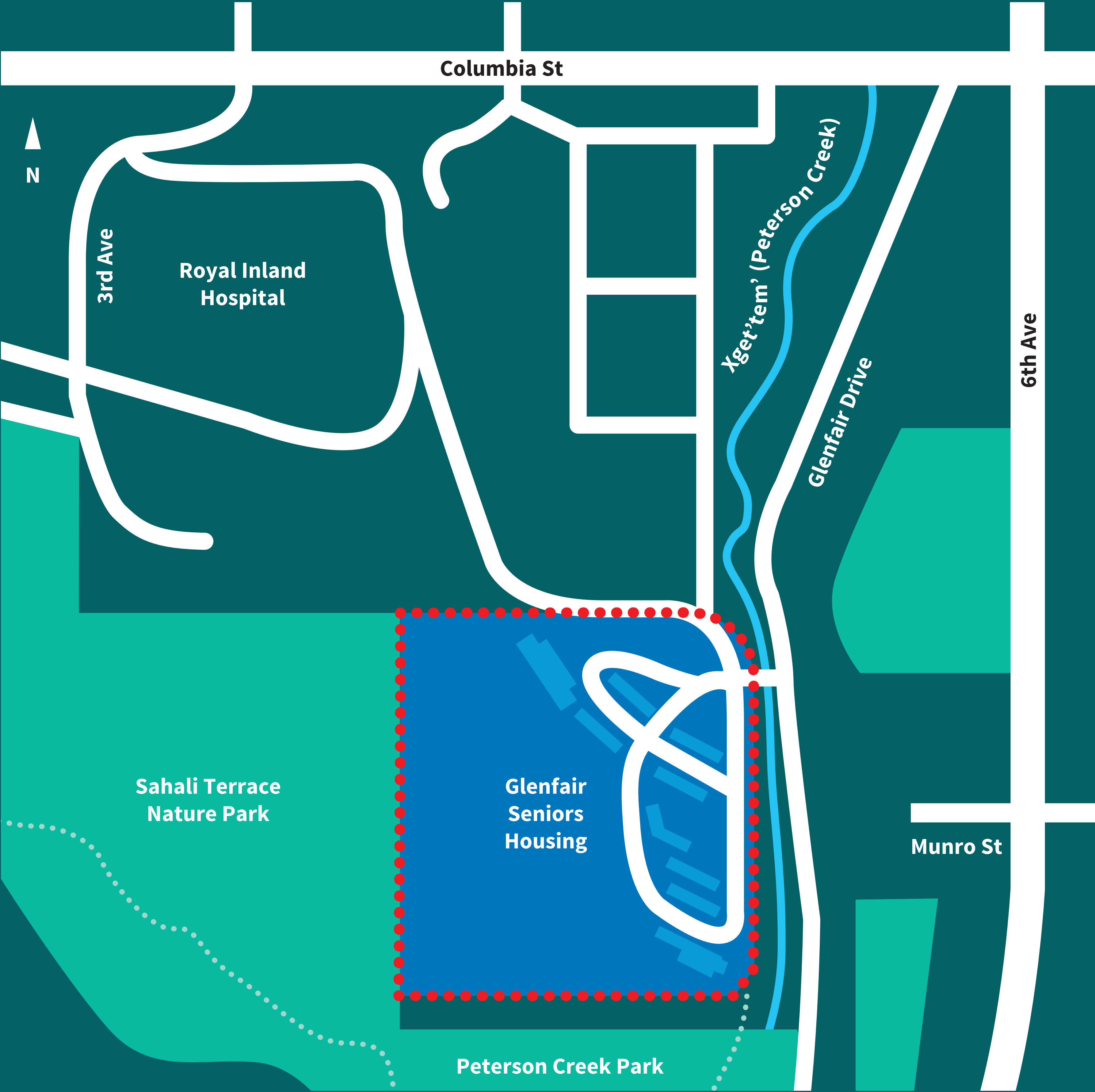


Glenfair Development Concept

Open House



Planning for Redevelopment: 1100 Glenfair Drive, Kamloops, BC

Hosted by: BC Housing and the Glenfair Redevelopment Consultant Team

BC Housing is an agency of the Province of British Columbia and is the owner of Glenfair through the Provincial Rental Housing Corporation. BC Housing works in partnership with the private and non-profit sectors, provincial health authorities and ministries, other levels of government and community groups to develop a range of housing options.

Re BC Housing w7ec ne tmicws re Tkemlúps te Secwépemc, n7élye ne Secwepemcúlecw. Le7 re púsmens-kucw n7élye te wewe7éc-kucw ne BC Housing, elkstwécw-kucw méte Tkemlúps te Secwépemc, ell xyemstém-kucw re tmicws re Secwépemc ne melúkwes-kucw pyin te sitq't.

