



DP 21-0139

165 Dougall Road South

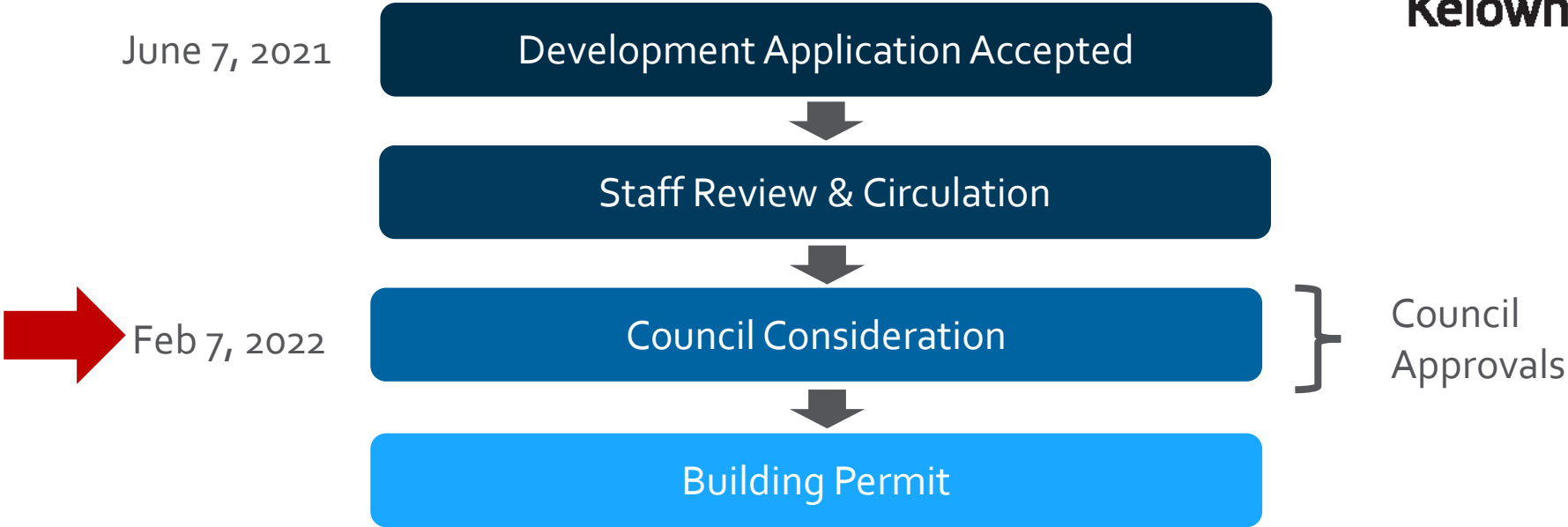
Development Permit Application



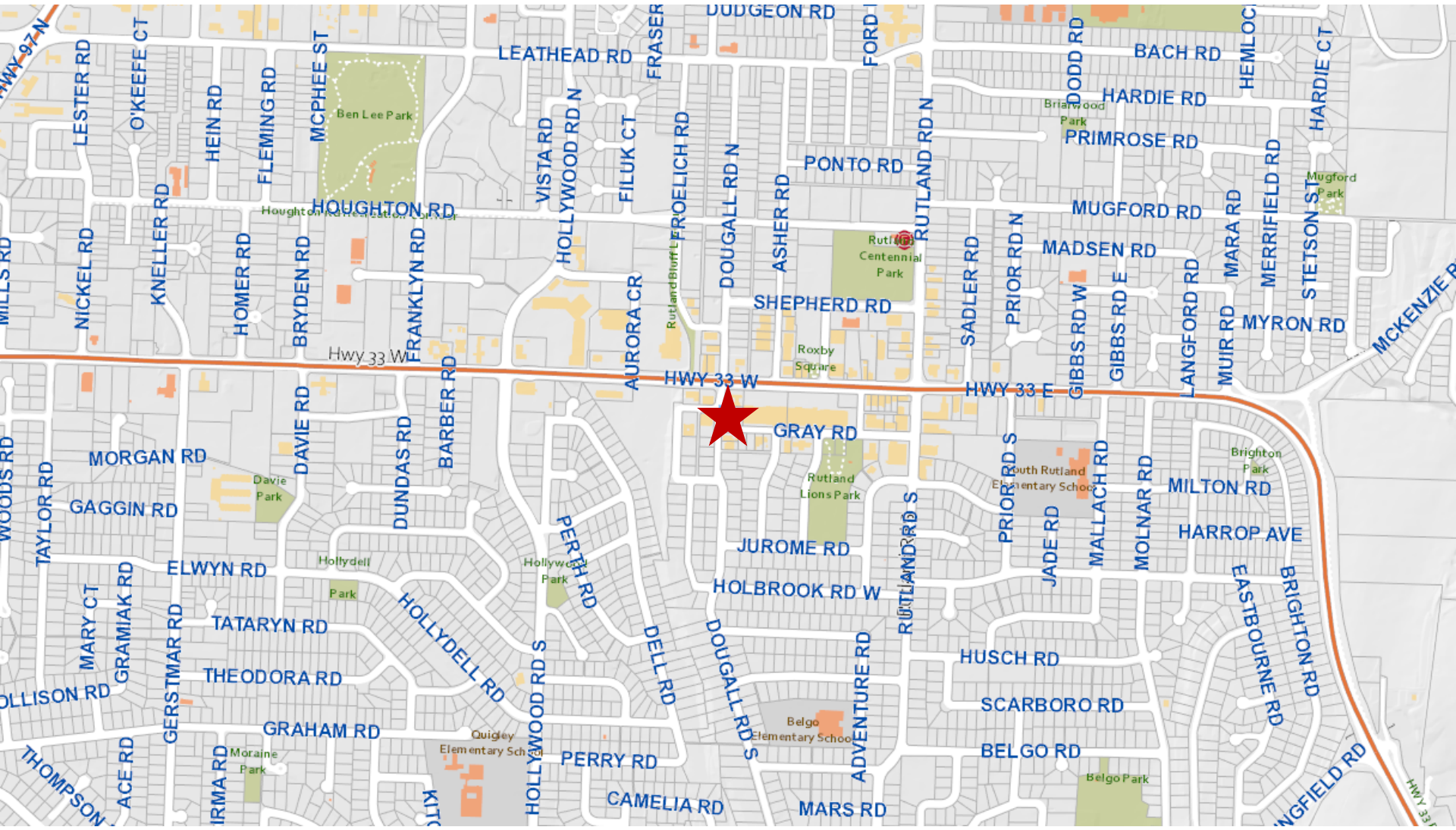
Proposal

- ▶ To consider a Form and Character Development Permit for a mixed-used building.

