



THE CORPORATION OF THE CITY OF NELSON

Regular Meeting **AGENDA**

Tuesday, July 7, 2026 at 7:00 PM
in Council Chambers, 2nd Floor, 310 Ward Street, Nelson, BC

CITY OF NELSON

Page

- 1 Call to Order**
- 2 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.
- 3 Introduction of Late Items**
- 4 Adoption of the Agenda**
- 5 Adoption of Minutes of Previous Meetings**
 - (a) Regular Meeting Minutes of June 9, 2026. 3 - 7
- 6 Requests**
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10 Notice of Motion

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12 Resolution to Adjourn

THE CORPORATION OF THE CITY OF NELSON
(Minutes of Council)

Nelson, British Columbia
June 9, 2026

THE REGULAR COUNCIL MEETING of the Municipal Council of The Corporation of the City of Nelson, elected for the years 2022 - 2026, was held in Council Chambers, 2nd Floor, 310 Ward Street, Nelson, BC, on June 9, 2026 at 4:30 p.m.

PRESENT Elected Officials:
Mayor Janice Morrison
Councillor Jesse Pineiro
Councillor Rik Logtenberg
Councillor Kate Tait
Councillor Keith Page
Councillor Leslie Payne
Councillor Jesse Woodward

Appointed Personnel:
Mr. Chris Jury, Chief Financial Officer
Ms. Sonya Martineau, Deputy Corporate Officer

Call to Order The Mayor called the meeting to order at 4:30 pm.

Adopt Agenda Moved by Councillor Woodward, seconded by Councillor Page
And Resolved:
 THAT Council adopt the June 3, 2026 regular agenda as presented.

CARRIED

Resolution to go In-camera Moved by Councillor Tait, seconded by Councillor Woodward
And Resolved:
 That it is the opinion of the Council that the public interest requires that persons, other than members of Council and staff (and any approved audiences) be excluded from this meeting and that the Special Closed meeting of Council continue under Section 90 (1)(c) and (f) of the *Community Charter* to deal with matters relating to the following:

- labour relations
- law enforcement

CARRIED

Adopt Minutes Moved by Councillor Woodward, seconded by Councillor Pineiro
And Resolved:
 THAT Council adopt the special meeting minutes of March 17, 2026 and April 28, 2026, and the regular meeting minutes of May 12, 2026.

CARRIED

**Step Code &
Zero Carbon
Workshop**

Staff from Development Services and Climate Leadership provided an overview of the BC Energy Step Code and Zero Carbon Step Code, and proposed Building Bylaw amendments, as follows:

- The Step Code focuses on energy efficiency, while Zero Carbon focuses on reducing greenhouse gas emissions;
- Staff summarized industry engagement, cost analysis, and local building performance data;
- Feedback indicated general support from the building community for increased energy efficiency requirements;
- Staff noted that Step Code requirements are well understood, while Zero Carbon requirements require additional awareness and education;
- Council was advised that the proposed changes are expected to have minimal cost impacts while reducing long-term operating costs;
- Local data showed many projects are already meeting or exceeding the proposed performance levels;
- Staff recommended a phased implementation approach with clear timelines and removal of the current "step-back" option; and
- This item will come to Council as amendments to the Building Bylaw at a subsequent business meeting.

The Chief Financial Officer provided a verbal update as acting CAO, which included:

- City is still actively recruiting for several positions.
- Staff attended an in-house leadership workshop last week, with the main focus on the budget and cost pressures the City is experiencing.
- Josephine Street project - this is on track financially (ended up doing this internally rather than through a third-party contract) many challenges came up that City staff were able to navigate which saved time and money. The strategy is to be more self sufficient and resilient by taking on more projects internally.

Recess

Moved by Councillor Woodward, seconded by Councillor Tait

And Resolved:

THAT Council recess the meeting at 6:15 pm.

CARRIED

Reconvene

Moved by Councillor Woodward, seconded by Councillor Payne

And Resolved:

THAT Council reconvene the meeting at 7:05 pm.

CARRIED

Nelson and District Arts Council - Mural Requests

Nelson and District Arts Council have requested permission to create murals on 2 City owned properties, including 606 Stanley Street (the Nelson Police Department building) and 298 Richards Street (Lion's Park washroom building).

Motion No. 2026/1694

Moved by Councillor Woodward, seconded by Councillor Pineiro
And Resolved:

THAT Council approve the proposed murals associated with the 2026 Nelson International Mural Festival, as outlined in the submitted Development Permit applications for the following properties:

- 606 Stanley Street – Nelson Police Department mural by Nina Valkhoff; and
- 298 Richards Street – Lions Park mural by Vanessa St. Yves.

CARRIED

Lifetime Arts Achievement Award Policy No. 7710.00.020

The City's Cultural Development Committee has put forth a proposal for a Lifetime Achievement Award and supporting policy to celebrate artists, collectives, and cultural workers whose contributions have significantly enhanced Nelson's cultural vibrancy over their lifetime.

Motion No. 2026/1695

Moved by Councillor Payne, seconded by Councillor Tait
And Resolved:

THAT Council approve the establishment of the City of Nelson Lifetime Arts Achievement Award; and

THAT Council adopt the proposed Lifetime Arts Achievement Award Policy.

CARRIED

Nelson Civic Theatre Society Lease request - the Chapel 10th Street Campus

The Nelson Civic Theatre requests a short-term lease at a nominal rate to continue there programming while renovations are taking place at their primary location.

Motion No. 2026/1696

Moved by Councillor Page, seconded by Councillor Woodward
And Resolved:

THAT Council authorize staff to negotiate and execute a lease agreement with the Nelson Civic Theatre Society for use of the Chapel at the 10th Street Campus for a term of up to 14 months, with the terms including a lease amount of \$1.00 for the 14 month period and the Society to be responsible for the costs for operating a theater in the Chapel building.

CARRIED

Nelson Fire Department - Community Resiliency Investment Grant

Staff from Nelson Fire Department require a resolution of Council for their 2026 UBCM Community Resiliency Investment program grant application.

Motion No. 2026/1697

Moved by Councillor Woodward, seconded by Councillor Logtenberg
And Resolved:

WHEREAS Council supports reducing the threat posed by a potential wildfire entering the community;

THEREFORE, BE IT RESOLVED THAT The Corporation of the City of Nelson be authorized to apply for a \$357,364.74 grant through the 2026 UBCM Community Resiliency Investment program; and

FURTHER THAT staff be responsible for overall grant management.

CARRIED

**Columbia
Basin Trust -
Resident
Directed
Grants Policy
Amendment
No.
1850.00.050**

Staff presented an updated policy to Council to reflect the program name change and modernize references within the policy.

Motion No. 2026/1698

Moved by Councillor Page, seconded by Councillor Tait

And Resolved:

THAT Council adopt the Columbia Basin Trust Resident Directed Grants Policy No. 1850.00.050, as amended to include:

- reversing the paragraphs under the "purpose heading"
- striking section 3; and
- replacing the bullet point that reads "social" under section 6 to: "social, well being, and recreation".

CARRIED

Minutes

Moved by Councillor Woodward, seconded by Councillor Tait

And Resolved:

THAT Council receive the committee and commission meeting minutes for information.

CARRIED

Reports

Staff provided the Building Permit Statistics from May 1 to 31, 2026, the Accounts Payable listings for April 1 to 30, 2026 and the Council correspondence provided by corporate services.

Moved by Councillor Woodward, seconded by Councillor Tait

And Resolved:

THAT Council receives the Building Permit Statistics from May 1 to 31, 2026, the Accounts Payable listings for April 1 to 30, 2026, for information.

CARRIED

Council correspondence

Moved by Councillor Tait, seconded by Councillor Woodward

And Resolved:

THAT Council receive the correspondence for information, with exception of item 4 (Letter from the District of Saanich Mayor's Office).

CARRIED

Motion No. 2026/1699

Moved by Councillor Payne, seconded by Councillor Tait

And Resolved:

THAT Council direct staff to provide a letter to the Province and local MLA's requesting continuation of funding for the Local Government Climate and Action Program (LGCAP).

CARRIED

Adjournment

Moved by Councillor Page, seconded by Councillor Tait

And Resolved:

THAT Council adjourn the June 9, 2026 meeting.

CARRIED

CERTIFIED CORRECT:

Corporate Officer

Mayor

THE CORPORATION OF THE CITY OF NELSON REQUEST FOR COUNCIL DECISION

DATE: July 7, 2026 Regular
TOPIC: Federation of Canadian Municipalities (FCM) Resolutions
PROPOSAL: Endorsee Resolutions for Submission to FCM
PROPOSED BY: Staff

ANALYSIS SUMMARY:

Council is being asked to consider endorsing two resolutions for submission to the Federation of Canadian Municipalities (FCM) before the July 13, 2026 submission deadline. The proposed resolutions request that FCM undertake research and develop recommendations on federal policy matters related to (1) innovative finance tools and speculative residential real estate investment, and (2) systemic algorithmic risks associated with online platforms. Endorsement by Council would authorize the City to submit the resolutions for consideration through FCM's national resolution process.

BACKGROUND:

The Federation of Canadian Municipalities (FCM) accepts member resolutions for consideration at its fall board meeting. If adopted by FCM members, resolutions may inform FCM's advocacy priorities with the federal government.

The proposed resolutions address matters within federal jurisdiction that have direct implications for municipalities across Canada. They have been prepared for consideration through FCM's national resolutions process with the objective of informing future municipal advocacy and federal policy development on issues affecting housing affordability and digital safety.

Two resolutions have been prepared for Council's consideration:

- **Innovative Finance Tools and Speculative Investment** – Requests that FCM research the impacts of federal mortgage policy, banking regulations, and capital gains tax treatment on speculative residential real estate investment and develop recommendations on policy reforms and innovative financing tools that support affordable housing access in rural communities.
- **Systemic Algorithmic Risk and Platform Accountability** – Requests that FCM research systemic risks associated with algorithmic recommendation systems, including addiction-by-design and advertising-driven monetization, and develop recommendations for federal legislation that addresses these risks while recognizing local governments as formal consultation stakeholders.

Should Council endorse the resolutions, they will be submitted to FCM prior to the July 13, 2026 deadline for consideration through the national resolutions process.

BENEFITS OR DISADVANTAGES AND NEGATIVE IMPACTS:

Submission through FCM provides the City with an opportunity to contribute to national municipal advocacy on issues within federal jurisdiction that have direct implications for municipalities across Canada. If adopted by FCM, the resolutions may help inform FCM's advocacy priorities with the Government of Canada.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

There are no legislative implications arising from Council's consideration of these

resolutions. The resolutions relate to federal policy matters and would form part of FCM's advocacy process if adopted by its membership.

COSTS AND BUDGET IMPACT - REVENUE GENERATION:

There are no financial implications associated with the recommendation. Submission of resolutions is accommodated within existing staff resources.

IMPACT ON SUSTAINABILITY, COUNCIL PRIORITIES AND STAFF RESOURCES:

The proposed resolution respecting innovative finance tools aligns with Council's strategic objectives supporting housing affordability and complete communities. Staff resource impacts are minimal and limited to preparation and submission of the resolutions.

COMMUNICATION:

If approved, the resolutions will be submitted to FCM before the July 13, 2026 submission deadline.

OPTIONS AND ALTERNATIVES:

- Approve submission of both resolutions to FCM.
- Approve submission of one resolution only.
- Decline to submit the resolutions.

ATTACHMENTS:

1. Proposed FCM Resolution – Innovative Finance Tools for Rural Housing, and Systemic Algorithmic Risk and Platform Accountability
2. FCM Procedures for Resolutions

RECOMMENDATION:

That Council passes the following resolutions:

THAT Council endorse the proposed Federation of Canadian Municipalities resolution entitled *Innovative Finance Tools for Rural Housing* and authorize its submission to the Federation of Canadian Municipalities for consideration at the 2026 fall board meeting; and

THAT Council endorse the proposed Federation of Canadian Municipalities resolution entitled *Systemic Algorithmic Risk and Platform Accountability* and authorize its submission to the Federation of Canadian Municipalities for consideration at the 2026 fall board meeting.

AUTHOR:



DEPUTY CORPORATE OFFICER

REVIEWED BY:



CITY MANAGER

Resolution 1: Innovative Finance Tools for Rural Housing

WHEREAS Canada has the highest share of residential real estate investment among all OECD countries, driven by federal mortgage policy and capital gains tax treatment that incentivize speculative holding over productive investment, tightening housing supply and driving cost inflation;

WHEREAS municipalities bear the service delivery consequences of this dynamic without fiscal or regulatory tools to address its federal roots, and innovative financing tools currently under development must be designed to support affordable housing access for rural residents rather than reinforce the speculative conditions that created the problem;

THEREFORE BE IT RESOLVED, THAT Nelson City Council call on FCM to adopt the following resolution:

WHEREAS Canada has the highest share of residential real estate investment among all OECD countries, driven by federal mortgage policy and capital gains tax treatment that incentivize speculative holding over productive investment, tightening housing supply and driving cost inflation;

WHEREAS municipalities bear the service delivery consequences of this dynamic without fiscal or regulatory tools to address its federal roots, and innovative financing tools currently under development must be designed to support affordable housing access for rural residents rather than reinforce the speculative conditions that created the problem;

Resolved, That FCM direct staff to research federal mortgage policy, banking regulations, and capital gains tax treatment as drivers of speculative residential real estate investment and develop recommendations for Board consideration, covering both reform priorities and how innovative financing tools can be designed to support affordable housing access for rural residents.

Resolution 2: Addressing Systemic Risk of AI Systems

WHEREAS Bill C-34/2026, the Safe Social Media Act, addresses specific content categories but does not require platforms to assess or mitigate systemic risks from algorithmic recommendation systems, does not name addiction-by-design as a harm, and does not recognize local governments as consultation stakeholders;

WHEREAS municipalities experience increasing costs associated with community safety, policing, emergency response, recreation, public libraries, youth services, and mental health outreach from algorithmic amplification, yet have no voice in regulatory development;

THEREFORE BE IT RESOLVED, THAT Nelson City Council call on FCM to adopt the following resolution:

WHEREAS Bill C-34/2026 addresses specific content categories but does not require platforms to assess or mitigate systemic risks created by algorithmic recommendation systems designed to maximize engagement, does not treat addiction-by-design as a harm, and does not recognize local governments as consultation stakeholders despite their absorption of significant downstream costs;

WHEREAS other jurisdictions are establishing duties to assess systemic risks from recommendation algorithms, demonstrating that effective platform regulation can reach algorithmic design rather than only content moderation;

RESOLVED, THAT the Federation of Canadian Municipalities develop recommendations for Board consideration respecting gaps in the federal legislation and the mandate of the Digital Safety Commission, including systemic algorithmic risks, addiction-by-design, advertising-driven monetization, assured human review and external oversight, and recognition of local governments as formal consultation stakeholders.

FCM Procedures for Resolutions

Introduction

The resolutions process gives Members the opportunity to influence the direction of FCM's public policy and advocacy work, as well as FCM as an organization.

The FCM resolutions process is a time-limited mechanism that allows Members to bring forward emerging policy issues, and is a complement to the standing policies on core advocacy priorities adopted by the Board of Directors. Resolutions remain active for a period of three (3) years; however, FCM Standing Committees may recommend that the Board of Directors adopt standing policy on the content of expiring resolutions.

These procedures have been developed to assist Members in understanding when resolutions fall under the purview of FCM, how resolutions are categorized, and how to draft and submit resolutions to FCM's Board of Directors and Annual Conference.

In order to be considered for adoption by the Board of Directors or by delegates at the Annual Conference, resolutions must focus on issues that are the direct responsibility or concern of Canadian municipalities at a national level and fall within the jurisdiction of the federal government. Any local government or provincial/territorial-municipal association that is a FCM Member in good standing may submit resolutions following the process described in the procedures.

FCM's 3rd Vice-President is Chair of the Report on Resolutions at all Board Meetings and during the Resolutions Plenary Session at the Annual Conference.

The procedures include the following sections:

- **Section 1 – *General*.** This section outlines information about the management, timelines and roles of FCM Standing Committees and staff related to resolutions.
- **Section 2 – *Guidelines for Drafting Resolutions*.** This section provides members with instructions on what is required for resolutions to be considered by the Board of Directors or Annual Conference, and circumstances in which FCM staff will return resolutions to the sponsor for further clarification, amendments and/or requests for additional background information.
- **Section 3 – *Categorization of Resolutions*.** Resolutions submitted for FCM's consideration are placed in one of the categories outlined in Section 3. Follow-up action on adopted resolutions is determined by its assigned category.
- **Section 4 – *Procedures for the Report on Resolutions at meetings of the Board of Directors*.**
- **Section 5 – *Procedures for Submitting Resolutions to the Annual Conference*.**
- **Section 6 – *Procedures for the Resolutions Plenary Session at the Annual Conference*.**

1. General

- 1.1. Any local government or provincial/territorial-municipal association that is a FCM Member in good standing may submit resolutions to FCM for consideration. Resolutions can also be sponsored by any of FCM's Regional Caucuses, Standing Committees, Forums or by the Executive Committee.
- 1.2. Resolutions shall be considered at the March and September meetings of FCM's Board of Directors, as well as the Annual Conference; in addition, FCM's Executive Committee, acting in its power on behalf of the Board, may consider resolutions in between these times if by majority vote it is agreed that the situation warrants.
- 1.3. The deadline for submission of resolutions to Board Meetings or the Annual Conference is posted on the FCM website.
 - 1.3.1 The deadline for resolutions submitted to the March Board meeting or Annual Conference is the second Monday of January every year.
 - 1.3.2 The deadline for resolutions submitted to the September Board meeting is the second Monday of July every year.
- 1.4. Resolutions received after the deadlines noted in sections 1.3.1 and 1.3.2 shall be submitted for consideration to a regularly scheduled meeting of the Board of Directors or the Annual Conference if determined by the Executive Committee, at a regularly scheduled meeting, to be of an emergency or time-sensitive nature; otherwise, these resolutions shall be held for action at the next scheduled Board meeting.
- 1.5. The Executive Committee will refer to, but will not be limited to, the following criteria to determine whether a late resolution should be considered an emergency or time-sensitive matter:
 - 1.5.1 The resolution addresses an issue that imposes a significant, immediate and direct impact on municipal operations;
 - 1.5.2 The issue can be resolved in the near term through an open federal decision-making window (i.e. legislative review underway; pre-budget; etc.) that will close before the resolution could be considered as part of the next deadline period.
- 1.6 FCM staff will review all submitted resolutions to ensure they meet FCM's Procedures for Resolutions and, if required, will contact the resolution's sponsor for any further information.
- 1.7 Resolutions which fall within the mandate of a FCM Standing Committee will be reviewed by that Standing Committee; otherwise, they will be reviewed by the Executive Committee for the purpose of presenting recommendations to the Board of Directors or to the Annual Conference.
- 1.8. In cases where additional information is required, Standing Committees may request that a resolution be referred back to staff for further research and analysis prior to being reported

to the Board. Resolutions that are referred back to staff will be brought forward at the next regular Board meeting when resolutions are considered.

- 1.9. Adopted resolutions are valid for a period of three (3) years immediately following the meeting where they were adopted, after which time they expire and cease to be FCM policy.
- 1.10. FCM Standing Committees will review all resolutions prior to their expiry and may recommend that the Board of Directors adopt standing policy on the content of expiring resolutions subject to criteria established by the Board of Directors. Sponsoring local governments or affiliate member(s) will be notified of the status of adopted resolutions prior to expiry, and, where applicable, decisions by FCM to adopt standing policy as per this process.
- 1.11. Standing Committees shall recommend whether resolutions are compatible with existing policy as established through previously adopted resolutions, decisions of the Board of Directors, Executive Committee and policy statements. This provides some measure of protection against contradiction or inconsistency in FCM's positions or actions. Approved resolutions shall be forwarded to the Board Members or to the entire Membership at an Annual Conference for approval with the determined recommendations.
- 1.12. Standing Committees, the Executive Committee or the Board may amend a resolution if deemed necessary to align with the general direction of FCM's strategic policy and advocacy priorities.
- 1.13. FCM will not entertain resolutions that involve disputes between or amongst municipal governments.
- 1.14. All Members who have submitted resolutions shall be notified of the decision taken by the Board of Directors or by the delegates at the Annual Conference and of any action(s) taken by FCM.
- 1.15. Besides FCM's governing by-laws and these written rules of procedures, *Roberts Rules of Order, Newly Revised (RONR)*, current edition, shall also assist with the governing authorities.

2. Guidelines for Drafting Resolutions

- 2.1. Resolutions should focus on issues that are the direct responsibility or concern of Canadian municipalities and fall within the jurisdiction of the federal government, and/or provincial and territorial governments acting at the inter-provincial/territorial level.
- 2.2. Resolutions should be drafted with a national focus at all times. FCM Staff will remove references to local, regional or provincial governments in the resolution's operative clauses that may detract from the national significance of the resolution. Where appropriate, FCM Staff may amend the title of a resolution for the sake of clarity and/or brevity.
- 2.3. Members submitting resolutions regarding Community Safety and Crime Prevention matters are advised to focus on the "principle" of the issue being addressed and avoid attempts to reword the Criminal Code.
- 2.4. All Members must use the following format when preparing resolutions for submission to FCM:

- 2.4.1 The TITLE should be short and refer to the key intent of the resolutions.
- 2.4.2 The DESCRIPTIVE CLAUSES (WHEREAS...) should clearly and briefly set out the reasons for the resolution and how it relates to municipal-federal issues. If the sponsor believes that the rationale cannot be explained in a few preliminary clauses, the problem should be stated more fully in supporting documentation as described in Section 2.4.
- 2.4.3 The OPERATIVE CLAUSE (RESOLVED, That...) must clearly set out the intent of a resolution and state a specific proposal for any action with which the sponsor wishes FCM to take (i.e. **RESOLVED, That FCM urge/endorse/petition/write...**) with the federal government. The wording should be clear and brief. Generalization should be avoided.
- 2.4.4 Resolutions that request FCM's support without clearly explaining the action that should be taken with the federal government will be returned to the sponsor with a request for clarification, and will not be brought forward to the Board of Directors for consideration until the resolution has been re-worded.
- 2.5. Background information, such as a Council report, demonstrating the resolution's adherence to FCM's categorization guidelines outlined in Section 3, must be submitted with resolutions. When a resolution is not self-explanatory and when adequate information is not attached, FCM will return a resolution to the sponsor with a request for additional information or clarification before it is further considered.
- 2.6. Proof of endorsement by the sponsoring local government or affiliate member must accompany all resolutions submitted to FCM.
- 2.7. All Resolutions must be submitted electronically, by e-mail to resolutions@fcm.ca. Please send resolution text in a word document format although scanned hardcopy document files will be accepted.

3. Categorization of Resolutions

- 3.1 FCM actively engages with the federal government on a wide variety of issues that impact Canadian municipalities. FCM works to bring municipal priorities to the table in Ottawa, ensuring that local voices are heard and that federal legislation works for municipalities. Resolutions submitted for FCM's consideration shall be placed in the following categories to guide subsequent action related to the above noted work.
- 3.2 **Category "A" – Municipal-Federal Issues, Concurrence (adopted as FCM policy)** – this category contains resolutions that are the direct responsibility or concern of Canadian municipalities beyond a regional level, and fall within the jurisdiction of the federal government. Category "A" resolutions adopted with concurrence will be sent to the relevant government minister, and will remain FCM policy for a period of three (3) years.
- 3.3 **Category "A" – Municipal-Federal Issues, Non-Concurrence (not adopted as FCM policy)** – this category contains resolutions that meet the criteria for municipal-federal issues as

outlined in section 3.2, but are not endorsed by FCM. Category “A” resolutions categorized as non-concurrence shall require no further action.

