

# Planning for Redevelopment

September 2020

1451 and 1469 Bertram Street  
Kelowna, BC



**BC HOUSING**

# Affordable Rental Housing for Downtown Kelowna

BC Housing is planning for the redevelopment of **1451 and 1469 Bertram Street** in downtown Kelowna, BC. The focus of the redevelopment is to create urgently needed new affordable non-market and market rental housing for seniors, couples, individuals and families.

Sidewalk, landscaping and green space improvements are planned along Bertram Street, including a new bicycle lane. Pedestrian spaces will connect with townhomes, a daycare and a residential apartment building set back from the neighbouring properties.

This publication shares the overall direction for the redevelopment planning work and the design ideas under consideration. BC Housing and the design team are looking for your feedback before a proposal is made to the City of Kelowna. **Please visit [letstalkhousingbc.ca/kelowna-bertram](http://letstalkhousingbc.ca/kelowna-bertram) to complete a questionnaire before October 2, 2020.**

## Affordable Housing is Urgently Needed in Kelowna

Many Kelowna residents are finding that housing is taking up a growing share of their income. As housing becomes more expensive, employers are also struggling to find and retain employees who can afford to live in Kelowna. BC Housing is working with the City of Kelowna and local residents to address Kelowna's housing challenges.



# Redevelopment Planning

The redevelopment plan and design proposal application to Kelowna’s City Council will be prepared following comments from the public and feedback from technical agencies and the City of Kelowna. At the time of this publication, the following features are considered central to the plan.

## Affordable Rental Townhomes

8 townhomes facing west toward Bertram and 6 facing north.

## Day Care and Pocket Park

A children’s daycare space and play area are planned to provide child care options for families in the downtown.

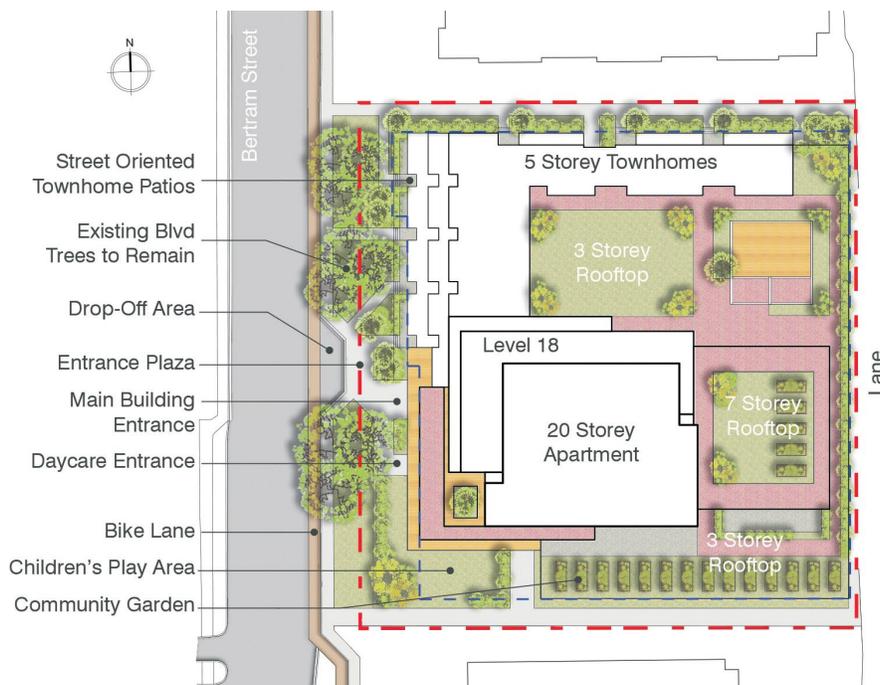
## Affordable Rental Apartments

Approximately 186 independent living housing units are planned in a 17-storey apartment building on a 3-storey parkade. All townhomes and the majority of apartment units will be affordable non-market rental housing operated by a non-profit housing provider. The remainder will be market rental housing. Together, the townhomes and apartment will include approximately 200 units. No supportive housing is proposed.

## Housing for People with Disabilities

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

## Preliminary Design Image



# Design Priorities and Redevelopment Features

A central design challenge faced by BC Housing and the planning team is to respond to Kelowna's urgent need for affordable housing in a way that enhances the existing character of Bertram Street and fits with the future highrise development already underway nearby. The following features of BC Housing's redevelopment plan aim to achieve a design that fits within this downtown neighbourhood and the surrounding City Centre.

