

1333 Bertram

Purpose-Built Rental Apartments

Council Meeting

November 15, 2022



BUILD IT

Project Highlights

Adding rental to the downtown core

- 157 Purpose-Built Rental Homes
- Concrete Tower Form
- Affordable Rentals
- Generous amenity space
- Bertram bikeway contribution
- Prioritizing bicycle users



Key Design Features

A thoughtful addition to the neighbourhood

- High quality materials
- Decorative feature elements
- Modest parking podium
- Animated streetscape
- Sensitive massing











UBCO
Tower







VARIANCES

Building Height - # of storeys

Meets maximum height in meters

Location of Bicycle Room

To place on third floor instead of second floor

Size of Parking Stalls

To allow columns to encroach into stalls

***Podium Stepback**

Meets former C7 zone (ZBL No. 8000)

***Common Amenity Space**

Meets former C7 zone (ZBL No. 8000)

Building Height



- Meets dimensional height (under 58m)
- Podium height is 40% shorter than allowable
- Height allows for greater feasibility and efficiency
- Building floorplate is 15% less than allowable
- Top three floors are stepped back to reduce massing

Building Height



OCP Alignment

- **Policy 4.4.2 (Downtown Skyline)**
 - *“support development Downtown that is generally consistent with Map 4.1 to accomplish the following: tapering of heights from taller buildings in the centre of Downtown to lower buildings towards Okanagan Lake and adjacent Core Area Neighbourhoods”*
- **Policy 4.4.3 (Taller Downtown Buildings):**
 - *“consider support for development that is higher than the heights outlined in Map 4.1 where the proposal contains significant benefit to Kelowna citizens”.*
- **HOW PROPOSAL MEETS KEY OBJECTIVES**
 - *Rental housing:* Dedicated as rental housing through the UC1r zone
 - *Affordable housing:* rents for 15% of homes to be under 30% of median renter income
 - *Provision of Active Transportation Corridors:* \$150,000 contribution to Bertram ATC
 - *Smaller tower floorplates:* 15% smaller floorplate than permitted within UC1 zone.

