies fairness, justice, accessibility, inclusivity, and the reduction of disparities and discrimination within the design and development of municipal services, programs and projects.

## What does an **equitable** Nelson in 2050 mean to you?



## Guiding Principle: Health



Municipalities aren't mandated to provide healthcare, but it is fully within our scope to make decisions that encourage healthy food choices, physical activity, and meaningful social contact. Considering citizens' mental and social well-being also means thinking about reducing their stress. Reducing stress comes in many forms, such as ensuring access to adequate housing, clean air, noise-mitigated environments, essential services, and meaningful employment.

## What does a **healthy** Nelson in 2050 mean to you?

## Guiding Principle: Climate



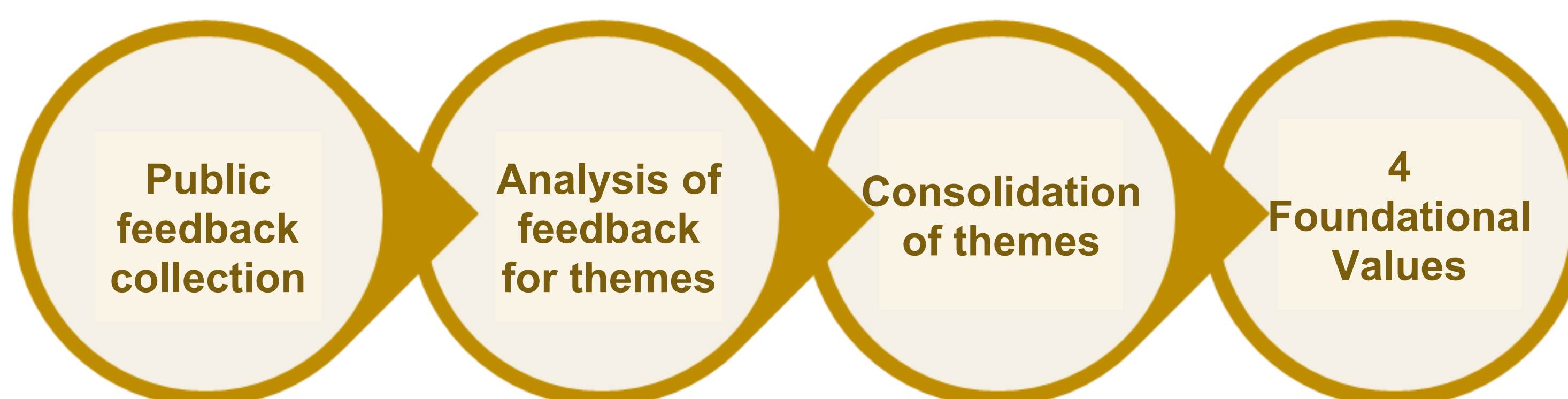
We acknowledge our share of global emissions and recognize our role and responsibility in reducing them. The community aims to consider the environmental, social, and economic impacts of climate change. Nelson will both mitigate and adapt to the urgent challenges posed by climate change because it envisions itself as a community that not only reduces its ecological impact but also actively works towards building resilience in the face of a changing climate while enhancing local quality of life.

What does a **climate resilient** Nelson in 2050 mean to you?



## Four Foundational Values

During Summer 2023 engagement the public was asked to complete a Nelson 2050 Vision Survey. The feedback collected through the survey, as well as feedback collected from citywide & targeted pop-ups, was analysed as a whole for themes. After, the project team grouped similar themes together and Four Foundational Values emerged.



The Values represent the issues and priorities that matter most to the community and will be used to determine what we need to preserve and enhance as we review the OCP's policies and implement the 2050 policy intentions. The Values are explained further on the next two poster boards.

## Foundational Value:

Charming Buildings, Vibrant Public Space & A Diversity of Cultures



Nelson's small-town feel is defined by walkable connected neighborhoods, character buildings, plentiful green space, an accessible waterfront and a distinct heritage-rich downtown. Nelsonites thrive with access to big city amenities amidst an awe-inspiring backdrop of mountains and abundant resources including lush forests, meandering streams, and the picturesque Kootenay Lake. Our downtown is a pedestrianized bustling hub for independent businesses, diverse employment, and vibrant public life. Indigenized and culturally diverse public space celebrate our unique sense-of-place. Nelson's flourishing arts scene entices creatives to come learn, live in and contribute to our community.