## High Quality Design – Bertram Streetscape

- Visually interesting public spaces will be created with a mix of building setbacks and finishing materials along Bertram
- Character townhomes, green space and landscaping will line Bertram and create high quality pedestrian spaces
- Sidewalk lighting and other sidewalk improvements will create welcoming and safe spaces
- Mature street trees will be preserved along Bertram to maintain the current neighbourhood character

### Preliminary Design Image



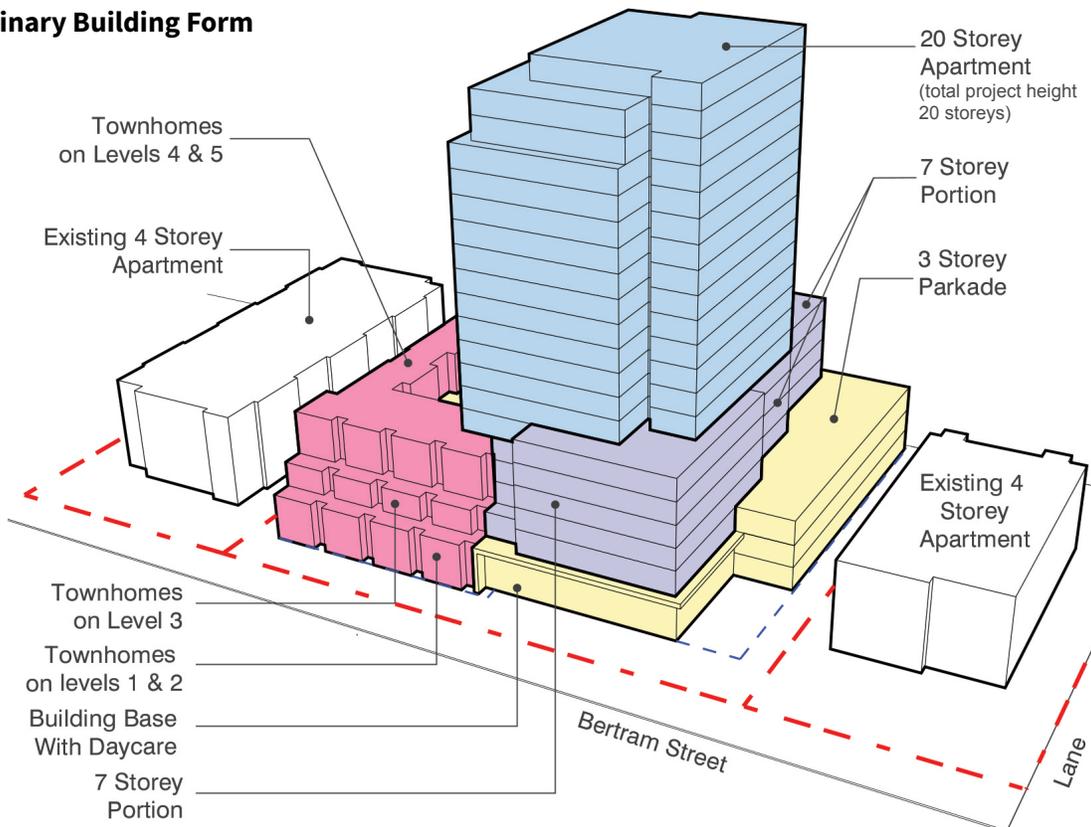
## Apartment Spacing Away from Neighbours

- The apartment building will be set back on the parkade from the 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

## Green Approach

- Landscaping along Bertram and daycare play area will help to “green” the redevelopment
- Mature street trees will be preserved along Bertram to help achieve Kelowna’s tree canopy targets
- Rooftop gardens will be planted for growing food and providing habitat for birds and pollinators

## Preliminary Building Form



## Minimize Parkade Impacts

- Parkade will be limited to 3 storeys
- Parkade walls will be hidden from Bertram by townhomes
- Architectural and design details will be integrated on the outside walls to improve the look of the parkade

## Parking and Vehicle Management

- Limitations on parking will reduce the associated traffic impacts
- The rear lane will be widened to support vehicle access to the parkade
- A new bicycle lane will be added on Bertram
- Secure bicycle spaces will be provided in the parkade in addition to in-suite bicycle storage racks

