

# Development Permit & Development Variance Permit

DP23-0203/DVP23-0204



This permit relates to land in the City of Kelowna municipally known as

**1451 Bertram St**

and legally known as

**Lot 1 District Lot 139 ODYD Plan EPP113832**

and permits the land to be used for the following development:

**Apartment Housing / Child Care Centre, Major**

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.



**Date of Council Approval: August 13, 2024**

Development Permit Area: Form & Character

Existing Zone: UC1r – Downtown Urban Centre Rental Only

Future Land Use Designation: UC – Urban Centre

**This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.**

## **This is NOT a Building Permit.**

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

## **NOTICE**

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Provincial Rental Housing Corporation, Inc. No. BC0052129

Applicant: S2 Architecture

\_\_\_\_\_  
Nola Kilmartin  
Development Planning Department Manager  
Planning & Development Services

\_\_\_\_\_  
Date of Issuance

## 1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

## 2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP23-0203 and Development Variance Permit No. DVP23-0204 for Lot 1 District Lot 139 ODYD Plan EPP113832 located at 1451 Bertram St, Kelowna, BC, subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C";
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT variances to the following sections of Zoning Bylaw No. 12375 be granted:

**Table 8.3 - Required Residential Off-Street Parking Requirements**

To vary the minimum number of off-street parking spaces from 154 permitted to 141 proposed.

**Table 9.11 – Tall Building Regulations**

To vary the maximum floor plate above the sixth storey from 750 m<sup>2</sup> permitted to 932 m<sup>2</sup> proposed for the seventh storey.

**Table 9.11 – Tall Building Regulations**

To vary the maximum podium height from 16.0 m permitted to 16.11 m proposed.

**Section 14.11 – Core Area and Other Zones, Commercial and Urban Centre Zone Development Regulations**

To vary the minimum setback for any portion of a building above 16.0 m in height abutting another property from 4.0 m permitted to 3.65 m proposed.

**Section 14.11 – Core Area and Other Zones, Commercial and Urban Centre Zone Development Regulations**

To vary the minimum building setback from 3.0 m permitted to 2.75 m proposed.

**Section 14.11 – Core Area and Other Zones, Commercial and Urban Centre Zone Development Regulations**

To vary the maximum parkade exposure to the primary street from 0% permitted to 7% proposed.

**Section 14.14 – Core Area and Other Zones, Density and Height**

To vary the maximum base height from 12 storeys and 44.0 m permitted to 20 storeys and 63.0 m proposed.

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

## 3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work

carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$341,970.00**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

#### 4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.  
Security shall ONLY be returned to the signatory of the  
Landscape Agreement or their designates.**

<b>ATTACHMENT</b>		A
This forms part of application		
# DP23-0203 DVP23-0204		
Planner Initials	MT	 City of <b>Kelowna</b> DEVELOPMENT PLANNING

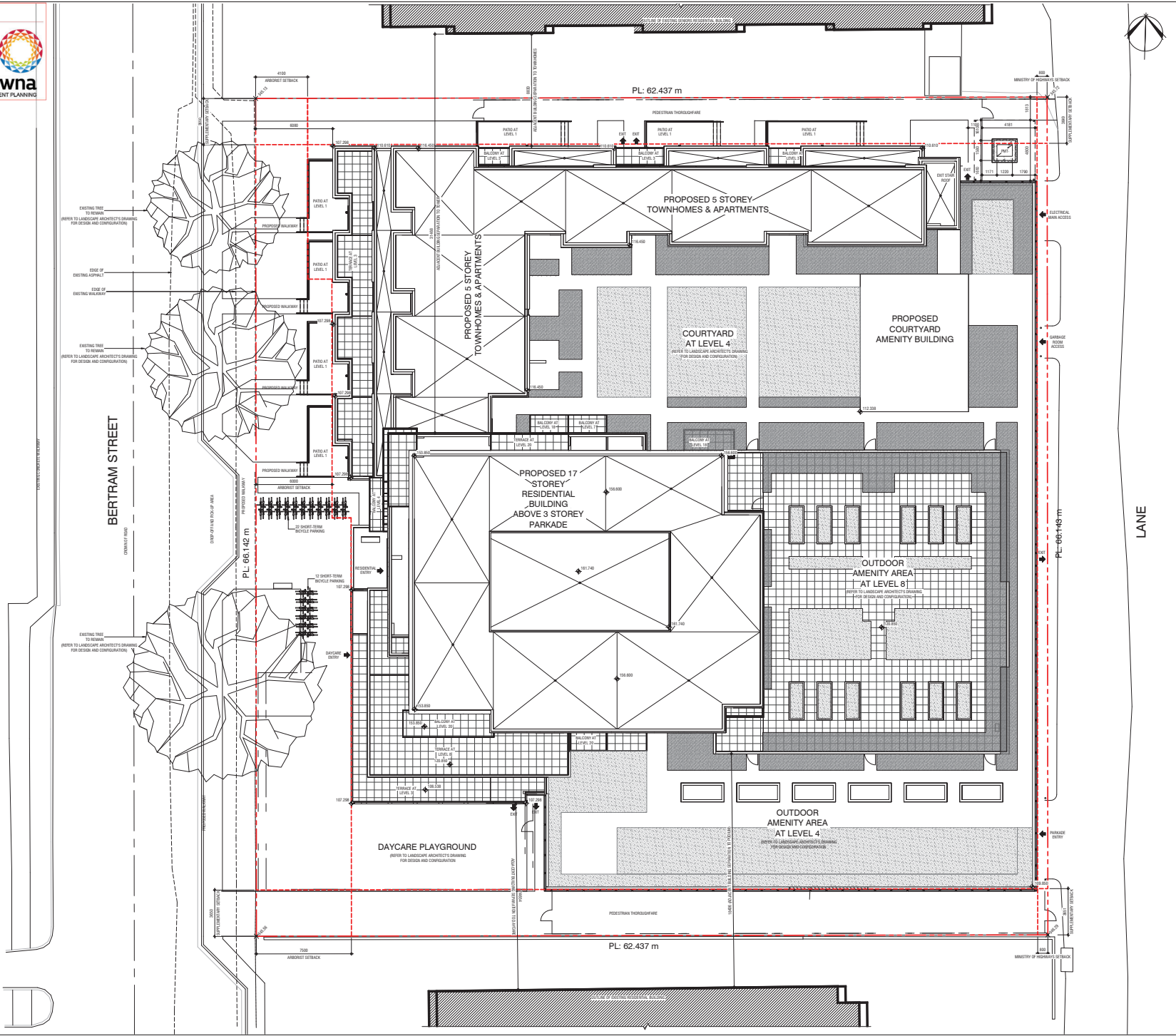
**SCHEDULE A**

This forms part of application  
# DP23-0203 DVP23-0204



Planner Initials **MT**

City of Kelowna  
DEVELOPMENT PLANNING



SITE PLAN

**BC HOUSING - BERTRAM STREET AFFORDABLE HOUSING PROJECT**  
1451 & 1469 BERTRAM ST., KELOWNA, BC  
BC HOUSING



**NOT FOR CONSTRUCTION**

The following represents a preliminary plan. It is not to be used for construction. It is subject to change without notice. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2023-12-14
2	DP SUBMISSION	2023-02-03
3	DP RE-CORRECTION	2023-02-11
4	DP RE-CORRECTION	2023-02-23
5	ISSUED FOR THIS RESPONSE	2023-04-26
6	THIS RESPONSE / PARKING	2023-06-22

SCALE: 1" = 10'-0"  
DATE: 4/15/2024 10:55:07 AM  
DRAWN BY: WJL/CL  
CHECKED BY: J.L.P.

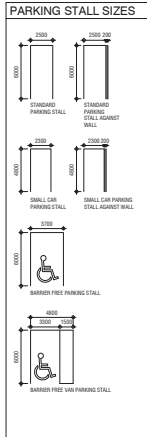
PROJECT NO. **DP1.0**

**Floor Plan - Symbol Legend**

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

**NOTED PRINCIPALS**

- CLAMP TO BE INSTALLED PERPENDICULAR TO WALLS, COLUMNS AND/OR REINFORCING AND NOT TO CROSS THROUGH AS REINFORCING PROVIDES VISUAL PANELS BY COVERING UP VISIBLY VISUAL AREAS PROVIDE GLASS TO ELEVATION LOW
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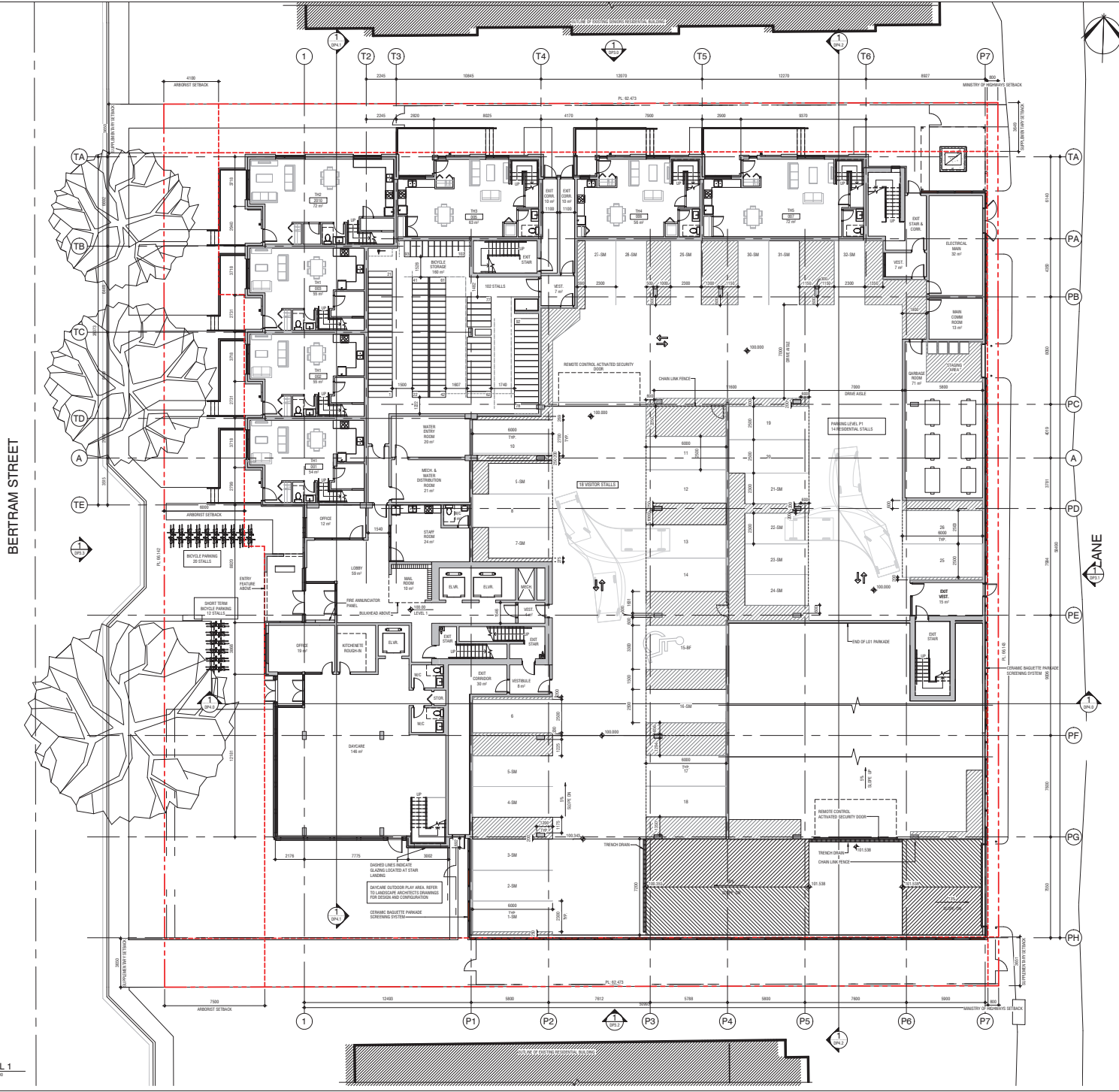


**SCHEDULE A**

This forms part of application  
# DP23-0203 DVP23-0204

City of Kelowna  
DEVELOPMENT PLANNING

Planner Initials: MT



**LEVEL 1 FLOOR & PARKING PLAN**

**BC HOUSING - BERTRAM STREET AFFORDABLE HOUSING PROJECT**  
1451 & 1469 BERTRAM ST., KELOWNA, BC  
BC HOUSING 2023/19

**NOT FOR CONSTRUCTION**

The drawings represent a preliminary design. It is not to be used for construction.

City of Kelowna, Kelowna and District, and Kelowna Development Planning, are not responsible for the accuracy of the information provided in this drawing. The user of this drawing is responsible for verifying the accuracy of the information provided in this drawing.

As the drawings are prepared by the City of Kelowna, they are subject to the provisions of the Access to Information Act and the Freedom of Information Act.

ISSUED FOR	DATE
1. DP SUBMISSION	2023-02-03
2. DP RE-CORRECTION	2023-02-12
3. DP REVIEW	2023-04-04
4. DP RE-CORRECTION	2023-05-23
5. DESIGN AND PERMITS RESPONSE	2024-04-24
6. THIS RESPONSE / PERMITS	2024-06-25

SCALE: As Indicated  
DATE: 06/05/2024 4:12:18 PM  
DRAWN BY: WJD, CJK  
CHECKED BY: JLM

PROJECT NO.: **DP2.0**

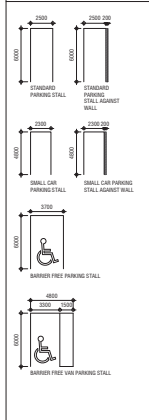
**Floor Plan - Symbol Legend**

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

**CFSD PRINCIPLES**

CLAMP COLUMNS PARALLEL TO WALLS. COLUMNS SHOULD BE SPACED TO PROVIDE UNIFORM STIFFNESS AND RESISTANCE TO LATERAL LOADS. PROVIDE SUFFICIENT STIFFNESS TO RESIST LATERAL LOADS. PROVIDE SUFFICIENT STIFFNESS TO RESIST LATERAL LOADS. PROVIDE SUFFICIENT STIFFNESS TO RESIST LATERAL LOADS.

**PARKING STALL SIZES**

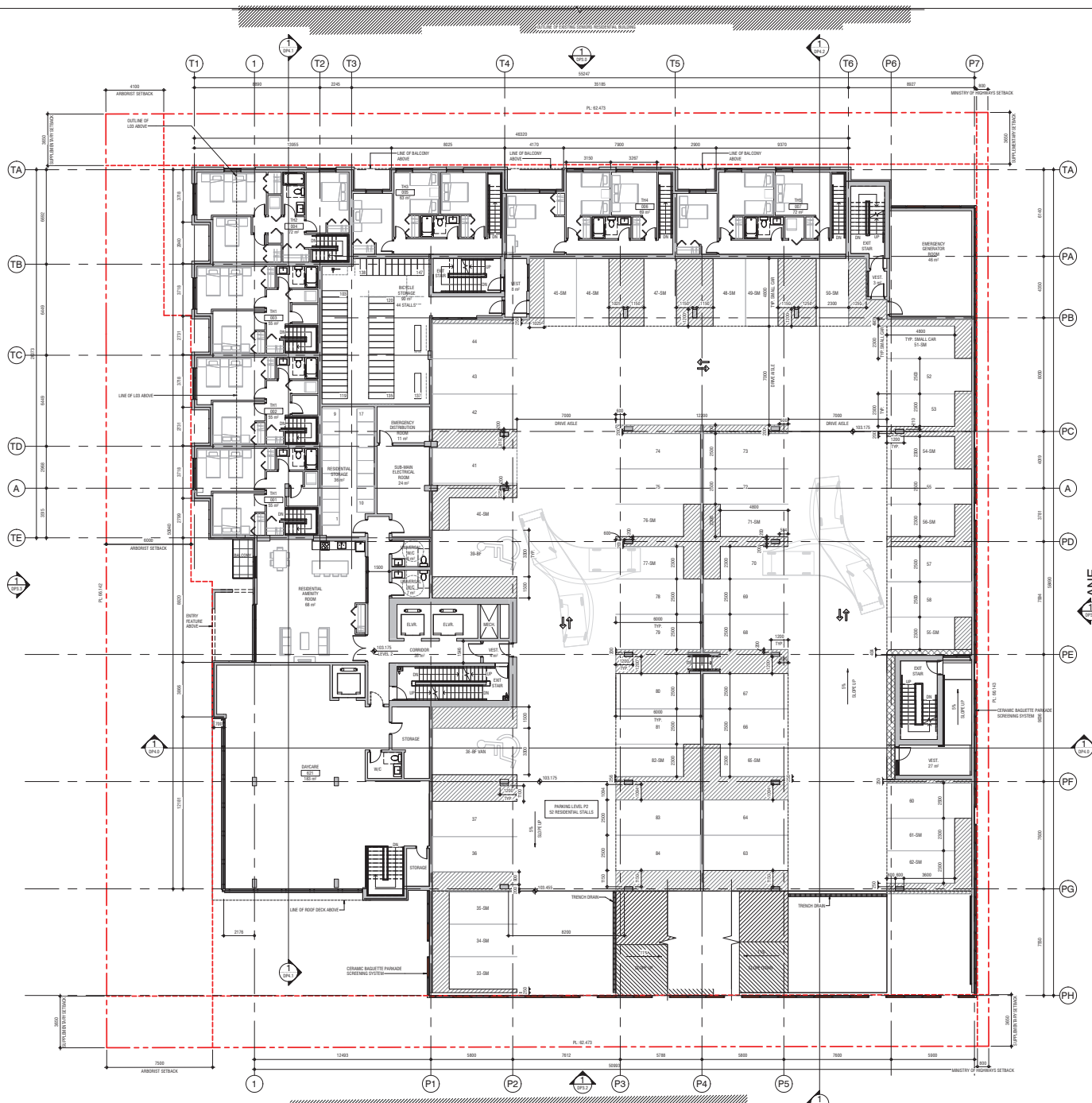


**SCHEDULE A**

This forms part of application # DP23-0203 DVP23-0204

Planner Initials **MT**

BERTRAM STREET



LEVEL 2  
Scale: 1/8" = 1'-0"



LEVEL 2 FLOOR & PARKING PLAN

**BC HOUSING - BERTRAM STREET AFFORDABLE HOUSING PROJECT**  
1451 & 1469 BERTRAM ST., KELOWNA, BC  
BC HOUSING



**NOT FOR CONSTRUCTION**

The drawings represent professional design. Owner shall verify design.

