



CITY OF KELOWNA
MEMORANDUM

Date: February 22, 2021
File No.: Z21-0015
To: Community Planning (LK)
From: Development Engineering Manager (JK)
Subject: 1451-1469 Bertram St. RM5 to C7/C7r

The Development Engineering Department has the following comments and requirements associated with this Rezoning application to rezone the subject properties from RM5 to C7/C7r Central Business Commercial/ Central Business Commercial (Residential Rental Tenure only)

The Development Engineering Technologist for this project is Ryan O'Sullivan

1. General

- a) The following are requirements as laid out in this Engineering Memo for this rezoning application for a 20-storey residential tower.
- i. Frontage Improvements on Bertram Street
 - ii. Laneway Improvements and dedication
 - iii. Water service upgrade
 - iv. Sanitary service upgrade
 - v. Sanitary down stream analysis from the development to the Raymer Road Treatment Plant
 - vi. Landscape requirements on Bertram St.
 - vii. A Site Preparation Security Agreement needs to be completed and signed.
- b) Provide easements as may be required.
- c) The proposed development may require the installation of centralized mail delivery equipment. Please contact Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, to obtain further information and to determine suitable location(s) within the development.
- d) The proposed development triggers a traffic impact assessment. The applicant's transportation engineer shall contact the City's Development Engineering group to determine the terms of reference for the study. Recommendations from the Traffic Impact Analysis (TIA) will become requirements of the building permit release.
- e) The proposed development is subject to the review and requirements from the Ministry of Transportation (MOT) Infrastructure Branch. Requirements from the Ministry will become requirements of the building permit release.

This forms part of application

Z21-0015 OCP21-0006

City of
Kelowna
DEVELOPMENT PLANNINGPlanner
Initials

LK

2. Domestic Water and Fire Protection

- f. Provide an adequately sized domestic water and fire protection system. The water system must be capable of supplying domestic and fire flow demands for the project in accordance with the Subdivision, Development & Servicing Bylaw. Provide water calculations for this property to confirm this. Ensure every building site is located at an elevation that ensures water pressure is within the bylaw pressure limits.
- g. Our records indicate that these properties are currently serviced with three Services 100mm, 38mm and a 19mm Water service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. The applicant will arrange for the removal and disconnection of the existing services and the installation of one new service at the applicant's cost.
- h. The property is located within the City of Kelowna service area. Only one service will be permitted to the site. The applicant, at his cost, will arrange for the removal of the existing services and the installation of one new larger metered water service.
- i. An approved backflow protection device must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.
- j. A water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at their cost.

3. Sanitary Sewer

- k. Our records indicate that these properties are currently serviced with two 100mm-diameter and a 150mm sanitary sewer service. The applicant's consulting mechanical engineer will determine the requirements of the proposed development and establish the service needs. Only one service will be permitted for this development. The applicant will arrange for the removal and disconnection of the existing services and the installation of one new service at the applicant's cost.

4. Storm Drainage

- a. The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and recommendations for onsite drainage containment and disposal systems.
- b. On site storm drainage systems for the site will be reviewed and approved by Engineering when a site servicing design is submitted.
- c. There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

**5. Road Improvements**

- a. Bertram St. is urbanized but the existing curb and sidewalk are in a deteriorated state. The existing driveways and letdowns will need to be removed and replaced with barrier curb and gutter and sidewalk. The upgrades to Bertram St. that are required are curb, gutter, boulevard, driveway letdown and sidewalk removal and reconstruction, as well as the re-location or adjustment of any existing utility appurtenances if required to accommodate the upgrading construction.
- b. Bertram St. in other sections will possibly be required to be upgraded for pedestrian and Bicycle movements.
- c. The laneways fronting this development have already been upgraded to an asphalt standard therefore, the only upgrades that are required is the pavement widening and a storm drainage system.
- d. Existing Street tree must be protected.

6. Road Dedication and Subdivision Requirements

- a. By Registered plan to provide the following
 - i. Dedicate 0.8m width along the North-South full lane frontage
 - ii. Grant statutory rights-of-way if required for utility services

7. Electric Power and Telecommunication Services

- a. All proposed service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost
- b. Re-locate existing utilities, where necessary

8. Design and Construction

- a. Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b. Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c. Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d. A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e. Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs



9. Other Engineering Comments

- a. Provide all necessary Statutory Rights-of-Way for any utility corridors as required.
- b. If any road dedication affects lands encumbered by a Utility right-of-way (such as Terasen, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager

10. Development Permit and Site Related Issues

- a. Provide all necessary Statutory Rights-of-Way for any utility corridors as required.
- b. If any road dedication affects lands encumbered by a Utility right-of-way (such as Fortis, etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.
- c. Access to the development will be from the lane only.

11. Geotechnical Study

- (a) Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision. The Geotechnical reports must be submitted to the Development Services Department for distribution to the Development Engineering Branch and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval:
 - i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
 - ii. Site suitability for development.
 - iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - iv. Any special requirements for construction of roads, utilities and building structures.
 - v. Recommendations for items that should be included in a Restrictive Covenant.
 - vi. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
 - vii. Any items required in other sections of this document.

Additional geotechnical survey may be necessary for building foundations, etc

12. Servicing Agreements for Works and Services

- a. A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900.


The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.

- b. Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

13. Bonding and Levy Summary

- a. Service Agreement Bonding

To be Determined



James Kay, P.Eng.
Development Engineering Manager

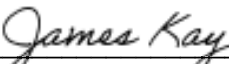
SCHEDULE		A
This forms part of application # Z21-0015 OCP21-0006		
Planner Initials	LK	 City of Kelowna DEVELOPMENT PLANNING

RO

CITY OF KELOWNA
MEMORANDUM

Date: February 22, 2021
File No.: OCP21-0006
To: Urban Planning Management (LK)
From: Development Engineering Manager (JK)
Subject: 1451-1469 Bertram St. MRM to MXR

The Development Engineering Branch has no comments and requirements associated with this proposed Official Community Plan Amendment to change the Future Land Use from MRM Multiple Unit Residential (Medium Density) to MXR Mixed Use (Residential/ Commercial) are addressed in the Development Engineering Memos Z21-0015.



James Kay, P.Eng.
Development Engineering Manager

SCHEDULE	A
This forms part of application # Z21-0015 OCP21-0006	
Planner Initials	 City of Kelowna DEVELOPMENT PLANNING
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Z21-0015 OCP21-0006



City of
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DEVELOPMENT PLANNING

Planner
Initials **LK**

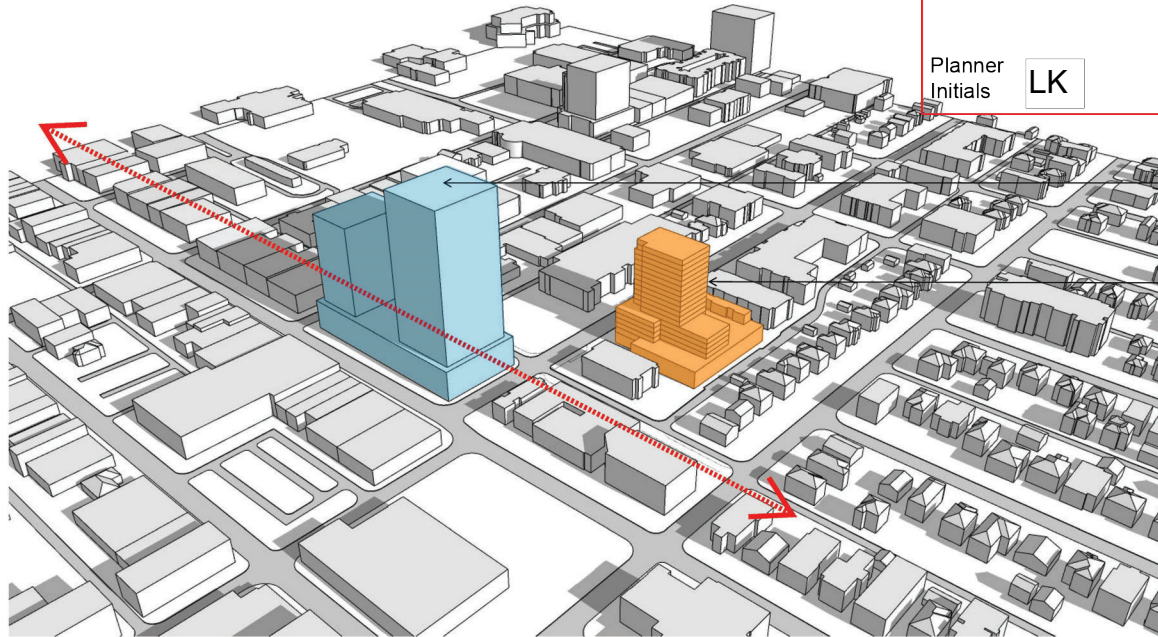
LOCATION and CITY SITE DESIGNATION

The subject site as referenced in the City of Kelowna Downtown Plan Report (dated: 02 February, 2012) places the site within the "Downtown Plan Boundary". Additionally, the site is included in the City of Kelowna Downtown Building Heights Policy (dated: 16 January, 2012). The latter document establishes potential building heights based on location and planning principles as established by the City of Kelowna Department of Planning. Both of these documents establish the overall form of development based on site location. In conjunction with the above, the Kelowna 2030 Official Community Plan establishes the City's vision that includes not only the Downtown Core but the other (as important) areas beyond Downtown.

Based on the above documents the proposed project is seeking 20 storeys of height on the site (specifically 17 storeys of affordable rental housing family units). The vision for this project is to provide non-market family housing that will provide a residential benefit and enhance the City's vision for downtown living. The addition of this project will also increase the residential population in this area and provide an economic benefit to Kelowna, be it support of local businesses (economic stimulus) as well as providing employment opportunities for this area of the City.

The massing diagrams shown on this drawing sheet shows the proposed project in context with a 34 storey proposed market residential development on Bernard Avenue and Bertram. As part of the City's vision for this area of Kelowna, this development will also provide added residential diversity to the neighbourhood further enhancing the City's recognition that the downtown core will provide greater housing options over the next decade.

The addition of housing options in the downtown core is indicative of the City's projected population and residential growth rate.

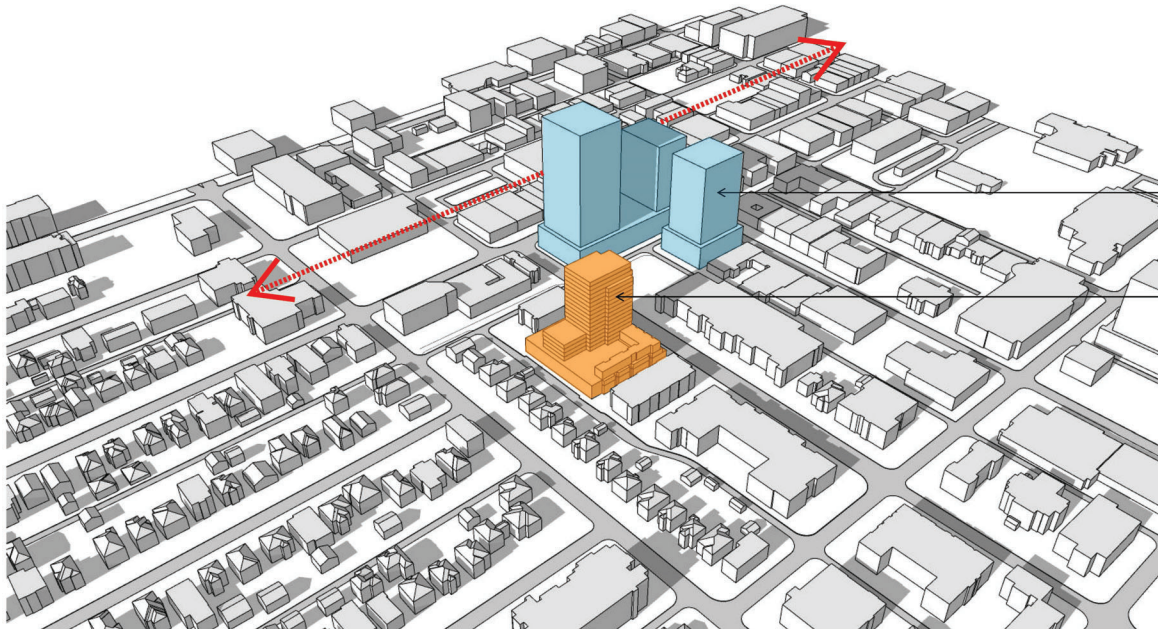


SITE | MASSING LOOKING SOUTH WEST

MISSION GROUP PROPOSED
COMMERCIAL AND MARKET
CONDOMINIUM DEVELOPMENT

PROPOSED 20 STOREY
AFFORDABLE HOUSING
PROJECT

←-----→
DENOTES CITY OF KELOWNA
DOWNTOWN CORE
HIGH BUILDING DEVELOPMENT
DCP FOR BERNARD CORRIDOR



SITE | MASSING LOOKING NORTH WEST

MISSION GROUP PROPOSED
COMMERCIAL AND MARKET
CONDOMINIUM DEVELOPMENT

PROPOSED 20 STOREY
AFFORDABLE HOUSING
PROJECT

←-----→
DENOTES CITY OF KELOWNA
DOWNTOWN CORE
HIGH BUILDING DEVELOPMENT
DCP FOR BERNARD CORRIDOR



SITE DESIGNATION
BC HOUSING - BERTRAM STREET AFFORDABLE HOUSING PROJECT
 1451 & 1469 BERTRAM ST., KELOWNA, BC
 BC HOUSING
 2021019

NOT FOR
CONSTRUCTION

The drawing represents preliminary design. Do not scale these drawings.

City of Kelowna, consultant and others, will accept no responsibility for the accuracy or completeness of the information shown on this drawing. It is the responsibility of the client to ensure that the information is accurate and complete.

All drawings are the property of the consultant. They may not be used for any other purpose without the written consent of the consultant.

ISSUES FOR	DATE
1. ICM REVIEW	2020-12-16
2. DP SUBMISSION	2020-02-04

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DATE: 24/02/21 1:05:59 PM
DRAWN BY: WJD, JLN
CHECKED BY: JLN

03/20/2021

DP.0.3

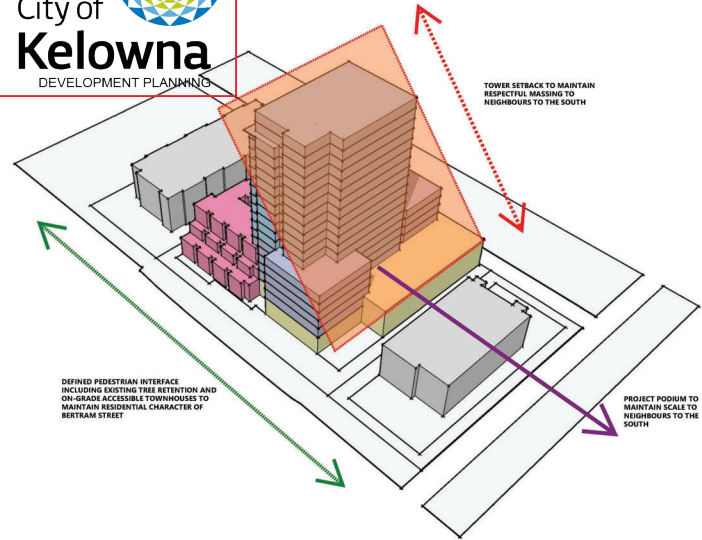
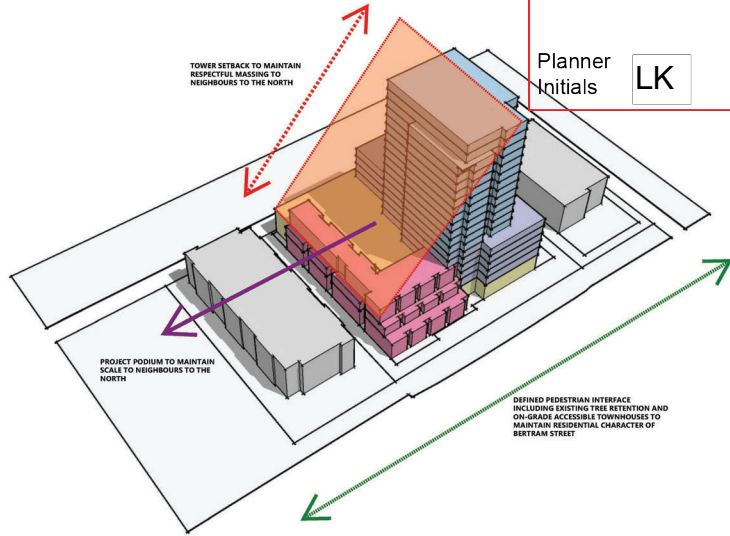
ATTACHMENT A

This forms part of application
Z21-0015 OCP21-0006



City of
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DEVELOPMENT PLANNING