- 3.4 **Category “B” – Issues not within municipal and/or federal jurisdiction at the national level** – this category contains resolutions that address issues that are not the direct responsibility or concern of Canadian municipalities and/or are not municipal-federal issues beyond a regional level. No action is taken on category “B” resolutions.
- 3.5 **Category “C” – FCM Issues** – this category contains resolutions directed at FCM Members or at FCM as an organization. Category “C” resolutions adopted with concurrence will be forwarded to the Executive Committee for review and action; the Executive Committee will report on its progress to the Board.
- 3.6 **Category “D” – In accordance with existing FCM policy** – this category contains resolutions on issues dealt with by FCM in the previous three (3) years or that are in accordance with FCM’s standing policy and advocacy priorities. These resolutions will be received by the Board of Directors for information only. FCM staff is authorized to inform a sponsoring local government or affiliate member that its resolution will be categorized as “D”.
- 3.7 **Category “E” – Not in accordance with existing FCM policy** – this category contains resolutions on issues that have been considered by FCM within the previous three (3) years and are not in accordance with standing FCM policy and advocacy priorities. These resolutions will be presented to the Board of Directors for information only. FCM staff are authorized to inform a sponsoring local government or affiliate member that its resolution will be categorized as “E”.
- 3.8 Whenever possible, FCM staff will work with the sponsoring local government or affiliate member to provide guidance and ensure that the full intent of the resolution is understood and considered before its recommended categorization is made.

4. Procedures for the Report on Resolutions at meetings of the Board of Directors

- 4.1. Standing Committees at the March and September Board Meeting(s) shall review and provide recommendations to the Board of Directors on resolutions received and processed as detailed under Section 1.
- 4.2. Resolutions may be categorized for adoption as one motion under a Consent Agenda.
- 4.3. Any Resolution may be removed from the Consent Agenda, for separate consideration, upon request by any Board Member. The Resolution shall be removed and placed at the end of the current list of other Resolutions listed for separate discussion and voted on separately. The remainder of the Consent Agenda shall be voted on as one motion.
- 4.4. The Operative Clause(s) of all resolutions categorized under “A”, “B” and “C” and that are considered outside of the Consent Agenda shall be read aloud, followed by the recommendation of the Standing Committee or Executive Committee. Only the titles and recommendation of the Standing Committee shall be read aloud for resolutions packaged in the Consent Agenda that are categorized under “A”, “B” and “C”.

- 4.5. At the close of debate, for resolutions proposed as Category A (either concurrence or non-concurrence) a vote shall be called on the Operative Clause(s) which asks if voters support or do not support the Operative Clause. If voters support, the resolution is adopted as Category A concurrence (adopted as FCM policy). If voters do not support it, the resolution is considered Category A non-concurrence (not adopted as FCM policy).
- 4.6. At the close of debate, for resolutions proposed as Category B or Category C, a vote shall be called on the Operative Clause(s) together with its categorization.
- 4.7. Resolutions received and that have been categorized under “D” and “E” shall be presented to Board Members as information only and shall not be read or debated.
- 4.8. Should a Board Member wish to introduce an amendment to the proposed categorization recommended on any resolution, the Chair shall ask for a seconder before allowing debate on the amendment.
- 4.9. Only FCM Board Members are entitled to speak to and debate resolutions and must confine their remarks to a maximum two (2) minutes.
- 4.10. No Board Member will be permitted to speak more than once on any resolution until other Board Members wishing to speak have been heard.
- 4.11. If requested by the Chair, FCM staff may provide clarification on any resolution prior to debate. FCM staff may also speak to a resolution during debate to provide additional clarification that may assist with the Board’s consideration of the resolution. The Chair shall retain discretion on whether to request additional clarification from staff, or if it would be more appropriate to ask the relevant Chair or Vice-Chair of a Standing Committee to provide clarification.
- 4.12. Amendments to a resolution of more than four (4) words in length must be submitted in written form to the Chair of the Resolutions Committee to ensure the suggested wording is reflected in the official record.
- 4.13. Motions to refer a resolution will be in order at any time. Debate on a motion to refer must be confined to the merits of the referral motion.
- 4.14. Motions to refer a resolution shall be referred to either staff for further analysis, the Executive Committee or to the appropriate Standing Committee for review.
- 4.15. Only FCM Board Members are entitled to vote on resolutions. They will do so by a show of hands and where the vote is too close to determine, a counted vote shall be conducted.

5. Procedures for Submitting Resolutions to the Annual Conference

- 5.1. The deadline for submission of resolutions to FCM’s Annual Conference is posted on FCM’s website (<https://fcm.ca/home/about-us/corporate-resources/fcm-resolutions/aboutresolutions.htm>).
- 5.2. The Board of Directors, taking into account the recommendation of the Standing Committee responsible for the subject area of a resolution, will determine whether a resolution

submitted for consideration by the entire membership at the Annual Conference should be dealt with at the Annual Conference.

- 5.3. Standing Committees or the Executive Committee may recommend that resolutions previously dealt with by the Board in that given year be submitted to the Annual Conference for consideration by the entire membership. These resolutions may be amended to ensure that their content clearly reflects the key issue, yet maintain its intent.
- 5.4. Resolutions to be considered at the Annual Conference will be available on FCM's member website 14 days prior to the Conference, and distributed to delegates at the Annual Conference.
- 5.5. Resolutions received after the deadline will be held for action by the Board of Directors at its next meeting in September, except for those resolutions that are determined by the Executive Committee to be of an emergency or time-sensitive nature (refer to section 1.4 for criteria).
- 5.6. Resolutions submitted after the regular deadline as an emergency or time-sensitive nature, must be received a minimum of six (6) business days prior to the Annual Conference to allow sufficient time for staff analysis and subsequent consideration by the Executive Committee.
- 5.7. Resolutions that are not debated at the Annual Conference because of insufficient time or lack of quorum of Accredited Representatives (quorum consists of 50 Accredited Representatives in attendance, as per section 7.04 of the By-laws, or because it was submitted past the deadline, will be presented at the first meeting of the new Board of Directors in September.

6. Procedures for the Resolutions Plenary Session at the Annual Conference

- 6.1. The Board of Directors may, at the March and September Board meetings, package selected resolutions into a Consent Agenda to be voted on as one motion by voting members at the Annual Conference.
- 6.2. Resolutions may be removed from the Consent Agenda, for separate consideration, upon a motion by any accredited FCM Member or Affiliate in good standing, and with a majority vote of the Conference delegates. Only the mover will be permitted to speak to such a motion. The remainder of the Consent Agenda shall be voted on as one motion.
- 6.3. The Operative Clause(s) of all Resolutions categorized under "A", "B" and "C" shall be read aloud, followed by the recommendations of the Board or Executive Committee.
- 6.4. At the close of debate, for resolutions proposed as Category A (either concurrence or non-concurrence) a vote shall be called on the Operative Clause(s) which asks if voters support or do not support the Operative Clause. If voters support, the resolution is adopted as Category A concurrence (adopted as FCM policy). If voters do not support it, the resolution is considered Category A non-concurrence (not adopted as FCM policy).
- 6.5. At the close of debate, for resolutions proposed as Category B or Category C, a vote shall be called on the Operative Clause(s) together with its categorization.

- 6.6. All resolutions presented at the Annual Conference Resolutions Plenary, as well as emergency resolutions that are provided onsite, are deemed to be duly moved and seconded by the originating local government, affiliate member or FCM committee.
- 6.7. An accredited representative from the sponsoring local government, affiliate member or FCM committee will be given the first opportunity to speak on the resolution.
- 6.8. Only accredited representatives of FCM Members or affiliate members in good standing are entitled to speak from the plenary floor. All speakers must identify themselves and their municipality or association and must confine their remarks to a maximum two (2) minutes.
- 6.9. No delegate will be permitted to speak more than once on any resolution until other delegates wishing to speak have been heard.
- 6.10. Proposed amendments to a resolution of more than four (4) words in length must be submitted in written form to the Chair of the Resolutions Plenary Session to ensure the correct wording is voted on and reflected in the official record.
- 6.11. Should a Conference Delegate wish to introduce an amendment to the categorization of any Resolution, the Chair shall ask for a seconder before allowing debate on the amendment. A two-thirds vote is required on the proposed re-categorization.
- 6.12. Motions to refer a resolution will be in order at any time. Debate on a motion to refer must be confined to the merits of the referral motion only.
- 6.13. Motions to refer a resolution shall be referred to the Executive Committee or to the appropriate Standing Committee for review or to staff for further analysis.
- 6.14. Only duly Accredited Representatives of FCM Members and Affiliate Members, in good standing, are entitled to vote on resolutions. They will do so by showing their voting credentials when the vote is taken or by use of their assigned voting devices.

Adopted, June 1998 FCM Annual Conference

Revised, February 2020 Executive Committee meeting

THE CORPORATION OF THE CITY OF NELSON REQUEST FOR COUNCIL DECISION

DATE: June 9, 2026 Regular
TOPIC: Step Code & Zero Carbon
PROPOSAL: Step Code & Zero Carbon next steps
PROPOSED BY: Staff

ANALYSIS SUMMARY:

Staff are proposing amendments to City of Nelson Building Bylaw 3456, 2019 to adopt higher performance requirements for Part 9 buildings (generally low-rise residential and small buildings) under the BC Energy Step Code and the BC Zero Carbon Step Code (ZCSC). Recommended phased approach (Part 9):

- Effective December 31, 2026: Energy Step Code Step 4 + Zero Carbon EL-3
- Effective December 31, 2028: Zero Carbon EL-4 (Step 4 remains)

Council is requested to give the first three readings to:

- Building Bylaw Amendment (Energy Step Code Step 4 + Zero Carbon EL-3) Bylaw No. 3654, 2026; and
- Building Bylaw Amendment (Zero Carbon EL-4 (Step 4 remains)) Bylaw No. 3664, 2026.

BACKGROUND:

The BC Energy Step Code, introduced in 2017, is a provincial framework that establishes a series of progressive performance levels for energy efficiency in new construction under the BC Building Code. It provides a consistent roadmap for improving building performance over time, with the highest level—commonly referred to as “net-zero ready”—anticipated to become the provincial minimum requirement by 2032. Within this framework, municipalities have the option to require higher levels of performance ahead of the provincial timeline to support local climate and energy objectives.

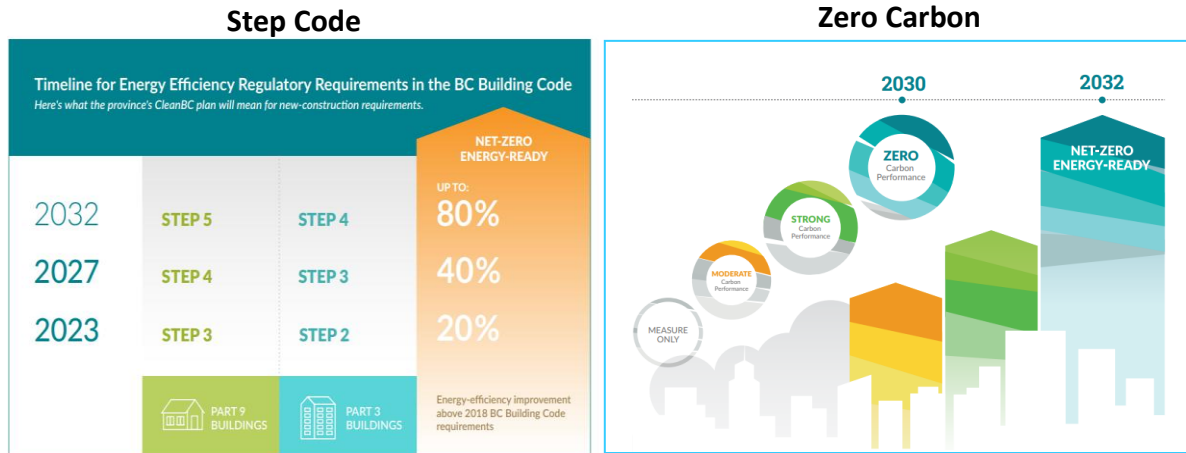
In 2023, the Province adopted Revision 5 to the BC Building Code, which included the introduction of the BC Zero Carbon Step Code. This framework is intended to regulate and reduce operational greenhouse gas emissions from new buildings, recognizing that the Energy Step Code alone was not achieving sufficient emissions reductions.

Advancing the BC Energy Step Code has been an ongoing staff work plan item since 2019 and supports the objectives of the Nelson Next Climate Action Plan and the Official Community Plan. As provincial requirements have evolved, this work has expanded to include implementation of the Zero Carbon Step Code. Following several years of research, engagement, and implementation planning, including a preliminary timeline presented to Council in 2023, staff are now seeking Council direction on the proposed next steps.

Under provincial requirements, all new Part 9 residential buildings, which generally include single detached homes, duplexes, townhouses, and smaller residential buildings, must meet at least Step 3 of the Energy Step Code. Larger and more

complex buildings regulated under Part 3 of the BC Building Code, including apartment, commercial, institutional, and mixed-use buildings, must meet at least Step 2.

In addition, since March 2025, most new buildings must comply with Zero Carbon Step Code Emissions Level 1 (EL-1), which requires the modelling and reporting of operational greenhouse gas emissions. By 2030, the BC Building Code will require all new buildings to be zero carbon.



The City of Nelson currently exceeds the provincial minimum requirements for Part 9 buildings. Since 2023 and 2024, the City has required:

Part 9 (simple)

Two Options:

1. Step 4 + EL-1 or
2. Step 3 + EL-3 (step back)

*adopted in 2023

Part 9 (complex)

Two Options:

1. Step 4 + EL-2 or
2. Step 3 + EL-3 (step back)

*adopted in 2024

“**Step Back**” means trading one level down in **energy efficiency** (Step Code) while going one level or more in **carbon reduction** (Emission Level)

Staff propose amending the bylaw so that Part 9 residential buildings must meet:

- Step 4 (Energy Step Code) and EL-3 (Zero Carbon Step Code) as of December 31, 2026, and
- Zero Carbon EL-4 as of December 31, 2028 (Step 4 remains)

Bringing this forward will help ensure that Nelson’s building community is well prepared for upcoming provincial requirements, while providing clarity and a predictable transition. Many BC municipalities have adopted Energy Step Code requirements above the provincial minimum to support local climate objectives and provide certainty for the building industry. The proposed amendments continue Nelson's longstanding leadership in high-performance buildings while remaining consistent with the direction being taken across British Columbia.

No changes are proposed for Part 3 buildings at this time due to complexity, compliance pathway differences, and the need for additional local data and engagement. Staff will return in 2027 with options, once more local data is available.

KEY CONSIDERATIONS:

Building Community Engagement: To help inform these recommendations, staff met with local builders who work directly in Nelson's construction industry (see attached report for additional details). The discussions provided feedback on industry readiness, potential implementation challenges, and opportunities for the City to support a smooth transition.

Key themes that emerged from engagement include:

- General support for improving building performance and reducing emissions. Participants emphasized the importance of clear timelines and predictable requirements so projects can be designed and budgeted appropriately from the outset.
- Several participants noted that while the stepped approach was helpful when the BC Energy Step Code was first introduced, the multiple options can create confusion for builders, designers, and homeowners.
- Interest holders generally indicated that Step 4 of the BC Energy Step Code is well understood and already being achieved on many local projects. In contrast, there was less familiarity with the Zero Carbon Step Code and its requirements. Note: To help address questions and build understanding, the City hosted a Zero Carbon workshop for local industry professionals.
- Electrical capacity was identified as a consideration as buildings continue to electrify. Note: Nelson Hydro has confirmed that sufficient capacity exists to meet projected demand through at least 2030, with additional provincial generation expected to come online over time. Improved building efficiency will also help reduce overall energy use and peak demand.

Engagement participants generally supported advancing both the Energy Step Code and Zero Carbon Step Code. Many noted that clear timelines and certainty around future requirements would help builders and designers prepare for the transition and incorporate the changes into project planning.

Building Costs: A common concern when increasing building performance requirements is the potential impact on construction cost and housing affordability. Nelson does not currently have a local cost study that isolates the incremental costs of Step 4 and higher Zero Carbon requirements; however, provincial modelling and case study¹ evidence provide useful context. Provincial evidence indicates:

- For Part 9 residential buildings (single-detached, duplex, townhouse, and small multi-unit), moving to higher energy performance typically results in modest changes when energy performance is integrated early in design, and when builders have flexibility to choose least-cost compliance options within a performance framework.
- The Step Code Council's best practices guidance notes that case studies across BC demonstrate energy-efficient buildings do not have to cost more than "code minimum" buildings, especially where projects use integrated design and avoid last-minute changes.
- For zero-carbon requirements, the Province modelled both Part 9 and Part 3 buildings and found that achieving Zero Carbon EL-4 results in construction cost impacts ranging from a 0.1% cost savings to a 2.2% cost increase, depending on

¹ https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/construction-industry/building-codes-and-standards/reports/bc_energy_step_code_metrics_report_2022-09-29_r1_-_compressed.pdf

building design and systems.

Overall, provincial evidence suggests that for Part 9 residential construction, higher energy efficiency and zero-carbon requirements are generally cost-neutral to modest in impact, particularly when considered early in the design process. Providing a clear and phased implementation timeline helps avoid late-stage redesign and supports cost-effective project delivery.

Operational Costs: For new homes built to Step 4, operating costs are expected to be lower overall due to significantly reduced energy demand resulting from improved building envelopes. While efficient building design reduces the impact of heating system choice on overall energy consumption, system selection remains important from both a cost and emissions perspective.

Recent B.C. modelling² indicates that heat pumps in moderate climates (such as Nelson, Climate Zone 5) typically result in equal or lower annual energy costs compared to natural gas systems, while also providing cooling. Heat pumps are particularly well suited to Step 4 homes because they operate most efficiently in low-load, well-insulated buildings, allowing smaller systems to meet both heating and cooling needs. Dual-fuel (hybrid) systems remain an option under the Zero Carbon Step Code.

Other Considerations:

Building Code Changes: The 2024 BC Building Code introduced new overheating protection requirements for residential buildings. For building permits submitted on or after March 8, 2024, new dwelling units must be designed to maintain an indoor temperature of no more than 26°C in at least one living space. In practice, this change means all new homes will now require mechanical cooling. In Nelson's climate, heat pumps are the most common and efficient option for providing both heating and cooling, which means that, independent of Step Code or Zero Carbon requirements, new homes are already transitioning toward higher-performance, lower-carbon mechanical systems that provide both heating and cooling.

Provincial Direction: Provincial clean-energy policy³ indicates that older gas and oil heating systems will be phased out over time. Under the proposed equipment standards, any new space or water heating equipment sold and installed in B.C. after 2030 would need to be at least 100 percent efficient, such as electric or dual fuel heat pumps. Existing gas and oil systems can continue to operate and be repaired until the end of their service life, but any replacements will need to meet the new efficiency requirements. Advancing Zero Carbon for Part 9 buildings helps ensure that new buildings are not installing equipment that is expected to be phased out by 2030.

Natural Gas and the Zero Carbon Step Code: The Zero Carbon Step Code does not ban natural gas. Instead, it sets a limit on the total greenhouse gas emissions a new building can produce each year. This means builders and homeowners can choose how to meet the target. Most projects will use low-emission systems like electric heat pumps for heating and hot water, but natural gas equipment can still be used if the building as a whole stays within the emissions limit. Dual-fuel systems—where a heat pump is paired

2 https://cleanenergycanada.org/wp-content/uploads/2025/12/Report_2025_HeatPumpsBC-V6.pdf

3 <https://www2.gov.bc.ca/gov/content/industry/electricity-alternative-energy/powering-our-future>

with a gas furnace—are allowed, provided they meet the emissions requirements. Backup systems, such as gas fireplaces or wood stoves, are also generally permitted since they are not the primary heating source. Generally, gas cooking can still be included as well. Overall, the Zero Carbon Step Code focuses on total emissions, not specific equipment, giving flexibility in how Part 9 buildings achieve compliance.

Summary: The proposed amendments continue the City's implementation of the Energy Step Code and Zero Carbon Step Code and support Council's existing climate and sustainability policies. They also help align the City's Building Bylaw with the future direction of the BC Building Code, which is expected to require Step 4 for Part 9 residential buildings in 2027 and zero carbon buildings by 2030.

Engagement with the local building community found that Step 4 is already being achieved on many projects and that builders, designers, and energy advisors generally support clear implementation timelines that provide certainty for project planning. Provincial evidence also indicates that higher performance buildings can generally be achieved with modest cost impacts when considered early in the design process.

Regardless of Council's decision on the proposed amendments, the Building Bylaw will need to be updated as the Province continues implementing future BC Building Code changes. The City's current step-back approach would allow lower performance than the anticipated provincial minimum, so amendments will be needed to keep the bylaw consistent with provincial requirements in the near future.

Overall, the proposed amendments represent an incremental next step that provides certainty for the local building industry, continues implementation of Council's existing policy direction, and prepares the community for upcoming provincial building code changes.

Step 5 Recommendation: Through engagement, the building community expressed concerns about moving to Step 5. Common themes included higher costs, more complex construction and mechanical systems, and the additional materials often needed to achieve that level of performance. For these reasons, staff recommend advancing to Step 4 for Part 9 buildings and remaining there until Step 5 becomes a provincial requirement, currently expected by 2032. In the meantime, staff will continue work on embodied carbon, which may provide more meaningful climate benefits in the near term.

BENEFITS OR DISADVANTAGES AND NEGATIVE IMPACTS:

The proposed amendments demonstrate leadership in advancing energy efficiency and emissions reductions in new construction within the West Kootenay region and may provide an example for other communities considering similar approaches.

Higher performance buildings reduce overall energy demand, which can lower operating costs for residents over time and improve long-term housing affordability. Also, these homes are often more comfortable, with fewer drafts, more stable indoor temperatures, and improved protection from extreme heat and cold.

Engagement indicated that the local building community is generally prepared to meet higher performance requirements, particularly for Step 4, which is already being achieved in many projects.

Advancing these requirements may result in a short-term learning curve for designers, builders, and energy advisors, particularly related to the Zero Carbon Step Code, which is less familiar and may require additional coordination with energy advisors.

Electrification of heating systems may increase reliance on the electrical system; however, improved building efficiency reduces overall energy demand. In addition, Nelson typically sees a relatively small number of new Part 9 buildings each year (approximately 10 to 15), meaning the incremental impact on the local electrical system is expected to be limited and gradual.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

Implementing higher Energy Step Code and Zero Carbon Step Code levels requires amendments to the Building Bylaw to formally incorporate the revised performance standards.

COSTS AND BUDGET IMPACT - REVENUE GENERATION:

Adopting the proposed bylaw amendment will not have an impact on the City budget.

IMPACT ON SUSTAINABILITY, COUNCIL PRIORITIES AND STAFF RESOURCES:

Implementation of higher Energy Step Code and Zero Carbon Step Code levels will assist the City in advancing toward its greenhouse gas reduction goals.

