
CITY OF KELOWNA

MEMORANDUM

Date: February 16, 2018
File No.: DP18-0037
To: Community Planning (AC)
From: Development Engineering Manager (JK)
Subject: 333 Drysdale Road Form and Character

Development Engineering has the following comments and requirements associated with this application to obtain a Development Permit for the Form & Character DP to consider 3 apartment buildings (5 storeys) in height totalling 175 units.

The proposed development is within Proposed Strata Lot 2, Plan EPP48909

Development Engineering has no comment regarding the form and character of the proposed buildings.

Proposed driveway access must be to City of Kelowna residential standards 6.0m max width.

James Kay, P.Eng,
Development Engineering Manager
RO

ATTACHMENT		A
This forms part of application		
# DP18-0037		
DVP18-0038		
Planner Initials	AC	 City of Kelowna <small>COMMUNITY PLANNING</small>

Development Permit & Development Variance Permit



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

333 Drysdale Boulevard

and legally known as

Lot 2, Section 33, Township 26, ODYD, Plan EPP48909

and permits the land to be used for the following development: Multi-Family Housing

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted as described in Schedule 'A' and according to the following:

Section 13.11.6 (c): RM5 – Medium Density Multiple Housing Regulations

To vary the required maximum height from 4.5 storeys permitted to 5 storeys proposed

Section 8 Parking and Loading - Table 8.1 Parking Schedule

To vary the minimum amount of parking stalls from 242 to 237 parking stalls.

Section 7.6.1 (c): Minimum Landscape Buffers

To vary the minimum landscape buffer from 3.0 m to 1.5 m along the northern property line.

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

Date of Decision:

Decision By: CITY COUNCIL OR UP

Issued Date:

Development Permit Area: (N/A for DVP's)

This permit will not be valid if development has not commenced by December 5, 2019.

Existing Zone: RM5 – Medium Density Multiple Housing Future Land Use Designation: MRM – Multiple Unit Residential
(Medium Density)

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: OCORP Development Ltd

Applicant: Zeidler Architecture

Ryan Smith
Community Planning Department Manager
Community Planning & Strategic Investments

Date

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

- 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"; and
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

This Development Permit is valid for two (2) years from the date of December 5, 2017 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 own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit in the amount of **\$230,417.50**

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.**

PARTNERS

VAIDILA BANELIS | ARCHITECT

AAA, AIBC, SAA, OAA, MRAIC,

LEED® AP

STEPHEN BUGBEE | ARCHITECT

AAA, AIBC, SAA, MAA, NSAA, MRAIC,

CAA, AIA (IA)

R. SEAN CRAWFORD | BAID, IDC,

IDA, NCIDQ

JEAN GUY BELIVEAU

BILL MITCHELL

PRINCIPALS

MARTIN VEENHOVEN | ARCHITECT

AAA, AIBC, MRAIC, AIA (WA)

City of Kelowna
Community Planning
1435 Water Street
Kelowna, BC V1Y 1J4

Dear Sir/Madam,

RE: DESIGN RATIONALE FOR DEVELOPMENT PERMIT APPLICATION:**333 DRYSDALE BLVD, KELOWNA – OCORP DEVELOPMENT MULTI-FAMILY**

OCORP Development multi-family project is a condo development with 171 units, located in three 5 storey buildings, set on top of a partial below-grade parkade. The project is proposed for 333 Drysdale Blvd in Kelowna, B.C.

The site is bordered by shopping cluster along the South, an existing street along the West, an undeveloped lot to the East, and a new multi storey Retirement Home to the North.

The intent is to phase the development and occupy the finished buildings during the construction of the next phases.

The buildings are similar in size and are organized around a courtyard with pathways connecting the surface parking, community garden and public amenity space on top of a partially below-grade parkade.

Located next to a shopping mall, the site is within walkable distance to retail and services, offering access to a variety of urban amenity, including restaurants, shopping, entertainment and transit along Kane Rd. and Glenmore Rd.

The massing of the proposed buildings is similar in scale to the other developments in the area, and complements the urban fabric of the neighbourhood. The height and the massing of the all three buildings were considered together to arrive at a high quality, well proportioned building form:

- Building 2 and 3 are stepping back the upper floors at the corners to visually reduce the massing.
- The configuration of Building 2 and 3 in relation to street edge and ground level required dividing the large facades into several linked smaller forms to minimize visual impact.
- By creating vertical projected elements (2 or 3 storeys height) and stepping back the upper floors in the central part of the buildings they are read as a series of smaller forms, which reduces the visual dominance and creates rhythm and interest at the pedestrian level.

Materials proposed for the building complex include glass, wood, and fibre cement panels. The buildings are designed with a mix of contemporary elements – glass balcony guardrails, canopies, flat roofs with different height of the parapet walls and bold colour composition which creates interest, separates the base from the top and visually reduces the size and massing of the buildings.

This forms part of application

DP18-0037

DVP18-0038

Planner
Initials

AC



Most of the units in the proposed development have multiple outdoor spaces, in the form of patios or balconies. The balconies at the lower levels are larger, creating a sense of terraced and ground oriented development. The main-floor units have direct access to the suites from Drysdale Blvd., as well as from the system of internal walkways.


The site includes a out door amenity space for social engagement for the owners within the development.

OCORP Development would like to ask for a variance permit of a 1.5m site side yard along the north property line. The existing fence that runs along the north property line (between the subject property and the new Glenmore Lodge Retirement Home), together with the proposed 1.5m landscaped buffer area is providing enough separation and privacy between the properties.

Building services, loading, visitor parking, and parkade access are organized off the parking area at the North part of the site. Waste & Recycling access will be from the existing asphalt lane, shared with the shopping centre to the South.

We are confident that the proposed 333 Drysdale multi-family complex connects well to the surrounding community and will contribute further to the developing urban character of fast-growing city of Kelowna.

Zeidler Architecture

SCHEDULE		A
This forms part of application		
# DP18-0037		
DVP18-0038		
Planner Initials	AC	 City of Kelowna <small>COMMUNITY PLANNING</small>

Project Name – Project Type | June 18, 2018 | PAGE 2 of 2

OCORP DEVELOPMENT MULTI FAMILY

KELOWNA, BC



ARCHITECTURAL

- DP1.01 SITE PLAN, PROJECT DATA
- DP1.02 LARGE SCALE SITE PLAN
- DP1.03 PERSPECTIVE VIEWS
- DP1.04 PHASING PLANS
- DP2.01 PARKING LAYOUT
- DP2.02 BUILDING 1 FLOOR PLANS, ELEVATIONS
- DP2.03 BUILDING 2 FLOOR PLANS, ELEVATIONS
- DP2.04 BUILDING 3 FLOOR PLANS, ELEVATIONS
- DP2.05 UNIT PLANS
- DP3.03 SITE AND BUILDING SECTIONS

LANDSCAPE

- L1/1 CONCEPTUAL LANDSCAPE PLAN
- CIVIL
- DP1.04 SITE SERVICING & GRADING PLAN
- TOPOGRAPHIC SURVEY



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SCHEDULE

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OCORP DEVELOPMENT

OCORP DEVELOPMENT MULTI FAMILY

333 DRYSDALE BLVD, KELOWNA, BC

216-130

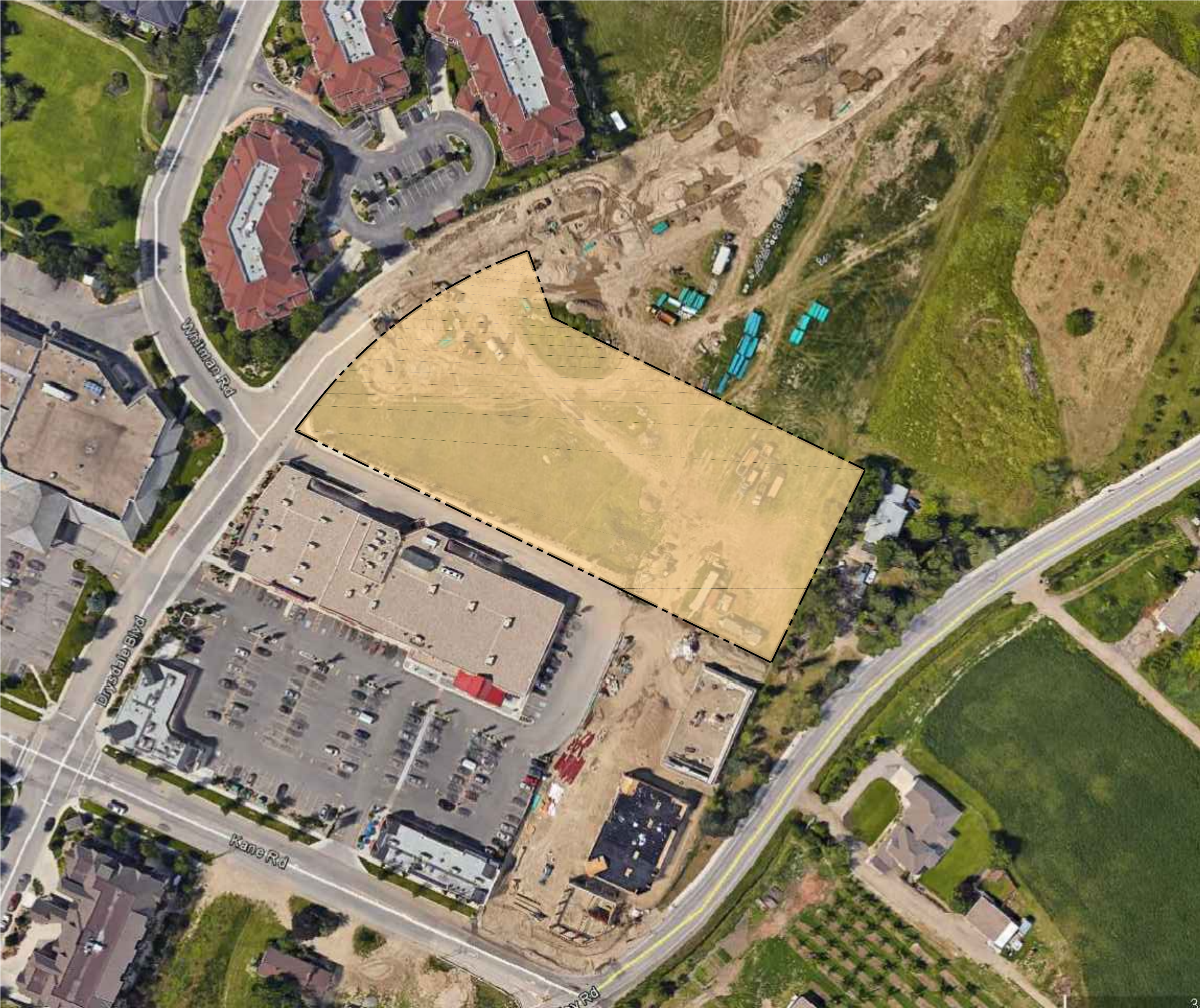
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DATE: 2018-06-18



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

PROTECH
CONSULTING 2012



1 AERIAL VIEW
DP1.01 SCALE: 1:1000

PROJECT DATA

USE: MEDIUM DENSITY MULTIPLE HOUSING
ZONING: RMS
MUNICIPAL ADDRESS: 333 DRYSDALE BLVD, KELOWNA, BC
LEGAL ADDRESS: KID 78776 PLAN EPP48909 LOT 2

GENERAL INFORMATION
PARCEL AREA: 10,600m²(2.619 ACRES)
BUILDING AREA: 3,028m²
BUILDING 1=944m²; BUILDING 2=1,042m²; BUILDING 3=1,042m²
GROSS FLOOR AREA: 14,925m²
BUILDING 1=4,721m²; BUILDING 2=5,088m²; BUILDING 3=5,066m²
NET FLOOR AREA: 12,523m²
BUILDING 1=3,943m²; BUILDING 2=4,256m²; BUILDING 3=4,323m²

FLOOR AREA RATIO: MAXIMUM 1.1
*WHERE THE REQUIRED PARKING SPACES ARE PROVIDED TOTALLY BENEATH HABITABLE SPACE OF A PRINCIPAL BUILDING OR BENEATH USABLE COMMON AMENITY AREAS...THE FLOOR AREA RATION MAY BE INCREASED BY THE PERCENTAGE OF REQUIRED PARKING PROVIDED UNDER THE BUILDING TO A MAXIMUM NET FLOOR AREA FOR THE ZONE OF 1.2.

FLOOR AREA RATIO:
10,600 x (1.1 + 0.0793**)=MAX NET FAR 1.1793 = MAXIMUM NET FLOOR AREA = 12,500.58m²
PROVIDED: 12,523.2m²**

SITE COVERAGE: MAXIMUM 65%
PROVIDED: 44.19% (PARKING 1,657m² BUILDINGS 3,028m² /10,600m²)

BUILDING HEIGHT: THE LESSER OF 18.0m OR 4.5 STOREYS
PROVIDED 16.30m

SETBACKS: - SITE FRONT YARD - 6.0m
MAY BE REDUCED TO 1.5m FOR PORTIONS OF THE BUILDING NOT OVER 2 1/2 STOREYS.
- SITE SIDE YARD - 7.0m
MAY BE REDUCED TO 4.5m FOR PORTIONS OF THE BUILDING NOT OVER 2 1/2 STOREYS.
- SITE REAR YARD - 9.0m

PARKING:
REQUIRED FOR 2BDR 126 X 1.5 =189
REQUIRED FOR 1BDR 30 X 1.25 = 37.5
REQUIRED FOR BACHELOR 15 X 1.00 = 15
REQUIRED TOTAL 242 STALLS

TOTAL PARKING PROVIDED 188+49=237

BONUS FAR
188 (UNDERGROUND STALLS)/(237 REQUIRED STALLS) = 79.3% BONUS**

*NOTE:
MEDIUM SIZE PARKING STALL 5.4m 28 SURFACE 73 UNDERGROUND

BICYCLE PARKING:
CLASS 1: REQUIRED 0.5/UNIT X 171 UNITS = 86 STALLS
PROVIDED = 86
CLASS 2: REQUIRED 0.1/UNIT X 171 UNITS = 18 STALLS
PROVIDED = 18

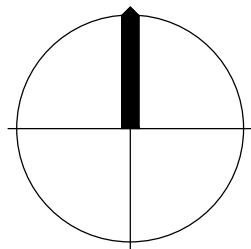
UNITS: TOTAL 171 UNITS			
BUILDING	BACHELOR	1BDR	2BDR
BUILDING 1	5	10	40
BUILDING 2	5	10	43
BUILDING 3	5	10	43
TOTAL	15	30	126



2 SITE PLAN
DP1.01 SCALE: 1:500

WASTE & RECYCLING STORAGE: INSIDE THE BUILDING

GENERAL NOTES:
-THE RECYCLABLE MATERIALS AND WASTE COLLECTION WILL BE DONE BY A PRIVATE SERVICE PROVIDER.
-THE RECYCLABLE MATERIALS AND WASTE CONTAINERS WILL BE MOVED OUT/IN TO THE RECYCLABLE MATERIALS AND WASTE STAGING AREA FOR COLLECTION BY THE BUILDING MAINTENANCE STAFF ON COLLECTION DAY.
-THE FREQUENCY OF COLLECTION FOR THE RECYCLABLE MATERIALS AND WASTE CONTAINERS WILL BE ONCE A WEEK.
-ALL RECYCLABLE MATERIALS AND WASTE WILL BE STORED ON PRIVATE PROPERTY.
-ALL PORTIONS OF THE COLLECTION VEHICLE ROUTE (APPROACH AREA, CONCRETE PADS, CONCRETE APRONS) ARE STRUCTURALLY CAPABLE OF SUPPORTING A MINIMUM 25,000 KG LOAD.