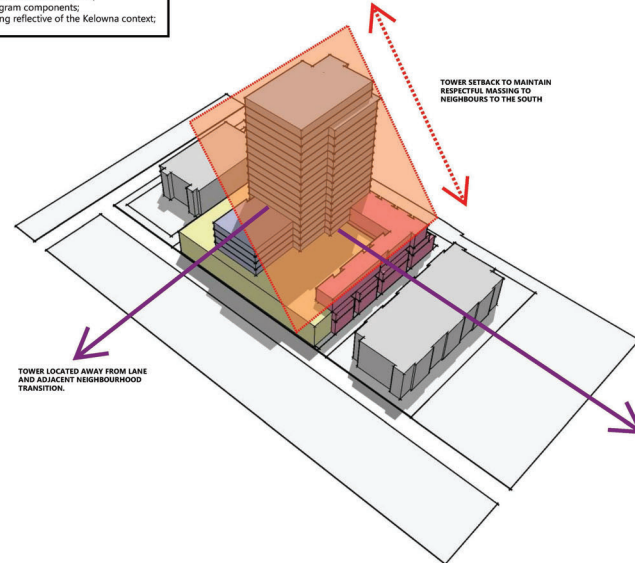
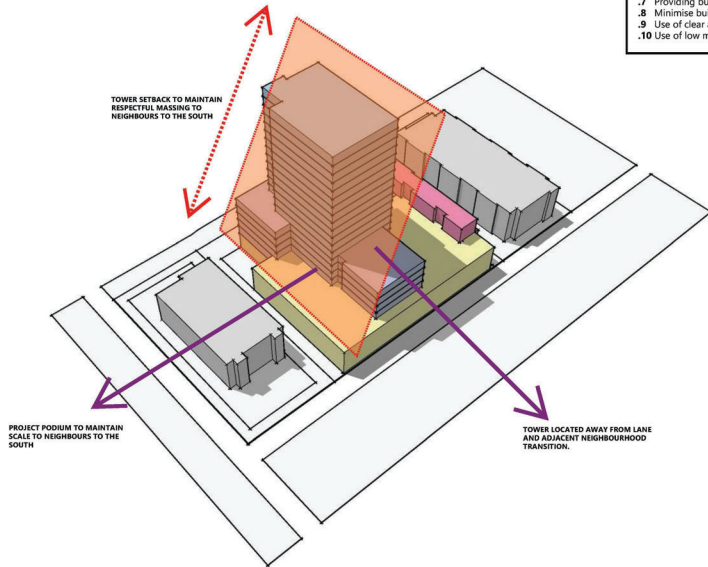
Planner
Initials **LK**



**MASSING DIAGRAM LOOKING SOUTH EAST
(from BERTRAM AVENUE)**

**MASSING DIAGRAM LOOKING NORTH EAST
from BERTRAM STREET**

- MASSING PRINCIPLES | PROJECT RESPONSE to CONTEXT**
- .1 Provide pedestrian scale and tactility by using residential exterior materials;
 - .2 Providing on grade access to define public, semi private, and private spaces;
 - .3 Providing on grade uses to enhance security via "eyes on the street";
 - .4 Use appropriate scale of building elements to further enhance the residential uses;
 - .5 Provide meaningful height transition via townhouses, building base, podium, and tower;
 - .6 Create visual continuity with neighbouring buildings with base building transition;
 - .7 Providing building articulation to enhance massing and detail diversity;
 - .8 Minimise building logs (specifically at grade) for mitigation of CPED concerns;
 - .9 Use of clear and distinct signage to identify building program components;
 - .10 Use of low maintenance and high quality building cladding reflective of the Kelowna context;



**MASSING DIAGRAM LOOKING NORTH WEST
from LANE**

**MASSING DIAGRAM LOOKING NORTH EAST
from LANE**



MASSING CONCEPT
BC HOUSING - BERTRAM STREET AFFORDABLE HOUSING PROJECT
1451 & 1469 BERTRAM ST., KELOWNA, BC
BC HOUSING
202019

NOT FOR CONSTRUCTION

The drawing represents preliminary design. Do not scale from drawings.
City of Kelowna, Developer and Owner, and require any construction to be completed in accordance with the drawings. We shall not be liable for errors, omissions, or for construction that does not conform to the drawings, or for any consequences thereof, which result from any use of the drawings.
All drawings are the property of the Developer. These drawings are not to be used for any other purpose without the written consent of the Developer.

ISSUES FOR	DATE
1. RCH REVIEW	2020-12-16
2. CP SUBMISSION	2020-02-04

SCALE	1:1
DATE	24/02/2021 1:50:01 PM
DRAWN BY	WJD/JLN
CHECKED BY	S.L.P.

02/20/2021

DP0.4

This forms part of application

Z21-0015 OCP21-0006

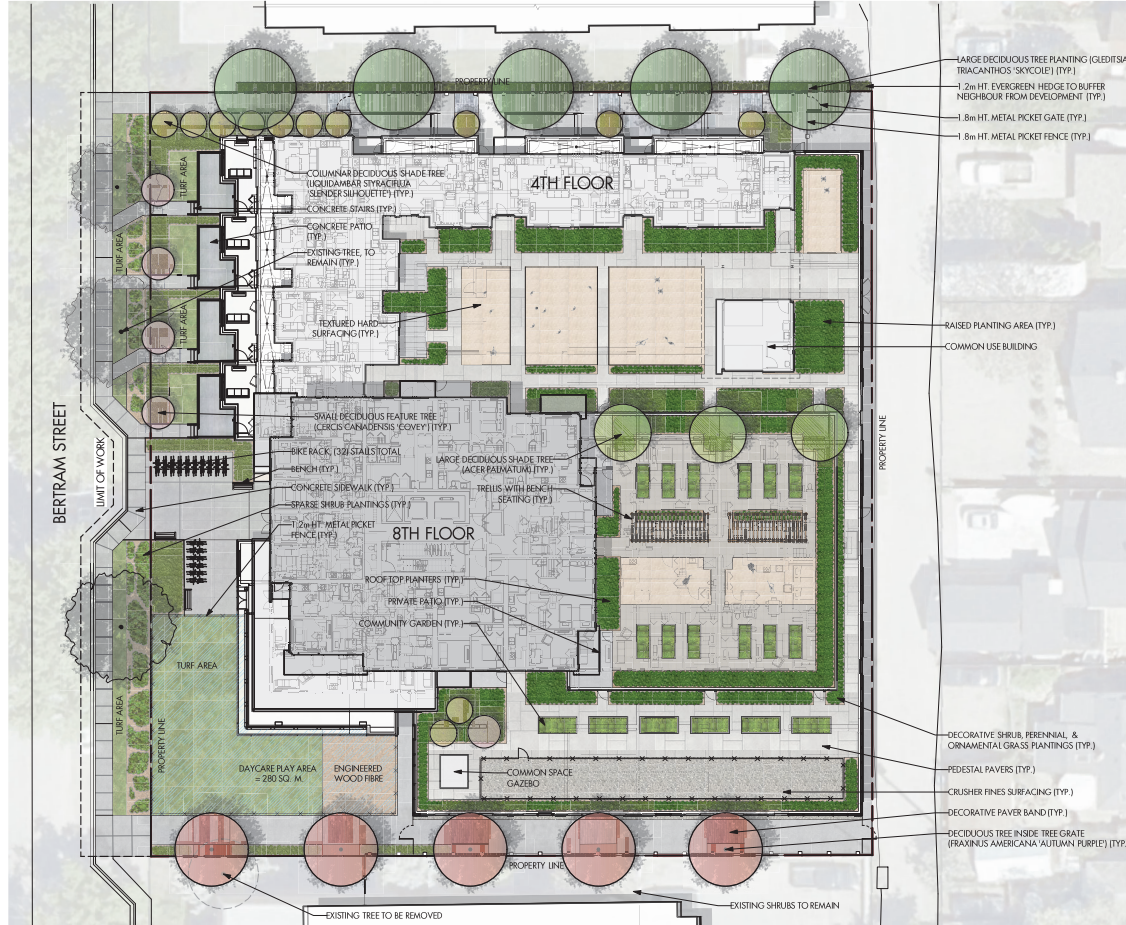


City of
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DEVELOPMENT PLANNING

Planner
Initials **LK**

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

303-590 KLO Road
Kelowna, BC V1Y 2S2
T (250) 868-9270
www.outlanddesign.ca



- ### NOTES
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.L.N.A. STANDARDS.
 2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TYPED UNDERGROUND IRRIGATION SYSTEM.
 3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
 4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
 5. TURF AREAS FROM SOO SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 120mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
 6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON OR PRIVATE PROPERTIES.
 7. ALL BOULEVARD OFF-SITE IMPROVEMENTS TO BE IN CONFORMANCE WITH CITY OF KELOWNA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 7900.

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER PALMATUS	JAPANESE MAPLE	5	6m CAL
CERCIS CANADENSIS 'COVEY'	LAVENDER TWIST REDBUD	5	6m CAL
FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	5	6m CAL
LIQUIDAMBAR SYRACUSIA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	12	6m CAL
TILIA CORDATA 'GREENSPICE'	GREENSPICE LINDEN	3	6m CAL
SHRUBS			
BERBERIS THUNBERGII 'MONOM'	CHERRY BOMB BARBERRY	35	#02 CONT. / 1.2M O.C. SPACING
BURULUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	35	#02 CONT. / 1.2M O.C. SPACING
CORNUS SANGUINEA 'MIDWINTER FIRE'	MIDWINTER FIRE DOGWOOD	23	#02 CONT. / 1.5M O.C. SPACING
EUCONYMIUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	35	#02 CONT. / 1.2M O.C. SPACING
JUNIPERUS 'EXIMIO'	BYWILDM JUNIPER	15	#02 CONT. / 2.0M O.C. SPACING
PINUS SYLVESTRIS 'GLAUCANANA'	DWARF BLUE SCOTCH PINE	16	#02 CONT. / 1.8M O.C. SPACING
ROSA MEMORABILIS	ROYAL BONICA ROSE	25	#02 CONT. / 1.2M O.C. SPACING
PERENNIALS & ORNAMENTAL GRASSES			
AGROEGIA VULGARIS 'BLACK BARLOW'	BLACK BARLOW COLUMBINE	60	#01 CONT. / 0.6M O.C. SPACING
CAULOPAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	39	#01 CONT. / 0.75M O.C. SPACING
DICENTRA SPECTABILIS	PINK BLEEDING HEART	22	#01 CONT. / 1.0M O.C. SPACING
HEPETA X PAASSENII 'WALKER'S LOW'	WALKER'S LOW CATPANT	15	#01 CONT. / 1.2M O.C. SPACING
PACHYSANDRA TERMINALIS	JAPANESE SPRUCE	39	#01 CONT. / 0.75M O.C. SPACING
PAUSITIMA CANBYI	CLIFF GREEN	39	#01 CONT. / 0.75M O.C. SPACING
PENSTEMON ALPICOLUS	FOUNTAIN GRASS	15	#01 CONT. / 1.2M O.C. SPACING
RUDBECKIA FLORIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	39	#01 CONT. / 0.75M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN FIRE'	AUTUMN FIRE STONECROP	60	#01 CONT. / 0.6M O.C. SPACING
VINES			
LONICERA HEDYOTTI 'GOLDENRAME'	GOLDFLAME HONEYBUCKLE	22	#01 CONT. / SPACING PER PLANS
PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	22	#01 CONT. / SPACING PER PLANS



BERTRAM BC HOUSING

1451 & 1469 BERTRAM STREET
Kelowna, BC

CONCEPTUAL LANDSCAPE PLAN

NO.	DATE	REVISION
1	20.10.10	Review
2	21.02.02	Development Permit
3		
4		

PROJECT NO.	15057
DESIGN BY	FB
DRAWN BY	DK
CHECKED BY	FB
DATE	18.03.2021
SCALE	1:200
PAGE SIZE	24x36
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DRAWING NUMBER

L1/2

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Z21-0015 OCP21-0006



City of
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Initials **LK**



BERTRAM STREET AFFORDABLE HOUSING PROJECT

1451 - 1469 BETRAM STREET KELOWNA, BC

PROJECT PLANNING REPORT | DESIGN RATIONALE |
TRAFFIC AND SUSTAINABILITY EXECUTIVE SUMMARIES

REZONING AND DEVELOPMENT PERMIT APPLICATION: FEBRUARY 8TH, 2021



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Z21-0015 OCP21-0006



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Leadership in Affordable Rental Housing for Downtown Kelowna

BC Housing - 1451 and 1469 Bertram Street

Introduction

BC Housing's redevelopment initiative for 1451 and 1469 Bertram Street responds to the urgent need for **affordable non-market rental housing, affordable market rental housing, accessible housing and daycare services** in Kelowna's downtown. This redevelopment will benefit local medium and low-income seniors, couples, individuals and families who face significant challenges in meeting their housing and childcare needs.

The construction of 162 new apartments and 14 new townhomes in the City Centre will contribute to a more compact and sustainable urban form for Kelowna. The redevelopment will allow for more efficient use of existing municipal services and infrastructure and will replace aging municipal infrastructure along Bertram Street with new infrastructure, built to today's environmentally progressive standards. The redevelopment will voluntarily meet the BC Step Code 3 standard for energy efficiency and future residents will benefit from multi-modal transportation options and incentives.

Kelowna's downtown will benefit from the vitality future residents will bring to the area and from the diversity of housing options provided. Special attention is paid to building an *inclusive* community, integrating and connecting families, seniors and youth. Housing will support aging in place and the unique needs of people with disabilities, including the provision for dedicated wheelchair accessible housing. 11% of the units in the project are wheelchair accessible which is twice the minimum 5% BC Housing requirement. An on-site daycare will support local families by providing childcare options close to work and home.

The proposed form and character of the redevelopment delicately balance the importance of remaining sensitive to the existing residential character of the neighbourhood, while creating a proposal that is compatible with the area's future development context. Overall massing, height transitions, compatible setbacks, façade articulation and other architectural details have been carefully considered to ensure the new development "fits" with and enhances the neighbourhood context, both today and in the future. Integration of these design details reflect an on-going public involvement process that has proactively anticipated neighbourhood concerns and has integrated feedback received directly from neighbours. Significant consultation milestones included BC Housing's outreach on the initial redevelopment concepts and then outreach on the draft development application. Special attention has been paid through the engagement process to working directly with adjacent neighbours along shared property lines.

It is notable that the redevelopment will implement key plans and policies established by the City, including realization of the key cornerstones of the *Kelowna's Healthy Housing Strategy* and *Healthy City Strategy* - healthy housing, inclusive communities, healthy neighbourhood design, healthy natural environments, healthy transportation and healthy food systems. BC Housing believes strongly that the Bertram Street redevelopment proposal is respectful of the neighbourhood residents who currently make Bertram Street their home, and that the new development will make a significant and positive difference in people's lives. The proposal will contribute to the health and vibrancy of Bertram Street, Kelowna's downtown and the community as a whole, and will stand out as an initiative that both the City of Kelowna and BC Housing can be proud of.

"There are significant connections between health and where people live, what type of transportation they use, what kinds of food they eat, how much physical activity they get and the social connections they have."

– City of Kelowna, Community for All

Redevelopment Application

The purpose of the BC Housing application for 1451 and 1469 Bertram is to pursue the following bylaw amendments and permits:

- 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

Prior to final zoning approval, the application will also include a subdivision application to consolidate the two properties (1451 and 1469 Bertram Street) and to dedicate a 0.6 metre portion of the rear lane.

The application is being pursued to facilitate the development of total of 176 rental housing units and a daycare. 162 apartment units are proposed in a single 17 storey apartment building on a 3 storey parkade. 14 townhomes are also planned to face north and west towards Bertram Street. The total height of the project will be 20 storeys.

Neighbourhood Context

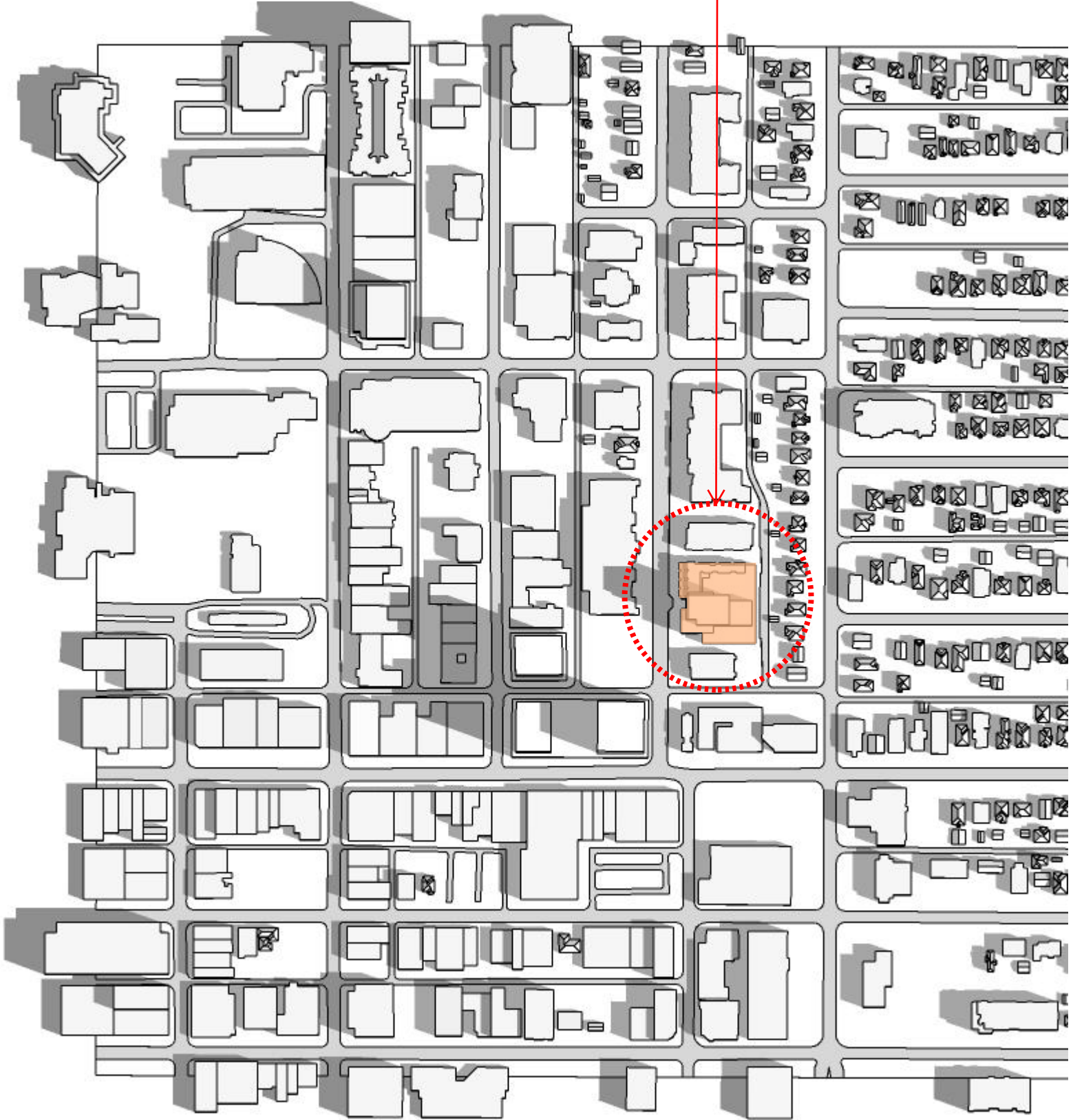
The redevelopment site currently consists of one large property 1451 Bertram and one single family property 1469 Bertram. These two properties will be consolidated to create the combined redevelopment site.

