

S2

City Council Presentation

BCH Bertram Street Affordable Housing

1451 Bertram Street

October 5, 2021



BC HOUSING



City of
Kelowna



BRITISH
COLUMBIA

Development Facts

176 Affordable Non-market and Market Rental Units

- 162 apartment style units
- 14 direct street and podium oriented townhouse units
- Studio Units 4(3%)
- 1 Bedroom Units 73(41%)
- 2 Bedroom Units 56 (32%)
- 3 Bedroom Units 43 (24%)
- Accessible Units (BCH Min 5%) 22 (12.5%)

Outdoor Amenities on Levels 4 & 8

- Large private courtyard on level 4 with common areas, bbq area and amenity building
- Rooftop garden on level 8 with common areas and planter boxes

Daycare and Outdoor Play Area

- At grade access on south-west building corner
- Support for young families living in the building and surrounding neighbourhood
- 336sm of indoor daycare space

Leadership in Climate Change

- Voluntary implementation of Step Code 3
- Passive energy and sustainability design principles
- Landscaping to reduce ambient temperature around the building
- Landscaping to minimize water consumption
- Construction waste diversion target of 60%
- 25% of parking supports vehicle charging
- Car share options

Site Location & Context



1 DP - STREETScape VIEW 01 (LOOKING EAST)
DP0.2 SCALE: 1:1



2 DP - STREETScape VIEW 02 (LOOKING SOUTH EAST)
DP0.2 SCALE: 1:1



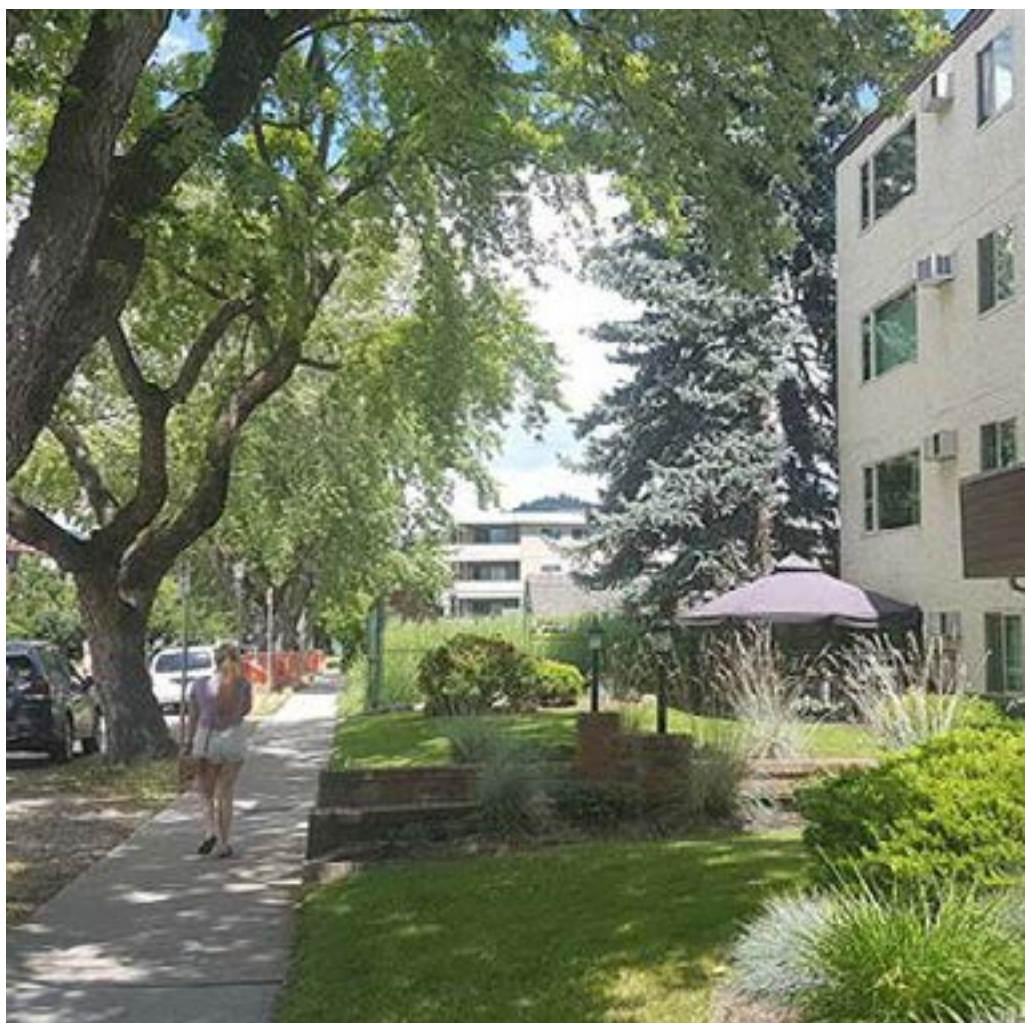
3 DP - STREETScape VIEW 03 (LOOKING NORTH)
DP0.2 SCALE: 1:1