COMMUNICATION:

If Council adopts the proposed amendments, they will be consolidated into the Building Bylaw and posted on the City's website. Staff will circulate the information to the building community.

Public engagement took place on Let's Talk Nelson from March 6 until April 8, 2026. Staff also attended the Green Home and Energy Show to inform residents of the proposed changes.

OPTIONS AND ALTERNATIVES:

1. Pass first three readings of the bylaws
2. Do not pass first three readings and bring this item to Council in 2027
3. Do not pass first three readings
4. Pass first two readings of the bylaw and refer to staff for changes

ATTACHMENTS:

1. City of Nelson Building Amendment Bylaw No. 3654, 2026 - (effective December 31, 2026)
2. City of Nelson Building Amendment Bylaw No. 3664, 2026 - (effective December 31, 2028)
3. Current versus Proposed Bylaw Changes
4. Building Community Engagement Summary
5. Council Workshop Questions and Staff Response

RECOMMENDATION:

That Council passes the following resolutions:

1. THAT "The Corporation of the City of Nelson Building Amendment (Energy Step Code Step 4 + Zero Carbon EL-3) Bylaw No. 3654, 2026" be introduced and read a first and second time by title only.

2. THAT "The Corporation of the City of Nelson Building Amendment (Energy Step Code Step 4 + Zero Carbon EL-3) Bylaw No. 3654, 2026" be read a third time by title only.
3. THAT "The Corporation of the City of Nelson Building Amendment (Energy Step Code Step 4 + Zero Carbon EL-4) Bylaw No. 3664, 2026" be introduced and read a first and second time by title only.
4. THAT "The Corporation of the City of Nelson Building Amendment (Energy Step Code Step 4 + Zero Carbon EL-4) Bylaw No. 3664, 2026" be read a third time by title only.
5. THAT Council direct staff to return in 2027 with recommendations regarding future Energy Step Code and Zero Carbon Step Code requirements for Part 3 buildings.

AUTHOR:



Dir. of Development Services
and Climate Leadership

REVIEWED BY:



City Manager

THE CORPORATION OF THE CITY OF NELSON

BYLAW NO. 3654, 2026

BEING A BYLAW TO AMEND “BUILDING BYLAW NO. 3456, 2019”

The Council of the Corporation of the City of Nelson considers it desirable and expedient to amend “BUILDING BYLAW NO. 3456, 2019” (hereinafter called “said Bylaw”);

The Council of the Corporation of the City of Nelson, in open meeting assembled enacts as follows:

1. That PART 16 of the said Bylaw be amended by deleting Sections 16.2 to 16.5 and replacing it as follows:

16.2 A building regulated under Part 9 of the BC Building Code must be designed and constructed to achieve a minimum of Step 4 of the BC Energy Step Code and Emissions Level 3 (EL-3) of the BC Zero Carbon Step Code.

16.3 A building regulated by Part 3 of the BC Building Code, fitting Group A occupancy such as Schools other than Colleges, Libraries, Recreation Centres, Hospitals, or Care Centres, must be designed and constructed to meet the minimum performance requirements specified in Step 2 of the BC Energy Step Code.

16.4 A building regulated by Part 3 of the BC Building Code, fitting the occupancy of Offices or Other Business & Personal Service (Group D), or Mercantile Occupancies (Group E), must be designed and constructed to meet the minimum performance requirements specified in Step 3 of the BC Energy Step Code and EL-2 of the Zero Carbon Step Code.

16.5 A building regulated by Part 3 of the BC Building Code, fitting the occupancy of Hotels and Motels or Other Residential (Group C) Occupancies, must be designed and constructed to meet the minimum performance requirements specified in Step 3 of the BC Energy Step Code and EL-2 of the Zero Carbon Step Code.

2. This Bylaw shall take effect on December 31, 2026.

3. This Bylaw may be cited as "Building Bylaw Amendment (Energy Step Code Step 4 + Zero Carbon EL-3) Bylaw No. 3654, 2026".

READ A FIRST TIME the day of , 2026
READ A SECOND TIME the day of , 2026
READ A THIRD TIME the day of , 2026

FINALLY PASSED AND ADOPTED the ___ day of ___, 2026

Mayor

Corporate Officer

DRAFT

THE CORPORATION OF THE CITY OF NELSON

BYLAW NO. 3664, 2026

BEING A BYLAW TO AMEND “BUILDING BYLAW NO. 3456, 2019”

The Council of the Corporation of the City of Nelson considers it desirable and expedient to amend “BUILDING BYLAW NO. 3456, 2019” (hereinafter called “said Bylaw”);

The Council of the Corporation of the City of Nelson, in open meeting assembled enacts as follows:

1. That PART 16 of the said Bylaw be amended by deleting Sections 16.2 and replacing it as follows:

16.2 A building regulated under Part 9 of the BC Building Code must be designed and constructed to achieve a minimum of Step 4 of the BC Energy Step Code and Emissions Level 4 (EL-4) of the BC Zero Carbon Step Code.

2. This Bylaw shall take effect December 31, 2028.
3. This Bylaw may be cited as "Building Bylaw Amendment (Energy Step Code Step 4 + Zero Carbon EL-4) Bylaw No. 3664, 2026".

READ A FIRST TIME the day of , 2026

READ A SECOND TIME the day of , 2026

READ A THIRD TIME the day of , 2026

FINALLY PASSED AND ADOPTED the ____ day of ____, 2026

Mayor

Corporate Officer

Current versus Proposed Bylaw Changes

Proposed changes – 2026 (Step 4, EL-3)

| Current | Proposed | Notes |
|--|--|---|
| 16.2 A residential building regulated by Part 9 of the Building Code must be designed and constructed to meet the minimum performance requirements specified in Step 4 of the BC Energy Step Code or Step 3 of the BC Energy Step Code if EL-3 of the Zero Carbon Step Code is achieved. | 16.2 A building regulated under Part 9 of the BC Building Code must be designed and constructed to achieve a minimum of Step 4 of the BC Energy Step Code and Emissions Level 3 (EL-3) of the BC Zero Carbon Step Code. | Removed step back option, and moved to Step 4, EL-3 for all Part 9 buildings. |
| 16.3 A building regulated by Part 3 of the BCBC, fitting Group A occupancy such as Schools other than Colleges, Libraries, Recreation Centres, Hospitals, or Care Centres must be designed and constructed to meet the minimum performance requirements specified in Step 2 of the Energy Step Code. | 16.3 A building regulated by Part 3 of the BC Building Code, fitting Group A occupancy such as Schools other than Colleges, Libraries, Recreation Centres, Hospitals, or Care Centres, must be designed and constructed to meet the minimum performance requirements specified in Step 2 of the BC Energy Step Code. | Minor clarifications. |
| 16.4 A building regulated by Parts 9 and 3 of the BCBC and fitting the occupancy of Offices or Other Business & Personal Service (Group D), or Mercantile Occupancies (Group E), must be designed and constructed to meet the minimum performance requirements specified in Step 3 of the Energy Step Code and EL-2 of the Zero Carbon Step Code. | 16.4 A building regulated by Part 3 of the BC Building Code, fitting the occupancy of Offices or Other Business & Personal Service (Group D), or Mercantile Occupancies (Group E), must be designed and constructed to meet the minimum performance requirements specified in Step 3 of the BC Energy Step Code and EL-2 of the Zero Carbon Step Code. | Removed references to Part 9 buildings; otherwise unchanged, aside from minor clarifications. |
| 16.5 A building regulated by Parts 9 and 3 of the BCBC, other than Part 9 residential buildings that comply with BCBC Sections 9.36 and 9.37, fitting the occupancy of Hotels and Motels or Other Residential (Group C) Occupancies must be designed and constructed to meet the minimum performance requirements specified in Step 3 of the Energy Step Code and EL-2 of the Zero Carbon Step Code. | 16.5 A building regulated by Part 3 of the BC Building Code, fitting the occupancy of Hotels and Motels or Other Residential (Group C) Occupancies, must be designed and constructed to meet the minimum performance requirements specified in Step 3 of the BC Energy Step Code and EL-2 of the Zero Carbon Step Code. | Removed references to Part 9 buildings; otherwise unchanged, aside from minor clarifications. |

Proposed changes – 2028 (Step 4, EL-4)

| 2026 Amendment (if adopted) | Proposed | Notes |
|---|---|--|
| 16.2 A building regulated under Part 9 of the BC Building Code must be designed and constructed to achieve a minimum of Step 4 of the BC Energy Step Code and Emissions Level 3 (EL-3) of the BC Zero Carbon Step Code. | 16.2 A building regulated under Part 9 of the British Columbia Building Code must be designed and constructed to achieve a minimum of Step 4 of the BC Energy Step Code and Emissions Level 4 (EL-4) of the BC Zero Carbon Step Code. | Change EL-3 to EL-4; no other changes. |

Engagement Summary Report

Purpose

This report summarizes the City of Nelson’s engagement with the local building community related to potential advancements to the BC Energy Step Code and the Zero Carbon Step Code for Part 9 buildings. It brings together builder engagement sessions and follow-up technical workshop to document what was heard and how that feedback informed staff recommendations to Council.

This engagement was undertaken to assess local readiness, identify practical implementation issues, and ensure that any proposed changes are grounded in current building practice in Nelson.

Level of Engagement

Based on the IAP2 Engagement Spectrum, this work is best described as “Consult”. Builders and designers were asked to provide feedback on proposed directions, implementation timing, and support needs, and that feedback directly shaped follow-up actions and staff recommendations.

Engagement Timeline

Engagement took place over several months and included multiple touchpoints:

- **September to early November 2025:** One-on-one engagement sessions with local builders, designers, contractors, and energy professionals.
- **December 2025:** A follow-up Zero Carbon technical information session delivered by Energy Advisors in response to questions raised during builder engagement.

Several builders and designers were contacted multiple times to participate. While not all were available or responded, staff made repeated efforts to ensure broad awareness and opportunity to participate.

Who Participated

A total of 10 builders participated in one-on-one engagement sessions. Participants included builders actively working on both Part 9 and Part 3 projects within Nelson. An additional four builders were contacted on two or more occasions but did not ultimately participate in the engagement process. Staff also had informal discussions with two additional builders who visited City Hall for unrelated inquiries and were advised of the proposed changes.

What Was Shared

Engagement sessions were structured around a staff-led presentation followed by discussion. Topics included:

- Current City Energy Step Code and Zero Carbon requirements for Part 9 and Part 3 buildings
- Previously proposed timelines
- Comparison with other BC communities advancing Zero Carbon requirements
- Nelson-specific Step Code and Zero Carbon performance data
- Recent and upcoming provincial building-code changes
- Proposed next steps for advancing requirements locally

The intent was to establish a shared understanding before inviting feedback.

What We Heard

Several clear and consistent themes emerged:

- **General readiness:** Builders indicated that Energy Step Code Step 4 is already common in local practice and generally achievable.
- **Support for direction:** There was broad support for continuing to move forward with higher performance and lower-carbon buildings, provided timelines are clear and predictable.
- **Zero Carbon clarity:** The Energy Step Code is generally well understood within the local building community. In contrast, the Zero Carbon Step Code is newer and less familiar, with several participants noting uncertainty around the differences between Emissions Levels 3 and 4.
- **Mechanical systems:** Builders requested clearer guidance for hydronic heating systems, electric boilers, and heat-pump-based solutions.
- **Electrical capacity:** Several builders raised questions about available electrical capacity and the ability of the existing system to accommodate increased electrical demand.
- **Cost and availability:** Some concern was noted around the cost and local availability of certain high-performance components, particularly when design decisions are made late in the process.

Follow-Up Energy Advisor Session

In response to questions about Zero Carbon compliance, the City hosted a technical workshop led by experienced Energy Advisors. The session focused on:

- How Zero Carbon emissions are calculated
- Mechanical system options that achieve Emissions Level 4
- Pathways for hydronic heating systems
- Refrigerants and global warming potential
- Confirmation that gas cooking, fireplaces, and auxiliary equipment can still be accommodated when modelled correctly

Key Takeaways

Overall, the engagement indicated that Nelson's building community is generally comfortable with the proposed changes. Many local projects are already achieving the proposed Energy Step Code levels, and participants were generally supportive of moving forward, provided there is a clear timeline and certainty around future requirements.

Staff also spoke with neighbouring jurisdictions, including the City of Castlegar, the City of Rossland, the Regional District of Central Kootenay, and the Regional District of Kootenay Boundary. Most indicated that they are currently following provincial minimum requirements and do not have plans to advance local requirements ahead of the provincial timeline at this time.

Council Workshop Questions- Step Code & Zero Carbon

Council raised a number of questions and comments during the workshop portion of the June 9 meeting. Staff responses to those questions are provided below.

1. Peak Demand Considerations

Council has raised questions regarding the potential impact that advancing the BC Energy Step Code and Zero Carbon Step Code may have on Nelson Hydro's peak electricity demand and associated wholesale power costs. Based on available research, utility data, and recent local development activity, staff do not anticipate that the proposed requirements will have a material impact on Nelson Hydro's system peak.

Historical Peaks Demand

Nelson Hydro's system peak was approximately 45,019 kVA in 2024 and 35,464 kVA in 2025, with both peaks occurring during cold weather events that contributed to higher wholesale electricity costs, with 2024 having a much higher peak demand. The proposed bylaw changes would apply to a very small number of new buildings. Over the past three years, only 13 completed Part 9 projects would have been subject to the proposed requirements. Even under conservative assumptions, their combined contribution would represent well under 1% of total system peak.

Step Code & Zero Carbon

It is important to recognize that these requirements apply only to highly energy-efficient new buildings. Homes built to Step 4 are estimated to require approximately 40% less energy for heating than homes constructed prior to the introduction of the BC Energy Step Code. Nelson Hydro's peak demand historically occurs during cold winter weather when homes require the most energy for heating. While the proposed bylaw would increase building electrification, Step 4 homes are designed to use significantly less energy overall. This improved efficiency helps offset much of the additional electrical demand that might otherwise be expected during winter peak periods.

In addition, the proposed bylaw does not require all new Part 9 homes to rely exclusively on electricity for space heating. Depending on the compliance pathway selected, some homes may incorporate dual-fuel or supplemental heating systems that use natural gas during colder temperatures. This can reduce electrical demand during periods when winter peak loads are most likely to occur. Taken together, higher building efficiency and the availability of multiple compliance pathways suggest that the impact of a relatively small number of new Step 4 homes on Nelson Hydro's peak demand is expected to be limited.

Other Factors Influencing Peak Demand

From a utility planning perspective, the most significant future influences on Nelson Hydro's peak demand are unlikely to be a small number of new Part 9 homes. Rather, larger system impacts are expected to result from:

- Electrification of the existing building stock;
- Growth in electric vehicle adoption and charging demand;
- Customer energy consumption patterns during peak periods; and
- The overall efficiency of Nelson's existing housing stock.

Advanced Metering Infrastructure

In this context, Advanced Metering Infrastructure (AMI) may represent one of the most effective tools available to Nelson Hydro for managing future peak demand. AMI would provide detailed information on when and where electricity is being consumed across the system, allowing the utility to better understand the impacts of electrification, heat pumps, and electric vehicles. It would also support future initiatives such as demand-response programs, managed electric vehicle charging, time-of-use pricing, and targeted conservation efforts. These approaches are increasingly being adopted by utilities across North America to manage peak demand while supporting the transition to cleaner energy systems.

Conclusion

Based on the available evidence, staff are of the view that the proposed Step Code and Zero Carbon Step Code for Part 9 buildings are unlikely to materially affect Nelson Hydro's peak demand or wholesale electricity costs. The more significant long-term opportunities for managing peak demand appear to lie in utility demand-management initiatives, strategic electrification planning, improvements to the existing building stock, and future investments in technologies such as AMI that provide utilities with the information necessary to actively manage system peaks.

2. Heat Retention and Power Outage Resilience in Step 4 Homes

Available information from the BC Energy Step Code does not provide a specific answer to how long a home will remain warm during a power outage, as this depends on factors such as outdoor temperature, building size, and occupant behaviour. However, the performance improvements required under Step 4—particularly higher insulation levels, improved windows, and significantly better airtightness—are directly linked to what is known as “thermal resilience,” or how slowly a building loses heat when no active heating is available. Research by Natural Resources Canada confirms that improvements to the building envelope enhance thermal resilience and passive survivability during extreme weather events and outages.

In practical terms, Step 4 homes are designed to require substantially less heating energy and to retain heat much more effectively than homes built prior to 2018. As a result, they can be

expected to stay warm significantly longer during a power outage. While actual performance will vary, building science research indicates that high-performance homes can remain within safe indoor temperature ranges for considerably longer periods—often multiple times longer—than typical older homes under the same conditions. This aligns with research on “hours of safety,” which shows that improved insulation, airtightness, and windows significantly extend how long homes can maintain safe indoor temperatures without power.

Pre-2018 / code-minimum homes:

- Typically lose heat relatively quickly
- In cold weather, can drop below comfortable/safe indoor temperatures within:
 - ~6 to 24 hours (depending on conditions)
- Older or less efficient homes may experience noticeable temperature drops within hours due to air leakage and low insulation levels

Step 4 / high-performance homes:

- Lose heat much more slowly due to improved envelope performance
- Can often maintain livable temperatures for:
 - ~24 to 72+ hours under similar conditions
- Highly efficient or near-passive homes have been shown to maintain safe indoor temperatures for significantly longer periods during outages, with some studies indicating multiple days of safe conditions under cold-weather scenarios.

3. Why not advance to Emission Level 4

Council asked why staff did not recommend moving directly to EL-4. While there is overall support within the building community for zero carbon requirements, not all builders are at the same level of familiarity or readiness to deliver projects at that performance level. Given the relatively small number of projects in our community, many builders may only complete one or two projects under EL-3 before requirements advance to EL-4. As a result, a phased approach was recommended to allow sufficient time for transition. The two-year period provides builders and designers with the opportunity to gain practical experience under the new requirements before moving to the next step. This approach is intended to ensure that the transition is manageable, maintains industry support, and reduces the risk of implementation challenges. It also aligns with BC Energy Step Code guidance, which identifies gradual, staged adoption as a best practice when moving to higher performance standards.

4. Ventilation and air tightness

Ventilation and airtightness are both addressed in the BC Building Code for new construction, which sets minimum requirements to ensure adequate indoor air quality while improving energy efficiency. As homes become more airtight, mechanical ventilation systems are required to provide a consistent supply of fresh air and maintain healthy indoor environments.

It is also important to note that the BC Energy Step Code applies only to new construction and, not existing homes. Existing homes are not required to be upgraded to meet Step Code requirements.

For existing homes, ventilation and airtightness should be considered carefully when undertaking energy-efficiency upgrades. Improving airtightness without addressing ventilation can lead to unintended issues, so retrofit projects often benefit from working with qualified professionals to ensure the home performs as intended.

5. Hold at current regulations

Should Council decide not to proceed at this time, staff would note that, regardless of the current decision, the Province has indicated that Step 4 will become mandatory in 2027, with building code changes typically taking effect on January 1. As local governments cannot set requirements below the provincial minimums, the City would eventually need to amend its bylaw to align with the updated provincial standards. This means that Step 3 and EL-3, which are currently included as the step-back option, would need to be removed. Staff may need to bring forward those amendments before the end of the year. If that occurs, the City would be aligned with the provincial minimum for both the Energy Step Code and Zero Carbon requirements for Part 9 buildings. The City would, however, remain above the provincial minimum for most Part 3 buildings.

6. Why is Part 9 broken into two categories: simple & complex

Based on a review of available records, it's understood that Part 9 projects were originally split into two categories to reflect differences in building complexity. Simpler projects, like single-family homes and duplexes, were seen as smaller in scale and less able to take on additional requirements, which is why slightly lower requirements were applied. More complex Part 9 buildings usually involve larger or more coordinated teams and were considered better able to achieve higher levels of performance. However, these assumptions were made over three years ago. Since then, familiarity with the Step Code and Zero Carbon requirements has improved, and awareness across the building industry has increased. As a result, the gap in capacity between simpler and more complex Part 9 projects may no longer be as significant as it once was.

THE CORPORATION OF THE CITY OF NELSON REQUEST FOR COUNCIL DECISION

DATE: July 7, 2026 Regular
TOPIC: The Cube 2.0 Ground Lease Term
PROPOSAL: Extend the Ground Lease Term for the Cube 2.0
PROPOSED BY: Staff

ANALYSIS SUMMARY:

Staff are seeking Council approval to amend its previous direction regarding the lease term for the Cube 2.0 project at 820 Tenth Street. While Council has already approved the site location, directed staff to finalize the land agreement, approved a ten-year nominal rent period in principle, and agreed to provide letters of support for grant applications, staff now recommend authorizing a 25-year initial ground lease with one 25-year renewal option. The longer lease term better reflects the construction of a permanent facility on City-owned land, supports funding and financing requirements, and provides long-term certainty while preserving Council's previous direction that the first ten (10) years of the lease be provided at nominal rent.

BACKGROUND:

At the August 9, 2022 Regular Council Meeting, Council considered a staff report regarding site selection for a proposed new climbing facility. Council approved 820 Tenth Street (PID: 012-041-688) as the location for the Cube 2.0 climbing facility and agreed in principle to lease the land to KCA at no cost for a term of ten years, with the possibility of renewal until such time as KCA had paid off any debts incurred in developing Cube 2.0. The Kootenay Climbing Association has provided regular update presentations on the project to Council in the subsequent years, including most recently in February 2026 and June 2025.

As negotiations regarding the land agreement have progressed, staff have identified that a ground lease is the most appropriate form of agreement given the proposed construction of a permanent building on City-owned land. In considering the specific terms of the ground lease, staff have identified that the term length previously approved in principle does not adequately reflect the long-term nature of the proposed facility or the lease structure required to support its construction and operation. Under the proposed lease structure, KCA would be responsible for the design, permitting, construction, operation, repair, maintenance, and long-term management of the facility. The City would retain ownership of the land.

As ground leases often require the tenant to make a significant capital investment on land it does not own, they are typically structured for longer terms than conventional leases. While municipal ground lease examples vary by project and more commonly relate to housing, they are typically structured over several decades, including examples in the range of 40 to 60 years or longer to support construction and long-term operation of the building.

A longer lease term provides the City with greater certainty regarding the long-term use of the lands and continued operation of the permanent facility. It also provides for a longer period of revenue generation following the initial nominal rent period, with rent for the balance of the initial term and any renewal term to be determined in accordance with the City's applicable lease policy.

The term of a ground lease is also relevant to funding and financing considerations for KCA which are critical for progression of the project. Where a project involves construction of a permanent facility on leased land, grant providers and lenders typically look to the remaining lease term as part of assessing project security, long-term rights to the site, and the useful life of the proposed improvement. A short lease term can create uncertainty where the lease may expire before the facility has operated for a period proportionate to the capital investment required to construct it.

Staff are proposing a lease term of twenty-five (25) years, with one option to renew for a further twenty-five (25) years. In line with the original Council resolution, the first ten (10) years of the lease would remain at nominal rent, with the balance of the initial term and any renewal term to be at market rent as determined in accordance with the City's applicable lease policy.

Providing direction on the proposed lease term at this stage will allow the lease documentation to be finalized within the timeline required to support KCA's current grant applications, as well as their ability to more generally advance project funding.