The subject property is bounded by Bertram Street on the west and a lane to the east. The north property line is shared with the Evangel Seniors' Apartments (non-profit rental apartments) and the south property line is shared with the Elkar Apartments (market rental apartments).

Bertram Street is a tree-lined residential street, consisting predominately of three and four storey market and non-market rental apartments, as well as cooperative and market condominiums. A gravel drainage strip runs the length of the property. Where Bertram Street meets Bernard Avenue, the street transitions to low-rise commercial uses fronting on Bernard. The property directly west, across Bertram Street, is vacant and currently is in use as a parking lot. To the east of the subject property, across the lane, immediate uses are single-detached homes. A four storey apartment is located further along Richter Street.

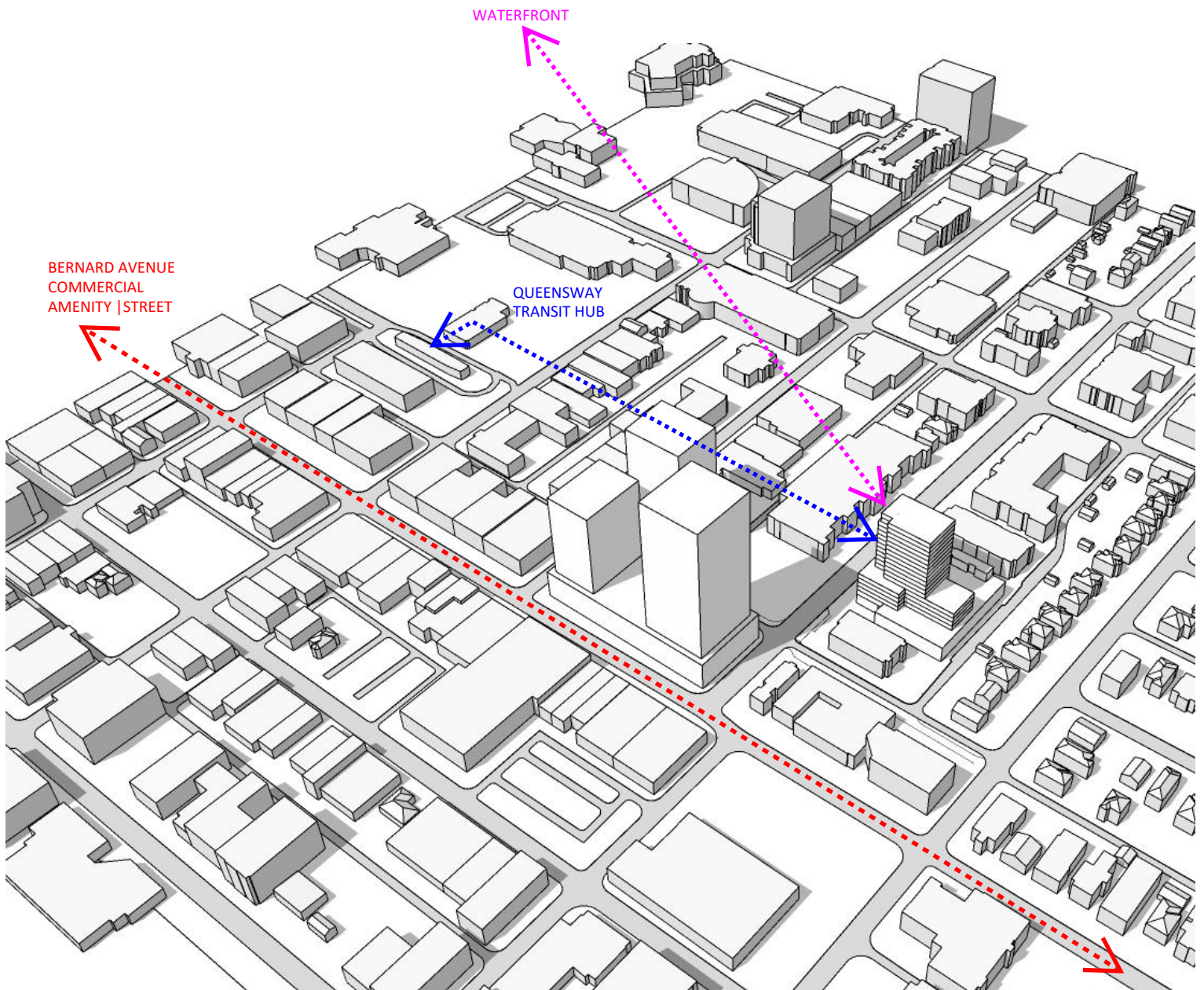
Significant change is underway in the immediate area, including a 34 storey condominium tower planned for the corner of Bernard Avenue and Bertram Street and a 13 storey office building planned for the corner of Bernard and St. Paul Street. Directly west, an application has recently been submitted for a 46 storey apartment. A 26 storey condominium is currently under construction behind that proposal and fronting on St. Paul Street. Planning is also underway nearby on Doyle Avenue for the future UBCO campus high-rise.

**PROJECT SITE: 1451 -
1469 BERTRAM STREET**



Planning Context

The subject property is located within the City's Permanent Growth Boundary and the City Centre (Downtown) Urban Centre - one of the five Urban Centres planned to accommodate 44% of Kelowna's future growth. This proposal is consistent with *Official Community Plan (OCP)* policies on Compact Urban Form and is located in an appropriate location to increase residential densities. The proposed density and land uses are well supported in Kelowna's downtown by nearby community amenities, public transit and commercial, retail, health and personal services. Increasing residential densities in this walkable, mixed-use urban centre through the low vehicle dependent land use proposed (e.g., non-market rental housing and housing for people with diverse abilities), coupled with BC Housing's voluntary commitment to building to the BC Energy Step Code 3 standard, directly supports the implementation of the City's *Community Climate Action Plan*. The proposed location achieves an exceptional walk-score of 86 and a bicycle score of 95 and provides electric vehicle plug-in and multi-modal incentives including outdoor, parkade and in-suit bicycle parking, as well as a bicycle wash and repair station. Given its location to the immediate shopping, business, recreation facilities, and transit, the site promotes the "15-minute city" approach to urban design, which emphasises the improvement of the quality of life whereby residents' needs can be accessed within a 15 minute window of time by foot, bicycle, or transit. Additionally, BC Housing will also be looking to pursue car-share opportunities as an additional amenity for the residents of this project.



The Landscaping on the podium level includes community gardens to support access to healthy food systems and large boulevard trees are retained along Bertram to achieve Kelowna's tree canopy targets.

The subject property is located within City's *Downtown Plan* Boundary (2012) and is subject to the *C7 Zone Design Guidelines* (2006). The property is located outside the Cultural District, outside the Downtown Heritage Area Boundary and does not impede views to Okanagan Lake. Direction to building height is set out in the *Downtown Building Heights Plan*. The plan establishes the majority of Bertram Street for future building heights of 12 storeys, with the exception of properties on Bertram at Bernard, which are set out for a future building height of 26 storeys. OCP direction allows for consideration of height variances from the zoning bylaw "provided the additional height results in the creation of affordable housing or yields other community benefits" (OCP 5.5.1).

Since the approval of the *Downtown Plan* and the *Zone Guidelines*, the City has pursued a more ambitious vision for building height in the immediate area. Redevelopment approvals for adjacent market condominiums have granted variances allowing for a 37% increase in some cases to the height set out by the Downtown Building Heights map. The Mission Group's St. Paul Street redevelopment, directly west of the subject property received approval for a height variance from 19 to 26 storeys. The Mission Group's market condominium project at Bertram and Bernard, located south west of the subject property, received a height variance from 26 to 33 storeys.

Council's approval of BC Housing's proposal to develop non-market rental and market rental apartments and townhomes, housing for diverse abilities and a daycare, including the applicant's request for a variance from 12 to 20 storeys, is consistent with this grouping of tall buildings and the area's evolving development context. The proposal is also consistent with the OCP policy to allow height variances that create affordable housing and other community benefits. The proposal meets all C7r zoning requirements with the exception of the height requirements.

Affordable Rental Housing Needs

The City of Kelowna's *Housing Wheelhouse* is the foundation for defining housing categories in Kelowna. The Wheelhouse concept recognizes that, like other cities, Kelowna's housing stock needs to reflect the diverse socioeconomic and demographic needs of Kelowna's residents and that housing should not focus exclusively on market housing or home ownership. The Bertram Street redevelopment responds to the need for diverse housing in the Wheelhouse categories of "Rental Housing" and "Subsidized Rental Housing". The housing market in Kelowna continues to have a limited supply and a high demand for purpose-built rentals, and there is a significant and growing demand for subsidized rentals.

The City of Kelowna's *Housing Needs Assessment* also identifies a significant gap in family-oriented housing, including three-bedroom rental units and housing for the "missing-middle". The Bertram redevelopment proposes a significantly higher proportion of three-bedroom units than would be otherwise be developed within a market rental or condominium apartment project; and it proposes a number of townhomes suitable to help address the growing demand for walkable, ground-oriented family urban living.

The proposal directly supports the implementation the City's OCP Housing Availability Policy and the City's vision established by the *Healthy Housing Strategy* – i.e., to ensure that "housing needs of all Kelowna residents are met through affordable, accessible and diverse housing options." The proposal also directly supports implementation of the City's *Imagine Kelowna* community vision. *Principle 2 (Smarter)* of that vision is grounded in the goal to "build healthy neighbourhoods that support a variety of households, income levels and life stages. Everyone in our community should have the ability to find stable and appropriate housing."

Daycare Needs

There is a clear and important need for high-quality daycare in the Okanagan as a whole and in the Kelowna’s downtown neighbourhood in particular. As the downtown is redeveloped, it is important that amenities accompany new housing, and that these amenities support downtown as a viable option for families. High-quality daycare keeps children safe and healthy, and helps children develop important social, emotional and communication skills. Daycare also allows parents, and women in particular, access options for employment and economic security.

There are no licensed daycares within approximately 500 metres of the Bertram redevelopment site. A preschool-only centre, which offers 3-hour classes for those three to five years of age is available approximately 500 metres to the north at the Unitarian Church. There are five licensed day cares within 1.5 kilometres; and of the five, there were no vacancies at the time of research (June 2019).

Last year, the Central Okanagan child care assessment (i.e. Community Child Care Planning, 2020), identified an *annual* need in Kelowna for an additional 30 child care spaces for ages 0 to 5 years, and 1103 spaces for those between the ages 6 to 12. The assessment notes the Covid-19 pandemic has likely increased the current need for child care beyond that identified by the assessment.

Need for Housing for Diverse Abilities

The City of Kelowna’s Housing Needs Assessment has identified a significant and going need for housing that incorporate universal and accessible design, and which supports aging in place and people for people with diverse abilities. “As of 2016, one in five Kelowna residents is over the age of 65. By 2040, the number will have increased to one in four. And within the senior demographic, 40% will be over the age of 80. These demographic changes will necessitate changes to housing design as residents may encounter mobility challenges. New housing development, however, is responding to this future demographic shift slowly. Recent updates to the BC Building Code have forced some progress, but even simple, inexpensive design features to promote accessibility are rare in new construction. By incorporating universal and accessible design at the time of construction allows residents to easily and cost-effectively adapt the home without requiring significant renovations.”

The BC Housing proposal will include 5%, a minimum of 10 units, of wheelchair accessible housing. All homes will be designed based on universal design standards, all common areas will be designed to allow universal access and all outdoor areas will meet the City’s Guidelines for Accessibility in Outdoor Areas.

Context-Sensitive Form and Character

The redevelopment is committed to addressing *OCP Multi Unit Design Guidelines, the OCP Revitalization Design Guidelines, the City’s Crime Prevention Through Environmental Design Guidelines (CPTED) and the City’s Guidelines for Accessibility in Outdoor Areas*. The proposed height, massing and site layout promote a context sensitive design to proactively address the needs and interests of neighbouring residents. Figure 1: Neighbourhood Fit, outlines the design features that will ensure a context sensitive redevelopment.

Figure 1: “Neighbourhood Fit”

Appropriate Fit with the Downtown Urban Form and Skyline	The proposed development will add to a grouping of tall buildings (i.e., 26, 34, and 13 storeys) and in the downtown, close to Bernard Avenue but outside of the heritage area, and in a location that does not block lake views. Top floors will step back to add interest with these upper storeys.
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<p><i>Appropriate Scale in Relation to the Size of the Property</i></p>	<p>The subject property is a significant size, at 44,397 square feet (4,142 square meters), and can comfortably accommodate a building of this height and massing. The proposed FAR is 3.34 which is well under the 9.0 FAR permitted in the C-7 zone.</p>
<p><i>Appropriate Land Use Transitions from Residential on Bertram to Commercial on Bernard</i></p>	<p>The proposal has intentionally located the townhomes at the north end of the property to reinforce the residential nature of the street. The daycare is located towards the Bernard end of the property, which transitions to the commercial uses only Bernard.</p>
<p><i>Minimal to No Impact of the Parking Podium to the Quality of the Streetscape</i></p>	<p>Soil and water table conditions dictate an elevated parking podium. Podium height has been kept to a minimum and is well below the 16 metre height restriction at 10.25 metres.</p> <p>The podium façade is well hidden from the Bertram Street view by an active streetscape composed of townhomes and the daycare façade. The north façade is also concealed by townhomes and the west façade will include architectural details to disrupt the massing of the parkade wall. The south façade is broken up by a significant building setback for the daycare component and by architectural detailing of the parkade wall and landscaping between the adjacent properties.</p>
<p><i>Views are Maximized and Shadow Impacts are Minimized</i></p>	<p>The proposed development is designed to maximize view corridors and minimize shadow impacts.</p> <ul style="list-style-type: none"> - The tower portion of the proposed development is located toward the centre of the property. - A tower separation distance is achieved from buildings to the south of 20.5 metres and 31.5 metres from the building to the north. - The separation distance of the proposed tower to the nearest tower at 44 metres (i.e., St. Paul Street) exceeds the 30.5 metres guideline for separation between towers. - The tower floorplate remains narrow at 612.25 square metres, well within the maximum allowable area of 676.00 square metres. - Little to no impact on lake views - Fully preserves the 40-degree panoramic view for the future tower on Bertram at Bernard
<p><i>Effective Height Transitions from Lower to Upper Storeys</i></p>	<p>The overall height of the building transitions and steps back to reduce the overall impact of the building height. Where the lot line of the subject property abuts the apartment to the north, the proposed buildings facing this lot line are stepped back such that there is less than a one storey height difference between the two buildings. To the south, the proposed building height is lower than the existing apartment. To the east, the transition of scale from the existing single-detached housing is achieved through the lane separation, transitioning to the three storey parkade before stepping back to the seven storey and then 20 storey portions of the apartment.</p>

<p>Residential Building Setbacks Reinforce the Residential Street Character</p>	<p>Setbacks from property lines are designed to reinforce the residential nature of Bertram Street and are similar to properties to the north and south. Although the C-7 zone allows development up to the property line (zero lot line condition), the proposal provides proposed setbacks from a minimum of 4.10 metres up to 7.50 metres (for an average of 5.80 metres along Bertram Street to protect and retain the existing boulevard tree root system.</p> <p>Additionally, 3.650 metre building setbacks on the north and south property lines have been provided to create appropriate separation from neighbours, reinforce the residential nature of the areas, provide light corridors between buildings, and to minimize any CPTED concerns.</p>
<p>Impacts on Neighbours' Privacy are Mitigated</p>	<p>The consultant team has worked with neighbours to ensure landscaping along the north and south property line is designed to encourage privacy for the existing neighbours to the north and to the south. As noted above, the proposal is also designed with residential setbacks of 3.65 metres along shared property lines at ground level despite the zone allowing for a "0" setback.</p>
<p>Interesting and High-Quality Bertram Streetscape Achieved</p>	<p>The Bertram streetscape, from the road centre-line to the building frontage has been designed as a high-quality public and semi-public space. Mature boulevard trees are preserved, new trees are planted, residential building setbacks are maintained and sidewalks, benches, landscaping and bike facilities are carefully designed.</p>
<p>Implements Crime Prevention Through Environmental Design Strategies (CPTED)</p>	<p>The walkout townhomes facing Bertram, include lower and upper storey windows, contributing to "eyes on street" and the overall safety of this area. Landscaping and fencing along the north and south property lines has been designed to allow natural surveillance of these pedestrian walkways. Gates ensure access control where needed and pedestrian level lighting is strategically located to illuminate potential hiding areas or targets for graffiti.</p> <p>Landscaping, fencing, gates, lighting, and other site design features will support other operational safety and security measures to support and reinforce Crime Prevention Through Environmental Design (CPTED). Detailed design of the parkade interior will reflect a complete CPTED review.</p>
<p>Implements Guidelines for Accessibility</p>	<p>Apartment housing will include 10 units of wheelchair accessible housing and all units will be designed based on universal design standards. All common areas will be designed to allow universal access and all outdoor areas will meet the City's <i>Guidelines for Accessibility in Outdoor Areas</i>.</p>