Scale of drawings, dimensions and details, and engineering shall conform to the requirements of the British Columbia Building Code and the applicable standards, codes and regulations. The drawings shall be used for construction purposes only. The drawings shall not be used for any other purpose without the written consent of the engineer.

REVISION	DATE
1. ISSUED FOR PERMIT	2023-02-04
2. FOR SUBMISSION	2023-02-04
3. FOR SUBMISSION	2023-02-04
4. FOR SUBMISSION	2023-02-04
5. FOR SUBMISSION	2023-02-04
6. FOR SUBMISSION	2023-02-04
7. FOR SUBMISSION	2023-02-04
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9. FOR SUBMISSION	2023-02-04
10. FOR SUBMISSION	2023-02-04

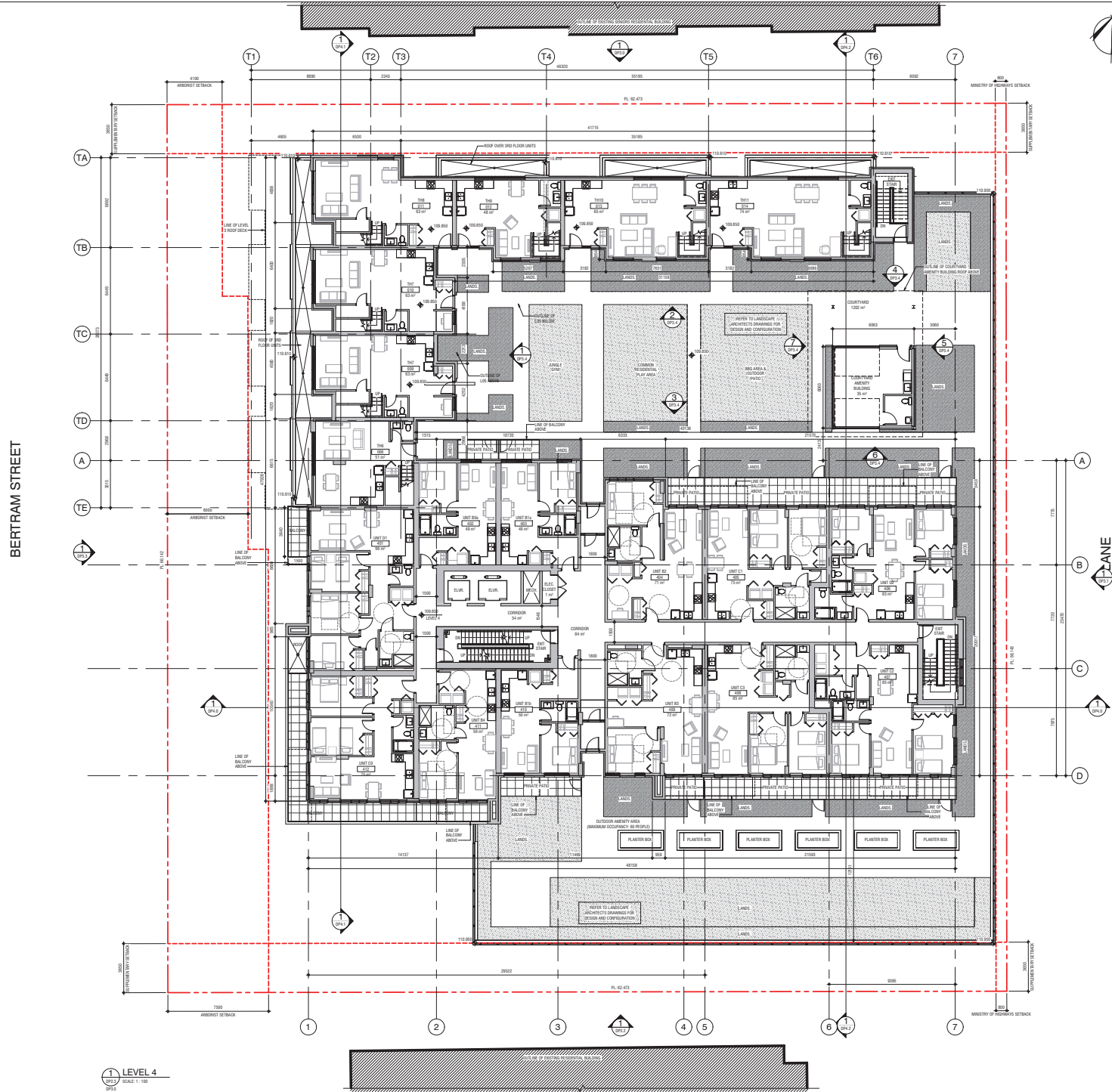
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DATE: 2023-02-04 12:15 PM  
DRAWN BY: WJD/cjs  
CHECKED BY: WJD/cjs

DP2.1



**Floor Plan - Symbol Legend**

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



**SCHEDULE A**

This forms part of application  
 # DP23-0203 DVP23-0204

Planner Initials **MT**

City of Kelowna  
 DEVELOPMENT PLANNING



LEVEL 4 FLOOR PLAN (COURTYARD LEVEL)

**BC HOUSING - BERTRAM STREET AFFORDABLE HOUSING PROJECT**  
 1451 & 1469 BERTRAM ST., KELOWNA, BC  
 BC HOUSING



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Scale of drawings, dimensions and details, and any other information shown on these drawings are subject to change without notice. The drawings are for informational purposes only and do not constitute a contract. The drawings are the property of the City of Kelowna and shall remain the property of the City of Kelowna.

As a condition of the project, the drawings are to be used for the construction of the project. They may not be used for any other purpose without the written consent of the City of Kelowna.

ISSUE NO.	DATE
1	2023-12-14
2	2023-12-21
3	2023-12-21
4	2023-12-21
5	2023-12-21
6	2023-12-21
7	2023-12-21
8	2023-12-21
9	2023-12-21
10	2023-12-21

SCALE: As Indicated  
 DATE: 2023-12-14 10:00 AM  
 DRAWN BY: WJD, CJA  
 CHECKED BY: WJD, CJA

PROJECT NO.

**DP.2.3**

**LEVEL 4**  
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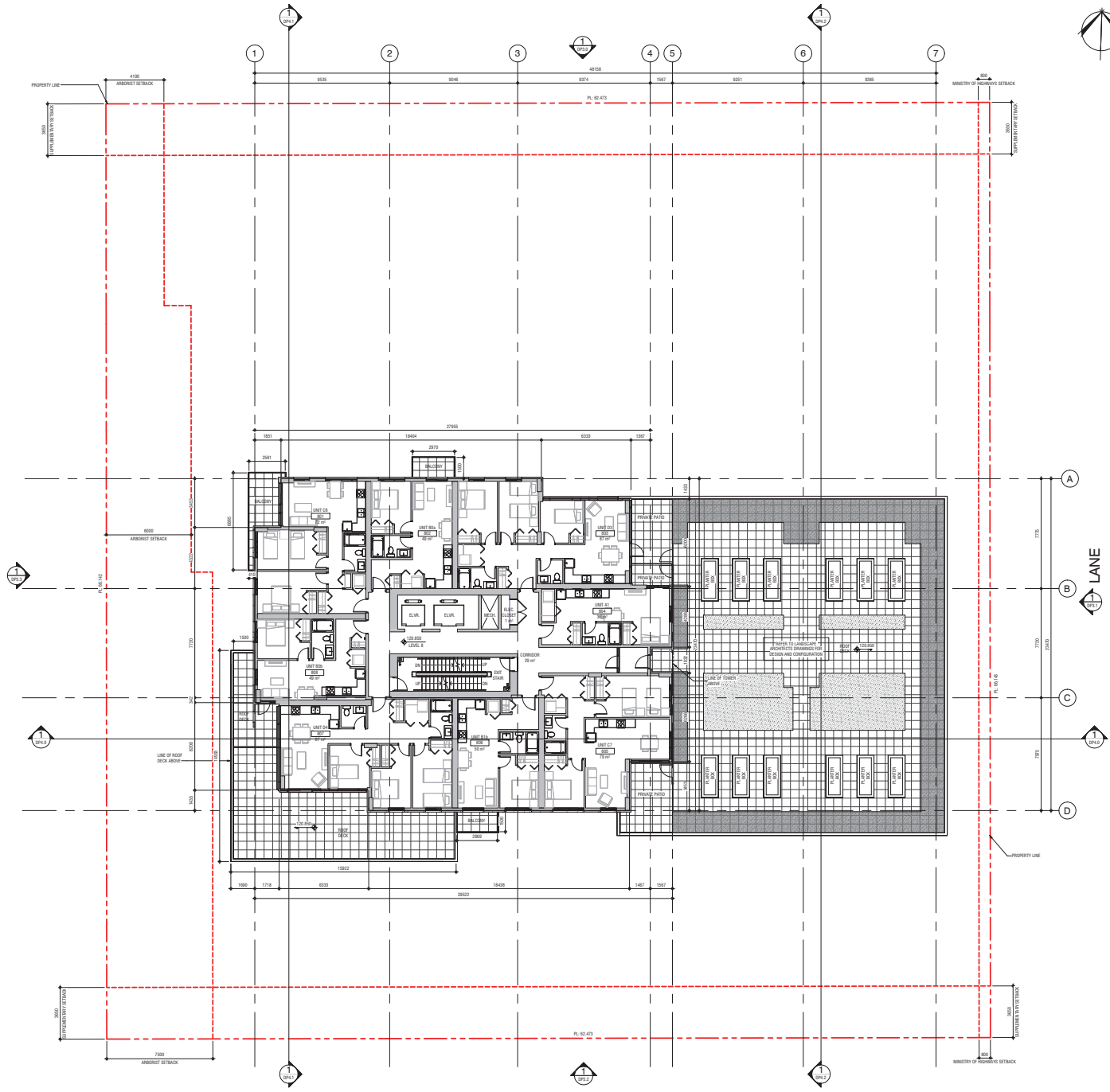






Floor Plan - Symbol Legend	
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	INDICATES BUILDING OUTLINE BELOW
	INDICATES PROPOSED COLUMNS
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BERTRAM STREET



**SCHEDULE A**

This forms part of application  
# DP23-0203 DVP23-0204

Planner Initials **MT**



**LEVEL 8**  
SCALE: 1:100



LEVEL 8 FLOOR PLAN  
**BC HOUSING - BERTRAM STREET AFFORDABLE HOUSING PROJECT**  
1451 & 1469 BERTRAM ST., KELOWNA, BC  
BC HOUSING  
2023/19

**BC HOUSING - BERTRAM STREET AFFORDABLE HOUSING PROJECT**  
1451 & 1469 BERTRAM ST., KELOWNA, BC  
BC HOUSING  
2023/19



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ISSUES FOR	DATE
1. RCH REVIEW	2023-11-16
2. DP SUBMISSION	2023-02-01
3. DP RCH SUBMISSION	2023-01-11
4. DP RCH SUBMISSION	2023-10-21

SCALE: As Indicated  
DATE: 2023/09/14 12:48  
DRAWN BY: WJD-JL  
CHECKED BY: J-L

DATE: 2023/09/14 12:48  
DRAWN BY: WJD-JL  
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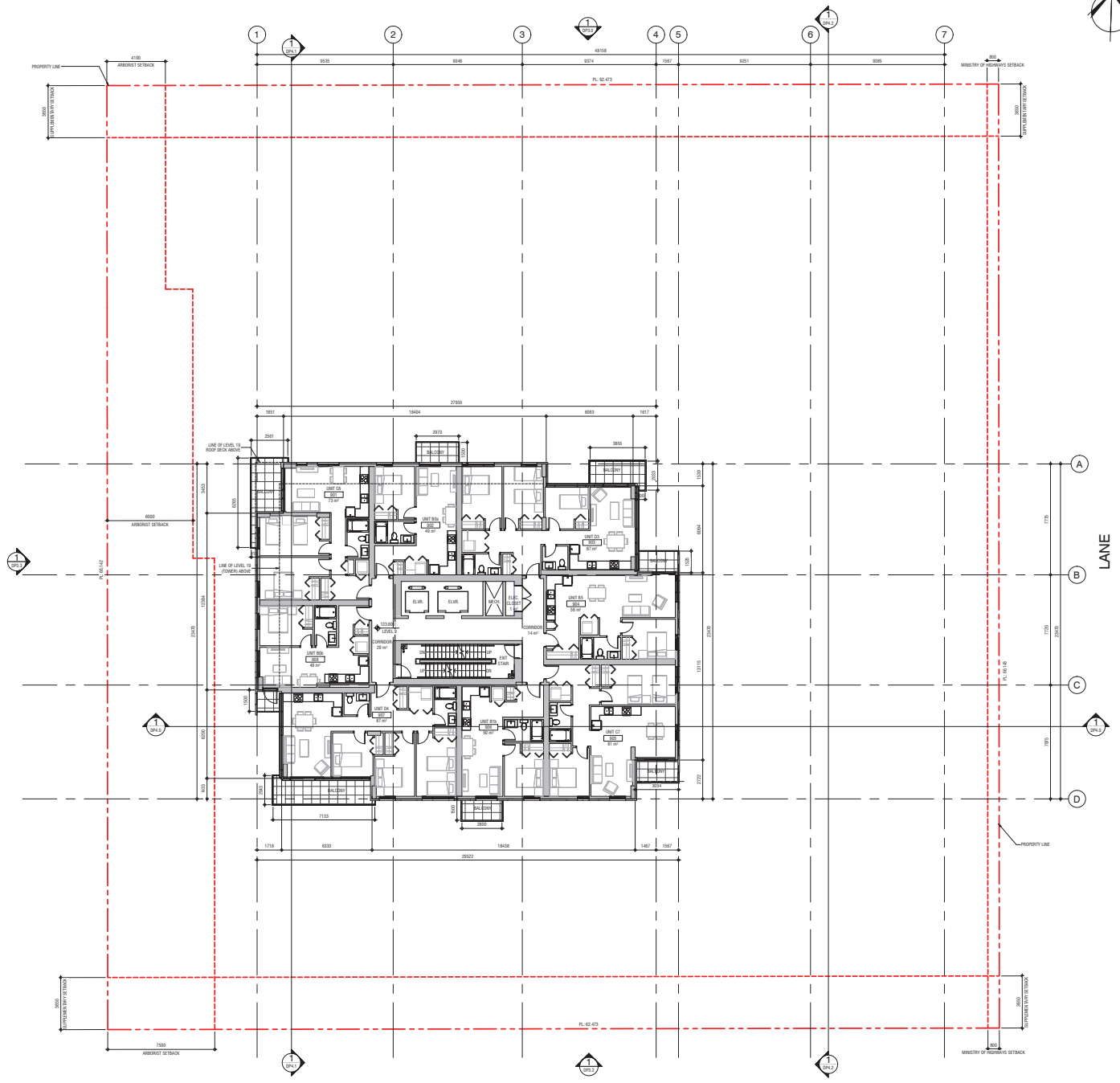
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DATE: 2023/09/14 12:48  
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CHECKED BY: J-L

DATE: 2023/09/14 12:48  
DRAWN BY: WJD-JL  
CHECKED BY: J-L

Floor Plan - Symbol Legend	
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	INDICATES BUILDING OUTLINE BELOW
	INDICATES PROPOSED COLUMNS
	INDICATES PROPOSED STRUCTURAL SHEAR WALLS & ELEVATOR CORE

BERTRAM STREET



**SCHEDULE A**  
 This forms part of application  
 # DP23-0203 DVP23-0204

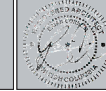
Planner Initials **MT**

**LEVELS 9 - 18**



LEVELS 9-18 FLOOR PLAN

**BC HOUSING - BERTRAM STREET AFFORDABLE HOUSING PROJECT**  
 1451 & 1469 BERTRAM ST., KELOWNA, BC  
 BC HOUSING  
 202319



