



City of  
**Kelowna**

DP22-0190  
305 Dougall Rd N  
Development Permit

# Purpose

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

# Development Process

Oct 5, 2022

Development Application Submitted



Staff Review & Circulation



Dec 18, 2022

Public Notification Received



Jan 9, 2023

Initial Consideration



Jan 23, 2023

Reading Consideration



May 15, 2023

Final Reading & Development Permit



Building Permit

Council  
Approvals

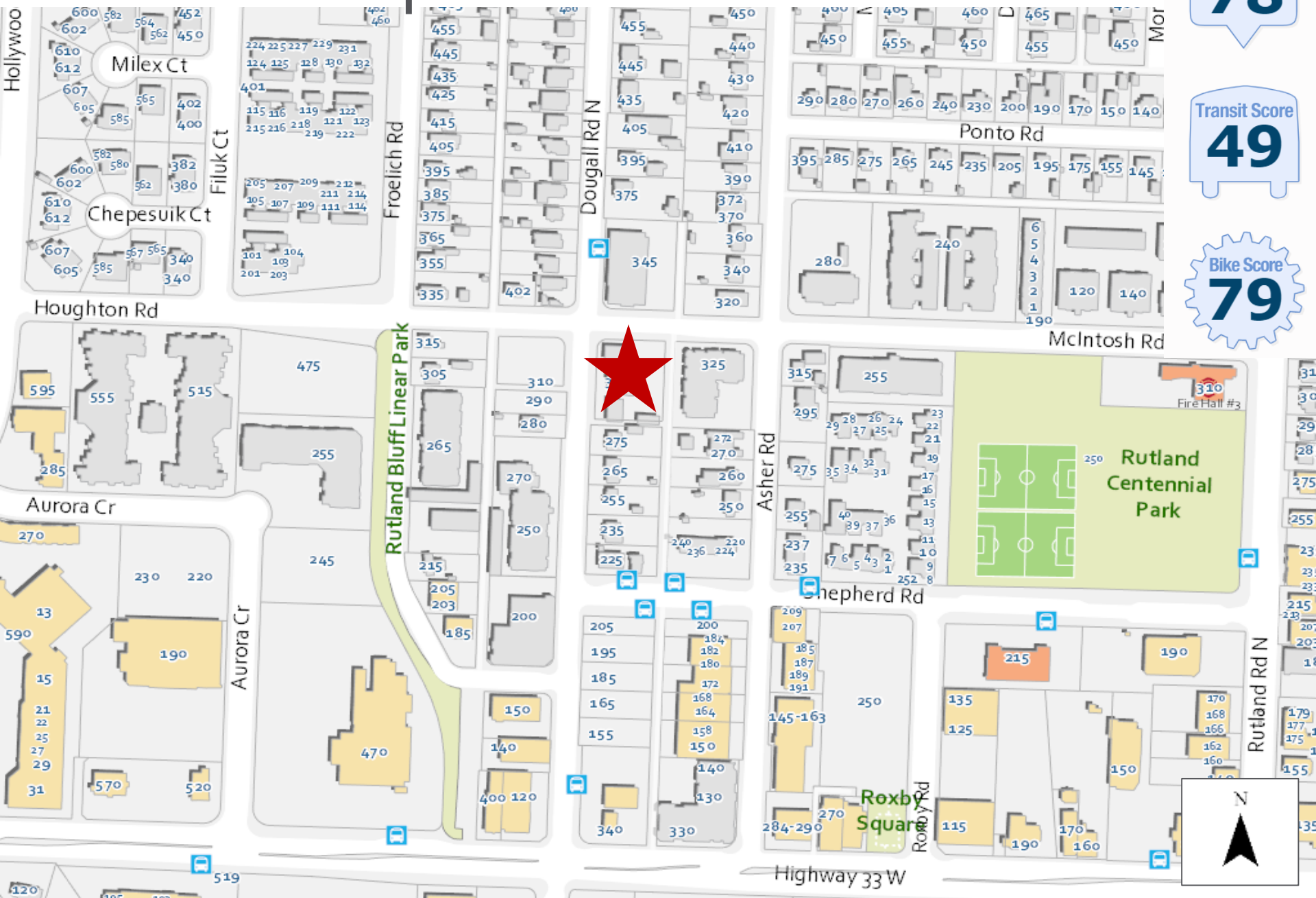


# Context Map

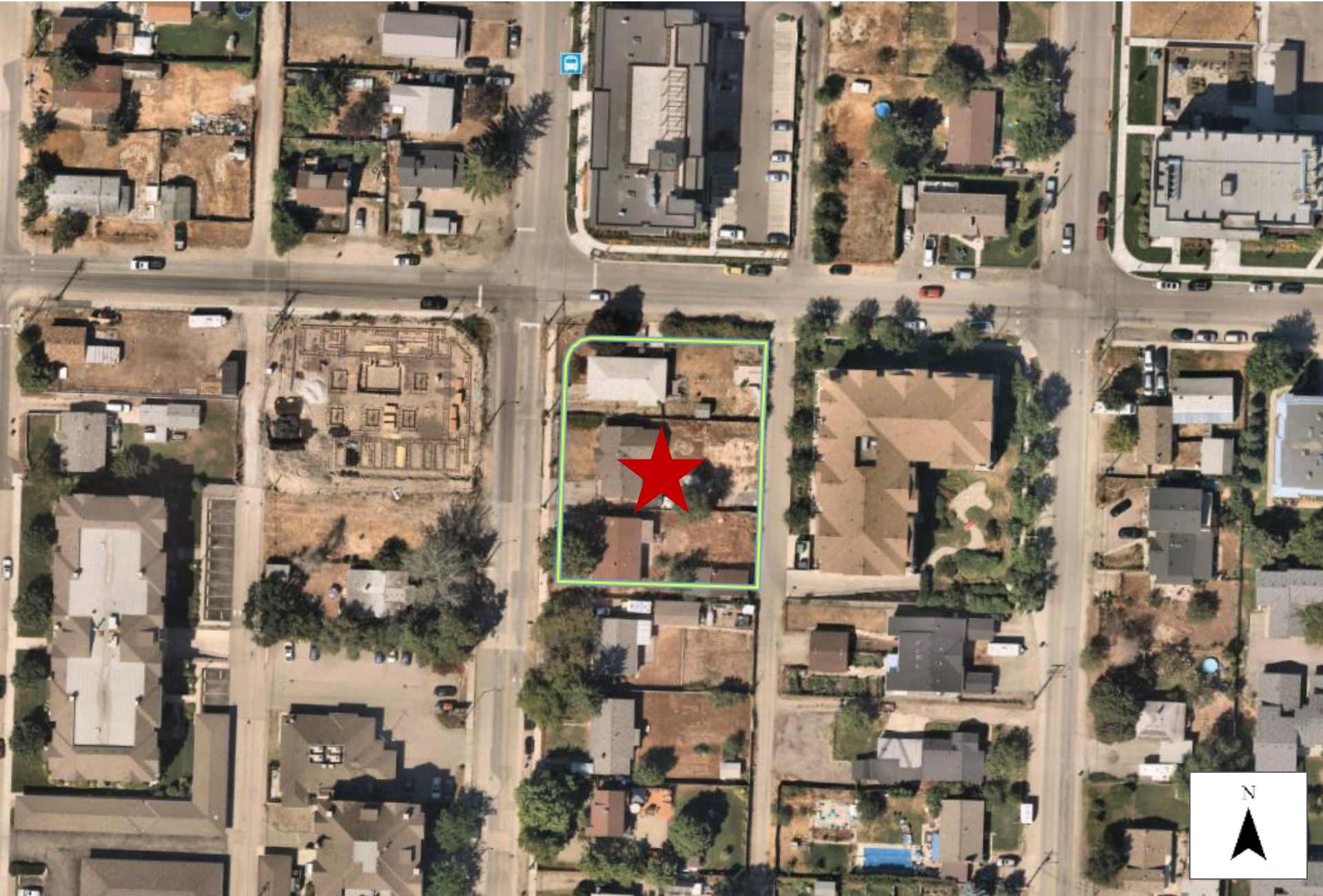
Walk Score  
**78**

Transit Score  
**49**

Bike Score  
**79**



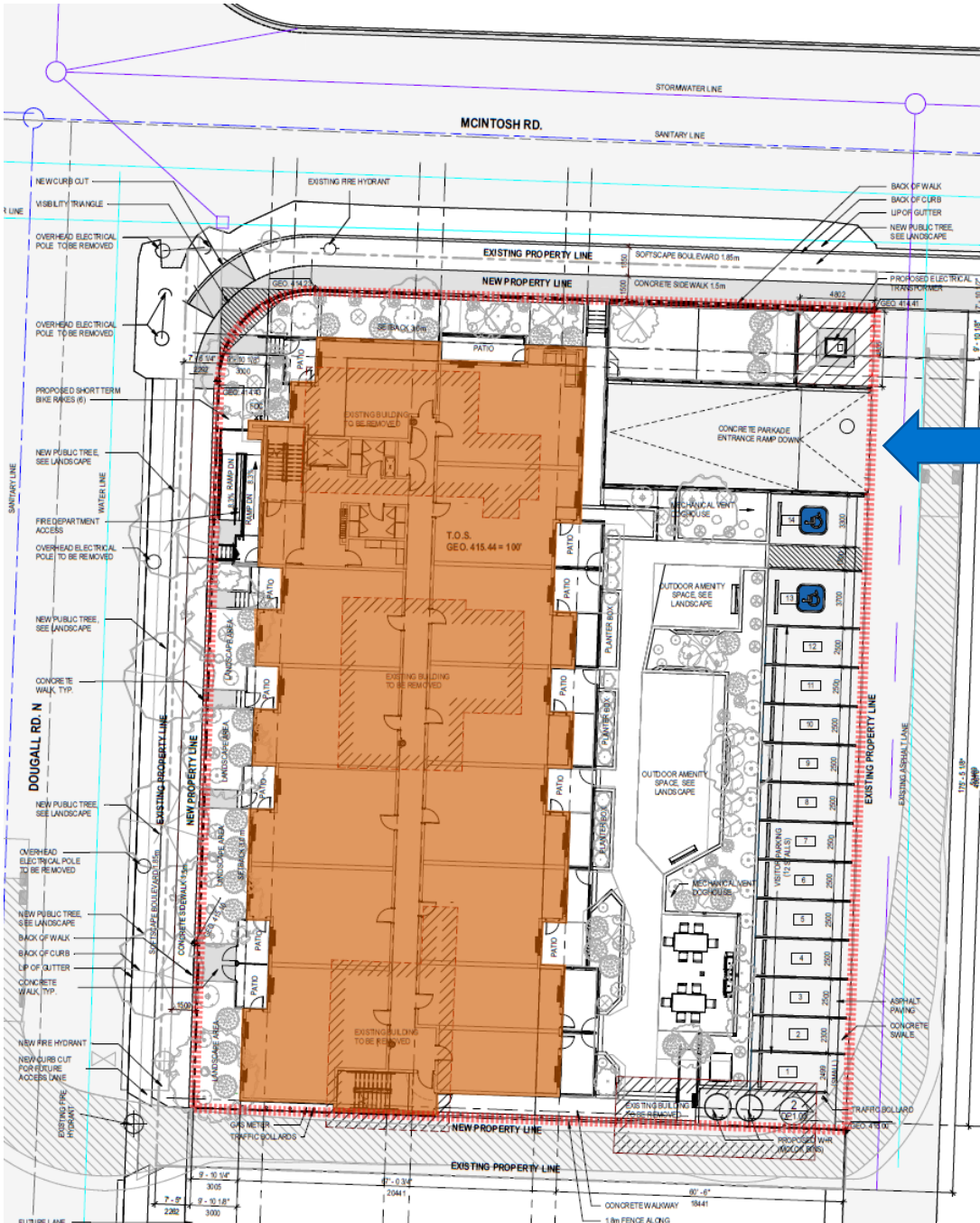
# Subject Property Map



# Technical Details

- ▶ 6-storey, 83 unit apartment building
  - ▶ 7 bachelor units
  - ▶ 59 one-bedroom units
  - ▶ 17 two-bedroom units
- ▶ 69 parking stalls
  - ▶ 55 underground, 14 at-grade
  - ▶ Accessed from the lane
- ▶ Amenities:
  - ▶ Playground, barbecue area, outdoor seating, 6<sup>th</sup> floor deck

