City of
Kelowna

DP24-0110
305 Drysdale Blvd

Development Permit

Purpose

▶ To issue a Development Permit for the form and character of rental apartment housing.

Development Process

City of **Kelowna**

Jun 7, 2024 — Development Application Submitted

↓

Staff Review & Circulation

↓

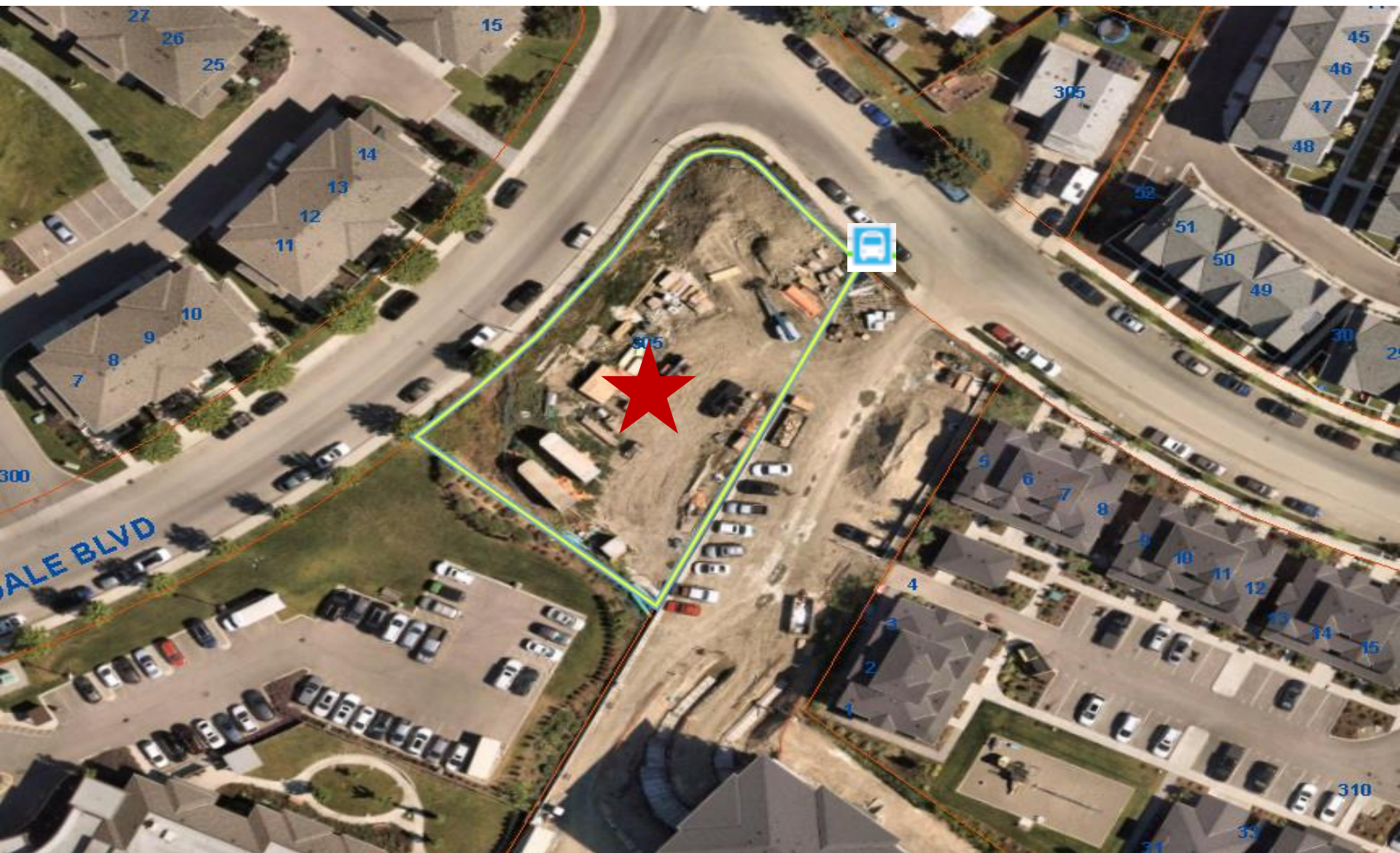**Jan 20, 2025** → DP Consideration ⎫ Council Approvals