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ISSUES FOR	DATE
1. RCH REVIEW	2023-11-16
2. DP SUBMISSION	2023-02-01
3. DP RCH SUBMISSION	2023-01-11
4. DP RCH SUBMISSION	2023-10-21

SCALE: As indicated  
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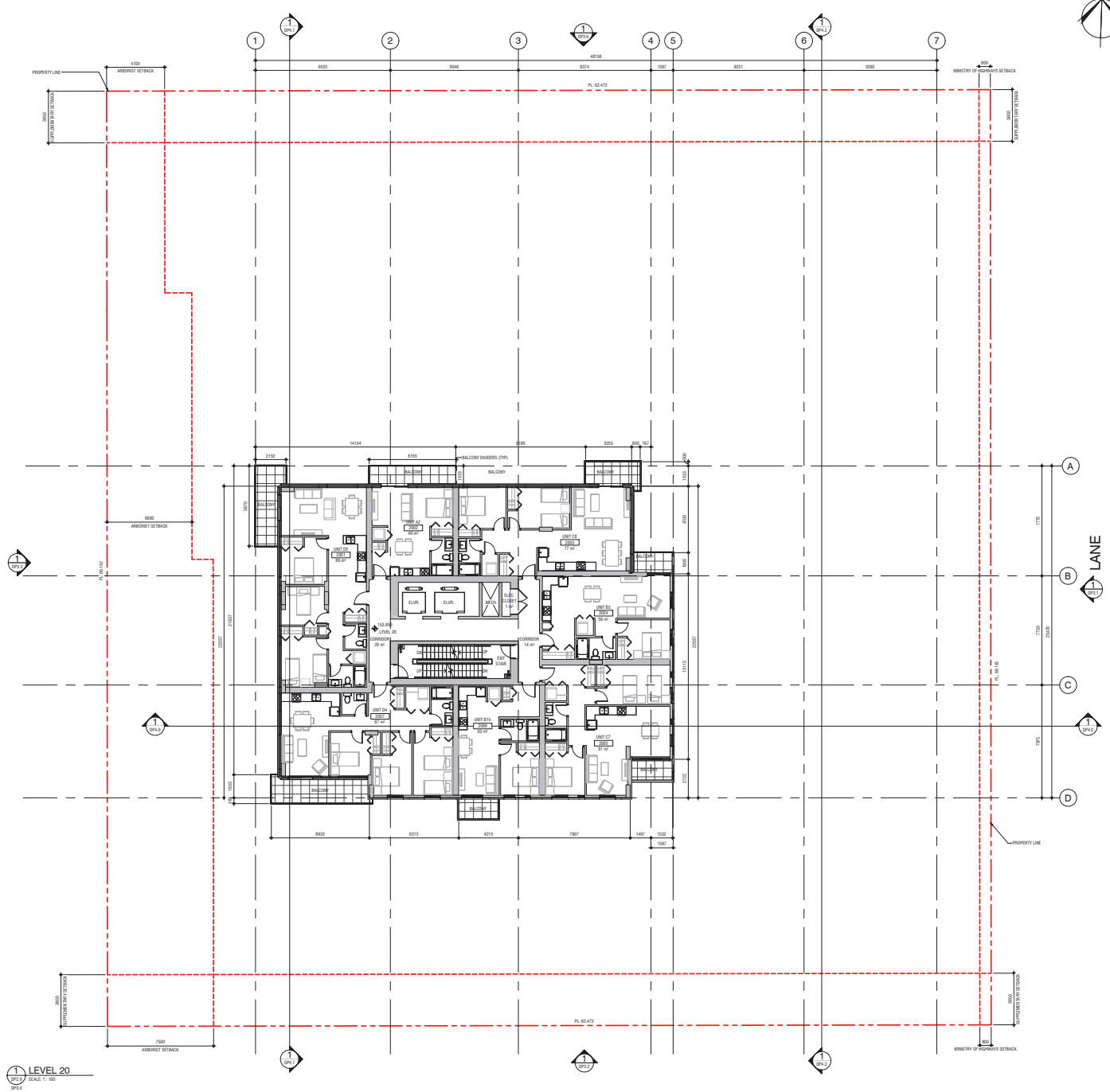
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DP2.7



Floor Plan - Symbol Legend	
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	INDICATES PROPOSED COLUMNS
	INDICATES PROPOSED STRUCTURAL SHEAR WALLS & ELEVATOR CORE

BERTRAM STREET



**SCHEDULE A**  
 This forms part of application  
 # DP23-0203 DVP23-0204

Planner Initials **MT**

LEVEL 20  
 SCALE: 1/8" = 1'-0"  
 DP18



LEVEL 20 FLOOR PLAN

**BC HOUSING - BERTRAM STREET AFFORDABLE HOUSING PROJECT**  
 1451 & 1469 BERTRAM ST., KELOWNA, BC  
 BC HOUSING  
 202319



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 City of Kelowna, developers and others, and request any changes to the drawing for the project. Do not make these drawings for use in any other project. Do not make these drawings for use in any other project. Do not make these drawings for use in any other project.

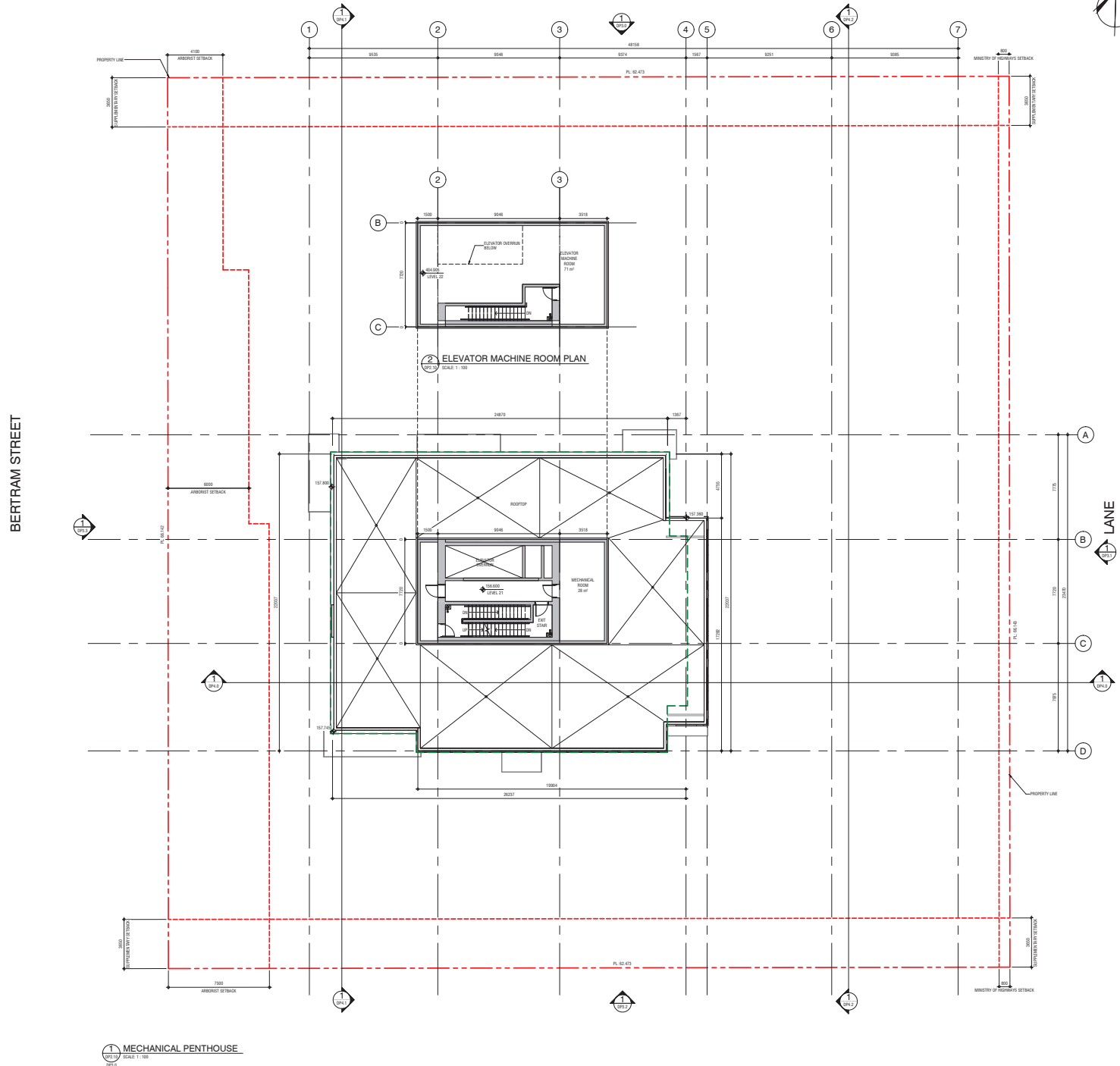
ISSUES FOR	DATE
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2. DP SUBMITTAL	2023-10-24
3. DP R SUBMITTAL	2023-10-24
4. DP R SUBMITTAL	2023-10-24
5. DP R SUBMITTAL	2023-10-24

SCALE: As indicated  
 DATE: 2023-10-24 13:00  
 DRAWN BY: Author  
 CHECKED BY: Checker

PREPARED BY: DP18

**DP2.9**

Floor Plan - Symbol Legend	
	INDICATES BUILDING OUTLINE ABOVE
	INDICATES BUILDING OUTLINE BELOW
	INDICATES PROPOSED COLUMNS
	INDICATES PROPOSED STRUCTURAL SHEAR WALLS & ELEVATOR CORE



**SCHEDULE A**  
 This forms part of application  
 # DP23-0203 DVP23-0204

Planner Initials **MT**

City of Kelowna  
DEVELOPMENT PLANNING

**MECHANICAL PENTHOUSE**  
 SCALE 1:100  
 0/11



MECHANICAL PENTHOUSE PLAN  
**BC HOUSING - BERTRAM STREET AFFORDABLE HOUSING PROJECT**  
 1451 & 1469 BERTRAM ST., KELOWNA, BC  
 BC HOUSING  
 2023/19



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All drawings are the property of the City of Kelowna. No part of this drawing may be reproduced without the permission of the City of Kelowna.

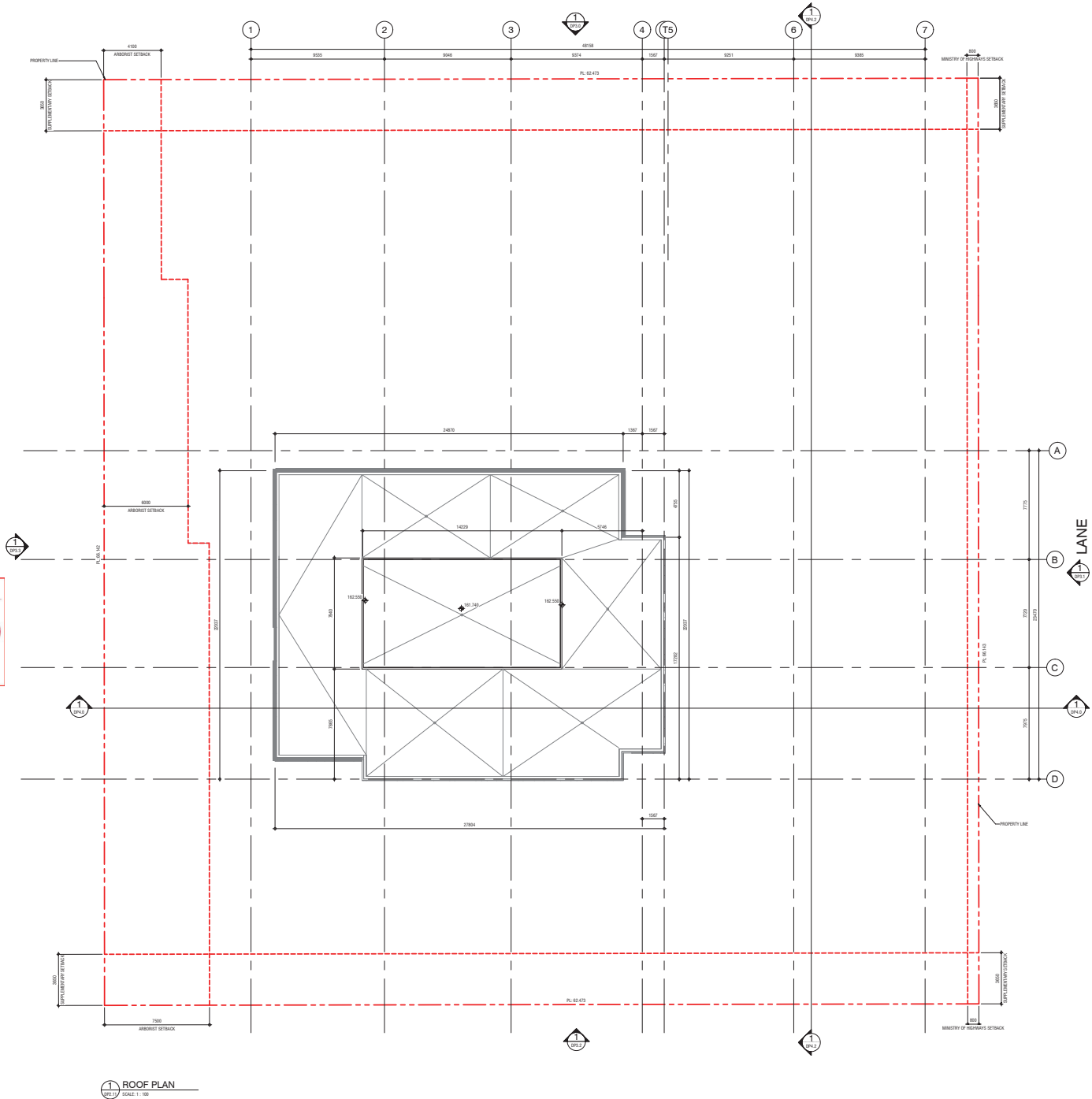
ISSUES FOR	DATE
1. ICH REVIEW	2023-11-16
2. DP SUBMISSION	2023-10-24
3. DP RE-CORRECTION	2023-10-24
4. DP RE-SUBMISSION	2023-10-24
5. DP RE-SUBMISSION	2023-10-24
6. DP RE-SUBMISSION	2023-10-24

SCALE: As indicated  
 DATE: 11/22/23 04:15 AM  
 DRAWN BY: WJD-JL  
 CHECKED BY: J-L

0/11/23  
**DP2.10**

Floor Plan - Symbol Legend	
	INDICATES BUILDING OUTLINE ABOVE
	INDICATES BUILDING OUTLINE BELOW
	INDICATES PROPOSED COLUMNS
	INDICATES PROPOSED STRUCTURAL SHEAR WALLS & ELEVATOR CORE

BERTRAM STREET



**SCHEDULE A**  
 This forms part of application  
 # DP23-0203 DVP23-0204

Planner Initials **MT**

1 ROOF PLAN  
 SCALE: 1:100



ROOF PLAN  
 BC HOUSING - BERTRAM STREET AFFORDABLE HOUSING PROJECT  
 1451 & 1469 BERTRAM ST., KELOWNA, BC  
 BC HOUSING  
 202319

BC HOUSING - BERTRAM STREET AFFORDABLE HOUSING PROJECT  
 1451 & 1469 BERTRAM ST., KELOWNA, BC  
 BC HOUSING  
 202319



**NOT FOR CONSTRUCTION**

The drawing represents preliminary design. Do not make these drawings.  
 City of Kelowna, Kelowna and Okanagan, and require any  
 drawings to be prepared by a registered professional. Drawings  
 are made for the use of other drawings, but of construction.  
 Drawings are not to be used for any other purpose without the  
 consent of the City of Kelowna.  
 All drawings are prepared for the purpose of the project. These  
 drawings are not to be used for any other purpose without the  
 consent of the City of Kelowna.