# Site Plan

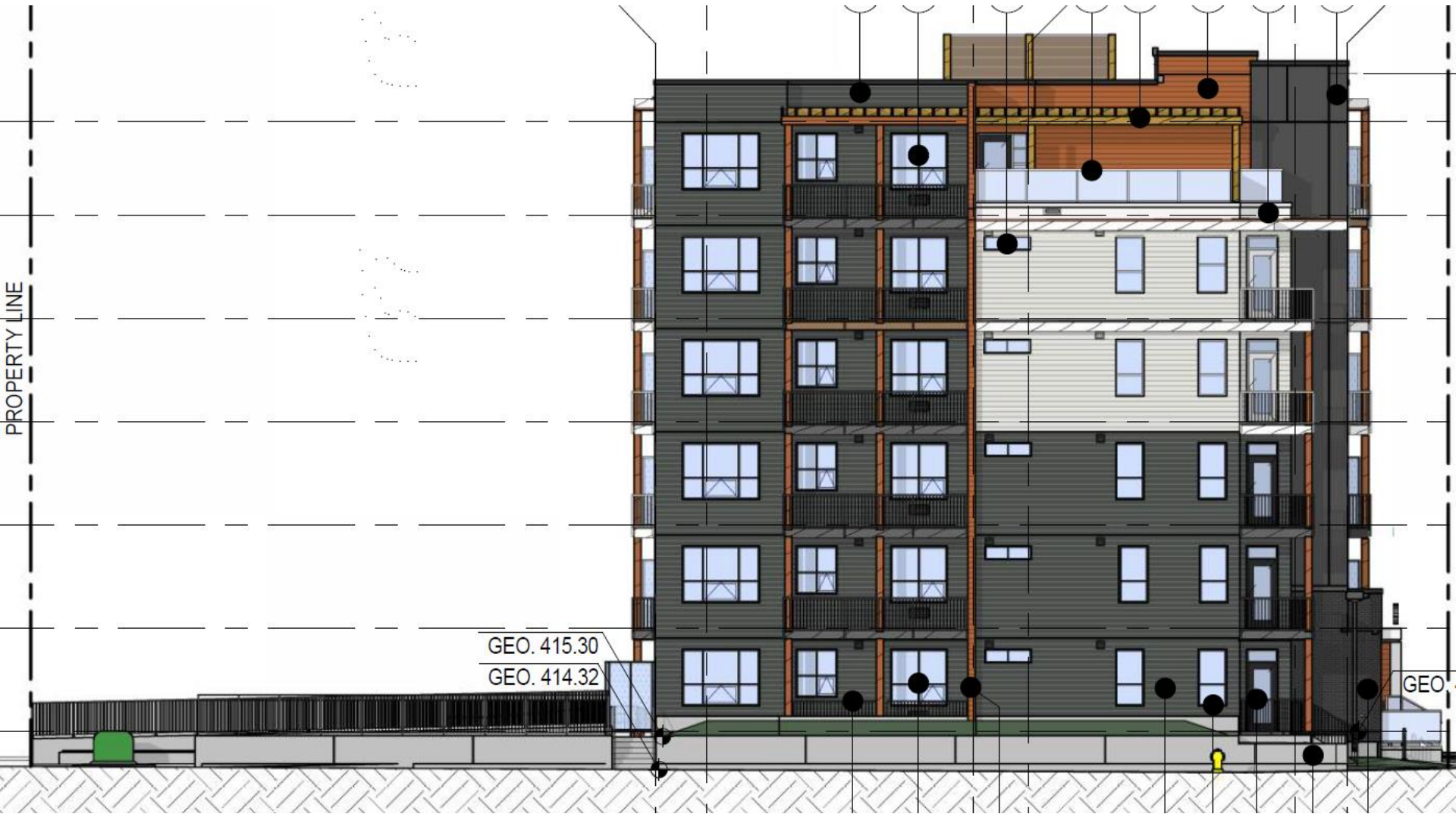


# Elevation – West





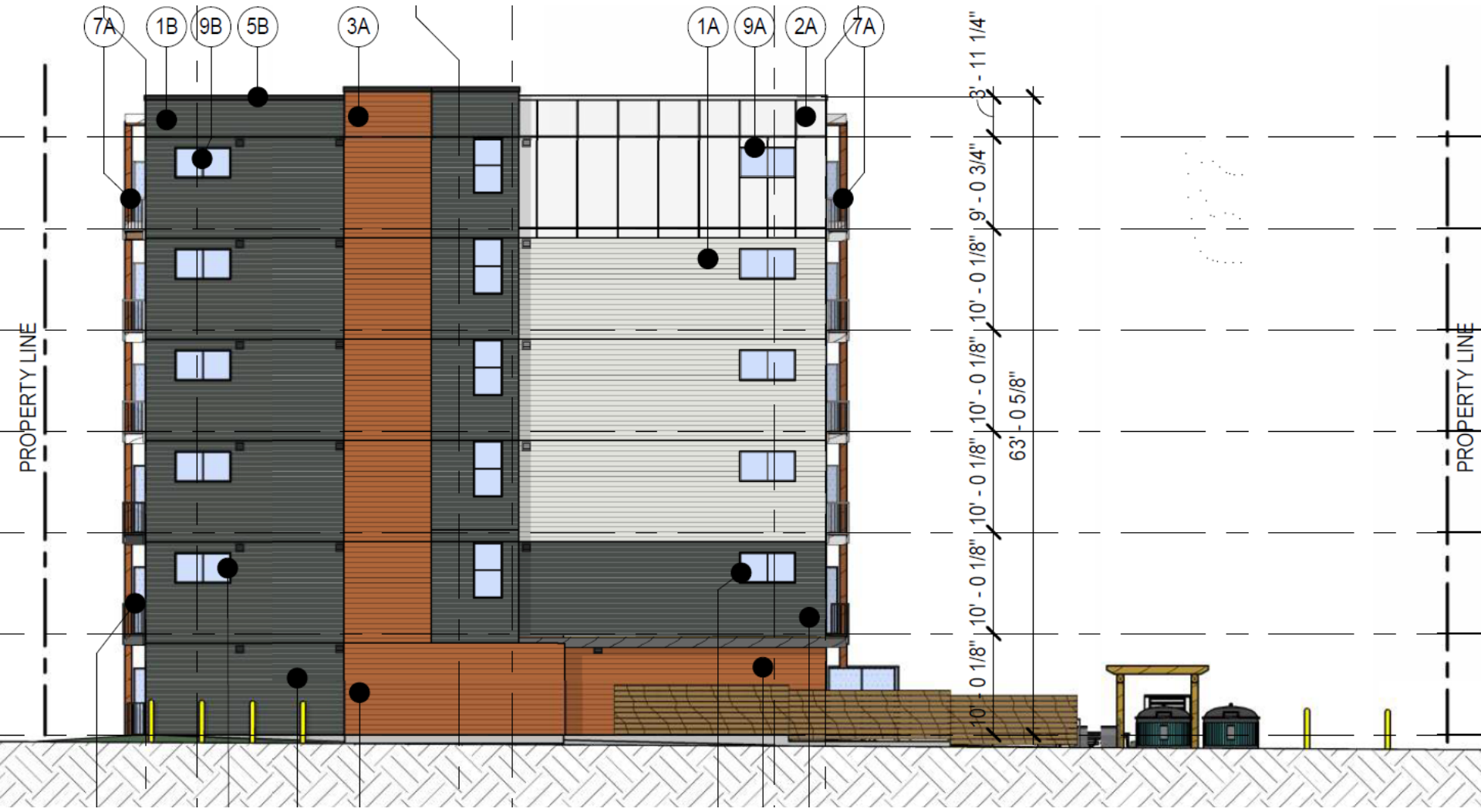
# Elevation – West



# Elevation – East



# Elevation – East



# Materials Board



1B



1A



3



2B



2A



4



9A+B

