

HAVE A LOOK



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Some different looks at The Greenhouse proposed development on Hoover Street in Uphill. TOP — Hoover Street looking north shows the mix of single family units that would

make up the project. BOTTOM LEFT — The look from the corner of Hoover and Josephine. BOTTOM RIGHT — The look at the Ward Street Lane.

# ‘We want to improve the quality of life for people in Nelson’

**UPHILL HOUSING DEVELOPMENT:** Group putting together proposal for 28 units of housing on Hoover Street say they are trying to do what’s right for Nelson

By **TIMOTHY SCHAFER**  
Daily News Staff

Everyone has a vision for their hometown.

People want to see their community prosper, to thrive, to be a place where they can enjoy everything life has to

offer — without disturbing the right of others to do so as well.

Often new real estate developments disturb the equilibrium of a neighbourhood, upset the balance of a downtown or just plain change the face of a community.

In the case of the Nelson Greenhouse Project — a 28-unit housing development proposed for Uphill — the developers are endeavouring to make it a fit for the city.

It uses geothermal heating, locally harvested timber, local stone, water and energy con-

servation systems and utilize low volatile organic compound emitting materials.

As a result, the project — which still sits before council awaiting approval on a zoning amendment — could be the first Leadership in Energy

See **DEVELOPERS**/Page 3

# Developers have answers for view and traffic

Continued from Page 1

and Environmental Design —certified green residential building in the community.

That initiative is because the developers, Nelson Synergy Group, are from the community, said Larry Fluss, one of the eight partners.

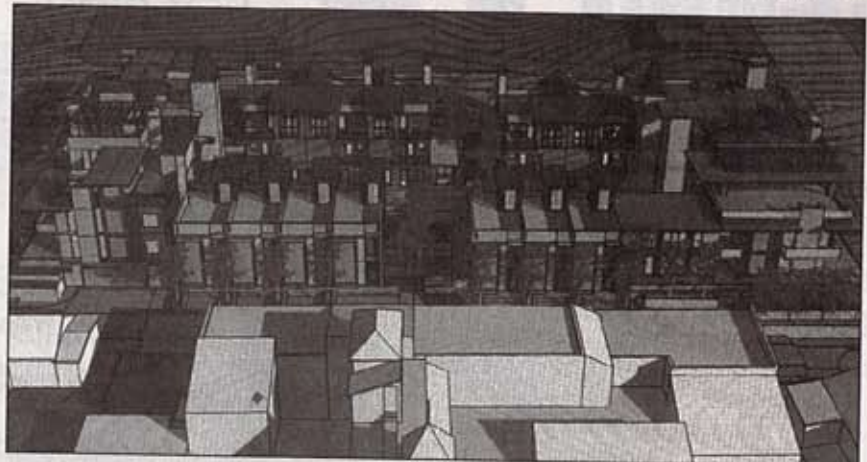
"We have lived here long enough to see that Nelson is an unusual and progressive place. We want to improve the quality of life for people in Nelson," he said. "The project is motivated by our desire to enhance the community we call home."

The design vision began almost three years ago to create something on the site of the former Grizzelle's Greenhouses on Hoover Street that would be affordable. Although Fluss could not yet say what the price for any of the units would be, owing to the volatility of construction costs, he did say there would be a "bigger spread of costs" between the five townhouses, 15 condominiums and seven studio lofts in the project.

"We're going to build something that will last a long time and will be very energy efficient," he said. "That makes it affordable, especially in the long term with energy prices going up."

Fluss said they didn't want to cut corners with the design and create problems for the owners in the future. It is also the intent of the project to buy local to support the economy and reduce the environmental impact of trucking materials in.

The issues of increased traffic and limited parking on the precarious streets of Uphill, particularly near four elementary schools, has been addressed, said Fluss. Ample underground parking will be created, along with an alley entrance and exit



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**The look from above Latimer Street towards the backalley between the brewery building and the proposed housing units.**

to reduce the load on the street, he said, and a four-block proximity of the project to downtown will encourage walking instead of driving.

However, there are four homes on the 500 block of Hoover Street that will have their views of Kootenay Lake and the valley restricted. Fluss said the group has talked to the homeowners twice and informed them of their intentions.

"If there were 10 townhouses in there you wouldn't have a view at all," he said. "We've tried to accommodate them."

Rather than create one large building mass, the project is broken into four distinct buildings, each associated with one of the three facing streets or the lane way. Open spaces are used to distinguish the four buildings from one another, said Fluss, to create varied outdoor spaces and allow views through the site.

The landscape design will incorporate xeriscaping principles, similar to that of Oso Negro Café. The

design of the building will use dozens of green building practices to reduce the ecological footprint, including efficient gas fireplaces and appliances and active solar power options.

In addition to Fluss and his wife Muni, the rest of the partners include Russell Precious (co-founder of Capers natural food stores and the Naam vegetarian restaurant in Vancouver), Vernon Shaw and Ann Sharp, Terence Buie, and Paul and Karuna Erickson.

Former Nelson mayor Dave Elliott was one of the original partners when the land was bought five years ago, but Fluss said Elliott sold his share when he ran for mayor two years ago.

The group has applied to the city to rezone lots 13 to 24 on block 46 on Hoover Street from its present R-1 single-family zoning to R-4 multi-family zoning.

The rezoning would require an amendment to the Official Community Plan and a zoning bylaw to allow for an increase to lot coverage and to the number of units per hectare.

## Food banks need the help

Continued from Page 1

"It will be a great help. We are