



City of
Kelowna

DP23-0028
540 Dougall Rd N

Development Permit

Purpose

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

Development Process



Feb 15, 2023

Development Application Submitted



Staff Review & Circulation



April 21, 2023

Public Notification Received



May 15, 2023

Initial Consideration



June 5, 2023

Reading Consideration



Aug 14, 2023

Final Reading & Development Permit



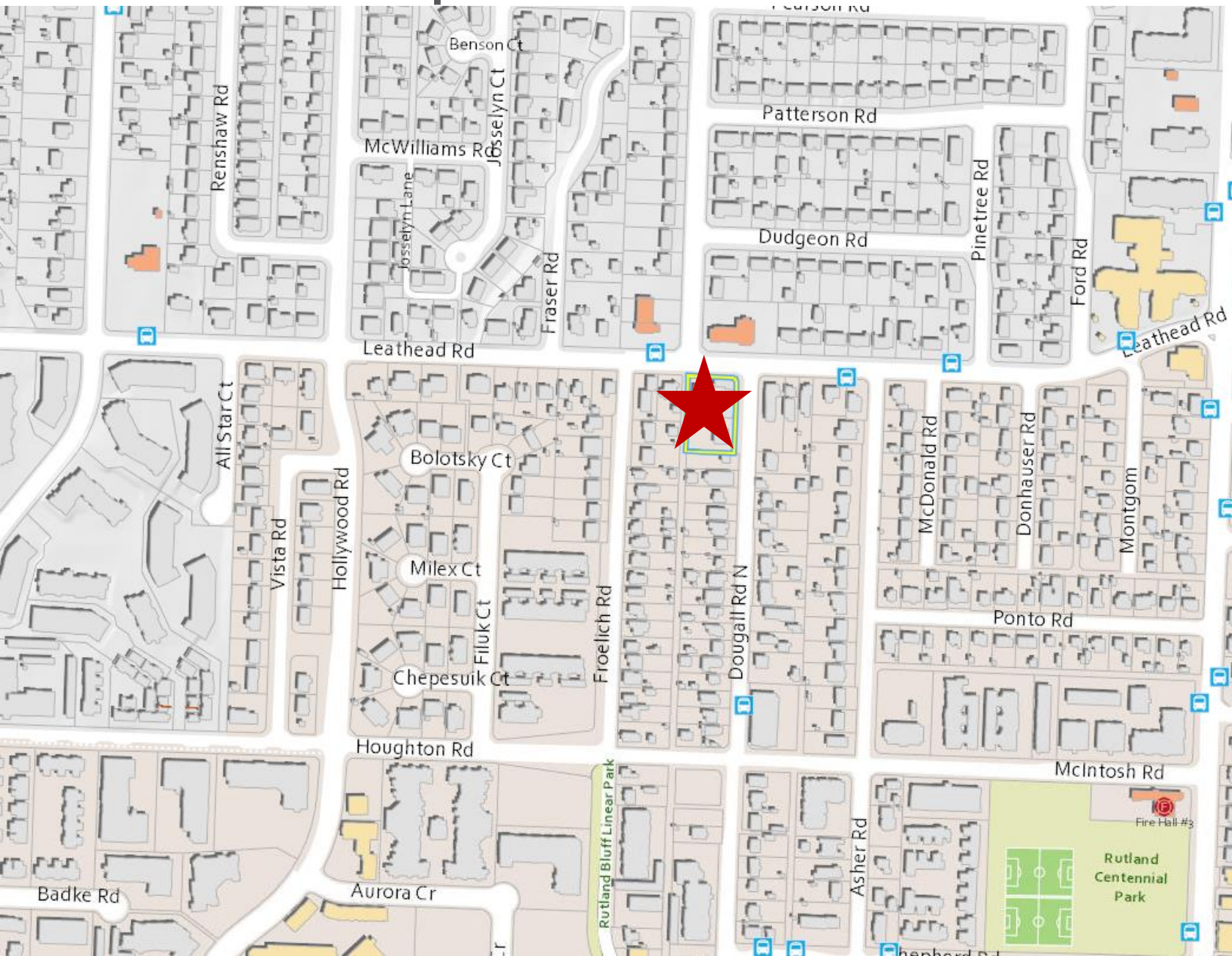
Building Permit



Council Approvals



Context Map



Walk Score
76

Transit Score
50

Bike Score
83

Subject Property Map



Technical Details

- ▶ 6-storey apartment building
 - ▶ 124 units
 - ▶ 11 Bachelor
 - ▶ 90 One Bedroom
 - ▶ 23 Two Bedroom
 - ▶ 99 vehicles parking stalls*
 - ▶ Cash-in-lieu for 5 stalls
 - ▶ 105 bicycle parking spaces
 - ▶ 93 long-term
 - ▶ 12 short-term
 - ▶ 17 Trees