### Preliminary Design Image



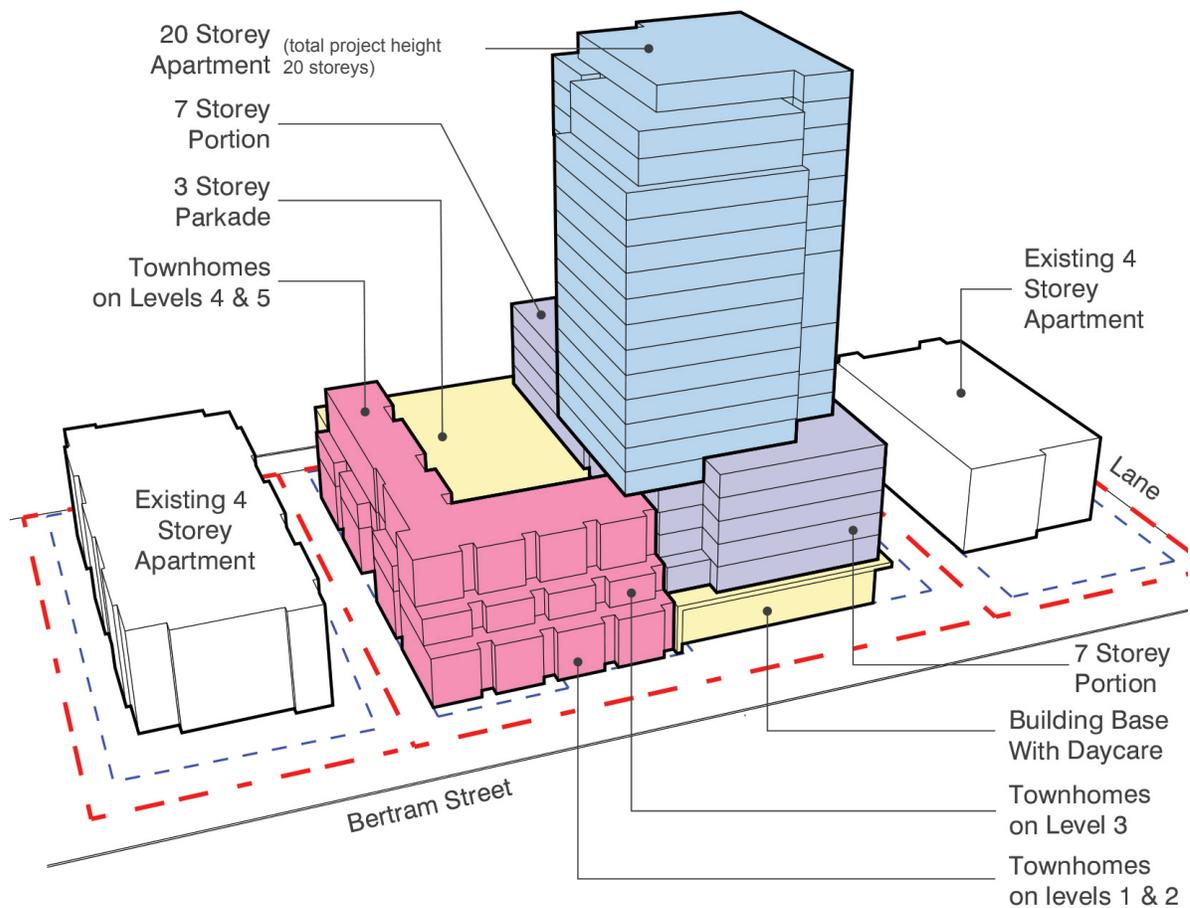
## Leadership in Climate Change Mitigation

- Passive energy and sustainable design principles will be integrated to minimize energy consumption
- Landscaping will be designed to reduce ambient temperature around the buildings and minimize water consumption

## Construction and Demolition Waste Management

- Project aims to achieve a construction and waste diversion target of 60% of the total waste generated

### Preliminary Building Form



# Redevelopment Process

## Planning & Approvals - Estimated Timeline



Any redevelopment plan for the property will require approval for bylaw amendments from the City of Kelowna. Following community comments and technical input on the redevelopment and design concepts presented here, a revised redevelopment plan will be presented to the community and a redevelopment application will be submitted to the City.

### Community Feedback and COVID-19

Although in-person open houses are not possible at this time, your feedback and community input are an important part of the redevelopment process. Please take the time to complete a questionnaire to provide your comments on the design ideas presented here, and stay tuned for the next iteration of the redevelopment plan. It is estimated the revised plan will be presented to the community in the late fall of 2020.

### SHARE YOUR FEEDBACK

– Complete an on-line Questionnaire

Questionnaire deadline October 2, 2020

Web - [letstalkhousingbc.ca/kelowna-bertram](http://letstalkhousingbc.ca/kelowna-bertram)

Email - [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org)



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