Development Permit

DP25-0155

This permit relates to land in the City of Kelowna municipally known as

190-220 Dougall Road South

and legally known as

Lot 10 Block D Section 23 Township 26 ODYD Plan 4740, located at 190 Dougall Road South, Kelowna, BC

Lot 9 Block D Section 23 Township 26 ODYD Plan 4740, located at 200 Dougall Road South, Kelowna, BC

Lot 8 Block D Section 23 Township 26 ODYD Plan 4740, located at 210 Dougall Road South, Kelowna, BC

Lot 7 Block D Section 23 Township 26 ODYD Plan 4740, located at 220 Dougall Road South, Kelowna, BC

and permits the land to be used for the following development:

Apartment Housing and Commercial

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Approval:	**February 9, 2026**
Development Permit Area:	Form and Character
Existing Zone:	UC4 – Rutland Urban Centre
Future Land Use Designation:	UC – Urban Centre

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owners:	Sarg Investment Holdings Ltd, Inc. No. BC 1141491 Nareg Homes Ltd, Inc. No. BC 1091024
Applicant:	Usman Aziz, New Town Architecture & Engineering Inc

_____

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

_____

Date of Issuance

ATTACHMENT A
This forms part of application
DP25-0155
City of Kelowna
COMMUNITY PLANNING
Planner Initials SO

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

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.

PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **$$112,531.25**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the Landscape Agreement or their designates.

DOUGALL RESIDENCES

REISSUE FOR DEVELOPMENT PERMIT - DECEMBER 24, 2025

ARCHITECTURAL

NEW TOWN ARCHITECTURE & ENGINEERING
200-1464 ST. PAUL STREET
KELOWNA, BC V1Y 2E6
e: usman@newtownservices.net t: (250) 860-8185

LANDSCAPE

CTQ CONSULTANTS LTD.
1334 ST. PAUL STREET
KELOWNA, BC V1Y 2E1
e: DJohnston@ctqconsultants.ca t: (250) 979-1221

SCHEDULE A
This forms part of application
DP25-0155
Planner Initials SO
City of Kelowna COMMUNITY PLANNING

project title
DOUGALL RESIDENCES
1900-2200 DOUGALL RD S,
KELOWNA, BC

NEW TOWN ARCHITECTURE + ENGINEERING
ARCHITECTS 1464 ST PAUL ST, KELOWNA, BC P: 250.860.8185 www.newtownservices.com/ENGINEERING

seal
REGISTERED ARCHITECT USMAN AZIZ BRITISH COLUMBIA

No.	DATE	ISSUED FOR:
1	25-06-18	DEVELOP. PERMIT
2	25-07-21	RE-DEV. PERMIT
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4	25-09-11	RE-DEV. PERMIT
5	25-10-04	RE-DEV. PERMIT
6	25-12-24	RE-DEV. PERMIT

sheet name
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REV 6
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project no.
4209

scale	designed	drawn	checked
	DR. GL	DR. GL	UA

date
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PROJECT NAME

ADDRESS:
190-220 DOUGALL RD S, KELOWNA, V1X 3J4, BRITISH COLUMBIA, CANADA

LEGAL ADDRESS:
KAP4740, ROLL 4871000, LOTS 9 & 10; KAP4740, ROLL 4869000, LOT 8; KAP4740, ROLL 4868000, LOT 7

AUTHORITY HAVING JURISDICTION:
CITY OF KELOWNA

GRADES:
EXISTING: FLAT PROPOSED: FLAT

NUMBER OF BUILDINGS:
1 BUILDING (112 UNITS, 3 CRU)

ZONING ANALYSIS

	EXISTING:	PROPOSED:
	UC4 - RUTLAND URBAN CENTRE	UC4 - URBAN CENTRE
FUTURE LAND USE (2040 OCP)		URBAN CENTRE (UC4)
TRANSIT SUPPORTED CORRIDOR		N

ADJACENT LAND USES:	ZONE	USE
NORTH	URBAN CENTRE (UC4)	PARKING LOT
SOUTH	MF1- INFILL HOUSING	STREET / SINGLE RESIDENCE
EAST	URBAN CENTRE (UC4)	STREET / SINGLE RESIDENCE
WEST	URBAN CENTRE (UC4)	LANE / SINGLE RESIDENCE / DP24-0035 PROPOSED

UC4 ZONING REQUIREMENTS

	REQUIRED:	PROPOSED:
SITE AREA (m²)	460m² (ABUTING LANE)	2,852.703m²
SITE WIDTH (m)	13.0m (ABUTING LANE)	31.0m
SITE DEPTH (m)	30.0m	85.6m
MAXIMUM SITE COVERAGE OF BUILDINGS (%)	85.0%	84.0%
MAXIMUM SITE COVERAGE OF IMPERMEABLE SURFACES (%)	90.0%	87.2%
VEHICULAR ACCESS FROM LANE OR LOWER CLASSED ROAD	Y	Y

DEVELOPMENT REQUIREMENTS

	REQUIRED:	PROPOSED:
TOTAL NUMBER & TYPES OF UNITS:		107 UNITS 26x STUDIO 60x 1-BED 21x 2-BED 3 COMMERCIAL/RETAIL UNITS
FLOOR AREA (GFA/NFA)(m²):	6,873.83m² MAXIMUM (BASED ON 2.5 FAR)	6,511.74 m²
FLOOR AREA RATIO:		
BASE:	2.5	
TOTAL	*2.5*	*2.28*
BUILDING HEIGHT (m):		
BASE HEIGHT	22.0m (6 STOREYS - BONUS 3 STOREYS/12m)	21.81m (6 STOREYS)
TOTAL	*22.0m (6 STOREYS)*	*21.81 (6 STOREYS)*
SETBACKS (m):		
FRONT (EAST/ DOUGALL RD)	3.0m (3.0m ABOVE 16m)	3.1m (3.1m ABOVE 16m)
FLANKING SIDE (SOUTH/ VALLEYVIEW ROAD)	3.0m (3.0m ABOVE 16m)	3.1m (5.9m ABOVE 16m)
REAR (WEST/LANEWAY)	0.0m (4.0m ABOVE 16m)	0.2m (6.9m ABOVE 16m)
SIDE (NORTH/RESIDENTIAL)	0.0m	0.1m (6.5m ABOVE 16m)
AMENITY SPACE (m²):		
PER UNIT BREAKDOWN:		
INDOOR AMMENITY SPACE	75m²	
STUDIO (26)	6.0m² EACH (*156.0m² TOTAL*)	
1-BED (60)	10.0m² EACH (*600.0m² TOTAL*)	
2-BED (21)	15.0m² EACH (*315.0m² TOTAL*)	
TOTAL	*1,146.00m²*	
PROPOSED AMENITY SPACE:		
INDOOR AMMENITY SPACE/GYM	82.27m²	
COMMON TERRACES	566.86m²	
BALCONIES	854.55m²	
ROOF TERRACE	425.93m²	
TOTAL	*1,929.64m²*	
PARKING STALLS (All parking stalls must provide an electric vehicle energized outlet capable of providing level 2 charging)		
REGULAR		23
SMALL		47
COMMERCIAL (1.3/100m²)	1.8 (213.9m²)	3
ACCESSIBLE (101-150)	3	3
VAN ACCESSIBLE (101-150)	1	1
TOTAL		*77*
DRIVE AISLE (WIDTH)	6.0m - 6.5m	6.0m - 6.5m
DRIVE AISLE GRADE	8% MAX	8% MAX
REGULAR STALL RATIO	50%	39%
SMALL STALL RATIO	50%	61%
LOADING	N/A	N/A
BIKE STALLS (LONG TERM):		
STUDIO (1.25 x 26)	33	
1-BED (1.25 x 60)	75	
2-BED (1.50 x 21)	32	
TOTAL	*140*	*151*
BIKE STALLS (SHORT TERM):		
COMMERCIAL (2.0/ENTRY)	6	6
RESIDENTIAL (6.0/ENTRY)	6	6
TOTAL	*12*	*12*
GRAND TOTAL	*119*	*107*