↓

Building Permit

kelowna.ca

Context Map
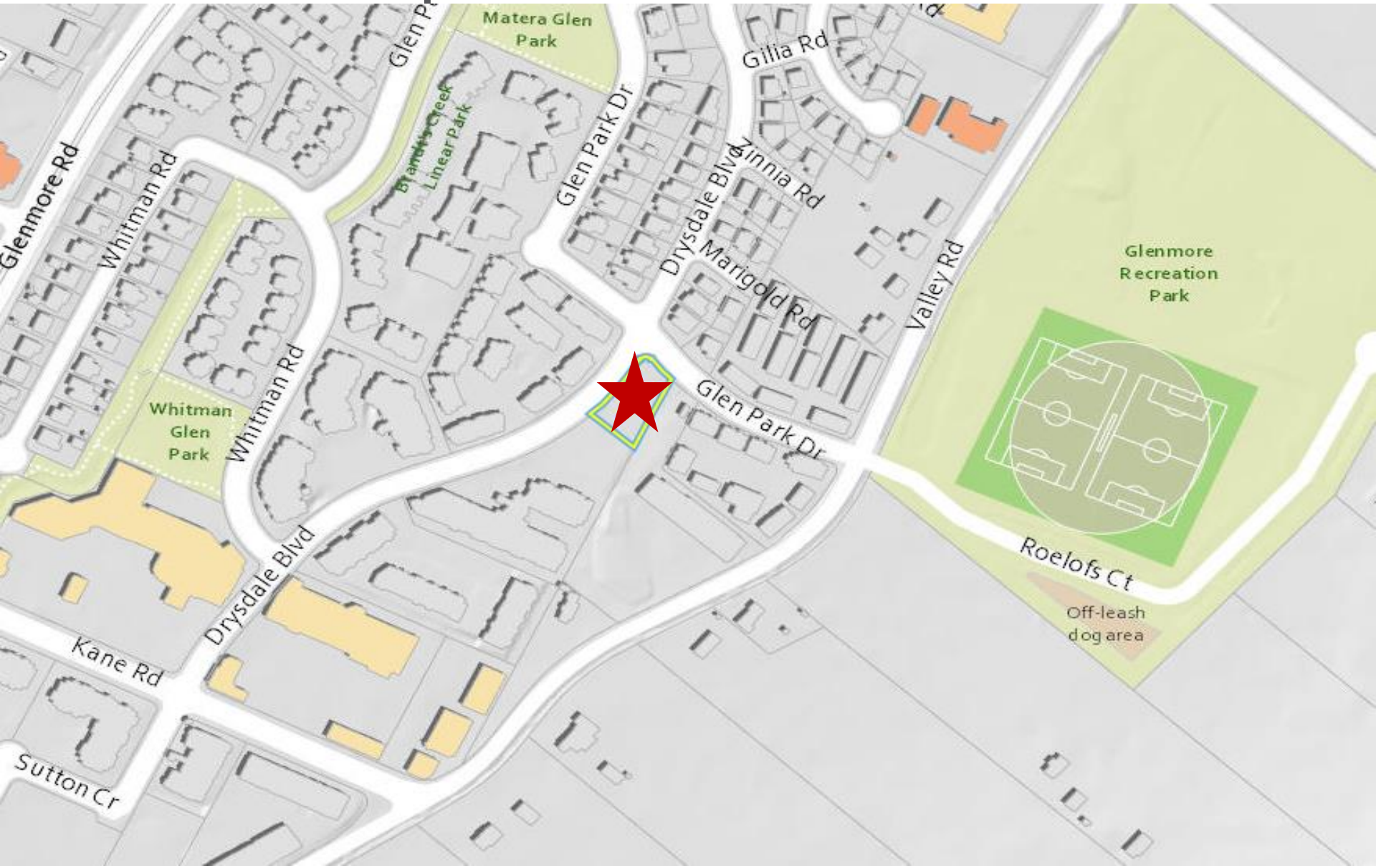
City of **Kelowna**