## Foundational Value:

Year-Round Safe, Active Lifestyles & Tourism



We respect and appreciate the land we call home, and the First Nations, who have stewarded and called this land home for millennia. In collaboration with First Nations and Indigenous Peoples, we responsibly steward and protect this land. Our relationship with the land offers all Nelsonites and visitors the opportunity to pursue accessible year-round recreation. Active lifestyles are valued beyond their physical health benefits and are recognized as critical choices to meet our collective climate, equity and affordability goals. We wholeheartedly embrace low-carbon, accessible, cost-effective mobility options and incentivize visitors to do the same through efficient and safe active transportation and public transit infrastructure.



## Foundational Value:

### A Welcoming & Compassionate Community



Our community is welcoming and strives to ensure there are enough market and non-market housing options for all household sizes, workers and income levels to call Nelson home. Diverse representation is seen by those actively engaged in reconciliation, civic processes and public life. We proudly embody an inclusive, affordable, and compassionate community that cherishes and advocates for the well-being and health of all Nelsonites.

## Foundational Value:

### Regenerative & Climate Resilient Leadership for All Systems



We take pride in our pristine air, pure water, minimal waste production, and clean local renewable energy by supporting sustainable lifestyles that safeguard our cherished natural surroundings. Nelsonites are climate action leaders that are committed to their community's resiliency, affordability and equity through individual and collective actions. Growing sustainably through compact dense forms is recognized as not only a necessary step to provide more housing, but also as a way to protect our small-town feel and ensure successful uptake of multi-modal infrastructure. By integrating innovation and equitable climate action in all systems - economic, social and ecological - we seek to improve opportunities and resources for everyone today, while ensuring they regenerate for future Nelsonites.

## Policy Review & Development Phase Three of the OCP Update

Winter 2024 - Summer 2024



### Goals for Policy Review & Development:



- Provide Benefits for Everyone
  - Three Guiding Principles



- Preserve & Enhance What Matters Most
  - Four Foundational Values



- Identify & Fill In Best Practice Policy Gaps
  - i.e. Climate Action, Reconciliation, Economy & Land Use Directions



- Clarify, Simplify & Provide Consistency
  - i.e. Structure, Language, Glossary, Visuals



- Meet Legislative Requirements
  - i.e. Housing Policies that address the 2024 Housing Needs Report

2050  
Vision



## Policy Review & Development Phase Three of the OCP Update

### Official Community Plan - Existing Structure

- **Community Vision**
- **Policy Areas**
  - Sustainable Community Development
  - Neighbourhoods & Land Uses
  - Housing
  - Healthy Living & Social Well-Being
  - Transportation
  - Infrastructure
  - Culture
  - Parks & Recreation
  - Natural Environment & Hazardous Conditions
  - Development Permits
- **Implementation - Monitoring & Reporting**
- **Maps**
- **Development Permit Area Design Guidelines**

### Policy Review & Development Strategy:

- **Review the existing OCP policy areas, implementation, maps & design guidelines.**
  - Is there alignment with the 2050 Vision?
  - Is the direction outdated, completed or redundant?
  - Are legislative requirements reflected?
- **Engage experts in a review of the existing OCP policy areas & design guidelines.**
  - Is best practice reflected for expert areas? (i.e. Health, Heritage, Hydro etc.)
  - Are there plans developed since 2013 that should be incorporated? (i.e. Nelson Next, the Heritage Master Plan etc.)
- **Conduct a best practice scan for OCP structure & content.**
  - How are other local governments across BC developing OCPs?
- **Determine the policy intentions needed to achieve the 2050 Vision.**
  - What intentions are needed for the policy area themes of:
    - Social & Climate Resilience
    - Built & Natural Environments
    - Utility & Economic Infrastructure

## Policy Intentions

The Official Community Plan currently has ten policy areas. To simplify our engagement processes, we have grouped together the policy areas into the following three themes:

- **Social & Climate Resilience**
- **Built & Natural Environments**
- **Utility & Economic Infrastructure**

### Achieving the 2050 Vision

The drafted policy intentions will guide the adjustment of existing policies, objectives & targets in the OCP's policy areas as well as the drafting of new policies, objectives & targets to fill in gaps.