4 DP - STREETScape VIEW 04 (LOOKING NORTH-EAST)
DP0.2 SCALE: 1:1



5 DP - STREETScape VIEW 05 (LOOKING SOUTH EAST)
DP0.2 SCALE: 1:1



6 DP - STREETScape VIEW 06 (LOOKING NORTH)
DP0.2 SCALE: 1:1



7 DP - STREETScape VIEW 07 (LOOKING NORTH)
DP0.2 SCALE: 1:1



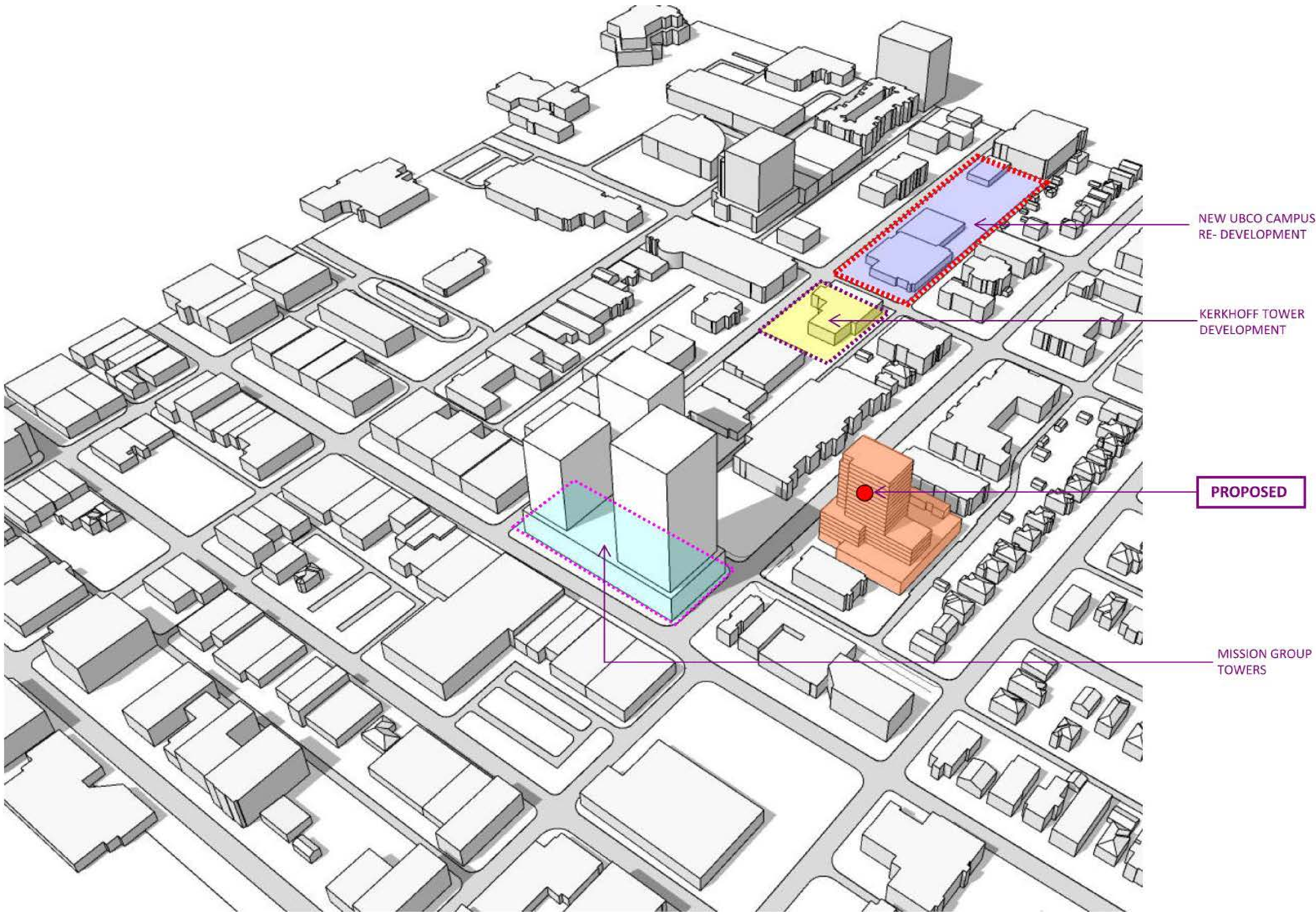
8 DP - STREETScape VIEW 08 (LOOKING NORTH)
DP0.2 SCALE: 1:1