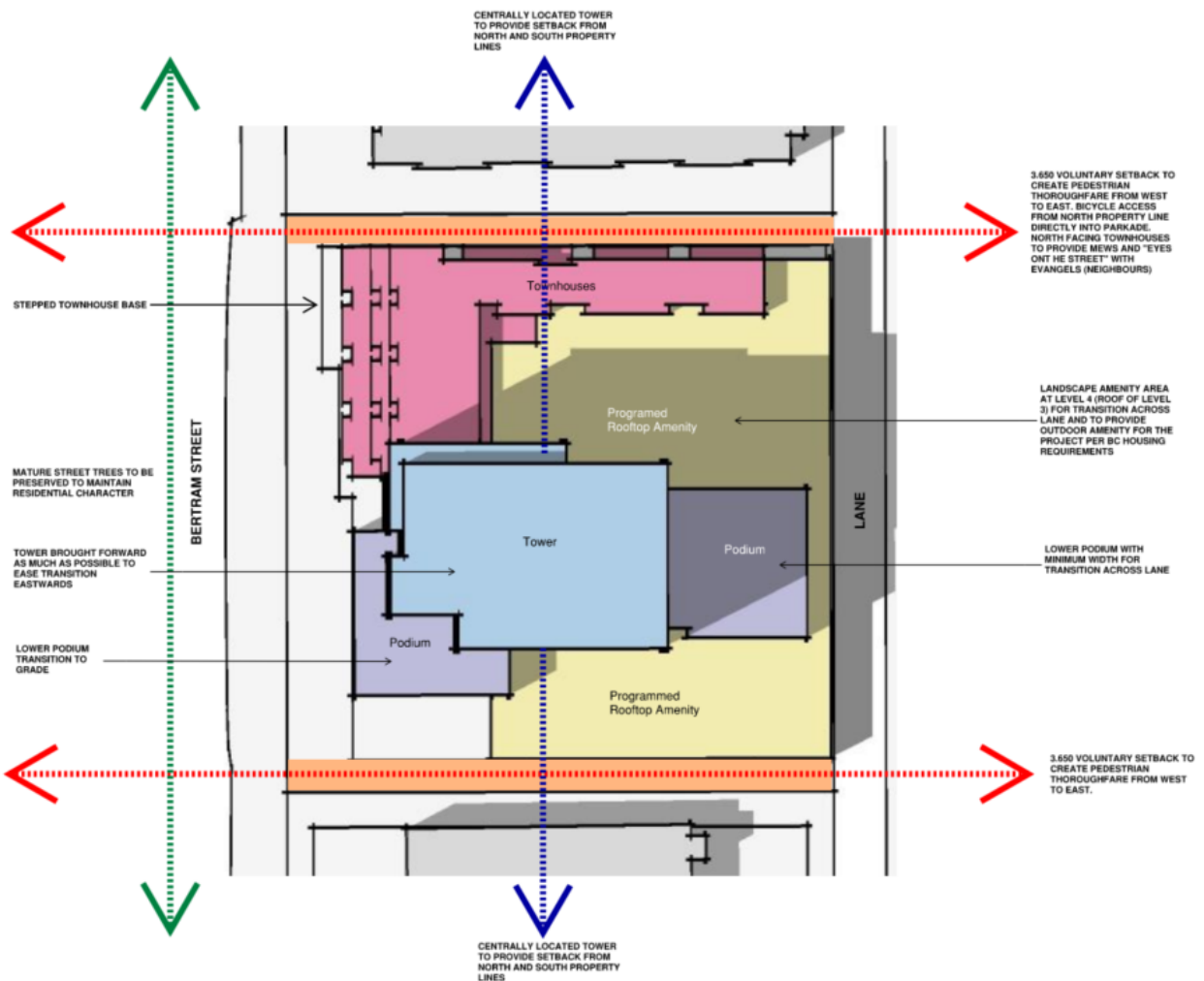
<i>Downtown Heritage is not Impacted</i>	The proposal is outside the downtown heritage area and does not pose any impact on local heritage.
<i>Healthy Food Systems</i>	The top of the parking podium has been designed and irrigated to incorporate a community garden for residents. This activity will promote urban agriculture and residents' interaction thus reinforcing the

Architectural Design Approach

Response to Overall Context and Building Physical Siting

This proposal seeks to Integrate new development with existing site conditions and preserve the character amenities of the surrounding areas and promote interesting pedestrian friendly streetscape design and pedestrian linkages. This is achieved as follows:

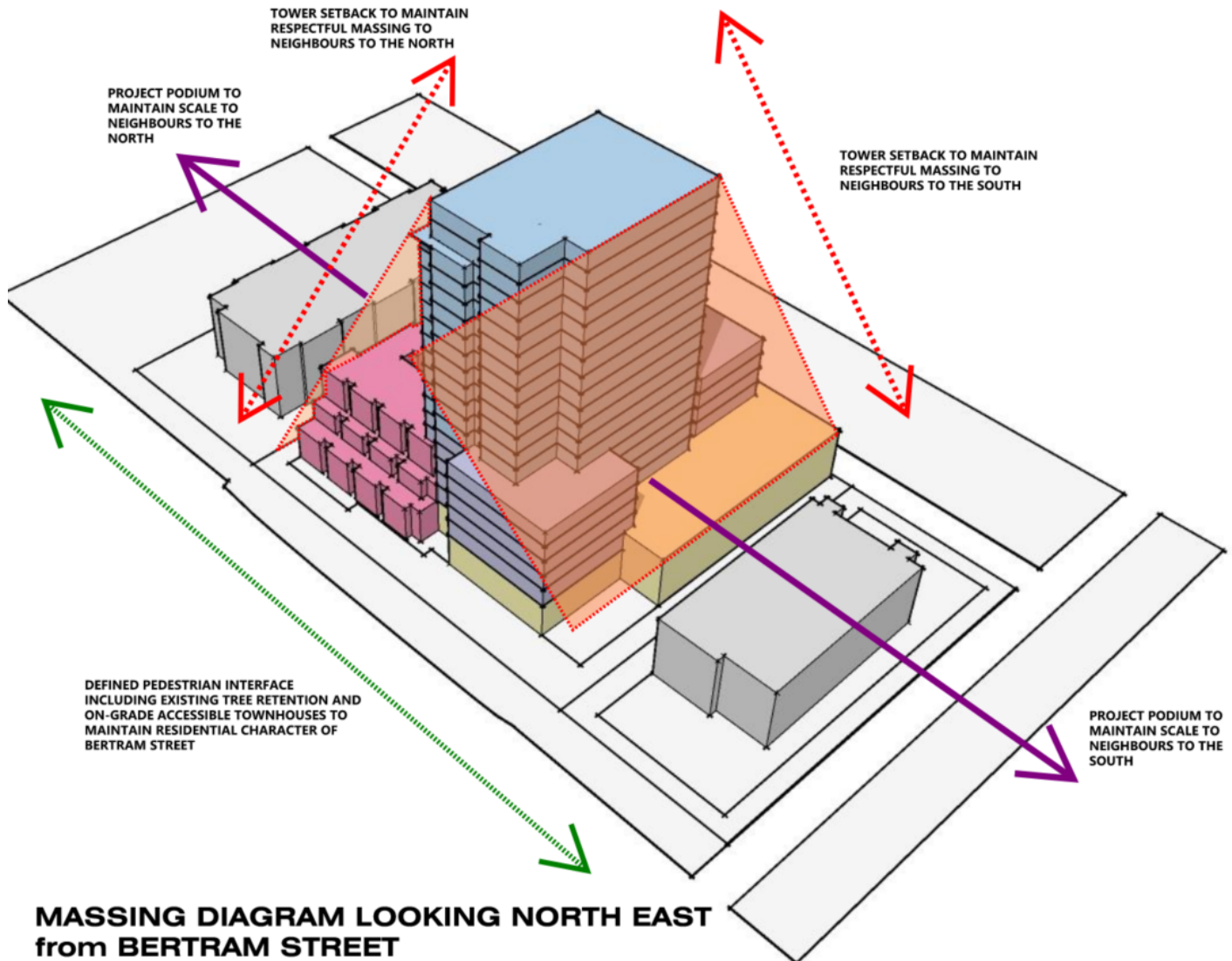
- Provide pedestrian scale and tactility by using familiar residential exterior materials
- Providing on grade access to define public, semi private, and private spaces;
- Providing on-grade uses to activate and enhance security and well being via “eyes on the street”
- Apply the appropriate scale of building elements to further enhance the residential uses;
- Provide meaningful height transition via townhouses, building base, podium, and tower;
- Create visual continuity with neighbouring buildings with base building transition
- Provide building articulation to enhance massing and detail diversity
- Minimise building jogs (specifically at grade) for CPTED concern mitigation
- Use of clear and distinct signage to identify building program components
- Use of low maintenance and high quality cladding reflective of the downtown Kelowna context.



Building Height and Massing

The project has been designed to ensure that the massing maintains the residential scale and context of the existing neighbourhood. Our approach is as follows:

- Voluntary 3.650 metre setback from the North and South Property lines to provide visual break and the opportunity to provide urban mews.
- On-grade townhouses with opportunities for private garden / patios;
- On grade townhouses facing the North property line to transition towards the established residential area northward;
- Using the townhouses' design to create visual continuity with neighbouring buildings;
- Locating the Daycare to the Southwest corner of the site to provide eclecticism within the streetscape;
- Sensitive design of the parkade to orient vehicles without any light pollution to the neighbours;
- Providing intermediate podiums to “step back” appropriately from the neighbours;
- Providing a defined building base, middle, and top;



Architectural Components and Materials

Architectural components and materials have been included in the design of the project to enhance the design of the project to add a layer of visual interest as follows:

- Designing townhouses / townhouse base to provide rhythm and visual interest for residents and pedestrians alike along Bertram Street;
- Use of projections, building indentations, materials and textures to enhance the project's visual interest and articulation;
- Specification of building materials /cladding that is durable and low maintenance;
- Providing building "elements" to create recognisable and defined massing;
- Prominent and recognizable entrances with residential patios provide meaningful transition from the street to the landscape amenity podium;

Direct Relationship to Street

All townhouse units facing Bertram Street and the north property line will have direct access to grade via the application of integrated stairs and gates to define public, semi public, semi private, and private areas. This approach not only provides residential continuity to the streetscape but most importantly promotes human scale, proportion, and tactility.

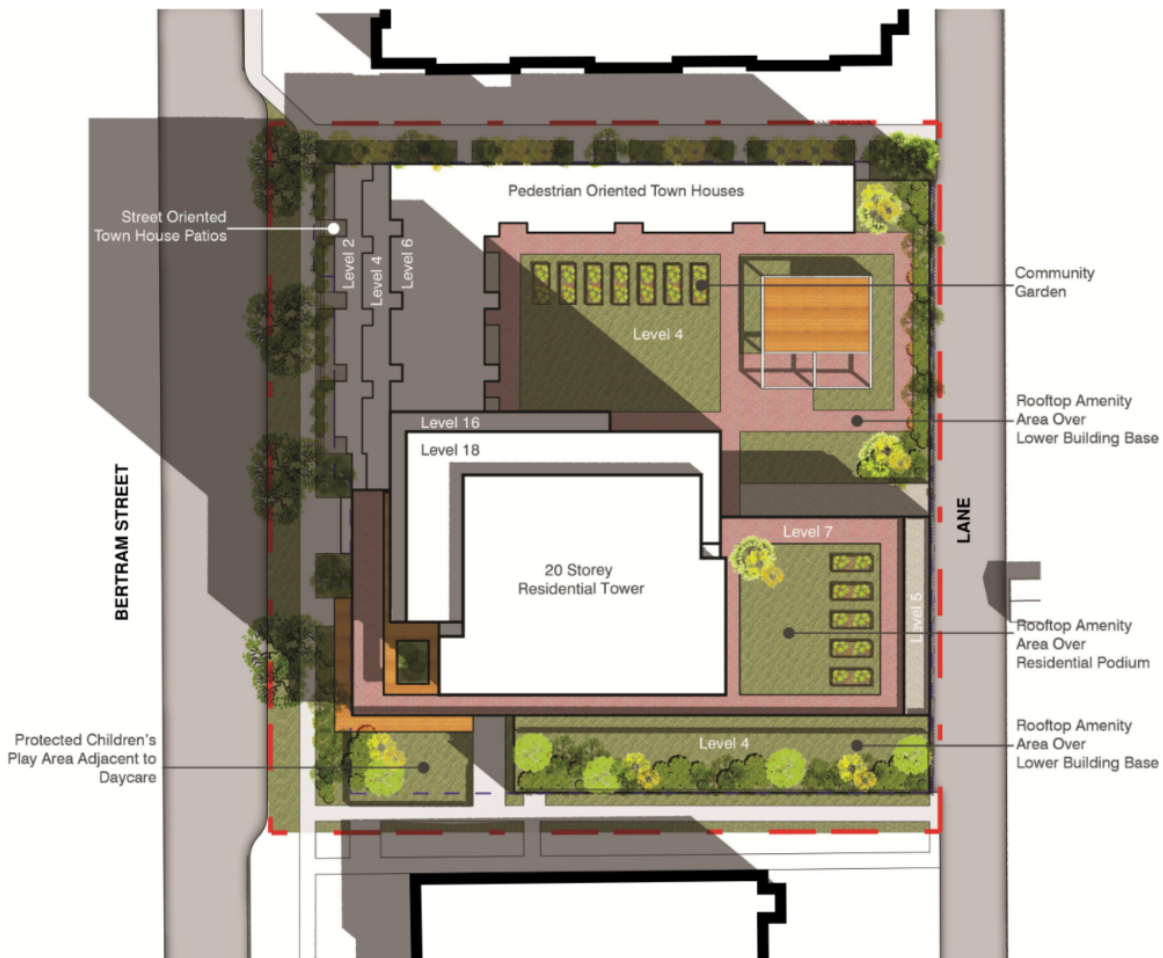
The main entry points to the townhouses will also include integrated lights which will be used as a means of wayfinding and to provide animation to the street and mews during the evening hours.



Additional Ancillary Design Approach and CPTED Mitigation

The project has been designed to provide integration into the residential nature of the immediate area and with the focus of servicing the residents of the project and providing a feeling of increasing the neighbourhood approach to design. A major focus for the project is to also create a feeling of a “community within a community”

- Provide security, residential and public safety by defining public, private and private open spaces;
- Provide the residents’ and visitors experience of transition and movement from the Street and Mews to the project in a familiar and safe environment;
- Integration and enhanced programming of resident amenity uses such urban agriculture, children’s play area, outdoor barbeque and picnic areas on the main podium to promote neighbourly interaction;
- Provide safe and well lit bicycle access for the residents of the project;
- Maximise “eyes the street” by ensuring occupied areas at pedestrian level;
- Ensure full accessible design and integrate accessible design to meet and exceed the Zoning and BC Housing Design Guidelines;
- Provide decks, balconies, rooftop and common outdoor amenity space to ensure that all residents have access to the outdoors;
- Provide benches outside the main building entry to further promote residential interaction



PLAN | BUILDING ARRANGEMENT & PROGRAM

Bertram Street Redevelopment Public Involvement Summary

1451 and 1469
Bertram Street
Kelowna, BC

April 2021 *Prepared by: Juliet Anderton Consulting Inc.*

ATTACHMENT C

This forms part of application

Z21-0015 OCP21-0006

Planner
Initials

LK



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EXECUTIVE SUMMARY

The Bertram Street Redevelopment Plan Public Involvement Summary describes the process and outcomes of the public involvement initiative undertaken as part of the BC Housing Management Commission's (BC Housing) planning process for 1451 and 1469 Bertram Street, in Kelowna, British Columbia. The Public Involvement Plan was designed and implemented by Juliet Anderton Consulting Inc. in coordination with BC Housing's Corporate Communications, Operations and Development Services and Asset Strategies Branch.

The public involvement outcomes ultimately contributed to BC Housing's redevelopment proposal prepared by S2 Architecture and submitted to the City of Kelowna (the City) in February 2021. The redevelopment proposal consists of a 20 storey apartment building, including 162 apartment units, 14 townhomes and a children's daycare. The affordable non-market and market housing proposed will create urgently needed independent living rentals for seniors, couples, individual and families, and will include a share of wheelchair accessible units.

Throughout the design process, it was a central goal of BC Housing to redevelop this significant City Centre property to the fullest extent, while still ensuring a complementary and sensitive architectural fit within this evolving neighbourhood. This continues to be an important goal moving forward in that it allows BC Housing to support the community investment they are making in the development of affordable non-market rental housing, through the development of additional market rental units. All 176 apartment and townhome units proposed are necessary to support the overall redevelopment investment model. The redevelopment plan requires Official Community Plan and Zoning Bylaw amendments, a Development Variance Permit to vary building height and a form and character Development Permit.

In the preparation and implementation of the Public Involvement Plan, BC Housing committed to a process that aligned with the Principles and Best Practices of Public Participation outlined by the Office of the Auditor General of British Columbia and that exceeded statutory and municipal requirements and guidelines,



View looking east - West Elevation Bertram Street

EXECUTIVE SUMMARY - CONT.

including City of Kelowna Council Policy 367. The process was designed to provide BC Housing a thorough understanding of the range of community interests, as well as the ability to carefully consider public feedback at each stage of the process, along with other input from City staff, technical agencies and consultant team specialists.

The process began in 2018, with BC Housing's purchase of the property. Comprehensive engagement was initiated with existing on-site tenants to understand their future housing needs and reassure them of BC Housing's support through their transition to alternate housing. Key community engagement efforts, focussed on the immediate neighbourhood, took place in September and October 2020, and in December 2020 and January 2021. The former sought feedback on the early stage redevelopment concepts and the latter on the draft development proposal to the City. Primary stakeholders included the residents and property owners of Bertram Street, those across the property's back lane fronting on Richter Street and nearby business and property owners on Bernard. Special engagement efforts were directed to those neighbours sharing property lines with the BC Housing site; including the owners and managers of Elkar Apartments to the south and the Evangel Housing Society to the north. Stakeholder organizations with neighbourhood or housing specific interests, and those with adjacent development interests, were also part of the consultation efforts, including: the Kelowna Downtown Knox Mountain Neighbourhood Association (KDKM), Downtown

Kelowna Association (DKA), Chamber of Commerce, the Central Okanagan Journey Home Task Force, Carmel Court Housing Cooperative, the UBC redevelopment team for Doyle Avenue, Mission Group, Callahan Construction, and New Town Planning as agent for the owners of 1464-1476 Bertram Street.

