

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: February 9, 2026
To: Council
From: City Manager
Address: 190-220 Dougall Road South
File No.: DP25-0155
Zone: UC4 – Rutland Urban Centre

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP25-0155 for:

- a) Lot 10 Block D Section 23 Township 26 ODYD Plan 4740, located at 190 Dougall Road South, Kelowna, BC,
- b) Lot 9 Block D Section 23 Township 26 ODYD Plan 4740, located at 200 Dougall Road South, Kelowna, BC,
- c) Lot 8 Block D Section 23 Township 26 ODYD Plan 4740, located at 210 Dougall Road South, Kelowna, BC, and
- d) Lot 7 Block D Section 23 Township 26 ODYD Plan 4740, located at 220 Dougall Road South, Kelowna, BC,

subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to consolidate the subject properties in order for the permit to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To issue a Development Permit for the form and character of a mixed-use apartment building.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of a mixed-use apartment building. The proposal meets all Zoning Bylaw regulations, complies with Official Community Plan (OCP) policies for Urban Centre development, and with Form and Character Design Guidelines for mixed-use and mid-rise buildings. Key design features and policy alignment includes:

- Building façades that are oriented towards both fronting streets, including ground floor residential units with direct access to the street and weather protection at primary entrances.

The project site is a 4-lot land assembly located in Rutland Urban Centre, at the corner of Dougall Road South and Valleyview Road, approximately 450m from the Rutland Transit Exchange. The properties are also near Rutland Lions Park, the Rutland Bluff Trail, and commercial businesses along the Highway 33 West corridor.

The OCP allows for 6-storey building heights on these parcels and on adjacent properties to the north, east and west, and properties to the south are zoned MF1 – Infill Housing, which allows for 3-storey townhomes. A development permit for the property directly to the west at 217 Valleyview Road was approved by Council in June 2024, for a 117-unit 6-storey apartment building (DP24-0035).

A section of Dougall Road South, adjacent to the northern portion of the project site, has a *mixed residential* street character (defined by OCP Map 4.8), which allows for commercial or residential uses at grade. Only residential uses are permitted along the remainder of the Dougall Road South and Valleyview Road street frontage. For the redevelopment of the site, the City will require approximately 2.4 m road dedication along Dougall Road South and approximately 0.8 m road dedication along the laneway in accordance with OCP Functional Road Classification objectives and Subdivision Servicing Bylaw No. 7900.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS		
Gross Lot Area	2853 m ²	
Total Number of Units	107	
Bachelor	26	
1-bed	60	
2-bed	21	
Net Commercial Floor Area	214 m ²	
DEVELOPMENT REGULATIONS		
CRITERIA	UC ₄ ZONE REQUIREMENT	PROPOSAL
Total Maximum Floor Area Ratio ^①	2.5	2.28
Max. Site Coverage (buildings)	85%	84%
Max. Site Coverage (buildings, parking, driveways)	90%	87.2%
Max. Height ^①	22.0 m / 6 storeys	21.81 m / 6 storeys
Setbacks		
Min. Front Yard (East)	3.0 m	3.1 m
Min. Flanking Side Yard (South)	3.0 m	3.1 m
Min. Side Yard (North)	0.0 m	0.1 m
Min. Rear Yard (West)	0.0 m	0.2 m
Step backs		
Min. Fronting Street (East)	3.0 m	3.1 m
Min. Flanking Street (South)	3.0 m	5.9 m
Amenity Space		
Total Required Amenity Space	1,146 m ²	1,930 m ²
Common	428 m ² (including at least 75m ² indoors)	1075 m ² (including 82.3 m ² indoors)
Private	718 m ²	855 m ²
Landscaping		
Min. Number of Trees	12 trees	12 trees
Min. Large Trees	50%	50% trees

PARKING REGULATIONS^②		
CRITERIA	UC ZONE REQUIREMENT	PROPOSAL
Total Required Vehicle Parking ^①	6 stalls	77 stalls
Residential (Regular / Small)	0	23 regular, 47 small
Accessible	3	3
Van Accessible	1	1
Commercial	1.8	3
Min. Loading Stalls	0	0
Bicycle Stalls Short-Term	12	12
Bicycle Stalls Long-Term	80 stalls	151 stalls
Bike Wash & Repair	1	3
<p>^① The subject properties are within a TOA which permits up to 2.5 FAR, 6 storeys height, and no residential parking (except accessible stalls).</p> <p>^② Parking requirements are based on Zoning Bylaw regulations in effect as of February 9, 2026, however the proposal has accounted for potential Zoning Bylaw updates currently under consideration.</p>		

6.o Application Chronology

Application Accepted: August 1, 2025

- Report prepared by:** Shaun O’Dea, Planner Specialist
- Reviewed by:** Carla Eaton, Development Planning Manager
- Reviewed by:** Nola Kilmartin, Development Planning Department Manager
- Approved for Inclusion:** Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:

- Attachment A: Draft Development Permit DP25-0155
 - Schedule A: Site Plan & Floor Plans
 - Schedule B: Elevations & Renderings
 - Schedule C: Landscape Plan
- Attachment B: OCP Form and Character Development Permit Guidelines
- Attachment C: Applicant’s letter of rationale

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.