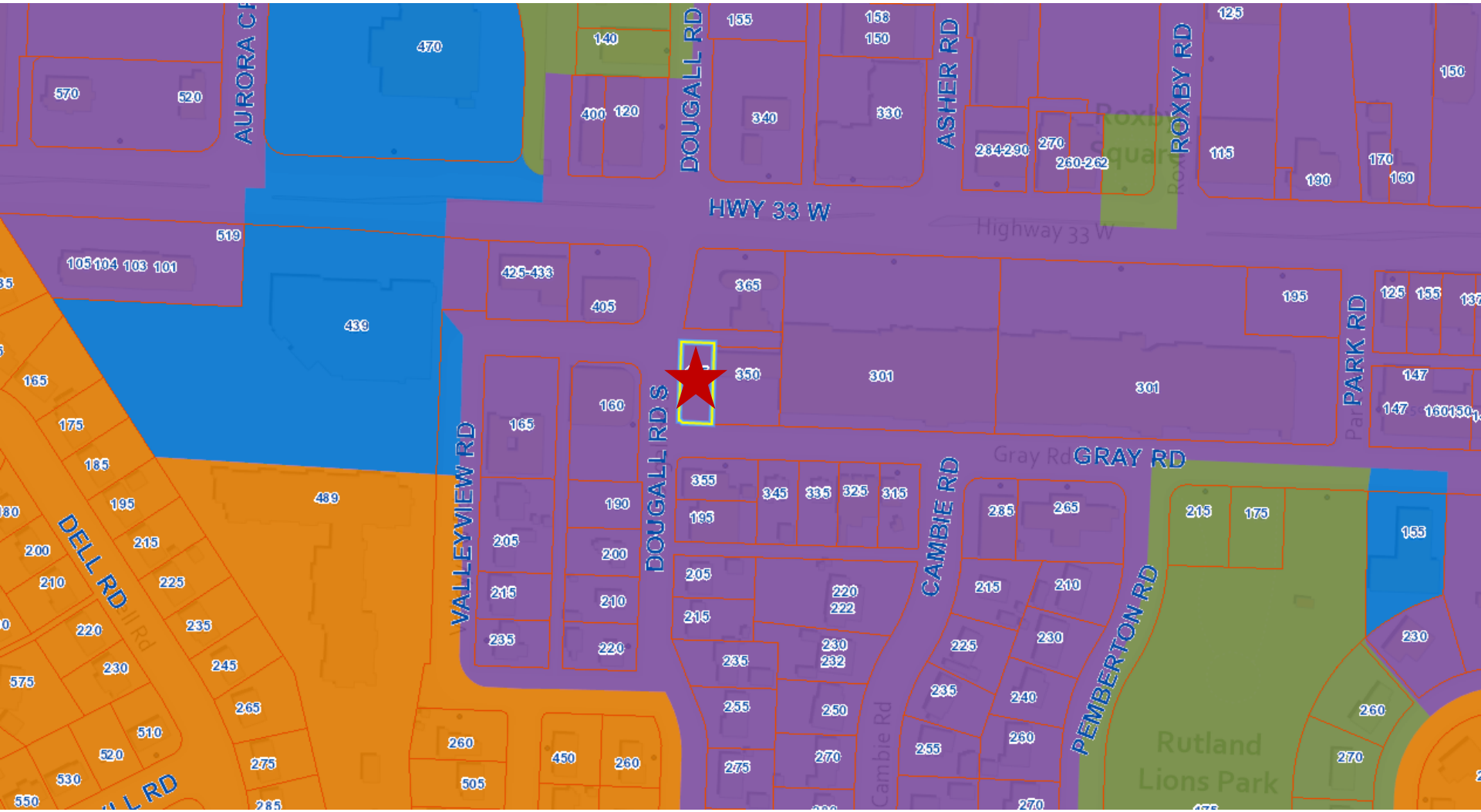
Development Process



Context Map



OCP Future Land Use



Subject Property Map



City of Kelowna

Walk Score
76

Very Walkable
Most errands can be accomplished on foot.

Transit Score
40

Some Transit
A few nearby public transportation options.

Bike Score
76

Very Bikeable
Biking is convenient for most trips.