ISSUES FOR	DATE
1 DP SUBMISSION	2023-02-03
2 DP RE-SUBMISSION	2023-07-12
3 DP RE-SUBMISSION	2023-09-28

SCALE: As indicated  
 DATE: 2023-09-28 17:00  
 DRAWN BY: WJD-JL  
 CHECKED BY: WJD

DP2.11



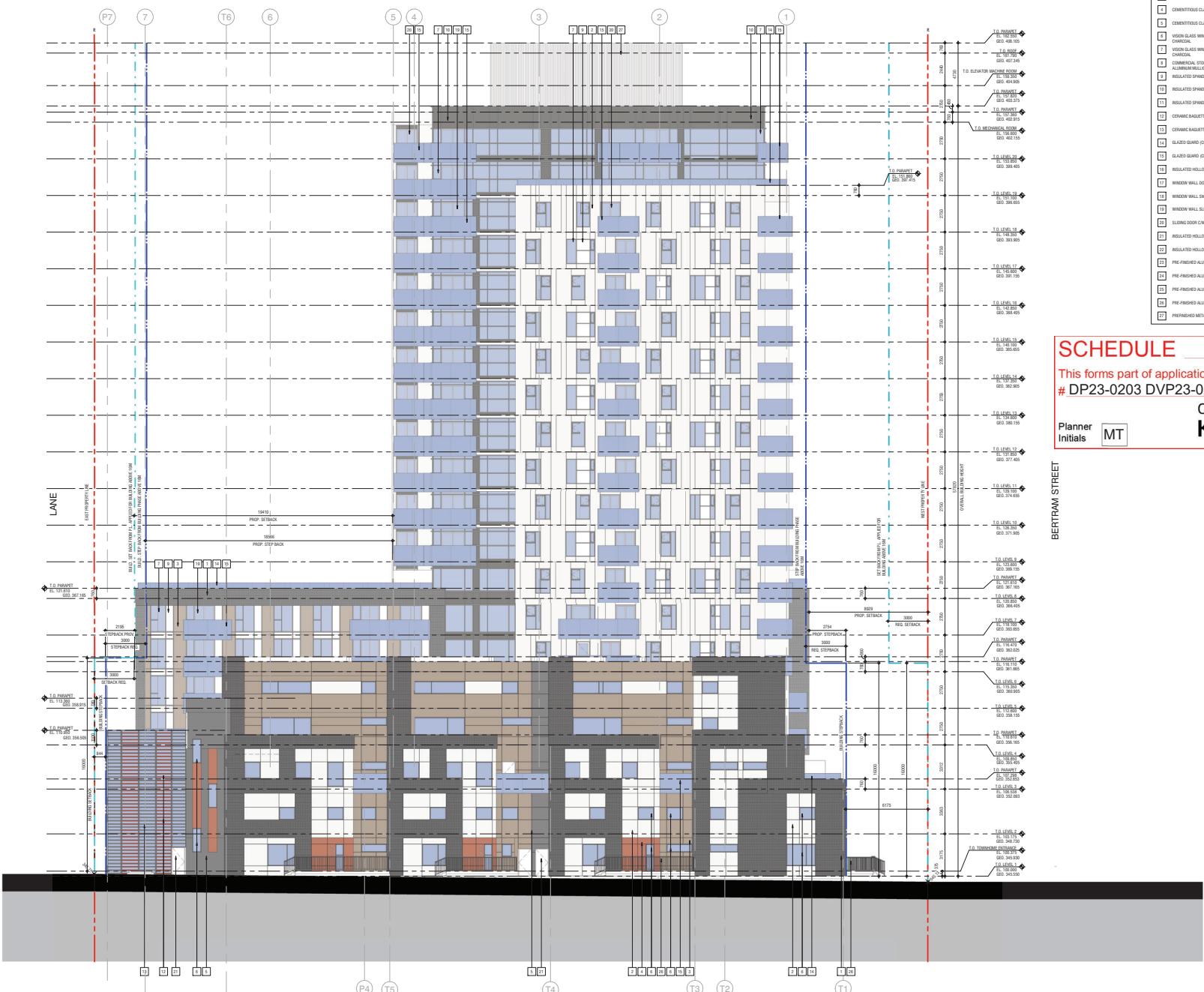


BUILDING ELEVATIONS - NORTH  
 BC HOUSING - BERTRAM STREET AFFORDABLE HOUSING PROJECT  
 1451 & 1469 BERTRAM ST.  
 BC HOUSING  
 2021019

**Elevation - Code Legend**

- 1 STACK BOND BRICK CLADDING - CHARCOAL
- 2 CERAMETIC CLADDING PANEL - WHITE
- 3 CERAMETIC CLADDING PANEL - TAUP
- 4 CERAMETIC CLADDING PANEL - TERRACOTTA
- 5 CERAMETIC CLADDING PANEL - CHARCOAL
- 6 VISION GLASS WINDOW C/W PREFINISHED ALUMINUM MULLION - CHARCOAL
- 7 VISION GLASS WINDOW WALL C/W PREFINISHED ALUMINUM MULLION - CHARCOAL
- 8 COMMERCIAL STORMDOOR GLAZING SYSTEM C/W PREFINISHED ALUMINUM MULLION - CLEAR FINISH
- 9 INSULATED SPANDREL GLASS - WHITE
- 10 INSULATED SPANDREL GLASS - CHARCOAL
- 11 INSULATED SPANDREL GLASS - GREY
- 12 CERAMIC BAGLETTE FINISHES SCREENING SYSTEM - TERRACOTTA
- 13 CERAMIC BAGLETTE FINISHES SCREENING SYSTEM - CHARCOAL
- 14 GLASS GUARD (GLGR) SLAB MOUNTED
- 15 GLASS GUARD (GLGR) SLAB FACE MOUNTED
- 16 WINDOW WALL DOUBLE SWING DOOR C/W VISION GLASS INSERT
- 17 WINDOW WALL SWING DOOR C/W VISION GLASS INSERT
- 18 WINDOW WALL SLIDING DOOR C/W VISION GLASS INSERT
- 19 SLIDING DOOR C/W VISION GLASS INSERT
- 20 INSULATED HOLLOW METAL DOOR - GREY
- 21 INSULATED HOLLOW METAL DOOR - CHARCOAL
- 22 PRE-FINISHED ALUMINUM ACCESS GATE C/W VISION GLASS
- 23 PRE-FINISHED ALUMINUM PARKADE ACCESS GATE
- 24 PRE-FINISHED ALUMINUM HULL UP SERVICE DOOR
- 25 PRE-FINISHED ALUMINUM GUARD RAIL
- 26 PREFINISHED METAL CLADDING

**SCHEDULE B**  
 This forms part of application  
 # DP23-0203 DVP23-0204  
 City of Kelowna  
 DEVELOPMENT PLANNING  
 Planner Initials MT



1 NORTH ELEVATION  
 SCALE 1/8" = 1'-0"



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The drawing represents preliminary design. Do not build from drawings.  
 City of Kelowna, developers and others, will require any changes to be approved by the City of Kelowna. All plans shall be in accordance with the latest version of the British Columbia Building Code and all applicable laws, regulations and codes of practice.  
 All drawings are subject to the provisions of the Act. These drawings may not be used for any other purpose without the written consent of the City of Kelowna.

ISSUED FOR	DATE
1. RCH REVIEW	2023-11-14
2. DP SUBMISSION	2023-02-01
3. DPFC SUBMISSION	2023-01-11
4. PE SUBMISSION	2022-10-21
5. ISSUED FOR THIS RESPONSE	2023-04-04
6. TSD RESPONSE / PARKADE	2023-06-22

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 DRAWN BY: WJD-JL  
 CHECKED BY: J-L

PROJECT NO.:  
 DP3.0

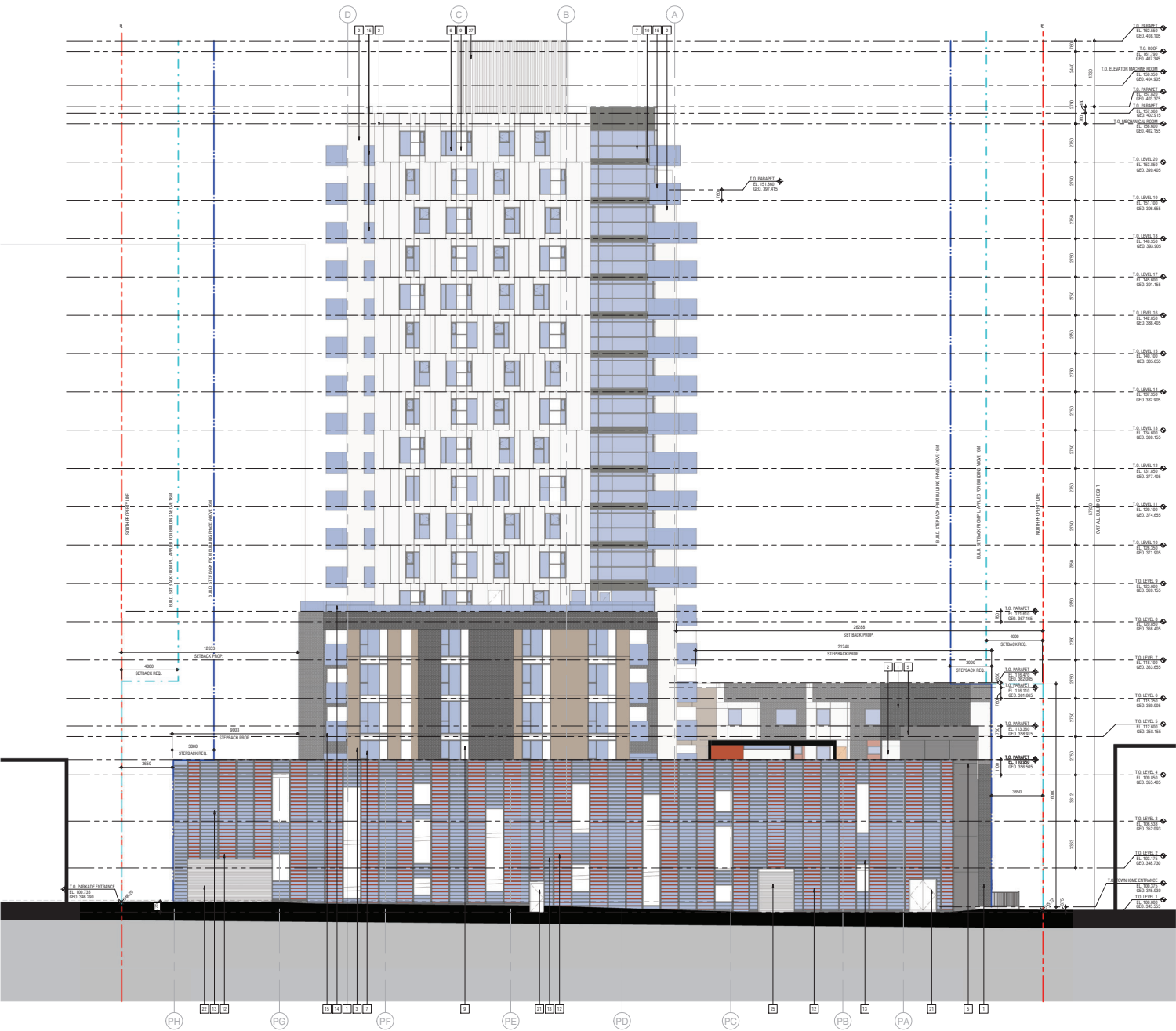


BC HOUSING - BERTRAM STREET AFFORDABLE HOUSING PROJECT  
 1451 & 1469 BERT RAM ST.  
 BC HOUSING

**Elevation - Code Legend**

- 1 STACK BOND BRICK CLADDING - CHANICAL
- 2 CEMENTITIOUS CLADDING PANEL - WHITE
- 3 CEMENTITIOUS CLADDING PANEL - TAUP
- 4 CEMENTITIOUS CLADDING PANEL - TERRACOTTA
- 5 CEMENTITIOUS CLADDING PANEL - CHANICAL
- 6 VISION GLASS WINDOW C/W PREFINISHED ALUMINUM MULLION - CHANICAL
- 7 VISION GLASS WINDOW C/W PREFINISHED ALUMINUM MULLION - CHANICAL
- 8 COMMERCIAL STAINLESS STEEL GLAZING SYSTEM C/W PREFINISHED ALUMINUM MULLION - CLEAR INSIDE
- 9 INSULATED SPANDREL GLASS - WHITE
- 10 INSULATED SPANDREL GLASS - CHANICAL
- 11 INSULATED SPANDREL GLASS - GREY
- 12 CERAMIC BAGLETTE FINISH PARADE SCREENING SYSTEM - TERRACOTTA
- 13 CERAMIC BAGLETTE FINISH PARADE SCREENING SYSTEM - CHANICAL
- 14 GLASS GUARD (GLAR) SLAB MOUNTED
- 15 GLASS GUARD (GLAR) SLAB FACE MOUNTED
- 16 INSULATED YELLOW METAL DOOR - ORANGE
- 17 WINDOW WALL DOUBLE SLING DOOR C/W VISION GLASS INSET
- 18 WINDOW WALL SLING DOOR C/W VISION GLASS INSET
- 19 WINDOW WALL SLING DOOR C/W VISION GLASS INSET
- 20 SLING DOOR C/W VISION GLASS INSET
- 21 INSULATED YELLOW METAL DOOR - GREY
- 22 INSULATED YELLOW METAL DOOR - CHANICAL
- 23 PRE-FINISHED ALUMINUM ACCESS GATE C/W VISION GLASS
- 24 PRE-FINISHED ALUMINUM PARADE ACCESS GATE
- 25 PRE-FINISHED ALUMINUM ROLL UP SERVICE DOOR
- 26 PRE-FINISHED ALUMINUM GUARD RAIL
- 27 PREFINISHED METAL CLADDING

**SCHEDULE B**  
 This forms part of application # DP23-0203 DVP23-0204  
 City of Kelowna DEVELOPMENT PLANNING  
 Planner initials MT



EAST ELEVATION (FACING LANE)  
 SCALE: 1/8" = 1'-0"



**NOT FOR CONSTRUCTION**

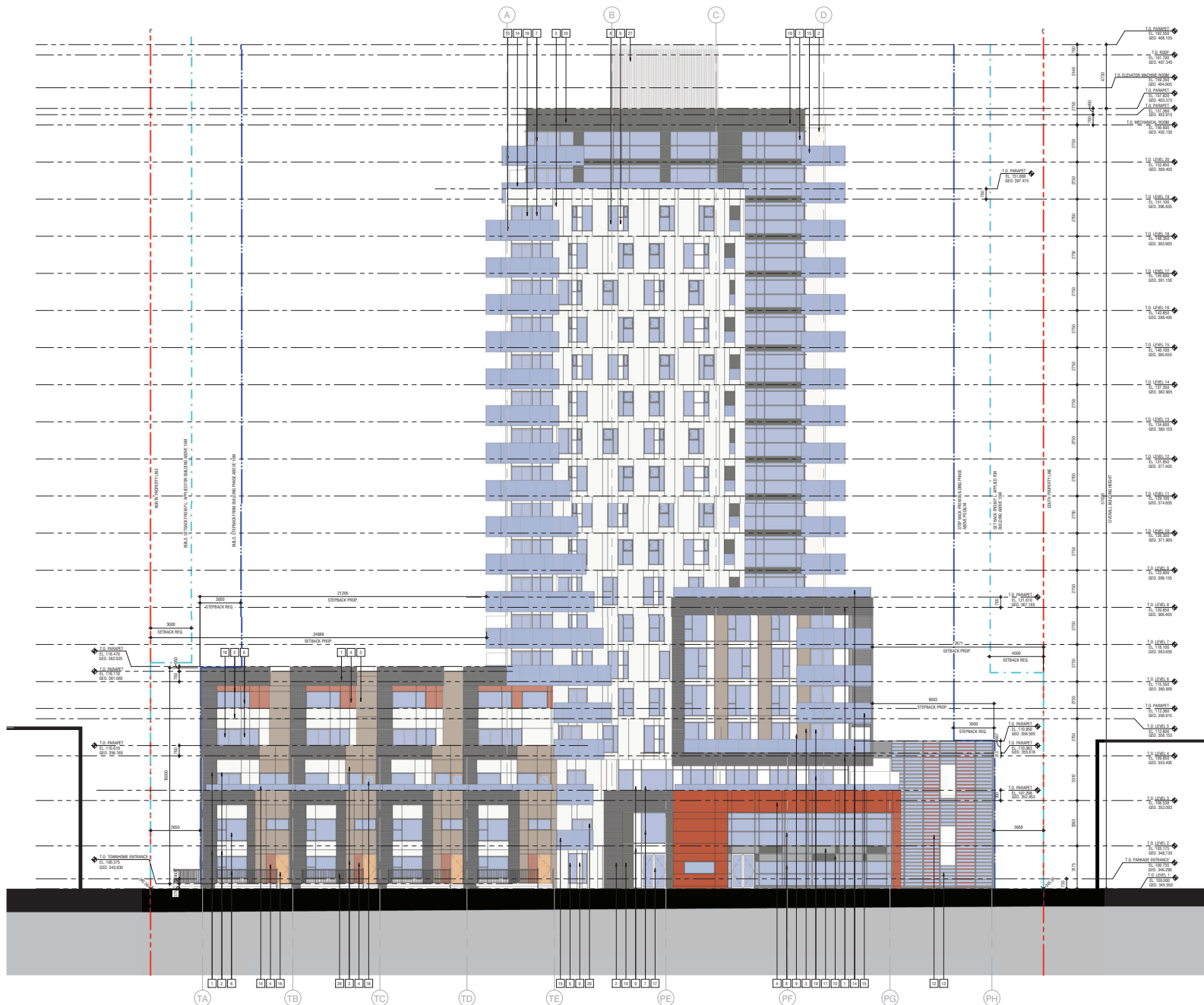
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ISSUES FOR	DATE
1. RCH REVIEW	2023-11-16
2. DP SUBMISSION	2023-02-01
3. DPFC SUBMISSION	2023-01-11
4. DP FC SUBMISSION	2022-10-21
5. ISSUES FOR THIS RESPONSE	2023-04-04
6. TSD RESPONSE - PARKING	2023-06-22