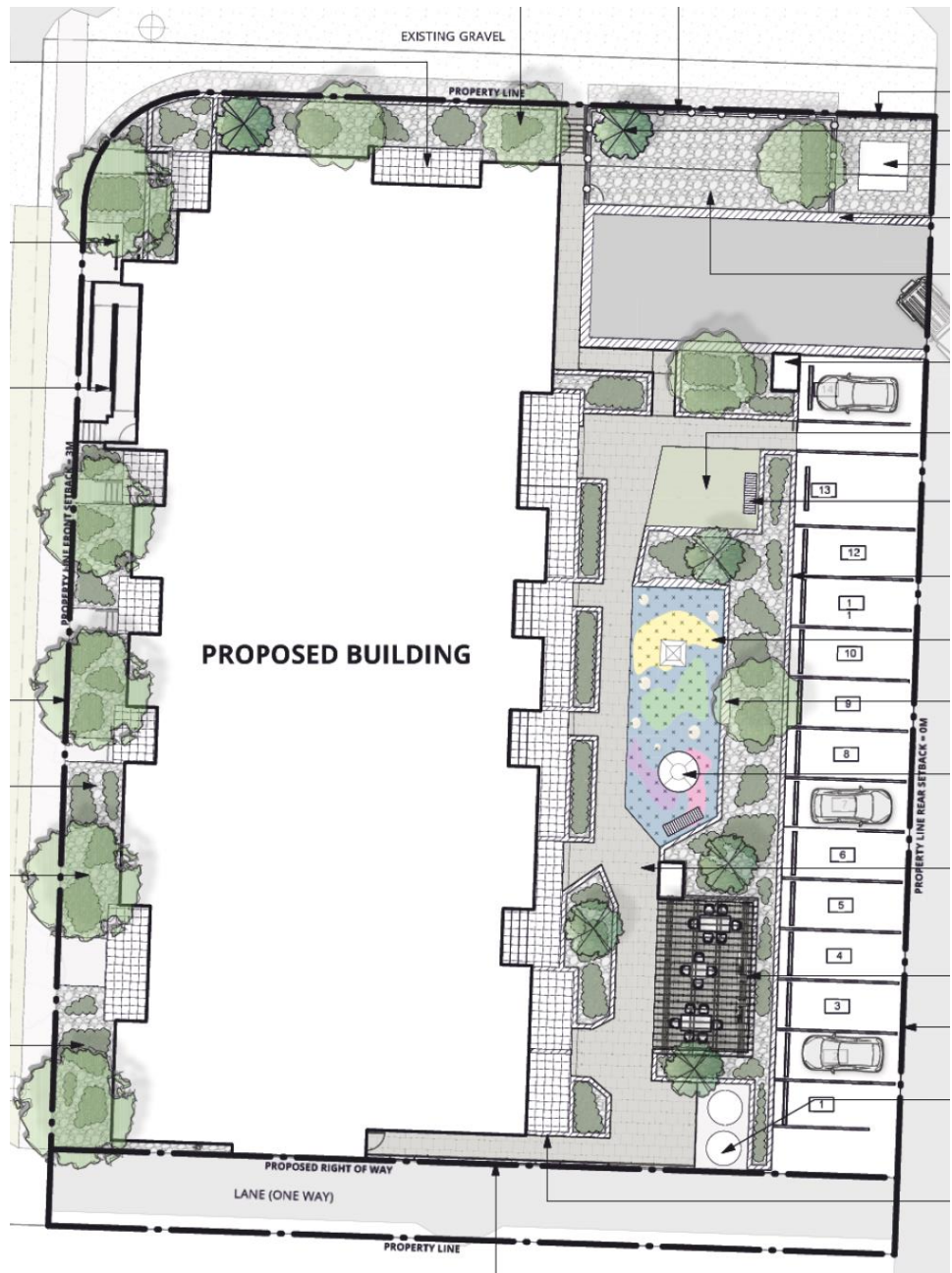


7A+B



3B

# Landscape Plan



# Rendering – NW



# Rendering – SE



# OCP Design Guidelines

- ▶ Primary building façade and entry oriented to the street
- ▶ Ground-oriented units
- ▶ Off-street parking accommodated primarily underground
- ▶ High quality amenity space



# Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit as it:
  - ▶ Aligns with the OCP Form and Character Design Guidelines for Low-Rise Residential Development
  - ▶ No variances to the Zoning Bylaw are proposed