DP1.01



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SCHEDULE A

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Planner Initials AC

City of Kelowna
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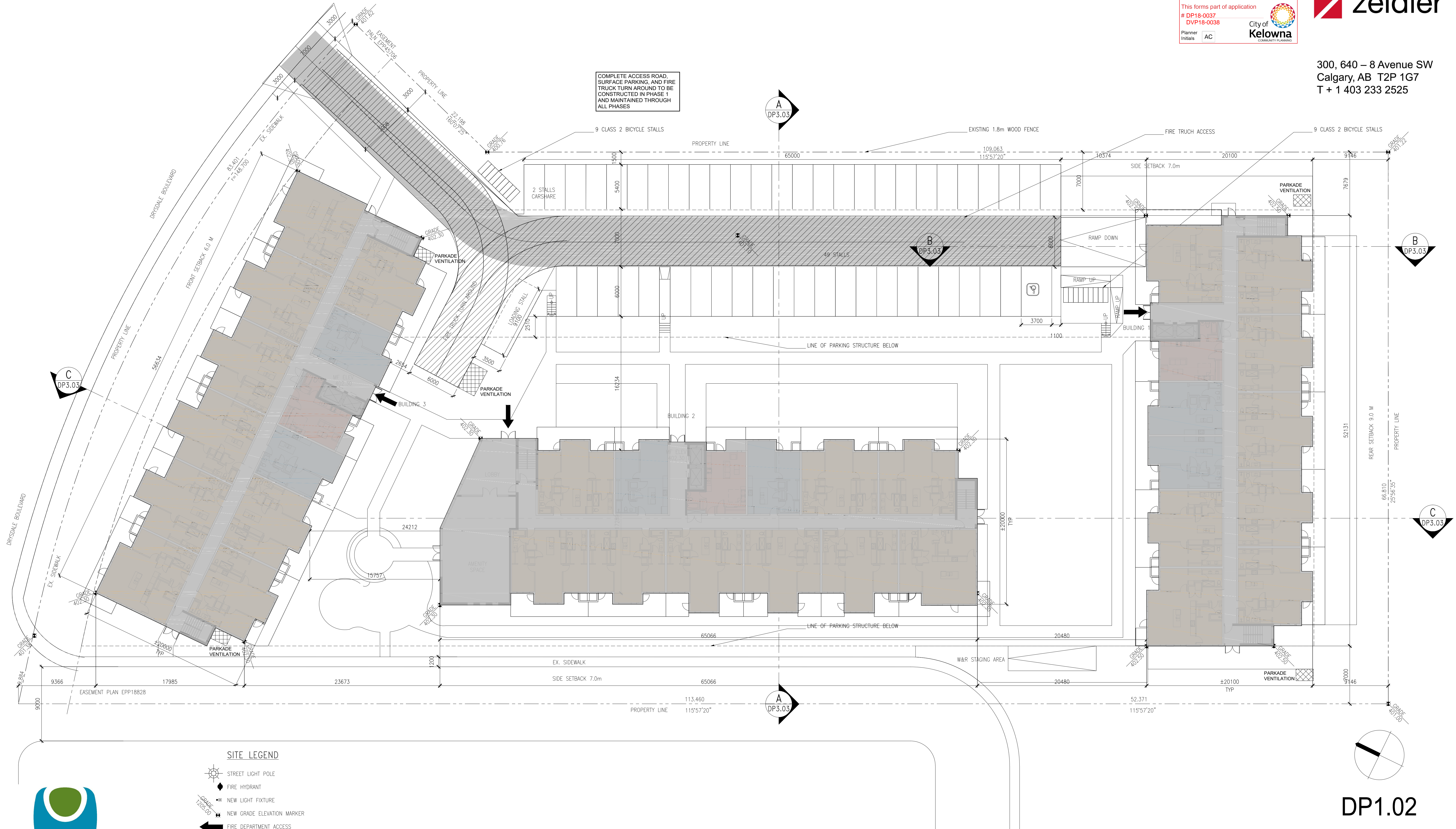


SITE PLAN, PROJECT DATA
OCORP DEVELOPMENT MULTI FAMILY KELOWNA, BC

REISSUED FOR DEVELOPMEN PERMIT

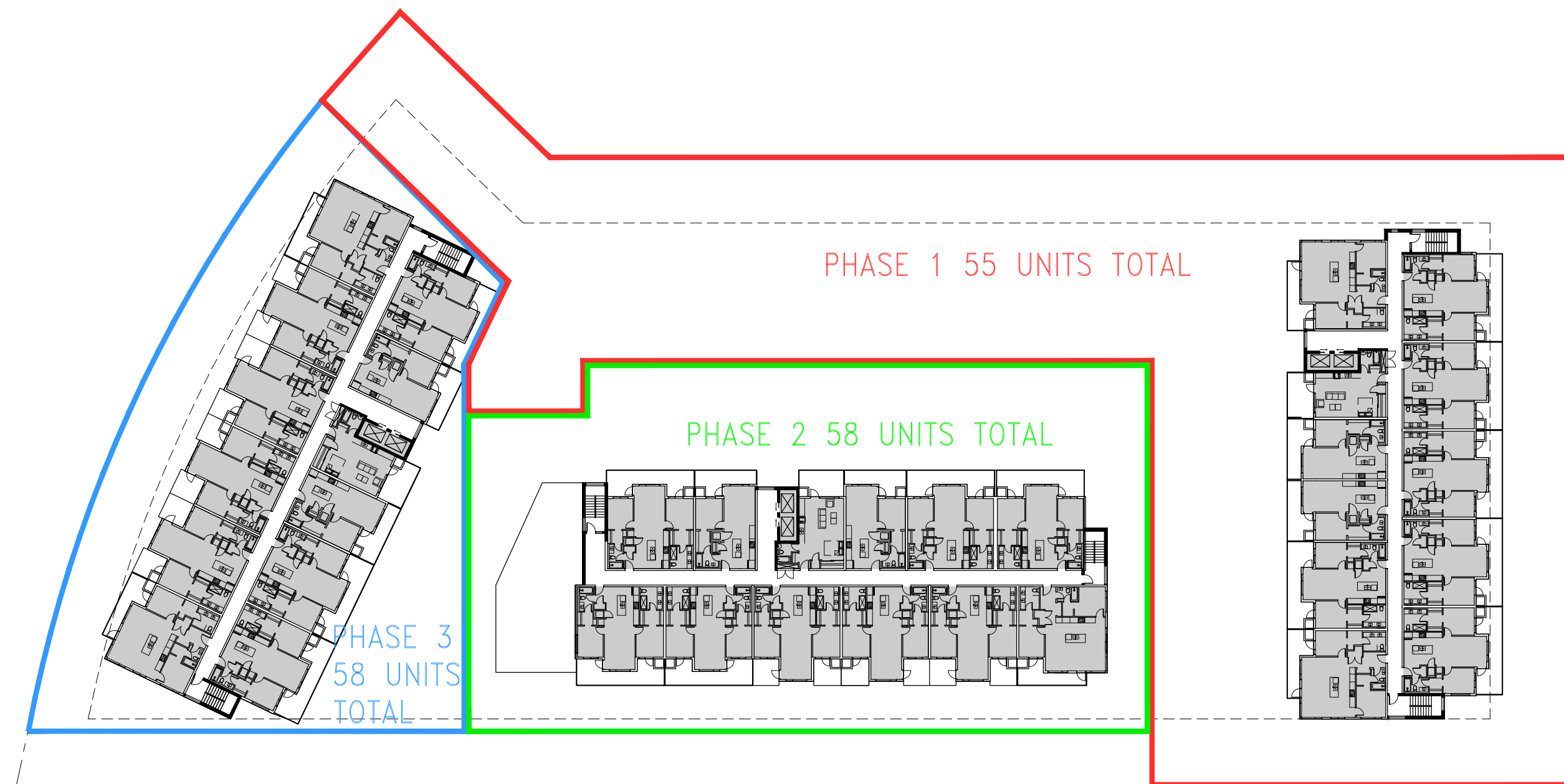
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date: 2018-06-18

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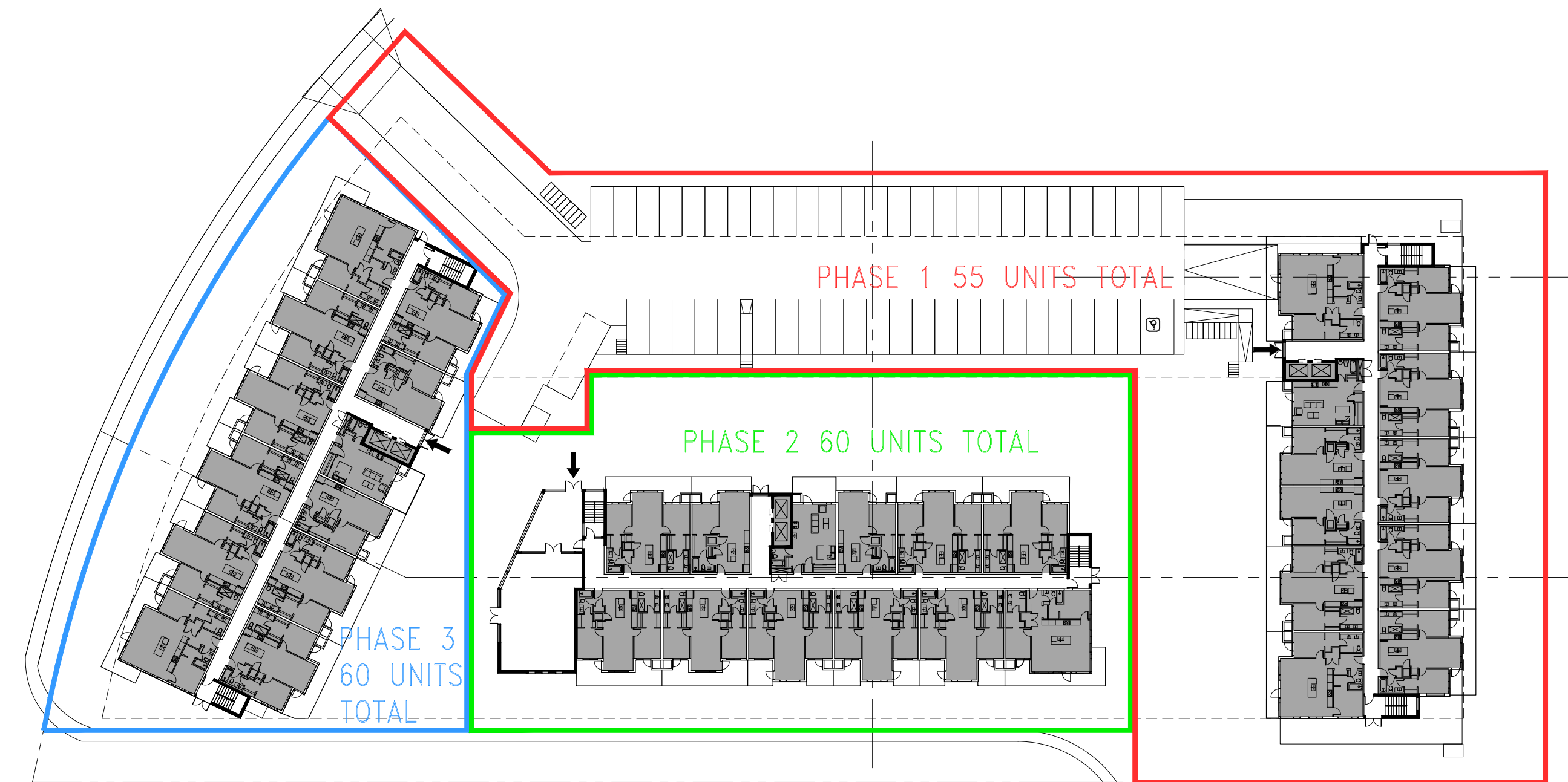




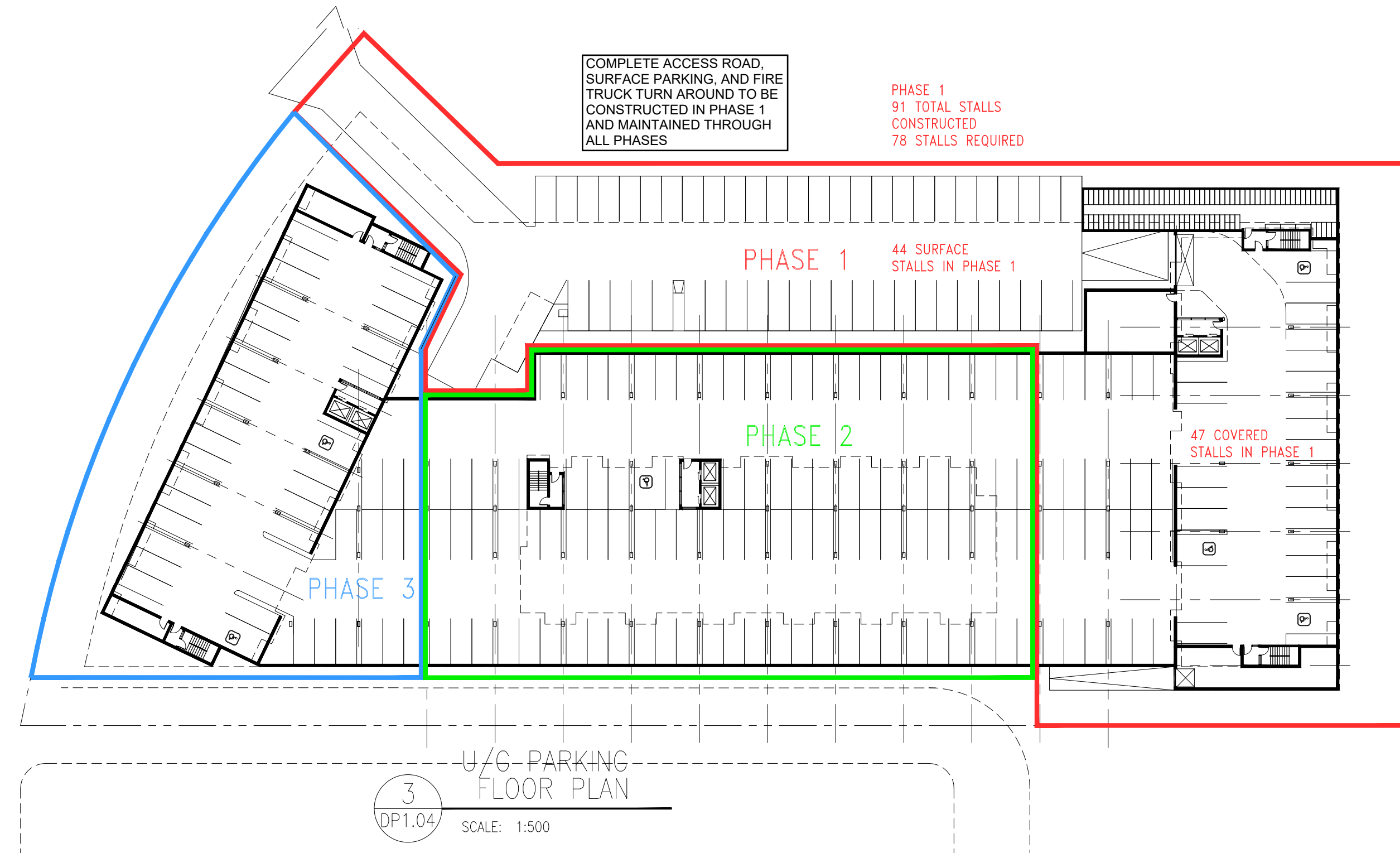
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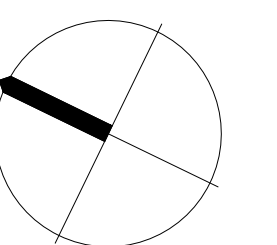
1 TYPICAL LOWER LEVELS FLOOR PLANS
DP1.04 SCALE: 1:500