SCALE: As Shown  
 DATE: 11/16/2023 10:16 AM  
 DRAWN BY: WJD-JL  
 CHECKED BY: J-L

DP3.1





**Elevation - Code Legend**

- 1 STACK BOND BRICK CLADDING - CHARCOAL
- 2 CEMENTITIOUS CLADDING PANEL - WHITE
- 3 CEMENTITIOUS CLADDING PANEL - TAURUS
- 4 CEMENTITIOUS CLADDING PANEL - TERRACOTA
- 5 CEMENTITIOUS CLADDING PANEL - CHARCOAL
- 6 VISION GLASS WINDOW C/W PREFINISHED ALUMINUM MULLION - CHARCOAL
- 7 VISION GLASS WINDOW WALL C/W PREFINISHED ALUMINUM MULLION - CHARCOAL
- 8 COMMERCIAL STAINLESS STEEL GLAZING SYSTEM C/W PREFINISHED ALUMINUM MULLION - CLEAR FINISHED
- 9 INSULATED SPANDREL GLASS - WHITE
- 10 INSULATED SPANDREL GLASS - CHARCOAL
- 11 INSULATED SPANDREL GLASS - GREY
- 12 CERAMIC BAGLETTE FINISHED SCREENING SYSTEM - TERRACOTA
- 13 CERAMIC BAGLETTE FINISHED SCREENING SYSTEM - CHARCOAL
- 14 GLASS GUARD (GLARS) SLAB MOUNTED
- 15 GLASS GUARD (GLARS) SLAB FACE MOUNTED
- 16 WINDOW WALL DOUBLE SLIDING DOOR C/W VISION GLASS INSERT
- 17 WINDOW WALL SLIDING DOOR C/W VISION GLASS INSERT
- 18 WINDOW WALL SLIDING DOOR C/W VISION GLASS INSERT
- 19 SLIDING DOOR C/W VISION GLASS INSERT
- 20 INSULATED YELLOW METAL DOOR - GREY
- 21 INSULATED YELLOW METAL DOOR - CHARCOAL
- 22 PRE-FINISHED ALUMINUM ACCESS GATE C/W VISION GLASS
- 23 PRE-FINISHED ALUMINUM PARKADE ACCESS GATE
- 24 PRE-FINISHED ALUMINUM HULL UP SERVICE DOOR
- 25 PRE-FINISHED ALUMINUM GUARD RAIL
- 26 PREFINISHED METAL CLADDING

**SCHEDULE B**  
 This forms part of application # DP23-0203 DVP23-0204  
 City of Kelowna DEVELOPMENT PLANNING  
 Planner initials MT

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

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The drawing represents professional design. Do not make these changes:  
 Scale of dimensions, materials and details, and repeat any dimensions that are not clearly indicated. Do not change the location of any dimensions, level of construction lines, level of any building, or any other information, unless otherwise indicated. Do not change the location of any dimensions, level of construction lines, level of any building, or any other information, unless otherwise indicated. Do not change the location of any dimensions, level of construction lines, level of any building, or any other information, unless otherwise indicated.

ISSUED FOR	DATE
1. ARCH REVIEW	2023-11-16
2. DP SUBMISSION	2023-02-01
3. DPFC SUBMISSION	2023-01-11
4. DP SUBMISSION	2023-10-21
5. ISSUED FOR THE RESPONSE	2023-04-04
6. TEST RESPONSE / PARADE	2023-06-26

SCALE: As indicated  
 DATE: 11/15/24 4:52:46 PM  
 DRAWN BY: WJD-JLH  
 CHECKED BY: J-LH

9/27/2024 11:50

**DP3.3**

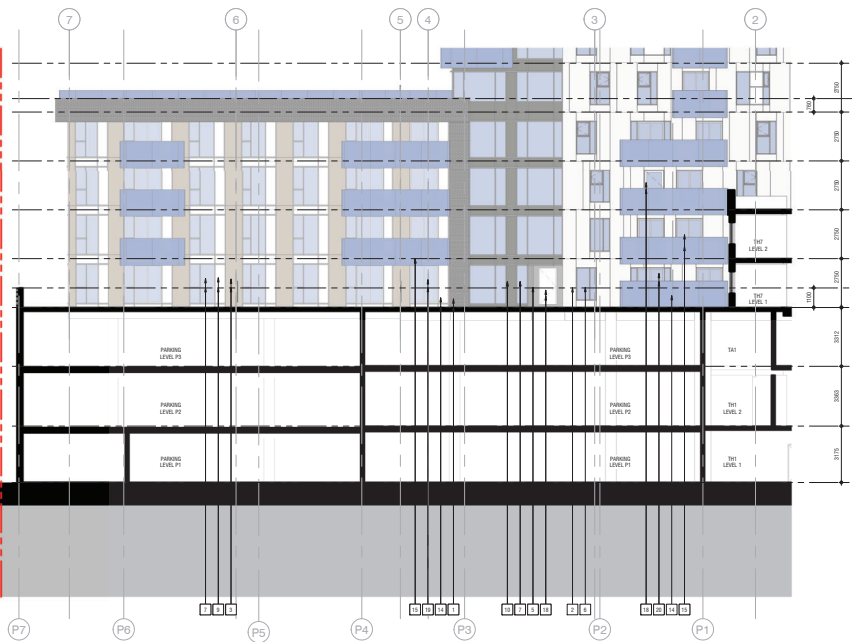
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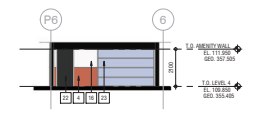
1 EAST INTERIOR COURTYARD ELEVATION  
SCALE: 1:100



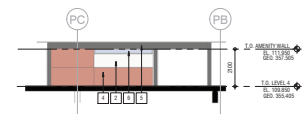
2 SOUTH INTERIOR COURTYARD ELEVATION  
SCALE: 1:100



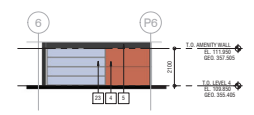
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SCALE: 1:100



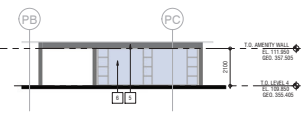
4 NORTH AMENITY BUILDING ELEVATION  
SCALE: 1:100



5 EAST AMENITY BUILDING ELEVATION  
SCALE: 1:100



6 SOUTH AMENITY BUILDING ELEVATION  
SCALE: 1:100



7 WEST AMENITY BUILDING ELEVATION  
SCALE: 1:100

**Elevation - Code Legend**

- 1 STACK BOND BRICK CLADDING - CHARCOAL
- 2 CEMENTITIOUS CLADDING PANEL - WHITE
- 3 CEMENTITIOUS CLADDING PANEL - TAUPÉ
- 4 CEMENTITIOUS CLADDING PANEL - TERRACOTTA
- 5 CEMENTITIOUS CLADDING PANEL - CHARCOAL
- 6 VISION GLASS WINDOW C/W PREFINISHED ALUMINIUM MULLION - CHARCOAL
- 7 VISION GLASS WINDOW WALL C/W PREFINISHED ALUMINIUM MULLION - CHARCOAL
- 8 COMMERCIAL STAY-IN-PLACE GLAZING SYSTEM C/W PREFINISHED ALUMINIUM MULLION - CLEAR FINISHED
- 9 INSULATED SPANDREL GLASS - WHITE
- 10 INSULATED SPANDREL GLASS - CHARCOAL
- 11 INSULATED SPANDREL GLASS - GREY
- 12 CERAMIC BAGLETTE FINISH SCREENING SYSTEM - TERRACOTTA
- 13 CERAMIC BAGLETTE FINISH SCREENING SYSTEM - CHARCOAL
- 14 GLASS GUARD (GLASS) SLAB MOUNTED
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- 17 WINDOW WALL SLING DOOR C/W VISION GLASS INSERT
- 18 WINDOW WALL SLING DOOR C/W VISION GLASS INSERT
- 19 SLIDING DOOR C/W VISION GLASS INSERT
- 20 INSULATED HOLLOW METAL DOOR - GREY
- 21 INSULATED HOLLOW METAL DOOR - CHARCOAL
- 22 PREFINISHED ALUMINIUM ACCESS GATE C/W VISION GLASS
- 23 PREFINISHED ALUMINIUM PARADE ACCESS GATE
- 24 PREFINISHED ALUMINIUM HULL UP SERVICE DOOR
- 25 PREFINISHED ALUMINIUM GUARD RAIL
- 26 PREFINISHED METAL CLADDING

**SCHEDULE B**

This forms part of application # DP23-0203 DVP23-0204

City of Kelowna DEVELOPMENT PLANNING

Planner initials MT

**BC HOUSING - BERTRAM STREET AFFORDABLE HOUSING PROJECT**  
1451 & 1469 BERTRAM ST., KELOWNA, BC  
BC HOUSING

**NOT FOR CONSTRUCTION**

The drawing represents preliminary design. Do not make changes.

City of Kelowna, Developer and Owner, and require any changes to be approved by the City of Kelowna. We warrant that we have the authority, title and control to execute the work shown on this drawing. We warrant that we have the authority, title and control to execute the work shown on this drawing.

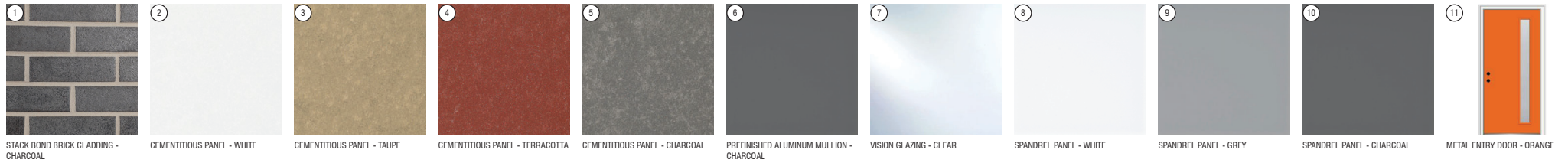
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ISSUES FOR	DATE
1. RUSH REVIEW	2023-11-16
2. DP SUBMISSION	2023-02-01
3. DPFC SUBMISSION	2023-01-21
4. DP SUBMISSION	2023-10-21
5. ISSUES FOR THIS RESPONSE	2024-04-04
6. THIS RESPONSE / PARADE	2024-06-22

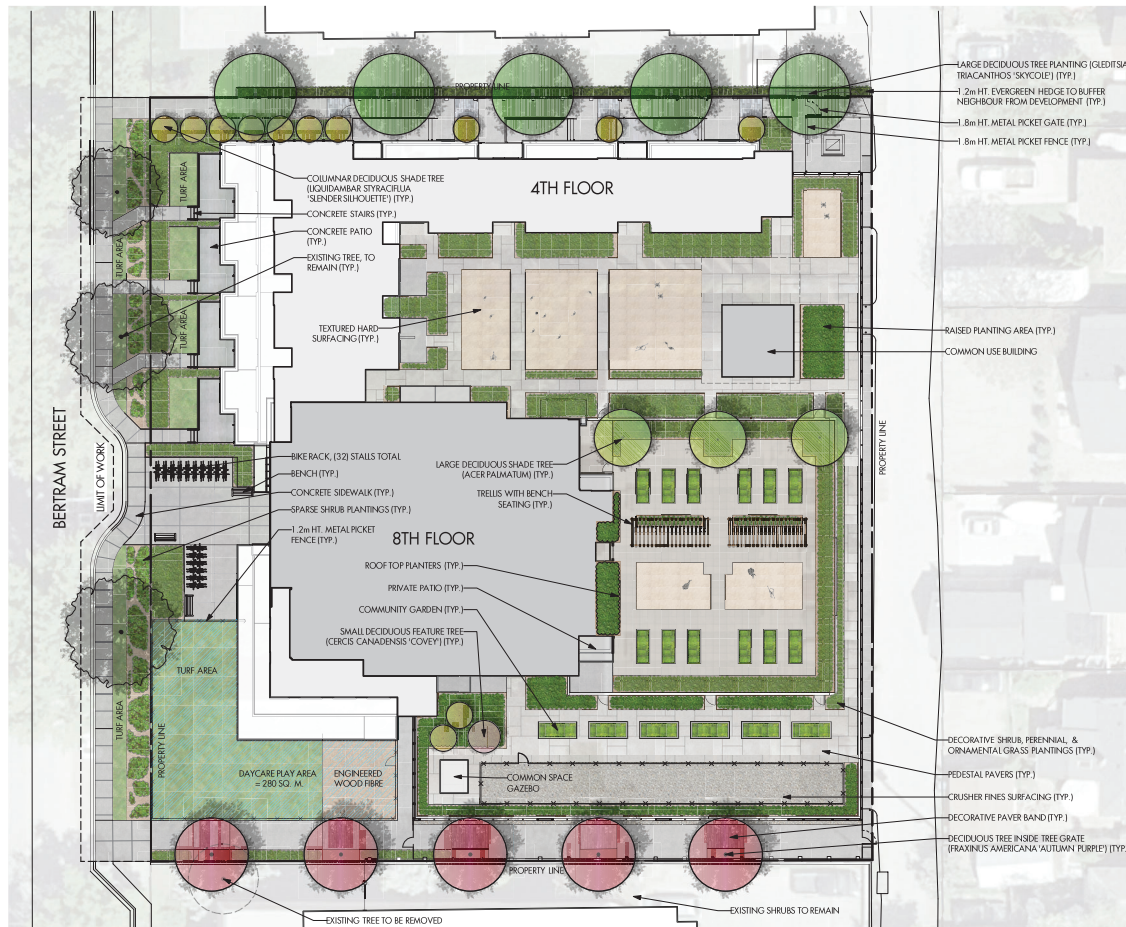
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DATE: 05/05/24 10:52:42 AM  
DRAWN BY: WJD, JLN  
CHECKED BY: JLN

DP3.4

**MATERIAL COLOUR BOARD**



**SCHEDULE C**  
 This forms part of application  
 # DP23-0203 DVP23-0204  
 City of Kelowna  
 DEVELOPMENT PLANNING  
 Planner Initials MT



**NOTES**

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFF-SITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BY-LAW 1237'S STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREA FROM SOD 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 150mm 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. FOR CONFORMANCE WITH DEVELOPMENT PERMIT LANDSCAPE REQUIREMENTS, THE PRIME CONTRACTOR AND/OR CONSULTANTS RESPONSIBLE FOR SITE SERVING AND UTILITIES SHALL ENSURE THAT ALL BUILDING PERMIT SUBMITTALS ARE COORDINATED WITH LANDSCAPE ARCHITECTURAL SUBMITTALS.

**PLANT LIST**

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<b>TREES</b>			
ACER PALMATUM	JAPANESE MAPLE	5	5cm CAL
CERCIS CANADENSIS 'COVEY'	LAVENDER TWIST REDBUD	1	3cm CAL
GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	5	5cm CAL
FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	5	5cm CAL
LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	12	5cm CAL
<b>SHRUBS</b>			
BERBERIS THUNBERGII 'MONOMBI'	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 'EXIMIOUS'	RYE WILMID 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
<b>PERENNIALS &amp; ORNAMENTAL GRASSES</b>			
AGROEGIA VULGARIS 'BLACK BARLOW'	BLACK BARLOW COLUMBINE	60	#01 CONT. / 0.6M O.C. SPACING
CAULOPHYLLIS 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
NEPETA X JASMINA 'WALKER'S LOW'	WALKER'S LOW CATMINT	15	#01 CONT. / 1.2M O.C. SPACING
PACHYSTANDRA TERMINALIS	JAPANESE SPRUCE	39	#01 CONT. / 0.75M O.C. SPACING
PAUSTIMA CANBYI	CLIFF GREEN	39	#01 CONT. / 0.75M O.C. SPACING
PENNYCILLUM ACROCLYDIOIDES	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
<b>VINES</b>			
LONICERA HEDYCOBTI 'GOLDEN FRAME'	GOLDFRAME HONEYBUCKLE	22	#01 CONT. / SPACING PER PLANS
PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	22	#01 CONT. / SPACING PER PLANS



PROJECT TITLE  
**BERTRAM BC HOUSING**  
 1451 & 1469 BERTRAM STREET

DRAWING TITLE  
**CONCEPTUAL LANDSCAPE PLAN**

REVISIONS

NO.	DATE	REVISION
1	20.10.10	Review
2	21.02.02	Development Permit
3	23.08.01	Development Permit
4	23.10.07	Development Permit

PROJECT INFO

PROJECT NO.	19057
DESIGN BY	FB
DRAWN BY	TH
CHECKED BY	FB
DATE	04.07.2023
SCALE	1:200
PAGE NO.	24/29
SCALE	



DRAWING NUMBER

**L1/2**

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## FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

**Chapter 2 - The Design Foundations:** apply to all projects and provide the overarching principles for supporting creativity, innovation and design excellence in Kelowna.

- Facilitate Active Mobility
- Use Placemaking to Strengthen Neighbourhood Identity
- Create Lively and Attractive Streets & Public Spaces
- Design Buildings to the Human Scale
- Strive for Design Excellence

**The General Residential and Mixed Use Guidelines:** provide the key guidelines that all residential and mixed use projects should strive to achieve to support the Design Foundations.

- The General Guidelines are supplement by typology-specific guidelines (e.g., Townhouses & Infill on page 18-19, High-Rise Residential and Mixed-Use on page 18-42), which provide additional guidance about form and character.