Due to COVID-19 risks and restrictions, in-person public open house events and workshops were not possible as part of the engagement efforts. Instead, comprehensive brochures were prepared and direct-mailed to neighbourhood residents and property owners during the two key engagement periods. The project stakeholder organizations were also emailed the brochures for distribution to their membership. The September 2020 brochure, which introduced the project's redevelopment concepts, requested recipients complete a feedback questionnaire and provide general comments. Feedback could also be provided by posting public comments on the BC Housing Let's Talk website or through directed emails to BC Housing's community relations email. The brochures, the questionnaire, as well as two videos highlighting key redevelopment features, were also posted online.

It should also be noted, at opportune times during the consultation efforts, the project team was able to undertake socially distanced in-person meetings with representatives of the adjacent property owners to the north and south. In-person communication through door knocking also took place where feasible with those residents and business owners with a minimum of 50 metres of the site.



Preliminary Design Rendering

EXECUTIVE SUMMARY - CONT.

KEY OUTCOMES AND THEMES

It is estimated the project brochures, questionnaire opportunity and other materials reached approximately 750 people. The BC Housing webpage received 495 independent visits, and local media - including Castanet, Kelowna Now and the Capital News - also publicized the redevelopment proposal, bringing further awareness to the initiative throughout the community.

Through the early stages of the design process, redevelopment concepts considered by the design team explored building heights ranging from 12 to 26 storeys. Concepts based on the lower end of the building height spectrum resulted in a wider building form, with smaller separation distances from adjacent buildings, narrower view corridors between buildings and increased shadow impacts on immediate neighbours. Conversely, the concepts based on the taller building form allowed for greater separation distances from immediate neighbours, wider view corridors and reduced shadow impacts. In addition, the concepts with a taller narrower building form allowed the design team to plan for community gardens and other outdoor social spaces and green spaces on the roof of the podium. These spaces could not be achieved where the footprint of the apartment building encompassed the majority of the parkade rooftop. Early stakeholder consultation with immediate neighbours and the City of Kelowna prioritized greater separation distances from immediate neighbours over concerns with the taller building height, resulting, ultimately, in a proposal for 20 storeys.

The feedback received on the redevelopment concepts presented in the mail out brochures was on the whole very positive and included a number of inquiries from those looking for affordable rental housing. The three strongest themes that came through were:

- the importance of building subsidized rental housing in downtown Kelowna, including larger units for families,
- personal interest in attaining subsidized rental housing, and
- the importance of strong leadership in environmentally sustainable building and landscaping design.

Other more general feedback outcomes are summarized by the following comments:

- it will be important to ensure the affordability of subsidized units over the long term
- supportive housing would not be welcome

- BC Housing's communication and outreach are really appreciated
- the emphasis on family units, townhomes and wheelchair units is important
- the project is well designed with a mix of architectural types
- the building height is too ambitious
- landscaping and screening should be designed to encourage privacy for adjacent residents
- new trees and landscaping should not create maintenance issues for adjacent owners
- measures should be taken to ensure security lighting, vehicle lights and emissions from the parkade do not affect neighbours
- all required parking needs should be accounted for on the site

KEY IMPACTS

From the onset of the planning process, the design team proactively anticipated potential interests of and concerns from neighbours. Building height, shadowing, views, privacy, noise, traffic, parking, boulevard tree protection, personal safety, neighbourhood character and construction impacts were all actively considered in the design process. The form and character of the project proposal ultimately mitigated and minimized these potential impacts. The design team's success in effectively anticipating concerns is believed to have contributed to the limited response from the neighbourhood to BC Housing's requests for input. From the feedback that was received, the design team was able to confirm the current direction of the proposal. Feedback also resulted in the following changes and amendments to the plan:

- A stronger commitment to climate change mitigation, including a commitment to Step Code 3, the inclusion of electric vehicle charging for 25% of parking stalls and the intent to pursue a car share provider.
- The total number of units was reduced from 186 to 176 units to accommodate more three bedroom units for families.
- Landscaping and other design elements along shared property lines were refined to minimize maintenance needs for adjacent owners, manage privacy concerns, reduce impacts of security and vehicle lighting and ensure implementation of CPTED principles.

EXECUTIVE SUMMARY – Public Involvement SUMMARY Table pt.1

Neighbourhood and Interest Based Organizations Consulted

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> • Kelowna Downtown Knox Mountain Neighbourhood Association • Downtown Kelowna Association • Chamber of Commerce • University of British Columbia | <ul style="list-style-type: none"> • Central Okanagan Journey Home Society • Evangel Seniors Housing Society • Elkar Apartments • Carmel Court Housing Cooperative | <ul style="list-style-type: none"> • Callahan Construction • New Town Planning • Mission Group |
|---|--|---|

Consultation and Communication Methods

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> • Neighbourhood Letters 2018-19 • Direct Mail Brochure Sept 2020 • Direct Mail Brochure Dec 2020 • Redevelopment Concepts Questionnaire | <ul style="list-style-type: none"> • BCH Webpage • Let's Talk Housing Online Discussion Forum • Online Video Sept 2020 • Online Video Dec 2020 | <ul style="list-style-type: none"> • In-Person Meetings • Consultant Email and Phone Calls • BCH Community Relations Email • Door Knocking |
|--|--|--|

Quantitative Outcomes

Total Direct Contacts – 742 Individuals (min)	Website Visits – 495 Independent Visits	Media Articles – 4 (as of Feb. 2021)
<ul style="list-style-type: none"> • Sept 2020 Brochure: 700 individuals • Dec 2020 Brochure: 750 individuals • In-Person Meetings: 10 individuals • Direct Email/Phone: 11 organizations • BCH Com. Relations Email: 6 individuals • BCH Let's Talk Housing: 15 individuals 	<ul style="list-style-type: none"> • BCH Website: 495 independent visitors • Questionnaire Responses: 19 individuals 	<ul style="list-style-type: none"> • Castanet (2) • Capital News • Kelowna Now

Neighbourhood-Sensitive Design Features

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> • Mature boulevard tree preservation • Residential scale setbacks reinforce neighbourhood character | <ul style="list-style-type: none"> • Parking podium hidden from Bertram • Apartment centred on site to minimize shadow | <ul style="list-style-type: none"> • Privacy enhanced through building setbacks, step backs, fencing and landscaping • CPTED principles reinforce safety and security |
|--|--|---|

Key Feedback Outcomes

- The importance of building subsidized rental housing in downtown Kelowna, including larger units for families
- The importance of strong leadership in environmentally sustainable building and landscaping design
- Personal interest in attaining affordable housing

General Feedback Outcomes

- It will be important to ensure the affordability of subsidized units over the long term
- Supportive housing would not be welcome
- BC Housing’s communication and outreach are really appreciated
- The emphasis on family units, townhomes and wheelchair units is important
- The project is well designed with a mix of architectural types
- The building height is too ambitious
- All required parking needs should be accounted for on the site
- Landscaping and screening should be designed to encourage privacy for adjacent residents.
- New trees and landscaping should not create maintenance issues for adjacent owners.
- Measures should be taken to ensure security lighting, vehicle lights and emissions from the parkade do not affect neighbours

Key Changes Made Through Feedback

A stronger commitment to climate change mitigation, including a commitment to Step Code 3, the inclusion of electric vehicle charging for 25% of parking stalls and the intent to pursue a car share provider.

The total number of units was reduced from 186 to 176 units to accommodate more 3-bedroom units for families.

Landscaping and other design elements along shared property lines were refined to minimize maintenance needs for adjacent owners, manage security and privacy, reduce impacts of vehicle lighting and ensure implementation of CPTED principles.



Preliminary Design Rendering

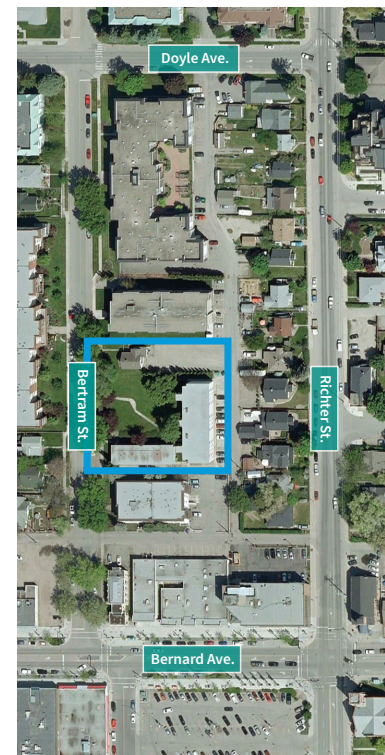
INTRODUCTION

The *Bertram Street Redevelopment Public Involvement Summary* outlines the consultation and communication activities and outcomes undertaken by BC Housing in the preparation of the redevelopment for 1451 and 1469 Bertram Street, Kelowna, BC. The Public Involvement Plan included in eight phases, as outlined in Figure 1. These phases correspond to the overall project planning and approvals timeline outlined in Figure 2. The balance of the document details the intentions of each phase, the methods of communication and consultation and the feedback outcomes.

Figure 1: Public Involvement Plan Phases

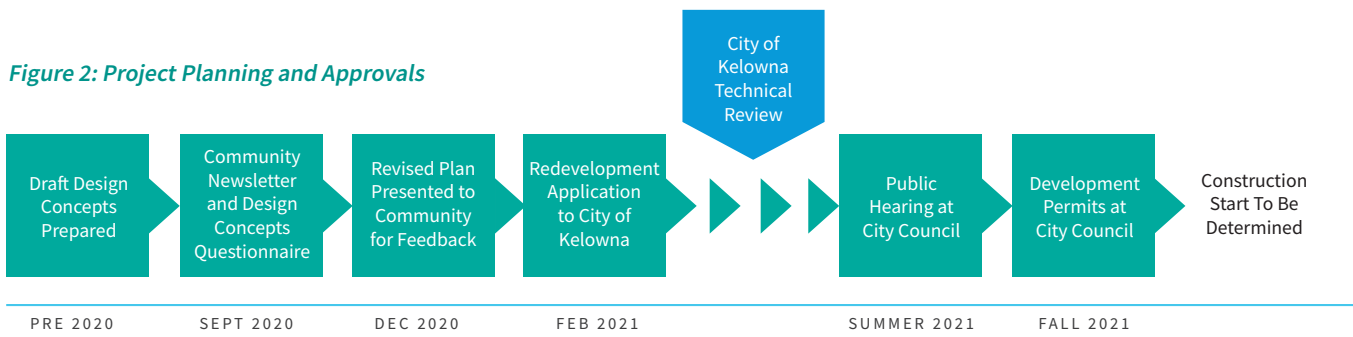
PHASES 1-8	TIMING
PHASE 1: Property Purchase and Tenant Transition	2018
PHASE 2: Demolition and Redevelopment Planning	Spring 2019-2020
PHASE 3: Redevelopment Concepts	Fall 2020
PHASE 4: Development Proposal	Early 2021
PHASE 5: City Council Public Hearing (Rezoning and Official Community Plan Amendment)	Summer 2021
PHASE 6: City Council Public Meeting (Development Permit and Development Variance Permit)	Fall 2021
PHASE 7: Building Permit and Construction	2022
PHASE 8: Occupancy	TBD

Redevelopment Location



APPROVALS - ESTIMATED TIMELINE

Figure 2: Project Planning and Approvals



PHASE 1 – Property Purchase and Tenant Transition, March 2018

In 2018, BC Housing purchased 1451 and 1469 Bertram Street with the intention of redeveloping the properties for affordable rental housing. Phase 1 primary engagement and communication activities were designed to inform neighbours and on-site tenants of the purchase and the high-level intentions for the property, and to connect them with avenues to communicate with BC Housing. Engagement activities focused on efforts to understand the future housing needs of the on-site tenants. Tenants were reassured that BC Housing would support them through the necessary transition to alternate housing. Engagement and communication methods included:

- **Neighbourhood letters** – inclusive of neighbours within the boundary of Richter St., Bernard Ave., Doyle St. and St. Paul St. (approximately 100 metres and 280 households).
- **Neighbourhood door-knocking and hand delivery of neighbourhood letters** – inclusive of neighbours within the boundary of Richter St., Bernard Ave., Doyle St. and St. Paul St. (approximately 100 metres, and 20 households and 10 commercial neighbours), exclusive of residents in apartment buildings.
- **Phone call/email to stakeholder organizations and immediate neighbours** - including the Evangel Seniors Housing Society, Elkar Apartments, Downtown Kelowna Association, Chamber of Commerce, Kelowna Downtown Knox Mountain Neighbourhood Association, Homelessness Leadership Group and Journey Home Task Force.
- **Tenant introduction letters** – inclusive of all existing tenants of the housing on-site.
- **Tenant door-knocking** – inclusive of all tenants in their units.
- **Tenant group meetings** – inclusive of all interested tenants of the housing on-site.
- **Tenant one-on-one meetings** – inclusive of all tenants interested in support in relocating to alternate rental housing.
- **Tenant individual relocation letters** – inclusive of all tenants of the housing on-site.

TENANT AND PUBLIC FEEDBACK

- Tenant communications were comprehensive and resulted in a year of working with residents to successfully transition to alternate housing.
- Limited neighbourhood and stakeholder feedback was received by the BC Housing Community Relations email. Responses ranged from a request for assurance that housing would not include supportive housing, to indications of general support for affordable rental housing.
- Neighbourhood door-knocking included general gratitude for the information, support for affordable housing and interest in student participation in the environmental leadership components of the building and site design.

PHASE 2 – Demolition and Redevelopment Planning, March 2019

Phase 2 communication activities were focused on notifications associated with the building demolition, boulevard tree protection and on-site geotechnical testing.

- **Neighbourhood letter, demolition** – inclusive of neighbours within the boundary of Richter St., Bernard Ave., Doyle St. and St. Paul St. (approximately 100 metres and 280 households) as well as immediate property owners.
- **Phone call/email to stakeholder organizations and immediate neighbours** – including the Evangel Seniors Housing Society, Elkar Apartments, Downtown Kelowna Association, Chamber of Commerce, Kelowna Downtown Knox Mountain Neighbourhood Association, Homelessness Leadership Group and Journey Home Task Force.
- **Neighbourhood letter, geotechnical testing** – immediate neighbours only.

PUBLIC FEEDBACK

- Limited feedback to the BC Housing Community Relations email; one question regarding hazardous materials abatement procedures during demolition.

PHASE 3 – Redevelopment Concepts, September 2020

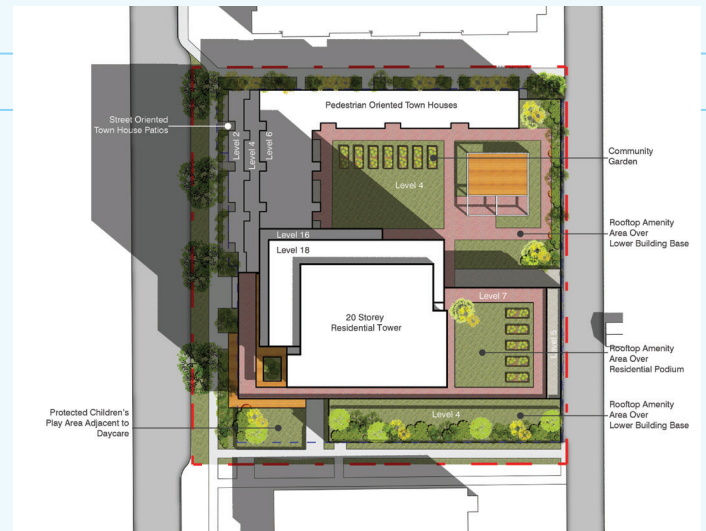
Phase 3 engagement and communication activities began with the comprehensive preparation of materials and engagement tools for a public open house and meetings with adjacent property owners in March of 2020. Due to restrictions associated with Covid-19, these activities were not undertaken and public engagement was put on hold to respect related pressing concerns and priorities of neighbourhood residents. Despite challenges associated with the pandemic, it was important that the opportunity to obtain early feedback from the neighbourhood and other stakeholders remained a high priority. The following engagement tools and communication methods were undertaken with the objective of gaining feedback on the preliminary redevelopment plan and design concepts.

- **Neighbourhood brochure (8 pages)** – the Planning for Redevelopment, September 2020 brochure was direct mailed to approximately 370 households and immediate property owners. The distribution of the brochure was expanded beyond previous mail-outs to reflect the potential impacts of the 20 storey height of the preliminary design concepts presented.
- **Project feedback questionnaire** – on-line link was direct mailed as part of the neighbourhood brochure; questionnaire requested comments on key project decisions and general feedback on redevelopment plans and design concepts.
- **Project features and highlights video** – on-line video highlighting key features of the preliminary redevelopment plan and design concepts.
- **Let's Talk Housing website** – on-line link was direct mailed as part of the neighbourhood brochure and included opportunities to post public comments and receive feedback from BC Housing; <https://letstalkhousingbc.ca/Kelowna>
- **Phone calls/emails to stakeholders and immediate neighbours** – the Evangel Seniors Housing Society, Elkar Apartments, Downtown Kelowna Association, Chamber of Commerce, Kelowna Downtown Knox Mountain Neighbourhood Association, Homelessness Leadership Group and Central Okanagan Journey Home Society were contacted by email and by phone for comments.
- **In-person meetings** – meetings were held with representatives of property owners to the north and south (Evangel Seniors Housing Society and Elkar Apartments).

PUBLIC FEEDBACK

OUTREACH AND OUTCOMES

- In total, it is estimated that the September brochure reached approximately 700 people.
- The project website received 194 independent visitors and 36 visitors downloaded the brochure.
- In person or telephone meetings included approximately 7 individuals providing feedback, either as individuals or on behalf of an organization or property owner.
- The questionnaire was completed by 19 respondents and the Let's Talk Housing feedback line received 2 inquiries. The BC Housing Community Relations email also received 2 emails.



QUESTIONNAIRE HIGHLIGHTS

Despite the broad reach of the neighbourhood brochure, there was limited interest in completing the project questionnaire. Only nineteen people completed the questionnaire out of the 194 website visitors, and the estimated 700 people who received the neighbourhood brochure. Despite the limited response, there was a range of viewpoints expressed. It is difficult to determine if the low response was due to general acceptance of the project ideas, a preoccupation of potential respondents with Covid-19 concerns, or another reason altogether.