Subject Property Map
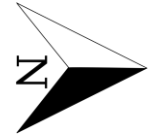
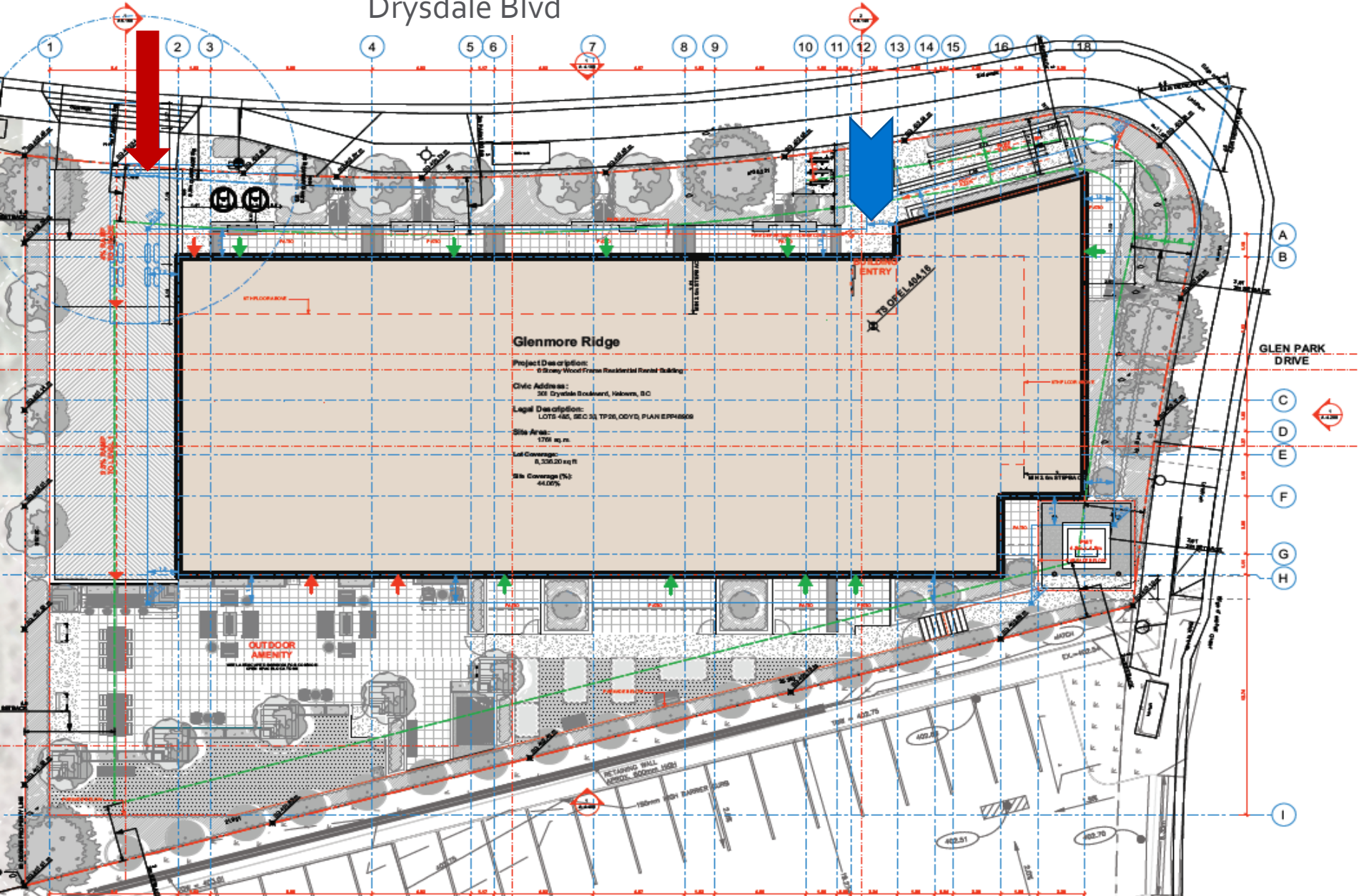# Technical Details