### Chapter 2 - Design Foundations

Apply To All Projects

Page 18-8

#### Section 2.1 - General Residential and Mixed Use Design Guidelines

Page 18-9

#### Section 2.2 - Achieving High Performance

Page 18-17

Chapter 3  
 Townhouses & Infill

Page 18-19

Chapter 4  
 Low & Mid-Rise  
 Residential &  
 Mixed Use

Page 18-34

Chapter 5  
 High-Rise  
 Residential &  
 Mixed Use

Page 18-42

\*Note: Refer to the Design Foundations and the Guidelines associated with the specific building typology.



Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying &amp; 5 is highly complying)</i>	N/A	1	2	3	4	5
<b>2.1 General residential &amp; mixed use guidelines</b>						
<b>2.1.1 Relationship to the Street</b>	N/A	1	2	3	4	5
a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.						✓
b. On corner sites, orient building facades and entries to both fronting streets.	✓					
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.				✓		
d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.						✓
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.						✓
f. Avoid blank, windowless walls along streets or other public open spaces.					✓	
g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.	✓					
h. In general, establish a street wall along public street frontages to create a building height to street width ratio of 1:2, with a minimum ratio of 11:3 and a maximum ratio of 1:1.75. <ul style="list-style-type: none"> <li>• Wider streets (e.g. transit corridors) can support greater streetwall heights compared to narrower streets (e.g. local streets);</li> <li>• The street wall does not include upper storeys that are setback from the primary frontage; and</li> <li>• A 1:1 building height to street width ratio is appropriate for a lane of mid-block connection condition provided the street wall height is no greater than 3 storeys.</li> </ul>					✓	
<b>2.1.2 Scale and Massing</b>	N/A	1	2	3	4	5
a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction.					✓	
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.						✓
c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: <ul style="list-style-type: none"> <li>• Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and</li> <li>• Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice.</li> </ul>						✓

<b>2.1.3 Site Planning</b>	N/A	1	2	3	4	5
a. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.	✓					
b. Use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.						✓
c. Limit the maximum grades on development sites to 30% (3:1)	✓					
d. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as: <ul style="list-style-type: none"> <li>• Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible;</li> <li>• Incorporating terracing to create usable open spaces around the building</li> <li>• Using the slope for under-building parking and to screen service and utility areas;</li> <li>• Design buildings to access key views; and</li> <li>• Minimizing large retaining walls (retaining walls higher than 1 m should be stepped and landscaped).</li> </ul>	✓					
e. Design internal circulation patterns (street, sidewalks, pathways) to be integrated with and connected to the existing and planned future public street, bicycle, and/or pedestrian network.						✓
f. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.	✓					
g. Apply universal accessibility principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, and courtyards through appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding and lighting elements.						✓
<b>2.1.4 Site Servicing, Access, and Parking</b>	N/A	1	2	3	4	5
a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.						✓
b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.						✓
c. Avoid locating off-street parking between the front façade of a building and the fronting public street.						✓
d. In general, accommodate off-street parking in one of the following ways, in order of preference: <ul style="list-style-type: none"> <li>• Underground (where the high water table allows)</li> <li>• Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage);</li> </ul>						✓

<ul style="list-style-type: none"> <li>• Garages or at-grade parking integrated into the building (located at the rear of the building); and</li> <li>• Surface parking at the rear, with access from the lane or secondary street wherever possible.</li> </ul>						
e. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips.	✓					
f. In cases where publicly visible parking is unavoidable, screen using strategies such as: <ul style="list-style-type: none"> <li>• Landscaping;</li> <li>• Trellises;</li> <li>• Grillwork with climbing vines; or</li> <li>• Other attractive screening with some visual permeability.</li> </ul>	✓					
g. Provide bicycle parking at accessible locations on site, including: <ul style="list-style-type: none"> <li>• Covered short-term parking in highly visible locations, such as near primary building entrances; and</li> <li>• Secure long-term parking within the building or vehicular parking area.</li> </ul>						✓
h. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.						✓
i. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.						✓
j. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.						✓
<b>2.1.5 Streetscapes, Landscapes, and Public Realm Design</b>	N/A	1	2	3	4	5
a. Site buildings to protect mature trees, significant vegetation, and ecological features.						✓
b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.						✓
c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.						✓
d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.						✓
e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: <ul style="list-style-type: none"> <li>• Locating outdoor spaces where they will receive ample sunlight throughout the year;</li> <li>• Using materials and colors that minimize heat absorption;</li> <li>• Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and</li> <li>• Using building mass, trees and planting to buffer wind.</li> </ul>						✓
f. Use landscaping materials that soften development and enhance the public realm.						✓

g. Plant native and/or drought tolerant trees and plants suitable for the local climate.						✓
h. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.						✓
i. Design sites and landscapes to maintain the pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.	✓					
j. Design sites to minimize water use for irrigation by using strategies such as: <ul style="list-style-type: none"> <li>• Designing planting areas and tree pits to passively capture rainwater and stormwater run-off; and</li> <li>• Using recycled water irrigation systems.</li> </ul>	✓					
k. Create multi-functional landscape elements wherever possible, such as planting areas that also capture and filter stormwater or landscape features that users can interact with.	✓					
l. Select materials and furnishings that reduce maintenance requirements and use materials and site furnishings that are sustainably sourced, re-purposed or 100% recycled.	✓					
m. Use exterior lighting to complement the building and landscape design, while: <ul style="list-style-type: none"> <li>• Minimizing light trespass onto adjacent properties;</li> <li>• Using full cut-off lighting fixtures to minimize light pollution; and</li> <li>• Maintaining lighting levels necessary for safety and visibility.</li> </ul>	✓					
n. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.	✓					
<b>2.1.6 Building Articulation, Features and Materials</b>	N/A	1	2	3	4	5
a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: <ul style="list-style-type: none"> <li>• Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks;</li> <li>• Repeating window patterns on each step-back and extension interval;</li> <li>• Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and</li> <li>• Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval.</li> </ul>						✓
b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs.  Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters;						✓

ornamental features and art work; architectural lighting; grills and railings; substantial trim details and moldings / cornices; and trellises, pergolas, and arbors.						
c. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise.						✓
d. Design buildings such that their form and architectural character reflect the buildings internal function and use.						✓
e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.				✓		
f. Provide weather protection such as awnings and canopies at primary building entries.			✓			
g. Place weather protection to reflect the building's architecture.				✓		
h. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.	✓					
i. Provide visible signage identifying building addresses at all entrances.	✓					

SECTION 5.0: HIGH-RISE RESIDENTIAL & MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying &amp; 5 is highly complying)</i>	N/A	1	2	3	4	5
5.1.1 Relationship to the Street	N/A	1	2	3	4	5
a. Design podiums to have transparent frontages to promote 'eyes on the street', using strategies such as: <ul style="list-style-type: none"> <li>• Having continuous commercial and retail uses with windows and primary entrances facing the street; and</li> <li>• Having ground-oriented residential units with windows and primary entrances facing the street.</li> </ul>						✓
b. For buildings on corner sites with retail frontages, ensure there are active frontages on both facades by wrapping the primary retail façade to the secondary frontage. The primary façade can be emphasized by using higher quality materials and detailing and creating a more prominent entrance.	✓					
c. For residential podiums with townhouse frontages, refer to Section 3.1 for Guidelines for that portion of the building.						✓
d. Locate private, indoor amenity facilities such as bicycle storage along secondary street frontages as opposed to primary street frontages.	✓					
e. Blank walls over 5 m in length along a commercial frontage are strongly discouraged and should be avoided.	✓					
Building Address and Access						
f. Use architectural and landscape features to create well-defined, clearly visible and universally acceptable primary building entrances. Additionally:					✓	

<ul style="list-style-type: none"> <li>Differentiate between residential and commercial entrances;</li> <li>Design lobby entryways to ensure they are well-defined and visually emphasized in the façade;</li> <li>For retail frontages, provide small format retail storefronts with frequent entrances and a minimum depth of 10 m; and</li> <li>Locate main building entries close to transit stops.</li> </ul>						
<b>Sidewalk Interface</b>						
<p>g. Design the streetscape fronting building to have defined zones as follows:</p> <ul style="list-style-type: none"> <li>Frontage zone next to the building that may include patios, seating or space for pedestrians to access building entrances;</li> <li>Pedestrian zone that accommodates pedestrians walking along the sidewalk;</li> <li>Furnishing/planting zone that provides space for street trees, landscaping, seating, and lighting; and</li> <li>Edge zone that provides a buffer from moving bicycles and vehicles.</li> </ul>						✓
<p>h. Provide a generous sidewalk width and space for streetscape amenities such as street trees, benches &amp; patios.</p>						✓
<b>5.1.2 Scale and Massing</b>	N/A	1	2	3	4	5
<b>Podium</b>						
<p>a. Provide a minimum first floor height of 4.5 metres, measured from grade.</p>						✓
<p>b. Provide a minimum podium height of 2 storeys and a maximum podium height of 4 storeys, and ensure that the total podium height does not exceed 80% of the adjacent street right-of-way width.</p>						✓
<p>c. On corner sites, vary the height and form of the podium to respect and respond to the height and scale of the existing context on adjacent streets.</p>	✓					
<p>d. When adjacent sites are lower in height and are not anticipated to change, provide a transition in the podium height down to lower-scale neighbours.</p> <ul style="list-style-type: none"> <li>When adjacent sites include heritage buildings, design the scale and height of the podium to align with the heritage building height.</li> </ul>						✓
<b>Tower Middle</b>						
<p>e. Orient towers in a north/south direction.</p>					✓	
<p>f. A maximum of four towers should be located within an individual block, with staggered tower spacing.</p>						✓
<b>5.1.3 Site Planning</b>	N/A	1	2	3	4	5
<b>Building Placement</b>						
<p>a. Site podiums parallel to the street and extend the podium along the edges of streets, parks, and open space to establish a consistent street wall.</p>						✓
<p>b. Additional considerations for building placement include:</p>						✓

<ul style="list-style-type: none"> <li>• Site towers to be setback from the street wall and closer to the lane</li> <li>• Greater setbacks can be provided at strategic points or along the entire frontage for increased architectural interest and improved pedestrian experience, for example to provide space for tree planting, wider sidewalks, plazas and other open spaces.</li> <li>• Greater setbacks can be provided along retail streets in order to accommodate street cafes and patios (3 – 4 m).</li> <li>• On corner sites with retail frontage, provide a triangular setback 4.5 m in length abutting along the property lines that meet at each corner of the intersection.</li> <li>• Wherever possible, retain existing landscaped streetscapes by providing generous setbacks for trees and plantings.</li> </ul>						
<b>Building Separation</b>						
c. Maintain a minimum spacing distance of 25 m between towers, measured from the exterior walls of the buildings, including balconies.						✓
d. Place towers away from streets, parks, open space, and neighbouring properties to reduce visual and physical impacts of the tower.						✓
<b>Fit and Transition</b>						
e. Promote fit and transition in scale between tall buildings and lower-scaled buildings, parks, and open spaces by applying angular planes, minimum horizontal separation distances, and other strategies such as building setbacks and stepbacks to limit shadow and visual impacts.						✓
<b>Solar Access</b>						
f. Orient buildings to maximize solar access to adjacent streets and public spaces, while also considering optimizing for solar orientation to improve energy performance and occupant comfort. Strategies for minimizing impact on solar access include: <ul style="list-style-type: none"> <li>• Limiting the scale and height of the podium;</li> <li>• Designing slender towers with generous separation distances;</li> <li>• Varying the height of towers on sites with multiple towers; and</li> <li>• Locating towers on site to minimize shadowing adjacent buildings and open spaces.</li> </ul>						✓
<b>Views from the Public Realm</b>						
g. Site buildings to create, frame, or extend views from the public realm to important natural and human made features (e.g. to Okanagan Lake) by using strategies such as varying setbacks to protect important views.	✓					
<b>5.1.4 Site Servicing, Access, and Parking</b>						
a. Wherever possible, provide access to site servicing and parking at the rear of the building or along a secondary street. Through-lanes are encouraged to minimize the need for vehicle turnarounds on site.		1	2	3	4	5
	N/A					✓

<p>b. When parking cannot be located underground due to the high water table and is to be provided above ground, screen the parking structure from public view as follows:</p> <ul style="list-style-type: none"> <li>• On portions of the building that front a retail or main street, line the above ground parking with active retail frontage;</li> <li>• On portions of the building that front onto non-retail street, line the above ground parking with active residential frontage, such as ground oriented townhouse units;</li> <li>• When active frontages are not able to be accommodated, screen parking structures by using architectural or landscaped screening elements;</li> <li>• On corner sites, screen the parking structure from public view on both fronting streets by using the appropriate strategy listed above.</li> </ul>					✓	
<p>c. An additional acceptable strategy for mitigating visual impacts from above ground parking is to create a setback between the ground floor and upper storeys of the podium that can accommodate significant soil volumes for planting trees and other landscaping to screen the parking structure.</p> <ul style="list-style-type: none"> <li>• Public art can also be used to mitigate visual impacts from blank walls on upper storey podium levels.</li> </ul>	✓					
<p>d. Minimize the visual impact of garage doors, parking entrances and service openings on the public realm by using strategies such as recessing, screening, and site minimization.</p> <ul style="list-style-type: none"> <li>• Avoid split level, raised or sunken parkade entrances.</li> </ul>					✓	
<p>e. Locate drop-off areas into the side or rear of the site and provide pedestrian access to the street frontage.</p>	✓					
<p>f. Provide clearly visible pedestrian access to and from parking areas.</p>						✓
<p>g. Integrate service connections, vents, mechanical rooms and equipment with the architectural treatment of the building, and/or locate to minimize visual impact and screen from view with materials and finishes compatible with the building.</p>						✓
<b>5.1.5 Publicly Accessible and Private Open Spaces</b>	N/A	1	2	3	4	5
<b>Publicly Accessible Open Space</b>						
<p>a. Wherever possible, include publicly accessible open space on-site, such as hard or soft landscaped setbacks, plazas, courtyards, and mid-block pedestrian connections.</p>	✓					
<p>b. Define and animate the edges of open spaces with well-proportioned podiums and active uses at-grade.</p>						✓
<p>c. Locate and design publicly accessible open space to:</p> <ul style="list-style-type: none"> <li>• Be directly accessible from the fronting public sidewalk;</li> <li>• Maximize access to sunlight and encourage year-round use through the use of landscaping, seating, and weather protection;</li> <li>• Where possible, complement and connect with publicly accessible open space on neighbouring properties; and</li> <li>• Maximize the safety, comfort, amenity, and accessibility.</li> </ul>	✓					



d. On larger sites, use publicly accessible open space to provide through-block pedestrian connections.	✓					
e. Where provided, tailor furniture elements as appropriate to encourage a range of seating and gathering opportunities, including both fixed and unfixed seating to allow for flexibility of use.	✓					
<b>Private Open Spaces</b>						
f. Provide private outdoor amenity spaces on site, such as balconies, private courtyards, private gardens, and accessible green roofs.						✓
g. Locate and design shared private outdoor amenity space to: <ul style="list-style-type: none"> <li>• Maximize access to sunlight;</li> <li>• Minimize noise, smell and/or visual impacts from site servicing or mechanical equipment;</li> <li>• Provide seating, lighting, trees, shade structures, and weather protection.</li> </ul>						✓
h. Locate private patios and gardens to minimize overlook from neighbours.						✓
i. For shared rooftop amenity spaces (e.g., on top of the podium parkade), ensure a balance of amenity and privacy by: <ul style="list-style-type: none"> <li>• Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and</li> <li>• Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening.</li> </ul>						✓
j. Design private balconies to be large enough to provide usable outdoor space.						✓
k. Locate indoor amenity areas adjacent to shared outdoor amenity areas and allow access between the two areas.						✓
<b>5.1.6 Building Articulation, Features &amp; Materials</b>	N/A	1	2	3	4	5
a. Design tall building to have a cohesive architectural look with a distinct podium, tower, and top. Strategies for achieving this includes changes in articulation, materials, and the use of step backs.						✓
<b>Podium</b>						
b. Provide architectural expression in a pattern, scale, and proportion that is in relation to neighbouring building and that differentiates it from the tower. Examples of such design elements include the use of cornice lines, window bays, entrances, canopies, durable building materials, and energy efficient fenestration.						✓
c. Highlight primary retail facades with high quality materials and detailing with particular attention to building entrances.	✓					
d. Avoid blank walls, but if necessary, articulate them with the same materials and design as other active frontages.					✓	
e. Along mixed-use and commercial street frontages, avoid locating balconies (projecting or inset) within the first 2 storeys of the	✓					

podium. Between 3 and 6 storeys, inset balconies behind the streetwall.						
f. Provide weather protection and signage in accordance with Guidelines found in Section 4.1.6 as well as lighting in accordance with Section 2.1.5.				✓		
<b>Tower Middle</b>						
g. On sites with multiple towers, provide variation in the design and articulation of each tower façade to provide visual interest while maintaining a cohesive architecture overall.	✓					
h. Design balconies to limit increases in the visual mass of the building and to become an extension of interior living space, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance. <ul style="list-style-type: none"> <li>Consider that inset or partially inset balcony arrangements may offer greater privacy and comfort, particularly on higher floors.</li> </ul>				✓		
<b>Tower Top</b>						
i. Design the top of tall buildings to terminate and be distinguishable from the middle building and to make a positive contribution to the skyline. <ul style="list-style-type: none"> <li>Design and screening of mechanical rooms, and incorporation of roof top amenity spaces and architectural lighting, can be used to distinguish the tower top.</li> </ul>				✓		
j. Setback the upper floors of the tower and incorporate a projecting cornice or other feature to terminate the building and contribute to a varied skyline.				✓		



ATTACHMENT

C

This forms part of application  
# D23-0203 DVP23-0204

Planner  
Initials MT



**S2 ARCHITECTURE**  
**Bertram Street Affordable Housing Project**  
**Project Planning Report and Design Rationale**  
**(Revised 18<sup>th</sup> July 2024)**

## ***Leadership in Affordable Rental Housing for Downtown Kelowna***

*BC Housing – 1451 Bertram Street (Revised July 18<sup>th</sup>, 2024)*

### ***Introduction***

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

In October 2021, City Council approved a form and character Development Permit (DP) on the subject property as well as a Development Variance Permit (DVP) to allow for a building height at 20 storeys and 63 metres. These approvals followed prior approvals including an Official Community Plan future land use amendment, rezoning, lot consolidation, lane dedication and childcare covenant.