Site Plan



Elevation – East



② EAST ELEVATION (DP)
1/8" = 1'-0"

Elevation – North



1 NORTH ELEVATION (DP)
1/8" = 1'-0"

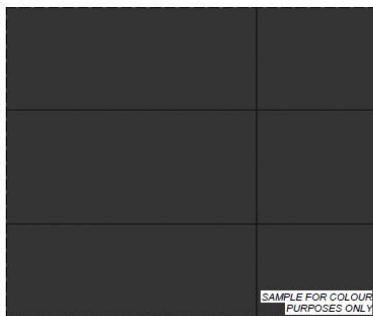
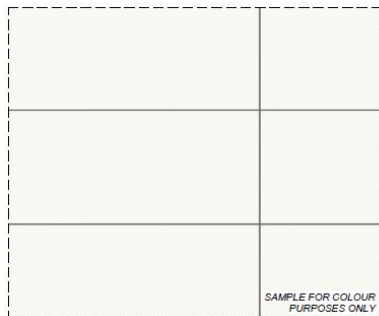
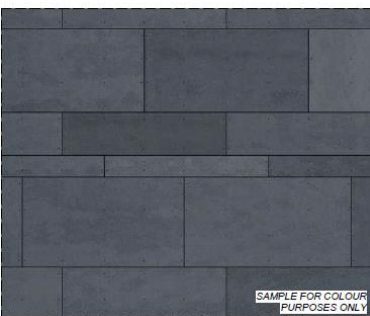
Elevation – West