Project details

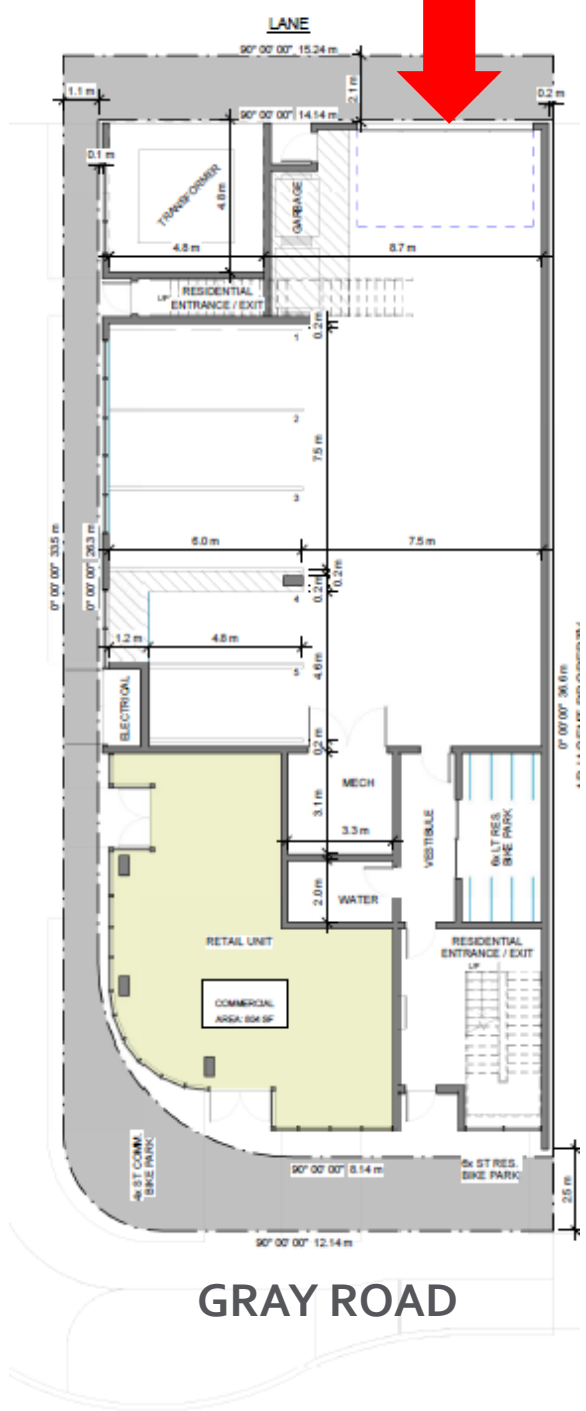
- ▶ Mixed-use building
- ▶ Ground floor commercial (804 ft²)
- ▶ Five Residential Units on floors 2-4 (Includes Rooftop Patios)
 - ▶ All 2-bedroom units
- ▶ 5 ground level parking stalls (screened from public view)
 - ▶ Request for Payment in Lieu of Parking for two stalls