▶ VC1r – Village Centre Rental Only

  ▶ 66 units

    ▶ 10 Studio
    ▶ 27 One-Bedroom
    ▶ 23 Two-Bedroom
    ▶ 1 Three-Bedroom

  ▶ 6 storeys in height

  ▶ 65 Parking Stalls

  ▶ 96 Bicycle Parking Stalls

  ▶ 6 Large Trees

Site Plan

Drysdale Blvd

Glenmore Ridge

Project Description:
6 Storey Wood Frame Residential Rental Building

Civic Address:
305 Drysdale Boulevard, Kelowna, BC

Legal Description:
LOTS 4&5, SEC 30, TP26, ODYD, PLAN EPP48609

Site Area:
1768 sq.m.

Lot Coverage:
8,336.20 sq ft
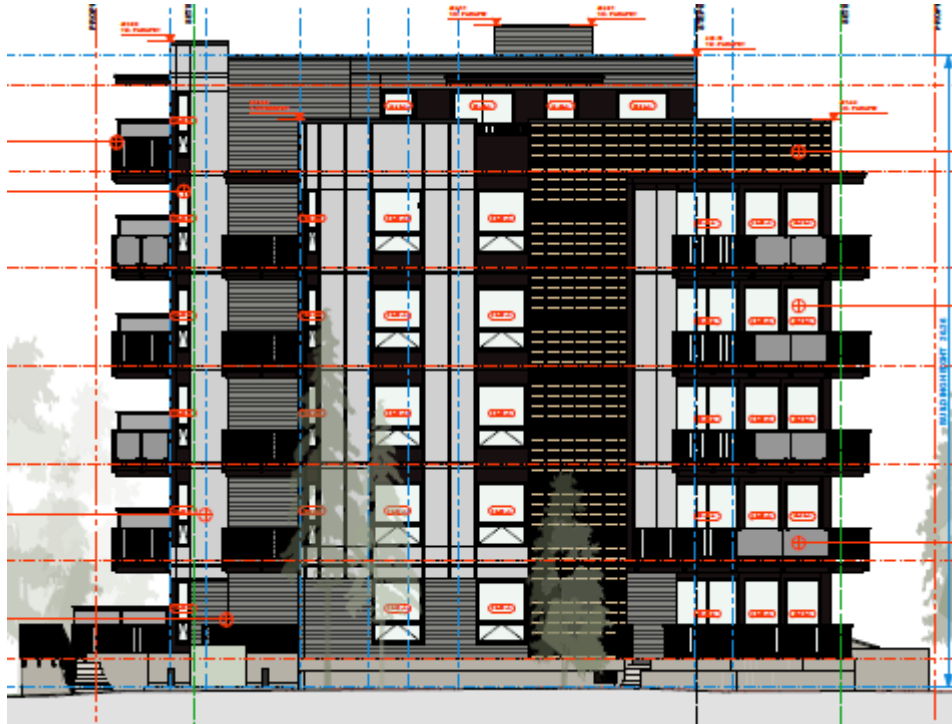
Site Coverage (%):
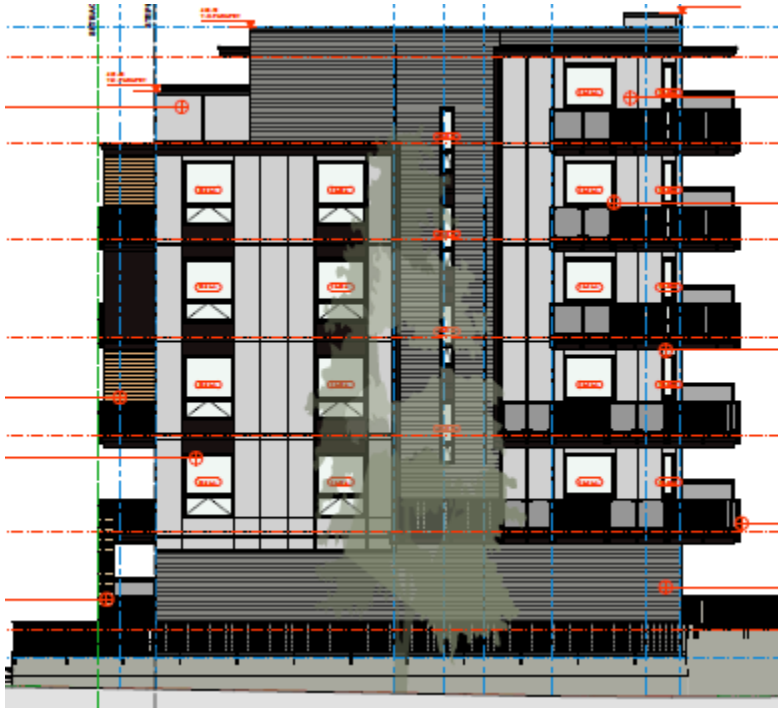44.06%

