

The NEST

Presentation to
City Council

September 22, 2025





Diligent Code Review

A-1.1.1.1.(1) Application to Existing Buildings. This Code is most often applied to existing or relocated buildings when an owner wishes to rehabilitate a building, change its use, or build an addition, or when an enforcement authority decrees that a building or class of buildings be altered for reasons of public safety. It is not intended that the NBC be used to enforce the retrospective application of new requirements to existing buildings or existing portions of relocated buildings, unless specifically required by local regulations or bylaws.



Diligent Code Review

A-1.1.1.1.(1) Application to Existing Buildings.

In applying the Code requirements to an existing building, the benefits derived are the same as in new buildings. On the other hand, the increased cost of implementing in an existing building a design solution that would normally be intended for a new building may be prohibitive.



Diligent Code Review

- *Non-combustible*
- *Fire separated floors*
- *Upgraded sprinkler system*
- *Upgraded fire pump*
- *Upgraded fire alarm system*



Diligent Code Review

Fire Prevention Act - Section 3(d)

Subject to section 3.1, the Fire Marshal shall review plans and specifications for the construction, alteration or repair of structures with a view to determining that proper precautions are taken against fire and the spread of fire.



Diligent Code Review

OFM Chief Code Compliance Officer (since retired)

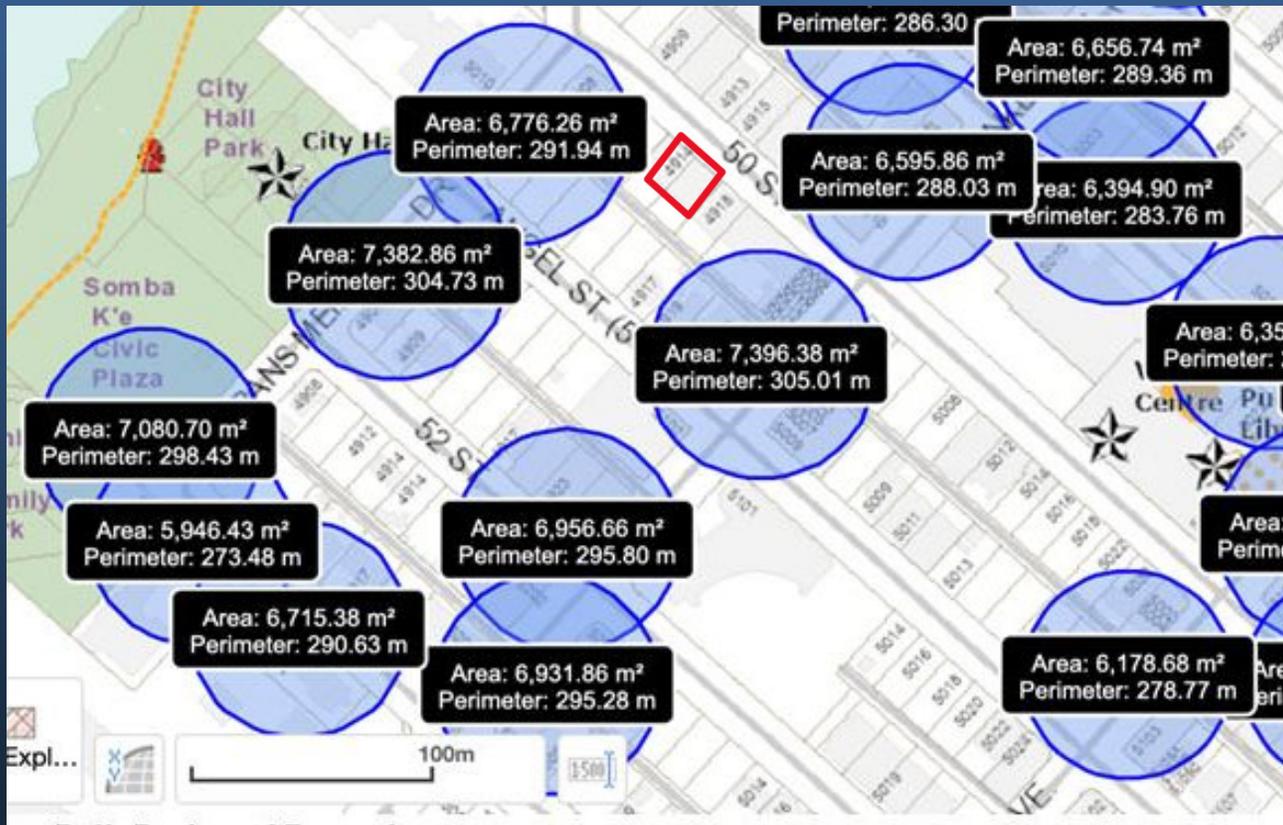
"I treated the Bellanca/NEST building as an existing structure, applying the building code ONLY to the elements proposed for alteration."

No Precedent

- *Revitalization*
- *Existing high rise*
- *Residential*
- *Downtown*



Shared Infrastructure



Map of existing hydrants and 45m distances

Red square is NEST

“Since the Lift Station #1 Replacement project is now eligible for Federal grant funding under the Investing In Canada Infrastructure Program, this has created a small window of opportunity to reallocate a tiny portion of funds, received under the Formula Funding, towards development projects of such kind in the downtown core area at this present time.”



- ✓ Utilization of Existing Infrastructure
- ✓ Mix of Housing Options
- ✓ Availability of Public Transit
- ✓ Community Cohesion
- ✓ Reduced Commuting Stress
- ✓ Revitalization of Underutilized Areas
- ✓ Increased Property Values
- ✓ Local Economic Boost
- ✓ Lower Carbon Footprint
- ✓ Urban Sprawl Control
- ✓ Sustainable Land Use