

# City of Nelson News

August 1<sup>st</sup>, 2019

## DEVELOPMENT SERVICES

### WHAT IS THE CITY'S ACTIVE TRANSPORTATION PLAN?

The City of Nelson completed the Active Transportation Plan (AT Plan) in 2010 under the Built Environment and Active Transportation (BEAT) program. Essentially, the AT Plan's overarching goal is to encourage alternative modes of transportation to reduce greenhouse gas emissions and increase accessibility for all citizens of the City. Since its adoption, the City has been working on implementing the recommendations from the AT Plan.

#### Background:

According to the 2016 Census data, 30.6% of people in Nelson either walk or bike to work compared to 20% in Vancouver and 34% in Victoria. Nelson has a very high percentage of people actively commuting to work, which is typically associated with larger urban centers. There could be many reasons why this number is high, but the data suggests that our community embraces active transportation. It is anticipated that new technologies, such as electric bikes, will have a significant impact on encouraging new active commuters.

#### Council's Role in Active Transportation:

Council recognizes the community benefits associated with active transportation, such as reducing our GHG emission, increasing health, increasing personal finances, and reducing traffic and alleviating parking pressure. Council identified active transportation as a strategic Council priority for the 2019-2022 term.

The first step undertaken by Council was to form a working group tasked at providing an update on the status of the plan. The group includes various member representation from the community, City staff, Council, and other government agencies. The working group is already working on the review. Ultimately, the group will review what items of the plans have been completed so far and evaluate the relevancy of the existing recommendations in the AT Plan.

#### Next Steps:

The working group will present Council with a review of the plan in October. Council will have a clear plan prioritizing action items to help offer active transportation as a safe and efficient choice for commuting in the City. The community will have opportunities to share their views and ideas on active transportation through different platforms including Thoughtexchange.

### LANEWAY HOUSE DESIGN COMPETITION – DEADLINE TO ENTER IS SEPTEMBER 29, 2019

The laneway house design competition is well underway. The competition will generate high-quality, pre-reviewed laneway house building plans for Nelson homeowners. The ultimate goal is to increase our building stock and improve affordability to homeowners and renters. Pre-reviewed designs will be made available to the community at a reduced cost and are intended to reduce the complexity and cost of developing laneway houses. The objective is to provide easy access to high-quality designs and code-compliant plans that strike the right balance between affordable construction and ecologically-sound design. The plans will be designed for Nelson, offering exceptional value-for-money for homeowners and making it easier for them to build a laneway house on their property. The evaluation criteria emphasize adaptability to various lots and topographies.

#### How does the competition work?

The competition consists of two rounds. The first round includes a call for prototypes. The second round will be an invite-only competition of up to five participants to produce design plans, selected from the top entries from the first round. Three designs will be chosen, and cash prizes for the top three will be awarded. A "people's choice" vote will also be held to involve all residents. Designers will receive a royalty of \$1,000 each time the plan is purchased by a homeowner. The tentative timeline would see these plans available as early as February or March of 2020.

For more information or to enter the competition, please visit: [www.nelson.ca/designcompetition](http://www.nelson.ca/designcompetition)

### STATUTORY HOLIDAY OFFICE CLOSURES

Offices are closed on Monday, August 5, 2019 for BC Day.

### AFTER HOURS EMERGENCY SERVICE

For Operations emergency service, please call 250-352-3103. To report a power outage, electrical hazard, damage to Nelson Hydro equipment or for outage updates, call 1-877-32HYDRO (1-877-324-9376).

### NELSON TRANSIT SERVICE

Transit service is not available on Monday, August 5, 2019 for BC Day. For transit information visit [www.bctransit.com](http://www.bctransit.com) or call 1-855-993-3100.

## NEW BUILDING BYLAW

### What you need to know!

City Council adopted a new Building Bylaw on July 8, which will go into effect on August 1, 2019. The purpose of the new Building Bylaw is to ensure that it complies with the Provincial Building Act, which was passed in 2015 and came into full effect in 2018.

The new Building Bylaw includes a number of changes from the previous bylaw.

#### Highlights include:

- The incorporation into bylaw of the existing policy to require hazardous materials assessments for all invasive renovations or demolition of building constructed before 1990.
- The City will issue occupancy certificates for all new residential buildings with building permits issued after August 1, 2019, to ease confusion with the banking, real estate, and insurance industries.
- The requirement to obtain a building permit for any new in-ground swimming pools or large on-ground pools where safety fencing and other life/safety risks exist.
- The requirement for building permits for new retaining walls over 1.2 meters is carried forward from adoption last year.
- The incorporation of Step Code requirements which address energy conservation and greenhouse gas emission reduction.

### Step Code Level 1 for New Residential Buildings

All building permits applications for new residential construction made on or after August 1, 2019 will be required to comply with BC Building Step Code 1 for energy efficiency. All applications will have to provide a Pre-construction Compliance Report from a qualified Energy Advisor before a building permit can be issued.

Before a building permit can be finalized an As-Built Compliance Report will be required stating the level of Step Code the building actually achieved.

At this time the City is considering moving to a minimum of Step 2 or 3 anytime between 6 months and 1 year from August 1<sup>st</sup> to stay on pace with announced goals from the BC Provincial Government.



### Hazardous Material Assessments and Clearance Letters

WorkSafeBC has become increasingly concerned about workers being exposed to hazardous materials such as asbestos and lead. In the case of the City of Nelson, the concern is primarily with building officials, landfill attendants, and waste disposal operators being exposed during their normal duties. As a result of WorkSafe regulations, the City has now included the requirement for hazardous materials assessments and clearance letters when issuing building permits for certain demolition and renovation projects. All abatement work should be done under building permits to ensure the correct process is being followed and documented. This requirement may be waived in some cases by the Building official if the scope of the renovations is such that any hazardous materials are unlikely to be disturbed or removed or if the building materials to be disturbed during renovation or demolition was constructed or renovated after 1990. Building officials also cannot attend sites where hazardous materials have been identified or removed without first receiving a Clearance Letter confirming abatement was completed in accordance with WorkSafe requirements and that the site is safe to occupy.

The City has recently been informed by RDCK Resource Recovery staff that any volume of construction waste suspected to have asbestos-containing material will be turned away from local transfer stations and landfills. Contractors managing projects that have been professionally mitigated should contact RDCK staff at (250)352-8161 to arrange disposal and ensure compliance with RDCK Resource Recovery Bylaw 2635, which has specific requirements for packaging and disposal booking for asbestos-containing materials.

If you are a contractor or homeowner that suspects that some of the material you may be dealing with is contaminated, it is always best to have a certified assessment done. If Hazardous material is found, then professional abatement is best, if no hazardous material is found, the Hazardous Materials Assessment Report can be provided as documentation.

RDCK staff have communicated to the City that in the situation where a Clearance Letter has been issued, or the contractor has proof that the building was constructed or renovated after 1990, the contractor should contact RDCK staff at (250)352-8161 to arrange for disposal ahead of time; doing so will minimize the risk of being turned away at the gate.

Questions? Call Development Services at (250) 352-8260.

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