BUILDING CODE REVIEW

		PARKADE
OCCUPANCY	GROUP C	GROUP F3
ARTICLE	3.2.2.50	3.2.2.86
# OF STOREYS	6 STOREYS	1 STOREYS
# OF STREETS FACING	N/A	N/A
MAX BUILDING AREA	1,500m²	7,200m²

NOTES:
- PARKADE TO BE CONSIDERED A SEPARATE BUILDING AS PER BCBC 3.2.1.2.
- BUILDING TO BE SEPARATED BY A 2HR RATED ASSEMBLY BETWEEN THE PARKADE AND OTHER OCCUPANCY.

CONSTRUCTION TYPE	COMBUSTIBLE	NON-COMBUSTIBLE
SPRINKLERED	YES	YES
ASSEMBLY RATINGS:		
FLOORS	2HR (1HR RATING ABOVE PARKADE)	
WALLS	2HR (1HR RATING ABOVE PARKADE)	
LOAD BEARING WALLS/COLUMNS/ARCHES	2HR (1HR RATING ABOVE PARKADE)	
ROOFS	1HR	

SPATIAL SEPARATION 3.2.3.1.D

	NORTH	EAST	SOUTH	WEST
WALL AREA	587.49m²	1687.39m²	587.49m²	1687.39m²
OPENING AREA	13.31m²	592.26m²	37.97m²	353.60m²
% PERMITTED	52.0%	100.0%	100.0%	100.0%
LIMITING DISTANCE	6.9m	12.5m	13.07m	9.3m
% PROVIDED	2.26%	35.10%	6.46%	20.96%
CONST. TYPE	COMB	COMB	COMB	COMB
CLADDING MATERIAL	NON-COMB	NON-COMB	NON-COMB	NON-COMB
REQUIRED RATING	N/A	N/A	N/A	N/A

REQUIRED FIRE SEPARATIONS

MAJOR OCCUPANCIES		
GROUP C TO C	N/A	3.3.1.1.
GROUP F3 TO C	2HR	3.2.1.2.
SERVICE ROOMS	1HR	3.6.2.1.(1)
ELECTRICAL ROOM	1HR	3.6.2.1. (6)
JANITORS ROOMS	N/A	3.6.2.1.(8)

BUILDING FIRE SAFETY

SOFFIT PROTECTION	N/A	3.2.3.16.
FLAME SPREAD RATINGS	COMPLY WITH	3.1.13.2.
METAL DECK ASSEMBLIES	N/A	3.1.14.2.(2)
ROOF COVERING CLASSIFICATION	CLASS "X"	3.1.15.2.(5)
ATTIC FIRESTOPS	YES	3.1.11.
MAX ATTIC AREA	300 m²	3.1.11.5.
MAX. CRAWL SPACE AREA	N/A	3.1.11.6.
CONCEALED FLOOR AREA	N/A	3.1.11.5.(5)

EXIT FACILITIES 3.1. TO 3.6.

PARKADE LEVEL	2 MIN. PER FLOOR	
	REQUIRED WIDTHS	PROVIDED WIDTHS
	MIN. 900mm DOOR WIDTH (TABLE 3.4.3.2.A)	2x 915mm DOORS
	MIN. 900mm STAIR WIDTH (TABLE 3.4.3.2.A)	MIN. 1100mm STAIR WIDTH (TABLE 3.4.3.2.A)
PARKADE LEVEL	6.1mm/ PERSON x 52 PERSONS = 317.2mm	2 DOORS @ 915mm = 1830mm
MIXED-USE LEVEL (AT GRADE)		
GROUND LEVEL (DOORS)	MIN. DOOR WIDTH/FLOOR = 900mm	2 DOORS @ 915mm EACH
	6.1mm/ PERSON x 119 PERSONS MAX	WIDTH/FLOOR = 725.9mm
RESIDENTIAL LEVELS		
LEVEL 2 - 7 (DOORS)	MIN. DOOR WIDTH/FLOOR = 900mm	2 DOORS @ 915mm EACH
	6.1mm/ PERSON x 230 PERSONS MAX	WIDTH/FLOOR = 1403mm
LEVEL 2 - 7 (STAIRS)	8.0mm/ PERSON x 230 PERSONS MAX	2 STAIRS @ 1066mm EACH
	MIN. STAIR WIDTH/FLOOR = 1840mm	WIDTH/FLOOR = 2132mm
RESIDENTIAL UNITS	MIN. 1 DOOR @ 800mm/UNIT	915mm DOOR @ EACH
EXIT THROUGH LOBBY	YES	3.4.4.2.
PANIC HARDWARE REQ'D	YES	3.4.6.16.(2)
EXIT EXPOSURE	YES	3.2.3.13.
MAX TRAVEL DISTANCE	45m	3.4.2.5.(1)
EXIT RATINGS REQUIRED		
STAIR SHAFTS	45min	3.4.4.1.
CORRIDORS	N/A	3.3.2.6.(4)