2 SITE PLAN, MAIN FLOOR PLANS
DP1.04 SCALE: 1:500



3 U/G-PARKING FLOOR PLAN
DP1.04 SCALE: 1:500



DP1.04

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PARKING LAYOUT

OCORP DEVELOPMENT MULTI FAMILY KELOWNA, BC

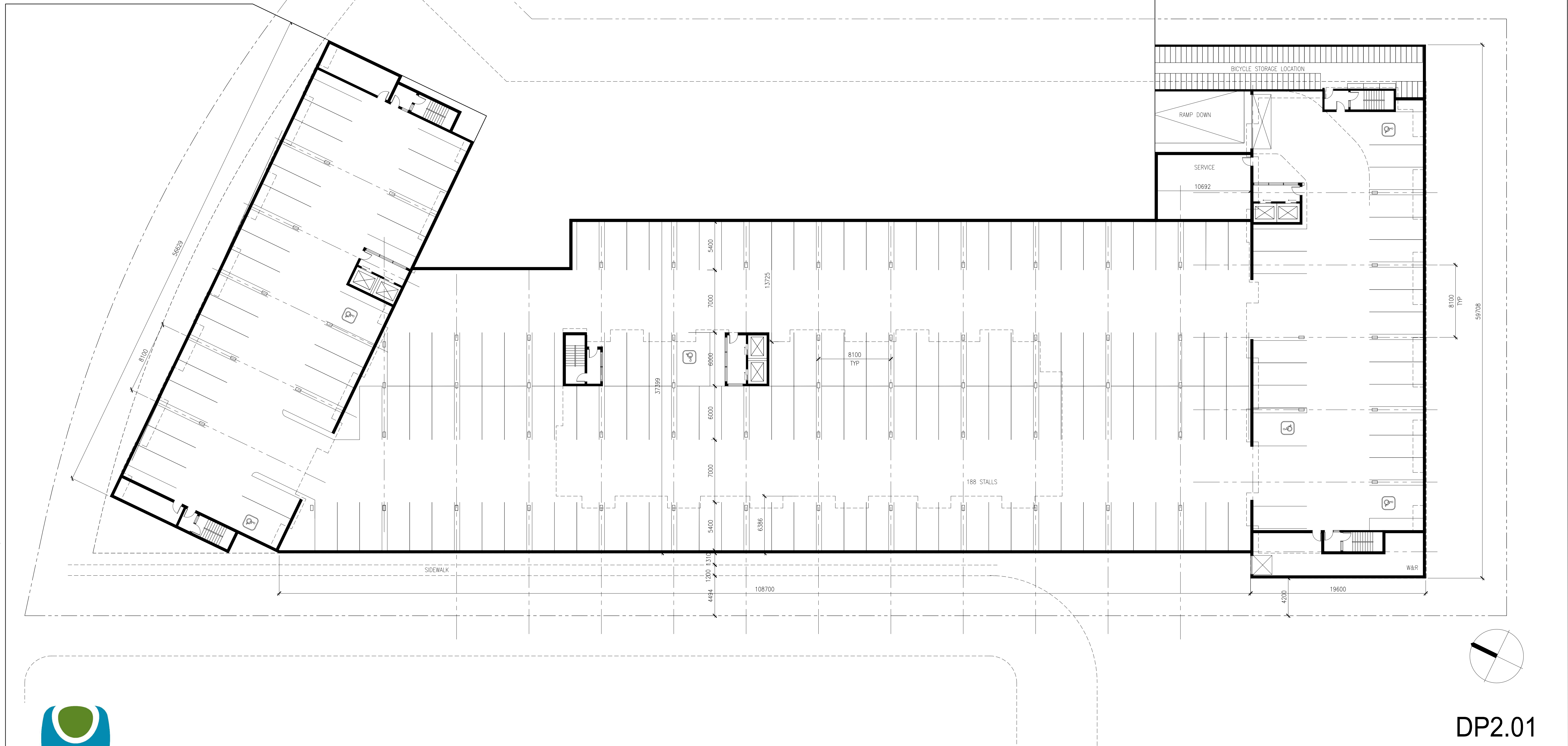
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date: 2018-06-18

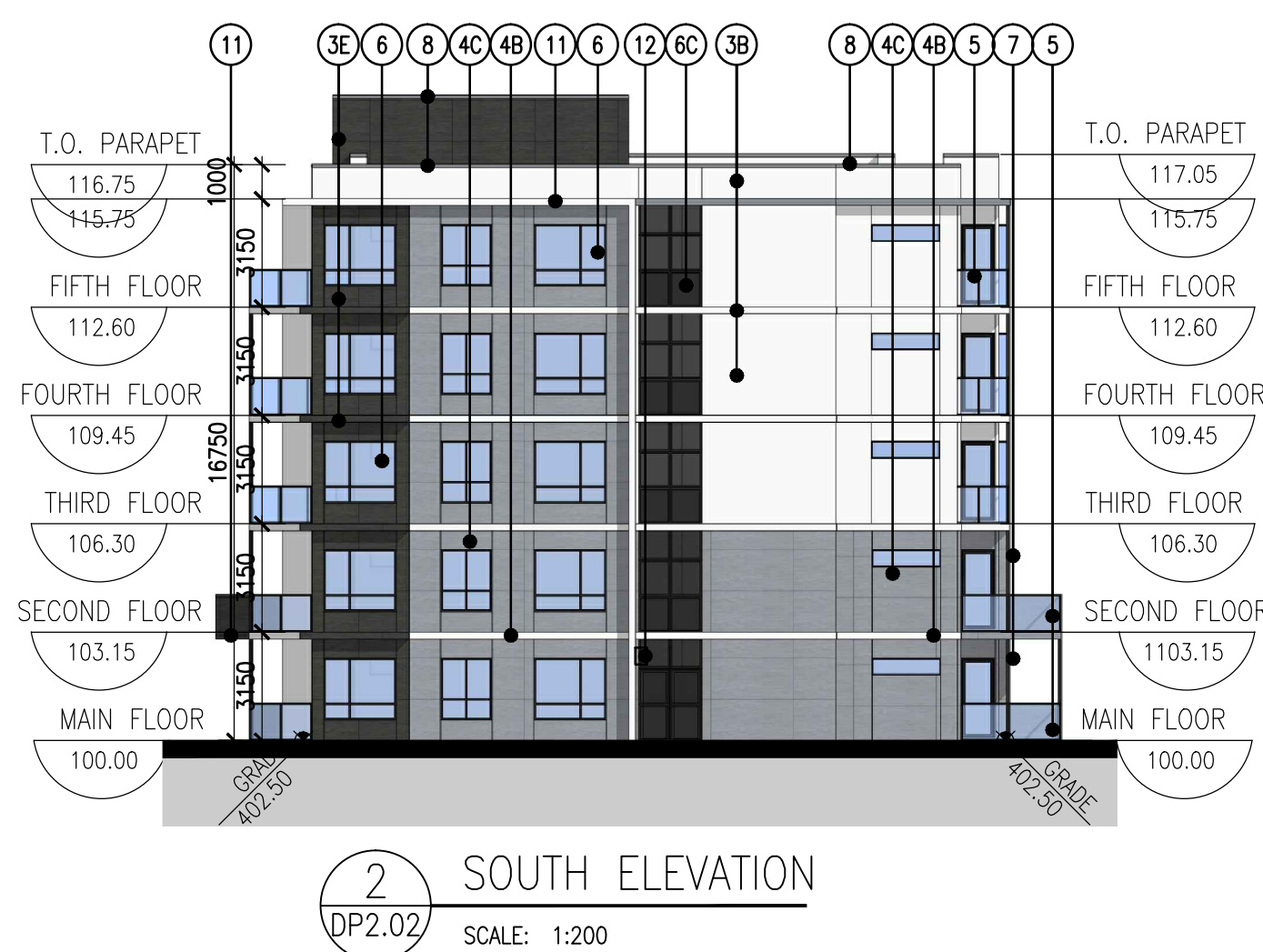
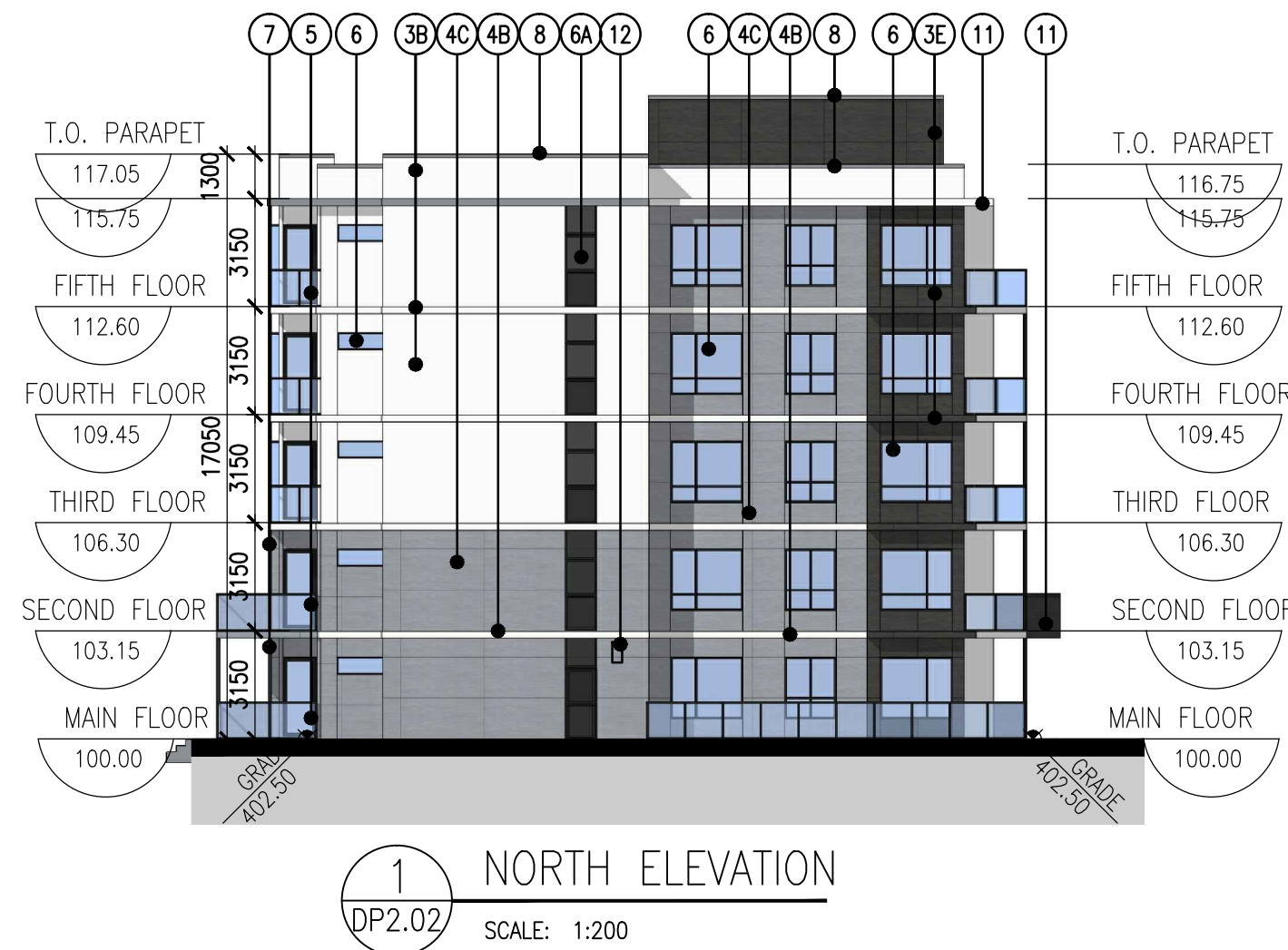
SCHEDULE A
This forms part of application
DP18-0037
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DP2.01



