



City of
Kelowna

DP23-0140
465-495 Dougall Rd N

Development Permit

Purpose

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

Development Process

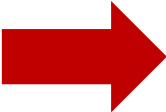


July 11, 2023

Development Application Submitted



Staff Review & Circulation



Dec 4, 2023

Council Consideration of Development Permit

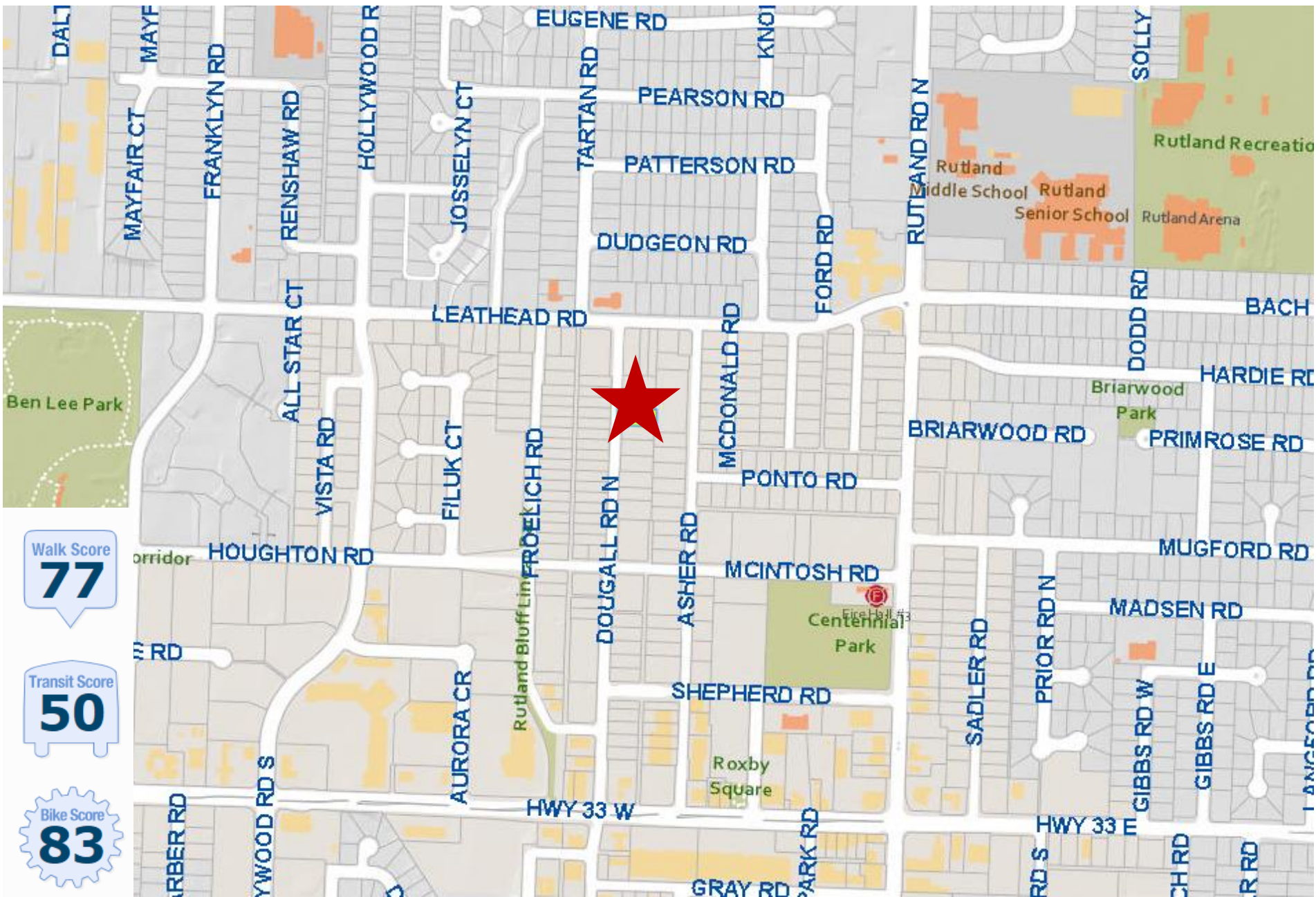


Council Approvals



Building Permit

Context Map



Walk Score
77

Transit Score
50

Bike Score
83

Technical Details

- ▶ 6-storey apartment building
- ▶ Public Amenity & Streetscape Capital Reserve Fund – bonus density & height
 - ▶ 105 units – 15 ground oriented
 - ▶ 55 One Bedroom
 - ▶ 40 Two Bedroom
 - ▶ 4 Two Bedroom + Den
 - ▶ 6 Three Bedroom
 - ▶ 112 Parking Stalls*
 - ▶ Cash-in-lieu for 3 stalls
 - ▶ 96 Bicycle Parking Stalls
 - ▶ 9 Trees

Elevation – West



Elevation – East



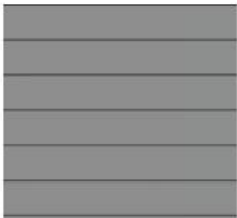
Elevation – North



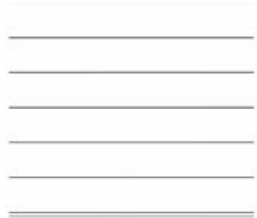
Elevation – South



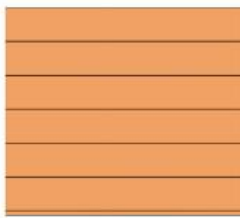
Materials Board



1. FIBRE CEMENT SIDING - LIGHT GREY



2. FIBRE CEMENT SIDING - WHITE



3. FIBRE CEMENT SIDING - CEDAR (WOOD GRAIN)



4. FIBRE CEMENT PANEL - WHITE



5. FIBRE CEMENT PANEL - LIGHT GREY



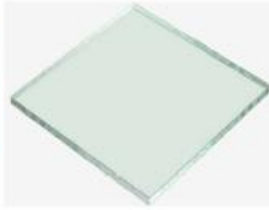
6. FIBRE CEMENT PANEL - CEDAR



7. BRICK VENEER - GREY



8. ALUMINUM SOFFIT - WOOD GRAIN



9. THERMALLY BROKEN, DOUBLE GLAZED WINDOW - CLEAR



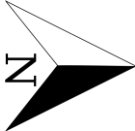
10. CLEAR TEMPERED GLASS GUARD RAILING



11. PRE-FINISHED METAL FLASHING - DARK GREY

Landscape Plan

Dougall Rd N



Rendering – West



Dougall Rd N

Rendering – East



City of Kelowna

OCP Design Guidelines

- ▶ Ground oriented units with individual entrances
- ▶ Integrated, consistent range of materials
- ▶ Off-street parking, garbage, utilities, parkade access away from public view
- ▶ Range of architectural features and details
- ▶ Landscaping material that soften development
- ▶ Shared rooftop and indoor amenity spaces

Staff Recommendation

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