SPECIFIC BUILT FORMS

	REQUIRED:	PROPOSED:
URBAN & VILLAGE CENTRE (14.11):		
UPPER FLOOR SETBACK ABUTTING STREET:		
FRONT (VALLEYVIEW RD)	3.0m ABOVE 16m	3.1m
SIDE A (DOUGALL RD S)	3.0m ABOVE 16m	5.9m
SIDE B (RESIDENTIAL)	4.0m ABOVE 16m	6.9m
CORNER LOT TRIANGULAR SETBACK	5.0m	5.0m
STREET TYPE:		
	RESIDENTIAL / MIXED-RESIDENTIAL	
MAX. PARKADE EXPOSURE (%):		
FRONT (VALLEYVIEW RD)	25.0%	0.0%
SIDE A (DOUGALL RD S)	0.0%	0.0%

STREET VIEW FROM VALLEYVIEW RD *NO LANEWAY VIEW AVAILABLE

STREET VIEW FROM DOUGALL RD S, LOOKING SOUTH AT THE NORTHERN PROPERTY BOUNDARY *NO LANEWAY VIEW AVAILABLE

STREET VIEW FROM DOUGALL RD S, LOOKING NORTH-WEST AT THE EASTERN PROPERTY BOUNDARY *NO LANEWAY VIEW AVAILABLE

NORTH

SCHEDULE A
This forms part of application
DP25-0155
Planner Initials SO
City of Kelowna
COMMUNITY PLANNING

DOUGALL RESIDENCES

project title
190-220 DOUGALL RD S, KELOWNA, BC

NEW TOWN ARCHITECTURE + ENGINEERING
ARCHITECTS
1708-1630 BERTRAM ST, KELOWNA, BC T: 250.860.8185 www.newtownservices.com/engineering

Seal

No.	DATE	ISSUED FOR:
1	25-06-18	DEVELOP. PERMIT
2	25-07-21	RE. DEV. PERMIT
3	25-08-14	RE. DEV. PERMIT
4	25-09-11	RE. DEV. PERMIT
5	25-10-04	RE. DEV. PERMIT
6	25-10-24	RE. DEV. PERMIT

sheet name
ZONING & BYLAW

A1.01D REV 6
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project no.
4209

scale	designed	drawn	checked
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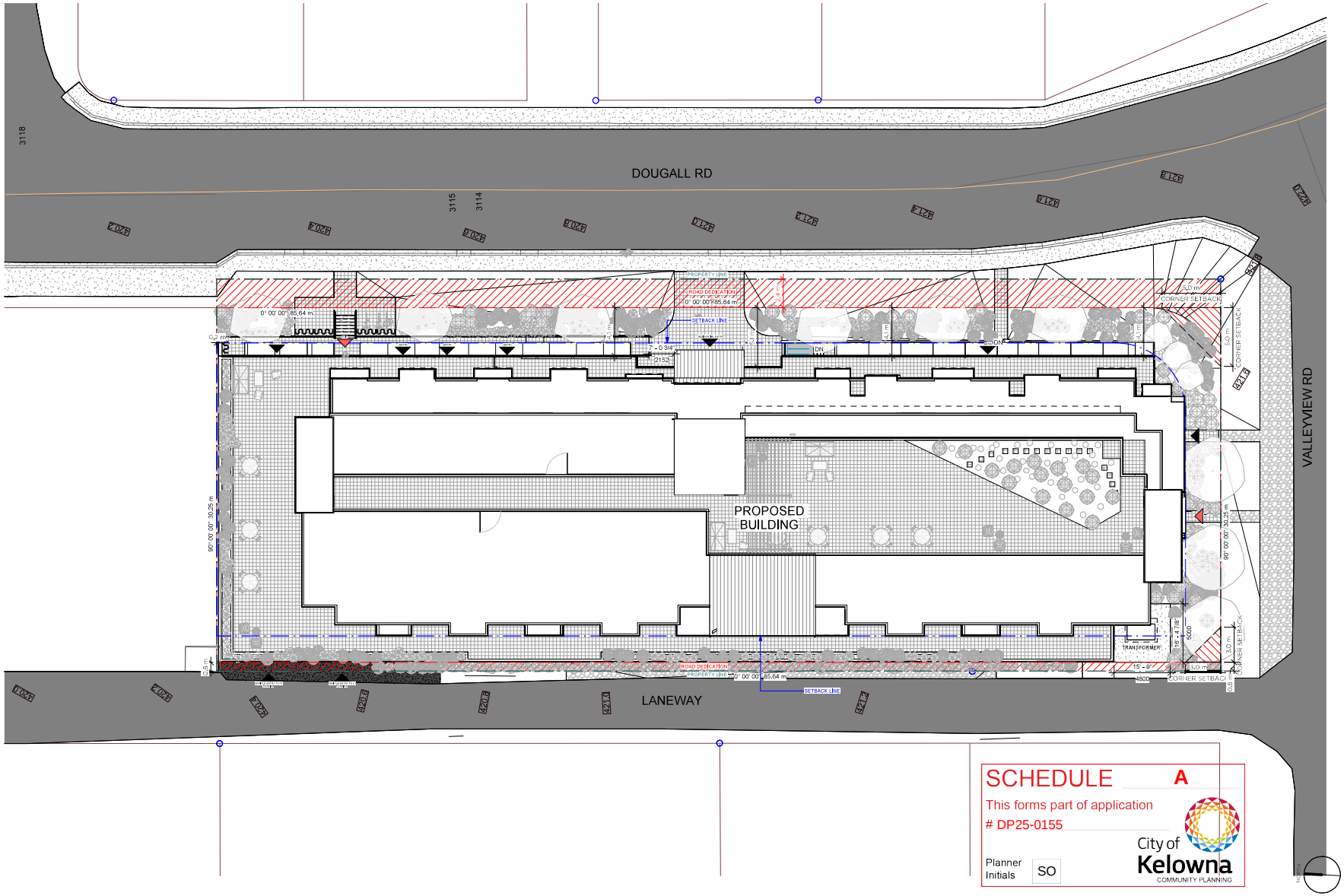

SCHEDULE A

This forms part of application

DP25-0155

Planner Initials SO

City of Kelowna
COMMUNITY PLANNING

DOUGALL RESIDENCES

project info
1000-1020 DOUGALL RD S,
KELOWNA, BC

NEW TOWN ARCHITECTURE + ENGINEERING
ARCHITECTS
#100-1620 BERTRAM ST, KELOWNA, BC
P: 250.860.8185
www.newtownservices.com/ENGINEERING