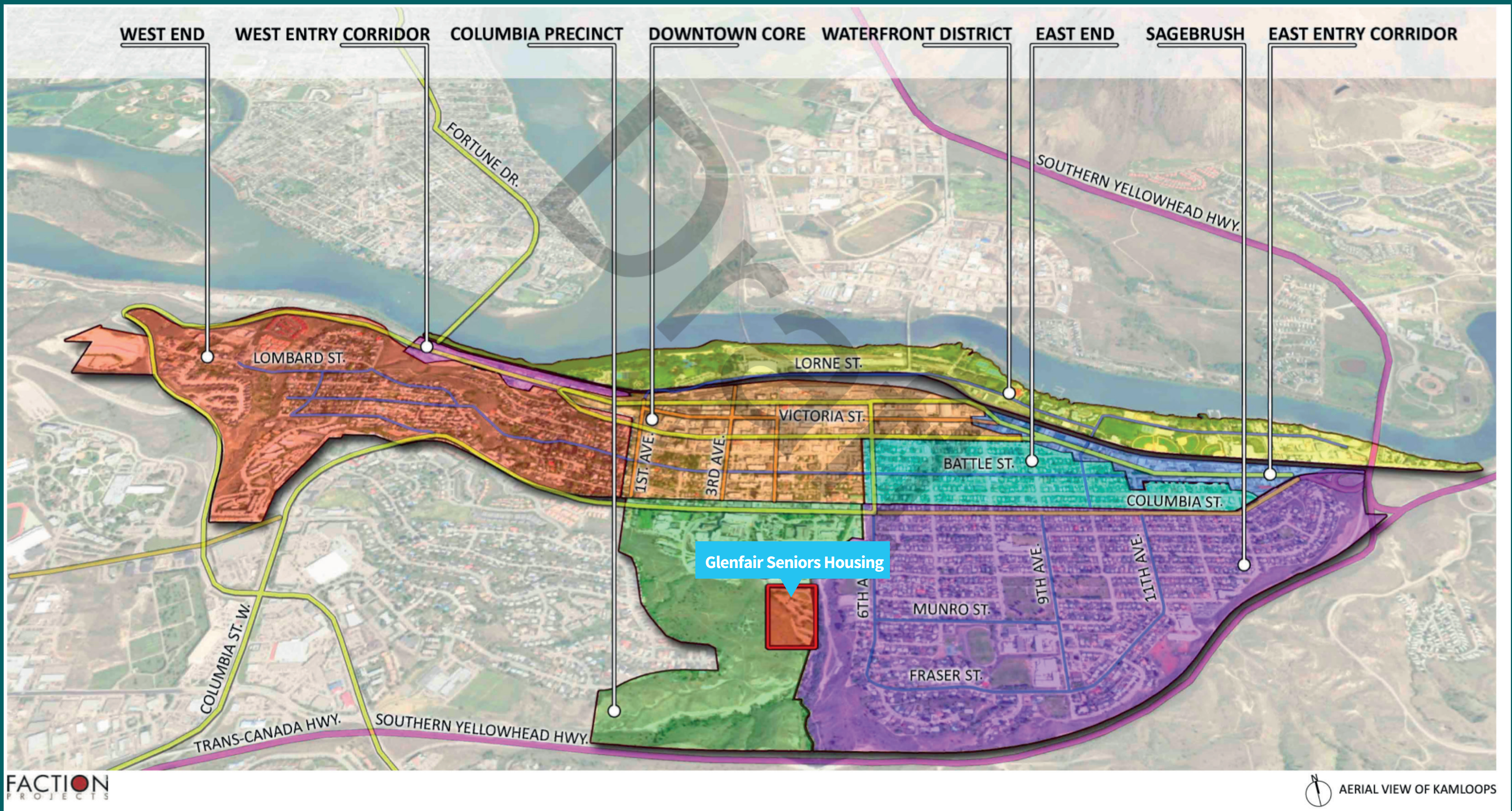
BC Housing would like to acknowledge that we are located on the Tkemlúps te Secwépemc territory, situated within the unceded traditional lands of the Secwépemc Nation. BC Housing appreciates the partnership that we have with Tkemlúps te Secwépemc, and respect the territory and land on which we gather here today.

Affordable Rental Housing for Downtown Kamloops

BC Housing is planning for the redevelopment of the Glenfair Seniors Housing at 1100 Glenfair Drive, in Downtown Kamloops, BC.