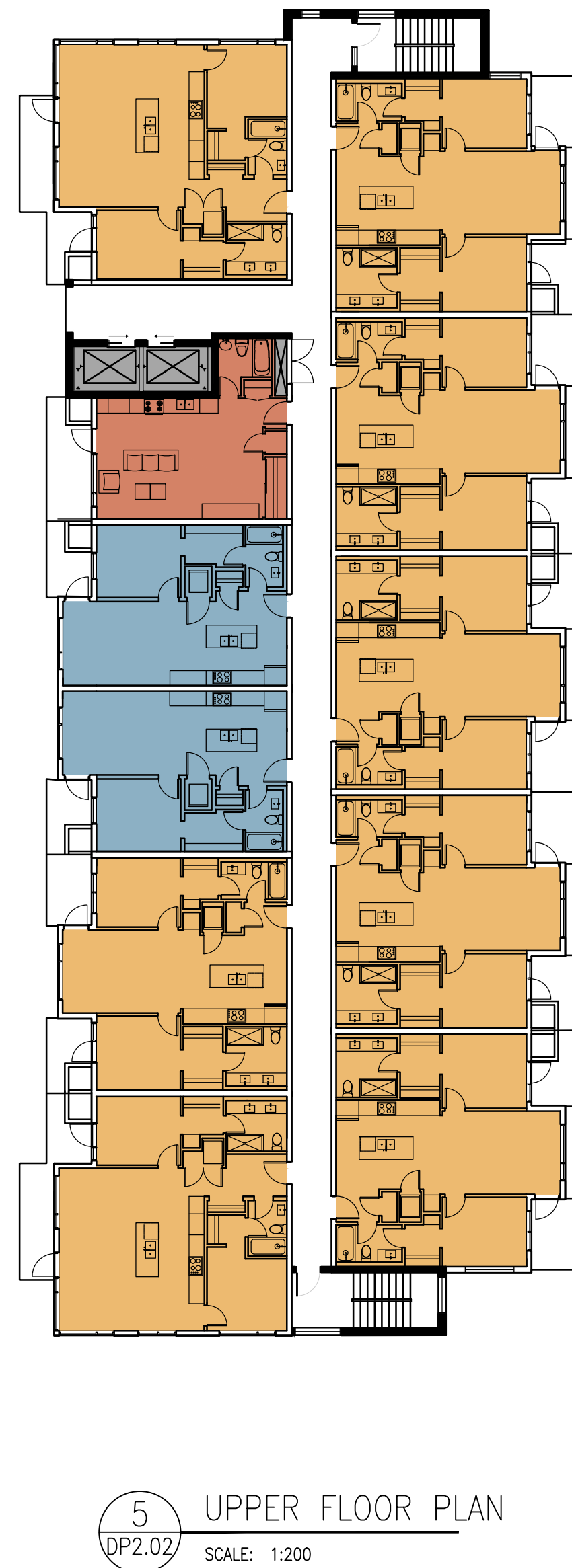
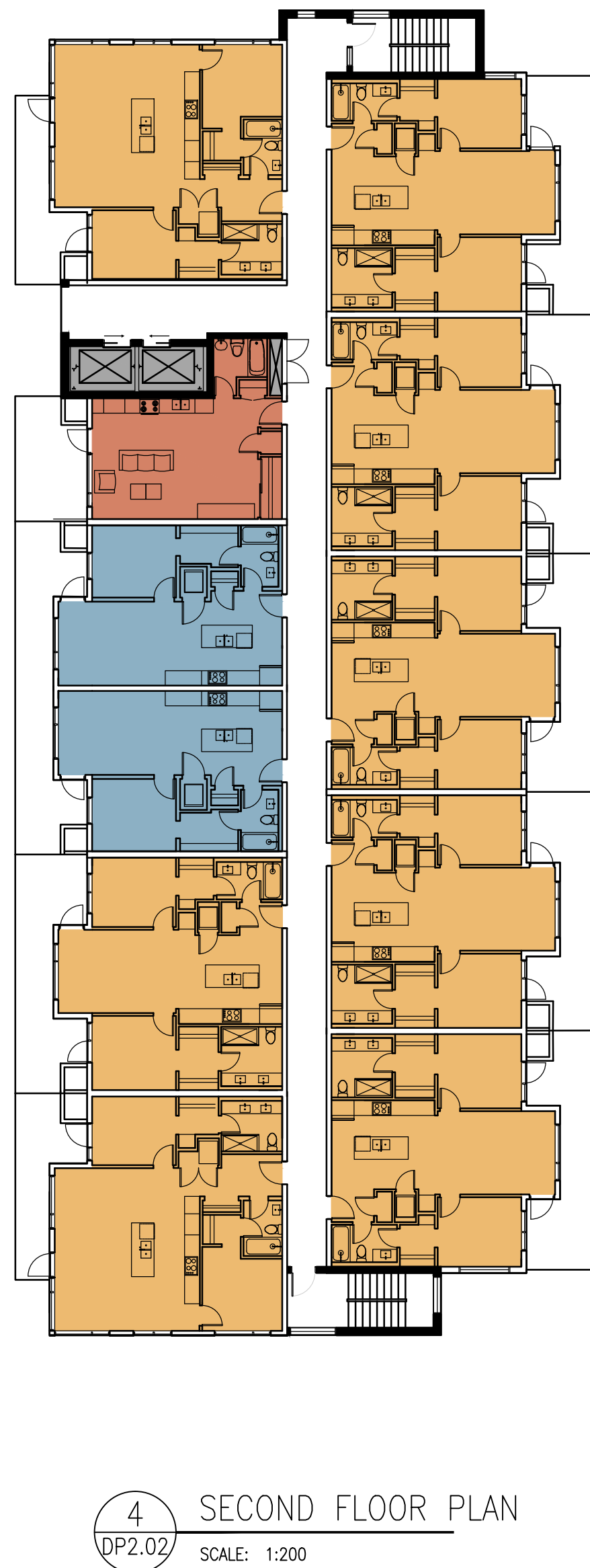
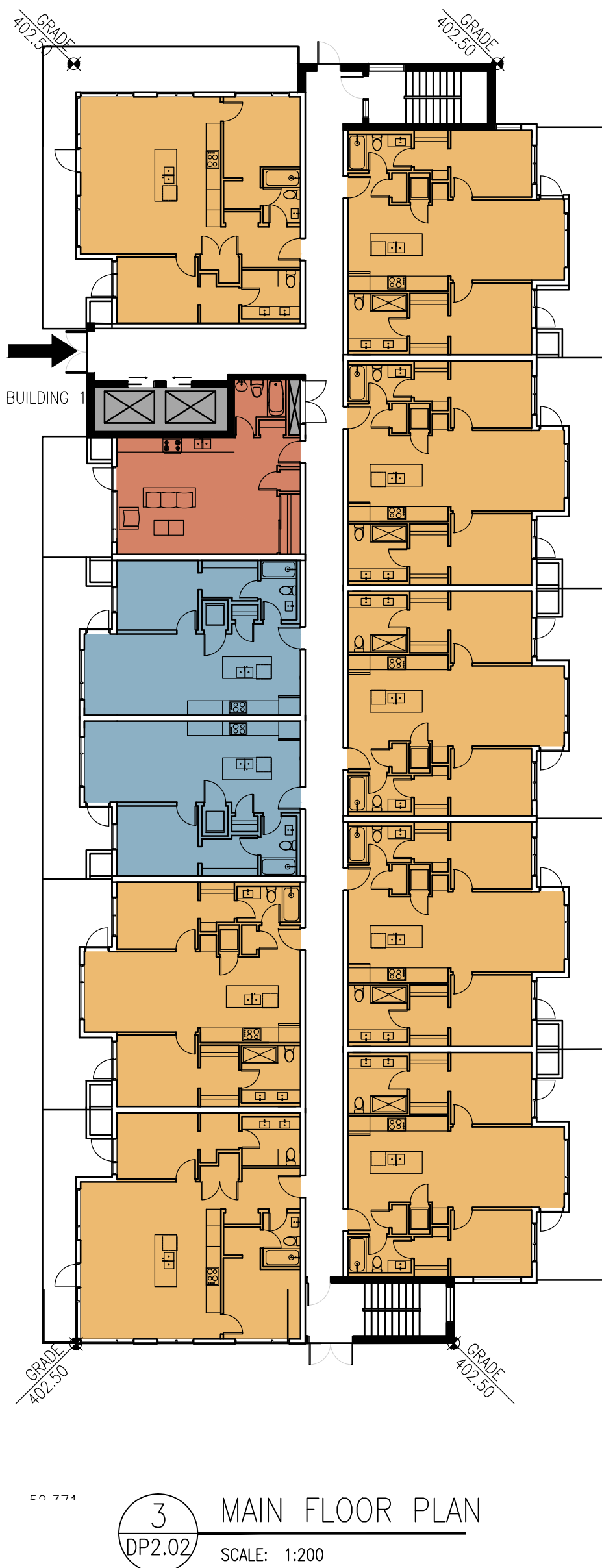
NOTE:
ROOFTOP MECHANICAL UNITS TO BE FULLY PAINTED TO MATCH BUILDING. IF STILL VISIBLE FROM ROADWAY, UNITS WILL BE SCREENED WITH AN APPROVED SCREEN DETAIL.

MATERIAL AND FINISHES LEGEND

- MASONRY UNIT
- STONE VENEER
- PREFINISHED PANELS
 - COLOUR - "DARK GRAY"
 - COLOUR - "WHITE"
 - COLOUR - "GRAY"
 - COLOUR - "EVENING BLUE"
 - COLOUR - "IRON GRAY"
 - COLOUR - "WOODSTOCK BROWN"
- FIBRECEMENT BOARD CLADDING (HARDIE).
 - COLOUR TO MATCH STONE VENEER
 - COLOUR "WHITE"
 - COLOUR "GREY"
- PRE-FINISHED METAL & GLASS GUARD RAILS
- CLEAR SEALED GLAZING UNITS IN PVC FRAMES
- DARK GREY SEALED GLAZING UNITS
- FROSTED SEALED GLAZING UNITS
- SPANDREL PANEL
- PREFINISHED ALUMINUM FRAMED TERRACE DIVIDING SCREEN
- PRE-FINISHED METAL FLASHING
- PAINTED METAL DOOR AND FRAME
- O/H DOOR, COLOUR TO MATCH ADJACENT WALL COLOUR
- CANOPY
- VANDAL PROOF LIGHTING ADJACENT TO ENTRANCEWAYS, OVERHEAD AND MAIN DOORS



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DP2.02

BUILDING 1 FLOOR PLANS, ELEVATIONS

OCORP DEVELOPMENT MULTI FAMILY KELOWNA, BC

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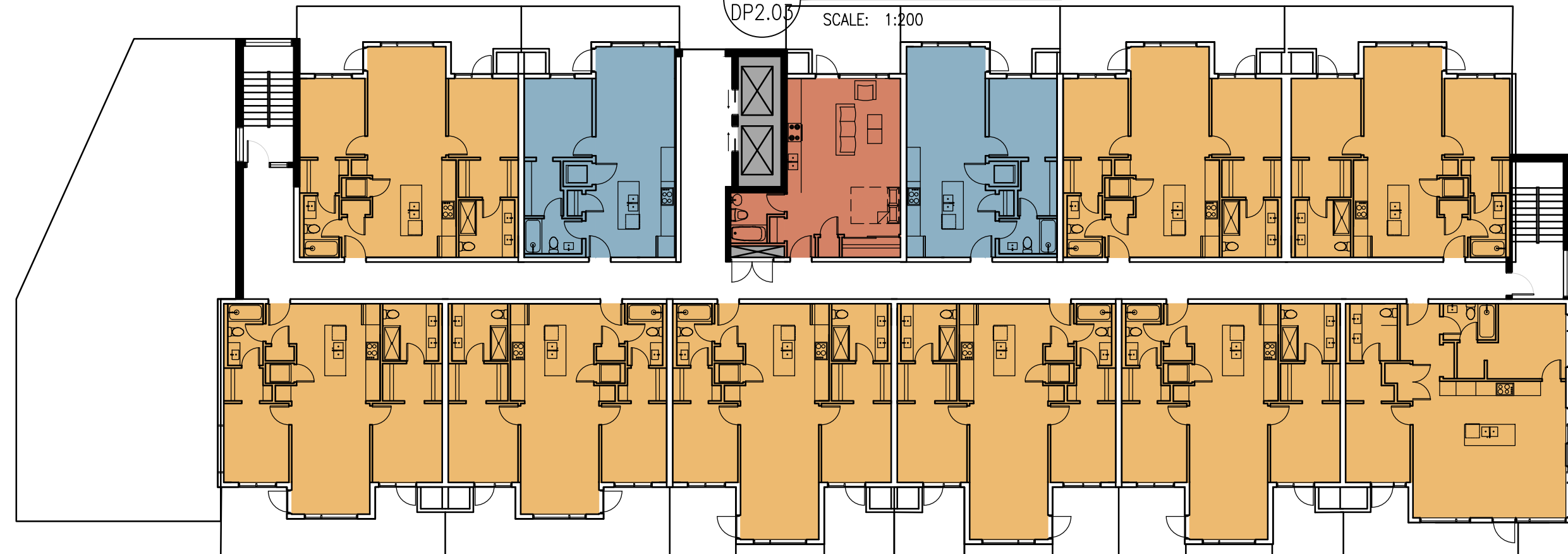