BENEFITS OR DISADVANTAGES AND NEGATIVE IMPACTS:

Approving a 25-year initial term with one 25-year renewal option provides a lease term that is more consistent with the construction and operation of a permanent building on leased land. The longer term provides greater certainty over the future use of the lands, supports funding and financing considerations, and reduces the likelihood that the parties will need to renegotiate the lease while the building is still well within its expected useful life.

The main disadvantage of a longer lease term is that it reduces the City's flexibility to consider other uses for the lands during the lease term. This is mitigated by the inclusion of construction commencement and substantial completion requirements, which allow the City to terminate the lease if construction does not commence or proceed within the agreed timelines.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

It is within Council's authority to approve the City entering into a ground lease with KCA for the proposed term. The proposed increase to the overall term length is consistent with other municipal ground lease precedents for a permanent facility constructed on municipal land.

The rent payable after the initial ten-year nominal rent period will be determined in accordance with the City's applicable lease policy.

Given the lease term and nominal rent period, prior to execution of the Lease, staff will action the public notice of disposition and intent to provide assistance in accordance with section 24, 26, and 94 of the *Community Charter*.

COSTS AND BUDGET IMPACT - REVENUE GENERATION:

There are no costs associated with increasing the term length of the proposed lease, as the extension to the term will be in line with the applicable Lease policy. Increasing the term length provides longer term certainty of revenue generation from the lands.

IMPACT ON SUSTAINABILITY OBJECTIVES AND STAFF RESOURCES:

The *Cube 2.0* project supports Council's strategic priorities, particularly the goal to foster a thriving and inclusive economy and enhance community well-being. The Strategic Plan emphasizes facilitating vibrancy in sport, culture, and recreation to enhance economic growth through partnerships, events, and community amenities — priorities directly reflected in Cube 2.0's expanded recreational capacity and collaborative model with the Kootenay Climbing Association and Selkirk College. By increasing accessible indoor recreation opportunities, the project helps strengthen Nelson's social infrastructure and supports local tourism and business activity.

No additional staff resources are anticipated beyond the work required to finalize the lease.

COMMUNICATION:

If Council approves the revised lease term, staff will continue to work with KCA to finalize the ground lease and related documentation. Public notice will be provided for property disposition and assistance as per legislative impacts above.

OPTIONS AND ALTERNATIVES:

- Approve the City entering into a ground lease with KCA for an initial term of twenty-five (25) years, with one option to renew for a further twenty-five (25) years.
- Direct staff to proceed with the existing approved ten (10) year lease term, with one option to renew for a further ten (10) years.
- Refer the matter back to staff for additional information.

ATTACHMENTS:

- None.

RECOMMENDATION:

That Council passes the following resolution:

THAT Council amend its previous direction regarding the Cube 2.0 project at 820 Tenth Street by authorizing the City to enter into a ground lease with the Kootenay Climbing Association for an initial term of twenty-five (25) years, with one option to renew for a further twenty-five (25) years, with the first ten (10) years of the initial term to remain at nominal rent as previously approved by Council;


AND FURTHER THAT all other resolutions previously adopted by Council respecting the Cube 2.0 project, including the approved site location, staff's authority to finalize the site details and document them in the land agreement, and the City's commitment to provide letters of support for grant applications, remain unchanged.

AUTHOR:



LEGISLATIVE ASSISTANT

REVIEWED BY:



CITY MANAGER

THE CORPORATION OF THE CITY OF NELSON REQUEST FOR DECISION

DATE: July 7, 2026, Regular
TOPIC: Development Variance Permit Application – 820 Victoria Street
PROPOSAL: To vary requirements for interior lot line setback and siting exemptions.
PROPOSED BY: Staff

ANALYSIS SUMMARY:

Development Services has received an application to vary Zoning Bylaw No. 3652, 2026 as follows:

- 1. Section 10.12 – R3 Interior Side Lot Line Setback**
To reduce the minimum required setback from the interior side property line from 1.0 meters to 0.52 meters.
- 2. Section 5.10 – Siting Exemptions**
To reduce the allowable distance between roof eaves and a property line from 0.9 m to 0.7 m.

Council is being requested to consider and approve the proposed variances.

BACKGROUND:

820 Victoria Street is a residential property located in the Lower Uphill neighbourhood. It is zoned R3 – Multi-Unit Residential Zone and designated as Multi-Unit Residential in the Official Community Plan. The property is comprised of two sub-standard rectangular parcels that slope moderately from the lane towards Victoria Street.

The original house is believed to date to approximately 1905, which is consistent with the development history of the surrounding 800 block, where most properties were constructed between approximately 1900 and the 1920s. The home is a modest two-level residence, which features a ground level and upper floor with an attached verandah. The original house structure was sited in close proximity to the property line at a minor angle, which resulted in an irregular relationship with the property line.

The applicant has applied for a Development Variance Permit to accommodate a new roof and rear second-storey addition that will enhance the home's livability and functionality. Due to the present issues with historic siting and established form, it is not feasible to comply with the current setback requirements for new construction.

ANALYSIS:

The applicant proposes to construct a new roof and rear second-storey addition to an existing single-family dwelling at 820 Victoria Street. The proposed addition complies with all other applicable zoning regulations, including overall height, lot coverage, and permeability.

The existing home is estimated to have been constructed around 1905, before modern

zoning regulations, and sited in close proximity to the lot lines on a minor angle. As a result, the house does not conform with the current required interior side setbacks of 1.0m for the R3 zone.

The proposed addition will not expand the existing building footprint. It will be constructed over the portion of the home that currently projects into the setback area, effectively maintaining and expanding upward on the existing building mass where it is already established.

Although a small number of neighbouring properties on the block are recognized as having heritage value through previous heritage inventories and/or inclusion on the Community Heritage Register, 820 Victoria Street is not currently included on any municipal heritage register or inventory and is not subject to heritage designation or other statutory heritage protection. As a result, no heritage-related specialized approvals or permits are currently required for alterations, redevelopment, or demolition of the property.

As the upper portion of the house is being removed and rebuilt to construct a new roof and rear second-storey addition, the Local Government Act requires that the new structures meet current zoning standards. However, due to the irregular siting of the existing building, it is not feasible to construct a functional and compliant new roof and rear second-storey addition without variances.

VARIANCES

The applicant is requesting two variances on two parcels known as 820 Victoria Street (see Proposed Variances attachment).

While the proposed variances are relatively minor in nature, the construction of a new roof and rear second-storey addition exceeds the criteria for a minor variance due to surpassing the maximum 20% reduction of the standard at which a variance can still be considered minor. As such, the application must be considered by Council.

Staff reviewed the proposal against the variance criteria outlined in Schedule 4 of the *Land Development Application Procedures Bylaw* and found it to be consistent with the purpose and intent of the R3 zone. Staff also determined that the variance is necessary due to the unique physical and historical constraints of the property.

As the house was constructed prior to 1939, staff additionally evaluated the proposal against the Victoria Street Statement of Significance and the Baker Street Design Guidelines. Staff found the proposal to be consistent with both the intent and principles of these guiding documents.

In particular, Staff found that the proposed open gable roof form reinforces the existing development pattern and visual rhythm of the block. The street-facing gable reflects a roof form that is common throughout the Lower Uphill neighbourhood, helping the building integrate with the area. The revised roof form also better aligns the building's perceived height with adjacent properties, contributing to a more cohesive streetscape.

In addition to this review, staff have determined that requiring the applicant to adhere to modern setback requirements could have negative impacts on the overall streetscape.

Specifically, requiring the roof and rear second-storey addition to be stepped back from the property line would not align with the established character of the block and could result in an asymmetrical building form. It may also limit redevelopment options in a way that ultimately favours the demolition and replacement of the existing home rather than its conservation.

BENEFITS OR DISADVANTAGES AND NEGATIVE IMPACTS:

Staff believe that the proposed variance will not have a negative impact on the larger community and that the proposed development respects the form and character of the Lower Uphill neighbourhood. The variance requests will allow for more functional use of the existing house while also addressing unique siting challenges of the property.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

A Variance Permit is required for any construction that varies provisions of Zoning Bylaw 3652, 2026 and Council approval is required for Development Variance Permits.

The City of Nelson Heritage Plan recommends supporting the retention of existing properties in the Lower Uphill neighbourhood.

COSTS AND BUDGET IMPACT - REVENUE GENERATION:

An application fee was paid by the Applicant to cover processing costs.

IMPACT ON SUSTAINABILITY OBJECTIVES AND STAFF RESOURCES:

The proposed development aligns with the sustainability objectives of the Path to 2040 Sustainability Strategy and the Official Community Plan. Additionally, by retrofitting the existing structure to accommodate a new roof and rear second-storey addition, rather than undertaking a full demolition to correct the siting misalignment, the project significantly reduces construction waste.

These variances will not impact staff resources nor municipal services.

COMMUNICATION:

Neighbours located within 60 meters of the property have been notified of the application, pursuant to the *Local Government Act* and the *Land Development Application Procedures Bylaw* and offered the possibility to comment on the application.

To date, four letters of support and one letter of concern have been received.

The application was circulated to City staff and external agencies including Nelson Hydro, Fortis, Engineering, Building Inspection, and Fire and Rescue Services.

To date, no comments or concerns have been noted.

OPTIONS AND ALTERNATIVES:

- Approve the request for a Development Variance Permit
- Deny the request for a Development Variance Permit
- Refer the application back to staff for further information

ATTACHMENTS:

1. Location and Variance Plans
2. Applicant Proposal
3. Neighbour Letters

RECOMMENDATION:

That Council passes the following resolution:

That the application for a development variance permit be APPROVED to vary the requirements of Zoning Bylaw 3652, 2026, allowing for a new roof and rear second-storey addition on the following properties, collectively known as 820 Victoria Street.

- LOT 9, BLOCK 18, PLAN NEP9500, DISTRICT LOT 95, KOOTENAY LAND DISTRICT, PID: 013-741-594
- LOT 10, BLOCK 18, PLAN NEP9500, DISTRICT LOT 95, KOOTENAY LAND DISTRICT, PID: 013-741-616

As follows:

Zoning Bylaw No. 3652, 2026

1. Section 10.12 – R3 Interior Side Lot Line Setback

To reduce the minimum required setback from the interior side property line from 1.0 meters to 0.52 meters.

2. Section 5.10 – Siting Exemptions

To reduce the allowable distance between roof eaves and a property line from 0.9 meters to 0.7 meters.

AUTHOR:



PLANNER

REVIEWED BY:



CITY MANAGER

What Variances and Why?

Interior Side Setback and Siting Exemption Reduction: To allow a new roof (and eave) and new rear second-storey addition to extend into the setback areas (shown by the red line in the diagram).

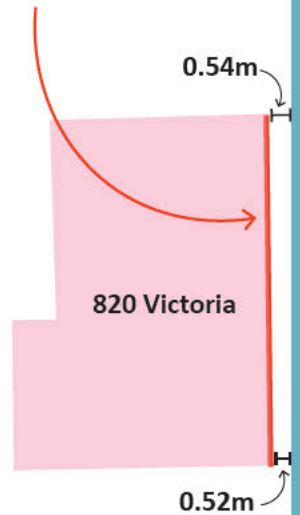
Note: The house was built before current zoning regulations were in place and is located closer to the property line than is allowed today. As a result, parts of the existing building extend into the required 1.0 m setback area. As part of this project, the existing roof will be removed and replaced with a new roof, and a new second-storey addition will be constructed to the rear of the home (using the existing home foot print).

The proposed construction does not increase or worsen the existing encroachments. However, variances are needed to allow the new construction to stay within the same footprint as the existing structure where it currently extends into the required setback area.



VICTORIA STREET

This side of the house sits too close to the property line due to historic siting conditions that pre-date zoning rules.



Required Setback 1.0m



General area of pre-existing historical encroachment

Existing Home Facing Victoria Street

Proposed Setback
Required Setback



Variance Area

General area of pre-existing historical encroachment

Proposed Home Facing Victoria Street



Property Line

Required Setback 1.0m

Visualization of 820 Victoria Street pre-construction

Pink = General area of pre-existing historical encroachment



Property Line

Required Setback 1.0m

Proposed Setback 0.52m

Visualization of 820 Victoria Street post-construction

Variance area required for new construction. Amount of encroachment does not change with new construction.

Pink = General area of pre-existing historical encroachment

Dark Blue = General area of new construction

** No new building footprint is added as a part of the new construction

Dear Council Members,

My name is Cobi, and Nelson is my hometown! It has always been my intention to raise my family here, and this past May my husband Chris and I closed on 820 Victoria Street with exactly that in mind; we are expecting our first child this November and this is the home where we intend to build our family and life together :)

We knew when we bought this house that it needed significant work; that was part of the plan. What we set out to do was restore a heritage home, care for it, and give it the longevity it deserves. We didn't buy it to tear it completely down and start over. We bought it because of what it already is: a 120-year-old home on a beautiful street in the community I grew up in.

Chris and I together have the design, building and management skills to accomplish the variance project efficiently and beautifully; sourcing local supplies and materials, hiring local crafts-people and trades, and upgrading the energy efficiency and safety of the home which benefits our community and immediate neighborhood. We're so grateful for all the support we've already received from our neighbors, both near and far from the home, and feel so excited to continue to build roots literally and figuratively within our community here.

The approved variance is what allows us to honour this vision. Without it, we would likely be forced to alter the scope of the project, with the worst case scenario being that we would have to demolish the existing structure completely and rebuild inside the setback; a process that is far more expensive, far more wasteful, and a completely different project. It would turn our financially achievable heritage renovation into a new build, and that's just not what we set out to do.

We are deeply committed to this amazing street, this neighborhood, and this city for the long term. This is the home where we will raise our children and continue to grow into this community, and we hope the Council will support our ability to do that in the most thoughtful, sustainable way possible.

Thank you so much for your time and for the care you put into these decisions.

With gratitude,
Cobi & Chris
820 Victoria Street, Nelson BC

Dev Variance Permit feedback for 820 Victoria St, Nelson

From [REDACTED]
Date Thu 2026-06-25 8:49 AM
To Sarah Shaw <sshaw@nelson.ca>

Hello Sarah,

I live at [REDACTED] Silica St, and am writing in relation to the Dev Variance Permit feedback that we received notice about for 820 Victoria St, Nelson, applied for by Jacoba Delfiner and Chris Hurlow.

If the variance is helping to make possible the renovations and additions to the existing house, but is constrained by a historic siting of the existing house that is closer to a lot line that currently allowed by bylaw, then I think it is reasonable for them to be approved to build upwards from that existing siting even if it is less than 1m.

Thanks, and all the best,

[REDACTED]

[REDACTED]

Development App 820 Victoria Street

From [REDACTED]

Date Wed 2026-06-24 4:32 PM

To Sarah Shaw <sshaw@nelson.ca>

Regarding the development variance permit for 820 Victoria St. Thank you for the notification. I have no issues with the proposed variance. We support this.

[REDACTED]
[REDACTED] Victoria Street

Re: feedback 820 victoria

From [REDACTED]
Date Wed 2026-06-24 7:29 PM
To Sarah Shaw <sshaw@nelson.ca>

[REDACTED] victoria st. I totally support
820 victoria st. Renos it will be great for the street

820 Victoria St

From [REDACTED]
Date Fri 2026-06-26 3:08 PM
To Sarah Shaw <sshaw@nelson.ca>

Hello!

I am the homeowner at [REDACTED] Victoria St, Nelson, BC V1L 4K5.

I wanted to write a letter of support for the restoration and addition to the home at 820 Victoria St.

As it is on the same street as our house, I get extremely excited about new families moving into the downtown area.

As the COO of a company that regularly receives [international architecture awards](#), I also appreciate the need for our town to put its best foot forward from a design perspective.

Victoria St is Baker street light. We see a tremendous amount of tourist foot traffic right in front of our front door. Its highly important that nothing stands in the way of the maintenance and beautification of Nelson's downtown.

Full speed ahead on this!

Thank you

R

Delfiner and Hurlow 820 Victoria

From [REDACTED]

Date Fri 2026-06-26 9:03 AM

To Sarah Shaw <sshaw@nelson.ca>

 4 attachments (14 MB)

skylightOS.jpg; blockedview2.jpg; blockedview.jpg; squaredark.jpg;

Hi Sarah,

I live at [REDACTED] cedar street.

i have concerns about the variance application.

The variance on the east side has the potential to block sunlight into the neighbours sky light. See attached "skylight.jpeg"

I worry about the city allowing new development to darken neighbourhoods or block views. The new build near Carbonate and Park should not have been allowed to push in front of the neighbour. (see attached blockview.jpeg and blockedview2)

and the squaring of peaked roofs dramatically cuts of light and creates a walled in feeling (see attached squaredark.jpeg. Imagine if all three had square roofs.

Why is the City allowing the expansion of the size of the house? Nelson is in danger of losing the smaller homes that suit smaller families. I am married but do not have children. My home is small by todays standards but is very comfortable for 2 people.

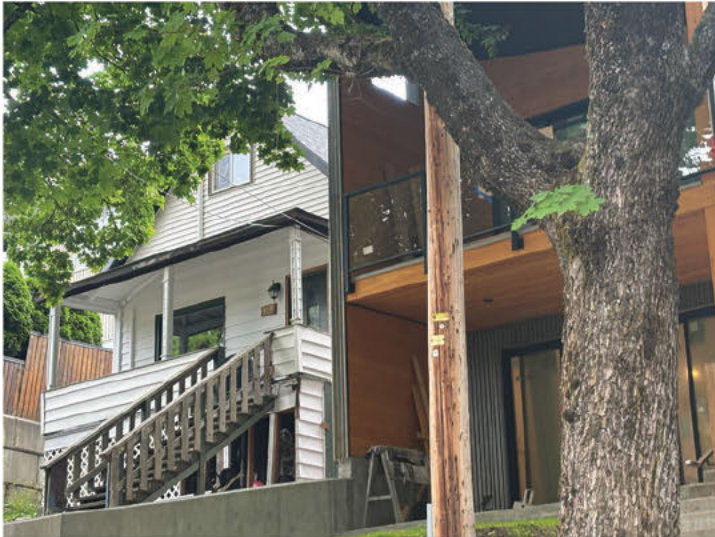
Converting smaller homes mansions will further reduce the options for seniors to downsize.

My mother was living in my family home by herself, as there were no smaller homes in her neighbourhood. total square footage (both floors) was around 2,800. It held a family of 6.

Thanks for reading. No need to respond as I admit I was venting on issues more than the variance.

[REDACTED]
[REDACTED] cedar street.

Attachments



THE CORPORATION OF THE CITY OF NELSON FOR INFORMATION

DATE: July 7, 2026 Regular
TOPIC: **INFORMATION ITEMS**
PROPOSAL: Minutes of Council Committees and Commissions
PROPOSED BY: Staff

ANALYSIS SUMMARY:

An update on the minutes of Council Commission, Committee and Board meetings is provided for Council's Information.

| <u>Item</u> | <u>From</u> | <u>Date</u> | <u>Action</u> |
|--------------------|--|--------------------|-------------------------|
| 1. | Cultural Development Committee | May 6, 2026 | Receive for Information |
| 2. | Nelson Public Library Board | March 24, 2026 | Receive for Information |
| 3. | Nelson Public Library Board | April 21, 2026 | Receive for Information |
| 4. | Greater Nelson Economic Development Coordinating Committee | February 4, 2026 | Receive for Information |
| 5. | Greater Nelson Economic Development Coordinating Committee | April 1, 2026 | Receive for Information |
| 6. | Greater Nelson Economic Development Advisory Committee | March 4, 2026 | Receive for Information |
| 7. | Nelson Housing Committee | April 24, 2026 | Receive for Information |

BACKGROUND:

Council's Boards, Commissions and Committees meet monthly or according to some other agreed upon schedule. All meetings are held in accordance with relevant bylaws, policies and Terms of Reference.

BENEFITS, ADVANTAGES, DISADVANTAGES AND NEGATIVE IMPACTS:

The Council Commissions, Committees and Boards deal with these during their deliberations. Please see the attached record of meeting proceedings.

LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:

Council Boards, Committees and Commissions are set up by legislation, bylaw or resolution. The Library Board is set by Provincial Statute.

COMMUNICATION:

Following Council receipt, minutes of meetings held are posted on the [City's website](#).

ATTACHMENTS:

1. Cultural Development Committee – May 6, 2026
2. Nelson Public Library Board – March 24, 2026
3. Nelson Public Library Board – April 21, 2026
4. Greater Nelson Economic Development Coordinating Committee – February 4, 2026
5. Greater Nelson Economic Development Coordinating Committee – April 1, 2026
6. Greater Nelson Economic Development Advisory Committee – March 4, 2026
7. Nelson Housing Committee – April 24, 2026

STAFF RECOMMENDATION:

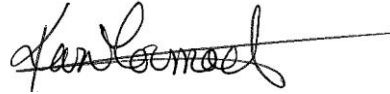
That Council receive the committee and commission meeting minutes for information.

AUTHOR:



DEPUTY CORPORATE OFFICER

REVIEWED BY:



CITY MANAGER



CITY OF NELSON

THE CORPORATION OF THE CITY OF NELSON
Minutes of Council Committee Meeting

A MEETING OF THE CULTURAL DEVELOPMENT COMMITTEE was held on
Wednesday, May 6, 2026 at 11:00 p.m. via Zoom

MEMBERS PRESENT:

Sydney Black
Stephanie Fischer
Danica Heaton
Julia Prudhomme
Kallee Lins
Fabiola Gascon
Eleanor Stacey
Tracy Punchard
Kalika Bowlby

ALSO PRESENT:

Joy Barrett (CDO)
Councillor Payne

REGRETS:

Anna Purcell
Robyn Lamb
Lesley Garlowe
Sonya Martineau (Staff)

Sydney Black called the meeting to order at 11:00 am.

Introductions took place around the table as the committee welcomed new interim executive director, Kalika Bowlby, who will be in the position for 6 months.

1) Adoption of Agenda

MOTION

Moved by Tracy Punchard, seconded by Fabiola Gascon

And Resolved:

THAT the May 6, 2026 Cultural Development Committee Meeting agenda be adopted as presented.

CARRIED

2) Adoption of Minutes

MOTION

Moved by Julia Prudhomme, seconded by Kallee Lins

And Resolved:

THAT the April 6, 2026 Cultural Development Committee meeting minutes be adopted, as presented.

CARRIED

3) CDO Report

- CDO discussed cultural presentations, noting that May and June are booked and requested volunteers to take on September, October, or November.
- The policy working group met and discussed the proposed Lifetime Achievement Award, explaining that the nomination process has been shifted to be more internal, with a CDC subcommittee recommending candidates to an external jury. The purpose of the award remains unchanged, but the process has been modified to better reflect the nature of the recognition.
- Some edits were suggested by the CDC.

MOTION:

THAT the Cultural Development Committee approve the proposed Lifetime Achievement Award policy, as amended;

AND FURTHER THAT the Lifetime Achievement Award policy be presented to Council for their approval.

MOVED by Kallee Lins.

- Discussion took place around the funding available from ReDi grant program – how much funding was available, whether the funding amount has increased year over year, if there is an opportunity to advocate for additional funds from the Columbia Basin, and if there is an opportunity for the City to allocate funds to grant in aid for the arts, culture and heritage sector.

4) Working Group Reports (PAWG, HWG, CPWG)

a) **Heritage Working Group:**

- Have not met this month

b) **Public Art Working Group:**

- Nothing to report

c) **Cultural Policy Working Group:**

- The next meeting is scheduled for May 28th at 11:30 am.