The drafted policy intentions are directly linked to the Three Guiding Principles and Four Foundational Values which were used to craft the 2050 Vision.

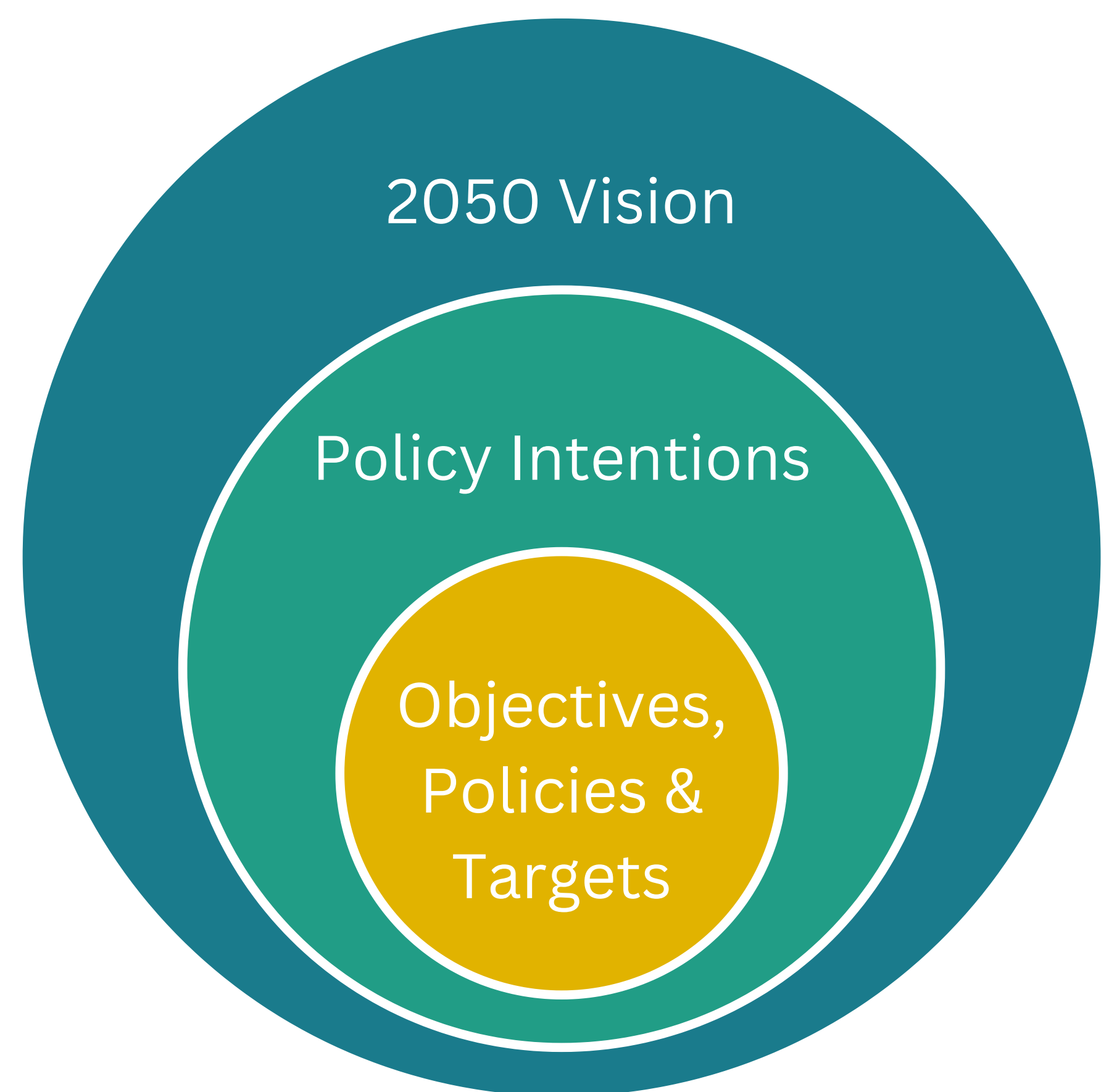
Three surveys will be released during Spring 2024 engagement to check the public's support of the drafted policy intentions in achieving the 2050 Vision.