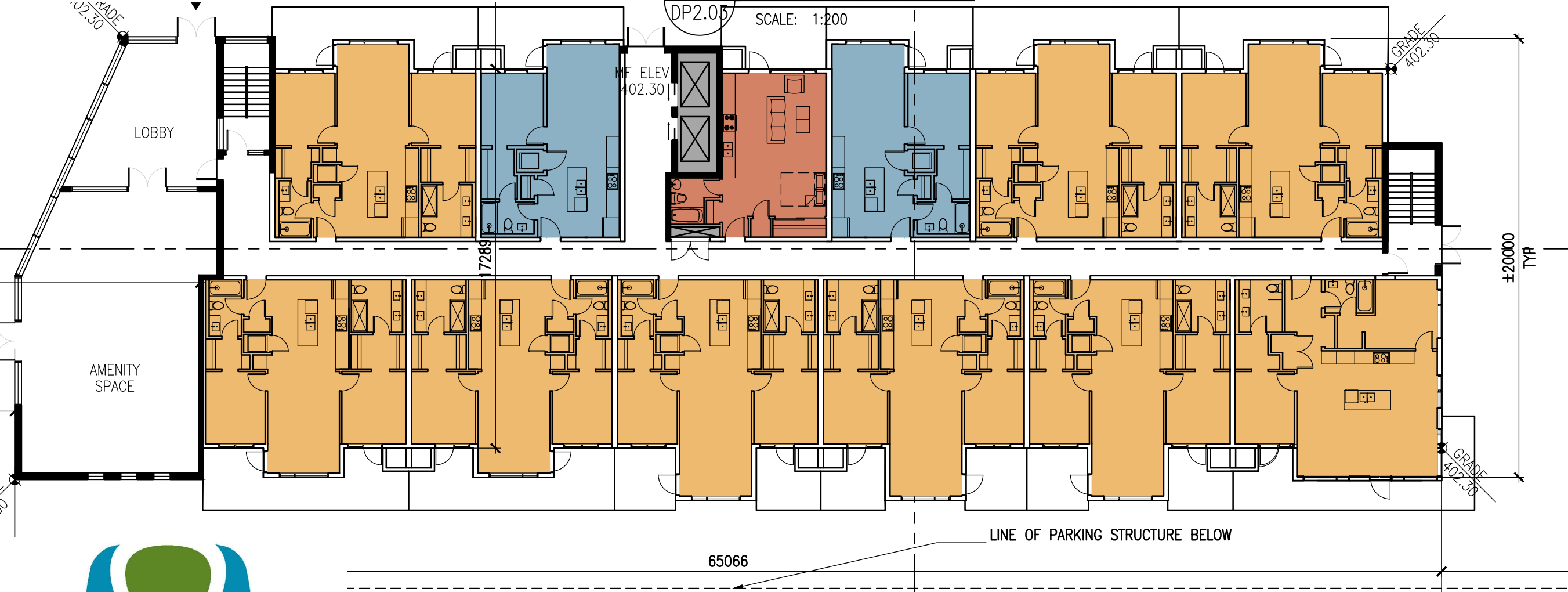
1 FIFTH FLOOR PLAN
DP2.03 SCALE: 1:200



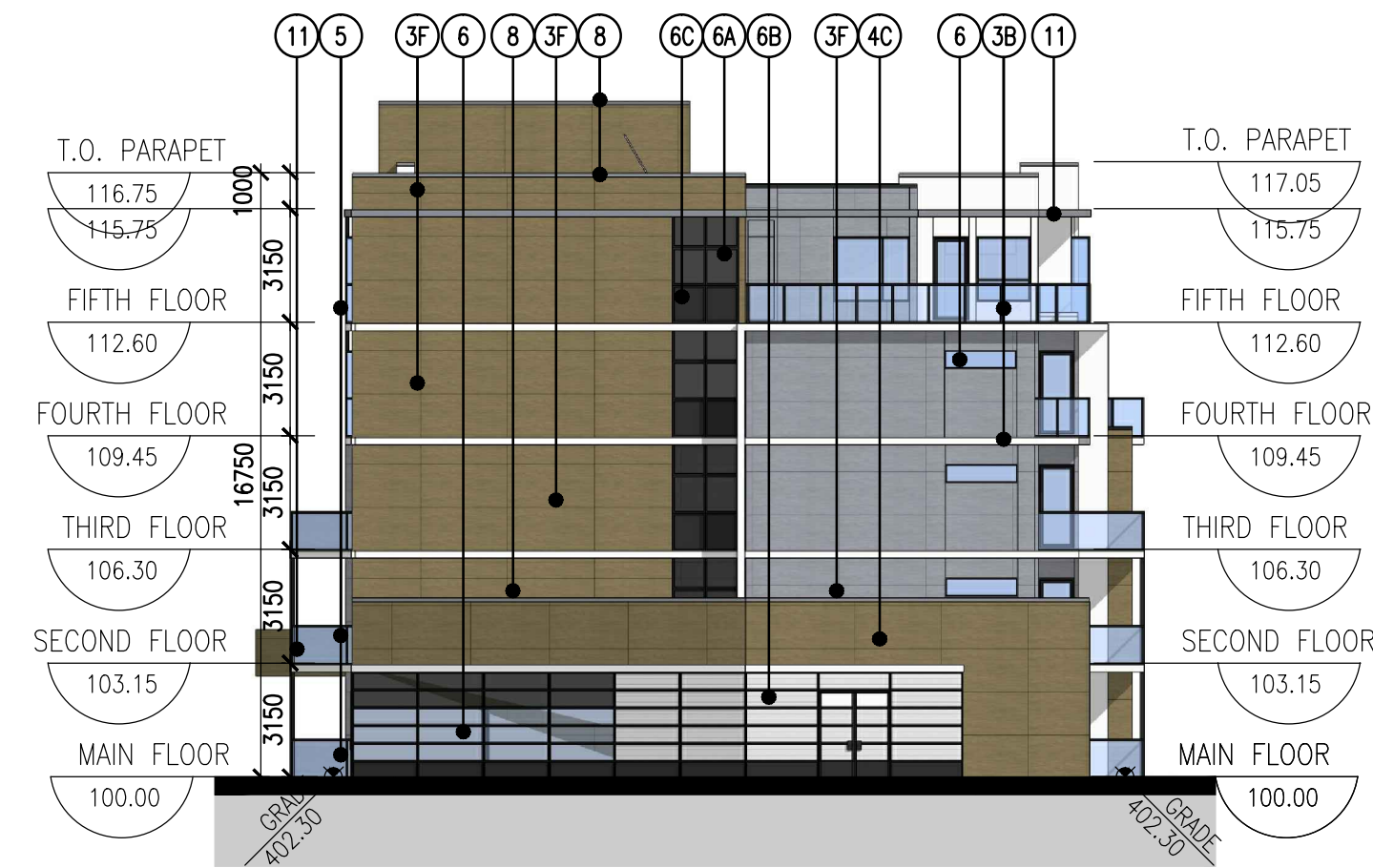
2 FOURTH FLOOR PLAN
DP2.03 SCALE: 1:200



3 SECOND AND THIRD FLOOR PLAN
DP2.03 SCALE: 1:200



4 MAIN FLOOR PLAN
DP2.03 SCALE: 1:200



6 EAST ELEVATION
DP2.03 SCALE: 1:200



7 WEST ELEVATION
DP2.03 SCALE: 1:200



8 NORTH ELEVATION
DP2.03 SCALE: 1:200



9 SOUTH ELEVATION
DP2.03 SCALE: 1:200