CARRIED

5) Old Business

606 Victoria Street – Council approved Nelson Community Land Trust as the leaseholder. The new name is 606 Art Space. NCLT is sorting out who the anchor tenants will be, with the goal of accommodating as many interested parties as possible. Once the anchor tenants are confirmed, short term rental availability will be built out.

6) New Business

- Planning for the Capitol Theater's 100th anniversary celebration in 2027 is underway, Stephaine will reach out for letters of support for a Canadian

Heritage grant application. NMAG will be pulling together an exhibit to acknowledge this milestone.

- Sinixt youth will be painting murals at Lakeside Park the last week in May.
- Canoe Journey, there will 2 events this year, the first will happen mid-June – will not be stopping in Nelson this year, rather they will be celebrating in Castlegar. On June 26th the event will start in Kaslo, making 2 stops along the East Shore, then on to Kokanee Park and finally will make an appearance at Lakeside Park on Canada Day.
- There will be a Medicinal Plant Salve & Tincture Making Workshop on July 1st at the Capitol Theatre

7) Adjournment

The meeting adjourned at 11:44 am.

MOTION

Moved by Stephanie Fischer

And Resolved:

THAT the May 6, 2026 Cultural Development Committee Meeting be adjourned.

CARRIED



**Nelson Public Library Board
Regular Meeting
Tuesday March 24, 2026
Minutes**

In Attendance

Tracey Therrien, Chief Librarian
 Laura Harris, Assistant (incoming CL)
 Caroline McChesney, Chair
 Dey Stewart
 Rachel Simoni (via technology)
 Val Mayes
 Rumi Lee
 Leslie Payne arrived at 6:58 PM

Regrets

Fernando Murray
 Jesse Piñeiro

Recorder: Zoë Creighton
 Guests: Tracey Fellowes – Area E

| | SUMMARY OF ACTIONS FROM FEBRUARY MEETING | Who | Status |
|----|---|----------|---------------|
| 1. | Tracey will share the booksale poster with Trustees. | Tracey | Done |
| 2. | Share slides from governance training with board | Rumi | Done |
| | SUMMARY OF ACTIONS FROM THIS MEETING | Who | By When |
| 1. | RSVP to KLF Meeting and Governance Training | Trustees | April 10th |
| 2. | Circulate Trust's Non-Profit Advisors program workshops coming to Nelson April 18th | Laura | ASAP |
| 3. | Review Annual Report to the Community for proposed edits | Trustees | By March 27th |

- 1. Meeting called to order at 6:31PM by Caroline McChesney.**
 Tracey Fellowes introduced herself as a potential trustee candidate from Area E, and a round of introductions ensued.

- 2. Land Honouring and Introduction of Presenters: Tracey**
 Tracey Therrien offered a land honouring. She acknowledged her gratitude for the board's interest and support for the Library's decolonization work, and the board's sponsorship of her learning, education and relationship - building in her decolonization work.

- 3. Decolonizing Governance training**
 - **Session 2: Learning from local Indigenous Governance, led by Isabelle Herzig**
 Training TABLED to a further meeting, due to Isabelle's absence.

 - **Update from Committee: Laura Harris**
 Laura provided an overview of a recent meeting with Donna Wright and Isabelle and Tracey – with about a dozen indigenous community leaders who had recently gathered to discuss the Library. It was agreed that the board and the Library "advisory group" (formerly the decolonization committee) would come together for a meal without any agenda to discuss potential next steps.

- 4. Adoption of Regular Agenda**

M/S V.Mayes /R. Lee

That the agenda be approved as distributed. **CARRIED.**

5. Adoption of Consent Agenda

- Minutes from February 24, 2026, meeting
- Committee & Liaison reports:
 - o Fund Development: Laura

The Chair declared the consent agenda adopted.

6. Committee, Liaison & Trustee PD reports (not in consent agenda)

Caroline noted that former Trustee Kathleen Cauley has officially resigned from the Library Board as of February, 2026.

- *Kootenay Library Federation: Rachel & Rumi*
Rumi provided an overview of the KLF, its meeting format, goals, and benefits. AGM is on March 25. Tracey outlined Rachel's recent email inviting trustees to a KLF gathering – RSVP with dietary restrictions and planned attendance by April 10th
- *Friends of the library: Tracey*
Tracey provided a quick update. The recent book sale was a success, and moved a lot of books, while raising about \$250. Spring book sale forthcoming. Val reminded Trustees that she is no longer the board representative and encouraged another trustee to step forward.
- *Professional Development sharing:*
Dey reported out on an online course from Yale that she is taking on her own time on Indigenous religions and ecology. Dey agreed to send other trustees the link. Val promoted the Trust's NPA upcoming sessions on April 18 in Nelson – free lunch! April 25th in Cranbrook. Val will send around link to Trust's NPA Workshops.

7. Librarian's Report: Tracey

Tracey provided an overview of the highlights of her report.

- New library book return bins around the area are a great success
- Accessibility Grant from CBT – Cover Architecture did an accessibility audit of the Library - the report from which will help to improve accessibility where possible. Wobble stools for kids have been very popular. The report will draw in information from the Selkirk Innovation project.
- AI and loneliness grant and associated programs – there was a significant desire to discuss more around impacts on youth.
- Foot traffic has increased by 19% 2024-25 – big push to have foot traffic numbers correspond to membership cards. A discussion ensued around why this is so – friendliness, transit hub, great programs, welcoming and warm/cool environment.
- Staff has been engaging in decolonization training with VIDEA as well.
- Survey is currently out to glean perspectives on defined community needs and hopes re: accessibility of the Library's space.
- Shifting to a new model for circulating digital materials – starting to use a “cost per circulation” model, in hopes that it mitigates the problems with long waits for items on hold.

- Staff undertaking incident management training
- Tracey shared and provided context for the BCLA Intellectual Freedom Statement, which has been developed after 2 years of work by the BCLA board – she explained how this statement is buttressed by other collections policies and roles and responsibilities of who is responsible for fielding these complaints. A conversation ensued.
- T-shirts were printed for outreach team.
- Annual Reports to the province – Tracey provided an overview of the stats and content provided in the 3 annual reports needed to access provincial grants. She underscored how helpful the needs assessment has been for these reports, and outlines some of the scoring she provided for some of the components. The last report is the SOFI report.

8. Generative Discussion

BC Library Trustee Association Videos

<https://www.bclta.ca/governance-in-context/>

- Governance in context
- Modes of Governing
- Board & Library Relationships

Discussion & Activity: Role clarity

<https://www.bclta.ca/activity-4-role-clarity/>

Caroline provided an overview of the video content, and the activity. Perspectives were shared.

9. Board Annual Agenda

March: Receive Annual Report to *Community*

Tracey shared and went through the draft Annual Report to Community that is developed by staff and explained that the board is responsible for approving this annual report. It is sent to the RDCK directors, City Council, and put on the website.

M/S C. McChesney/D. Stewart

That the board approve the Annual Report to Community for 2025. **CARRIED.**

April: Board and staff annual luncheon – Late May/Early June

10. Adjournment and move into In Camera

Moved by V. Mayes

Meeting adjourned at 8:14 PM

Next meeting on Tuesday, April 21st, 2026



**Nelson Public Library Board
Regular Meeting
Tuesday April 21, 2026
Minutes**

In Attendance

Laura Harris, Chief Librarian
Caroline McChesney, Chair
Fernando Murray
Val Mayes
Rumi Lee
Tamara Malloff
Gord Androsoff
Rachel Simoni (recorder)

Regrets

Zoë Creighton
Dey Stewart
Jesse Piñeiro
Leslie Payne

Guests: Isabelle Herzig

| SUMMARY OF ACTIONS FROM MARCH MEETING | | Who | Status |
|---------------------------------------|---|------------------------------|----------|
| 1. | RSVP to KLF Meeting and Governance Training | Trustees | April 10 |
| 2. | Circulate Trust's Non-Profit Advisors program workshops coming | Laura | ASAP |
| 3. | Review Annual Report to the Community | | March 27 |
| SUMMARY OF ACTIONS FROM THIS MEETING | | Who | By When |
| 1. | Develop a one-page or infographic summary of the Accessibility Report for advocacy purposes | Fund Development Committee | TBD |
| 2. | Circulate a poll to determine June meeting date | Laura | ASAP |
| 3. | Invite a member of Friends of the Library to the meet and greet (May 13, 6:00–7:30 PM) | Decolonization Working Group | ASAP |

- 1. Meeting called to order at 6:30PM by Caroline McChesney (online).**
- 2. Welcome and Introductions** Caroline McChesney welcomed attendees and acknowledged Laura leading her first meeting as Chief Librarian. Caroline also welcomed Gord Androsoff (Area F Rep.) and Tamara Malloff (City) who are newly appointed Trustees. Isabelle Herzig was introduced as a presenter.
- 3. Land Honouring**
Laura offered a land honouring.
- 4. Decolonizing Governance training**
 - Session 3: Learning from Indigenous Governance, led by Isabelle Herzig (VIDEA).
 - Isabelle facilitated a reflective discussion on governance and decision-making
 - Participants reflected on their day in relation to water as a grounding exercise
 - Discussion explored the role of Robert's Rules and highlighted that shared rules could support equitable, focused and timely participation when balanced with

flexibility, relationship-building, and intentional decision-making. Participants also noted the value of grounding practices, including cultural approaches. Isabelle encouraged reflection on how the board ensures all voices are heard and suggested a future workshop.

5. Adoption of Regular Agenda

M/S G. Androsoff/T. Malloff

That the agenda be approved as distributed. **CARRIED.**

6. Adoption of Consent Agenda

- Minutes from March 2026 meeting
- Committee & Liaison reports:
 - o KLF: Rachel and Rumi
 - o BCLTA: Rachel and Rumi
 - o Fund Development Committee: Tamara
 - o Friends of the Library: Laura
 - o Decolonization Working Group: Laura

The Chair declared the consent agenda adopted.

7. Committee, Liaison & Trustee PD reports (not in consent agenda)

- *Kootenay Library Federation: Rachel & Rumi*
Spring meeting May 2, 10:00 AM–3:00 PM at [Castlegar Confluence Centre](#); all trustees welcome.
- *BCLTA: Rachel and Rumi*
Upcoming professional development opportunities:
 - o Thursday, May 14 1:00 – 4:00 pm [Board Fundamentals: Financial Governance](#)
 - o Wednesday, June 3 6:00 – 7:00 pm [Misinformation and Public Libraries](#)
- *Friends of the Library: Laura*
Plans are underway for a book sale and trivia night, possible calendar fundraiser, and establishing a Credit Union account for library facility development.
- *Professional Development Sharing*
Upcoming opportunities include BCLTA sessions, KLF and Osprey Community Foundation on May 2.

8. Librarian's Report: Laura

Laura provided an overview of the highlights of her report.

- o Community accessibility survey remains live on the website
- o VIDEA is leading culturally safe programming
- o Hiring update includes a new Deputy Chief Librarian (offer extended, anticipated start date May 4) and summer students (grant received)
- o Programming includes *The Anxious Generation* book club and participation in the UBC Climate Sensemaking workshop, focused on libraries as a resource for organizations working in the climate sector.

- Financial 1st Quarter Report Update provided for information only; no motion required.
- Accessibility Report from Cover Architecture. CBT has offered funding for renovations. A report has been prepared outlining potential layouts for main floor and computer stations; it was noted that building code standards for accessibility do not always fully reflect community accessibility needs.

9. Generative Discussion: Accessibility Report and Future Needs Assessment

• Advocacy and use of report

- Discussion focused on how the report can strengthen advocacy with funders and partners by supporting incremental improvements in service access and inclusion.
- Major physical space changes are not within scope of this project.
- Key ideas included:
 - Creating a one-page summary or infographic for funders
 - Share findings publicly and present to City Hall
 - Exploring potential connections with community organizations such as the Association for Community Living
 - Using the report as a reference during strategic planning

• Accessibility as a Service

- Discussion around how the board should interpret accessibility as a service obligation.

10. Board Annual Agenda

March:

- Receive Annual Report to Community

April:

- Board and staff annual luncheon.

May:

- Invite RDCK Area H, F, and E representatives to a Board meeting and conduct Board self-evaluation. Discussion included shifting evaluation toward identifying board member needs, prioritizing relationship-building.

11. Adjournment and move into In Camera

M/S V Mayes

Meeting adjourned at 8:28 PM

Next meeting on May 19, 2026

GREATER NELSON ECONOMIC DEVELOPMENT
COORDINATING COMMITTEE MINUTES

Wednesday, February 4, 2026, 9:00-10:30 AM PST on Zoom

| | |
|----------------------|--|
| In Attendance | Am Naqvi (<i>Chair</i>), Paul Cowan, Andrea Wilkey, Keith Page, Tom Thomson, Kevin Cormack, and Alison MacDonald (<i>Recording Secretary</i>). |
| Regrets | Stuart Horn, Tom Newell, Cheryl Graham. |

1. LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 9:05 AM.

2. REVIEW AGENDA, MINUTES, & ACTION ITEMS

Added to Other Business: Downtown Business Strategy, Youth Centre and Farmers Market

MOVED by Tom Thomson, SECONDED by Paul Cowan, and RESOLVED THAT:

“The Greater Nelson Economic Development Coordinating Committee Meeting Agenda for February 4, 2026 is accepted as amended.”

CARRIED
2026-02-04

MOVED by Tom Thomson, SECONDED by Paul Cowan, and RESOLVED THAT:

“The Greater Nelson Economic Development Coordinating Committee Meeting Minutes and Action Items for January 7, 2026 are accepted as presented.”

CARRIED
2026-02-04

3. LETTERS OF SUPPORT &/OR ADVOCACY, YTD

Reviewed the letters of support. Am noted a letter of support for the City re: FIFA World Cup community events that was drafted yesterday (Feb 3, 2026) and did not make it onto the list of letters of support for this month (will be included next month).

4. CONFLICTS OF INTEREST

None to declare.

5. NEW BUSINESS

A) FIFA WORLD CUP & SENIORS GAMES UPDATE – FOR INFORMATION

FIFA WORLD CUP UPDATE

The Nelson Youth Soccer Association is leading a bid to host the FIFA Caravan, with support from the Market Coordinator and Cultural Development Coordinator. The event would be part of a series of viewing events across the country and is expected to run for 6–8 hours, including additional entertainment.

A \$50,000 grant application is being prepared to support the bid, with regional support being sought. A separate application has also been submitted to the Province for \$150,000. Attendance is expected to exceed 2,500 people. The application is scheduled to be submitted this week.

There are discussions with Shambhala Music Festival about using their screen for the event. Additional conversations are underway on how to involve the business community in hosting viewing events, in partnership with the Nelson Chamber and NKLT.

Deadline is February 6.

ACTION: Andrea and Tom T ask regional economic development partners for letters of support for the FIFA grant applications.

SENIORS GAMES:

Kevin talked to Wayne Dineau about hosting the Seniors Games. He's willing to discuss. Next games available 2028-2029. It would be a tri-cities event with Castlegar and Trail.

B) COMMUNICATIONS PRIORITIES FOR KAREN'S CONTRACT

The group discussed the communications budget. \$15,000 was allocated for a social media strategy and broader communications strategy, while Karen's quote is \$18,500.

Options discussed included reducing the scope of work, reallocating funds from the Youth + Jobs promotion budget to communications, using funds from the BRE grant, or applying for REDI grants to subsidize other projects and redirect those dollars to communications.

It was noted that the BRE grant requires matching funds from the Chamber. There was support for reallocating funds from NKLT's sports events attraction marketing budget to Karen's contract.

The group also discussed adjusting the scope of social media work. The proposal includes nine months of robust social media management, with lighter management in July and December. There was consideration of reducing an additional month.

It was suggested that Youth + Jobs funding be used to create content that complements the videos and shares more information about the program and participating youth.

Regarding REDI grants, there was discussion about focusing on bricks-and-mortar retail businesses. It was noted that council would likely support this, given the importance of downtown to Nelson's economy. There was interest in better understanding whether retail is in trouble or if other factors are at play. It was suggested that a REDI grant focused on this issue would be more competitive than proposals related to sports event attraction or workforce housing.

There was a question about cost escalation and whether Karen's rates would continue to increase annually. Andrea clarified that she has increased her hourly rate, though it remains competitive. The communications strategy is a one-time cost and has been quoted on the lower end due to her familiarity with GNED.

There was discussion about potentially carving out social media components. It was noted that the current proposal aligns with typical social media budget parameters. There was a preference to reallocate funds from other projects rather than slow momentum on communications work.

It was affirmed that any funds reallocated from Youth + Jobs should still be used to promote that program.

The group discussed the importance of metrics and evaluation. Social media metrics are straightforward to track, and it was suggested to include questions in surveys to assess business owners' awareness of and impressions of GNED.

ACTIONS:

- Andrea to review hourly rate changes from last year to this year
- Review Youth + Jobs budget to identify funds that can be reallocated to communications and adjust overall budget

C) REDI GRANTS

See above.

6. ONGOING BUSINESS

A) ADVISORY COMMITTEE YOUTH REPRESENTATIVE – FOR DISCUSSION

Tom T noted that Brady Stocks who was contacted in December wasn't available/ interested. Noted that on social media, a 24-year-old expressed interest.

ACTION: re-run social media post calling for youth to join GNED Advisory Committee.

B) GNED MEMBER MATRIX – FOR INFORMATION

Andrea shared the member matrix for information.

Ken Kalesnikoff is stepping back from GNED. Erin Fitchett and Ben Hall continue to represent the forestry and construction sectors. Andrea noted that Chris Kalesnikoff is on the Castlegar and District Economic Development Partnership Advisory Committee, and suggested that Colin Hawkins (Kalesnikoff) could be a potential option for GNED.

Kevin highlighted the importance of connecting with newer Canadian business owners to better understand their business needs.

C) STRATEGIC PLAN STATUS UPDATE – Q&A

Andrea reviewed the strategic plan update.

Kevin identified an area for advocacy related to changes to the BC Building Code, particularly regarding renovations and seismic and energy efficiency upgrades.

ACTION: Kevin to share this information with Tom T and the committee for future advocacy

The land disposal process is included in the City's development team work plan.

The Attainable Housing Symposium is scheduled for April 30 and will bring stakeholders together to share best practices.

It was noted that the Kootenay Workforce Housing Society is exploring Build Canada Homes, which prioritizes modular housing and supports multiple projects.

A session with James Brotherhood at Pacific Economic Development Canada (PacifiCan) and Columbia Basin Trust was mentioned.

The KSA study was discussed. With a \$5,000 contribution from GNED, the project leveraged \$47,000 for a feasibility study.

D) ADDED: DOWNTOWN BUSINESS STRATEGY

The group noted that the BRE survey will provide more information to better understand what is happening in the downtown. It was also noted that it will be important to include building owners in this work. The group will wait for the BRE results before determining next steps.

Tom T noted that other Kootenay communities have strengthened their downtowns and emphasized the need for Nelson to be proactive in continuing to attract people to the community.

E) ADDED: YOUTH CENTRE AND FARMERS MARKET

There was discussion about the Eagles building and whether there could be a presence there, including activating the space for the market or creating a display rather than leaving the windows papered over.

Tom T noted that the Imagine Kootenay platform has been rebuilt and is ready for postings of spaces for rent or sale.

There was a question about a winter farmers market. Tom T noted that it is on their radar, but their current priority is the spring to fall markets.

7. OTHER BUSINESS

A) SCHEDULING ADVISORY COMMITTEE MEMBER ORIENTATION

On hold until the Youth Advisory Committee member has been selected.

B) ADDED: Kootenay Cycling Association Presentation

Kevin shared that the Kootenay Cycling Association presented to the City and RDCK, requesting regional funding to support the maintenance of mountain biking trails. The presentation highlighted the economic impact of mountain biking.

Andrea noted that this topic also came up during a call with Pacific Sport. It was noted that Nelson is the only Kootenay community with a sport council, and that mountain biking trails are an important economic asset.

There was discussion about potential ongoing funding, noting that Columbia Basin Trust provides sustained support to arts and artists, and a similar approach could be considered for mountain biking.

ACTION: Kevin to share the Kootenay Cycling Association presentation with the GNED Coordinating Committee.

C) EVENTS

- Thu, Feb 26, Business After Business at The Booster, managed by Yolone Art Group

8. ADJOURNMENT

The Chair adjourned the meeting at 10:38 AM PST.

Next Greater Nelson Economic Development Advisory Committee Meeting: **Wednesday, March 4, 2026, 9:00-11:00 AM**, at the Nelson & District Chamber of Commerce board room.

| ACTION ITEMS | RESPONSIBILITY | STATUS UPDATE |
|--|--------------------|---|
| Andrea and Tom T ask regional economic development partners for letters of support for the FIFA grant applications. | Andrea & Tom T | Unsure if this took place. |
| Andrea to review social media hourly rate changes from last year to this year. | Andrea | Social media management rate (reduced non-profit rate) increased from \$1,200/month in 2024 to \$1,400/month in 2026. Rate adjusted to reflect actual GNED social media management workload including filming & editing reels (highest performing content), and liaising with interview subjects. |
| Review Youth + Jobs budget to identify funds that can be reallocated to communications and adjust overall budget. | Andrea & Ali | Done |
| Re-run social media post calling for youth to join GNED Advisory Committee. | Andrea, Ali, Karen | Request sent to Karen, youth rep post scheduled for April 7 th . |
| Kevin to share information for advocacy related to changes to the BC Building Code, particularly regarding renovations and seismic and energy efficiency upgrades. with Tom T and the committee for future advocacy. | Kevin | To Do |
| Kevin to share the Kootenay Cycling Association presentation with the GNED Coordinating Committee. | Kevin | To Do |

GREATER NELSON ECONOMIC DEVELOPMENT COORDINATING COMMITTEE MINUTES

Wednesday, April 1, 2026, 9:00-10:30 AM PT on Zoom

| | |
|----------------------|--|
| In Attendance | Am Naqvi (<i>Chair</i>), Paul Cowan, Andrea Wilkey, Keith Page, Tom Thomson, Kevin Cormack, and Alison MacDonald (<i>Recording Secretary</i>). |
| Regrets | Stuart Horn, Tom Newell, Cheryl Graham. |

1. LAND ACKNOWLEDGEMENT

The Chair called the meeting to order at 9:02 AM.

2. REVIEW AGENDA, MINUTES, & ACTION ITEMS

Add in-camera at the end of the meeting.

MOVED by Paul Cowan, SECONDED by Keith Page, and RESOLVED THAT:

“The Greater Nelson Economic Development Coordinating Committee Meeting Agenda for April 1, 2026 is accepted as amended. The Greater Nelson Economic Development Coordinating Committee Meeting Minutes and Action Items for February 4, 2026 are accepted as presented.”

CARRIED
2026-04-01

3. LETTERS OF SUPPORT &/OR ADVOCACY, YTD

No new letters of support/ advocacy since the last meeting. Andrea noted ETSI-BC intake closes April 9. Still waiting for REDIP decisions (had expected to hear back in March).

4. CONFLICTS OF INTEREST

None to declare.

5. NEW BUSINESS

A) HOSTING OPPORTUNITY FOR BC SENIORS GAMES - DISCUSSION

Representatives from the BC Seniors Games met with Tom, Peter Moynes, Kevin Cormack, Trish Davidson (RDCK Recreation), and Wayne Boyleau to discuss the opportunity for Nelson to serve as the lead community to coordinate the BC Seniors Games in 2028, 2029, or 2030. The process would need to begin at the political level. The Tri-Cities last hosted the Games in 2011.

