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ARCHITECTURE



BCH Bertram Street Affordable Housing
1451 Bertram Street, Kelowna, BC
Council Presentation
Tuesday 13th August, 2024

176 Affordable Non-market and Market Rental Units

- 162 apartment style units
- Studio Units (Street and podium oriented) 4(3%)
- Townhouse units 73(41%)
- 1 Bedroom Units 56 (32%)
- 2 Bedroom Units 43 (24%)
- 3 Bedroom Units 22 (12.5%)
- 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

- 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



1 DP - STREETScape VIEW 01 (LOOKING EAST)
DPO SCALE: 1:1



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



3 DP - STREETScape VIEW 03 (LOOKING NORTH)
DPO SCALE: 1:1



4 DP - STREETScape VIEW 04 (LOOKING NORTH-EAST)
DPO SCALE: 1:1



5 DP - STREETScape VIEW 05 (LOOKING SOUTH EAST)
DPO SCALE: 1:1



6 DP - STREETScape VIEW 06 (LOOKING NORTH)
DPO SCALE: 1:1



7 DP - STREETScape VIEW 07 (LOOKING NORTH)
DPO SCALE: 1:1



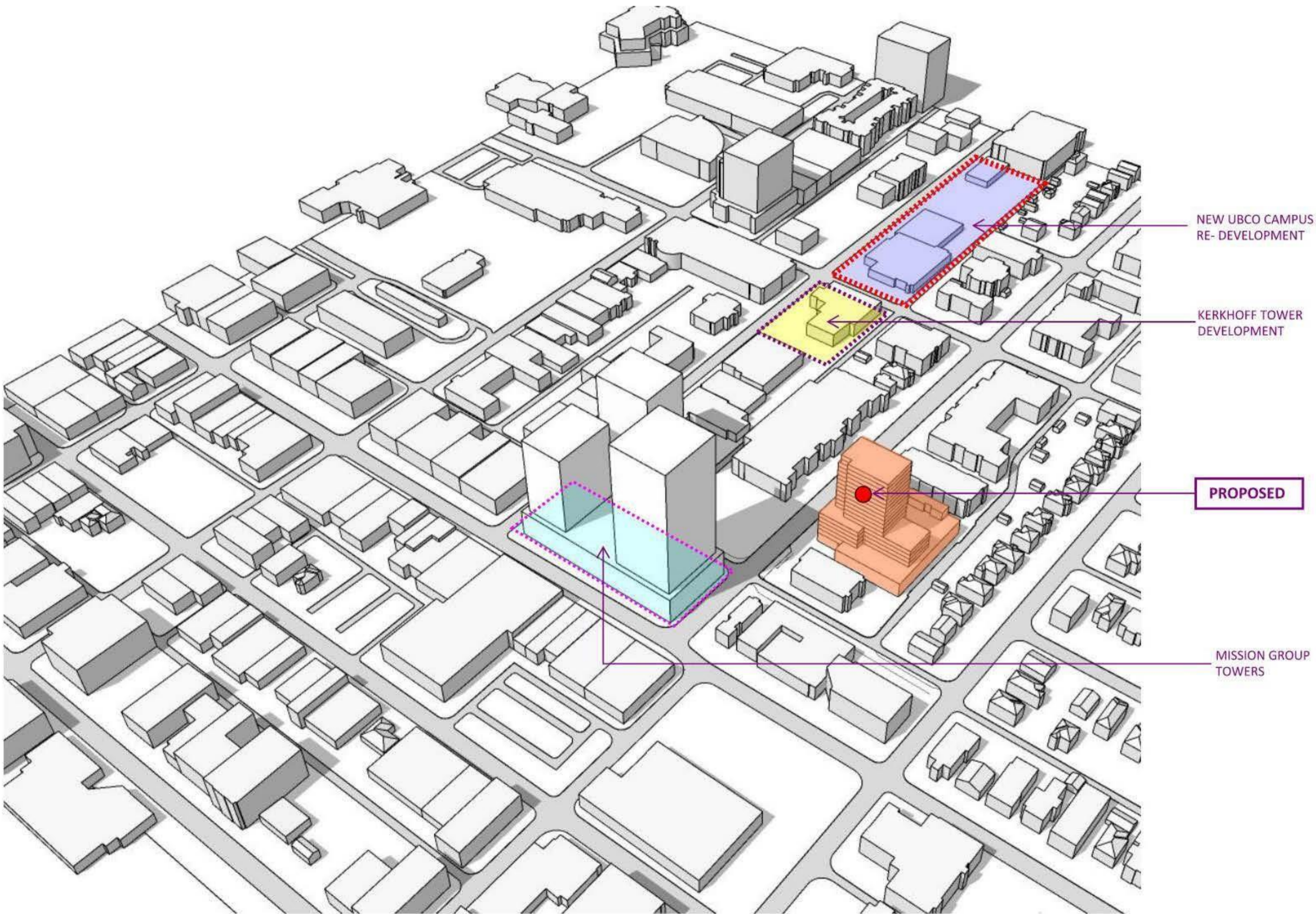
8 DP - STREETScape VIEW 08 (LOOKING NORTH)
DPO SCALE: 1:1