In October 2023, BC Housing's DP and DVP expired. Redevelopment of the property, however, remains a high priority, and BC Housing is now resubmitting the permit applications to extend Council's DP and DVP approval. These approvals will allow BC Housing to move forward in 2024 to prepare and submit the subsequent building permit.

Given the urban and architectural design leadership invested in BC Housing's 2021 DP and DVP application, no *exterior building* or site changes were necessary to meet the City's now more rigorous OCP development permit guidelines. *Internal design* changes in the parkade were necessary to attempt to best meet the new zoning requirements. Despite these changes, in addition to the original height variance approved, the project will need a variance to the number of parking stalls, the floorplate of level 7, the maximum podium height, the parkade exposure to Bertram Street, the stepback to Bertram and the north setback above 16 meters.

BC Housing's investment in 162 new apartments and 14 new townhomes in the City Centre will contribute to a more compact, sustainable, and socioeconomically diverse urban form for Kelowna. This affordable purpose build rental development 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 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 from diverse socioeconomic backgrounds. 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 childcare will support local families, by providing childcare options close to work and home for approximately 39 children.

The proposed form and character of the redevelopment delicately balances 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, facade 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 early redevelopment concepts and then another 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.

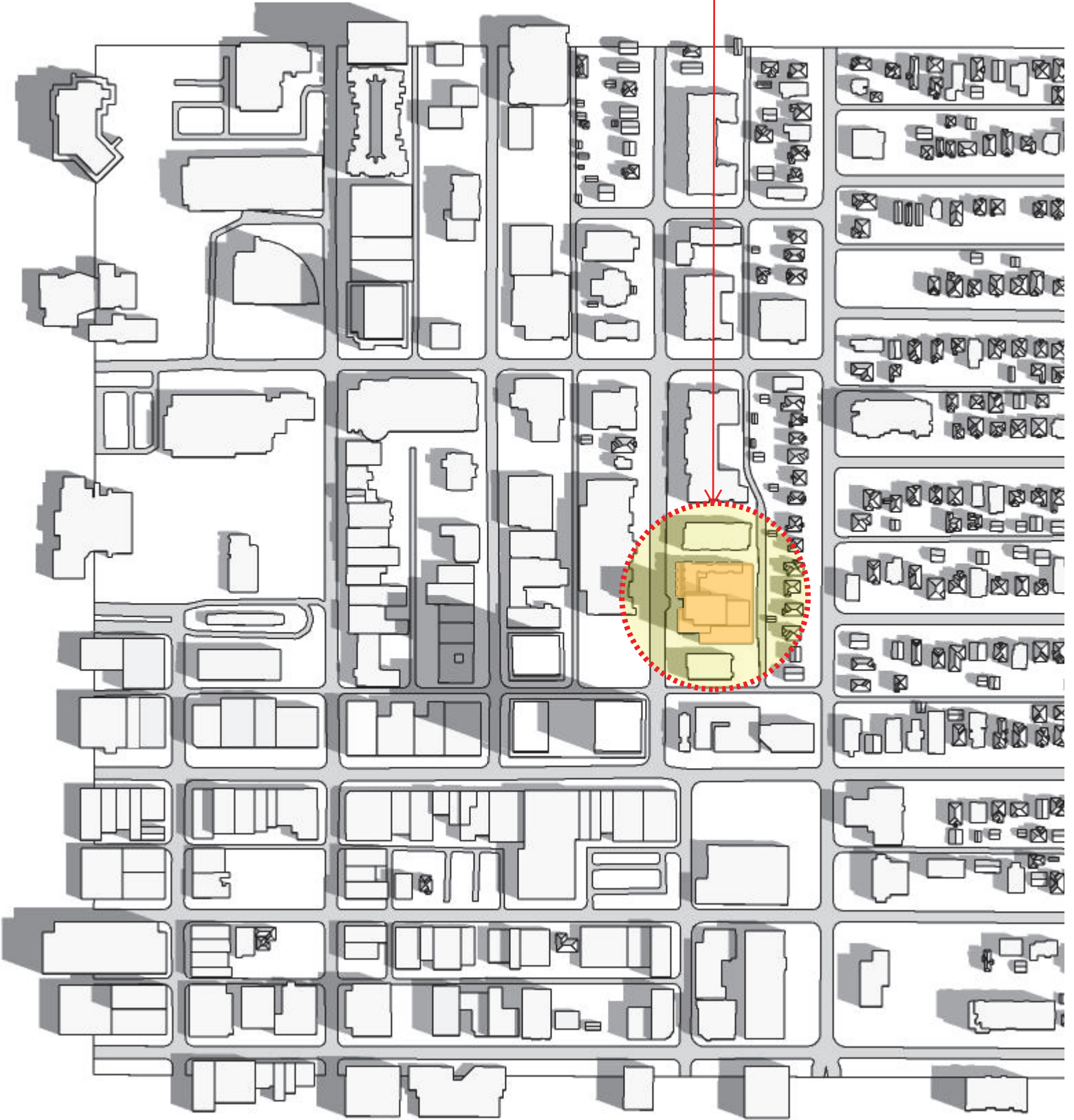
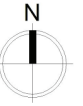
It is notable that the redevelopment will implement key plans and policies established by the City, including realization of the key cornerstones of the *Kelowna's Healthy Housing Strategy* and *Healthy City Strategy* - healthy housing, inclusive communities, healthy neighbourhood design, healthy natural 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 and BC Housing can be proud of.

**PROJECT SITE: 1451 BERTRAM STREET**

ATTACHMENT C

This forms part of application  
# D23-0203 DVP23-0204

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Initials MT



## ***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-build rentals, and there is a significant and growing demand for subsidized rentals.

The City'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 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."

## ***Childcare Needs***

There is a clear and important need for high-quality childcare 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 childcare keeps children safe and healthy, and helps children develop important social, emotional and communication skills. Childcare also allows parents, and women in particular, access options for employment and economic security. In 2020, the Central Okanagan childcare assessment (i.e. Community Childcare Planning), identified an *annual* need in Kelowna for an additional 30 childcare spaces for ages 0 to 5 years, and 1103 spaces for those between the ages 6 to 12.

## ***Need for Housing for Diverse Abilities***

The City's *Housing Needs Assessment* has identified a significant and going need for housing that incorporate universal and accessible design. Such housing 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 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. Incorporating universal and accessible design at the time of

construction allows residents to easily, and cost-effectively adapt their 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*.

### ***Development Permit and Development Variance Permit Application***

The purpose of BC Housing’s application for 1451 Bertram Street is to pursue the following permits:

Development Permit for the form and character of High-Rise Residential and Mixed Use Developments, and a Development Variance Permits to vary the:

- maximum height from 12 storeys (44.0 m) to 20 storeys (63.0 m)
- minimum north setback by 35cm where the building is above 16.0 m, from 4.0 m to 3.65 m
- minimum stepback of the building, from lower portions of the building (facing Bertram St.) by 25 cm, from 3m to 2.75 m
- maximum parkade exposure to Bertram Street from 0% to 7%
- minimum number of parking spaces from 154 to 141.
- maximum floor plate for the 7th storey from 750 m<sup>2</sup> maximum to 932 m<sup>2</sup>.
- maximum podium height from 16.00 m to 16.11 m

This application is being pursued to facilitate the development of 176 rental housing units and a childcare. 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 to face west towards Bertram Street as part of the design’s streetscape and “eyes on the street” initiative. The total height of the project will be 20 storeys and 63 metres.

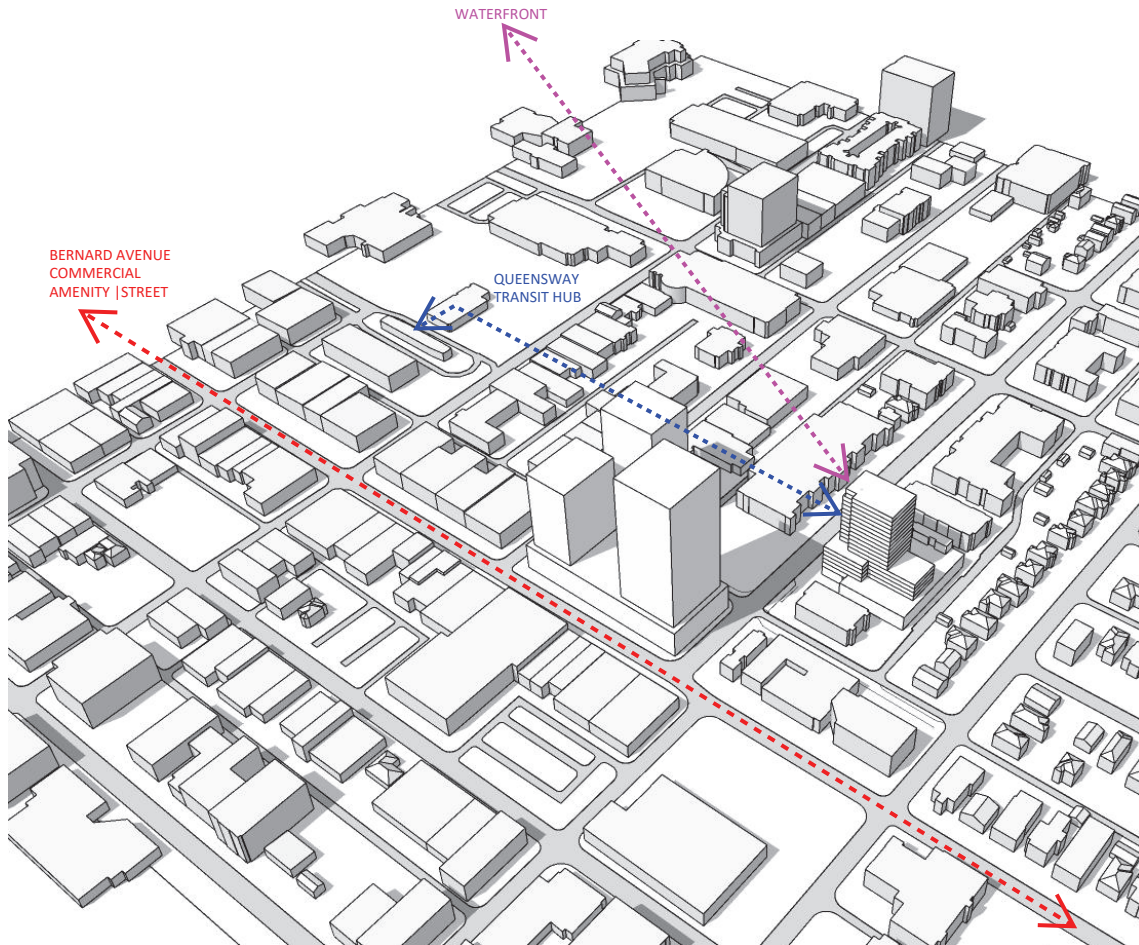
### ***Neighbourhood Context***

The redevelopment site currently consists of one large property at 1451 Bertram Street. 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. 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. Where Bertram Street meets Bernard Avenue, the street historically transitioned to low-rise commercial uses, however, significant change is underway. A 34 storey condominium tower is now nearing occupancy at Bernard Avenue and Bertram Street along with a 13 storey office building. Adjacent to that, a 26 storey condominium was recently completed fronting on St. Paul Street, and construction is underway nearby on Doyle



Avenue for the future UBCO campus high-rises. With the tallest of the three towers at 43 storeys, the UBCO campus will include the tallest building between Calgary and Metro Vancouver. Further north of the subject property, a new 19 storey building by Mission Group is also approved.



**3 Dimensional View** looking at immediate Urban Adjacencies (view is looking towards a north west direction)

## Planning Context

The subject property is located within the City's Permanent Growth Boundary and the City's Downtown Urban Centre - one of the five Urban Centres planned to accommodate 44% of Kelowna's future growth. This proposal is consistent with the *Regional Growth Strategy* and the *Official Community Plan* (OCP) policies on compact urban form.

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, including improvement of the quality of life whereby residents' needs can be accessed within a 15 minute 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. 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 City's OCP sets out the guidelines for height as well as the form and character guidelines for High-Rise Residential and Mixed Use Developments. The general intention is to taper heights from taller buildings in the centre of Downtown to lower buildings towards Okanagan Lake and the adjacent Core Area Neighbourhoods. The proposal is consistent with this intention. At 20 storeys BC Housing's proposal provides a transition from the 34 storey development at Bertram and Bernard and is consistent with the area's grouping of tall buildings and evolving development context. The subject property is also located outside the Cultural District, outside the Downtown Heritage Area Boundary and does not impede views to Okanagan Lake.

Map 4.1 of the OCP 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. The OCP direction also allows for consideration of heights higher than the those outlined in Map 4.1, provided the proposal contains significant benefit to Kelowna citizens." BC Housing's project meets all of the significant community benefits specifically outlined by the OCP, including:

- Affordable rental housing
- A significant public amenity in form of a childcare facility
- Tree canopy protection within the road right of way
- Smaller tower floorplates to mitigate the impact on views and shadowing; and/or
- Outstanding and extraordinary architectural design.

It should also be noted that the project is designed at a density (i.e., 3.93 FAR) that is well within the zone maximum that the rental only density bonus allows (i.e., 4.3 FAR).

In recent years, the City has pursued an 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 southwest of the subject property, received a height variance from 26 to 34 storeys; and further north on Bertram, Mission Group received height variance from 12 to 19 storeys. To the northwest on Doyle, at 43 storeys, the UBCO campus on Doyle will be the tallest building between Calgary and Metro Vancouver.

## **Context-Sensitive Form and Character**

A thorough review of the City’s new OCP Form and Character Guidelines for High-Rise Residential and Mixed Use Development Permit applications was undertaken. The DP Guidelines establish a comprehensive range of design considerations, including: scale and massing, building articulation, features and materials; the building’s relationship to the street; site servicing, access and parking; and publicly accessible and private open spaces.

Although these new guidelines are more rigorous than those in place when the project first received Council approval, the project design successfully meets and exceeds these new requirements through its high-quality site and architectural design. In addition, 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”**

<b><i>Appropriate Fit with the Downtown Urban Form and Skyline</i></b>	The proposed development will add to a grouping of tall buildings (i.e., 26, 34, and 13 storeys) in this specific area of downtown, is close to Bernard Avenue, outside of the heritage area, and is in a location that does not block lake views. Top floors will step back to add interest with the upper storeys.
<b><i>Appropriate Scale in Relation to the Size of the Property</i></b>	The subject property is a significant size, at 1.008 acres, and can comfortably accommodate a building of this height and massing. The proposed FAR is 3.93 which is well under the 4.3 permitted in the UC1r zone.
<b><i>Appropriate Land Use Transitions from Residential on Bertram to Commercial on Bernard</i></b>	The proposal has intentionally located the townhomes at the north end of the property to reinforce the residential nature of the street. The childcare is located towards the Bernard end of the property, which transitions to the commercial uses only Bernard.
<b><i>No Impact of the Parking Podium to the Quality of the Streetscape</i></b>	<p>Soil and water table conditions dictate an elevated parking podium. Podium height has been kept to a minimum at 10.25 metres and is well below (36% lower) the 16 metre height restriction.</p> <p>The podium façade is well hidden from the Bertram Street view by an active streetscape composed of townhomes and the childcare 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.</p> <p>The south façade is broken up by a significant building setback for the childcare component and by architectural detailing of the parkade wall and landscaping between the adjacent properties.</p>

<p><b><i>Views are Maximized and Shadow Impacts are Minimized</i></b></p>	<p>The proposed development is designed to maximize view corridors and minimize shadow impacts.</p> <ul style="list-style-type: none"> <li>- The tower portion of the proposed development is located toward the centre of the property.</li> <li>- The separation distance of the proposed tower to the Mission Group tower on St.Paul Street is 44 metres and exceeds the 30 metre separation between towers.</li> <li>- The separation distance to the proposed tower to the Mission Group tower on Bernard at Bertram is 28.0 m and the proposal fully preserves the 40-degree panoramic view for the Mission group tower.</li> <li>- The tower floorplate above level 7 remains narrow at 669 square metres, which is well within (12% smaller) the maximum allowable area of 750 square metres.</li> <li>- Little to no impact on lake views</li> </ul>
<p><b><i>Effective Height Transitions from Lower to Upper Storeys</i></b></p>	<p>The overall height of the building effectively 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><b><i>Residential Building Setbacks Reinforce the Residential Street Character</i></b></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 UC1r zone allows development up to the property line (zero lot line condition), the proposal provides 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, 3.65 metre building setbacks on the north and south property lines has been provided to create appropriate separation from neighbours, reinforce the residential nature of the area, and provide light corridors between buildings.</p>
<p><b><i>Impacts on Neighbours' Privacy are Mitigated</i></b></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</p>

	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.
<b><i>Interesting and High-Quality Bertram Streetscape Achieved</i></b>	The Bertram streetscape, from the road centerline 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.
<b><i>Implements Crime Prevention Through Environmental Design Strategies (CPTED)</i></b>	<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>
<b><i>Implements Guidelines for Accessibility</i></b>	<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> <p>The front entrance of the building is at finished grade and the main residential entrance and childcare entrances provide barrier free accessibility to the nearest sidewalk.</p>
<b><i>Downtown Heritage is not Impacted</i></b>	The proposal is outside the downtown heritage area and does not pose any impact on local heritage.
<b><i>Healthy Food Systems</i></b>	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’ social interaction and well-being.