Redevelopment Focus

- Rebuild 80 affordable rental seniors homes
- Add new affordable seniors and accessible rental homes



Glenfair’s Legacy

For over 60 years, Glenfair has provided 80 homes for seniors and people living with disabilities on fixed incomes. The buildings are aging now and will need extensive and costly repairs. Units are currently not designed for residents to age in place and are not energy efficient.

Rental Housing Needs

Over the next 20 years, demand for new affordable and purpose built rental housing is expected to grow by approximately 120 units each year and demand for accessible housing is expected to grow by approximately 80 units each year (City of Kamloops, Housing Needs Assessment).

New Opportunities

The redevelopment project provides the opportunity to rebuild and modernize the aging homes for the seniors who currently live at Glenfair, and to offer additional affordable and accessible housing to help address the housing challenges facing Kamloops today and in the future.

The City’s Downtown Plan identifies Glenfair as a key redevelopment site and envisions the property to be redeveloped for affordable seniors housing.

Neighbourhood Context



Glenfair has a central downtown location, is in close proximity to the Royal Inland Hospital, and has convenient access to Peterson Creek Park.

The site is at the south end of the Kamloops Columbia Government Precinct. Much of this area is provincially owned and managed.

Property Highlights | Glenfair Today

Location

- 13.4 acres, in Downtown Kamloops, within Stk'emlupsemc Te Secwepemc Nation and the Tk'emlúps te Secwépemc campfire

Housing

- 80 affordable rental units for seniors & those requiring accessible housing
- Five buildings constructed in 1955; four more in the 1980s
- Operated by Interior Community Services

City Zoning

- Zoned Public and Institutional Uses (P-4)
- Allows residential, institutional and light commercial land uses
- Maximum height of 12 storeys (approx.)

Topography

- Approximately 60% of the site is slopped
- No site contamination concerns

Archeology

- Moderate to high archeological potential
- Impact Assessment to be conducted prior to development

Xget'tem'/Peterson Creek

- Special Protection
- 10 metre riparian area setback required

Infrastructure

- Fire-flow, sanitary and stormwater upgrades required

Road Network

- Primary access - 5th Avenue at Columbia St.
- Glenfair bridge not suitable for future primary access

Transit Network

- Three nearby BC Transit routes
- Route 6 bus stop at Ponderosa Place

Bicycle Network

- Xget'tem' Trail formalized south of the site
- Shared route with vehicles through the site

Pedestrian Network

- Access road to Columbia St. includes sections of sidewalk
- No sidewalk on Glenfair Dr.
- Informal walking trails through the adjacent bluffs

Site Trees

- Mix of retention suitability, opportunities for replacement

Engagement Opportunities

Over the past year and a half, BC Housing sought community input from surrounding neighbours, community groups, Glenfair tenants and others interested in the redevelopment.

Consultation took place to build a project Vision Framework and two preliminary redevelopment options. Community feedback on the preliminary options contributed to the creation of the Development Concept presented here.

Community Feedback Highlights

Feedback supported the urgent need for additional affordable rental housing and indicated Glenfair was well situated to accommodate additional density and height. Feedback highlighted the importance of:

- Building a sense of community among residents
- Connections to greenspace and natural areas
- Promotion of sustainable building practices
- Accessible design for seniors to age in place
- Safe and convenient routes for pedestrians, cycling and mobility scooters
- Support for a tenant composition of seniors and those with accessibility needs
- Designing the development to prevent crime

Tenant Feedback Highlights

The following design features were important to Glenfair tenants:

- Greenspace and gardens
- Natural areas and benches
- Common room
- Personal storage options
- Local transit services
- Accessibility features
- Outdoor private patios
- Allowance for pets and a dog run
- Separation between smokers and non-smokers
- Outdoor smoking areas
- In-suite laundry
- Ample parking
- In-unit HVAC controls



Land Acknowledgement

BC Housing is committed to meaningful Indigenous partnerships and relationships based on principles of Reconciliation and would like to acknowledge that we are located on the Tkemlúps te Secwépemc territory, situated within the unceded traditional lands of the Secwépemc Nation. BC Housing appreciates the partnership that we have with Tkemlúps te Secwépemc, and respect the territory and land on which we gather here today.

BC Housing’s Reconciliation Strategy

Reconciliation with Indigenous Peoples begins with acknowledging systemic and institutional oppression, addressing ongoing impacts of historical wrongs, and ending racism. It requires a deep reckoning with the truth, commitment to justice, and ongoing efforts to build trusting and good relationships towards real change. We all need to reverse the systemic inequalities and discrimination facing Indigenous peoples. These inequalities are the lasting effects of Canadian assimilation policies, marginalizing systems, and residential schools.