Common Amenity Space

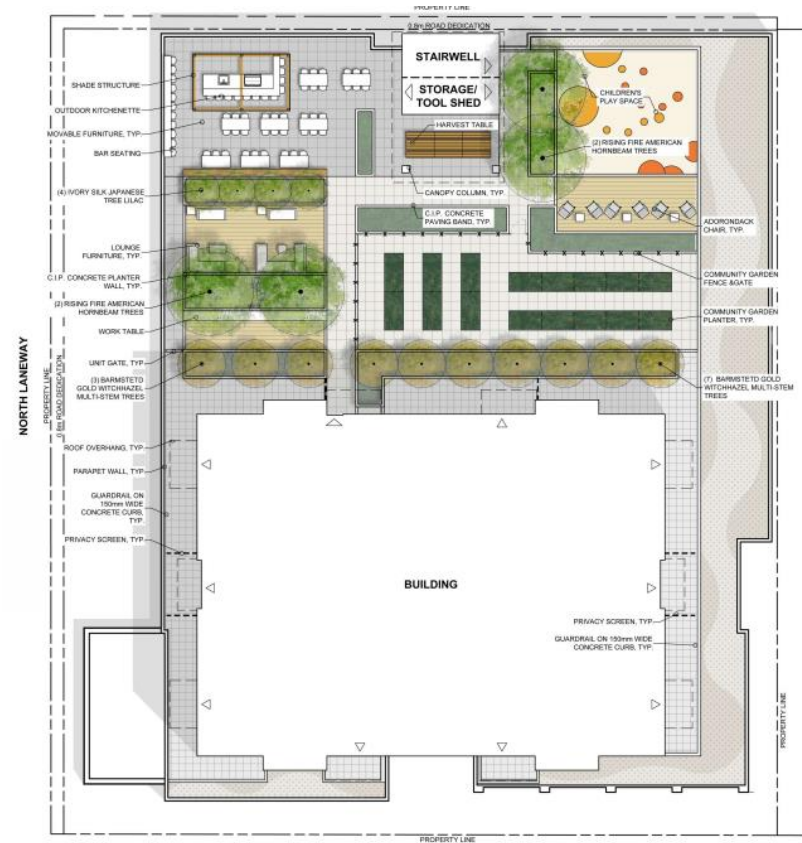
Common Space & Amenity Program

- Indoor Lounge, Co-Work Space, Fitness Studio
- Balcony each home
- Expansive roof terrace with community gardens, kids play area, BBQs, dining and lounge areas.

Proposed Amenity Space: 2,256.5m²

Compared to C7 Zone: 25% more than required

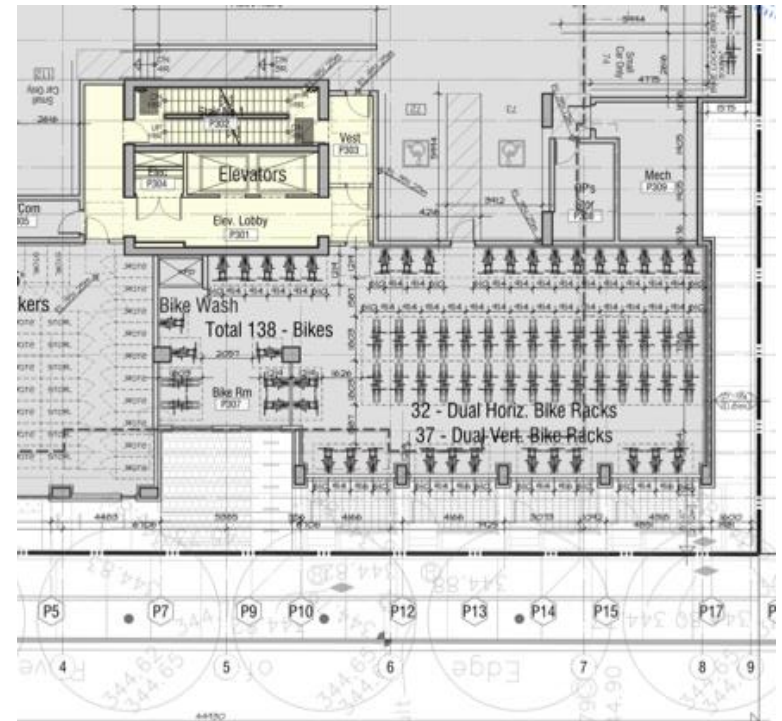
Compared to UC1 Zone: 21% less than required



Location of Bicycle Room

Focused on Bicycles

- 214 bike long-term stalls for 157 homes
- Bike wash & repair station
- Contribution to Bertram bikeway
- Located on third floor allows for a stronger urban streetscape
- Higher security location
- Bicycles can use both elevator and parking ramp to access bicycle room