Seal

REGISTERED ARCHITECT
JOHAN KOTZE
BRITISH COLUMBIA

No.	DATE	ISSUED FOR:
1	25-06-18	DEVELOP. PERMIT
2	25-07-21	RE. DEV. PERMIT
4	25-09-11	RE. DEV. PERMIT
5	25-09-24	RE. DEV. PERMIT
6	25-10-24	RE. DEV. PERMIT

sheet name
SITE PLAN

REV 6
A2.01D
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project no.
4209

scale	designed	drawn	checked
1:150	DR. GL	DR. GL	UA

date
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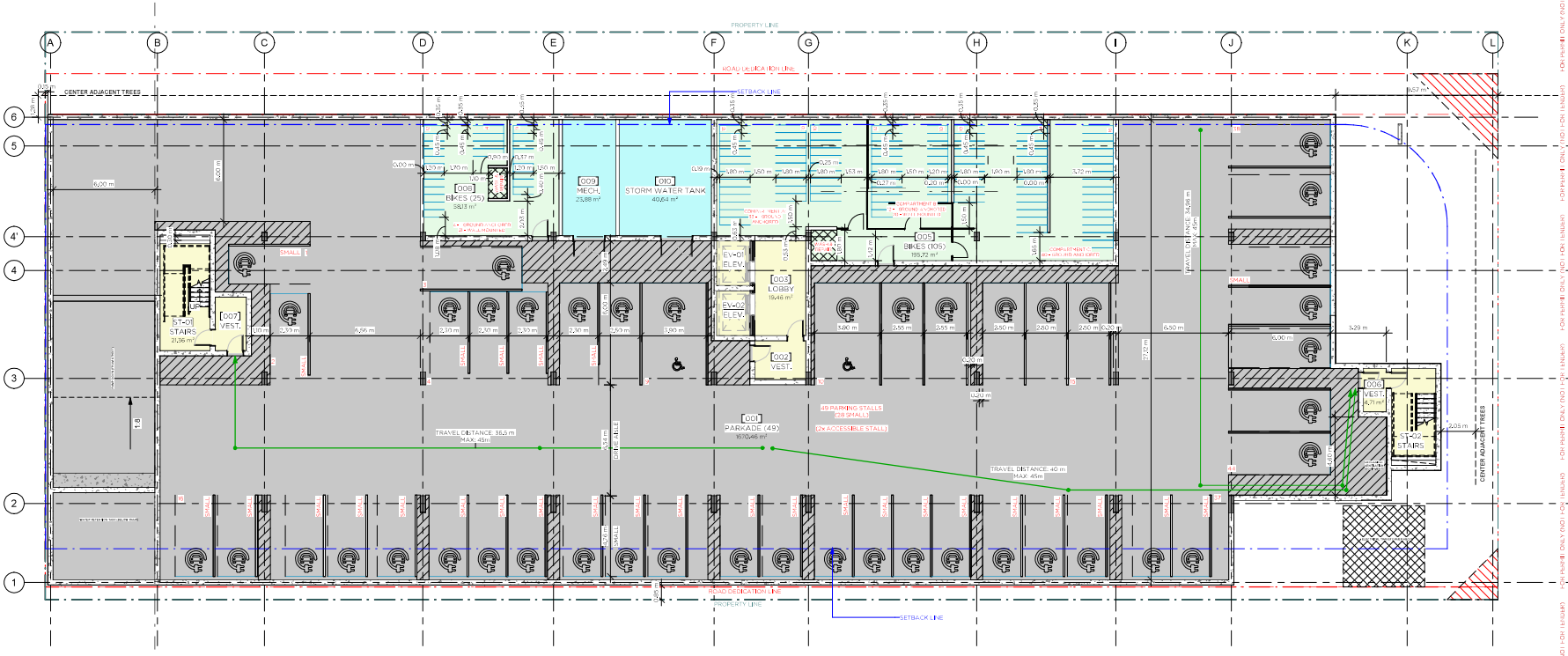

SCHEDULE A

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DP25-0155

Planner Initials SO

City of Kelowna COMMUNITY PLANNING

NORTH

project title
DOUGALL RESIDENCES

1900-2200 DOUGALL RD S,
KELOWNA, BC

NEW TOWN ARCHITECTURE + ENGINEERING
ARCHITECTS 1540-1620 BERTRAM ST, KELOWNA, BC T: 250.860.8185 www.newtownservices.com/ENGINEERING

seal

REGISTERED ARCHITECT JOHAN ALEZ BRITISH COLUMBIA

No.	DATE	ISSUED FOR:
1	23-06-28	DEVELOP. PERMIT
2	23-07-21	RE. DEV. PERMIT
4	25-01-21	RE. DEV. PERMIT
5	25-03-04	RE. DEV. PERMIT
6	25-10-24	RE. DEV. PERMIT