9 DP - STREETScape PLAN
DP0.2 SCALE: 1:100



Site Massing



NEIGHBOURHOOD FIT

Residential Character of Bertram Streetscape is Strengthened

- Residential setbacks are typical for Bertram Street
- Walkout townhomes reinforce the residential feel
- Mature street trees are preserved and new trees are planted
- Sidewalk and lighting improvements create welcoming and safe spaces
- Parkade is limited to 3 storeys and hidden from Bertram Street

Proposed Building Heights Setback and Stepback from Neighbours

- Building heights are lower or one storey higher than adjacent apartments
- The apartment is set back from neighbours toward the middle of the site
- The narrow form minimizes shadow and maximizes sky view better than a low and wide building

Vehicle and Parking Management

- All required parking is accommodated on site, no parking variance
- Rear lane is widened to support vehicle access
- Secure bicycle spaces are provided in the parkade and in-suites
- Car share agreement will be pursued with Modo

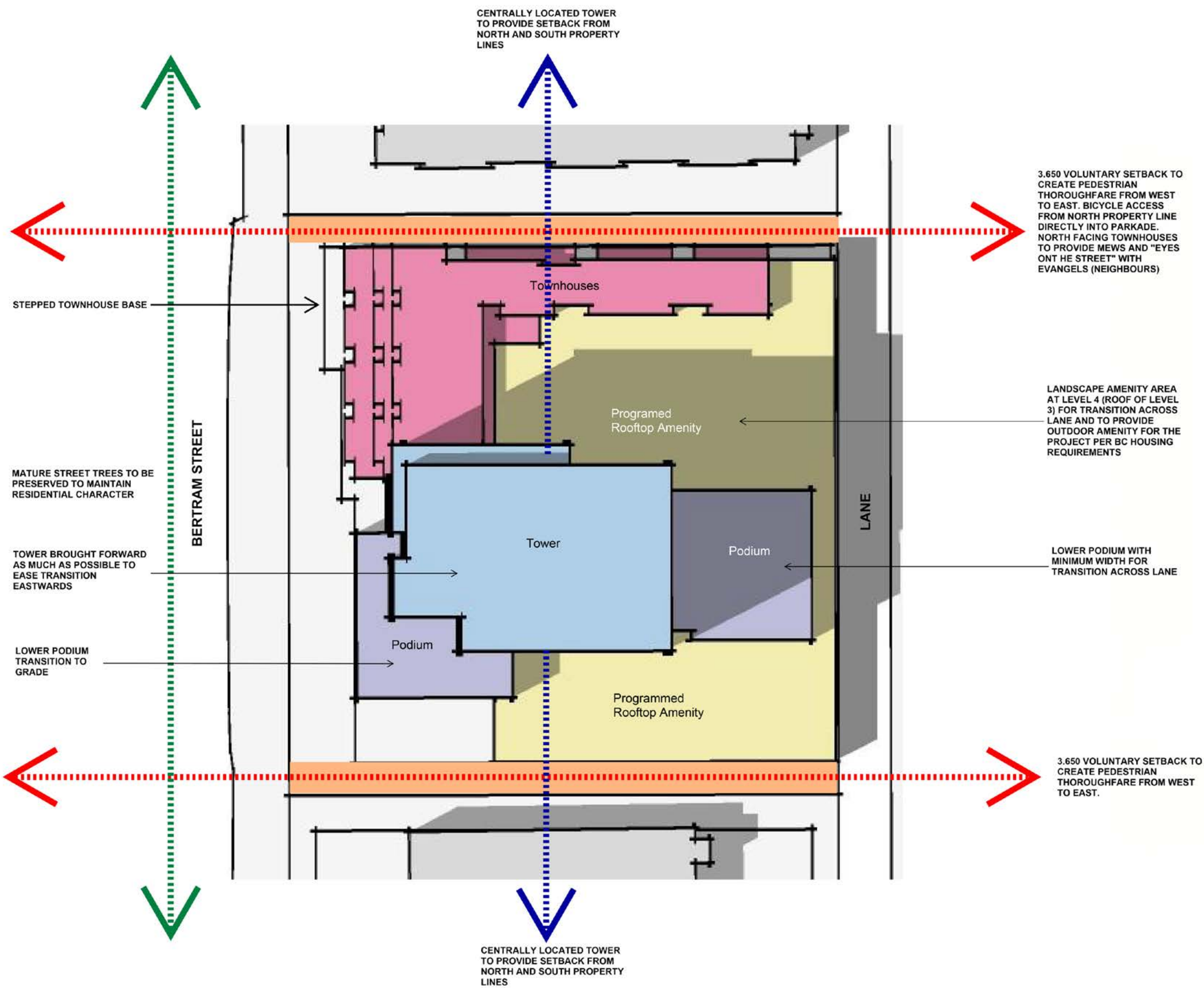
Careful Attention to Shared Property Lines

- Landscaping, paving and fencing along shared property lines has been designed in consultation with neighbours
- Both privacy and CPTED techniques have been considered