9 DP - STREETScape PLAN
DPO SCALE: 1:100



Urban Context



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

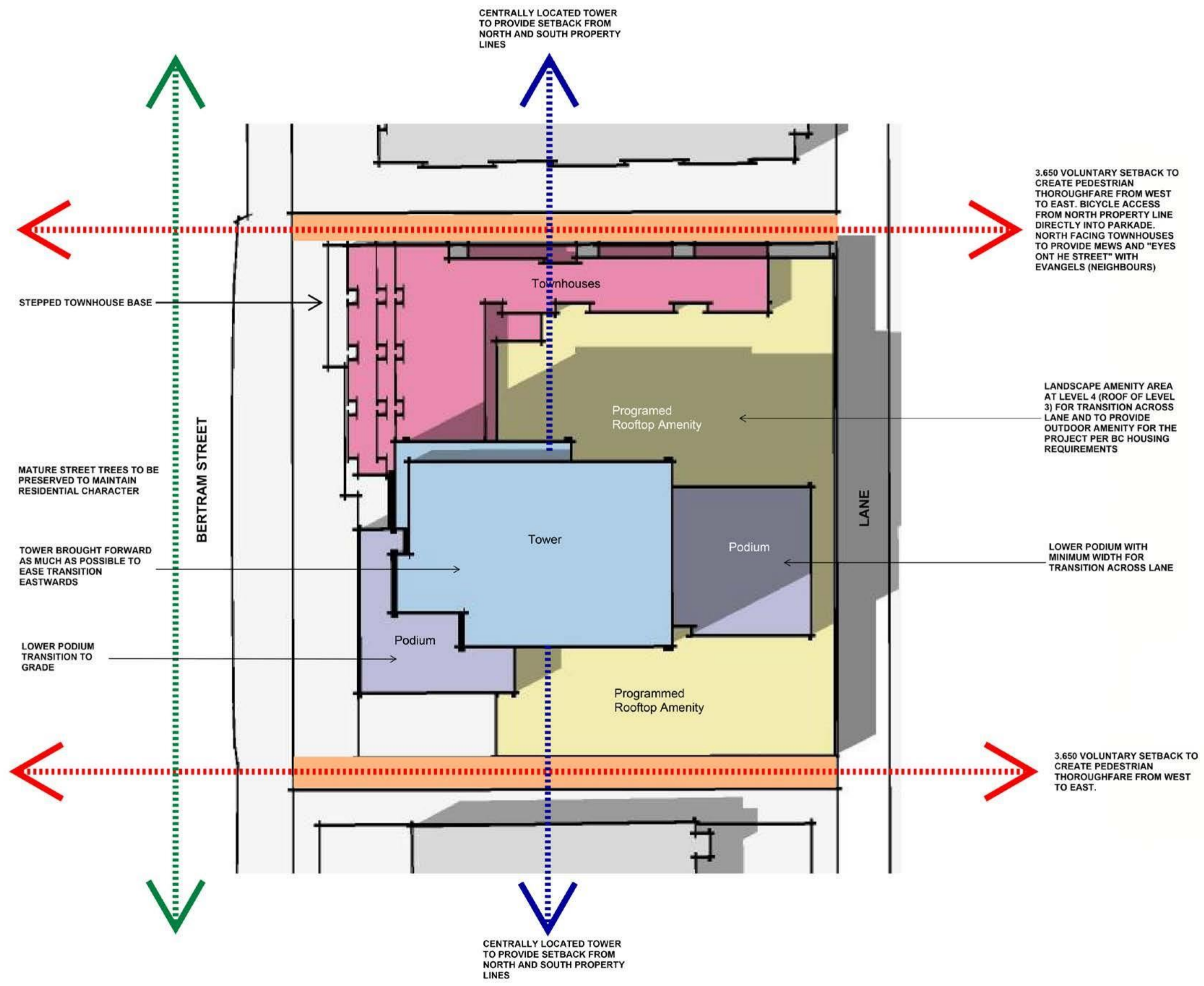
- Building heights are lower or one storey higher than adjacent apartments
- The apartment is set back from neighbours toward the middle of the site
- The narrow form minimizes shadow and maximizes sky view better than a low and wide building