### Identifying the City Levers

Corresponding city levers are identified for every drafted policy intention. City levers are tools, actions or approaches that the City uses to make change happen and are activated to different degrees to achieve our objectives.

By determining what levers are available, we can check to make sure we have the right policies to activate those levers.

Many issues that the City needs to address are complex and multi-faceted requiring more than one lever to be applied to make progress towards our objective.



### Updating the Policy Areas: objectives, policies & targets

Each policy area is composed of objectives and policies. Objectives should describe the desirable outcomes for the policy area and corresponding policies provide the directions needed to achieve the objective. The current OCP from 2013 does not provide strong relationships between objectives and policies.

Targets are needed to ensure that we can evaluate our progress on all the policy areas. The current OCP from 2013 only has targets for a few policy areas.

The drafted policy intentions will be used in the update of objectives, policies & targets for each policy area.



## City Levers

City levers are identified for each policy intention. The OCP Update recognizes the eight policy levers described below.

Levers are the tools, actions or approaches that the City uses to make change happen and will be activated to different degrees to achieve an outcome.

### Advocacy

The City plays a crucial role in advocating for important local issues by representing the interests of the community, engaging with the community, and collaborating with other levels of government.

### Incentives

Pricing and subsidies include applying a premium to cost or a reduction in cost to support a shared outcome or influence behaviour. This can include offsetting the costs of services and amenities for certain user groups or types of activities, or applying charges and fees for users through available funding mechanisms.

### Investment

Providing capital or operational investment in physical infrastructure, City assets, services and planning activities to activate and encourage specific outcomes.

### Partnership

Fostering relationships with private, community, institutional and not for profit entities to activate strategies, initiatives and actions to advance common goals, recognizing shared interests and aspirations.

### Public Education

Educating the public on municipal issues builds the community's capacity to understand issues and get involved in solving them.

### Regulation

Regulatory powers allow the City to establish bylaws that restrict what people may do, prohibit some activities or require certain actions be taken. Under the Community Charter, municipalities have flexible authority to exercise regulatory powers in relation to 16 spheres such as public places, trees and animals. In four spheres (the concurrent regulatory authority spheres, which include public health, protection of the natural environment, wildlife and prohibiting soil deposit and removal), municipal authority is subject to provincial involvement.

### Research

Analyzing issues and getting familiar with best practice and case studies can help inform the City's approach.

### Staff Training

Ensuring City of Nelson staff are knowledgeable on how to use the City's tools, and what the City's vision and objectives are, to ensure we are all working towards the same goal.



## Social & Climate Resilience

The theme of Social and Climate Resilience groups together the policy areas and directions for Climate, Sustainability, Community Wellbeing, Health, Arts & Culture and Heritage.

### Challenges (-)

- Municipalities are limited in power and tools to address climate change.
- Nelson has to rely on other orders of government, industry and individuals to make changes in the biggest areas of GHG emissions.
- The City's existing heritage resources, plaques and monuments do not reflect the diversity of cultures in our community.
- Previously recognized and commemorated heritage resources mainly reflect the history of European settlers, so there's a lack of visibility of First Nations' connections to the land, art, language and history.
- There is limited land and funding to improve community infrastructure.
- The City relies on funding from the provincial & federal governments to build some new community infrastructure.
- Different groups need different services & amenities.



### Opportunities (+)

- Climate action helps to build more sustainable and healthy communities, such as better public transit and cycling and walking infrastructure.
- Engage with First Nations to advance reconciliation through increasing the visibility of Indigenous culture, history and heritage in Nelson.
- Share stories across cultures to increase cross-cultural awareness and build community connections.
- Preserve existing buildings to avoid demolition waste, which will also support greenhouse gas emission reduction and adaptation to climate change.
- Other partners, including other orders of government, public institutions, developers and community organizations, also want to increase community facilities and amenities.