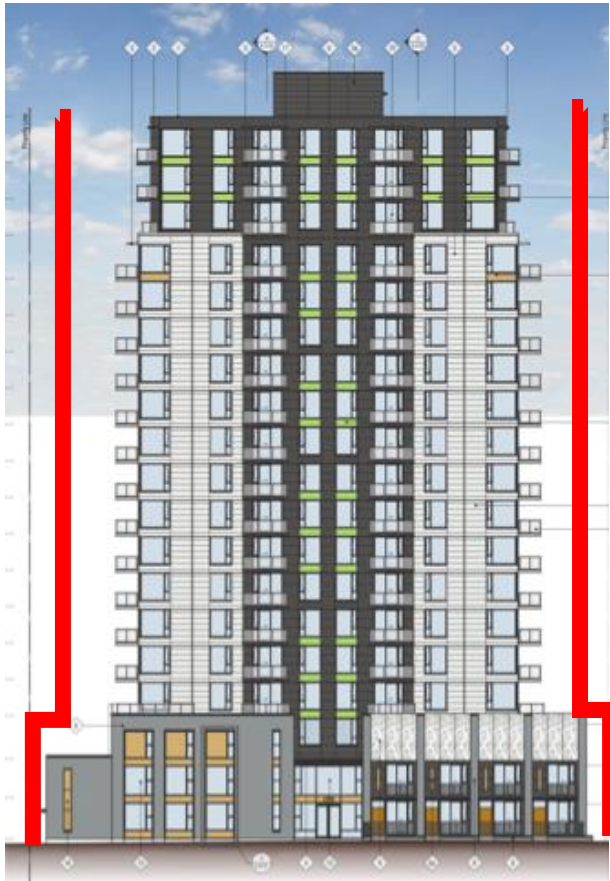


Podium Stepback

- Designed to meet C7 Zone (ZBL No. 8000)
- Exceeds stepback requirement when measured from property line
- Meets design intent to limit impact of tower and create distinction between the tower and the podium



Podium Stepback



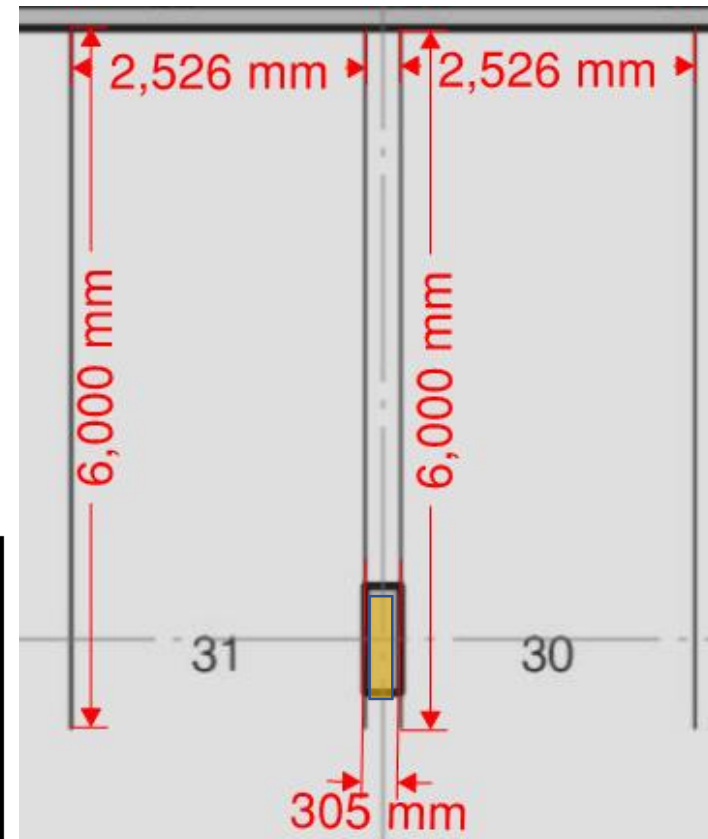
Parking Stall Size

- Stall width and depth supports standard cars
- Not “compact” stalls
- Columns set in from aisle to allow for turning movements
- Rental tenure allows car assignment to be managed to work best operationally