sheet name
PARKADE FLOOR PLAN

REV 6
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project no.
4209

scale	designed	drawn	checked
1" = 10'-0"	DR	DR	UA

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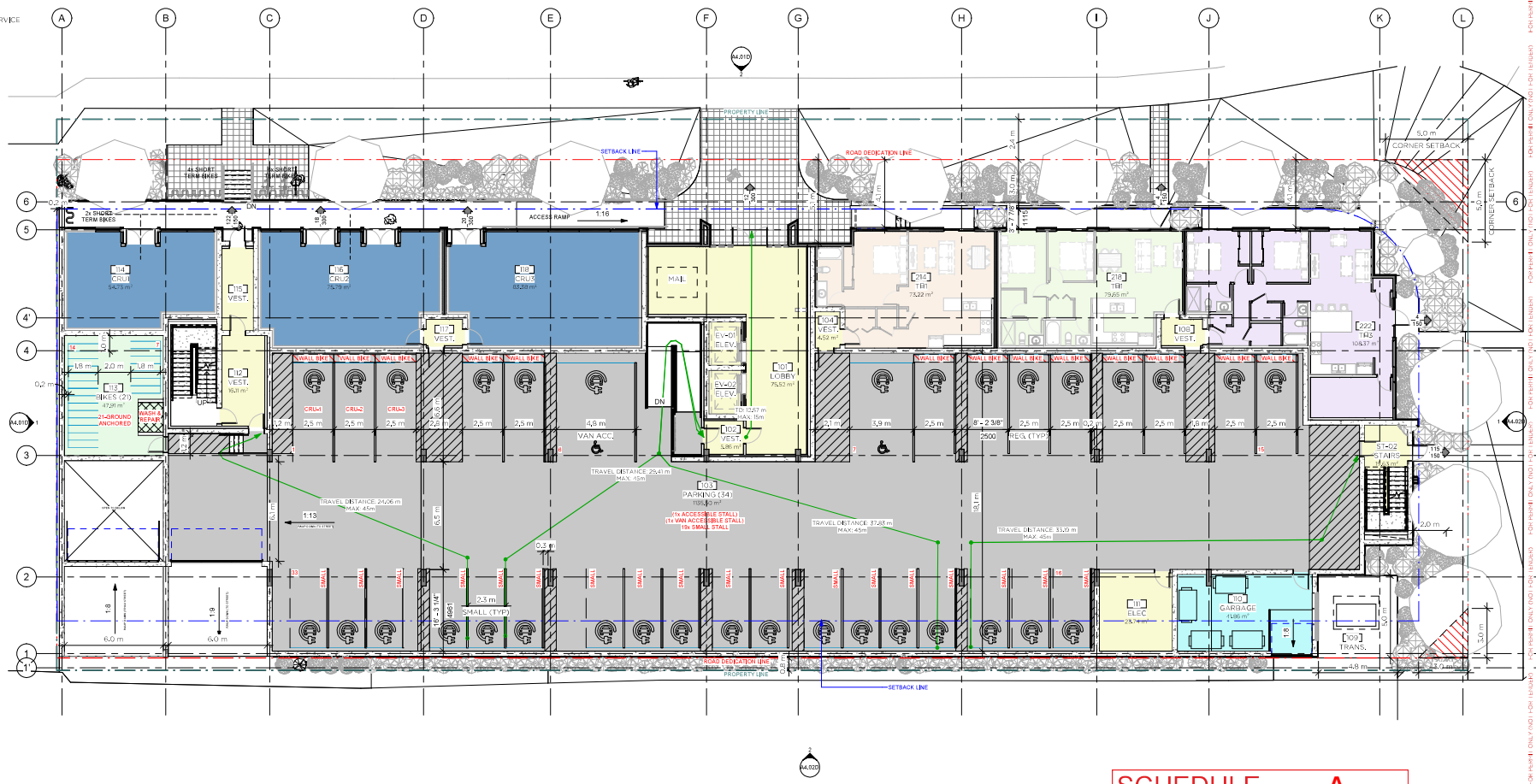
DEPARTMENT LEGEND

- 1- BED TOWNHOUSE
- 2- BED TOWNHOUSE
- 2-BED TOWNHOUSE + DEN
- AMMENITY
- COMMERCIAL
- PARKING
- PUBLIC
- SERVICE



SCHEDULE A

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City of Kelowna
COMMUNITY PLANNING

DOUGALL RESIDENCES

project address: 1000-1020 DOUGALL RD S, KELOWNA, BC

NEW TOWN ARCHITECTURE + ENGINEERING
ARCHITECTS 1004-1000 BERTRAM ST KELOWNA, BC T: 250.860.8185 www.newtownservices.com/ENGINEERING

seal

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3	23-04-14	RE. DEV. PERMIT
4	23-07-11	RE. DEV. PERMIT
6	24-10-24	RE. DEV. PERMIT

sheet name
LEVEL 1 FLOOR PLAN

REV 6
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project no.
4209

scale	designed	drawn	checked
1" = 10'-0"	DR. GL	DR. GL	UA

date
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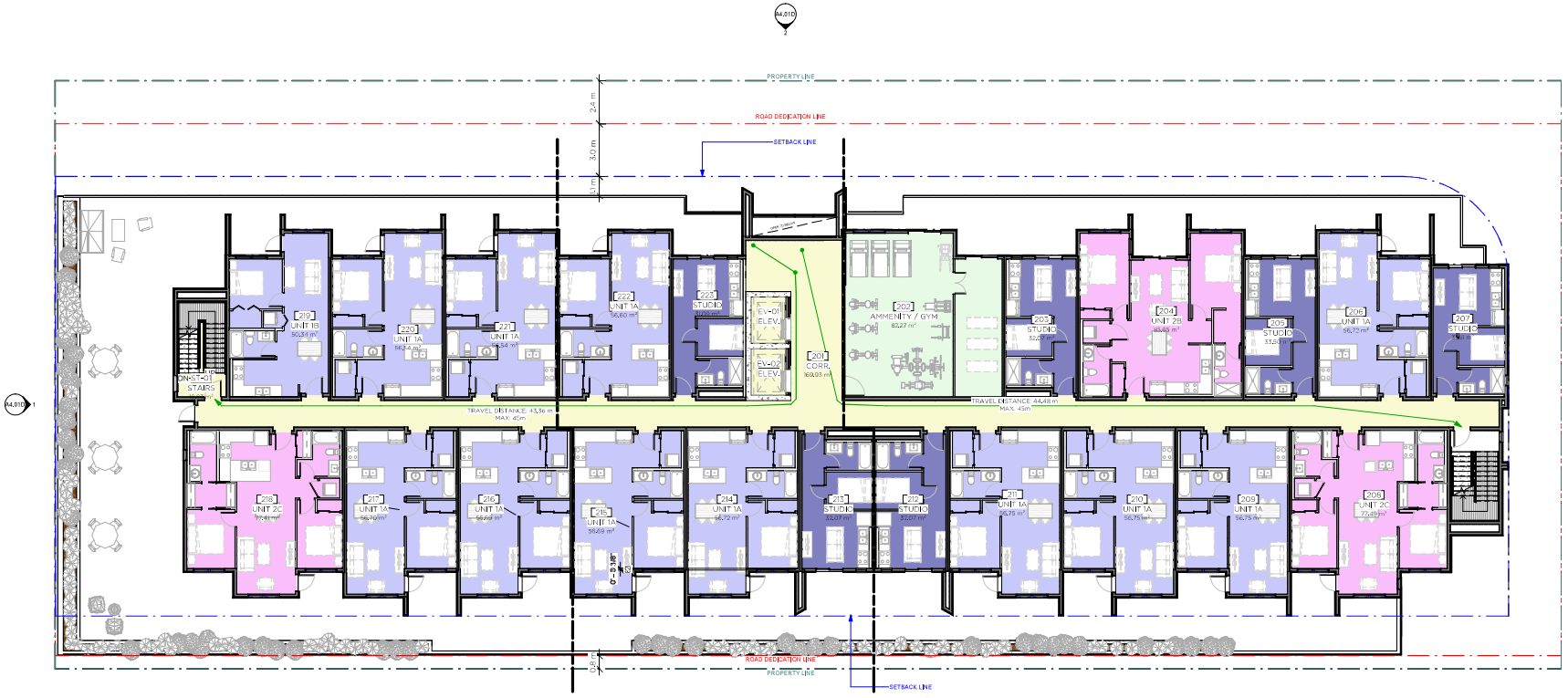
DEPARTMENT LEGEND

