

# Proposed Redevelopment Plan

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1451 and 1469  
Bertram Street  
Kelowna, BC

December 2020



# Affordable Rental Housing for Downtown Kelowna

In September 2020, BC Housing introduced the overall redevelopment plan and the preliminary design concepts for 1451 and 1469 Bertram Street, Kelowna, BC. The surrounding neighbourhood and organizations representing Kelowna's downtown were invited to provide feedback on the ideas presented. This publication shares the follow-up redevelopment plan and proposed design. The publication also outlines the development approvals BC Housing will pursue with the City of Kelowna.

To post your questions and comments on the ideas proposed in this publication, please visit the BC Housing website at [letstalkhousingbc.ca/ kelowna-bertram](http://letstalkhousingbc.ca/kelowna-bertram) or email BC Housing at [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org) before January 29, 2021.

## Proposed Development Features

The redevelopment will create urgently needed new affordable non-market and market rental housing for seniors, couples, individuals and families. The proposal achieves a design that fits within this downtown neighbourhood and the surrounding City Centre. The following features continue to be central to the redevelopment plan.

### AFFORDABLE RENTAL TOWNHOMES AND APARTMENTS

- 162 independent living housing units are proposed in a 17-storey apartment building on a 3-storey parkade, for a total height of 20 storeys. 8 townhomes will face west towards Bertram and 6 will face north. 176 units are proposed in total.
- No supportive housing or short-term rentals are proposed.

### HOUSING FOR PEOPLE WITH DISABILITIES

- Apartment housing will include a share of wheelchair accessible units. Universal design standards will be incorporated to allow residents to remain active and independent. All common areas will be designed to allow universal access.

### DAYCARE AND PLAY AREA

- BC Housing will seek out an operator for an on-site daycare to provide childcare options for families in the downtown.



## Design Priorities and Redevelopment Features

HIGH QUALITY DESIGN - BERTRAM STREETScape	GREEN APPROACH
<ul style="list-style-type: none"> <li>• Visually interesting public spaces will be created with a mix of building setbacks and finishing materials along Bertram</li> <li>• Character townhomes, green space and landscaping will line Bertram and create high quality pedestrian spaces</li> <li>• Sidewalk lighting and other sidewalk improvements will create welcoming and safe spaces</li> </ul>	<ul style="list-style-type: none"> <li>• Landscaping along Bertram and the daycare play area will help to “green” the redevelopment</li> <li>• Mature street trees will be preserved along Bertram to maintain the neighbourhood character and help achieve Kelowna’s tree canopy targets</li> <li>• Raised garden beds will be planted for growing food and providing habitat for birds and pollinators</li> </ul>



View Looking East – West Elevation, Bertram St.

## Design Priorities and Redevelopment Features

### APARTMENT SPACING AWAY FROM NEIGHBOURS

- The apartment building will be set back on the parkade from adjacent residential areas on all sides
- The apartment building will be narrow to minimize shadows, maximize sky views and maximize the area for usable green space on the parkade rooftop
- Top floors of the apartment will step back to create architectural interest

### SPECIAL ATTENTION TO SHARED PROPERTY LINES

- Landscaping, paving and fencing along shared property lines will be designed in consultation with neighbours
- Landscape design will consider both privacy and CPTED techniques (Crime Prevention Through Environmental Design)



## Design Priorities and Redevelopment Features

### MINIMIZE PARKADE IMPACTS

- Parkade will be limited to 3 storeys and hidden from Bertram by townhomes
- Design details will be integrated on the outside walls to improve the look of the parkade
- Parkade will be designed to minimize spillover of vehicle emissions and light pollution to neighbouring properties