If successful, the host community works with the BC Seniors Games Society to build out an organizing committee. The event could bring approximately 3,500 participants to the region during the second week of September, presenting a strong shoulder season economic development opportunity. It would also require approximately 900 volunteers from across the region.

Tom noted that GNED does not have the capacity to lead the event, although it aligns well with the Nelson Kootenay Lake Tourism (NKLT) strategy and GNED’s interest in building out sports tourism.

There was discussion about whether the Chamber should send a letter to the City of Nelson and then reach out to Trail and Castlegar councils to form a regional partnership, as participation from all three communities would be required.

The Chief Administrative Officer for Trail/Rossland shared that the BC Winter Games had been successful in their community and felt their councils would likely be interested in a similar opportunity.

Participants discussed the need to clarify GNED's role. GNED could act as a catalyst by identifying and advancing the opportunity, rather than leading it directly.

Tom T suggested that the first step should be reaching out to Nelson City Council to assess political will. If there is interest, the next step would be to engage recreation commissions and other partners.

There was some concern about potential volunteer burnout in Trail and Rossland.

Keith noted that this topic would be well suited for discussion at the RDCK All Recreation Committee, as it aligns with broader sports tourism work. There is an opportunity to develop a more formal process for identifying and prioritizing major event opportunities, and for coordinating regional collaboration.

This raised the question of whether advocacy should be directed to individual councils or to the All Recreation Commission.

There was agreement that GNED's role is to act as a catalyst—identifying who has the capacity to lead, supporting those organizations, or helping to build capacity if it does not currently exist.

Andrea and Ali noted they have an upcoming meeting with Castlegar and District Economic Development and will raise the opportunity there.

Kevin emphasized the importance of having RDCK support, given their role in facilities.

For GNED, the group discussed the need to clearly articulate why this opportunity aligns with strategic priorities and to build buy-in from Nelson City Council before approaching other councils. A regional approach will be essential, along with visible support from the business community. It was noted that elected officials benefit from hearing a consistent message from multiple partners, including GNED, business organizations, and NKLT.

There was a suggestion to send letters to the City of Nelson and RDCK seeking endorsement to move forward and then determine next steps. Tom noted that the application process begins with municipalities and involves a substantial submission. The BC Seniors Games Society is encouraging this region to apply and indicated that the application would likely be competitive. Hosting would require both financial contributions and staff time from municipalities, and coordination at a regional scale.

Keith suggested that the initial ask to local governments could include approval in principle to form a working group for a BC Seniors Games application, a request for modest pre-development funding (approximately \$2,000 per partner), and an invitation to include Kootenay Boundary communities.

Kevin reiterated capacity concerns and noted that any proposal would need to clearly demonstrate why this should be a priority, including broad support from economic development and tourism organizations.

ACTIONS:

- Discuss the opportunity with economic development partners in Castlegar, Trail, and Rossland
- If there is support, send a letter to the City of Nelson and RDCK seeking political endorsement to apply to host the BC Seniors Games as the tri-cities/ Nelson, Trail, Rossland & Castlegar. (share draft with Am and GNED Coordinating committee).
- Ask Castlegar, Trail/Rossland economic development and tourism organizations to advocate to their councils and regional districts.

6. ONGOING BUSINESS**A) YOUTH + JOBS PROJECT UPDATE**

Matt Popp and Bob Hall (Chamber) are connecting with local junior and high schools to determine how best to get the videos and resources into classrooms and in front of students. They are also planning a video launch event targeting both parents and youth.

Bob has connected with Selkirk College, which has expressed strong interest in participating.

One of the videos was shared at the recent Chamber AGM. Bob also relayed an example from a local business owner who had participated in a youth mentorship program in Ontario, where employers visited schools with hands-on activities to engage students in different sectors.

A project resource webpage is currently being developed but will not be made public until after the video launch event. Draft webpage: www.greaternelsonecdev.com/youth

Discussion included ideas for promoting Selkirk College more directly to students. The videos will be rolled out through GNED, project partners, and the youth filmmakers. There was also discussion about screening the films in venues such as Castlegar and the Shoebox Theatre, and running promotional content in advance of the film releases.

Career Days has been incorporated into this project. Alison has connected with Ben Hall and Breanna Newhouse (Head of Talent Development at Spearhead) to better understand employer perspectives. She also connected with Andy Leathwood to gather insight based on his experience as a former school administrator.

Breanna expressed interest in supporting a Career Days placement and is open to coordinating logistics such as scheduling, capacity, safety, supervision, and liability. They are considering offering a hands-on carpentry project where students would build something to take home, providing realistic shop experience. They are seeking additional details on timing, group size, and how schools or GNED typically support participating employers (e.g., materials, coordination, learning objectives).

Andy provided initial ideas for strengthening Career Days, emphasizing the need to move away from outdated career pathways and toward future-focused, in-demand opportunities informed by current trends. He highlighted the value of storytelling (e.g., videos featuring young professionals), acknowledging the uncertainty of today's job market, and showcasing local economic opportunities. He also recommended more interactive, discussion-based formats rather than traditional presentations. He is open to further discussion.

There was also discussion about broader youth-focused work in the region related to Career Days and mentorship opportunities.

A question was raised about whether this could evolve into a regional project. Andrea noted that CADED is currently focused on workforce gaps related to international students and that this opportunity has been shared with them. She also noted that economic development capacity in Trail is somewhat uncertain at this time.

B) STRATEGIC PLAN STATUS UPDATE – Q&A

WORKFORCE

See previous updates/ upcoming discussion of Youth Advisory Committee member.

BUSINESS RETENTION AND EXPANSION

The BRE survey is ready to roll out, with contractors in place. The plan is to conduct a minimum of 60 in-person, one-hour meetings with businesses, alongside a broader regional survey. The survey is based on a BC Economic Development Association template. Mike Stolte will lead the analysis of results.

Am suggested including a question about the decline in international students. Ali confirmed that declines are already occurring, with a sharp decrease at Selkirk College's Tenth Street campus.

Tom T applied for ReDi grant to do a deeper dive into building vacancies in the downtown. Tom noted they are working to build out a building owner database. The Chamber and NKLT are also discussing possible window storefront artistic vinyl wraps promoting the Greater Nelson Area as an area to Live Work, Play, Invest.

WORKFORCE HOUSING

Andrea is seeking a facilitator to support a committee focused on rental barriers.

The Chamber's **Railtown Housing project** has broken ground, with a formal announcement anticipated this month.

Kevin noted that the Community Housing Fund has been discontinued, and Nelson CARES has indicated they may not be able to meet their affordable housing targets as a result. SHARE Housing continues to advance projects. Spearhead has applied through a federal program to develop efficient housing, in partnership with SHARE Housing, which has also applied to the Canada Builds Homes program.

The **Kootenay Workforce Housing Society**, formed by Community Futures Central Kootenay and inspired by the Nelson Chamber's work, is progressing. They are working with the City of Castlegar on an MOU for land and exploring the feasibility of developing workforce housing in partnership with Kalesnikoff. They have also applied to an off-site construction competition and issued an RFQ for an organization to operate the building.

The **Attainable Housing Symposium** is scheduled for April 30 at the Prestige Lakeside Resort.

TARGETED SECTOR DEVELOPMENT

Sports Tourism: A check-in is needed with Peter Moynes (NKLT) regarding posting for a contractor.

Kootenay School of the Arts (KSA): Partners are working through questions related to building lease arrangements and potential tenants. A decision is expected at Council at the end of April. The group is also determining an appropriate governance model.

Selkirk College: The College is undertaking a campus review study across the region. There was a suggestion that GNED participate. Selkirk is also launching new hospitality programming in the fall. Additional conversations may be needed regarding recreation at Mary Hall and the Regional District.

COMMUNICATIONS:

Karen noted that GNED reels are currently the highest-performing content, contributing to increased costs, as sourcing and coordinating video subjects requires significant time and effort.

Tom T added that some of the Chamber’s communications budget has been reallocated from Tamarack to Bob Hall to support more responsive, organic content.

ACTION:

- Engage a facilitator for a committee on rental barriers.
- Check in with Advisory Committee members to confirm availability for social media video shoots and posts.
- Tom T to add a question to the BRE survey regarding the relevance of GNED.

7. OTHER BUSINESS

A) YOUTH ADVISORY COMMITTEE MEMBER CRITERIA

There was discussion about broadening the criteria for the Youth Advisory Committee member. Originally focused on youth entrepreneurs, the group agreed to expand the scope to include a wider range of youth perspectives—such as those early in their careers, students or recent graduates, individuals exploring employment or business opportunities, and those interested in the local economy.

B) SCHEDULING ADVISORY COMMITTEE MEMBER ORIENTATION

No discussion.

C) EVENTS

- April 23: Business after Business at the Nelson Museum, Archives & Gallery, 5:00-7:00 PM
- April 30: Attainable Housing Symposium, Prestige Lakeside Resort. [Learn more & register here.](#)

8. ADDED: IN CAMERA

9. ADJOURNMENT

The Chair adjourned the meeting at 10:31 AM PT.

ACTION: decide if next meeting is online/ in person (so Paul Cowan can bring sourdough).

Next Greater Nelson Economic Development Coordinating Committee Meeting: **Wednesday, May 6, 2026**, 9:00-10:30 AM on Zoom video conferencing/in person.

| ACTION ITEMS | RESPONSIBILITY | STATUS UPDATE |
|---|----------------|--|
| Seniors Games: Discuss the opportunity with economic development partners in Castlegar, Trail, and Rossland If there is support, send a letter to the City of Nelson and RDCK seeking political endorsement to host the BC Seniors Games (share draft with Am and GNED Coordinating committee). Ask Castlegar, Trail/Rossland economic development and tourism organizations to | Andrea | Raised with Castlegar Economic Development. More information needed for them to provide feedback. Identified different representatives are approaching individual communities. NKLT discussed and debating whether there is more value in several small events vs. one large event to avoid volunteer burn out and disperse the impact. |

| | | |
|---|-------------|--|
| advocate to their councils and regional districts. | | Trail may be burnt out from volunteer needs from recent Games. |
| Engage a facilitator for a committee on rental barriers. | Andrea | Andrea is meeting with Ashley Elliot on Thursday to discuss. |
| Check in with Advisory Committee members to confirm availability for social media video shoots and posts. | Andrea | Add to Agenda for June Advisory Committee meeting. |
| Add a question to the BRE survey regarding the relevance of GNED. | Tom T | The question was added to the BRE survey. |
| Decide if next meeting is online/ in person (so Paul Cowan can bring sourdough). | Andrea/Paul | Decided to hold it in person, with sourdough! |

GREATER NELSON ECONOMIC DEVELOPMENT ADVISORY COMMITTEE MINUTES

Wednesday, March 4, 2026, 9:00-11:00 AM PST

Hybrid at the Nelson & District Chamber of Commerce, 91 Baker St, Nelson, and on Zoom

| | |
|----------------------|--|
| In Attendance | Am Naqvi (Chair), Tom Thomson, Kevin Cormack, Sydney Black, Andy Leathwood, Rob Little, Andrea Wilkey, Erin Fitchett, Peter Moynes, Devin Scott, Janice Morrison, Kate Tait, Ashley Elliot, and Alison MacDonald (<i>Recording Secretary</i>). |
| Guest | Matt Popp (Nelson Chamber, Events Coordinator) |
| Regrets | Cheryl Graham, Maggie Keczan, Andrew Kyle, Paul Cowan, Karen Parent, Priya Biswas, Keith Page, Stuart Horn, Tom Newell, David Harasym. |

1. INDIGENOUS LAND ACKNOWLEDGEMENT

Alison MacDonald gave a land acknowledgement.

2. CALL TO ORDER

The Chair convened the meeting at 9:15 AM due to technical difficulties with the hybrid meeting.

3. REVIEW AGENDA FOR MARCH 4, 2026, AND MINUTES AND ACTION ITEMS FROM DECEMBER 3, 2025

Moved by Rob Little, seconded by Tom Thomson, and RESOLVED THAT:

“The Greater Nelson Economic Development Partnership Advisory Committee Agenda for March 4, 2026, meeting minutes and action items from December 3, 2025 be accepted as presented”

2026-03-04

CARRIED

4. CONFLICTS OF INTEREST

None to declare.

5. LETTERS OF SUPPORT AND ADVOCACY

Letter of support for City of Nelson’s application to host a FIFA community event.

6. ROUNDTABLE

ROB LITTLE, ADVENTURE HOTEL/ NELSON & DISTRICT CHAMBER, HOSPITALITY + FOOD & BEVERAGE:

Rob reported a strong winter season for hospitality, supported by increased visitation from Americans due to the strength of the U.S. dollar, NKLT's efforts to attract U.S. visitors, and favourable snow conditions. Staffing has been strong, with plenty of resumes received. Winter visitors tend to be more affluent, making the cost of food and accommodation less of a barrier. Summer remains the busiest season overall.

Tom Thomson noted the Chamber would like to convene the food and beverage sector to discuss commercial organics diversion. Uptake of the RDCK commercial organics program has been limited, and there may be opportunities to collaborate on a commercial-scale food cycler. Rob noted that training would be required and that improperly managed organics can create pest issues.

BEN HALL, SPEARHEAD, CONSTRUCTION:

Ben reported that a significant portion of Spearhead's business is in the United States and in markets that are less dependent on lending. While all wood products are CUSMA-compliant, the company has been impacted on the steel side. Development of the new facility is progressing well. Building construction is underway, with 135 shipping containers of equipment expected to arrive in June. Spearhead had approximately 60 employees prior to the expansion and expects to grow to 135–140 employees once the facility is fully operational.

The company continues to prioritize local contractors wherever possible.

Ben recently participated in a roundtable in Castlegar with Minister of Housing and Infrastructure Gregor Robertson, where there was a strong focus on accelerating housing development. He highlighted concerns with the "low bid" procurement model, noting that in some countries the lowest and highest bids are excluded and contractors are selected from bids within a defined range of the average. As Ben stated, "there is nothing cheap about a low bid."

In response to questions about increasing work opportunities in BC, Ben noted that Spearhead is diversifying into Canadian, Caribbean, and Japanese markets. The new facility will improve competitiveness in Canada and allow the company to pursue different project types. He emphasized the need for modern methods of construction and noted that BC's construction sector remains largely structured around practices developed decades ago. The federal government is encouraging new approaches to housing delivery, particularly for multi-family construction.

Ben also highlighted the need for trades training to evolve so Red Seal carpenters are equipped to work with modern construction systems such as those used by Spearhead and Kalesnikoff. He cited examples of excessive costs within the construction sector, noting that professional consulting fees on projects can reach millions of dollars and that some building components cost substantially more in Canada than in other countries.

Discussion also touched on building code requirements, including energy efficiency and seismic upgrades. Ben noted that federal officials have expressed a willingness to hear directly from industry about barriers and unintended consequences as governments work to accelerate housing delivery.

ACTION: Draft advocacy letter regarding the Civic Centre roof project and regulatory barriers/red tape.

Andy Leathwood, Sports & Recreation

Andy expressed appreciation that GNED has identified sports tourism as a priority. He noted concerns regarding the demolition of the curling rink but acknowledged the financial challenges municipalities face in maintaining aging facilities. Similar frustrations were raised regarding building code requirements and liability issues.

The Sports Council is currently gathering information from local sports organizations. Andy noted that the economic impact of sport and recreation in the region is significant. Examples included a squash tournament bringing

approximately 60 competitors to Nelson and a swim meet that had filled the Adventure Hotel. These events not only generate spending but also raise Nelson's profile as a destination.

Discussion focused on how information about sporting events is shared. Andy noted that word-of-mouth and personal connections remain some of the strongest forms of promotion and acknowledged the substantial volunteer effort behind local events. Janice observed that many residents are unaware of events until after they occur and may participate if information were more readily available.

Andrea noted that GNED is working with Peter at NKLT to identify and attract tournaments and that information-sharing and coordination with the Sports Council could become part of the new Sports and Recreation position. Sydney noted that NKLT maintains an events calendar, while Nelson Becker produces the *What's On Weekly* newsletter. Rob observed that the arts sector tends to be better organized because of dedicated staff resources. Kate also highlighted the value of trusted influencers in helping promote events.

ACTIONS:

- Develop a social media campaign recognizing volunteers who help bring sporting events to the community and highlighting the associated economic benefits.
- Include event aggregation, coordination, and promotion responsibilities within the new Sports & Recreation position.

Devin Scott, Kootenay Career Development Society/ WorkBC:

Devin thanked GNED for its letter of support regarding Community-Based Employer Services and noted that funding decisions are expected shortly.

He reported ongoing discussions with the Deputy Minister regarding federal funding available to communities affected by tariffs and economic disruption. As an example, workers impacted by curtailments at Interfor in Grand Forks may be eligible for up to \$20,000 in tuition funding through the Community in Transition program. Devin encouraged communities to identify local employers that may have experienced tariff-related impacts, as significant funding opportunities may be available.

The Deputy Minister has also asked WorkBC contractors to promote skills training programs more actively. Provincial data indicates that 71% of participants who complete skills training remain employed. KCDS is working with Selkirk College on several initiatives, including Early Childhood Education training for 16 participants and discussions around a Foundations of Carpentry program for another cohort of 16 participants.

Funding is also available to support individuals completing their Dogwood diploma while receiving income support during their studies.

SYDNEY BLACK, ARTS AND CULTURE

Sydney reported that the KSA working group continues to move forward with approximately 35 committee members involved. A presentation has been made to the City of Nelson requesting continued use of the KSA building for the next two years, and the group is awaiting a decision. Work is underway to explore the development of a non-profit or cooperative structure. Once the future of the space is confirmed, the group will begin identifying additional funding sources.

Sydney noted that the provincial budget has maintained arts funding levels.

Despite heavy rain during the Lantern Festival, attendance was strong. She also encouraged members to purchase tickets for *Mean Girls*, noting that performances are expected to sell out.

ERIN FITCHETT, AF TIMBER, FORESTRY SECTOR:

Erin reported ongoing challenges obtaining cutting permits due to the number of agencies and groups involved in the approval process, resulting in lengthy timelines. Winter operating conditions were generally favourable, aside from significant rainfall affecting road conditions.

AF Timber continues to offer two annual \$500 bursaries: one for Grade 12 students entering Selkirk College's forestry program and another for students entering trades that support the logging industry, including mechanics, welding, and commercial driving. Application information is available through the company's website.

Recruitment remains challenging due to housing shortages. While the company receives applications from experienced workers, many are unable to secure local housing. Current hiring needs include experienced fallers, tether operators, and equipment operators who already possess specialized tether-training experience.

Discussion also touched on provincial programs supporting investment in new equipment and their potential benefits to the forestry sector.

ASHLEY ELLIOTT, KOOTENAY CO-OPERATIVE GROCERY STORE:

Ashley reported strong sales and membership growth over the past year. Member Appreciation Days continue to generate particularly strong sales.

Staff retention remains significantly better than industry averages, with turnover of approximately 20% compared to an industry norm of roughly 40%. Management turnover has largely been related to personal life changes rather than workplace concerns.

The Co-op is currently renovating its butcher shop and exploring opportunities for expansion. It has also leased the Hall Street space formerly occupied by the massage school to DeVito's and recently purchased the Pinnacle office space within the building.

Ashley commented on the recent Living Wage announcement, which reflected a 12% increase. She noted concerns with aspects of the methodology, particularly assumptions regarding transportation needs and changes to how household types are incorporated into the calculation.

ALI MACDONALD, COMMUNITY FUTURES/ RURAL COMMUNITY IMMIGRATION PILOT

Ali provided an update on the Rural Community Immigration Pilot (RCIP), including newly established sector priorities, eligible NOCs, the addition of a secondary NOC option, the updated scoring grid, intake opening date, and employer caps. The upcoming intake will accept 25 applications.

To date, the program has recommended 185 workers and 138 accompanying spouses and dependents. There are currently 59 designated employers in Nelson, two in Area E, and two in Area F. Community recommendations have

been issued for 70 workers in Nelson, four in Area E, and three in Area F. Approximately 58% of successful applicants have been Selkirk College students.

Ali noted that the previous Rural and Northern Immigration Pilot (RNIP) achieved a 98% success rate, while RCIP applications have been approved at approximately 75% to date.

KEVIN CORMACK, CITY OF NELSON

Kevin reported that the City faces an estimated facility infrastructure deficit of \$60–80 million, depending on which facilities are retained. The youngest building is more than 60 years old. These estimates do not include replacement of the Civic Centre roof or upgrades to the KSA mechanical systems.

Additional major capital projects include an \$80-90 million wastewater treatment upgrade and a new fire hall estimated at \$12 million, with total project costs potentially reaching \$18 million. The City expects continued tax increases will be necessary to address these infrastructure pressures.

In response to a question regarding federal Building Communities Stronger funding, Kevin confirmed that the City is actively pursuing grants for numerous projects. Ben referenced comments from Minister Gregor Robertson indicating that significant federal funding is available over the next decade to support housing and infrastructure.

Discussion also focused on local government taxation. Rob questioned whether property taxation remains the most appropriate model given the challenges facing brick-and-mortar businesses. Tom noted the high cost of operating downtown businesses. Kevin explained that local governments have advocated for years for alternative revenue tools, such as sales taxes, but these proposals have generally lacked support from the business community.

7. NEW BUSINESS

a) BUSINESS RETENTION AND EXPANSION PROJECT UPDATE

The Nelson & District Chamber of Commerce has secured funding from ETSI-BC, with matching funding provided by GNED, to undertake a Business Retention and Expansion (BRE) survey. The survey is being finalized this week, with contractors in place to conduct outreach from March through September. A final report is expected in the fall.

The project will build on information gathered through the Business Walks initiative and will focus primarily on the downtown core, while also including outreach to larger employers throughout the community.

Preliminary findings from the Business Walks indicate that approximately 65% of businesses identified red tape and regulatory processes as a significant challenge.

b) RAILTOWN HOUSING SOCIETY WORKFORCE HOUSING PROJECT UPDATE

Tom Thomson reported that construction has begun on the Railtown Housing Society workforce housing project. The Railtown Housing Society was established in 2025, and ownership of the Chamber property was transferred to the Society in February 2025. CMHC and BC Builds agreements are now in place, mortgages have been registered, and all major project components have come together. While formal funding announcements have not yet been made, construction activity is underway.

Tom noted that the project faced significant challenges related to financing and regulatory processes. He explained that CMHC's existing programs are not well designed to support modular construction projects, creating additional hurdles throughout the approval process. Despite these obstacles, the project team persisted and successfully advanced the development. Tom suggested that, given current funding constraints, it may be one of the last housing projects in Nelson to secure this level of support for some time.

Tom also noted that members of the project team have communicated these challenges directly to Minister of Housing and Infrastructure Gregor Robertson. Ben Hall added that the federal government's new Build Canada Homes initiative is intended to address some of the financing and approval challenges currently faced by modern and modular construction projects.

8. UNFINISHED BUSINESS

a) 2025 STRATEGIC PLAN STATUS UPDATE – Q&A

Andrea noted that the Strategic Plan was finalized by email in January.