Table 8.2.7.a Dimensions of Parking Spaces and Drive Aisles

m = metres

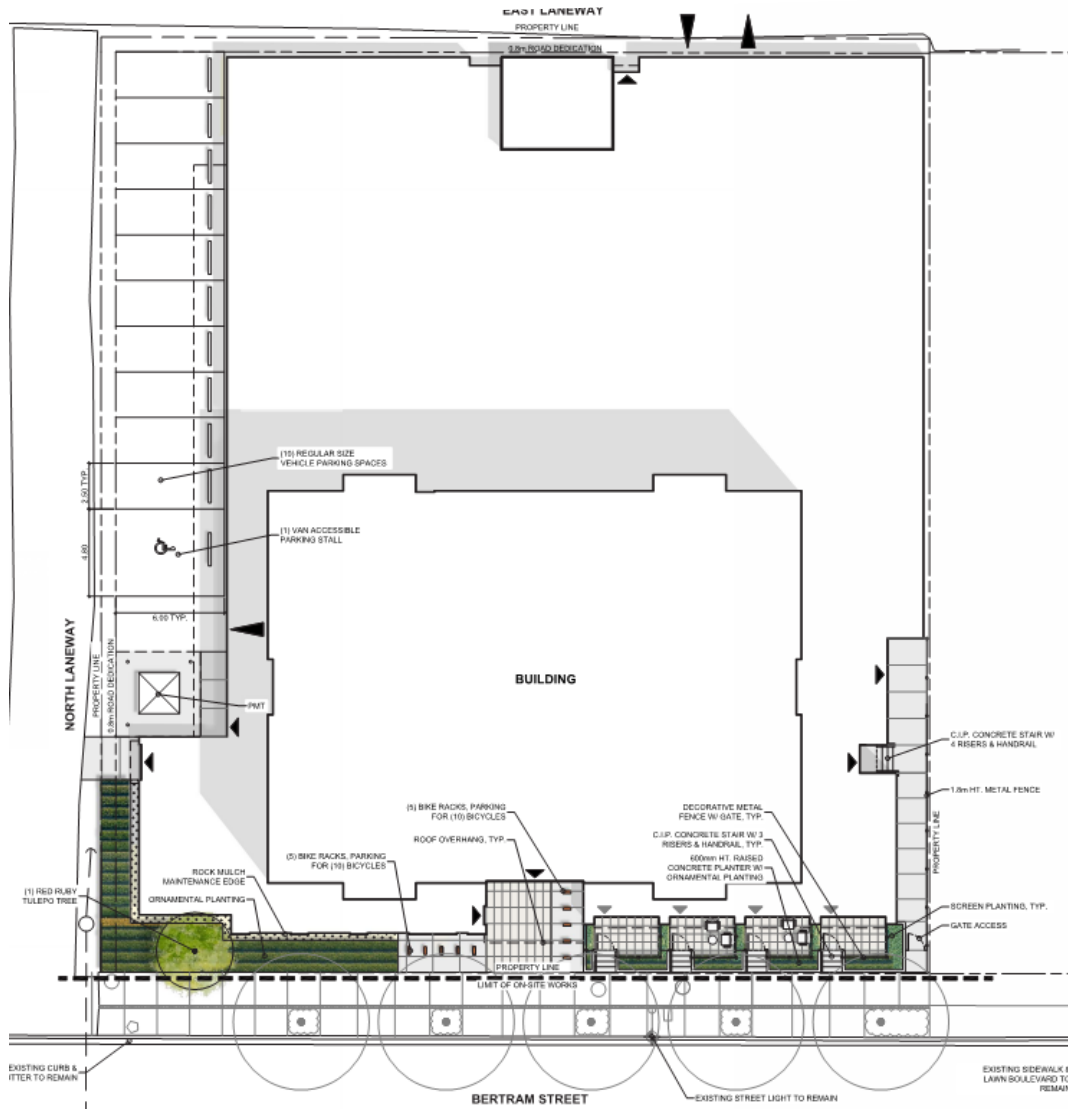
	Min. Length	Min. Width	Min. Height Clearance
Parking Spaces:			
Regular Size Vehicle parking space	6.0 m	2.5 m	2.0 m
Small Size Vehicle parking space	4.8 m	2.3 m	2.0 m
Accessible parking spaces	6.0 m	3.7 m	2.3 m
Van-Accessible parking spaces	6.0 m	4.8 m	2.3 m
Regular Size Parallel parking space	7.0 m	2.6 m	2.0 m
Small Size Parallel parking space	6.5 m	2.5 m	2.0 m
Drive Aisles:			
All two-way drive aisles serving 90 degrees parking (e.g., parking lot , parkade, garage)	n/a	6.5 m	2.0 m
All two-way surface drive aisles without adjacent parking	n/a	6.0 m	2.0 m
One way drive aisles (60 degree parking)	n/a	5.5 m	2.0 m
One way drive aisles (45 degree parking & parallel parking)	n/a	3.5 m	2.0 m