- 1-BED
- 2-BED
- AMMENITY
- PUBLIC
- STUDIO



SCHEDULE A

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DP25-0155

Planner Initials SO

City of Kelowna COMMUNITY PLANNING

NORTH

project title
DOUGALL RESIDENCES

project address
1900-2200 DOUGALL RD S,
KELOWNA, BC

NEW TOWN ARCHITECTURE + ENGINEERING
ARCHITECT 1540-1620 BERTRAM ST, KELOWNA, BC P: 250.860.8185 www.newtownservices.com/ENGINEERING

Seal

REGISTERED ARCHITECT JOSHUA AZZE BRITISH COLUMBIA

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5	25-10-04	RE. DEV. PERMIT
6	25-10-24	RE. DEV. PERMIT

sheet name
LEVEL 2
FLOOR PLAN

REV 6
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project no.
4209

scale	designed	drawn	checked
1" = 10'-0"	DR. GL	DR. GL	JA

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DEPARTMENT LEGEND

- 1-BED
- 2-BED
- PUBLIC
- STUDIO

SCHEDULE A

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DP25-0155

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City of Kelowna COMMUNITY PLANNING

NORTH

project title
DOUGALL RESIDENCES

project address
1000-1200 DOUGALL RD S,
KELOWNA, BC

NEW TOWN ARCHITECTURE + ENGINEERING
ARCHITECTS 1550-1600 BERTRAM ST KELOWNA, BC P: 250.860.8185 www.newtownservices.com/ENGINEERING

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REGISTERED ARCHITECT JORDAN KEEP BRITISH COLUMBIA

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1	22-06-28	DEVELOP. PERMIT
2	24-07-23	RE. DEV. PERMIT
3	25-04-04	RE. DEV. PERMIT
4	25-07-01	RE. DEV. PERMIT
5	25-10-04	RE. DEV. PERMIT
6	25-12-24	RE. DEV. PERMIT

sheet name
LEVEL 3
FLOOR PLAN

REV 6
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project no.
4209

scale	designed	drawn	checked
1" = 10'-0"	DR. GL	DR. GL	UA

date
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DEPARTMENT LEGEND

- 1-BED
- 2-BED
- PUBLIC
- STUDIO

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1000-1200 DOUGALL RD S,
KELOWNA, BC

NEW TOWN ARCHITECTURE + ENGINEERING
ARCHITECTS 1540-1630 ELLIS STREET KELOWNA, BC V1Y 2A8
T: 250.860.8185 www.newtownservices.com/ERING

Seal

REGISTERED ARCHITECT JOHAN KOTZE BRITISH COLUMBIA

No.	DATE	ISSUED FOR:
1	25-06-18	DEVELOP. PERMIT
2	25-07-21	RE. DEV. PERMIT
3	25-08-14	RE. DEV. PERMIT
4	25-09-11	RE. DEV. PERMIT
5	25-10-04	RE. DEV. PERMIT
6	25-10-24	RE. DEV. PERMIT

sheet name
LEVEL 4
FLOOR PLAN

REV 6
A3.05D
*****PRINT IN COLOUR*****

project no.
4209

scale	designed	drawn	checked
1" = 10'-0"	DR. GL	DR. GL	UA

2025-10-24 9:56:25 AM

DEPARTMENT LEGEND

- 1-BED
- 2+BED
- PUBLIC
- STUDIO

SCHEDULE A

This forms part of application

DP25-0155

Planner Initials SO

City of Kelowna COMMUNITY PLANNING

NORTH

project title
DOUGALL RESIDENCES

project address
1000-1200 DOUGALL RD S,
KELOWNA, BC

NEW TOWN ARCHITECTURE + ENGINEERING
ARCHITECTS 1550-1600 ELLIS STREET KELOWNA, BC T: 250.860.8185 www.newtownservices.com/ENGINEERING

Seal

REGISTERED ARCHITECT JOSHUA AZEE BRITISH COLUMBIA

No.	DATE	ISSUED FOR:
1	25-06-18	DEVELOP. PERMIT
2	25-07-21	RE. DEV. PERMIT
3	25-08-14	RE. DEV. PERMIT
4	25-09-11	RE. DEV. PERMIT
5	25-10-04	RE. DEV. PERMIT
6	25-10-24	RE. DEV. PERMIT

sheet name
LEVEL 5
FLOOR PLAN

REV 6
A3.06D
*****PRINT IN COLOUR*****

project no.
4209

scale	designed	drawn	checked
1" = 10'-0"	DR. GL	DR. GL	UA

2025-10-24 8:56:31 AM

DEPARTMENT LEGEND

- 1-BED
- 2-BED
- PUBLIC
- STUDIO

SCHEDULE A

This forms part of application

DP25-0155

Planner Initials SO

City of Kelowna COMMUNITY PLANNING

NORTH

project title
DOUGALL RESIDENCES

project address
1900-2200 DOUGALL RD S,
KELOWNA, BC

NEW TOWN ARCHITECTURE + ENGINEERING
ARCHITECTS 1550-1600 BERTRAM ST, KELOWNA, BC P. 250.860.8185 www.newtownservices.com/ENGINEERING

Seal

REGISTERED ARCHITECT SUMAN AZIZ BRITISH COLUMBIA

No.	DATE	ISSUED FOR:
1	25-06-18	DEVELOP. PERMIT
2	25-07-21	RE. DEV. PERMIT
3	25-09-04	RE. DEV. PERMIT
4	25-09-11	RE. DEV. PERMIT
5	25-09-04	RE. DEV. PERMIT
6	25-10-24	RE. DEV. PERMIT