Garage

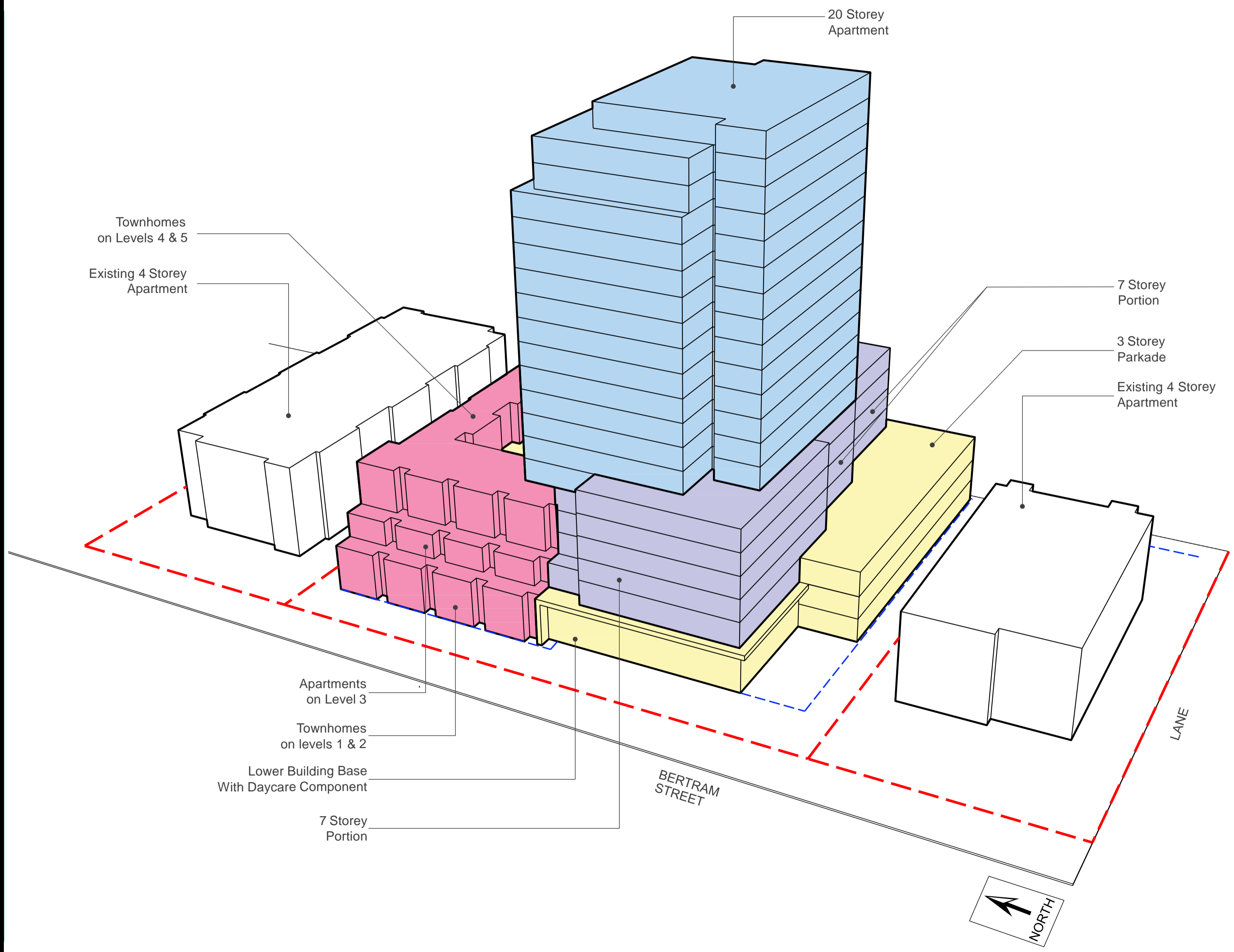
Garage agreement will be pursued with Modo