Site Plan



DOUGALL ROAD SOUTH

GRAY ROAD



Rendering – Dougall Rd S

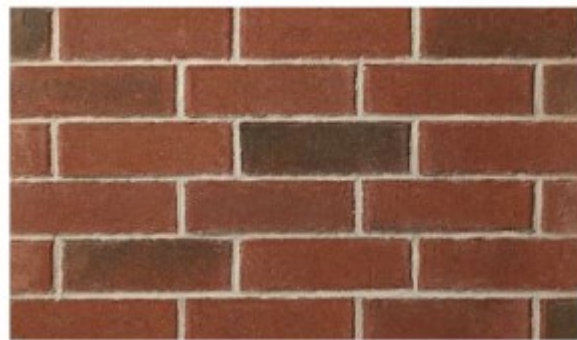


City of Kelowna

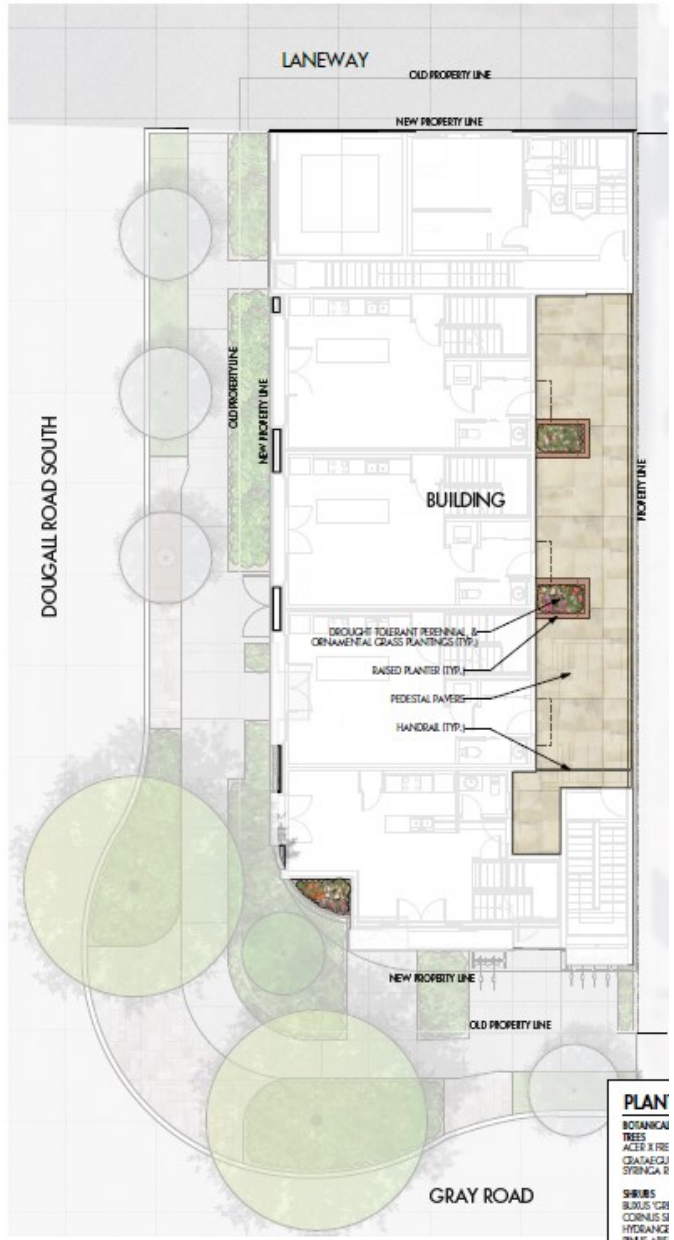
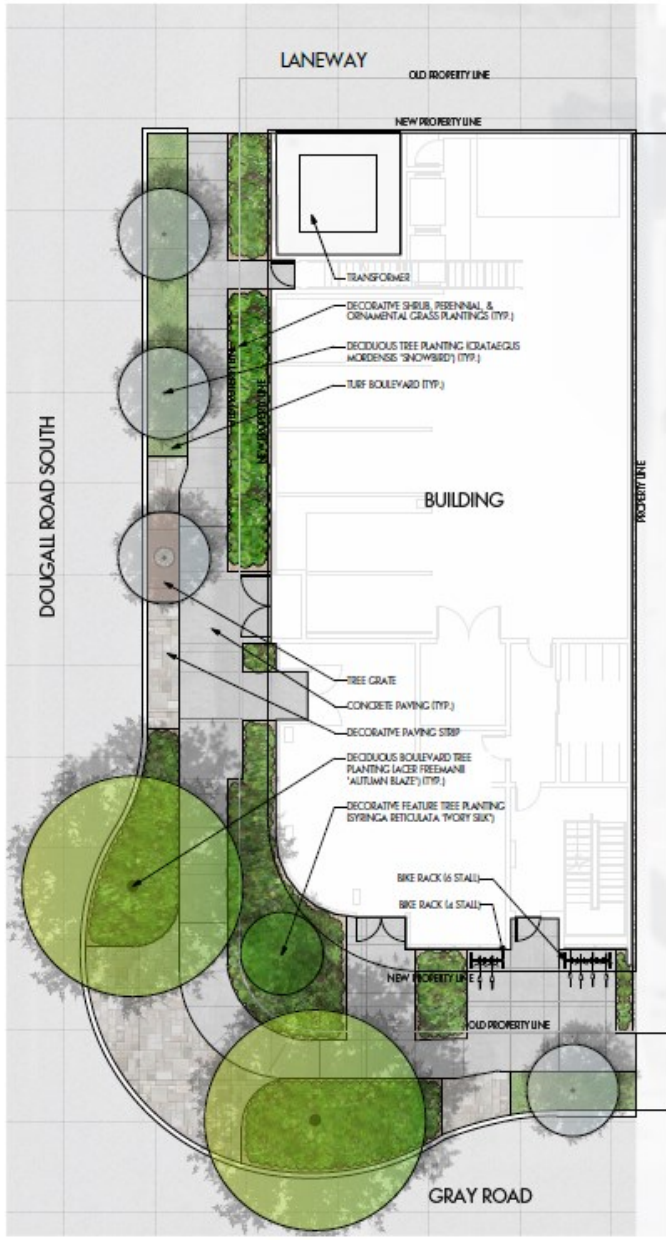
Elevation – Dougall Rd S



Elevation – Gray Rd & Materials



Landscape Plan



- PLAN**
- BOTANICAL TREES**
- ACER X TRE
 - CORNUS SI
 - HYDRANGE
 - PNUS ABE
 - SPIEA BUL
- PERENNIAL**
- ACTINEA

Staff Recommendation

- ▶ Staff are recommending support for the Development Permit
 - ▶ Consistent with OCP Urban Design Guidelines
 - ▶ Request for payment in lieu of parking (2 stalls) is appropriate given dedication requirements



Conclusion of Staff Remarks