sheet name
LEVEL 6
FLOOR PLAN

REV 6
A3.07D

*****PRINT IN COLOUR*****

project no.
4209

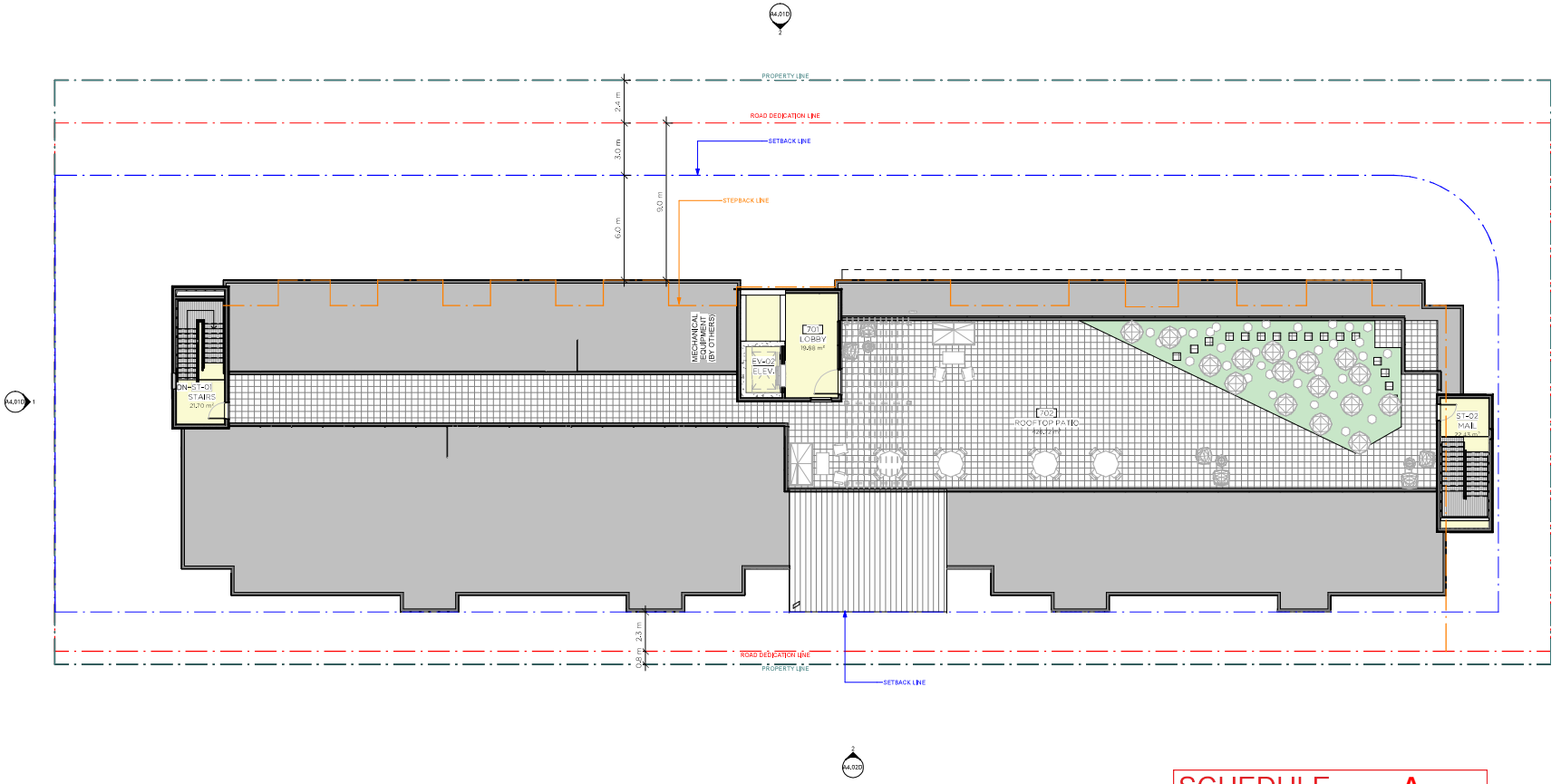
scale	designed	drawn	checked
1" = 10'-0"	DR. GL	DR. GL	UA

2025-10-24 9:56:39 AM

FOR PERMIT ONLY (NOT FOR TENDER)

DEPARTMENT LEGEND

PUBLIC



SCHEDULE A

This forms part of application

DP25-0155

Planner Initials SO

City of Kelowna COMMUNITY PLANNING

NORTH

DOUGALL RESIDENCES

project info

1020 DOUGALL RD S, KELOWNA, BC

NEW TOWN ARCHITECTURE + ENGINEERING

ARCHITECTS 1004-1631 DICKSON AVE KELOWNA, BC V1Y 0B5 T: 250.860.8185 www.newtownservices.com/ENGINEERING

seal

REGISTERED ARCHITECT JORDAN KEEP BRITISH COLUMBIA

No.	DATE	ISSUED FOR:
1	25-06-18	DEVELOP. PERMIT
2	25-07-07	RE. DEV. PERMIT
3	25-08-14	RE. DEV. PERMIT
4	25-09-11	RE. DEV. PERMIT
5	25-10-04	RE. DEV. PERMIT
6	25-10-24	RE. DEV. PERMIT

sheet name

ROOFTOP PLAN

REV 6

A3.08D

*****PRINT IN COLOUR*****

project no. 4209

scale	designed	drawn	checked
1" = 10'-0"	DR. GL	DR. GL	UA

date 2025-10-24 9:56:41 AM

MANUFACTURER: EQUITONE
PRODUCT: WALL SIDING
COLOUR & CODE: LA20 (LIGHT GREY)
I.D NUMBER: LUNARA

MANUFACTURER: COMPOSITE PANEL
PRODUCT: WALL SIDING
COLOUR & CODE: WHITE
I.D NUMBER:

MANUFACTURER: LUX PANEL
PRODUCT: WALL SIDING
COLOUR & CODE: LUXLAP V-GROOVE - NATURAL FAWN
I.D NUMBER: WEST COAST NATURAL SERIES

MANUFACTURER: NEWTECHWOOD
PRODUCT: WALL SIDING
COLOUR & CODE: AUSTRALIAN RED CEDAR
I.D NUMBER: UH-61

MANUFACTURER: STANDING METAL SEAM
PRODUCT: WALL SIDING
COLOUR & CODE: WHITE
I.D NUMBER:

MANUFACTURER: T.B.C
PRODUCT: POWDER COATED STEEL
COLOUR & CODE: BLACK
I.D NUMBER:

MANUFACTURER: T.B.C
PRODUCT: GLASS BALUSTRADE
COLOUR & CODE: CLEAR/TINTED/STAINLESS STEEL
I.D NUMBER:

MANUFACTURER: T.B.C
PRODUCT: MASONRY PAVERS
COLOUR & CODE: MIXED GREY
I.D NUMBER:

MANUFACTURER: COMPOSITE
PRODUCT: WALL SIDING
COLOUR & CODE: BLACK
I.D NUMBER:

SCHEDULE A
This forms part of application
DP25-0155
Planner Initials SO
City of Kelowna
COMMUNITY PLANNING

project title
DOUGALL RESIDENCES
1900-2200 DOUGALL RD S,
KELOWNA, BC

NEW TOWN ARCHITECTURE + ENGINEERING
ARCHITECTS 1500-1620 BERTRAM ST, KELOWNA, BC T: 250.860.8185 www.newtownservices.com/CERING