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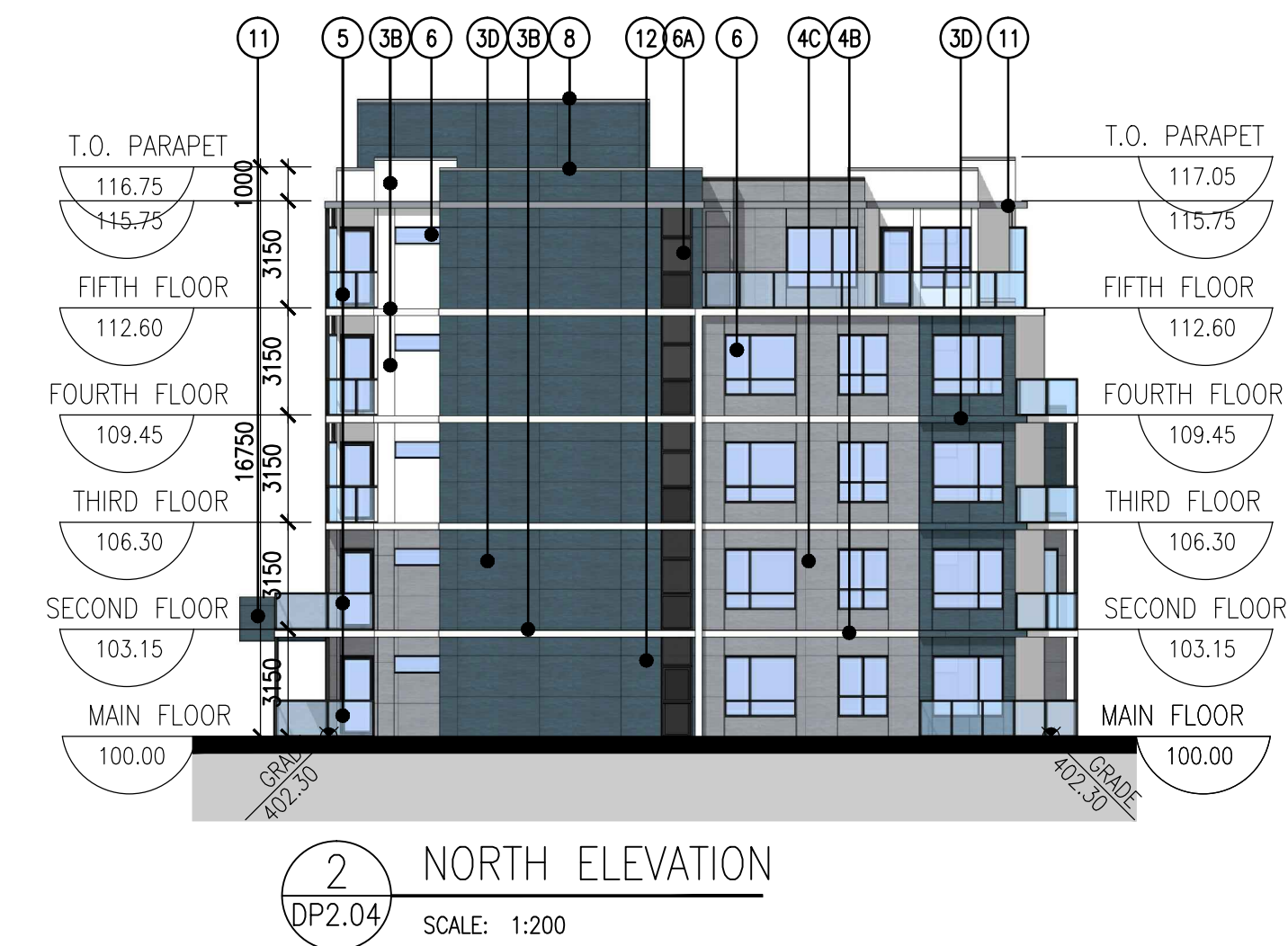
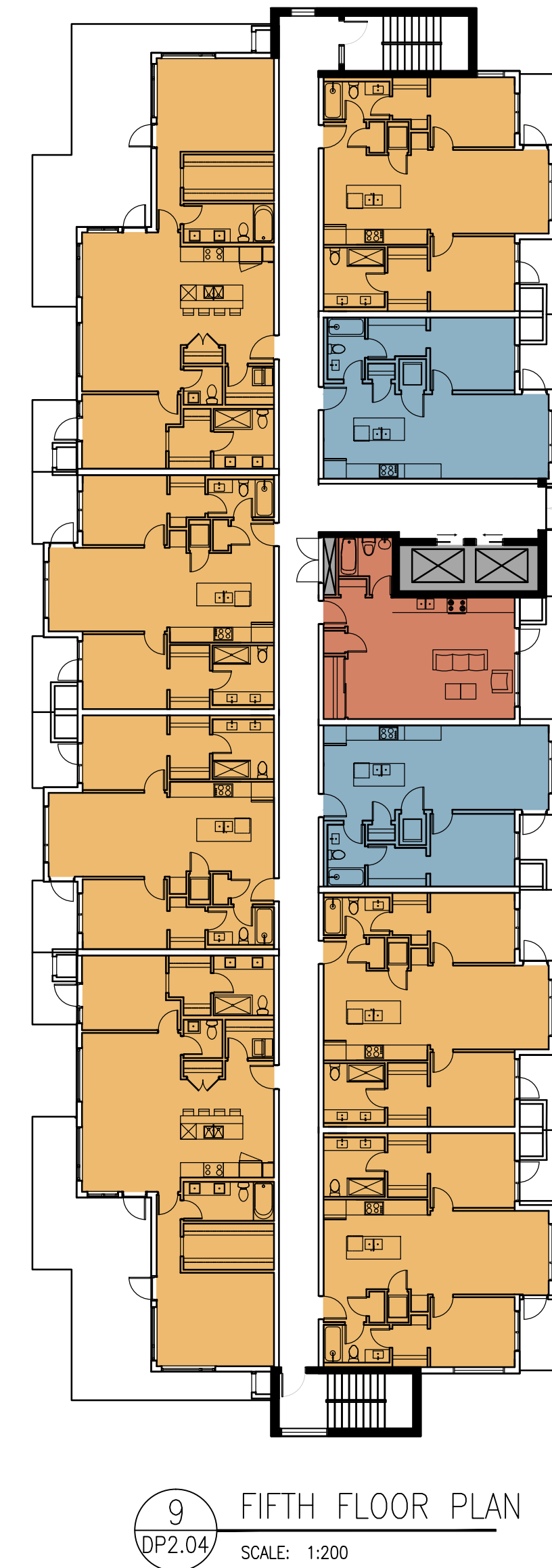
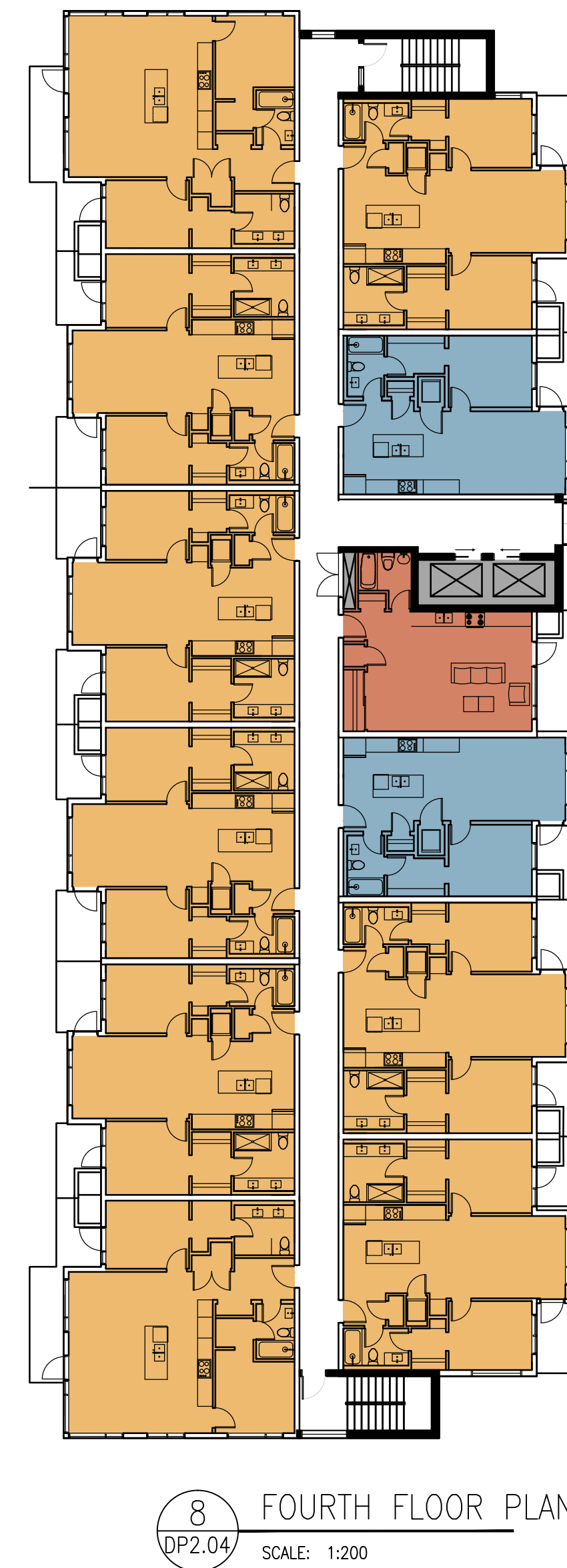
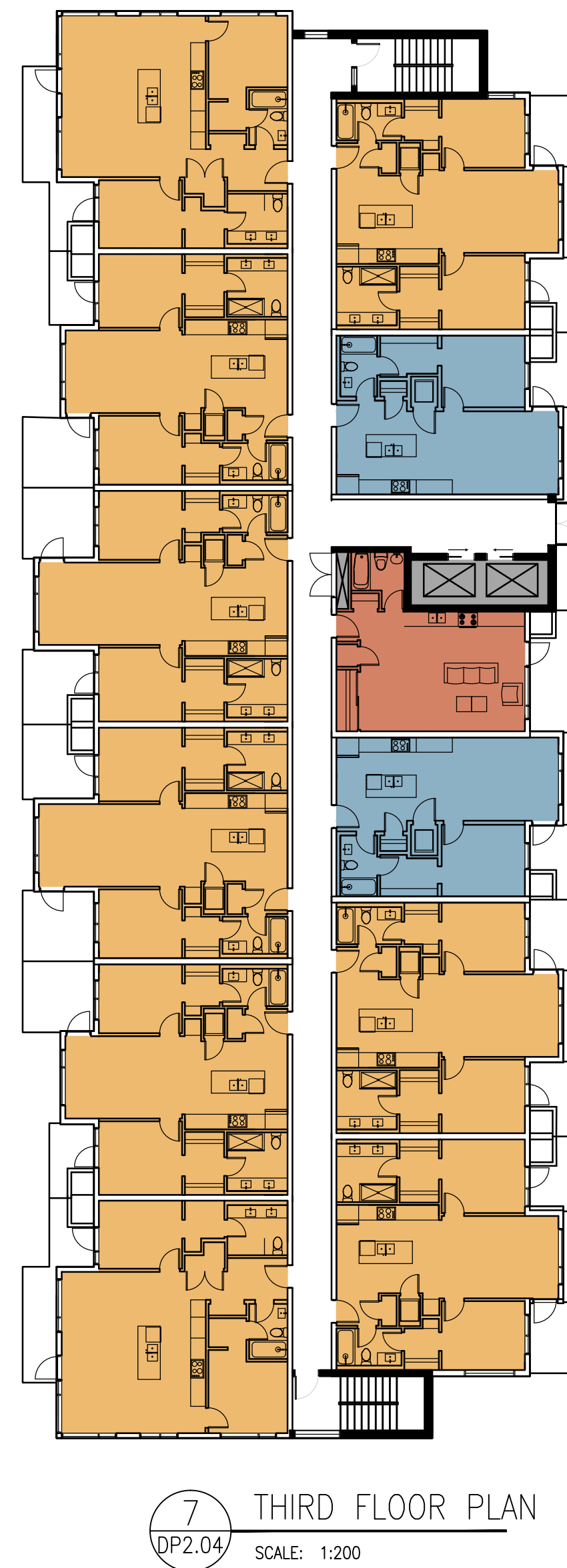
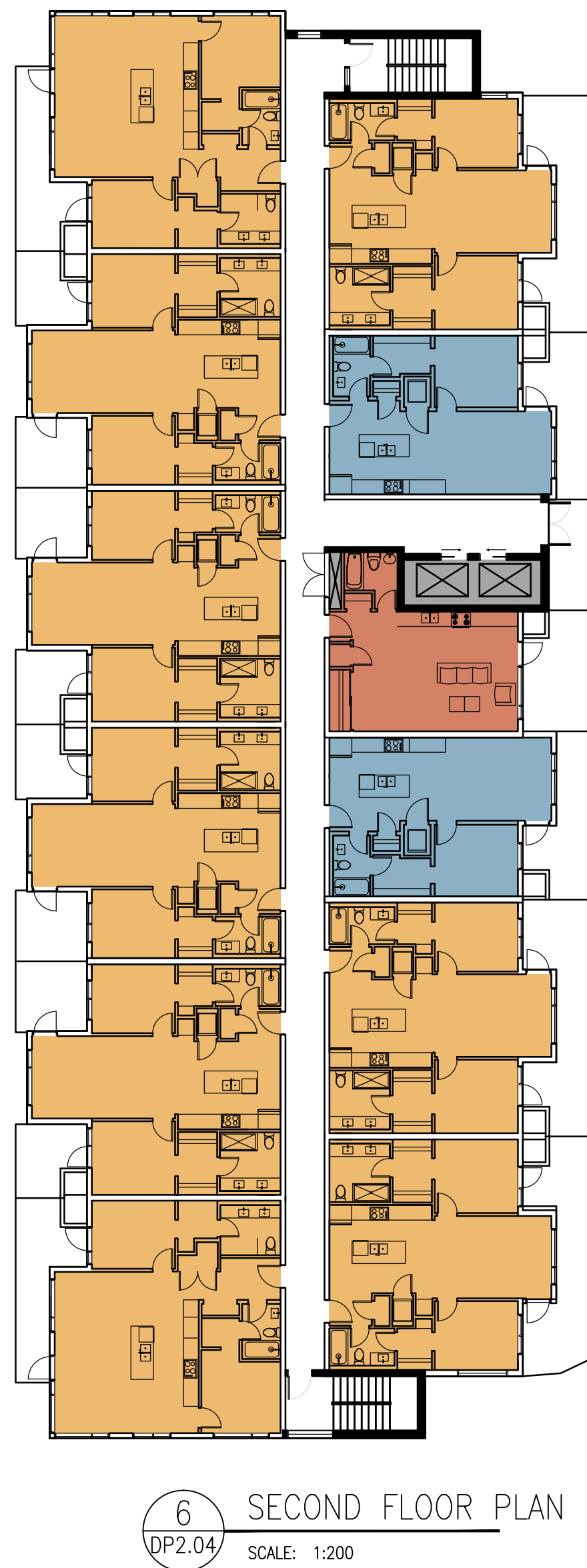
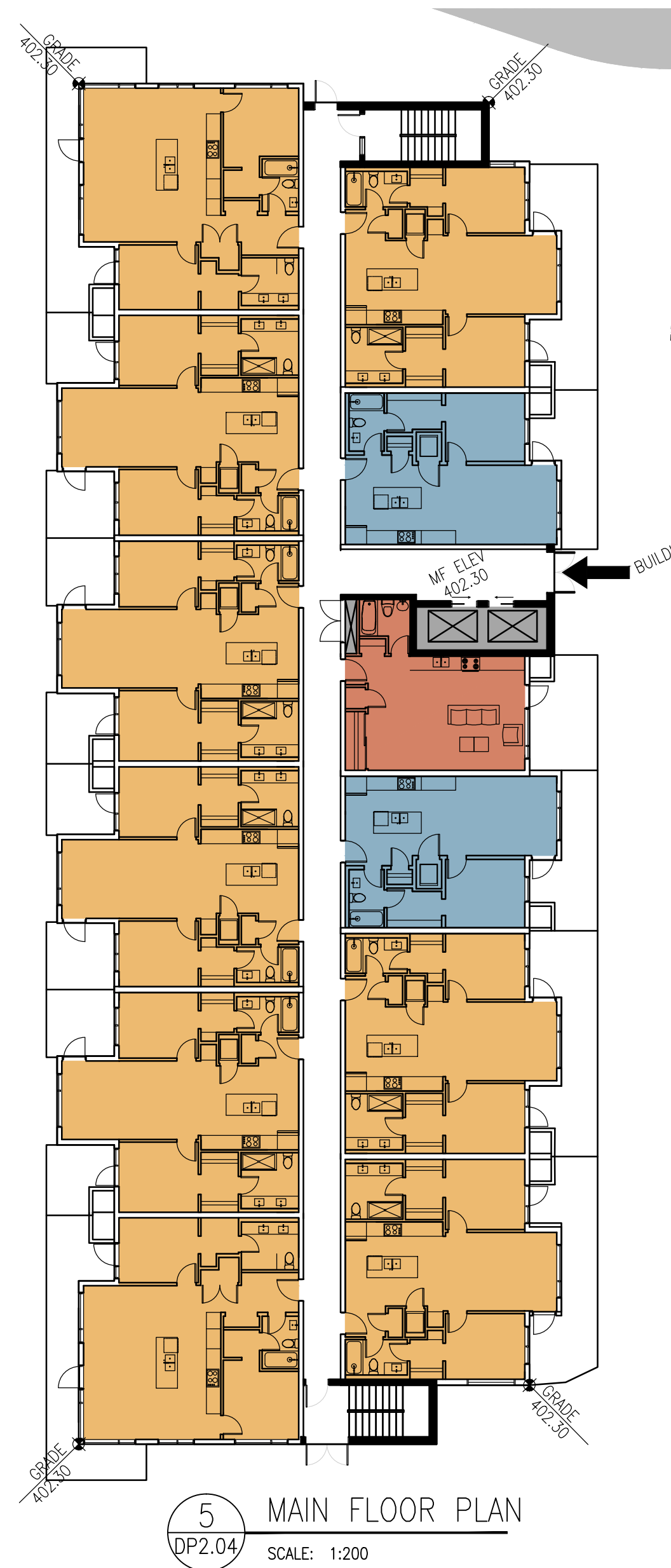
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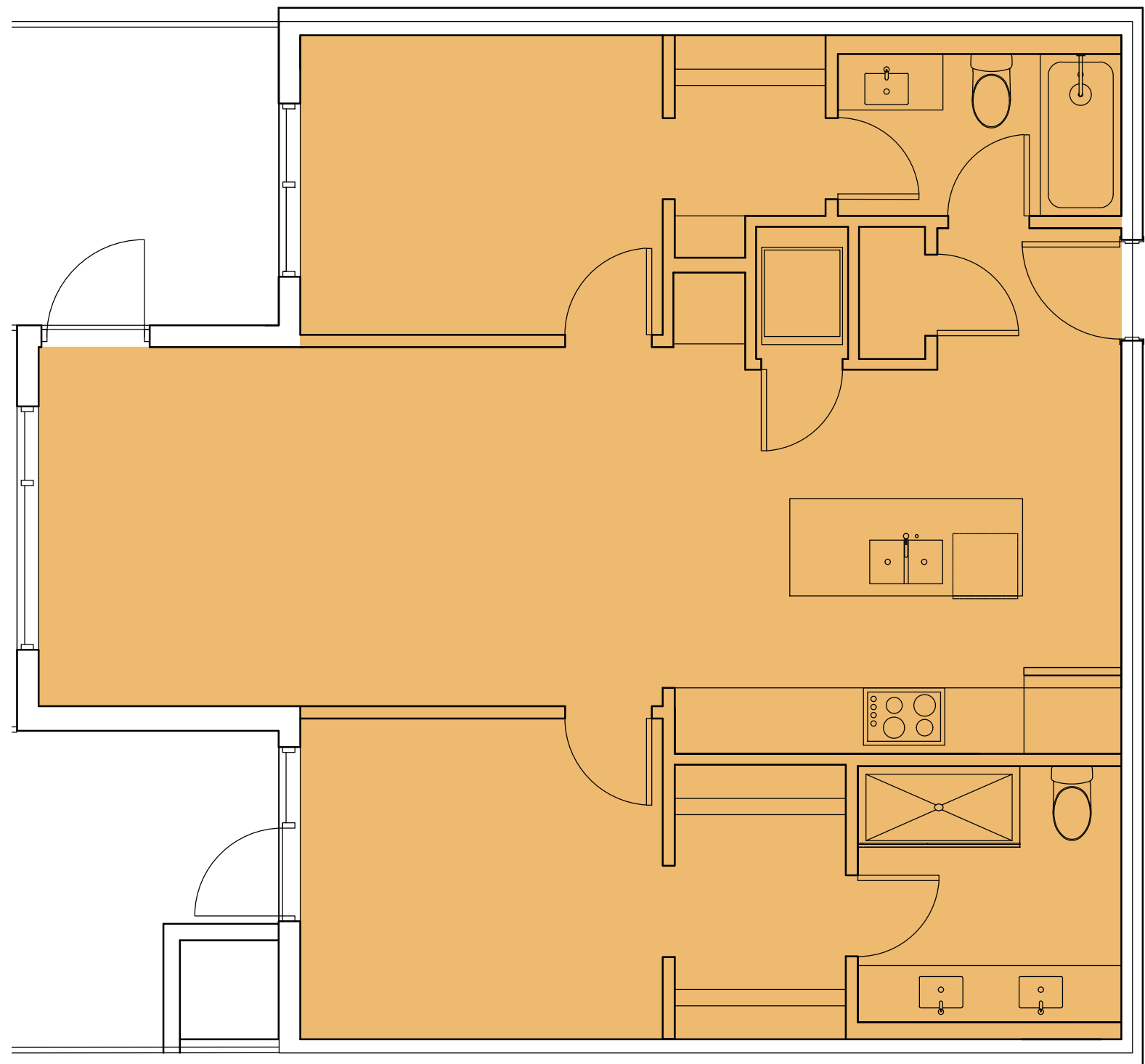
BUILDING 2 FLOOR PLANS, ELEVATIONS