In looking at the questionnaires received, highlights from the responses included the following:

- About half (10 of 19) of the respondents live on Bertram
- About a third (6 of 19) were interested in renting the non-market housing
- The vast majority (14 of 18) believed it was important or very important that non-market housing is built in the downtown
- About half (8 of 17) believed it was important or very important that the townhomes be included
- About half (8 of 17) believed the daycare was important or very important
- About half (8 of 18) preferred BCH to continue planning for a narrow and tall building form and just more than half preferred that BCH look again at planning for a lower and wider building form
- Slightly more than half (11 of 19) believed that one parking stall for each unit was about right
- There was strong support for environmental leadership, particularly passive energy design (17 of 18), and Step Code 3 designation (14 of 17)
- There was a broad mix of feedback on the preferred architectural styles and landscaping approach
- Streetscape improvements that ranked the highest were sidewalk lighting, universal design, planting additional trees and protecting existing trees

PUBLIC COMMENTS

The response from the 30 people who elected to actively engage in providing feedback touched on a wide range of themes. Bracketed numbers indicate frequency of each response.

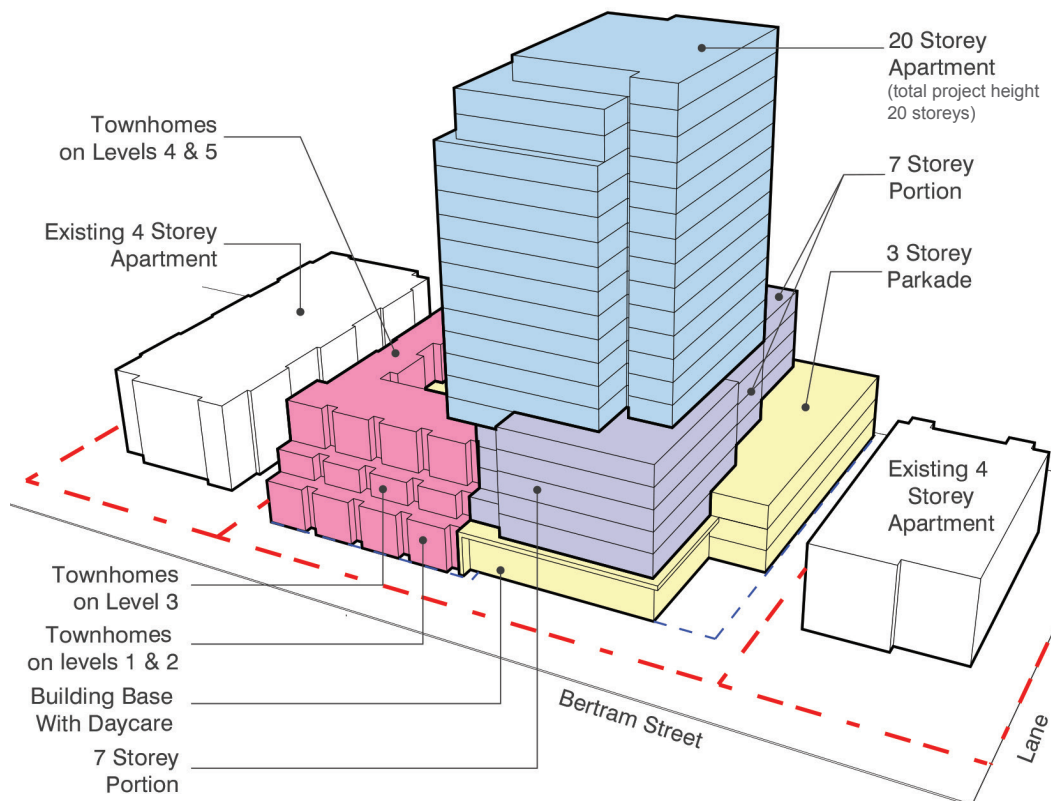
- Personal interest in subsidized rental housing (2)
- Project will support downtown service industry jobs (1)
- Concentrate more on the homeless population (1)
- Rental housing attracts crime, drug use, doesn't help homelessness (1)
- No supportive housing for the homeless here (3)
- The building height is too ambitious (3)
- Would not choose 20 storeys but believe this housing is needed (1)
- Project looks great (2)
- Support for the mix of densities and architectural types (1)
- Townhomes are a wonderful idea (1)
- Downtown is not a place where families want to live (1)
- Support the focus on the daycare and larger units for families (1)
- Having green areas for residents to exercise would be good (1)
- Sustainable green space should be achieved along Bertram through greater building setbacks (1)
- Trees and grass are essential, irrigation will be necessary (1)
- Lack of support for dead, dangerous, unused green space in downtown (1)
- Desire for a restaurant or retail to animate the street (1)
- Support for sustainable property maintenance and upkeep (1)
- No cats/dogs for noise and feces (1)
- Location will save on household transportation costs, reduce emissions, free up downtown parking (1)
- Adequate parking is necessary at this time, design space so it can be repurposed in the future (1)
- Future residents won't take transit (1)
- No bike lane on Bertram if it is going to reduce available parking (2)
- Make sure the parkade does not lead to fumes and light impacts for neighbouring balconies (2)
- Add landscaping for privacy for the neighbours' balconies (2)

FEEDBACK FROM DIRECT NEIGHBOURS

Formal and informal face-to-face meetings were held with representatives of neighbours to the north and south. General feedback from the meetings was supportive of the overall project objectives, including the need for rental housing. There was general support for the cause, including the daycare and the attention to family housing. There was some question of the 20 storeys proposed, however, the feedback expressed was supportive of the design measures incorporated to minimize height impacts.

Productive outcomes were achieved in discussion with neighbours on the preferred fencing and landscaping on both the north and south side of the property. Suggestions were made to increase privacy, and measures were discussed to ensure security lighting, vehicle lights and emissions from the parkade do not affect neighbouring balconies to the south.

PRELIMINARY BUILDING FORM – Sample of Neighbourhood Brochure Material, September 2020



PHASE 4 – Development Proposal, February 2021

The development proposal application submitted to the City of Kelowna includes 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 storeys to 20 storeys
- Development Permit for the form and character in the City Centre Revitalization Area

Phase 4 engagement and communication activities continued to be impacted by Covid-19 restrictions affecting in-person gatherings. To meet the intent of City of Kelowna Council Policy 367 (Public Notification and Consultation for Development Applications), engagement activities were adjusted to respect the restrictions. The following required or voluntary engagement tools and communication methods were undertaken with the objective of providing feedback to City Council and refining the form and character of the development proposal. City staff confirmed these methods, in combination with the methods undertaken in previous phases, met the intent of Council Policy 367.

- Let's Talk Housing website update - including a question and answer forum and email to BC Housing's Community Relations
- Neighbourhood mail-out Brochure (eight pages) (See Appendix 3 - Brochure, Proposed Redevelopment Plan, December 2020) – brochure was direct mailed to approximately 370 households and immediate property owners.
- Proposed redevelopment on-line video
- Neighbourhood door-knocking where possible within 50 meters
- Email/phone communication with stakeholder organizations – the Evangel Seniors Housing Society, Elkar Apartments, Downtown Kelowna Association, Chamber of Commerce, Kelowna Downtown Knox Mountain Neighbourhood Association, Homelessness Leadership Group and Central Okanagan Journey Home Society were contacted by email and by phone for comments.
- Continued discussion with neighbours with shared property lines
- Development notice signs posted (on-site) prior to initial consideration by City Council
- Public Involvement Summary to City of Kelowna

PUBLIC FEEDBACK – Outreach and Outcomes

- In total, it is estimate that the December brochure reached approximately 750 people (approximately 50 more people than the September brochure).
- The project website received 300 independent visitors in addition to the 195 visitors during Fall 2020 consultations, and 15 additional people emailed BC Housing or participated in BC Housing’s Let’s Talk webpage.
- In person or telephone meetings included 6 individuals providing feedback, either as individuals or on behalf of an organization or property owner.
- Feedback received indicated support for the project and included a number of questions about how to apply for the units and how the housing would remain affordable of the long term.

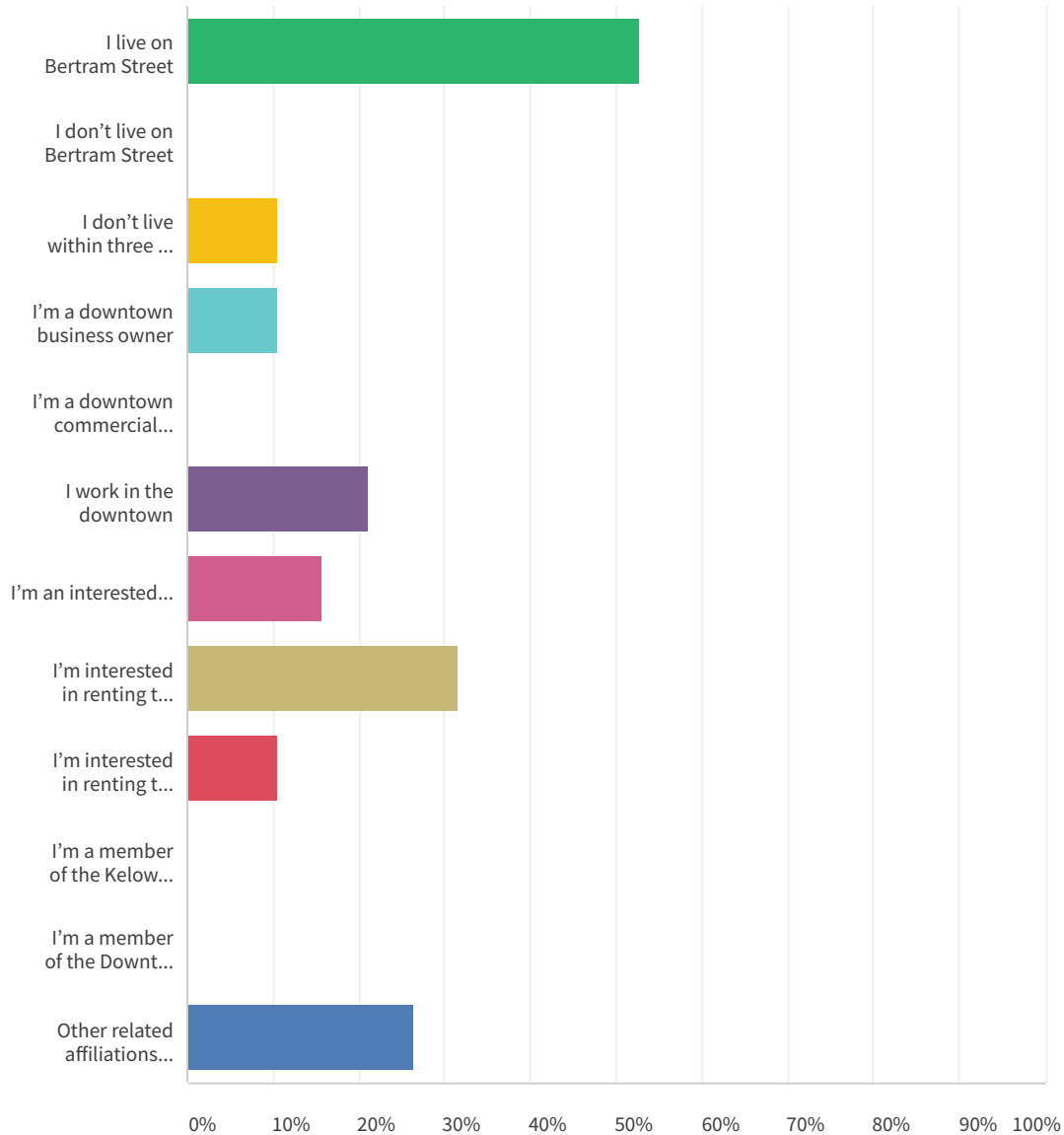
NEXT STEPS

Phases 5 and 6 of the Public Involvement Plan include the Public Hearing and Public Meeting held by City Council. Notification processes are undertaken by the City of Kelowna, with the exception of updates to the on-site development notice sign. Phase 7 - Building Permit and Construction, typically includes a ground-breaking ceremony and neighbourhood notification undertake by BC Housing contractors associated with construction-related disruptions. Phase 8 - Occupancy is expected to include an opening ceremony.

APPENDIX ONE – Redevelopment Questionnaire Outcomes

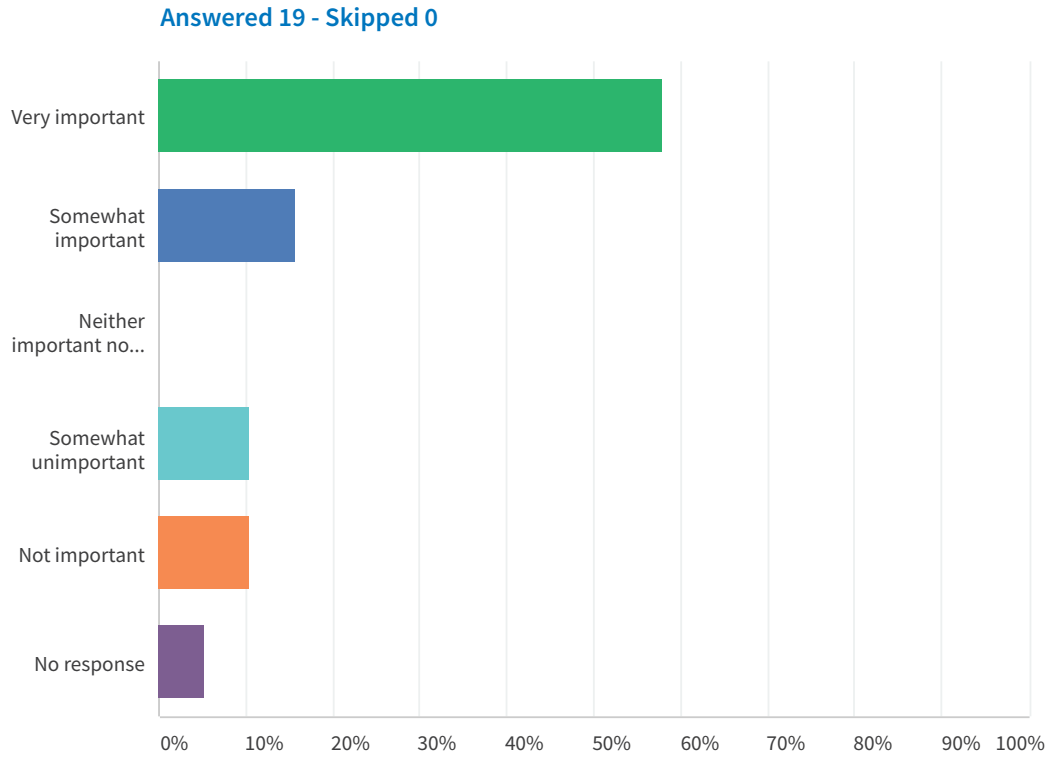
Q1 - What describes your relationship to the Bertram Street redevelopment property?
Check all categories that apply.

Answered 19 - Skipped 0



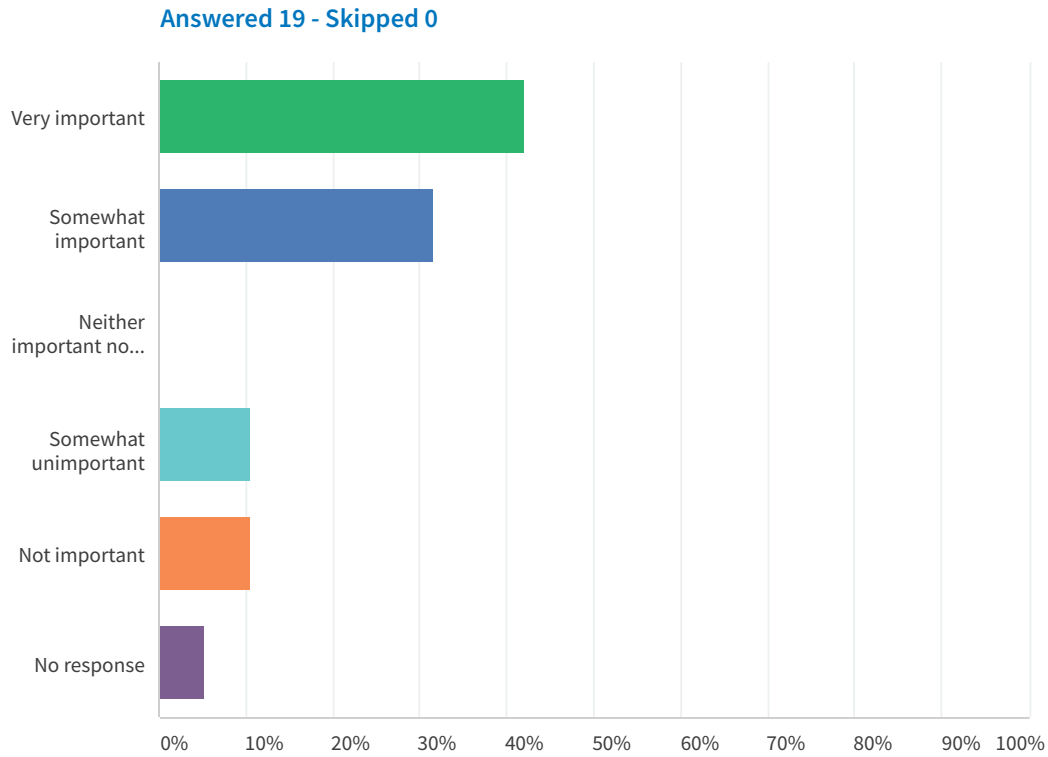
ANSWER CHOICES	RESPONSES	
I live on Bertram Street	52.63	10
I don't live on Bertram Street, but I live within about three blocks of the property	0.00	0
I don't live within three blocks, but I live in downtown Kelowna	10.53%	2
I'm a downtown business owner	10.53%	2
I'm a downtown commercial property owner	0.00%	0
I work in the downtown	21.05%	4
I'm an interested member of Kelowna's broader community	15.79%	3
I'm interested in renting the future non-market housing	31.58%	6
I'm interested in renting the future market housing	10.53%	2
I'm a member of the Kelowna Downtown Knox Mountain Neighbourhood Association	0.00%	0
I'm a member of the Downtown Kelowna Association	0.00%	0
Other related affiliations? (please specify)	26.32%	5
Total Respondents: 19		

Q2 - How important is it that new NON-MARKET RENTAL housing is built in Kelowna's downtown?
Please select one.