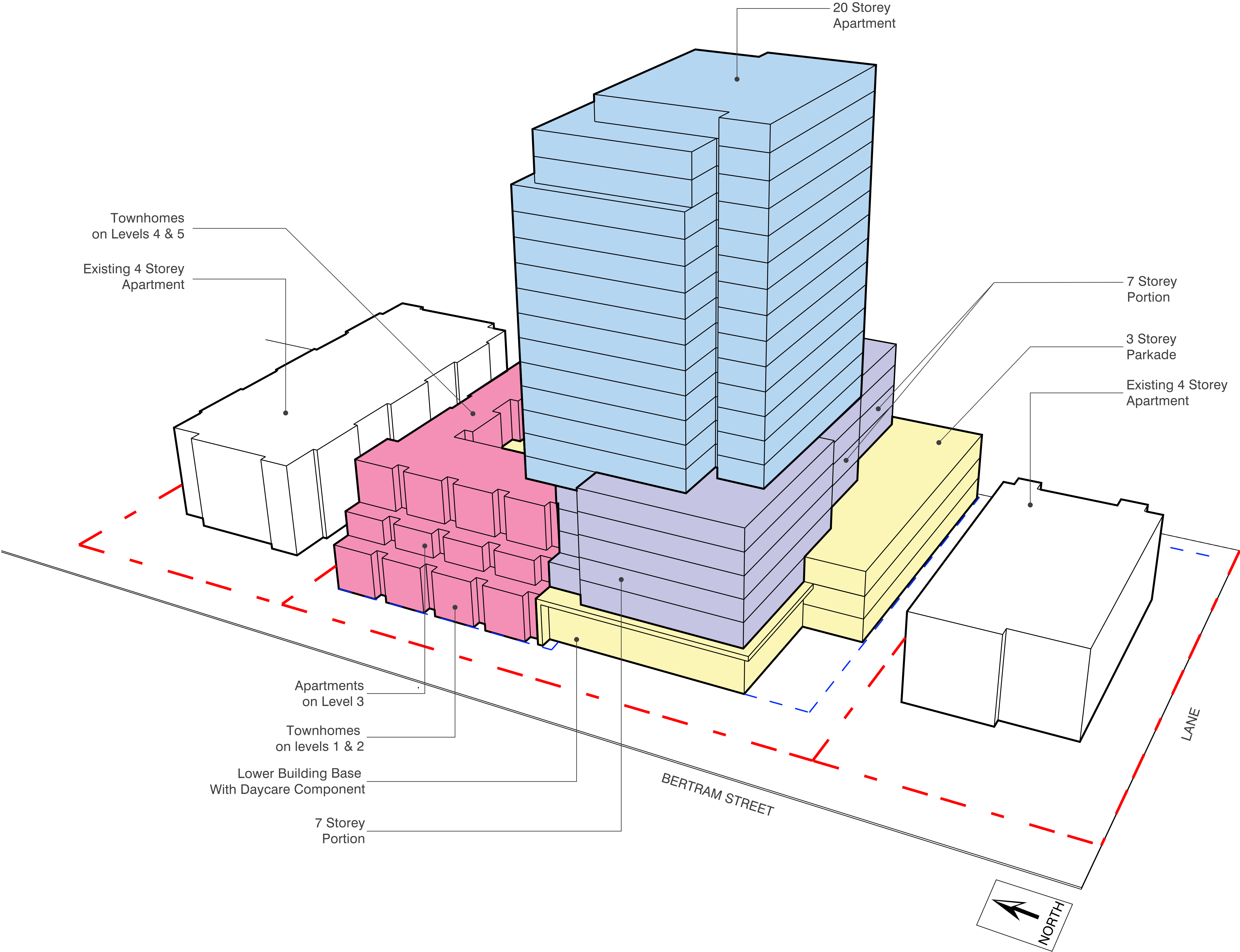
Comprehensive Public Involvement

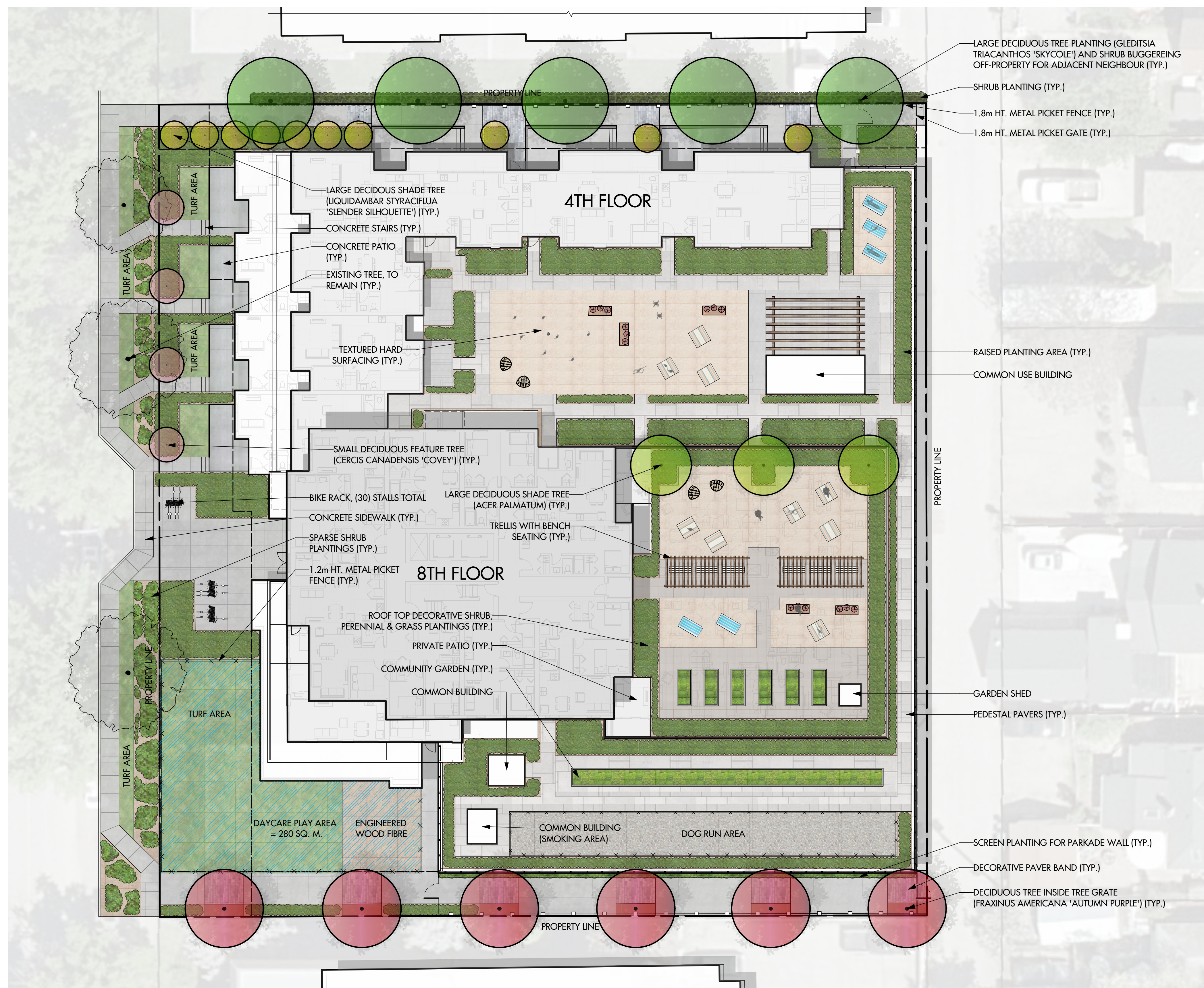
- Public engagement and consultation with neighbourhood and interest based organizations
- Key changes made through engagement feedback such as commitment to climate mitigation and Step Code 3, inclusion of electric vehicle charging stalls, accommodation for more 3 bedroom family units, landscaping along shared