

Developer wants Kaslo Bay Estates to work for the entire community

by Jan McMurray

You can't find a much sweeter spot than Kaslo Bay, and Bernie Penner of Kaslo Bay Developments could not agree more. He is very excited about the housing development he is creating on his 12-acre property above Kaslo Bay Park.

"I have done a lot of engineering and construction projects for others, but I have never done one for myself. It's very challenging and very exciting – for me, this is kind of like a legacy project," he said.

The project, Kaslo Bay Estates, will consist of 20 triplex buildings, for a total of 60 housing units, which will ring the bay above the park. The buildings have been designed in Victorian heritage style, but with the highest of modern standards in energy efficiency.

Penner acquired the property through his engineering and construction businesses, Pennco Engineering and Pennco Homes, both out of Nelson. He was doing some work for Vern Klapper of the Kaslo

Bay Resort. When Klapper offered to sell Penner some land on the bay, the idea for Kaslo Bay Estates began to form.

Penner says he's very optimistic about the project being successful "in spite of the challenges of the current market" because his project is unique. "There are a few condos, but no townhouse developments that I know of in the area. And none are as green as this – the units will be very energy efficient. And with this view!" he said, gesturing over the bay.

Each unit will have three floors, with two covered patios on the lakeside – one off the walk-out basement and one off the main floor. The master bedroom and bath, living room and kitchen are all on the main floor. The upper floor has a bedroom, den and bathroom, and the basement will be unfinished. However, Penner will finish the basement if the buyer so

chooses, and there are other options for buyers to add their personal touch.

The two outside units of each triplex will each be 1,500 square feet with a two-car garage, while the middle unit will be 1,400 square feet with a one-car garage.

Penner plans to install hardwood floors, and ceramic tile flooring in the bathrooms and entranceways. In the kitchen, he plans to install granite countertops and stainless steel appliances.

Features to maximize energy efficiency include very well insulated walls, low emissivity windows, an air-to-air heat pump for heating and air conditioning, and a hydronic in-floor heating system in the basement slab. The common walls between the three units of each triplex will be concrete, so sound transmission will be negligible.

In Phase I, Penner plans to build seven buildings in the middle section

of the property. Phase II will see seven more go in around the bay towards downtown Kaslo. In Phase III, seven units towards the point will go in. These will be fully engineered. Penner explained that foundations would be secured into the rock and the front of the buildings would be elevated.

To market the units, Penner went to trade shows in Edmonton and Calgary this fall, and plans to attend more in the spring. He is now concentrating on getting the first triplex up as his show homes. He is opening an information and sales office in November at Suite 108, 312 - 4th Avenue, in the provincial building in Kaslo, and is building a sales office on site as well so he can "hit the ground running this spring."

Penner says he sees his target market as predominately empty-nester types of individuals seeking a relaxed lifestyle from the West Kootenay, Okanagan, East Kootenay, Lower Mainland and Alberta. Although he thinks most of his buyers will be people who are already financially self sufficient but who want a slower lifestyle, he said families would certainly be welcome.

"We're not just selling the units – we're selling Kaslo and the lifestyle."

The development will be a building strata. This means that the buyers will collectively own the common areas of the property. Penner plans to build a community hall with commercial kitchen, fitness centre and meeting/party room up behind the show home. There will be solar-powered streetlights, rainwater collection for use in a water feature, and he says he will use indigenous trees and plants as much as possible in the landscaping. He will create an overall Victorian heritage feel with benches, bollards and perhaps cobblestones.

Penner is working with the Kaslo Trailblazers to put in a walking trail along the edge of the property on the lakeside and around the point. He will do the engineering so that a walkway can be built around the point. Penner did the engineering for the Trailblazers' bridge over the Kaslo River, and is now working with them on their next project, possibly a suspension bridge.

Penner says he wants to reinvest in the community every time he sells a unit. "I want to do my part as a good corporate citizen," he said. "In the past, developers have been viewed as only interested in promoting their property without regard for the area, however I am more interested in ensuring Kaslo Bay Estates works for all parties."

Penner is pleased that all services – water, sewer and power – are close by and easy to bring in to the property. At first, Penner was going to purchase only 7.5 acres from Vern, and this required an application for a subdivision from the Village. The Village approved the subdivision, but then Penner and Vern agreed that Penner should purchase the whole 12-acre piece, so the subdivision approval was no longer needed.

At the All Candidates meeting in Kaslo on October 30, candidates were asked to comment on the project. Council had just met with the developers, and reported that the company was purchasing building materials locally and hiring locally. Several council members described the developers as "good corporate citizens." It was also pointed out that OCP and zoning bylaws would give the Village more say in such matters.

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Kaslo Bay Estates Lifestyle Townhomes

Situated above Kaslo Bay Park and overlooking Kootenay Lake and the Purcell Mountains, Kaslo Bay Estates offers a tranquil setting for those desiring a leisurely lifestyle in the Kootenays. A five-minute walk to downtown Kaslo, this development offers year-round living and the opportunity to take advantage of the many features of the surrounding region. Kaslo Bay Estates is a community strata development.

Kaslo BC Townhouses Features & Community Highlights

Lifestyle Townhome features:

- Energy efficient construction including all seasons heat pump, increased insulation and Low-E windows
- Open concept living areas
- Master bedroom on main floor features 4-piece ensuite and walk-in closet
- Upscale kitchen including granite countertops and stainless steel appliance package
- Prefinished hardwood floors including cork in kitchen and tile entry/bathrooms
- 9' ceiling on main floor with insulated concrete common walls
- Low flow plumbing fixtures
- Low maintenance exterior finishing of Hardiplank siding with accents

- Indoor propane fireplace
- Optional elevator
- Landscaped exterior including in-ground sprinklers

Lifestyle Community highlights:

- Access to marina
- Solar powered streetlights
- Community Hall including:
 - Meeting areas
 - Exercise facilities/fitness centre
 - Commercial kitchen
 - Change rooms/showers
 - Outdoor facilities
- Walking paths tied to Village of Kaslo's waterfront trails



KB estates
Kaslo Bay