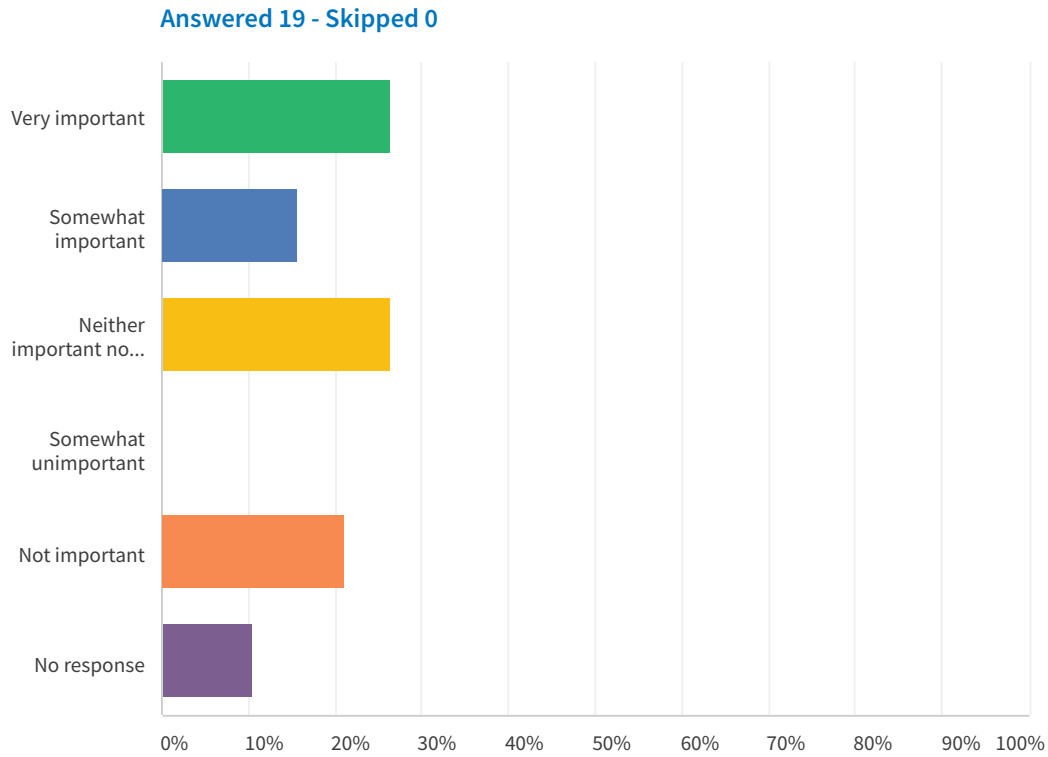
ANSWER CHOICES	RESPONSES	
Very important	57.89%	11
Somewhat important	15.79%	3
Neither important nor unimportant	0.00%	0
Somewhat unimportant	10.53%	2
Not important	10.53%	2
No response	5.26%	1
Total Respondents: 19		

Q3 - How important is it that new MARKET RENTAL housing is built in Kelowna’s downtown?
Please select one.



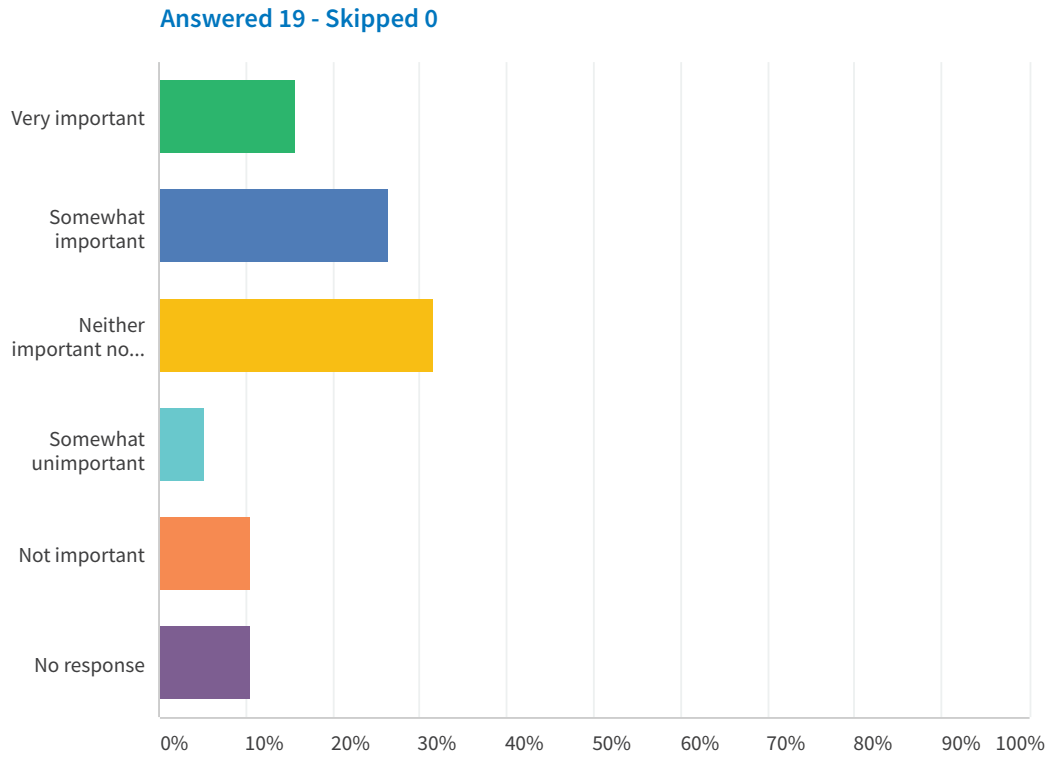
ANSWER CHOICES	RESPONSES	
Very important	42.11%	8
Somewhat important	31.58%	6
Neither important nor unimportant	0.00%	0
Somewhat unimportant	10.53%	2
Not important	10.53%	2
No response	5.26%	1
Total Respondents: 19		

Q4 - The redevelopment is considering including a children’s daycare with a play area along Bertram.
 How important is this new daycare service in Kelowna’s downtown? Please select on.



ANSWER CHOICES	RESPONSES
Very important	26.32% 5
Somewhat important	15.79% 3
Neither important nor unimportant	26.32% 5
Somewhat unimportant	0.00% 0
Not important	21.05% 4
No response	10.53% 2
Total Respondents: 19	

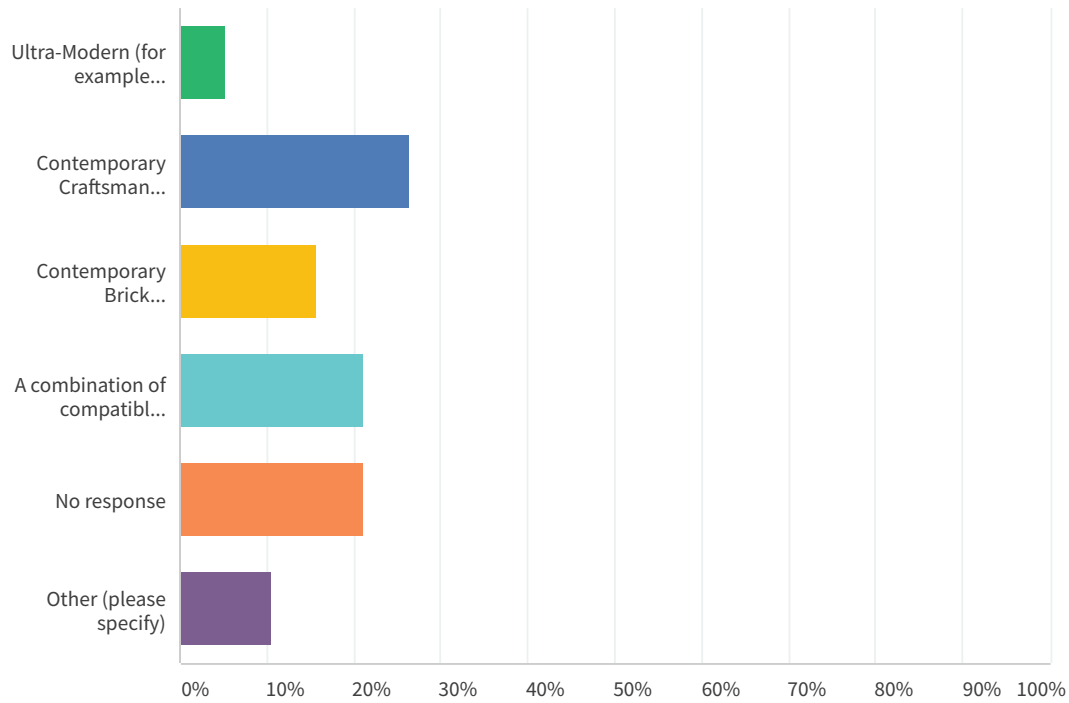
Q5 - The redevelopment is considering 8 family townhomes along Bertram Street and 6 family townhomes facing north. How important is it that these townhomes be included in the redevelopment? Please select one.



ANSWER CHOICES	RESPONSES	
Very important	26.32%	5
Somewhat important	15.79%	3
Neither important nor unimportant	26.32%	5
Somewhat unimportant	0.00%	0
Not important	21.05%	4
No response	10.53%	2
Total Respondents: 19		

Q6 - The townhomes would be designed to enhance the residential look and feel of the redevelopment.
 What architectural style do you think is most appropriate for the new townhomes? Please select one.

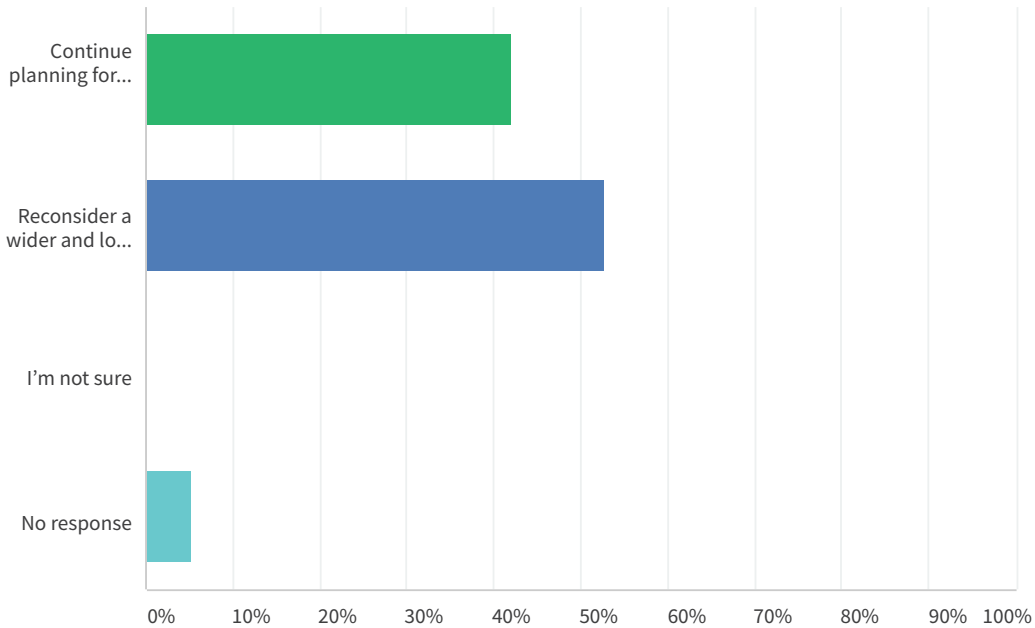
Answered 19 - Skipped 0



ANSWER CHOICES	RESPONSES	
Ultra-Modern (for example: minimal architectural details, concrete and glass featured)	5.26%	1
Contemporary Craftsman Contemporary Craftsman (for example: pitched rooflines, plank siding, covered front porches)	26.32%	5
Contemporary Brick Brownstone (for example: flat rooflines, brick finishes, walk-up front steps)	15.79%	3
A combination of compatible architectural styles	21.05%	4
No response	21.05%	4
Other (please specify)	10.53%	2
Total Respondents: 19		

Q7 - The redevelopment is planning for a 17-storey apartment building on a 3-storey parkade. The apartment is planned to house approximately 186 units. The tall building form allows separation from immediate neighbours and greenspace at ground level and on the parkade, but the tall building will be visible from a distance. A lower and wider apartment building, closer to immediate neighbours, was also considered by the project team. In your opinion, should BC Housing continue to plan for a tall apartment or reconsider a wider but lower apartment? Please select one.

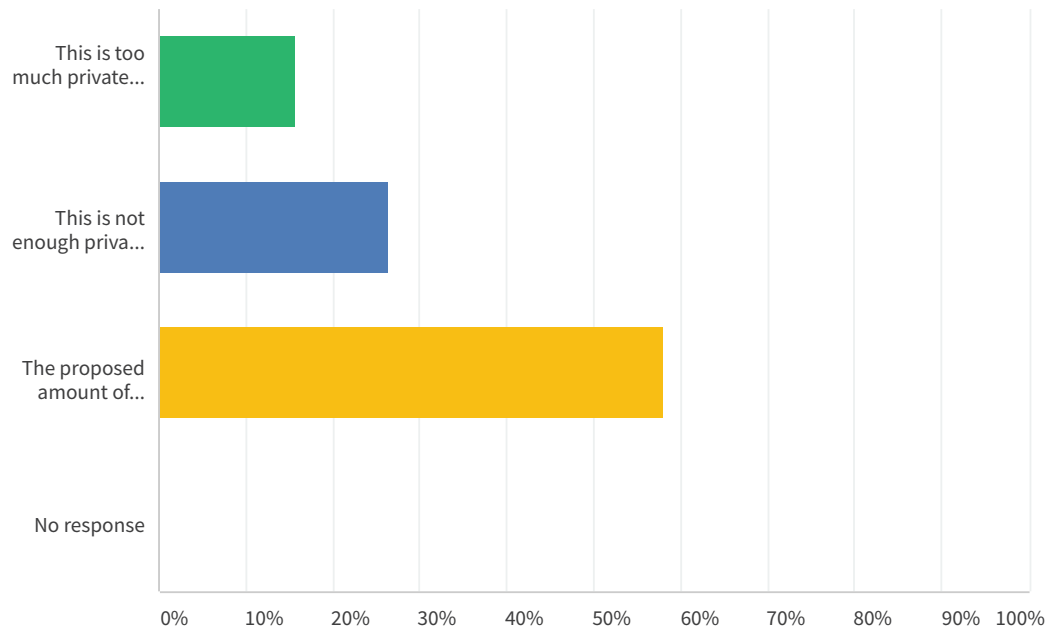
Answered 19 - Skipped 0



ANSWER CHOICES	RESPONSES	
Continue planning for a narrow and tall apartment	42.11%	8
Reconsider a wider and lower apartment	52.63%	10
I'm not sure	0.00%	0
No response	5.26%	1
Total Respondents: 19		

Q8 - TA 3-storey parkade is planned behind the townhomes and daycare. Because of the walkable downtown location and the proximity to transit, future residents of the redevelopment will be encouraged to use transit and other active transportation options. Close to one vehicle parking spot will be available for every housing unit. Please choose the response that best describes your opinion on this parking plan.