OUTDOOR AMENITY

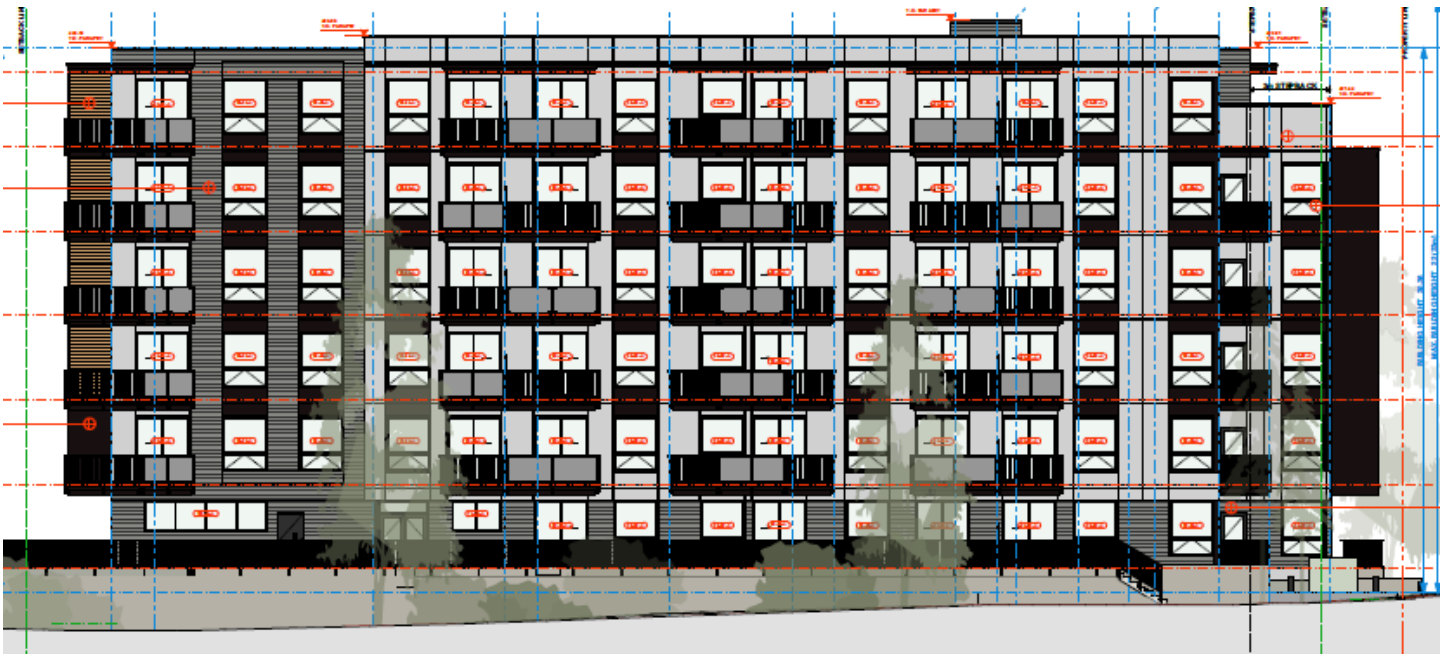GLEN PARK DRIVE

Elevation – West

Elevation – North

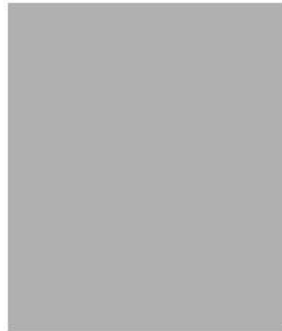# Elevation – South

Elevation – East

Materials Board

1.1-A JamesHardie™
Hardie® Lap Siding Select Cedarmill®

1.1-B JamesHardie™
HardiePanel® Vertical Siding - Smooth

1.2-A JamesHardie™
HardiePanel® Vertical Siding

1.2-E JamesHardie™
Painted - Benjamin Moore Twilight Zone

1.3-A Ceraclad
Yellow FH7142A

Landscape Plan

N

DRYSDALE BOULEVARD

402.54 FL 402.61 FL 402.67 FL 402.73 FL 402.85 FL 402.96 FL 403.04 FL

404.05 TOS 404.05 TOS 404.05 TOS 404.05 TOS 404.05 TOS 404.16 FL 404.05 FL

PRIVATE PATIO

403.75 TOS

403.22 FL

4.50m

UNIT C6-A
2 BEDROOM

UNIT B1-A
2 BEDROOM

UNIT C2-A
2 BEDROOM

UNIT B2-A + DEN
1 BEDROOM + DEN

UNIT C7-B
1 BEDROOM

ELEVATOR

GARB
CLOSET

UNIT B3-A
1 BEDROOM

COMMON
RESIDENTIAL COMMON AREA

BIKES
STORAGE
34 BIKE SPACES

INDOOR AMENITY
PRIVATE OPEN SPACE

GYM / LOUNGE

1 BEDROOM

1 BEDROOM

1 BEDROOM

UNIT B1-A
1 BEDROOM

UNIT B3-A
1 BEDROOM

PMT
4.00 x 4.00

GLEN PARK DRIVE

3.00m

404.16 FL
PRIVATE
PATIO
404.05 FL

404.16 TOS
402.70 BOS

403.10 FL

3M Setback

OUTDOOR KITCHEN

OUTDOOR LOUNGE SEATING

SAUNA

COMMUNITY GARDEN

DOG RUN

3M Setback

7 LD-01	Block Wall Planter (1.2m high Planter Wall)
2 LD-05	Metal fence with Gate