WORKFORCE

CHILD CARE COMMITTEE UPDATE

The Child Care Committee met on Monday and welcomed several new members, including Jocelyn Stuart (Métis Nation BC), Kelly McAfferty (Interior Health, Healthy Communities), and Heather Broad (Kootenay Kids).

The provincial budget has paused funding for new child care spaces and the designation of additional \$10-a-Day sites. Currently, only about 10% of child care sites in BC participate in the \$10-a-day program. Some funding continues to flow to school districts for the development of child care facilities on school grounds.

Nelson continues to experience a severe shortage of infant-toddler child care spaces, with many children aging out of eligibility before receiving a placement.

Mia Gardiner continues to support child care providers throughout the region with recruitment efforts. However, many potential recruits are interested in the Rural Community Immigration Pilot, resulting in much of her current recruitment focus shifting to the East Kootenay.

Devin Scott shared that WorkBC funding is available through PIERS in Kelowna for 16 participants to complete fully funded Early Childhood Education training. The program is delivered online and includes tuition, books, computer equipment, living supports, and child care funding. The training is not offered through Selkirk College.

The committee also noted an ongoing shortage of workers with infant-toddler specialization.

Kevin Cormack commented that regulatory requirements and red tape continue to affect the child care sector.

YOUTH + JOBS UPDATE

Andrea, Alison, Tom T, Matt Popp, and Bob Hall recently met to discuss potential career exploration events and/or career days for local youth. The first step will be engaging with local schools to better understand existing programming, interest levels, and capacity to coordinate future initiatives.

GNED is also exploring an event to launch the Youth and Jobs video series and plans to engage Karen Kornelsen to assist with promotion.

Ben Hall suggested that Grade 10 may be too late to influence career decisions related to the trades and recommended engaging students as early as Grade 8. Andy Leathwood agreed and emphasized the importance of also engaging parents, noting that a broader cultural shift is needed around perceptions of trades and career pathways.

Alison noted that she also met with Kootenay Career Development Society staff in Castlegar to discuss the anticipated decline in international student enrollment this fall and the implications for workforce development.

Ashley Elliott observed that many trades occupations may offer greater long-term security than jobs that could be affected by advances in artificial intelligence. Members agreed that encouraging both youth and parents to think proactively about future careers is important, particularly given that many future occupations do not yet exist.

WORKFORCE HOUSING

Andrea provided an update on the newly established Kootenay Workforce Housing Society, which was created by Community Futures Central Kootenay to help facilitate workforce housing projects throughout the Central Kootenay, particularly in communities outside Nelson where housing initiatives are less advanced. The Society is currently working on a project with Kalesnikoff in Castlegar.

Andrea also promoted the upcoming West Kootenay Building Attainable Housing Symposium on April 30. The event will bring together housing societies, local governments, economic development organizations, and builders to discuss challenges, opportunities, and strategies for advancing housing development in the current funding environment.

Janice Morrison noted that Nelson CARES' Front Street housing project has been withdrawn.

Andrea added that Community Futures and regional partners are closely monitoring the federal Build Canada Homes initiative. Early indications suggest the program may favour regional applications that demonstrate a pipeline of multiple projects. The Columbia Basin Trust is also working with housing societies to help build project readiness.

ADVOCACY

Janice noted that she and Kate Tait will be attending the Federation of Canadian Municipalities (FCM) conference in June and expect there will be several opportunities to advance local advocacy priorities. She also noted that she will be attending the Council of Forest Industries (COFI) conference next week, where discussions will focus on issues including softwood lumber, forestry, and workforce development. The Ministers of Forests and Jobs, Economic Development and Innovation are expected to attend.

Ben Hall commented that the concentration of innovative, family-owned forestry businesses in the West Kootenay is increasingly attracting the attention of both provincial and federal governments.

9. EVENTS

- Chamber AGM Thursday, March 26, 5:00-7:00 PM at the Adventure Hotel
- West Kootenay Attainable Housing Symposium, Thursday, April 30th, Prestige Lakeside Resort

10. ADJOURNMENT

The Chair adjourned the meeting at 11:03 AM.

Next Advisory Committee Meeting: **Wednesday, June 3, 2026**, 9:00-11:00 AM PT at the Nelson and District Chamber of Commerce.

| ACTION ITEM | RESPONSIBILITY | STATUS UPDATE |
|---|---|---|
| Draft advocacy letter regarding the Civic Centre roof project and regulatory barriers/red tape. | CF/ Chamber | Not completed. More info required. |
| Develop a social media campaign recognizing volunteers who help bring sporting events to the community and highlighting the associated economic benefits. | Andrea/Tom/Ali | Social media posts recognizing value of sporting events included in GNED social media. E.g. June 3, Terry Walgren Tournament post: https://www.facebook.com/share/p/1FMtxMxPaM/ |
| Include event aggregation, coordination, and promotion responsibilities within the new Sports & Recreation position. | Andrea/Tom suggest to Peter Moynes at NKLT. | NKLT to develop a strategy for times of the year/types of sporting events to secure, engage partners and then engage a contractor to do targeted sports event attraction. |



CITY OF NELSON

A meeting of the **NELSON HOUSING COMMITTEE (NHC)** was held on
Friday April 24th, 2026 at 12:30 pm at City Hall and via Teams

MEMBERS PRESENT: Leslie Payne
Alison Roy
Sean Ryan
Colin Hawkins

1. Call to Order & Territorial Acknowledgment

The meeting was called to order by Chair Leslie Payne. A territorial acknowledgment was provided.

2. Approval of Agenda

Motion: To approve the agenda as amended (including addition of seniors housing update under Member Roundtable).

Moved/Seconded: Alison / Sean

Carried

3. Adoption of Minutes – March 20, 2026

The March 20, 2026 meeting minutes were reviewed.

Discussion included:

- Ensuring all attendees are listed in the minutes.
- Attributing presentations or updates to specific speakers where appropriate.

Motion: To adopt the March 20, 2026 minutes as amended.

Moved/Seconded: Sean / Alison

Carried

4. BC Energy Step Code & Zero Carbon Step Code Presentation

Presenter: Natalie Andrijancic, Director of Development Services

The committee received a presentation on the BC Energy Step Code and Zero Carbon Step Code, including current status, builder feedback, and proposed policy directions.

Key discussion points:

- The Step Code standardizes energy efficiency requirements across municipalities.
- The Zero Carbon Step Code focuses on reducing operational greenhouse gas emissions.
- The City of Nelson is currently performing above provincial minimum requirements for both residential and commercial buildings.
- Many local builders are already building to Step 4 or higher.
- A significant portion of new builds are meeting higher zero carbon performance levels.

Cost considerations:

- Construction cost impacts are generally minimal, ranging from cost-neutral to modest increases.
- Operational costs are lower due to improved efficiency and use of heat pump systems.

Builder feedback:

- Desire for clearer timelines and simplified requirements.
- Continued need for education and clarity around Zero Carbon requirements and electrical capacity.

Proposed direction:

- Move to Step 4, Emission Level 3 by December 31, 2026.
- Advance to Step 4, Emission Level 4 by December 31, 2028.
- Remove “step-back” compliance options.
- Maintain Step 4 rather than Step 5 due to cost and embodied carbon considerations.
- Continue review and engagement for Part 3 (larger/complex) buildings.

Additional notes:

- Fortis rebate availability is uncertain and may be ending.
- A provincial report on transitioning to energy-efficient systems will be circulated.
- Discussion acknowledged the need to balance energy efficiency with housing affordability.

5. Committee Mandate Discussion

The committee discussed whether its current mandate remains appropriate and effective.

Key points:

- Need to clarify the committee’s role relative to the Advisory Planning Commission to avoid duplication.
- Opportunity for the committee to take on a more active role in research and advisory work.
- Interest in revisiting the Terms of Reference as part of future planning.

6. West Kootenay Building Attainable Housing Symposium

- Upcoming symposium noted.
- Attendance from committee members and partners anticipated.
- Opportunity to gather insights and identify new approaches.

7. Member Roundtable Updates

Committee membership:

- Colin is leaving Kalesnikoff to join BC Hydro.
- Potential need to recruit additional committee members.

Other updates:

- Discussion of long-term housing goals, including vacancy rates and potential housing corporation models.
- Mention of Columbia Basin Trust support for heat pump installations in existing housing.

8. Next Meeting

May 14, 2026

9. Adjournment

Motion: To adjourn the meeting.

Moved/Seconded: Alison / Sean

Time: 1:22 PM

Carried

THE CORPORATION OF THE CITY OF NELSON FOR INFORMATION

DATE: June 9, 2026, Regular Meeting
TOPIC: INFORMATION ITEMS
PROPOSAL: Reports
PROPOSED BY: Staff

ITEMS SUMMARY:

The following reports have been received since the last meeting of Council.

| Item | From | Subject | Action |
|------|----------------------|---|-------------------------|
| 1. | Development Services | Building Permit Statistics June 1, 2026 to June 26, 2026 | Receive for information |
| 2. | Finance | Accounts Payable Listing May 1, 2026 to May 31, 2026 | Receive for information |
| 3. | Corporate Services | Council Correspondence As of June 30, 2026 | Receive for Information |

STAFF RECOMMENDATION:

That Council passes the following resolution:

1. THAT Council receives the reports presented by staff for information.

AUTHOR:



DEPUTY CORPORATE OFFICER

REVIEWED BY:



CITY MANAGER

City of Nelson BUILDING PERMIT STATISTICS

Printed Fri Jun 26 18:50:02 EDT 2026

Statistics From 01-Jun-2026 to 26-Jun-2026

PERMITS

| Description | 2025 | | 2026 | |
|---|--------------|---------------------|--------------|---------------------|
| | # of Permits | Estimated Value(\$) | # of Permits | Estimated Value(\$) |
| NEW CONSTRUCTION | | | | |
| Single Unit Dwellings | 2 | \$1,025,000.00 | 2 | \$1,614,000.00 |
| Multi-Unit Dwelling Building | 1 | \$80,000.00 | 2 | \$75,650,000.00 |
| Commercial & Industrial | 0 | | 0 | |
| Government & Institutional | 0 | | 0 | |
| RENOVATIONS & ADDITIONS TO EXISTING BUILDING | | | | |
| Single Unit Dwellings (incl. garages & carports) | 6 | \$760,500.00 | 14 | \$1,499,385.00 |
| Multi-Unit Dwelling Building | 0 | | 0 | |
| Commercial & Industrial | 1 | \$50,000.00 | 0 | |
| Government & Institutional | 1 | \$40,000.00 | 1 | \$1,250,000.00 |
| DEMOLITIONS (Removal of a building) | 1 | \$3,000.00 | 1 | \$10,000.00 |
| TOTAL FOR THIS PERIOD | 12 | \$1,958,500.0 | 20 | \$80,023,384.0 |
| YEAR TO DATE | 81 | \$20,755,172. | 86 | \$115,020,448. |

DWELLING UNITS

| Description | For this period | | Year to date | |
|--|---------------------|---------------|---------------|---------------|
| | 2025 | 2026 | 2025 | 2026 |
| | # of Dwelling Units | # of Dwelling | # of Dwelling | # of Dwelling |
| NEW DWELLING UNITS | | | | |
| Single Dwelling Units (incl. single family homes, laneway homes and sec. suites*) | 3 | 1 | 23 | 8 |
| Multi-Unit Dwellings | 0 | 30 | 49 | 93 |
| DWELLING UNITS REMOVED | 0 | 0 | 2 | 1 |
| TOTAL | 3 | 31 | 71 | 99 |
| *Secondary Suites | 1 | 0 | 17 | 8 |

PLUMBING PERMITS

| | 2025 | 2026 |
|------------------------------|------|------|
| TOTAL FOR THIS PERIOD | 14 | 9 |
| YEAR TO DATE | 68 | 42 |

Cheque Listing May 2026 Over \$25,000

| Cheque # | Vendor # | Vendor Name | Description | Invoice Amount |
|--------------|----------|---------------------------------------|------------------------------------|-----------------|
| 564960 | B0085 | BC Transit | CONV TRANSIT SERV MAR/26 | \$ 68,193.61 |
| 565220 | C0204 | Canadian Dewatering LP | SEWER LINE INSPECTIONS APRIL 2026 | \$ 33,174.24 |
| 565010 | R0278 | Canoe Procurement Group of Canada | FLAGGER | \$ 38,218.88 |
| 565147 | F0032 | Fall Line Forestry Ltd. | VEG MGMT APR 20-30 MAY 1 | \$ 34,955.05 |
| 564971 | F0032 | Fall Line Forestry Ltd. | VEG MGMT APRIL 1-17 | \$ 39,685.80 |
| 564972 | F0157 | Food Cycle Sciences Corporation | FOODCYCLER | \$ 705,600.00 |
| EFT MAR 26 | F0118 | FortisBC - Electricity | FORTIS MARCH/26 PURCHASE | \$ 892,720.16 |
| 565146 | F0002 | FWC26 Football Canada Ltd | CANADA CELEBRATES ACTIVATION FEE | \$ 52,500.00 |
| 565163 | K0311 | Kootenay Precision Mechanical | PIPE REPLACEMENT | \$ 29,534.81 |
| EFT MAY 2026 | M0109 | Manulife Financial | MAY/26 PREMIUMS | \$ 124,688.81 |
| 565269 | R0215 | Regional District of Central Kootenay | MFA #105 2026 | \$ 162,245.26 |
| 565188 | S0130 | Terus Construction Ltd | HAND PATCHING EWO PROFILE GRINDING | \$ 36,528.14 |
| 116938 | T0249 | TK Elevator (Canada) Limited | ELEVATOR MODERNIZATION | \$ 179,451.54 |
| 565287 | T0368 | Twin Rivers Controls Ltd | DAMPER UPGRADE | \$ 39,566.10 |
| | | | | \$ 2,437,062.40 |

AP Cheque Lisitng May 2026

| Cheque # | Vendor # | Vendor Name | Paid Amount |
|----------|----------|--|--------------|
| 564955 | A0020 | A.C.E. Courier Services | \$ 1,474.29 |
| 565043 | A0020 | A.C.E. Courier Services | \$ 324.03 |
| 565122 | A0020 | A.C.E. Courier Services | \$ 492.91 |
| 565211 | A0020 | A.C.E. Courier Services | \$ 80.60 |
| 116964 | A0080 | AARON PASACRETA | \$ 500.00 |
| 565044 | A0116 | Abell Pest Control Inc | \$ 435.83 |
| 565123 | A0116 | Abell Pest Control Inc | \$ 104.46 |
| 565212 | A0116 | Abell Pest Control Inc | \$ 315.00 |
| 564956 | A0120 | Acklands-Grainger Inc. | \$ 1,063.61 |
| 565045 | A0120 | Acklands-Grainger Inc. | \$ 934.64 |
| 565124 | A0120 | Acklands-Grainger Inc. | \$ 551.66 |
| 565213 | A0120 | Acklands-Grainger Inc. | \$ 1,856.28 |
| 565125 | A0135 | AdvantageOne Technology Inc | \$ 2,578.91 |
| 564957 | A0175 | Air Liquide Canada Inc. | \$ 200.11 |
| 565126 | A0175 | Air Liquide Canada Inc. | \$ 201.23 |
| 565214 | A0175 | Air Liquide Canada Inc. | \$ 1,077.89 |
| 565046 | A0207 | Alex Thumm | \$ 2,000.00 |
| 565127 | A0207 | Alex Thumm | \$ 2,295.00 |
| 565128 | A0223 | All Around Septic Services Ltd | \$ 1,071.00 |
| 564958 | A0264 | Alopex Couriers | \$ 176.40 |
| 565215 | a0264 | Alopex Couriers | \$ 96.36 |
| 565047 | A0286 | AIG Insurance Company of Canada | \$ 1,815.56 |
| 564959 | A0305 | Aon Reed Stenhouse Inc. | \$ 375.00 |
| 565129 | A0330 | ALS Canada Ltd | \$ 1,582.09 |
| 565048 | A0350 | Andex Rental & Sales Ltd. | \$ 257.60 |
| 565130 | A0350 | Andex Rental & Sales Ltd. | \$ 443.41 |
| 565216 | A0350 | Andex Rental & Sales Ltd. | \$ 1,673.95 |
| 565049 | A0360 | Andrew Sheret Limited | \$ 51.48 |
| 565131 | A0425 | Associated Fire Safety Group Inc | \$ 252.08 |
| 564960 | B0085 | BC Transit | \$ 68,193.61 |
| 565132 | B0099 | Centrix Control Solutions LP | \$ 3,148.66 |
| 116899 | B0120 | B.C. LTD. 1528309 | \$ 47.25 |
| 116981 | B0120 | BENEVA Inc | \$ 750.00 |
| 564961 | B0125 | B & L Security Patrol (1981) Ltd. | \$ 1,199.36 |
| 565050 | B0125 | B & L Security Patrol (1981) Ltd. | \$ 450.45 |
| 565051 | B0250 | Applied Industrial Technologies | \$ 1,608.30 |
| 565133 | B0265 | Bee-Clean Building Maintenance Inc | \$ 5,969.31 |
| 565134 | B0320 | Doane Grant Thornton LLP | \$ 14,306.25 |
| 565217 | B0360 | Bill's Heavy Duty Enterprises (2004) Ltd | \$ 766.85 |
| 565135 | B0369 | BIS Safety Software Inc | \$ 2,161.77 |

| Cheque # | Vendor # | Vendor Name | Paid Amount |
|----------|----------|---|--------------|
| 565136 | B0383 | Black Press Group Ltd. | \$ 909.05 |
| 565137 | B0553 | Ralcomm Ltd | \$ 734.34 |
| 565052 | C0018 | S-I IPVF Canda Inc. CAC Industrial Equi | \$ 7,777.11 |
| 565218 | C0031 | CIMA Canada Inc | \$ 4,805.06 |
| 116965 | C0040 | CHRISTINE DEYNAKA | \$ 36.73 |
| 565053 | C0070 | Canadian Pacific Railway Company | \$ 731.00 |
| 565219 | C0070 | Canadian Pacific Railway Company | \$ 17.85 |
| 564962 | C0141 | Call the Blindman.Com Ltd. | \$ 4,924.50 |
| 565220 | c0204 | Canadian Dewatering LP | \$ 33,174.24 |
| 565221 | C0342 | Caro Analytical Services Ltd. | \$ 4,026.54 |
| 565054 | C0361 | Cartel Communication Systems Inc. | \$ 3,973.14 |
| 565222 | C0397 | Castlegar Sculpturewalk Society | \$ 11,934.50 |
| 116967 | C0427 | Ceyssens & Bauchman | \$ 7,840.00 |
| 564963 | C0439 | Cintas Canada Limited | \$ 2,216.30 |
| 565055 | C0439 | Cintas Canada Limited | \$ 315.27 |
| 565139 | C0439 | Cintas Canada Limited | \$ 841.66 |
| 565223 | C0439 | Cintas Canada Limited | \$ 1,985.08 |
| 116968 | C0465 | City of Nanaimo | \$ 210.00 |
| 116901 | C0486 | City of Vancouver | \$ 915.33 |
| 564964 | C0521 | Cleaning Genies | \$ 3,420.90 |
| 565056 | C0521 | Cleaning Genies | \$ 4,100.25 |
| 565140 | C0521 | Cleaning Genies | \$ 6,680.10 |
| 565224 | C0557 | Colliers Project Leaders Inc | \$ 3,750.00 |
| 564965 | C0566 | Columbia Fuels | \$ 26,266.82 |
| 565057 | C0566 | Columbia Fuels | \$ 13,531.99 |
| 565141 | C0566 | Columbia Fuels | \$ 12,010.30 |
| 565225 | C0566 | Columbia Fuels | \$ 15,666.81 |
| 565142 | C0568 | Columbia Basin Broadband Corporation | \$ 1,820.00 |
| 116947 | C0572 | Columbia Wireless Inc | \$ 360.64 |
| 565226 | C0575 | Case Grypma Mechanical Ltd | \$ 315.00 |
| 564966 | C0605 | Commandeur Consulting | \$ 467.12 |
| 565058 | C0605 | Commandeur Consulting | \$ 331.74 |
| 565143 | C0605 | Commandeur Consulting | \$ 115.50 |
| 565227 | C0605 | Commandeur Consulting | \$ 971.36 |
| 564967 | c0640 | Cowan's Office Supplies Ltd | \$ 4,690.58 |
| 565059 | C0640 | Cowan's Office Supplies Ltd | \$ 741.21 |
| 565144 | C0640 | Cowan's Office Supplies Ltd | \$ 14.09 |
| 565228 | C0640 | Cowan's Office Supplies Ltd | \$ 2,021.40 |
| 564968 | D0013 | DDC Excavating Ltd | \$ 8,024.63 |
| 565060 | D0013 | DDC Excavating Ltd | \$ 3,780.00 |
| 565145 | D0013 | DDC Excavating Ltd | \$ 1,890.00 |

| Cheque # | Vendor # | Vendor Name | Paid Amount |
|------------|----------|-------------------------------------|---------------|
| 565229 | D0013 | DDC Excavating Ltd | \$ 1,890.00 |
| 564969 | D0024 | DMC Engineering Inc. | \$ 2,478.00 |
| 565230 | D0249 | Dykstra Pamela | \$ 1,193.88 |
| 565231 | D0264 | Dominic Systems Limited | \$ 861.00 |
| 116902 | D0278 | Don Moore Enterprises Ltd. | \$ 1,505.70 |
| 116903 | E0020 | ERYNN OLEKSYN | \$ 14.53 |
| 116904 | E0020 | ERYNN OLEKSYN | \$ 160.92 |
| 565061 | E0130 | Ellison's Market | \$ 34.63 |
| 565062 | E0133 | Emblazon Embroidery | \$ 132.88 |
| 565063 | E0158 | Enercon Water Treatment Ltd. | \$ 8,932.77 |
| 565232 | E0158 | Enercon Water Treatment Ltd. | \$ 478.46 |
| 564970 | E0176 | Shermco Industries Canada Inc | \$ 12,205.20 |
| 565064 | E0176 | Shermco Industries Canada Inc | \$ 4,470.12 |
| 565233 | E0205 | Expedite Transcription Services Inc | \$ 365.61 |
| 116928 | F0001 | FERNIE HERITAGE LIBRARY | \$ 19.50 |
| 565146 | F0002 | FWC26 Football Canada Ltd | \$ 52,500.00 |
| 564971 | F0032 | Fall Line Forestry Ltd. | \$ 39,685.80 |
| 565147 | F0032 | Fall Line Forestry Ltd. | \$ 34,955.05 |
| 565148 | F0080 | Finning (Canada) | \$ 909.92 |
| EFT MAR 26 | F0118 | FortisBC - Electricity | \$ 892,720.16 |
| 565149 | F0130 | Fred Surridge Ltd. | \$ 22,621.55 |
| 565234 | F0130 | Fred Surridge Ltd. | \$ 1,211.83 |
| 564972 | F0157 | Food Cycle Sciences Corporation | \$ 705,600.00 |
| 564973 | F0162 | Full Spectrum Electric | \$ 611.15 |
| 565065 | F0162 | Full Spectrum Electric | \$ 195.30 |
| 565150 | F0162 | Full Spectrum Electric | \$ 3,185.46 |
| 116987 | F0169 | FluentIMS | \$ 1,732.50 |
| 564974 | G0031 | Gall Legge Grant Zwack LLP | \$ 3,376.80 |
| 565151 | G0037 | General Credit Services Inc. | \$ 574.88 |
| 565235 | G0037 | General Credit Services Inc. | \$ 326.81 |
| 565236 | G0038 | GFL Environmental Inc | \$ 6,604.12 |
| 565152 | G0090 | Georama Growers | \$ 28.00 |
| 116988 | G0157 | Global Industrial Canada | \$ 8,810.13 |
| 565237 | H0012 | Hach Sales & Service LP | \$ 1,541.12 |
| 565066 | H0016 | BC Eco Industrial Services Ltd | \$ 8,204.85 |
| 565153 | H0016 | BC Eco Industrial Services Ltd | \$ 9,431.47 |
| 564975 | H0020 | Hall Printing | \$ 98.24 |
| 565067 | H0020 | Hall Printing | \$ 3,130.12 |
| 565154 | H0028 | HHBG Lawyers | \$ 14,277.69 |
| 565155 | H0090 | Hume Hotel | \$ 40.00 |
| 565156 | H0146 | Hil-Tech Contracting Ltd | \$ 9,672.59 |