property lines that minimize maintenance needs for adjacent owners and reduced impacts of vehicle lighting to ensure implementation of CPTED principles

Site Concept



Massing Concept





Floor Plan - Level 1

Floor Plan - Symbol Legend

- INDICATES BUILDING OUTLINE ABOVE
- INDICATES BUILDING OUTLINE BELOW
- INDICATES PROPOSED COLUMNS
- INDICATES PROPOSED STRUCTURAL SHEAR WALLS & ELEVATOR CORE

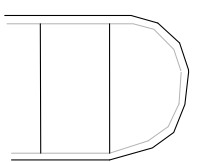
OPTIONAL PRINCIPALS

- LIGHT COLOURED PAINTED FINISH TO WALLS, COLUMNS
- AVOID HIDDEN CORNERS AND INSTALL CONVEX MIRRORS AS NEEDED
- PROVIDE VISION PANELS IN DOOR LEADING TO PUBLICLY MOBILE AREAS
- PROVIDE GLAZING TO ELEVATOR LOBBY
- ENSURE ADEQUATE LIGHTING THROUGHOUT PARKING AREA
- INSTALL HARDWIRED VIDEO SURVEILLANCE EQUIPMENT TO PARKING AREAS
- PROVIDE ROUGH SURFACE FINISH TO RAMPS TO DETER SKATEBOARDERS