Engagement Opportunities

BC Housing is working and collaborating with Tk’emlúps te Secwépemc to explore opportunities and to understand how Indigenous culture and heritage can be integrated into the redevelopment. Focus areas will be:

- Protection of archeological resources
- Protection of Xget’tem’ (Peterson Creek)
- Building, site design and amenities that are welcoming to indigenous tenants
- Cultural exploration and learning trails
- Exploring opportunities for indigenous youth in planning processes
- Tenant selections processes that combat systemic racism

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Connection to Peterson Creek Area



The area around Xget’tem’/Peterson Creek hosted many traditional trails that connected the South Thompson River to surrounding lakes and forests in Kamloops. The area provides important educational value to teach future generations about hunting and traditional game trails, culture and history.

Today, some harvesting still occurs by First Nations around the Peterson Creek area, mainly for moose or deer. The Creek is used to fish for rainbow trout, and many community members use the existing trails, such as the Xget’tem’ Trail, to harvest medicinal plants.

Glenfair Vision Framework



Vision for Redevelopment

A project Vision Framework has been created from the community input received and the property specific research undertaken.

The Vision Framework helped to shape the creation the Development Concept you see here today!

Vision Statement

The vision for the future of Glenfair is to make a positive difference in people’s lives and the broader community through safe, affordable and quality housing. The redevelopment will reflect BC Housing’s commitment to high professional standards, leading sustainable solutions, and strong relationships and partnerships.

Development Concept

BC Housing and the consultant team explored several different options to understand how the site could be redeveloped. The Development Concept is aligned with the City of Kamloops planning framework and vision to provide a diverse range of centrally located housing options within the Downtown Core and Columbia Precinct.



Development Concept

The development concept pays particular attention to the Glenfair Vision Framework, the City's planning framework, the community and neighbourhood context and the project costs.

Affordable Seniors Rentals

- Replacement of the existing 80 affordable rental homes for independent seniors and those requiring accessible housing
- Addition of new rental housing

Housing for People with Disabilities

- 20% accessible units
- All units adaptable

Compliance with Existing Zoning

- Height, density, vehicle and bicycle parking meet current zoning requirements

Environmental Protection

- Protection of sloped grassland - approximately 60% of the site
- Stream and riparian protection areas

Amenities for Residents and Neighbours

- Indoor and outdoor amenity spaces; could include courtyards, dog runs, barbeque areas, resident gardens
- Improved walkability and multi-modal connections through the extension of Xget'tem' (Peterson Creek) Multi Use Path

Leadership in Climate Change Mitigation

- Targeting BC Building Step Code Level 3
- Aim to divert 50% of demolition and construction waste from landfill
- Integration of passive energy and sustainable design principles
- Landscaping to reduce heat and minimize water consumption

Site Design

- 340 Rental Housing Units
- Four Buildings, Each Six Storeys
- Studio Units – 20
- One Bedroom – 232 (20% accessible)
- Two Bedroom – 88 (25% accessible)
- 20% of units are accessible, all other units are adaptable



Side View



View From Entrance



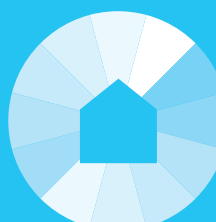
View From Path



Central Green Social Space



Street View East Side



Environmental Sustainability

Natural Area Protection

- Peterson Creek and riparian area are protected
- Hillside natural habitat and wildlife corridors protected

Sustainable Building and Landscape Design

- Targeting BC Building Step Code Level 3
- Passive solar design strategies applied
- Building envelope, massing and orientation optimized
- Renewable energy sources will be considered
- Water efficient landscape design strategies

Demolition and Construction Waste Management

- Diversion target of 50%

Sustainable Site Management

- Pollution, erosion and sedimentation control for construction activities

Trail Connectivity

- Define private and public connections
- Work with the City of Kamloops to formalize Xget'tem' Trail
- Support neighbourhood pedestrian connections
- Support hierarchy of nature trails

Multi-Modal Support

- Secure storage and on-site connectivity for scooters and bicycles
- Safe and convenient connections to the transit stop
- Car-share and electric vehicle charging considered



Supporting Glenfair Tenants

Safe and secure housing for the current Glenfair tenants is a priority for BC Housing.