| Cheque # | Vendor # | Vendor Name | Paid Amount |
|----------|----------|--------------------------------------|--------------|
| 564976 | H0160 | Hipperson Home Hardware | \$ 44.06 |
| 565068 | H0160 | Hipperson Home Hardware | \$ 51.90 |
| 565157 | H0160 | Hipperson Home Hardware | \$ 12.31 |
| 116929 | H0181 | CLARENDON CONSULTING | \$ 78.75 |
| 116930 | H0181 | RUTH PARISH | \$ 75.00 |
| 116931 | H0181 | ANTONIA BANYARD | \$ 75.00 |
| 116932 | H0181 | JACKIE ATKINS | \$ 75.00 |
| 116933 | H0181 | LUCAS MYERS | \$ 75.00 |
| 116934 | H0181 | JOHN A. HUTTON ELEMENTARY SCHOOL | \$ 700.00 |
| 116989 | H0181 | STEPH WIGGINS | \$ 225.00 |
| 564977 | H0211 | Hywood Truck & Equipment Ltd | \$ 873.74 |
| 565158 | H0211 | Hywood Truck & Equipment Ltd | \$ 2,992.77 |
| 564978 | I0037 | Diligent Canada Inc. | \$ 16,632.82 |
| 565238 | I0039 | SCP Distributors Inc. Canada | \$ 209.20 |
| 565069 | I0056 | Joy of Art | \$ 6,343.75 |
| 565070 | I0198 | Iron Mountain Canada Operations ULC | \$ 887.60 |
| 565159 | I0206 | Introba Canada LLP | \$ 17,850.00 |
| 565071 | J0148 | Joint Force Tactical Ltd. | \$ 1,871.83 |
| 565239 | J0161 | Jostle Corporation | \$ 19,719.17 |
| 116957 | K0010 | KENVILLE PLUMBING LTD. | \$ 126.00 |
| 116990 | K0010 | KODIAK CUSTOMS | \$ 8,295.00 |
| 565072 | K0022 | KJA Consultants Inc. | \$ 393.75 |
| 564979 | K0040 | Kal-Tire | \$ 1,476.97 |
| 565240 | K0076 | Kootenay Association for Science and | \$ 71.40 |
| 564980 | K0208 | Kootenay Carshare Coop | \$ 39.20 |
| 564981 | K0213 | Kootenay Coffee Company | \$ 328.00 |
| 565073 | K0213 | Kootenay Coffee Company | \$ 228.00 |
| 565241 | K0213 | Kootenay Coffee Company | \$ 312.00 |
| 564982 | K0218 | Kootenay Complete Tree Service Ltd | \$ 13,489.89 |
| 565074 | K0218 | Kootenay Complete Tree Service Ltd | \$ 14,433.32 |
| 565160 | K0218 | Kootenay Complete Tree Service Ltd | \$ 13,582.29 |
| 565242 | K0228 | Kootenay Co-op Radio | \$ 1,249.50 |
| 564983 | K0240 | Kootenay Glass and Mirror Ltd | \$ 27.77 |
| 565075 | K0240 | Kootenay Glass and Mirror Ltd | \$ 525.17 |
| 564984 | K0250 | Kootenay Industrial Supply Ltd | \$ 42.65 |
| 565076 | K0250 | Kootenay Industrial Supply Ltd | \$ 71.51 |
| 565161 | K0250 | Kootenay Industrial Supply Ltd | \$ 324.77 |
| 565243 | K0250 | Kootenay Industrial Supply Ltd | \$ 773.36 |
| 564985 | K0258 | Kootenay Lake Painting | \$ 3,543.75 |
| 565162 | K0258 | Kootenay Lake Painting | \$ 1,239.00 |
| 116935 | K0268 | Kootenay Lake Electric Ltd | \$ 514.50 |

| Cheque # | Vendor # | Vendor Name | Paid Amount |
|--------------|----------|---------------------------------------|---------------|
| 565163 | K0311 | Kootenay Precision Mechanical | \$ 29,534.81 |
| 565244 | k0311 | Kootenay Precision Mechanical | \$ 15,992.10 |
| 564986 | K0338 | Kootenay Valley Water & Spas | \$ 99.50 |
| 565245 | K0338 | Kootenay Valley Water & Spas | \$ 79.60 |
| 564987 | K0347 | Kootenay Woodcraft | \$ 225.00 |
| 116958 | L0010 | L&C FRENCH BAKERY | \$ 610.55 |
| 565246 | L0025 | Laurel Smith | \$ 500.00 |
| 116975 | L0044 | Minister of Finance | \$ 525.00 |
| 564988 | l0101 | Lidstone & Company | \$ 1,042.91 |
| 564989 | L0110 | Loomis Express | \$ 315.29 |
| 565077 | L0110 | Loomis Express | \$ 160.25 |
| 565164 | L0110 | Loomis Express | \$ 289.91 |
| 565247 | L0122 | Long View Systems Corporation | \$ 834.76 |
| 564990 | L0125 | Lordco Auto Parts | \$ 1,419.16 |
| 565165 | L0125 | Lordco Auto Parts | \$ 1,454.10 |
| 565248 | L0125 | Lordco Auto Parts | \$ 1,403.11 |
| 565166 | L0155 | Let's Camp | \$ 297.35 |
| 564991 | M0024 | MSP Tools | \$ 426.44 |
| 565078 | M0070 | RONA FVBS Nelson | \$ 143.63 |
| 565167 | M0070 | RONA FVBS Nelson | \$ 90.65 |
| 565249 | M0070 | RONA FVBS Nelson | \$ 840.50 |
| 564992 | M0081 | Main Jet Motorsports Inc. | \$ 37.63 |
| 565079 | M0081 | Main Jet Motorsports Inc. | \$ 623.83 |
| 565168 | M0081 | Main Jet Motorsports Inc. | \$ 4,496.79 |
| 565250 | M0081 | Main Jet Motorsports Inc. | \$ 1,281.27 |
| EFT MAY 2026 | M0109 | Manulife Financial | \$ 124,688.81 |
| 564993 | M0114 | Maple Leaf Power Corporation | \$ 7,268.37 |
| 565169 | M0150 | Martech Electrical Systems Ltd | \$ 8,526.00 |
| 565080 | M0260 | McNally Excavating Inc. | \$ 8,820.00 |
| 564994 | M0475 | Minister of Finance | \$ 206.64 |
| 565170 | M0475 | Minister of Finance | \$ 167.85 |
| 564996 | M0599 | Mountain Bin Service Ltd | \$ 2,422.74 |
| 565171 | M0601 | Vista Radio Ltd | \$ 319.20 |
| 565081 | M0605 | Mountain Transport Institute Ltd. | \$ 367.50 |
| 564997 | N0026 | Napa Auto Parts | \$ 923.52 |
| 565172 | N0026 | Napa Auto Parts | \$ 453.50 |
| 565251 | N0026 | Napa Auto Parts | \$ 128.03 |
| 116976 | N0030 | Nasmyth Morrow & Bogusz | \$ 256.01 |
| 565252 | N0031 | Nahanni Industries Ltd. | \$ 284.77 |
| 564998 | N0070 | Nelson & District Rod & Gun Club | \$ 450.00 |
| 564999 | N0150 | Nelson & District Chamber of Commerce | \$ 5,500.00 |

| Cheque # | Vendor # | Vendor Name | Paid Amount |
|----------|----------|--|--------------|
| 565254 | N0160 | SMP Sullivan Motor Products Nelson Ltd | \$ 542.04 |
| 565000 | N0190 | Nelson Farmers Supply Ltd. | \$ 1,957.05 |
| 565083 | N0190 | Nelson Farmers Supply Ltd. | \$ 432.80 |
| 565173 | N0190 | Nelson Farmers Supply Ltd. | \$ 148.41 |
| 565255 | N0190 | Nelson Farmers Supply Ltd. | \$ 4,085.71 |
| 565001 | N0195 | Nelson Ford Sales (2003) Inc. | \$ 815.54 |
| 565084 | N0195 | Nelson Ford Sales (2003) Inc. | \$ 1,015.22 |
| 565002 | N0209 | Nelson Building Centre Limited | \$ 1,157.86 |
| 565085 | N0209 | Nelson Building Centre Limited | \$ 1,279.72 |
| 565174 | N0209 | Nelson Building Centre Limited | \$ 731.44 |
| 565256 | N0209 | Nelson Building Centre Limited | \$ 1,486.89 |
| 565257 | N0253 | Nelson Museum Archives & Gallery | \$ 3,500.00 |
| 565258 | N0257 | Nelson Pilots Association | \$ 420.00 |
| 565260 | N0277 | Adventure Hotel | \$ 20.00 |
| 565176 | n0281 | Noramco | \$ 8,949.19 |
| 565261 | N0281 | Noramco | \$ 11,724.61 |
| 565087 | o0048 | Okanagan Office Systems | \$ 95.78 |
| 565177 | O0048 | Okanagan Office Systems | \$ 3,687.58 |
| 565262 | O0048 | Okanagan Office Systems | \$ 1,008.77 |
| 565003 | O0068 | On Top Inspections 2012 LTD. | \$ 2,805.60 |
| 565178 | O0068 | On Top Inspections 2012 LTD. | \$ 3,297.00 |
| 565004 | O0078 | Opus Consulting Group Ltd. | \$ 29.15 |
| 565088 | O0079 | OptiNet Systems Inc | \$ 4,344.93 |
| 565089 | O0091 | Oso Negro Fine Coffee Ltd | \$ 133.50 |
| 565263 | O0091 | Oso Negro Fine Coffee Ltd | \$ 133.50 |
| 565005 | O0092 | Otter Books Inc. | \$ 47.28 |
| 565179 | O0092 | Otter Books Inc. | \$ 90.12 |
| 116959 | O0098 | Overdrive Inc | \$ 162.18 |
| 116991 | O0098 | Overdrive Inc | \$ 201.74 |
| 565090 | O0210 | Overland West Freight Lines Ltd | \$ 334.46 |
| 565264 | P0042 | Paladin Security Group Ltd | \$ 472.50 |
| 565265 | P0071 | Passmore Laboratory Ltd | \$ 935.00 |
| 565266 | P0076 | Paymentus (Canada) Corporation | \$ 9,028.22 |
| 565091 | P0212 | Plaza Laundromat | \$ 268.28 |
| 565180 | P0313 | Profire Emergency Equipment Inc | \$ 2,267.81 |
| 565267 | P0318 | Primary Engineering and Construction | \$ 9,712.50 |
| 565006 | P0320 | Purolator Inc. | \$ 259.14 |
| 565092 | P0320 | Purolator Inc. | \$ 195.35 |
| 565181 | P0320 | Purolator Inc. | \$ 334.55 |
| 565268 | P0320 | Purolator Inc. | \$ 69.71 |
| 565007 | p0328 | Purcee Industrial Power Ltd | \$ 9,094.84 |

| Cheque # | Vendor # | Vendor Name | Paid Amount |
|----------|----------|--|---------------|
| 565008 | P0333 | Prema Kootenays | \$ 65.00 |
| 565182 | P0336 | Pulpit Plumbing & Heating | \$ 155.40 |
| 565183 | Q0011 | Quadlogic Meters Canada Inc. | \$ 141.75 |
| 565184 | Q0017 | Quarmby Environmental Ltd. | \$ 2,231.25 |
| 116979 | R0010 | ROD VOYKIN - VOYKIN CRANING / EXCAVATING | \$ 990.41 |
| 116961 | R0083 | RDH Building Science Inc. | \$ 525.00 |
| 116937 | R0130 | Receiver General for Canada | \$ 100.00 |
| 565009 | R0215 | Regional District of Central Kootenay | \$ 4,785.76 |
| 565093 | R0215 | Regional District of Central Kootenay | \$ 31.91 |
| 565185 | R0215 | Regional District of Central Kootenay | \$ 2,786.09 |
| 565269 | R0215 | Regional District of Central Kootenay | \$ 164,512.30 |
| 116962 | R0231 | Rel-ish Bistro | \$ 827.40 |
| 116980 | R0231 | Rel-ish Bistro | \$ 210.00 |
| 565094 | R0272 | Rocky Mountain Phoenix | \$ 163.52 |
| 565270 | R0272 | Rocky Mountain Phoenix | \$ 833.28 |
| 565271 | R0277 | Rocky Mountain Energy Ltd | \$ 694.70 |
| 565010 | R0278 | Canoe Procurement Group of Canada | \$ 45,295.49 |
| 565095 | R0278 | Canoe Procurement Group of Canada | \$ 144.02 |
| 565186 | R0278 | Canoe Procurement Group of Canada | \$ 3,575.70 |
| 565272 | r0278 | Canoe Procurement Group of Canada | \$ 667.99 |
| 565011 | S0030 | SK Electronics Ltd. | \$ 28.00 |
| 565096 | S0030 | SK Electronics Ltd. | \$ 59.31 |
| 565187 | S0030 | SK Electronics Ltd. | \$ 12,281.34 |
| 565273 | S0030 | SK Electronics Ltd. | \$ 597.48 |
| 565012 | S0101 | Scouten Engineering | \$ 3,559.50 |
| 116992 | S0120 | Selkirk College | \$ 17,946.18 |
| 565013 | S0130 | Terus Construction Ltd | \$ 10,857.91 |
| 565097 | S0130 | Terus Construction Ltd | \$ 1,103.65 |
| 565188 | S0130 | Terus Construction Ltd | \$ 47,521.43 |
| 565189 | S0181 | Shasheen Machine | \$ 392.00 |
| 565190 | S0184 | Shaw Business Solutions | \$ 39.14 |
| 565014 | S0185 | Shaw Cablesystems | \$ 481.55 |
| 565274 | S0185 | Shaw Cablesystems | \$ 143.75 |
| 565098 | S0217 | Sensible Solutions Inc | \$ 928.94 |
| 565275 | S0217 | Sensible Solutions Inc | \$ 42.56 |
| 565099 | S0256 | AtkinsRealis Canada Inc | \$ 9,534.58 |
| 565276 | S0270 | Insight Canada Inc. | \$ 3,871.21 |
| 565015 | S0290 | Speedpro Signs (NELSON) | \$ 806.73 |
| 565277 | S0372 | Steven Kosa | \$ 708.75 |
| 565016 | S0425 | Superior Propane Inc. | \$ 3,279.18 |
| 565192 | S0425 | Superior Propane Inc. | \$ 3,214.71 |

| Cheque # | Vendor # | Vendor Name | Paid Amount |
|----------|----------|---|---------------|
| 565193 | T0036 | T2 Systems Canada Inc. | \$ 128.80 |
| 565278 | T0043 | Tamarack | \$ 3,803.98 |
| 565017 | T0060 | Gilbert Parts Depot | \$ 2,053.58 |
| 565100 | T0060 | Gilbert Parts Depot | \$ 32.47 |
| 565194 | T0060 | Gilbert Parts Depot | \$ 461.57 |
| 565279 | T0060 | Gilbert Parts Depot | \$ 390.76 |
| 565280 | T0071 | Telus Communications Inc c/o Telus Serv | \$ 1,344.00 |
| 565018 | T0075 | Telus Communications (B.C.) Inc. | \$ 2,570.69 |
| 565281 | T0075 | Telus Communications (B.C.) Inc. | \$ 98.17 |
| 565019 | T0077 | Telus Mobility (BC) | \$ 5,066.15 |
| 565101 | T0077 | Telus Mobility (BC) | \$ 465.59 |
| 565020 | T0079 | FortisBC - Natural Gas | \$ 2,046.14 |
| 565102 | T0079 | FortisBC - Natural Gas | \$ 3,507.01 |
| 565195 | T0079 | FortisBC - Natural Gas | \$ 615.78 |
| 565021 | T0081 | FortisBC Inc | \$ 1,742.04 |
| 565022 | T0088 | Telus Health Solutions Inc. | \$ 748.16 |
| 565103 | T0107 | VSG Canada / The Arborist Store | \$ 183.62 |
| 565104 | T0121 | The Forest Communication Design | \$ 3,150.00 |
| 565282 | T0154 | The Nelson Arborist | \$ 4,587.45 |
| 116963 | T0155 | Nelson Medical Clinic Inc. | \$ 40.00 |
| 565283 | T0217 | Tomko Sports Systems Inc. | \$ 1,334.93 |
| 116938 | T0249 | TK Elevator (Canada) Limited | \$ 179,451.54 |
| 565196 | T0281 | SPI Health and Safety Inc | \$ 1,149.53 |
| 565284 | T0281 | SPI Health and Safety Inc | \$ 600.29 |
| 565023 | T0309 | TRUE Consulting Ltd | \$ 4,312.88 |
| 565024 | T0310 | Rexel Canada Electrical Inc - Utility | \$ 12,314.40 |
| 565197 | T0310 | Rexel Canada Electrical Inc - Utility | \$ 1,260.00 |
| 565285 | T0310 | Rexel Canada Electrical Inc - Utility | \$ 4,633.21 |
| 565025 | T0320 | Tu-Dor Lock & Security | \$ 1,333.79 |
| 565105 | T0320 | Tu-Dor Lock & Security | \$ 259.02 |
| 565198 | T0320 | Tu-Dor Lock & Security | \$ 250.13 |
| 565286 | T0320 | Tu-Dor Lock & Security | \$ 239.10 |
| 565287 | T0368 | Twin Rivers Controls Ltd | \$ 39,566.10 |
| 565288 | U0009 | Uline Canada Corporation | \$ 97.44 |
| 565026 | U0039 | United Library Services Inc | \$ 1,745.64 |
| 565289 | U0039 | United Library Services Inc | \$ 1,595.60 |
| 565027 | U0070 | Urban Systems Ltd | \$ 9,763.74 |
| 565199 | U0070 | Urban Systems Ltd | \$ 15,782.45 |
| 565290 | U0070 | Urban Systems Ltd | \$ 175.77 |
| 565028 | U0081 | Util-Assist Inc. | \$ 5,643.75 |
| 565200 | U0081 | Util-Assist Inc. | \$ 6,927.38 |

| Cheque # | Vendor # | Vendor Name | Paid Amount |
|----------|----------|--|-----------------|
| 116939 | V0010 | VINDEX LAW CORPORATION | \$ 1,365.00 |
| 116940 | V0010 | VIDYA VANKAYALA | \$ 429.63 |
| 565291 | V0033 | Valhalla Septic Services Ltd | \$ 836.25 |
| 565106 | V0040 | Van Kam Freightways Ltd | \$ 1,490.84 |
| 565029 | V0050 | Van-Kel Irrigation | \$ 305.22 |
| 565292 | V0074 | Vivacity Technologies Ltd. | \$ 12,833.63 |
| 565293 | V0120 | Vimar Equipment Ltd | \$ 302.18 |
| 565107 | W0092 | AVO Diagnostic Services Canada Limited | \$ 259.09 |
| 565201 | W0092 | AVO Diagnostic Services Canada Limited | \$ 259.09 |
| 565030 | W0210 | Western Auto Wreckers (1974) Ltd | \$ 945.00 |
| 565202 | W0210 | Western Auto Wreckers (1974) Ltd | \$ 2,119.49 |
| 565294 | W0210 | Western Auto Wreckers (1974) Ltd | \$ 168.00 |
| 565203 | W0241 | Western Pro Sporting & Supply | \$ 4,940.25 |
| 565031 | W0283 | Westvac Industrial Ltd. | \$ 2,100.90 |
| 565108 | Y0150 | Yellow Pages Digital & Media Solutions | \$ 31.50 |
| 565032 | Z0020 | Inland Allcare | \$ 5,579.41 |
| 565109 | Z0020 | Inland Allcare | \$ 266.06 |
| 565204 | Z0020 | Inland Allcare | \$ 3,429.84 |
| 565295 | Z0020 | Inland Allcare | \$ 3,784.61 |
| 565110 | Z0032 | Zone West Enterprises Ltd. | \$ 112.00 |
| | | | \$ 3,327,839.33 |

CITY OF NELSON

MEMORANDUM

DATE: June 30, 2026

TOPIC: Correspondence

TO: Council

FROM: Staff

Set out below is correspondence received by staff and a Table of Contents of Correspondence Received and/or Sent (in chronological order) and Summary of the Letter/City Actions/Responses:

1. Office of Ombudsperson Quarterly Report (January 1-March 31 2026)

Documents complaint files closed by the Office of the Ombudsperson for the reporting period Jan 1 to Mar 31, 2026. Report is dates April 15, 2026 and was received May 15, 2026.

2. Letter from resident re: e-scooters

A letter requesting that the City of Nelson join the e-kick scooter pilot.

3. Letter from Victoria BC resident re local democratic authority

A province-wide letter asserting that senior-government interventions may be used to weaken local democratic authority and urges local municipalities to work together. No response was issued.

4. Invitation for tour of Shambhala operations and public safety systems

An invitation to tour the operations and public safety systems of the Shambhala festival, offered on July 25. Corporate Services responded with RSVPs for three councillors.

5. Response to letter sent by RDCK board chair Aimee Watson

A response sent by Kelly Greene, Minister of Emergency Management and Climate Readiness on the topic of funding for the implementation of the Emergency and Disaster Management Act. The City of Nelson was carbon copied on both the original letter sent April 28, and the response.

6. Letter of congratulations sent to high school graduates

A sample of letters of congratulations, on behalf of Council, sent to high school graduates who either are City of Nelson employees or are children of employees.

7. Letter of congratulations to the Nelson Volleyball Club

Letter of congratulations sent to the Nelson Volleyball Club u16 Girls team, who won the national championship in June.

8. Letter from the Minister of Justice and Attorney General of Canada

A letter of information to inform about the passing of the Bail and Sentencing Reform Act (Bill C-14) into law. (undated)

9. Letter requesting maintenance and repairs at Lakeside Park washrooms

Email correspondence from a resident requesting maintenance and repairs at the Lakeside Park playground washroom facilities.

10. Response to letter re: Lakeside Park washrooms

Email reply from Corporate Services addressing concerns about Lakeside facilities.

11. Letter from the District of Oak Bay Mayor's Office

A letter to Premier Eby, Minister Dix, Minister Green, Minister Boyle, and Minister Bailey requesting consideration for the continuation of funding for the Local Government Climate Action Program (LGCAP).

12. Letter from the City of Nelson

A letter to Premier Eby, Minister Dix, Minister Green, Minister Boyle, and Minister Bailey requesting consideration for the continuation of funding for the Local Government Climate Action Program (LGCAP).