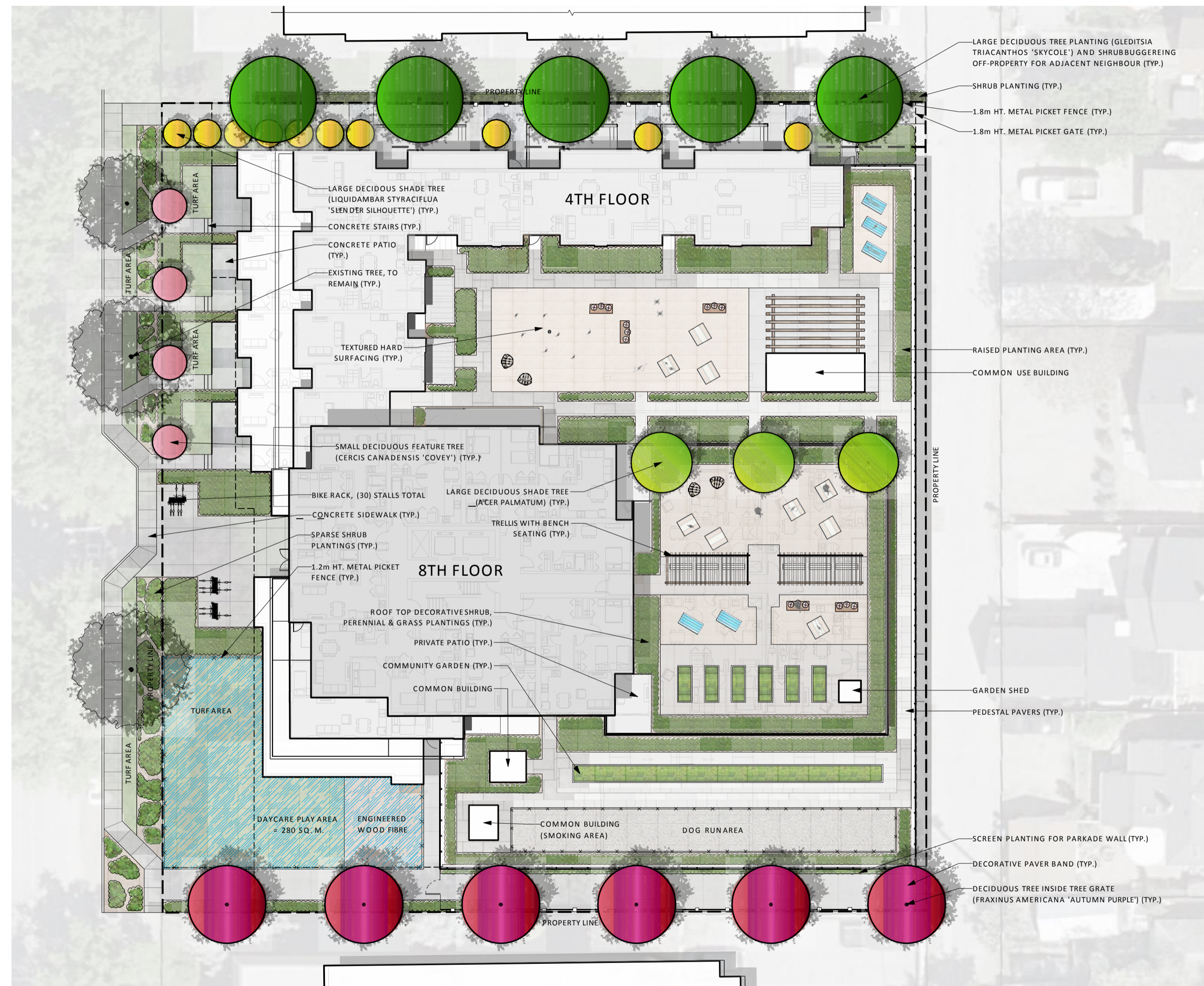
Careful Attention to Shared Property Lines

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



Massing | Arrangement





South - East
View



North - East
View
(Looking at Childcare Area)



North - West View



South - West
View