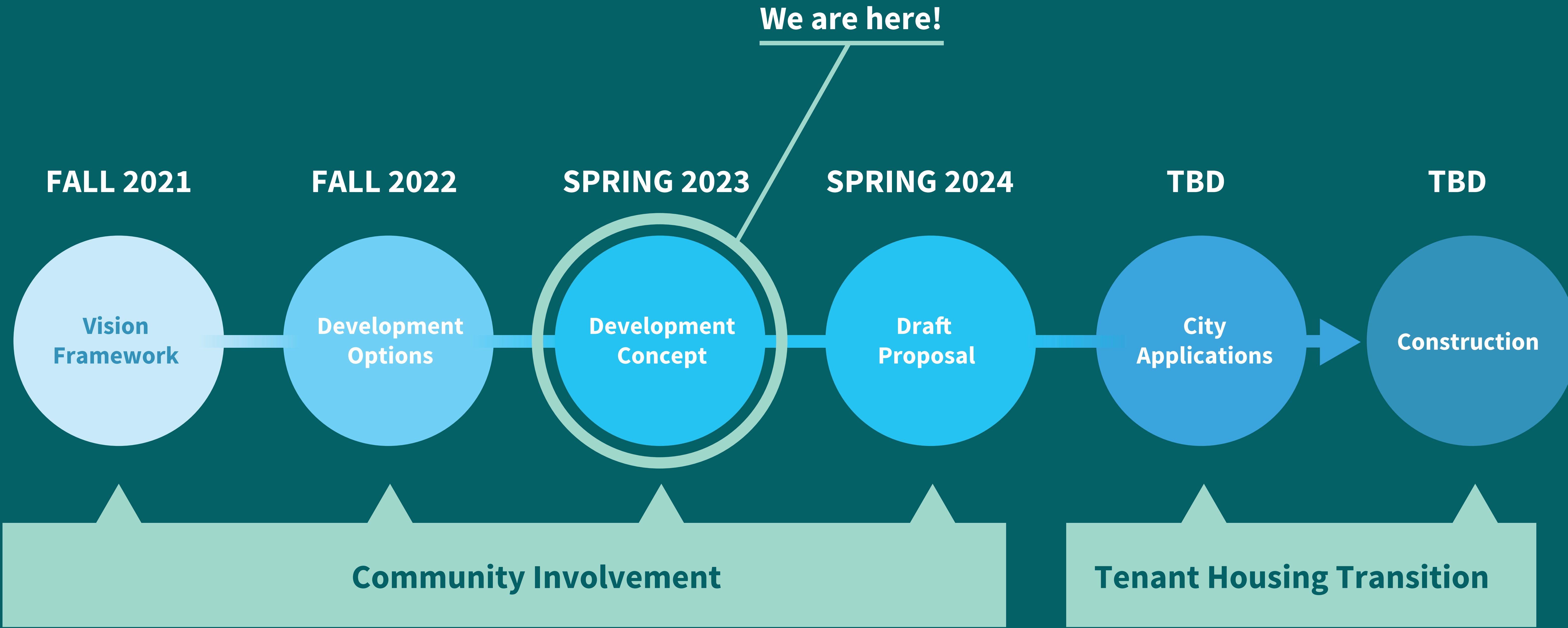
The planning process will take time, and the living situation of tenants will not change for several years. Tenants will continue to have a place to call home throughout the process. BC Housing will work with each tenant to ensure their housing needs are secure throughout planning and construction.

Housing Transition Principles

1. There shall be **no reduction** in the number of **affordable low-income rental units** for independent seniors in the redevelopment of the Glenfair property.
2. Glenfair residents will be **consulted** about their housing needs and moving requirements, well in advance of any need to move from Glenfair.
3. Every effort will be made to match available rental housing with **individual needs**.
4. Glenfair residents will have the option to return to **brand new homes** at Glenfair following the redevelopment.
5. During the rebuilding phase, residents will have the opportunity to move into housing where they will have the same **affordable rental** arrangement as they did at Glenfair.
6. When Glenfair residents move back into the new housing at Glenfair, residents will have **the same rental agreement terms** as before unless income or family size has changed.
7. Reasonable costs for moving and utility reconnections (telephone, cable, etc.) will be **covered by BC Housing**. These moving costs will also be covered if residents choose to move back to the new housing at Glenfair.
8. Residents will be provided with open communication and clear information before, during and after their move to ensure they are **well informed** during the redevelopment.

Estimated Redevelopment Process

We are here!

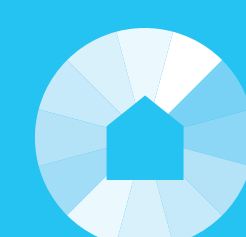


Thank you for attending the Glenfair Development Concept Open House

We want to hear from you! Complete a questionnaire!

Please provide your feedback on the questionnaire provided.
For further information, please visit the BC Housing Website.

LetsTalkHousingBC.ca/kamloops-glenfair-drive



BC HOUSING