### PARKING AND VEHICLE MANAGEMENT

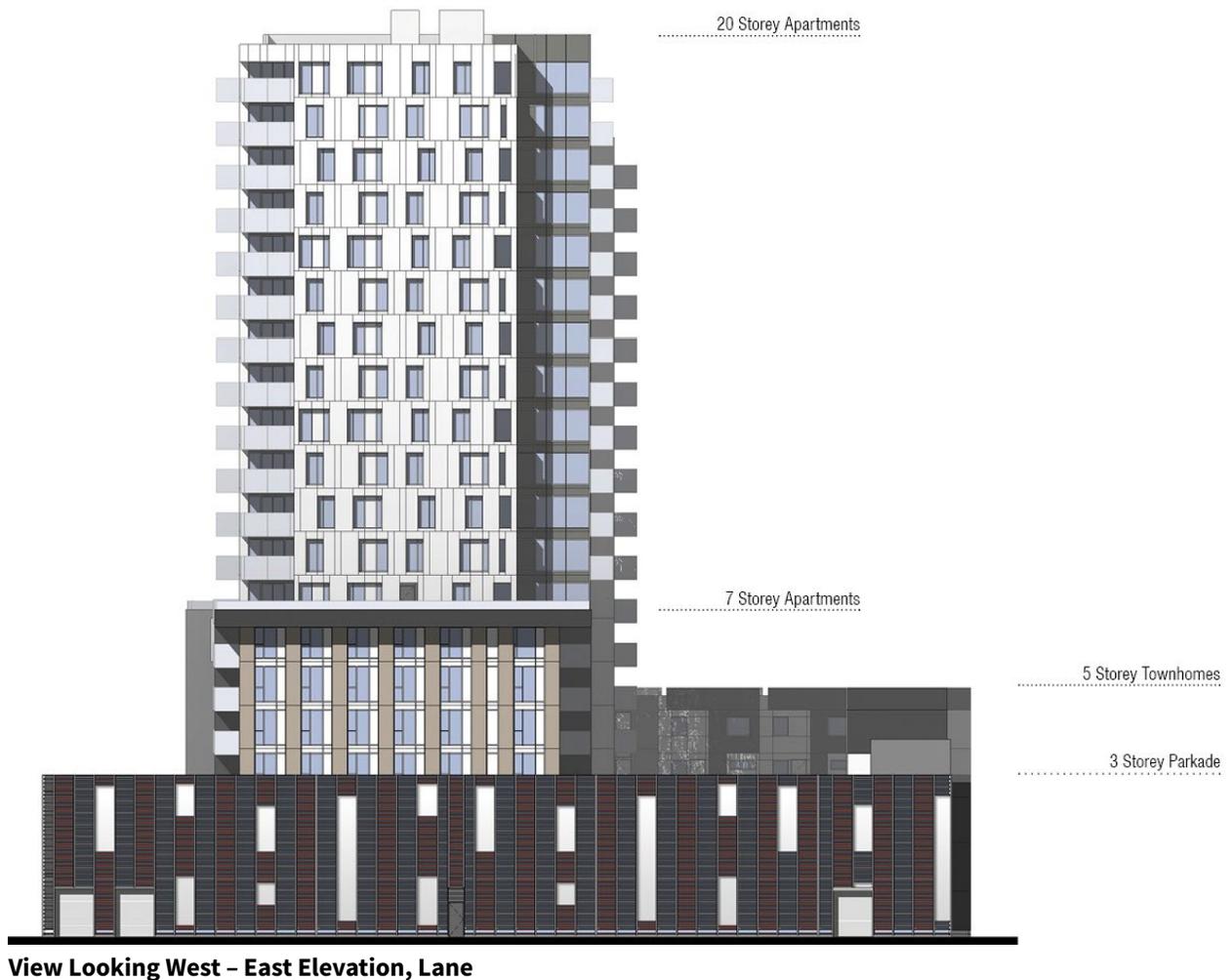
- Approximately one parking stall per unit
- The rear lane will be widened to support vehicle access to the parkade
- Secure bicycle spaces will be provided in the parkade in addition to in-suite bicycle storage racks



View Looking North – South Elevation

## Design Priorities and Redevelopment Features

LEADERSHIP IN CLIMATE CHANGE MITIGATION	CONT.
<ul style="list-style-type: none"><li>• Building design and construction will voluntarily meet Step Code 3 standards for energy efficiency</li><li>• Passive energy and sustainable design principles will be integrated to minimize energy consumption</li><li>• Landscaping will be designed to reduce ambient temperature around the buildings and minimize water consumption</li></ul>	<ul style="list-style-type: none"><li>• Project aims to achieve a construction and waste diversion target of 60% of the total waste generated</li><li>• 25% of parking will support electric vehicle charging</li><li>• Car share options will be considered for community use</li></ul>



# Redevelopment Application

In February 2021, BC Housing will apply to the City of Kelowna to redevelop 1451 and 1469 Bertram Street. At that time, a development notice sign will be posted on the property and the City will post the development application on their webpage at [kelowna.ca/homes-building/property-development/current-developments](http://kelowna.ca/homes-building/property-development/current-developments). The application will include the following bylaw amendments and permit applications:

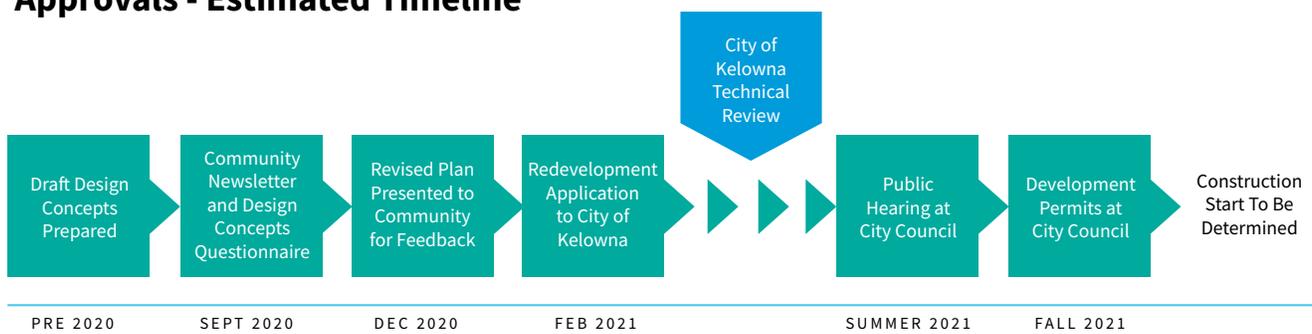
- Official Community Plan Future Land Use Amendment from Multiple Unit Residential – Medium Density (MRM) to Mixed Use – Residential/Commercial (MXR)
- Zoning Bylaw Amendment from Medium Density Multiple Housing (RM5) to Central Business Commercial – Residential Rental Tenure only (C-7r)
- Development Variance Permit to vary the height of the C-7r zone from 12 to 20 storeys
- Development Permit for the form and character in the City Centre Revitalization Area

The redevelopment will also include a subdivision application to consolidate the two properties at 1451 and 1469 Bertram Street, followed by a building permit and occupancy permit.

## Share Your Feedback

Although in-person community meetings are not possible at this time due to the challenges of COVID-19, your feedback is an important part of the development application process. To post your questions and comments, please visit the BC Housing website at [letstalkhousingbc.ca/kelowna-bertram](http://letstalkhousingbc.ca/kelowna-bertram) or email BC Housing at [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org) before January 29, 2021.

## Approvals - Estimated Timeline





*Making a positive difference in people's lives  
and communities through safe, affordable  
and quality housing.*