Take the policy  
intention survey!

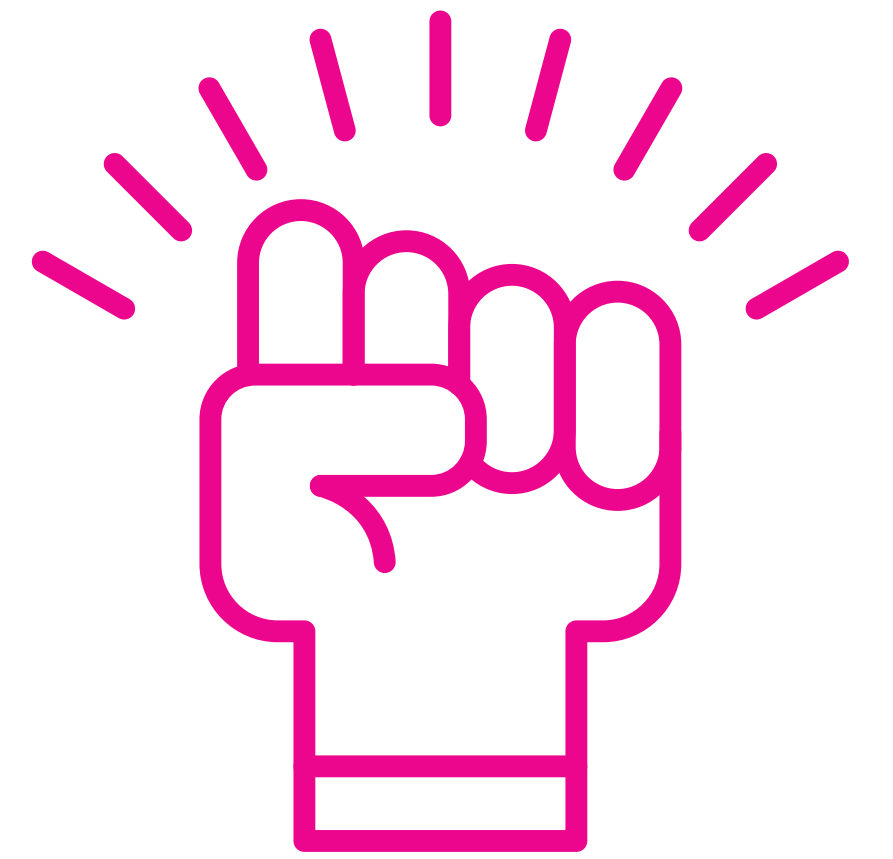
#### For more information:

- Read the OCP Update's Climate Action 1-Pager
- Read the City's climate action plan Nelson Next (2020)
- Read the City's Heritage Master Plan (2022)



## What targets could we set for **social & climate resilience** in 2050?

Targets are not intended to reflect the current state, or what we will achieve in the short term. They are about seeing, and naming, where we want to be in the future and helping set our collective gaze so we can make bold changes happen, together.



## How could we measure progress from year to year?

Tracking measures, along with supplemental indicators and data, will allow us to identify gaps from year to year so we can better understand which City levers need to be adjusted.



## Built & Natural Environments

The theme of Built & Natural Environments groups together the policy areas and directions for Housing, Neighbourhoods, Transportation, Parks & Recreation and Natural Environment.

### Challenges (-)

- Uncertainty about long term climate change impacts on the environment.
- Not enough staff to monitor and enforce rules for private properties, or maintain natural areas.
- Potential delays to project timelines with more environmental requirements.
- High demand and long waitlists for subsidized housing.
- Households with lower incomes and/or those that don't have cars may have difficulty traveling regionally and enjoying the provincial parks.
- Roads need to accommodate many different kinds of transportation including vehicles, public transit, people walking and rolling, cycling and more.

- Maintaining parks as places of physical and emotional safety for all.
- Opportunities to redevelop may make retaining heritage and character buildings less attractive for property owners.