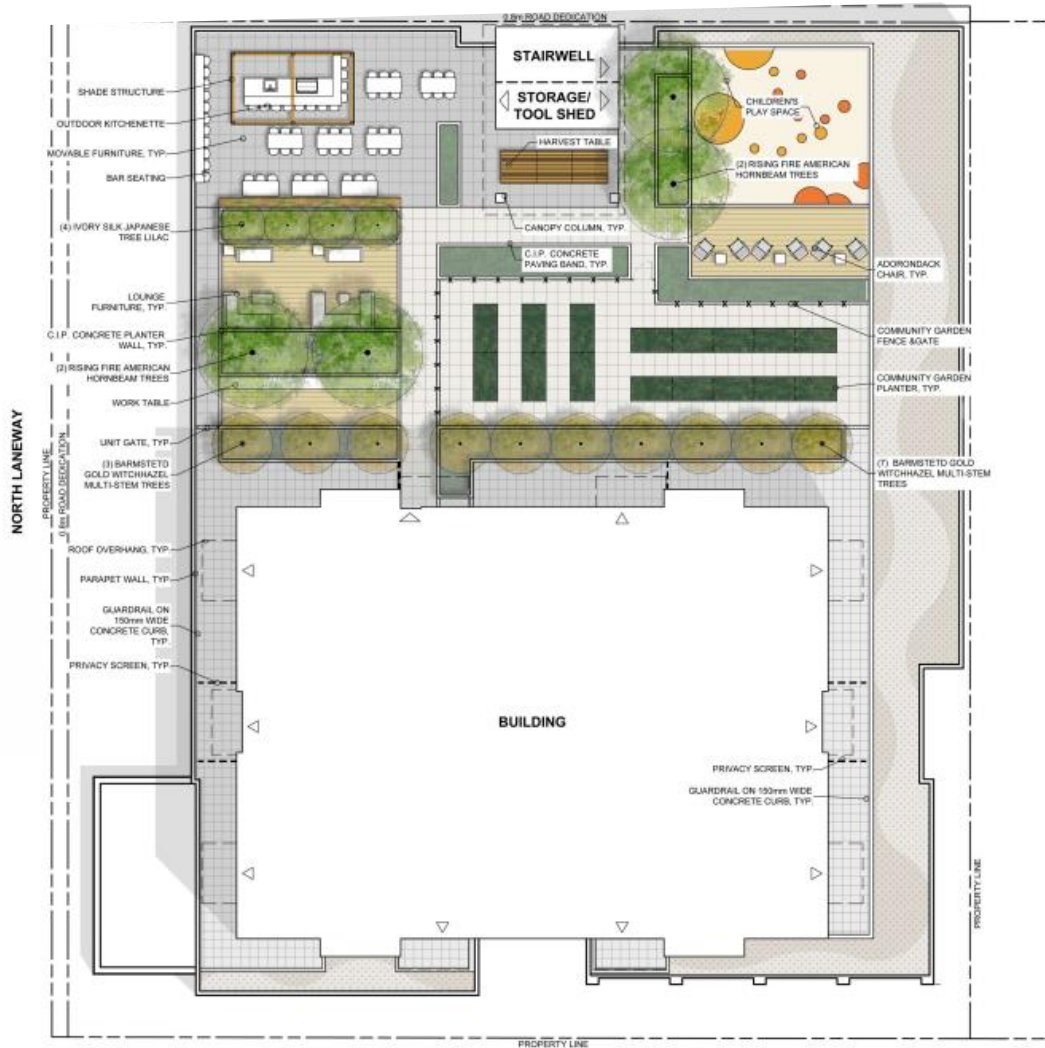
• Typical "Small Car" Situation

APPENDIX

Streetscape



Landscaped Terrace (Level 4)



#builditforward



MISSION
GROUP