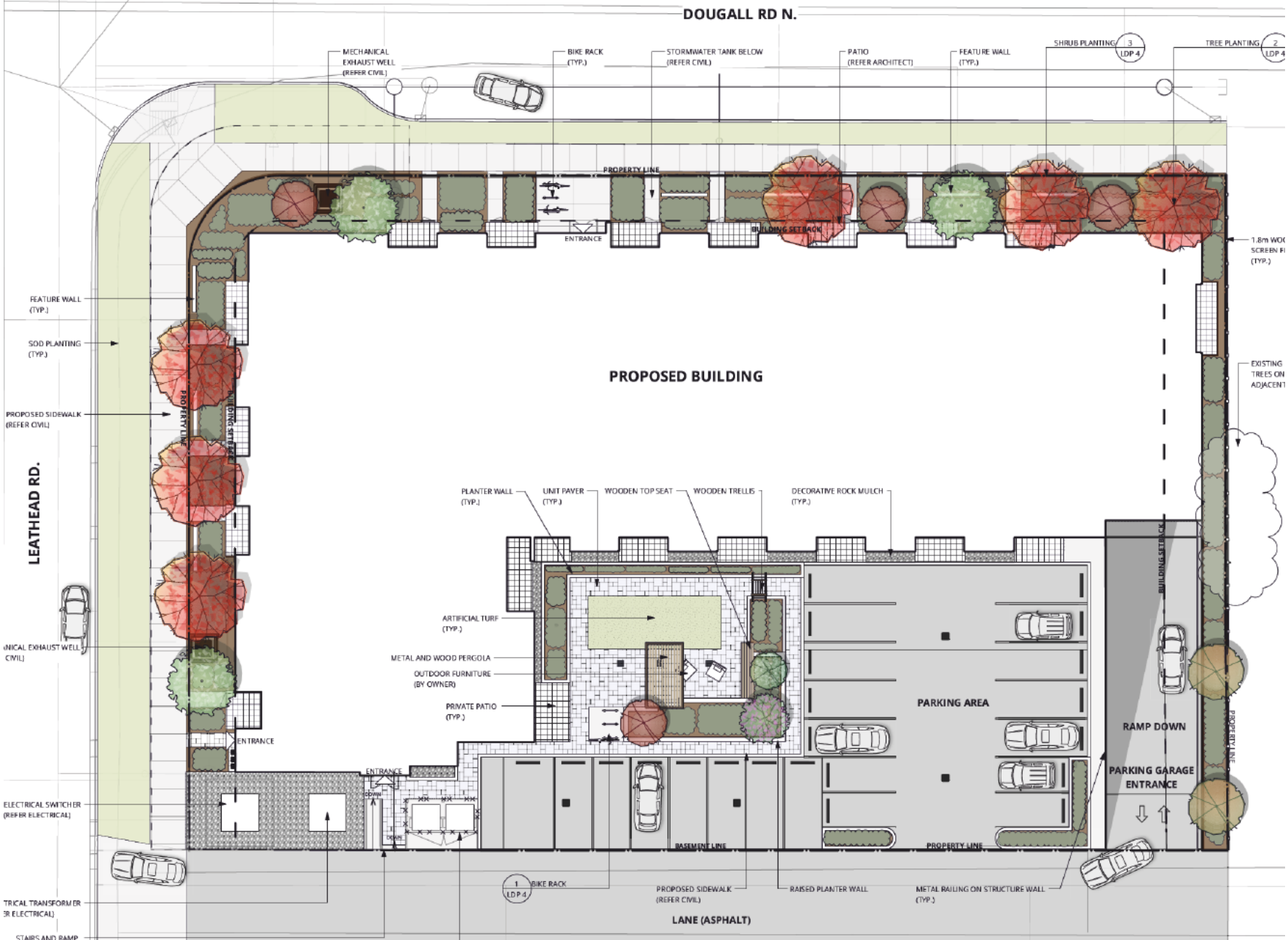
Elevation – South



Materials Board



Landscape Plan



DOUGALL RD N.

LEATHEAD RD.

PROPOSED BUILDING

PARKING AREA

LANE (ASPHALT)

- MECHANICAL EXHAUST WELL (REFER CIVIL)
- BIKE RACK (TYP.)
- STORMWATER TANK BELOW (REFER CIVIL)
- PATIO (REFER ARCHITECT)
- FEATURE WALL (TYP.)
- SHRUB PLANTING 3 (LDP 4)
- TREE PLANTING 2 (LDP 4)
- PROPERTY LINE
- ENTRANCE
- BUILDING SET BACK
- 1.8m WOC SCREEN FI (TYP.)
- EXISTING TREES ON ADJACENT
- FEATURE WALL (TYP.)
- SOD PLANTING (TYP.)
- PROPOSED SIDEWALK (REFER CIVIL)
- PROPOSED SIDEWALK (REFER CIVIL)
- MECHANICAL EXHAUST WELL (CIVIL)
- ARTIFICIAL TURF (TYP.)
- METAL AND WOOD PERGOLA
- OUTDOOR FURNITURE (BY OWNER)
- PRIVATE PATIO (TYP.)
- ENTRANCE
- ENTRANCE
- ELECTRICAL SWITCHER (REFER ELECTRICAL)
- TRICAL TRANSFORMER (REFER ELECTRICAL)
- STAIRS AND RAMP
- PLANTER WALL (TYP.)
- UNIT PAVER (TYP.)
- WOODEN TOP SEAT
- WOODEN TRELLIS
- DECORATIVE ROCK MULCH (TYP.)
- BASEMENT LINE
- PROPERTY LINE
- BIKE RACK (LDP 4)
- PROPOSED SIDEWALK (REFER CIVIL)
- RAISED PLANTER WALL
- METAL RAILING ON STRUCTURE WALL (TYP.)

Rendering – Northeast



Rendering – Southwest



RENDERING FOR
ILLUSTRATIVE
PURPOSES ONLY

OCP Design Guidelines

- ▶ Orienting building facades to both fronting streets
- ▶ Avoiding blank walls at grade
- ▶ A range of architectural features and details
- ▶ Integrated, consistent range of materials
- ▶ Ground oriented units with individual entrances

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit as it:
 - ▶ Generally meets the OCP Design Guidelines
 - ▶ No variances