### Opportunities (+)

- The provincial and federal governments are developing biodiversity strategies and aim to provide municipalities with more direction.
- Using traditional knowledge in environmental management and to advance reconciliation.
- Allowing flexibility in how public land is used.
- Design Guidelines and other tools can be used to encourage new development that fits Nelson's context.
- The provincial government is reviewing the BC Building Code to improve accessibility in housing design and opportunities to age in place.
- Improve transportation infrastructure to encourage a modal-shift to active transportation and the use of car-shares or transit.
- Support investments to regional transit that prevent transit delays and disruptions.

This policy intention survey will be released the week of June 10-14! Sign up for the E-Panel to receive a notification.

#### For more information:

- Read the OCP Update's Infill Housing 1-Pager.
- Read the OCP Update's Traffic 1-Pager.
- Read the OCP Update's Growth Management 1-Pager.



## What targets could we set for **built & natural environments** in 2050?

Targets are not intended to reflect the current state, or what we will achieve in the short term. They are about seeing, and naming, where we want to be in the future and helping set our collective gaze so we can make bold changes happen, together.



## How could we measure progress from year to year?

Tracking measures, along with supplemental indicators and data, will allow us to identify gaps from year to year so we can better understand which City levers need to be adjusted.



## Utility & Economic Infrastructure

The theme of Utility & Infrastructure groups together the policy areas and directions for Infrastructure and Economy. The 2013 OCP does not have an Economy policy area.

### Challenges (-)

- Costs of maintaining and replacing infrastructure while also having to pay for new infrastructure to accommodate growth.
- Climate change impacts on infrastructure, such as more extreme storms that can overwhelm storm water drainage systems.
- Providing enough water for people to drink and for irrigation and other uses.
- Finding ways to divert larger amounts of waste produced from a bigger population.
- There is limited land and funding to improve community infrastructure.
- It's difficult to attract and retain workers if they can't afford housing.
- It's difficult to know how the growth of remote work will impact our economy, need for offices and demographics.
- Balancing a strong tourism industry with an urgent need for housing.

### Opportunities (+)

- Coordinate infrastructure upgrades with redevelopment to cover costs.
- Use innovative ways to reduce the impact of storm water run-off on sewers, capture and re-use water, and convert waste into energy.
- Educate the public so there is greater awareness of water conservation, waste reduction, and how growth and climate change impacts infrastructure.
- Foster complete communities where entrepreneurs are able to operate diverse businesses out of their homes to the benefit of the neighbourhood.
- Encourage the development of flexible buildings that can easily be transitioned from different uses to account for a decrease in the need for office spaces.
- Finding opportunities for workforce housing and supporting the development through streamlined processes.



This policy intention survey will be released the week of June 10-14! Sign up for the E-Panel to receive a notification.

#### For more information:

- Get involved in the creation of the Liquid Waste Management Plan.
- Read the Nelson Non-Market Housing Entity Study spearheaded by the Nelson and Area Economic Development Partnership.



## What targets could we set for **utility & economic infrastructure** in 2050?

Targets are not intended to reflect the current state, or what we will achieve in the short term. They are about seeing, and naming, where we want to be in the future and helping set our collective gaze so we can make bold changes happen, together.



## How could we measure progress from year to year?

Tracking measures, along with supplemental indicators and data, will allow us to identify gaps from year to year so we can better understand which City levers need to be adjusted.



## Land Use Strategic Shifts

Strategic shifts have been identified to streamline the OCP's land use directions and to enable more equitable outcomes.

The current OCP from 2013 focuses on sectioning the City based on uses which is no longer best practice. Many cities now direct growth using citywide direction based on a set of criteria for scales to allow for greater flexibility in our efforts to create complete communities where we can all meet our daily needs within a 10 minute walk, roll or bike ride from our front doors.

The land use section strategic shifts will be explored in the Land Use Workshops. Register for a workshop to dig deeper into the shifts being considered!

**Goal:** Streamline the land use directions to provide greater equity and clarity.

**Shift 1:** Refer only to scale to direct growth using criteria to direct small-scale, low-rise, mid-rise and high-rise development.