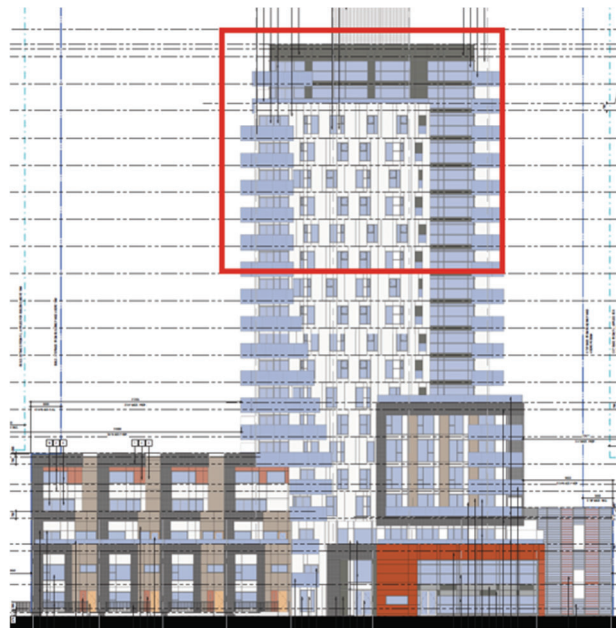
**Proposed Variances**

The proposed variances are requested based on the application of the new Zoning Bylaw that took affect following the issuance and eventual lapse of the previously approved Development Permit and associated Development Variance Permit.

**Height Variance (Reference Section 14.14 – Core Areas and Other Zones, Density and Height)**

The proposed project seeks a variance from 12 storeys to 20 storeys per the original application. 20 storeys has been and still is being sought by the applicant / development group based on the following built-form items:

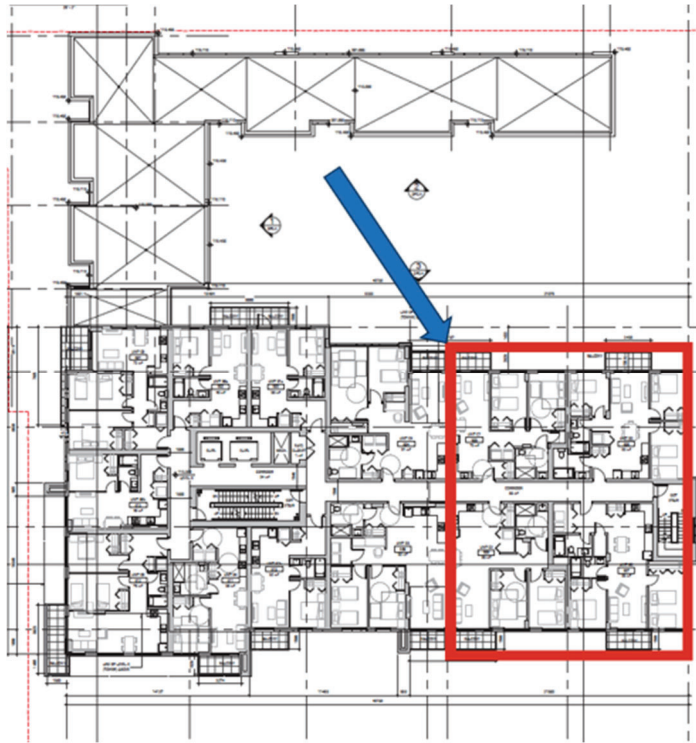
- Based on the balance between the number of affordable housing suites to be provided in combination with the provision of useable amenity space, the unit count at 20 storeys meets the needs brought forth by BC Housing;
- 20 storeys is considered to be a reasonable height transition from Mission Group’s 34 storey tower on the west side of Bertram Street to the neighbouring areas to the east of this subject site;
- Providing a different approach with a lower building form spread across the site would be undesirable and would limit the amount of exterior amenity available and could be seen as a ‘blocky’ form that will close off any view and light access across the site;
- Providing 20 storeys and a more ‘dynamic’ form allows for the provision of generous and voluntary side yard setbacks to promote urban mews and potential thoroughfares connecting this project to its urban context and amenities; it allows for the careful integration of tree protection, and greater than the minimum required amenity area.
- The height variance allows for an additional 63 purpose built affordable rental units.



**Floorplate Level 7 – Variance (Reference Table 9.11 – Tall Building Regulations)**

Level 7 is above the 16.0 m threshold for a podium and is 932 s.m. in area which is beyond the allowable 750 sm per the current bylaw. This design formed part of the original approved Development Permit. The larger floorplates for level seven allow for the accommodation of more family-oriented units within the tower with easy / immediate access to the north and south

facing amenity areas. Adding these units provides the opportunity to allow for larger podium areas for amenity and residential use and recreation. 30% more amenity area is provided by this project than is required by the zone. Levels 7 has been set back considerably from both the north and south property lines to ensure that privacy and appropriateness of scale is maintained.



**SET back Variance above 16 Metres - Variance (Reference Section 14 Core Area and Other Zones, Commercial and Urban Centre Zone Development Regulations)**

Because a section of the north facing townhomes is over 16 metres at 16.11 m, the project will require a side yard setback variance, from 4 metres to 3.65 metres.

Although the building above 16 metres encroaches on the setback by 0.35 metres, the applicant believes the intent of the requirement, (i.e., to provide separation from neighbours}, is significantly achieved by providing a voluntary setback of 3.65 metres for the whole of the north side of the building, where no setback is required (below 16 m) in order to create a purposely designed neighbourhood mews, and more neighbourly interior street environment.

The setback variance is necessary to accommodate zoning bylaw changes undertaken by the City since the original design and permit approvals.





**STEP back Variance above 16 Metres (Reference Section 14 Core Area and Other Zones, Commercial and Urban Centre Zone Development Regulations)**

The portion of the building facing west, between 16 and 18 metres requires a stepback of 3.0 metres. The proposed variance is to minimize the building stepback from 3.0 metres to 2.75 m.



The requested stepback variances are necessary accommodate the zoning bylaw changes undertaken by the City since the original design and subsequent permit approvals.

**Parkade Exposure – Variance (Reference Section 14.11 – Core Area and Other Zones, Commercial and Urban Centre Zone Development Regulations).**

The project requires a variance to address the parkade exposure on the first storey. 7% of the parkade is exposed, where no exposure is permitted; however, it should be kept in mind the parkade is setback 23 metres from the front property line. Exposure will also be obscured by the childcare play area, landscaping, and trees in front of it.

This variance is necessary accommodate zoning bylaw changes undertaken by the City since the original design and permit approvals.



**Parking Stall Count -Variance (Reference Table 8.3 Required Residential Off-Street Parking Requirements)**

As referenced in the Development Summary, the project (based on the latest City of Kelowna Off Street Zoning Bylaw (Section 8.2)), the required parking count for the project is 154. For the parking garage design to meet the physical size and clearances for parking spaces and drive aisles, this application is seeking a variance to the amount of parking to be provided to be reduced from 154 to 141. The reduction in parking count ensures that all current parking stall and manoeuvring aisle dimensions are compliant with the existing parking City of Kelowna off-street Zoning Bylaw. Additionally, the rationale for the reduction in parking can be attributed to the following:

- Proximity to the local transit hub / exchange (Queensway);
- Proximity to the Downtown Urban Centre;
- Proximity to commercial and outdoor amenities (Bernard Avenue / commercial businesses / Okanagan Lake and waterfront / Knox Mountain and adjacent parks).

**Podium Height – Variance (Reference Table 9.11 Tall Building Regulations)**

The project is seeking a variance in the maximum height of the podium from 16.00 m to 16.11 m. The (minimal) addition in height is being requested to provide a parapet design that can technically accommodate the insulation and paver thicknesses.

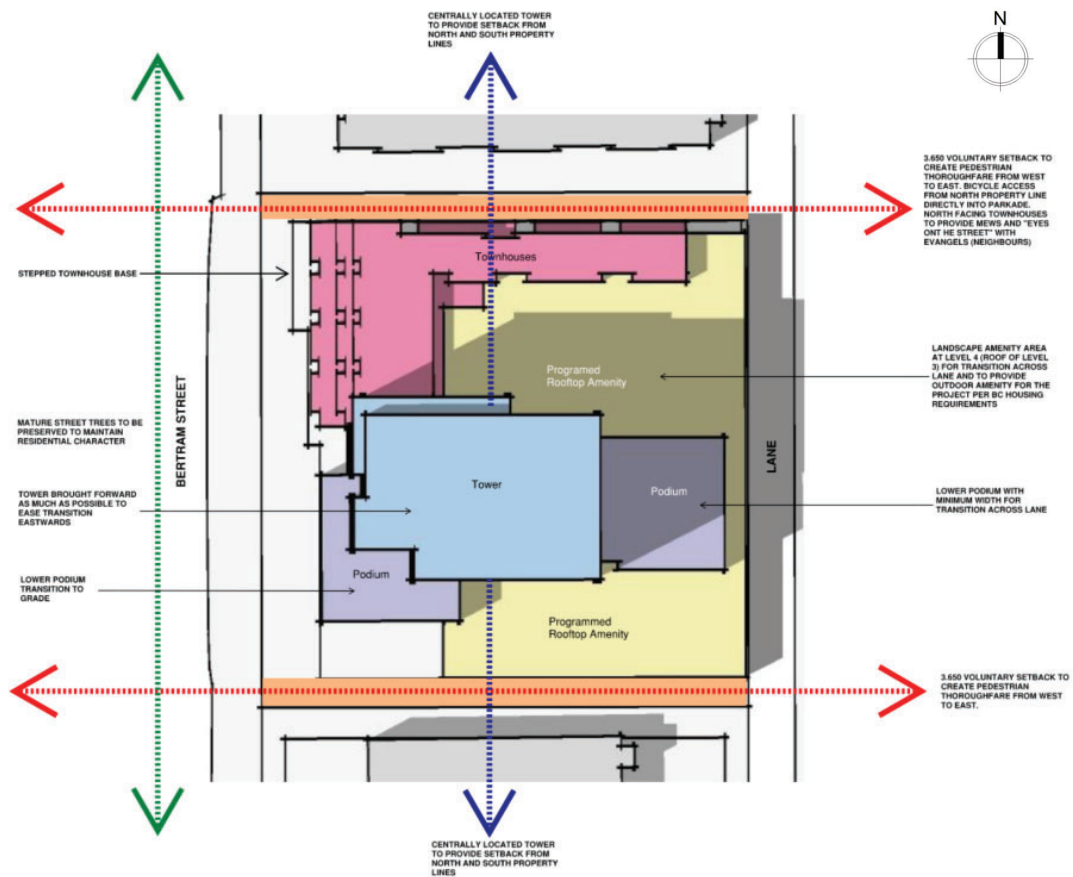


# Architectural Design Approach

## 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, semiprivate, 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.

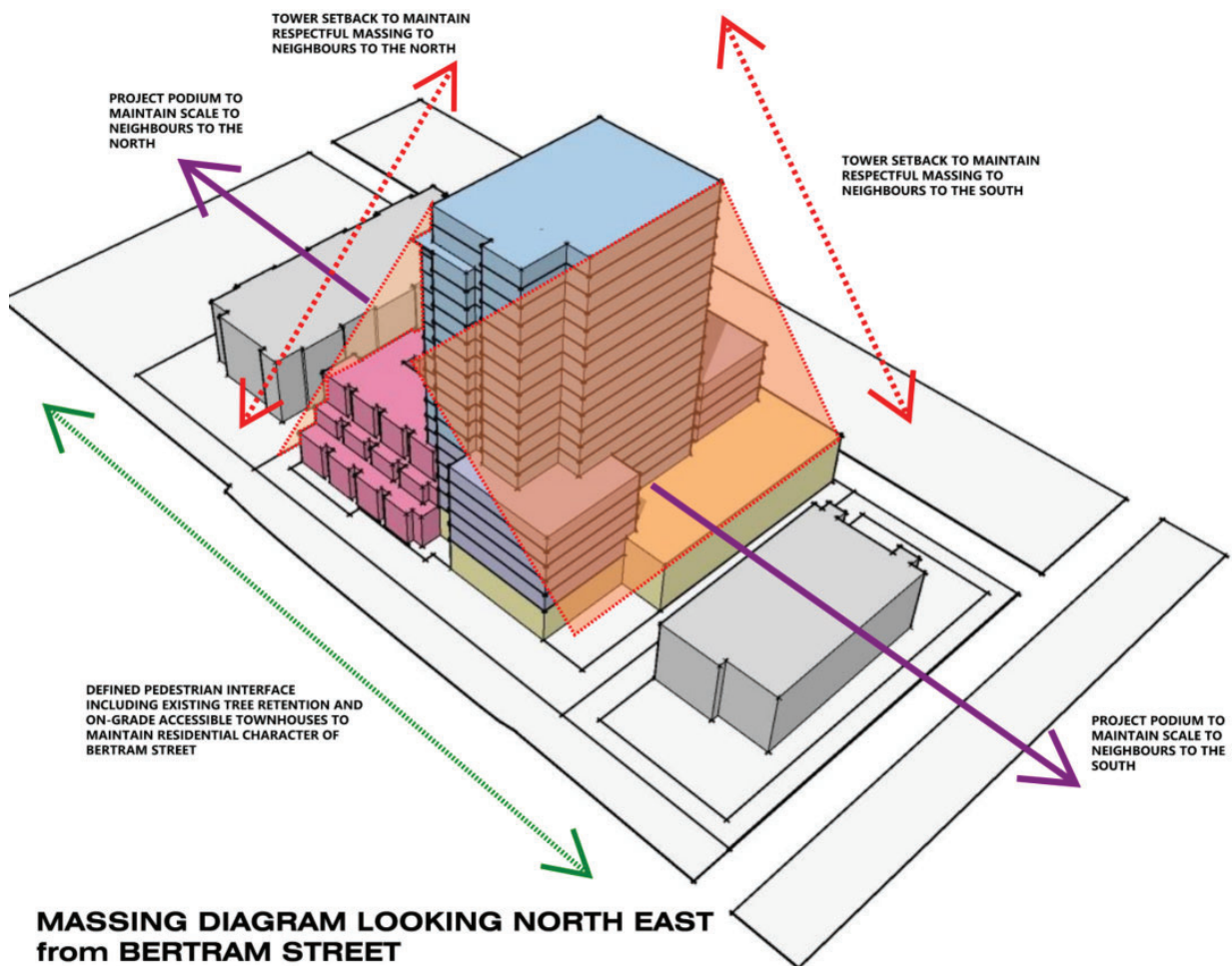


**PLAN | BUILDING ARRANGEMENT | CONCEPT & APPROACH**

## 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 3.65 metre setback (0.00 metre from the North and South Properties 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 childcare 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, semipublic, semiprivate, 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.

### **Amenity Areas – Common Space and Amenity Program**

The proposed project provides 30% more amenity space than the minimum Zoning requirement. The intent of providing more than the minimum was to ensure that all available open space provided on rooftop / podium levels would be used as a mean to promote a sense of community through shared spaces with each space having its’ own unique programmatic function and character. This gives the residents the flexibility to enjoy specific outdoor areas based on their interests within the secure confines of their building and place of residents. It is anticipated that this project is inclusive of all ages, family size and background; as such, this project seeks to provide a safe and positive environment for all of its’ residents.

# Looking South-East

**ATTACHMENT D**  
This forms part of application  
# DP23-0203 DVP23-0204

Planner Initials **MT**



City of **Kelowna**  
DEVELOPMENT PLANNING



# Looking North-East

**ATTACHMENT D**  
This forms part of application  
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Planner Initials **MT**



City of **Kelowna**  
DEVELOPMENT PLANNING





# Looking North-West

**ATTACHMENT** D

This forms part of application  
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Planner Initials **MT**

City of **Kelowna**  
DEVELOPMENT PLANNING



# Looking South-West

**ATTACHMENT** D  
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Planner Initials **MT**



City of **Kelowna**  
DEVELOPMENT PLANNING