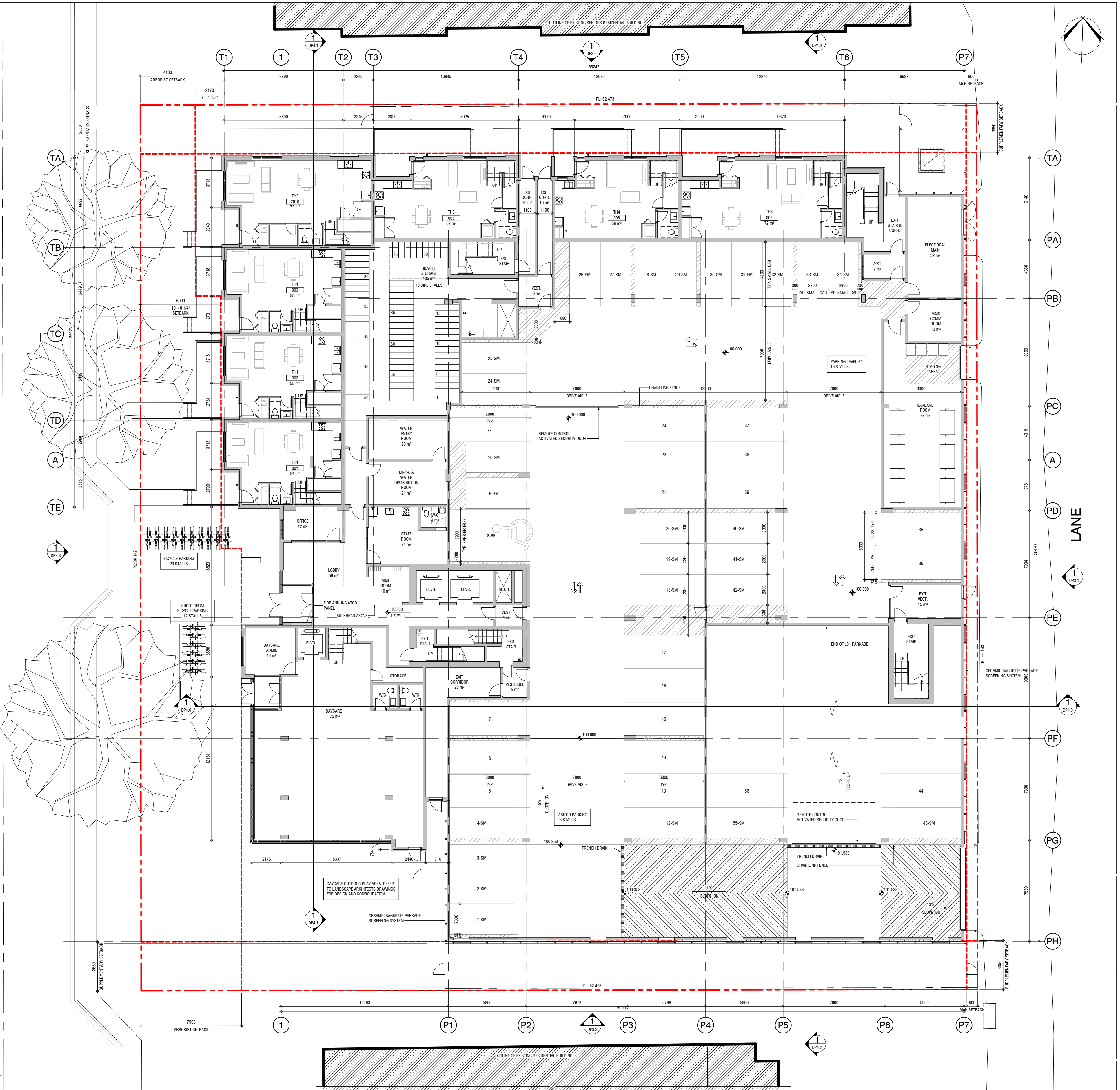
PARKING STALL SIZES

STANDARD STALL
STANDARD PARKING STALL AGAINST WALL
SMALL CAR PARKING STALL
SMALL CAR PARKING STALL AGAINST WALL
BARRIER FREE PARKING STALL
BARRIER FREE VAN PARKING STALL

BERTRAM STREET



1 LEVEL 1
SCALE: 1:100
DP3.1



Looking South-East



Looking North-East



Looking North-West



Looking South-West