**Shift 2:** Allow for a greater mix of uses by transitioning all neighbourhoods to a “neighbourhood mix” land use category.

**Shift 3:** Establish primary nodes to direct density using the existing OCP directions for the Waterfront, Downtown, and Railtown. And establish secondary nodes to direct density using the existing directions for mixed use areas.

**Shift 4:** Introduce neighbourhood nodes to direct areas that are starting to see an organic transition and encourage them to become neighbourhood hubs over the next 25 years.



## 2024 Housing Needs Report

In 2019, the Government of BC introduced changes to the Local Government Act requiring municipalities to complete Housing Needs Reports every five years to help better understand current and future housing needs and inform plans and policies. The results of the HNR need to be incorporated into the OCP update.

### Key Findings

#### Current Situation

- **Population Growth (2016-2021):** +6% overall, +3% households.
- **Housing Market:**
  - Median apartment cost: +22% (2020-2023).
  - Median home price: +36% (2019-2022).
  - Rental vacancy: Perpetually low.



#### Future Projections

- **Population:**
  - 2043: 15,000 residents
  - 2050: 16,000 residents
- **Housing Demand:**
  - 2,130 units needed by 2043
  - 875 units needed by 2028

#### Challenges

- **Shortfall:** Early analysis anticipates a shortfall of 700 units of housing by 2043 in Nelson.
- **Rising Costs:** Home ownership is out of reach for most without significant income or equity.
- **Employment Impact:** Housing is cited as a major barrier to recruitment and retention by local businesses.
- **Core Housing Need\*:** 10% of households in 2021, higher among vulnerable groups.
- **Homelessness:** 88+ individuals experiencing homelessness in 2022.



#### Opportunities

- **Explore** land use and zoning that allow greater flexibility and increased density.
- **Collaborate** with non-profits and housing organizations to increase affordable housing units.
- **Support** creative collaborations by working with various sectors, including tourism, hospitality, and community advocates, to support housing initiatives.
- **Leverage innovation:** Nelson has a history of being creative and flexible in addressing challenges.

Nelson is not alone in facing these challenges. Rising housing costs and housing scarcity are widespread issues across North America and beyond. Our Housing Needs Report aims to understand our unique local challenges so we can collaboratively develop solutions tailored for Nelson. Affordable, accessible housing is essential to making our community livable for everyone.

\*Core Housing Need- "core housing need" is when housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that meets all three housing standards;

## Next Steps

### Spring 2024 Public Engagement Opportunities:

#### Open Houses

- June 1 Hume School 1:00-5:00pm
- June 10 Wildflower School 4:30-7:30pm
- June 19 Rod & Gun Club 4:30-7:30pm

#### Land Use Workshop 1.5 hours

- June 6: In-Person (City Hall), 5:30pm
- June 12: Online, 12:00pm
- June 13: Online, 7:30pm
- June 20: Development Professionals, 2:00pm
- June 22: In-Person (City Hall & child care), 1:00pm
- June 25: In-Person (City Hall), 5:30pm

#### Surveys - Policy Intentions

*Opens the week of:*

- |                                     |            |
|-------------------------------------|------------|
| • Social & Climate Resilience       | May 27-31  |
| • Built & Natural Environments      | June 10-14 |
| • Utility & Economic Infrastructure | June 10-14 |

### Finalizing the Draft Updated OCP

Staff will spend the summer compiling public input and drafting the updated OCP to incorporate what we heard. The Phase 3 engagement summary and key elements of the draft plan will be shared with the community for feedback in the fall of 2024.

### OCP Bylaw Adoption Process

When the OCP Update is ready, staff will begin the formal adoption process. This involves:

1. **Ensuring Compliance:** Staff will verify that all legislative requirements are met and send required referrals to other government agencies.
2. **Documentation:** Once all necessary documentation is in place, the proposed Official Community Plan bylaw will be presented to the Council.

Council will then follow these steps:

- **First Reading & Second Reading**
- **Public Hearing**
- **Third Reading & Bylaw Adoption**

## Open House Passport Location: Lakeside Park

*Nelson 2050  
Leading the way, together.*