OCORP DEVELOPMENT MULTI FAMILY KELOWNA, BC

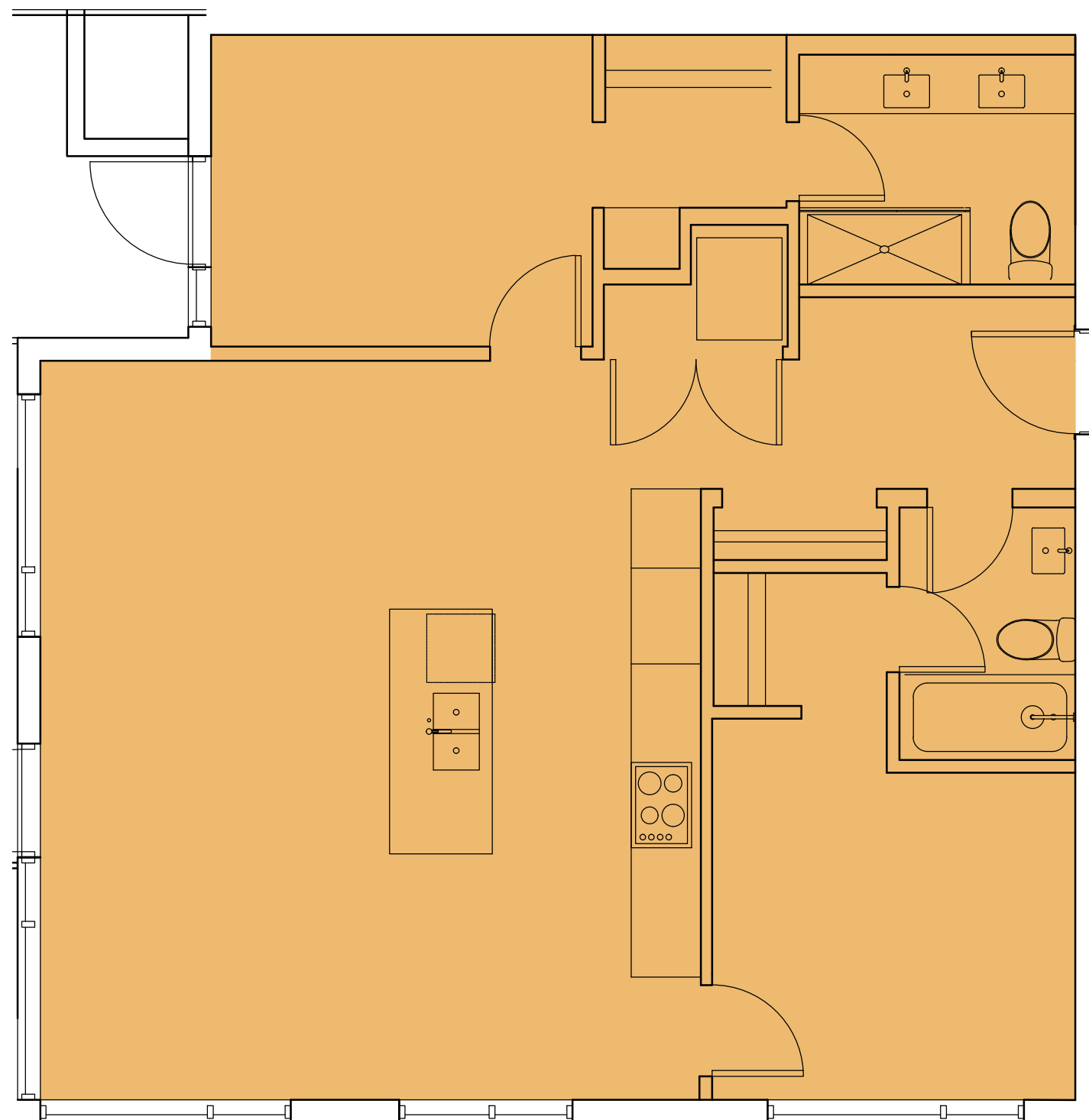
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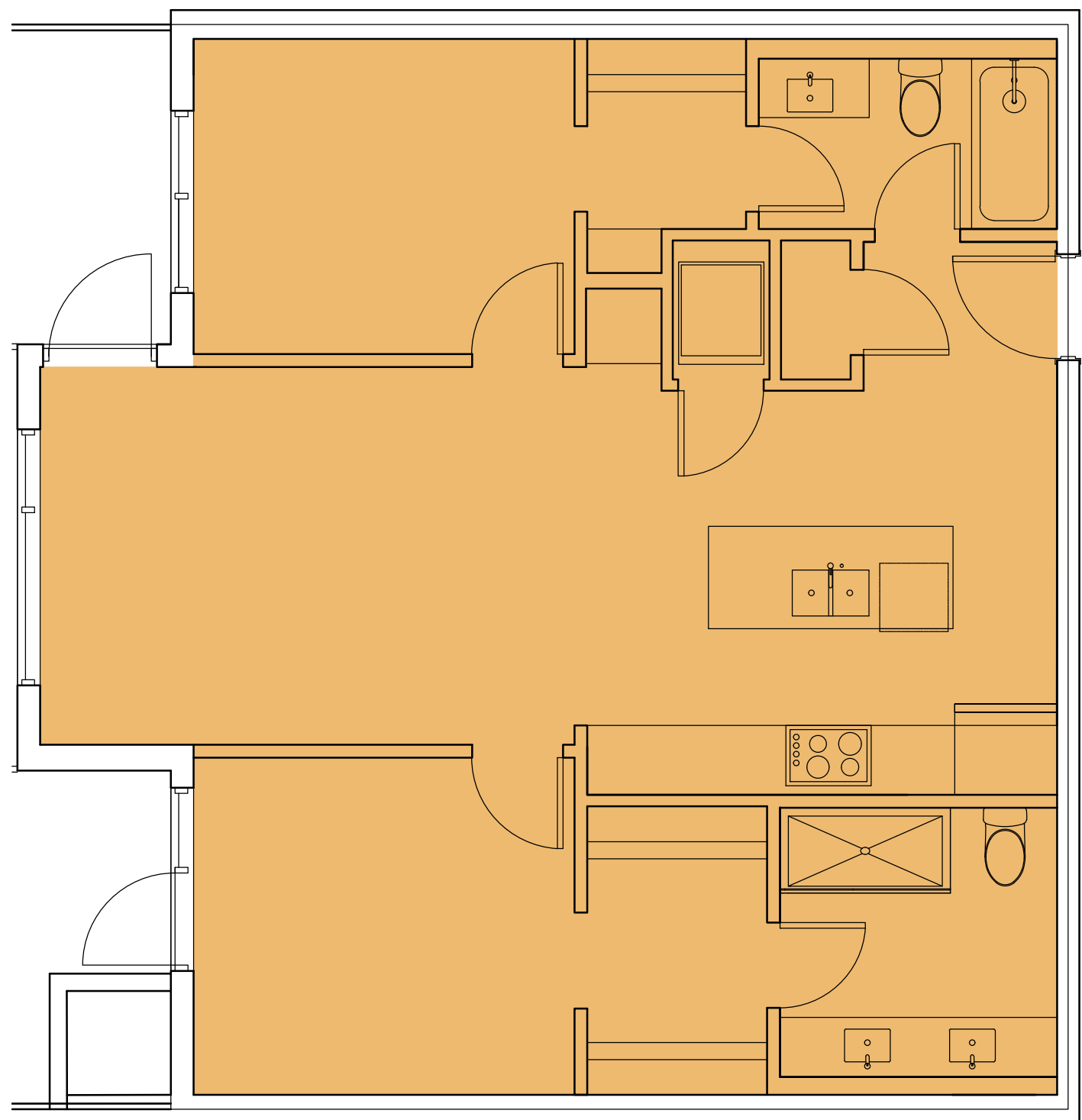




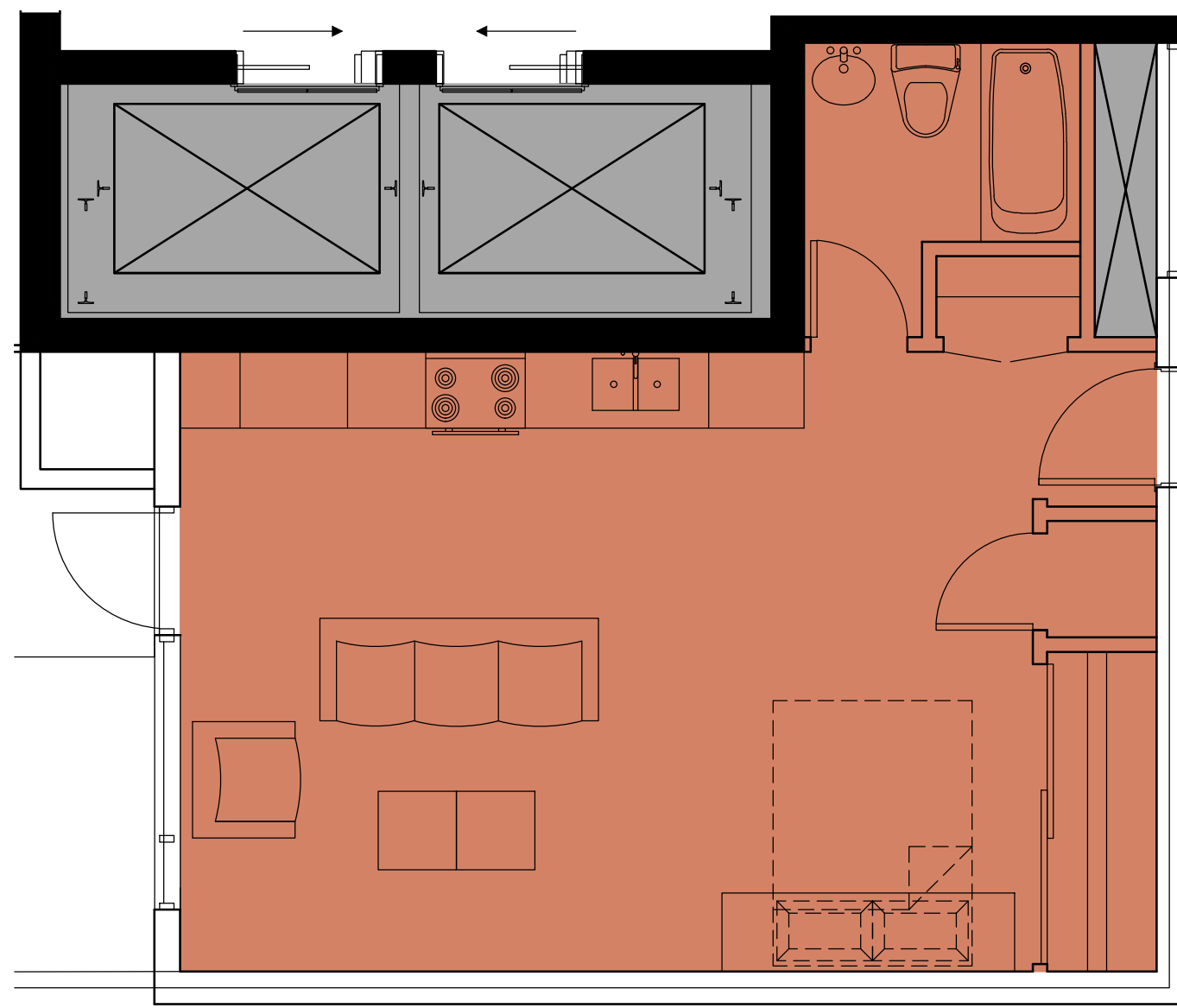
3A
EXTENDED 2BD UNIT
880sf (81.8m²)
DP2.05 SCALE: 1:50



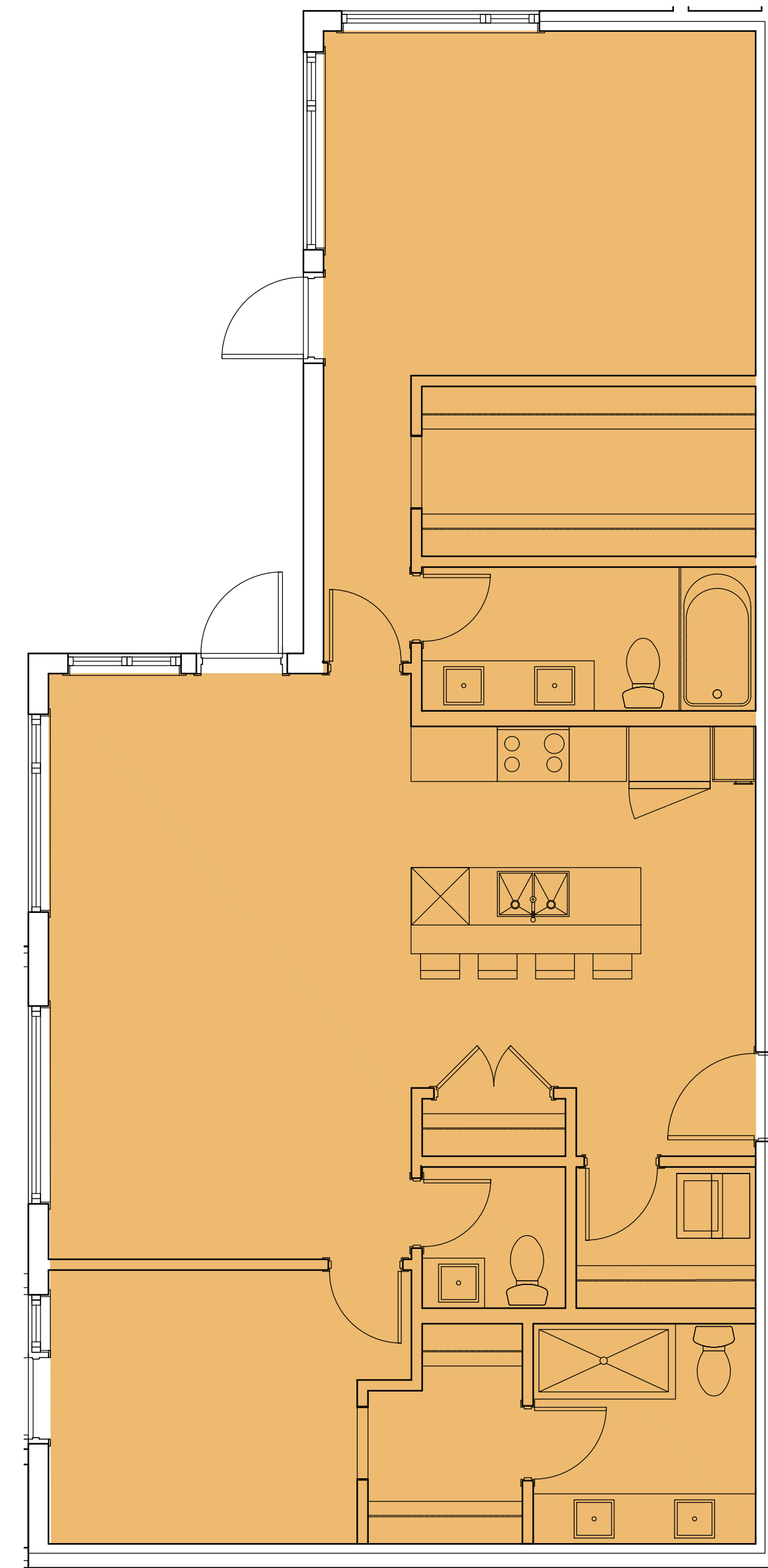
3B
CORNER 2BD UNIT
838sf (77.9m²)
DP2.05 SCALE: 1:50