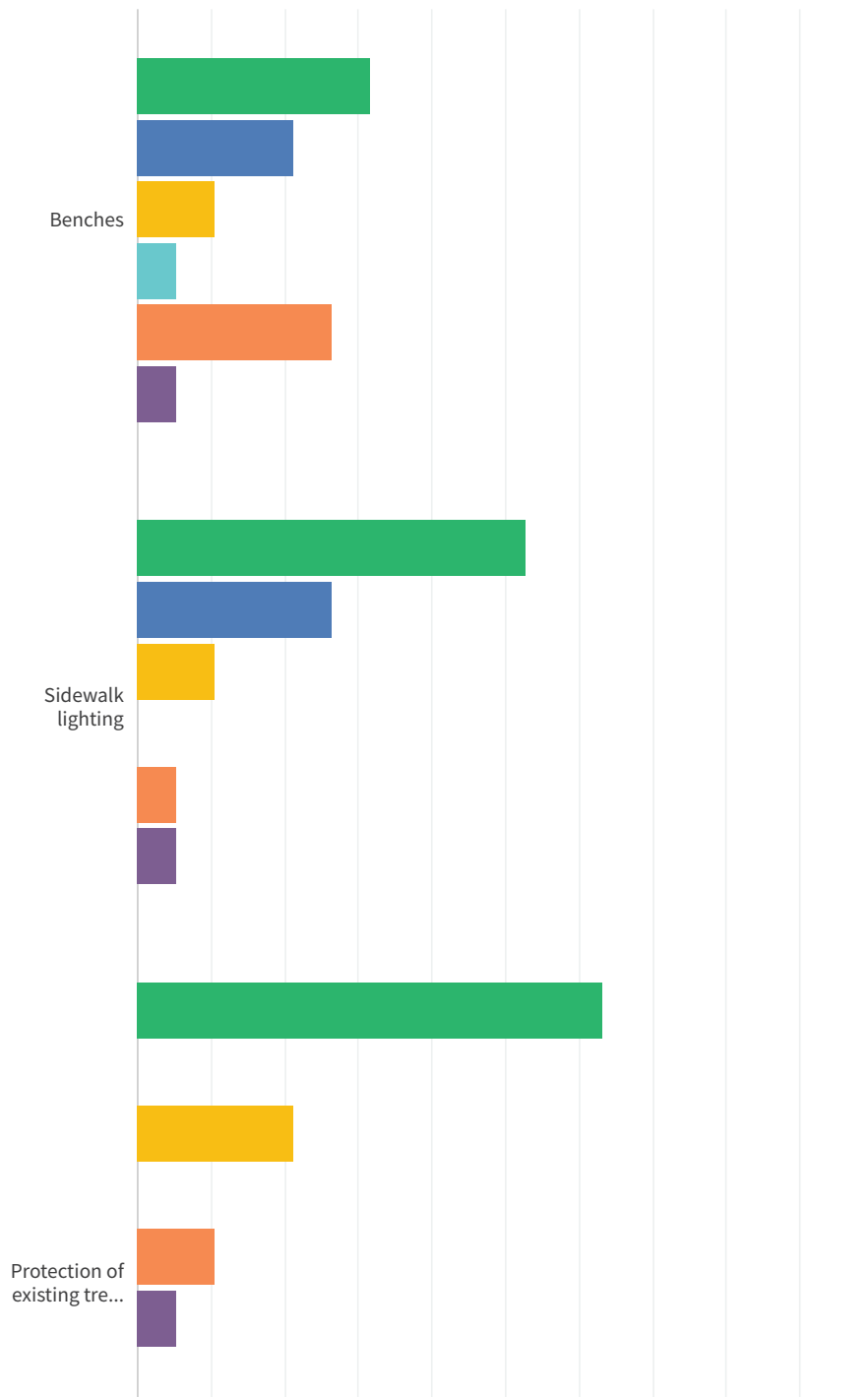
Answered 19 - Skipped 0



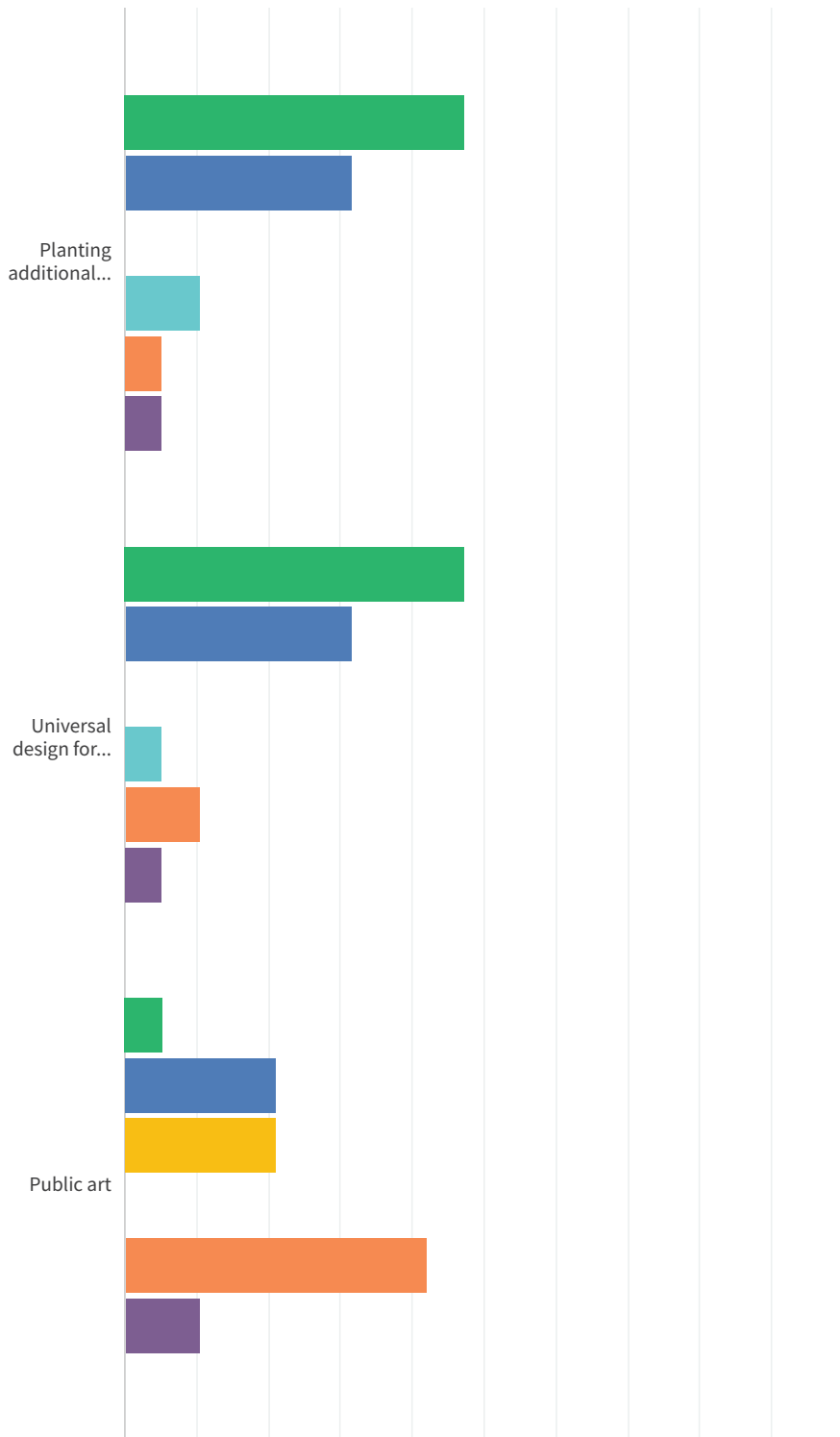
ANSWER CHOICES	RESPONSES	
This is too much private vehicle parking	15.79%	3
This is not enough private vehicle parking	26.32%	5
The proposed amount of vehicle parking is sufficient	57.89%	11
No response	0.00%	0
Total Respondents: 19		

Q9 - The redevelopment will upgrade the sidewalk and public space along the Bertram Street section of the property and create a new bicycle lane. How important is it that project team also include the following additional features along Bertram Street?

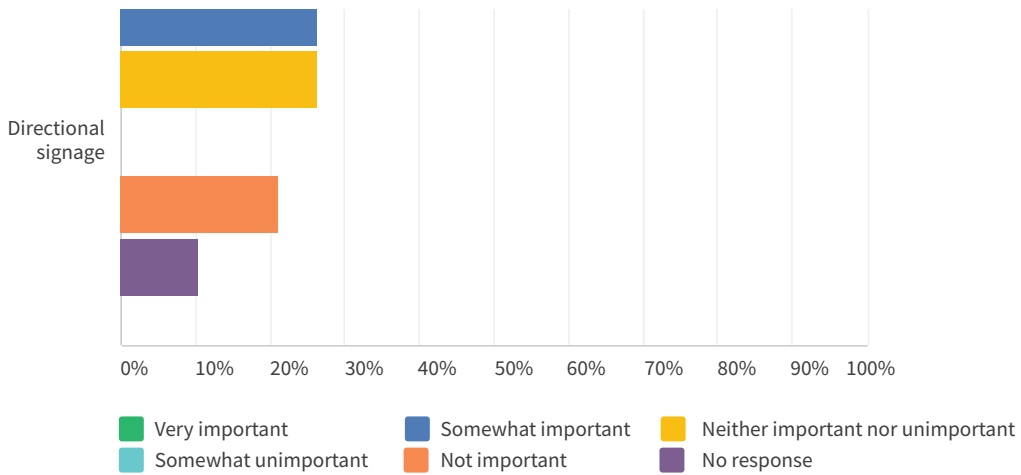
Answered 19 - Skipped 0



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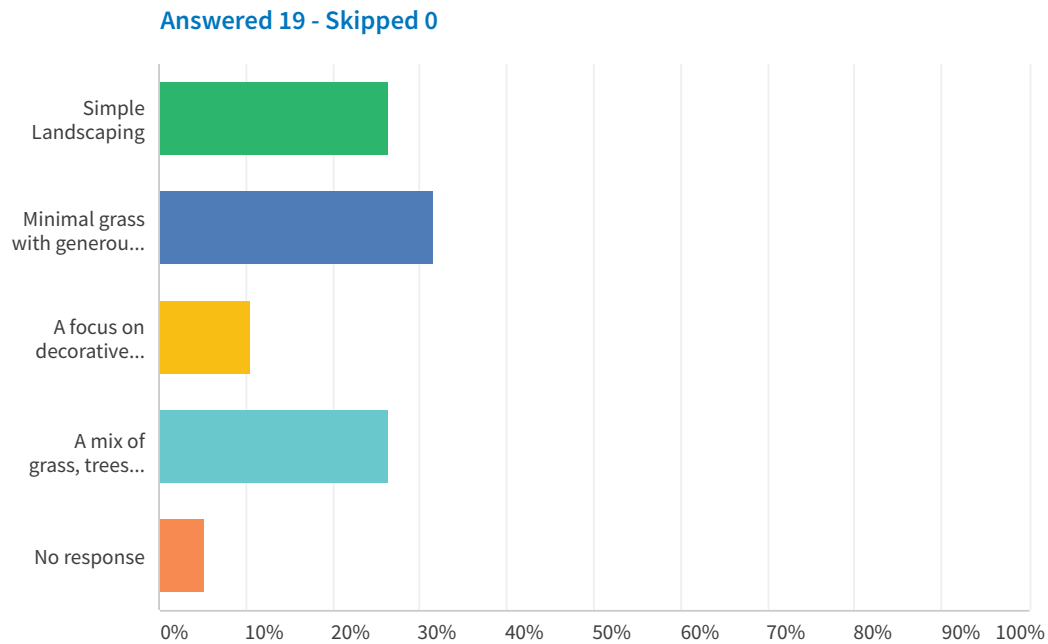


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ANSWER CHOICES	VERY IMPORTANT	SOMEWHAT IMPORTANT	NEITHER IMPORTANT NOR UNIMPORTANT	SOMEWHAT UNIMPORTANT	NOT IMPORTANT	NO RESPONSE	TOTAL
Benches	31.58% 6	21.05% 4	10.53% 2	5.26% 1	26.32% 5	5.26% 1	19
Sidewalk lighting	52.63% 10	26.32% 5	10.53% 2	0.00% 0	5.26% 1	5.26% 1	19
Pottection of existing trees along Bertram	63.16% 12	0.00% 0	21.05% 4	0.00% 0	10.53% 2	5.26% 1	19
Planting additional trees along Bertram	47.37% 9	31.58% 6	0.00% 0	10.53% 2	5.26% 1	5.26% 1	19
Universal design for mobility, visually or hearing impaired	47.37% 9	31.58% 6	0.00% 0	5.26% 1	10.53% 2	5.26% 1	19
Public art	5.26% 1	21.05% 4	21.05% 4	0.00% 0	42.11% 8	10.53% 2	19
Directional signage	15.79% 3	26.32% 5	26.32% 5	0.00% 0	21.05% 4	10.53% 2	19

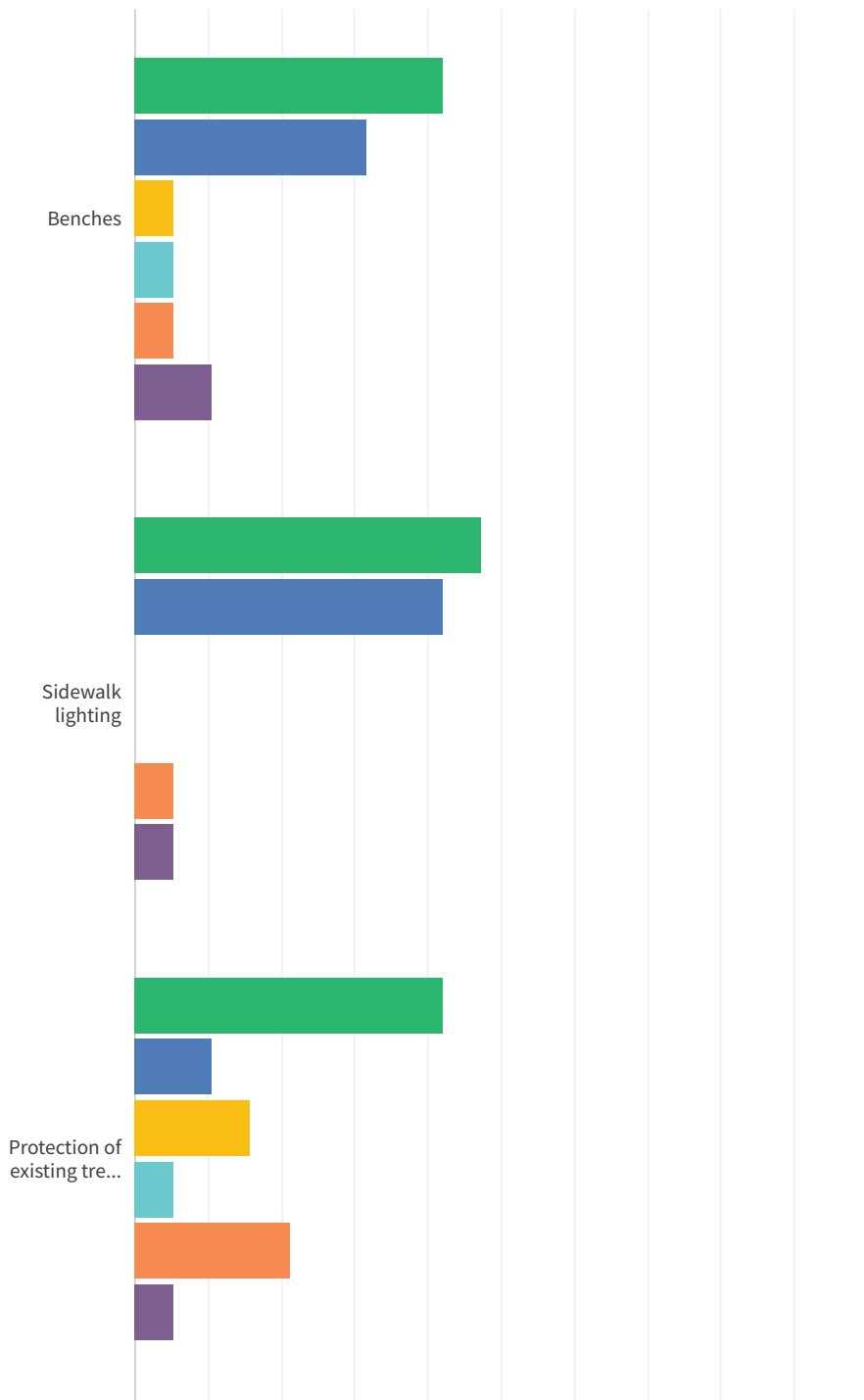
Q10 - BC Housing will redesign the landscaping between the townhomes, the daycare, and Bertram Street. Please choose the response that best describes how you think this area should be landscaped?



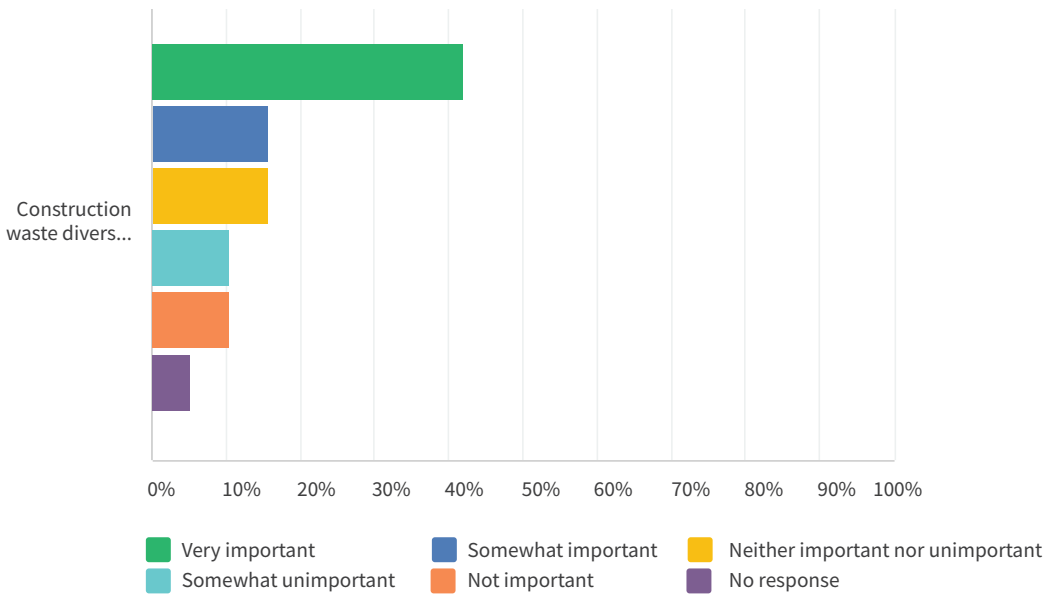
ANSWER CHOICES	RESPONSES	
Simple landscaping, with mostly grass and trees	26.32%	5
Minimal grass with generous plantings of shrubs and trees	31.58%	6
A focus on decorative pavers and limited plantings	10.53%	2
A mix of grass, trees and decorative pavers	26.32%	5
No response	5.26%	1
Total Respondents: 19		

Q11 - BC Housing is planning a leadership role in mitigating climate change through a number of project features. How important is it that BC Housing pursue the following?

Answered 19 - Skipped 0



Cont.



ANSWER CHOICES	VERY IMPORTANT	SOMEWHAT IMPORTANT	NEITHER IMPORTANT NOR UNIMPORTANT	SOMEWHAT UNIMPORTANT	NOT IMPORTANT	NO RESPONSE	TOTAL
Implementation of BC Energy Step Code 3 (i.e., construction standards to encourage environmental sustainability)	42.11% 8	21.05% 6	10.53% 1	5.26% 1	26.32% 1	5.26% 2	19
Passive energy design (i.e., building design that uses the sun's energy to minimize energy consumption)	47.37% 9	42.11% 8	0.00% 0	0.00% 0	5.26% 1	5.26% 1	19
Xeriscaping (i.e., landscaping requiring little or no irrigation)	42.11% 8	10.53% 2	15.79% 3	5.26% 1	21.05% 4	5.26% 1	19
Construction waste diversion from landfill of 60%	42.11% 8	15.79% 3	15.79% 3	10.53% 2	10.53% 2	5.26% 1	19

Q12 - Please provide any additional related comments.

What do you like most and, or, least, about the design ideas presented for the redevelopment?

Answered 19 - Skipped 0

SEE PAGE 6 OF THIS DOCUMENT FOR COMMENT SUMMARY