1 LD-01	Concrete Surface

1 LD-05	Privacy Screen (1.8m high Fence)
2 LD-01	Hydrapressed Concrete Slab
2 LD-05	Metal fence with Gate (1.2m high)
4 LD-04	Community Garden Planter
5 LD-04	Potting table
4 LD-01	Compacted Crushed Gravel Surface

	Barrel Sauna
3 LD-03	Gravel Bed
1 LD-03	Bench
6 LD-03	Block Wall Planter
7 LD-03	Litter Bin - Dog Run
5 LD-03	Fire Table
2 LD-03	Coffee Table and Chair
4 LD-01	Compacted Crushed Gravel Surface

7 LD-03	Dining Table
2 LD-04	Planter Type-2
2 LD-04	Planter Type-3
8 LD-04	Barbeque

PLANTING SCHEDULE - TREES

SYMBOL	BOTANICAL / COMMON NAME	NOS.	DESCRIPTION
	Norway Maple *Acer Platanoides*	6	Large Tree
	Skyline Honey Locust *Gleditsia triacanthos var. Inermis 'Skycole'*	13	Medium Tree
	Eastern redbud *Cercis canadensis*	10	Small Tree
	Swedish columnar poplar *Populus tremula 'erecta'*	17	Columnar Tree

Rendering – SW

Rendering – NW

OCP Design Guidelines

▶ On corner sites, orient building facades and entries to both fronting streets;

▶ Locate off-street parking and other 'back-of-house' uses away from public view;

▶ Use landscaping materials that soften development and enhance the public realm.

Staff Recommendation

City of
Kelowna

▶ Staff recommend **support** for the proposed development permit as it:

  ▶ Meets majority of OCP Design Guidelines

  ▶ No variances