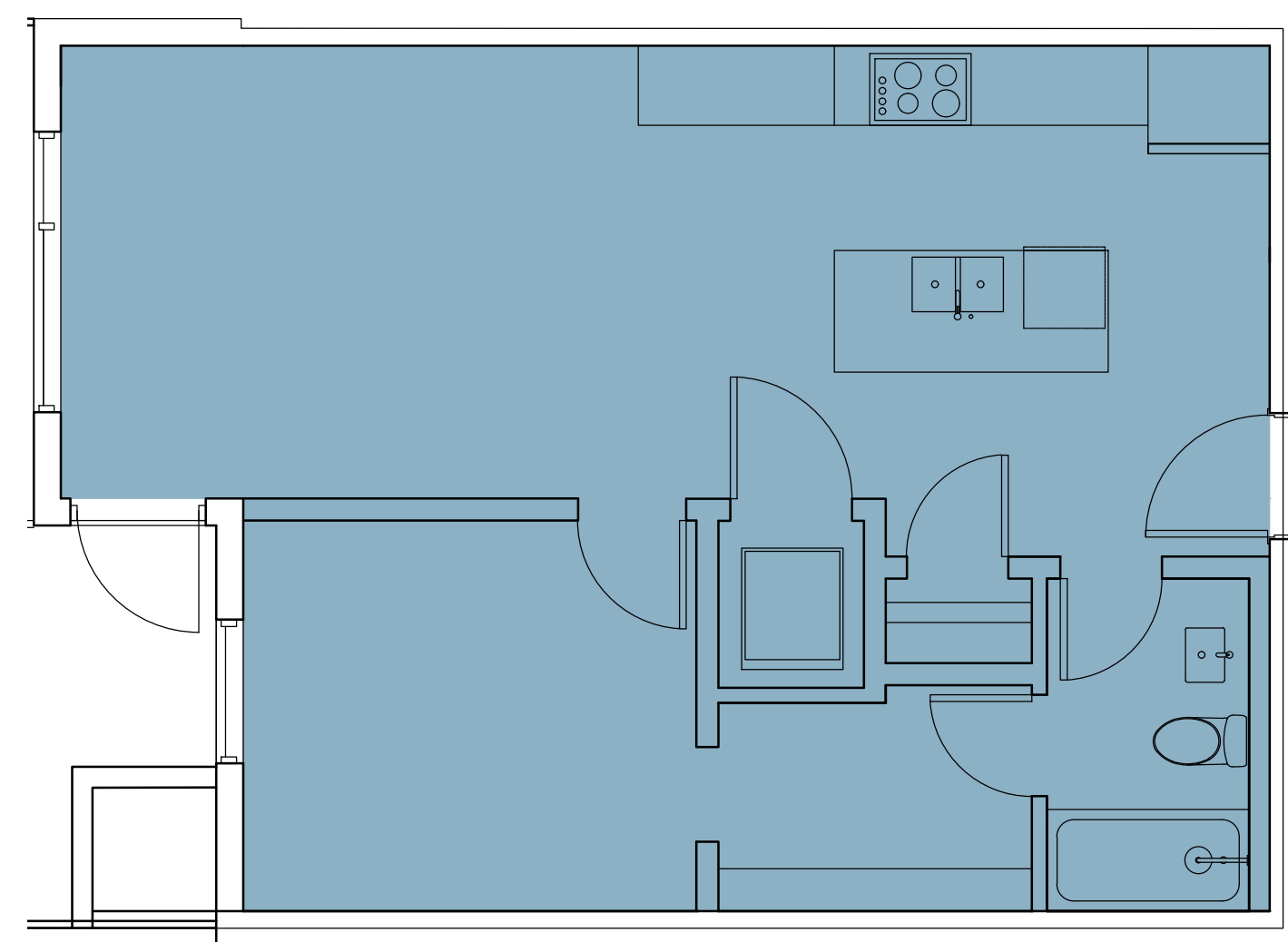
3
TYPICAL 2BD UNIT
838sf (77.9m²)
DP2.05 SCALE: 1:50



2
TYPICAL STUDIO UNIT
527sf (49.0m²)
DP2.05 SCALE: 1:50



4
TOP CORNER 2BD UNIT
1160sf (107.8m²)
DP2.05 SCALE: 1:50



1
TYPICAL 1BD UNIT
602sf (56m²)
DP2.05 SCALE: 1:50



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SCHEDULE A
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COMMUNITY PLANNING

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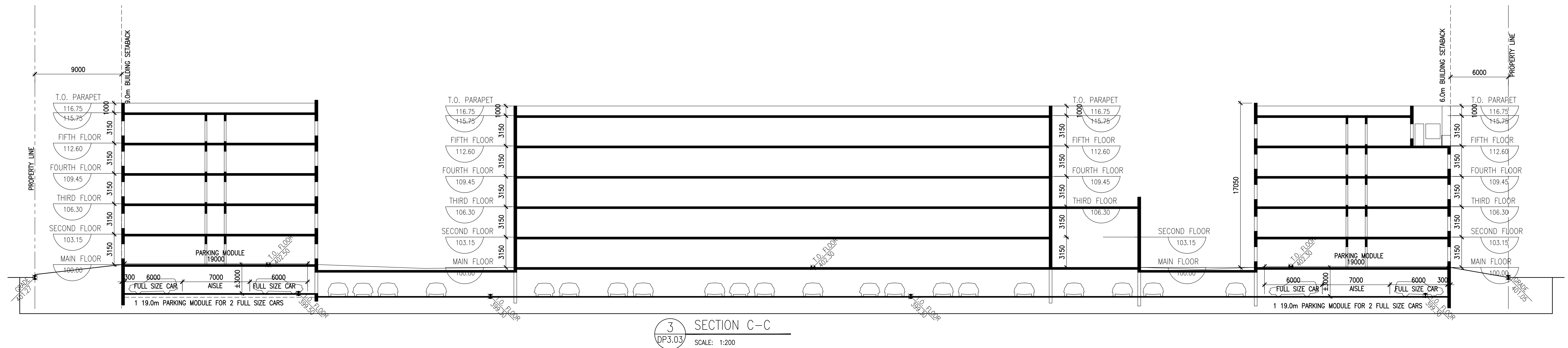
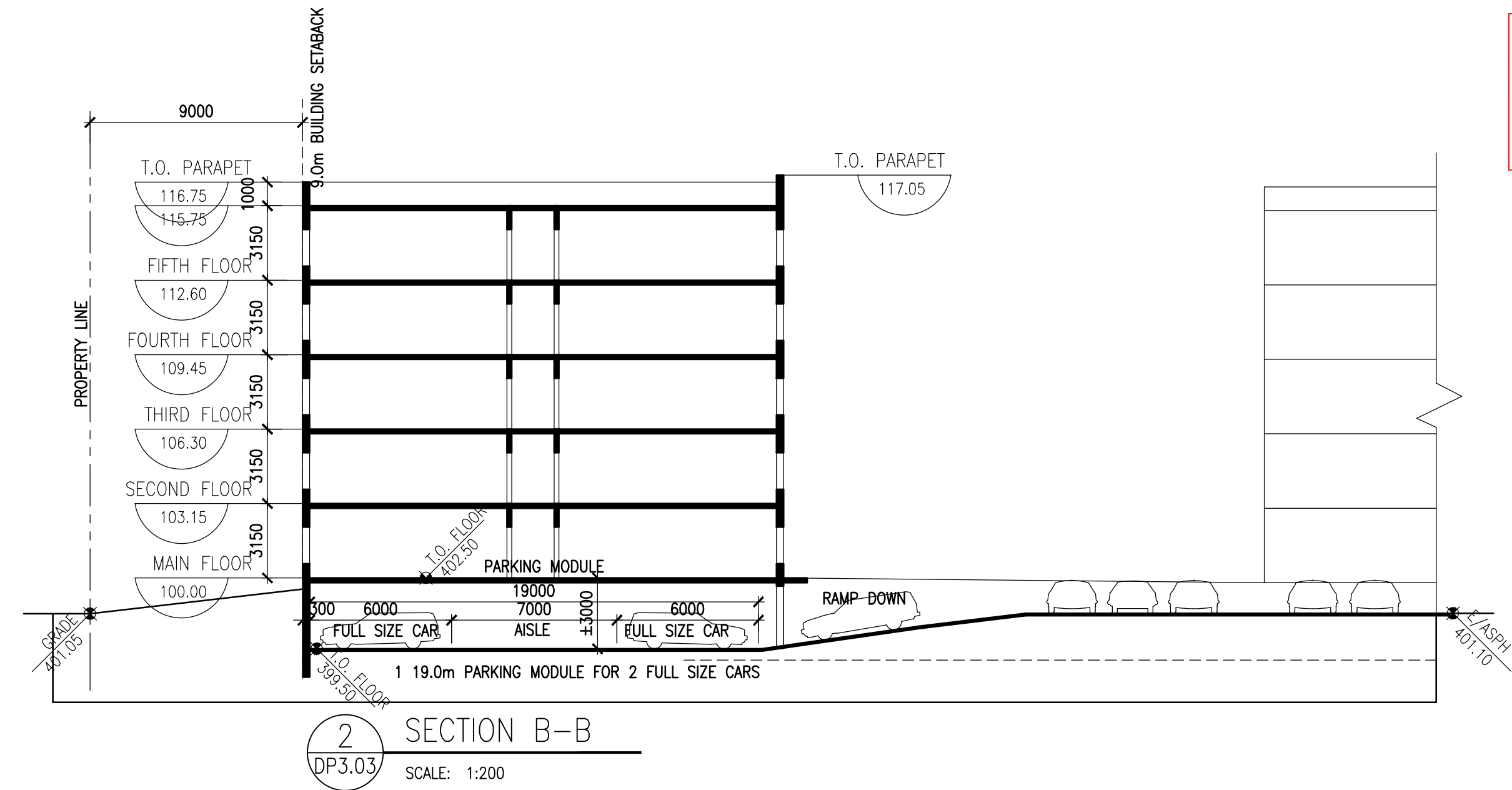
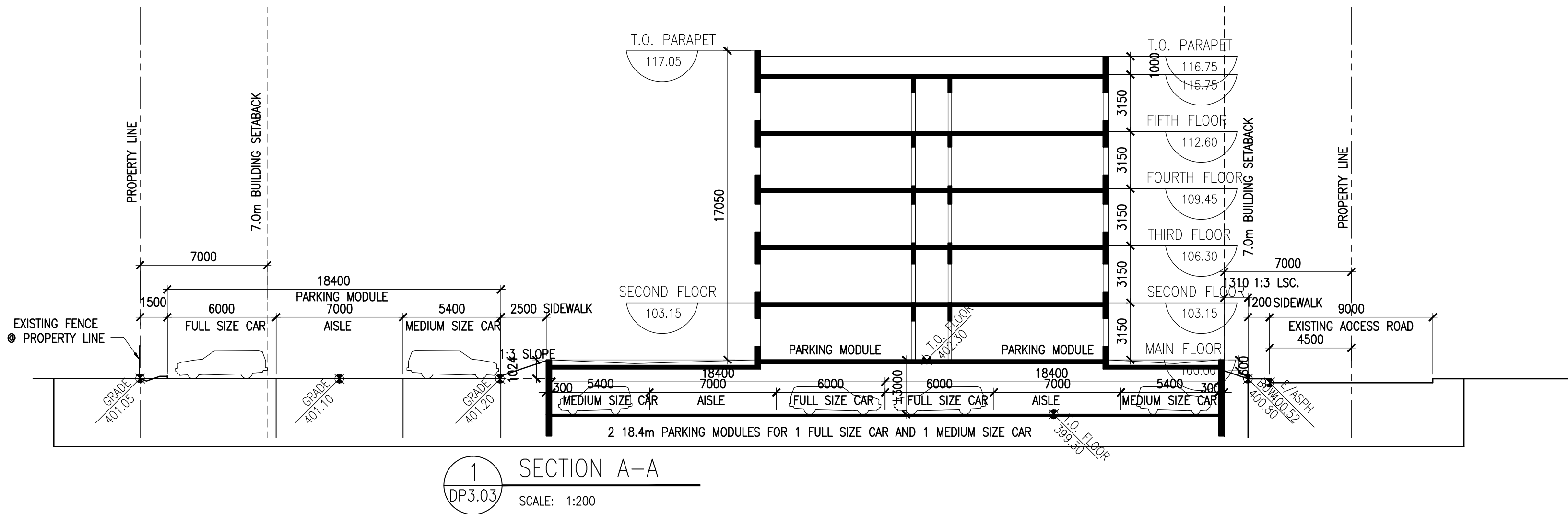
UNIT PLANS

OCORP DEVELOPMENT MULTI FAMILY KELOWNA, BC

DP2.05

REISSUED FOR DEVELOPMEN PERMIT

scale: 1:50
project no: 216-130
date: 2018-06-18





PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER NEGUNDO	BOXELDER MAPLE	13	6cm CAL
ACER PLATANOIDES 'CRIMSON KING'	CRIMSON KING NORWAY MAPLE	2	6cm CAL
FRAXINUS AMERICANA 'JUNGINGER'	AUTUMN PURPLE ASH	6	6cm CAL
GLEDTISIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	4	6cm CAL
POPULUS TREMULA 'ERECTA'	COLUMNAR SWEDISH ASPEN	7	6cm CAL
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	8	4cm CAL
SHRUBS			
BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	97	#01 CONT. /1.0M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	97	#01 CONT. /1.0M O.C. SPACING
EUONYMUS ALATUS 'COMPACTA'	DWARF WINGED BURNING BUSH	49	#01 CONT. /1.75M O.C. SPACING
HYDRANGEA PANICULATA 'JAN'	LITTLE LIME HYDRANGEA	70	#01 CONT. /1.5M O.C. SPACING
PICEA PUNGENS 'GLOBOSA'	DWARF GLOBE BLUE SPRUCE	40	#01 CONT. /2.0M O.C. SPACING
ROSA 'MORDEN FIREGLOW'	MODEN FIREGLOW ROSE	97	#01 CONT. /1.0M O.C. SPACING
SYRINGA MEYERI 'PAUBIN'	DWARF KOREA LILAC	70	#01 CONT. /1.5M O.C. SPACING
TAXUS X MEDIA 'HICKSII'	HICK'S YEW	97	#01 CONT. /1.0M O.C. SPACING
PERENNIALS & GRASSES			
ACHILLEA 'PAPRIKA'	PAPRIKA YARROW	270	#01 CONT. /0.6M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	174	#01 CONT. /0.75M O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	PURPLE CONEFLOWER	270	#01 CONT. /0.6M O.C. SPACING
GALLARDIA GRADIFLORA 'BURGUNDY'	BURGUNDY BLANKET FLOWER	270	#01 CONT. /0.6M O.C. SPACING
HEMEROCALLIS 'RUBY STELLA'	RUBY STELLA DAYLILY	270	#01 CONT. /0.6M O.C. SPACING
HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	109	#01 CONT. /1.2M O.C. SPACING
IRIS GERMANICA 'BREAKERS'	BLUE BEARDED IRIS	270	#01 CONT. /0.6M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	270	#01 CONT. /0.6M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	97	#01 CONT. /1.0M O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CNLA 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 50mm DOUGLAS RED FIR MULCH OR ROCK MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS 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 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.



COLOURFUL PLANTINGS



CURBED TURF AREA WITH PLANTINGS



LOUNGING BENCH



RECTILINEAR TURF SPACES



CURVED BENCH SEATING



NATURALIZED PLAY ELEMENTS



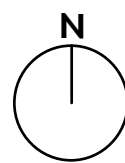
OUTLAND DESIGN LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road
Kelowna, BC V1Y 4R2
T (250) 868-9270
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SCHEDULE

This forms part of application
DP18-0037
DVP18-0038

Planner
Initials AC



PROJECT TITLE

333 DRYSDALE

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL
LANDSCAPE PLAN**

ISSUED FOR / REVISION

1	18.06.14	Review
2		
3		
4		
5		

PROJECT NO 17-146
DESIGN BY FB
DRAWN BY WVC
CHECKED BY FB
DATE JUNE 14, 2018
SCALE 1:250

SEAL



DRAWING NUMBER

L1/1

ISSUED FOR REVIEW ONLY

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