Seal

REGISTERED ARCHITECT
BRIAN AZZE
BRITISH COLUMBIA

No.	DATE	ISSUED FOR:
1	25-06-18	DEVELOP. PERMIT
2	25-07-01	RE. DEV. PERMIT
3	25-08-14	RE. DEV. PERMIT
4	25-09-11	RE. DEV. PERMIT
5	25-10-04	RE. DEV. PERMIT
6	25-10-28	RE. DEV. PERMIT

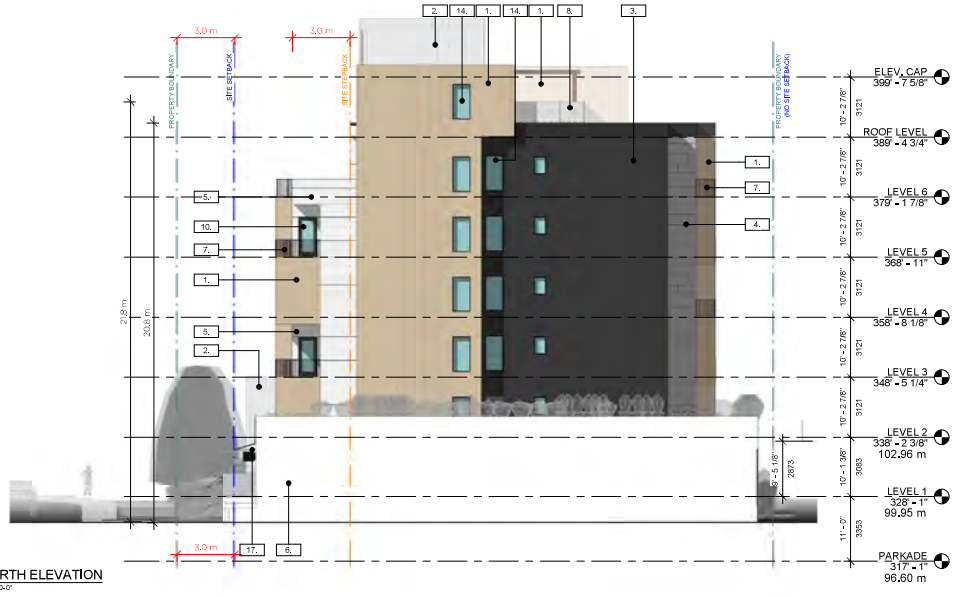
sheet name
MATERIALS

REV 6
A4.00D
*****PRINT IN COLOUR*****

project no.
4209

scale	designed	drawn	checked
1:10	DR	DR	UA

date
2025-10-24 9:56:42 AM



1 NORTH ELEVATION
A3.03D 1" = 10'-0"

SCHEDULE B

This forms part of application
DP25-0155

Planner Initials SO

City of Kelowna
COMMUNITY PLANNING

MATERIAL LEGEND

1. THIN PROFILE WOOD BATTON, NEWTECHWOOD, UH61 AUSTRALIAN RED CEDAR
2. RANDOM METAL SIDING, LUX PANEL v-GROOVE, WEST COAST - SILVER WAVE
3. COMPOSITE PANEL, JAMES HARDIE, BLACK
4. COMPOSITE PANEL, EQUITONE, LA20 (LIGHT GREY) LUNARA
5. COMPOSITE PANEL, JAMES HARDIE, WHITE
6. PAINTED EXPOSED CONCRETE, WHITE
7. BLACK POWDERCOATED STEEL PICKET RAILINGS
8. FRAMELESS GLASS BALUSTRADE
9. EXTERIOR STOREFRONT GLAZING w/ PREFINISHED BLACK FRAME
10. EXTERIOR GLAZED DOOR w/ PREFINISHED BLACK FRAME
11. EXTERIOR SOLID DOOR w/ PREFINISHED BLACK FRAME
12. PREMANUFACTURED GARAGE DOOR
13. EXTERIOR WINDOW w/ PREFINISHED BLACK FRAME
14. BLACK PREFINISHED METAL FASCIA
15. BUILDING SIGNAGE
16. SHORT TERM BIKE STALLS
17. GLASS AWNING
18. ALUMINUM VENT LOUVRES
19. ROOF TOP ARBOUR, WOODEN

2 EAST ELEVATION
A3.03D 1" = 10'-0"

NOTE: ALL PROPOSED SIGNAGE, INCLUDING IDENTIFICATION SIGNS, SHALL COMPLY WITH THE CITY OF KELOWNA SIGN BYLAW NO. 11530. SIGNAGE SHOWN ON ELEVATIONS IS FOR CONCEPTUAL AND POSITIONING PURPOSES ONLY. A SEPARATE SIGNAGE PERMIT AND/OR BUILDING PERMIT APPLICATION SHALL BE SUBMITTED PRIOR TO INSTALLATION.

project title
DOUGALL RESIDENCES

project address
190-220 DOUGALL RD S,
KELOWNA, BC

NEW TOWN ARCHITECTURE + ENGINEERING
ARCHITECTURAL | STRUCTURAL | CIVIL | MECHANICAL | ELECTRICAL | ENERGY

Seal

REGISTERED ARCHITECT
DUNCAN AU
BRITISH COLUMBIA

No.	DATE	ISSUED FOR:
1	23-06-28	DEVELOP. PERMIT
2	23-07-27	RE-DEV. PERMIT
3	25-03-14	RE-DEV. PERMIT
4	25-03-31	RE-DEV. PERMIT
5	25-09-04	RE-DEV. PERMIT
6	25-10-24	RE-DEV. PERMIT

sheet name
BUILDING ELEVATIONS

REV 6
A4.01D
*****PRINT IN COLOUR*****

project no.
4209

scale	designed	drawn	checked
As indicated	DR. GL	DR. GL	UA

plotted 27-Jun-25 4:46:17 PM

1 SOUTH ELEVATION
A3.02D 1" = 10'-0"

2 WEST ELEVATION
A3.02D 1" = 10'-0"

SCHEDULE B

This forms part of application
DP25-0155

Planner Initials SO

City of Kelowna
COMMUNITY PLANNING

MATERIAL LEGEND

1. THIN PROFILE WOOD BATTON, NEWTECHWOOD, UH61 AUSTRALIAN RED CEDAR
2. RANDOM METAL SIDING, LUX PANEL V-GROOVE, WEST COAST - SILVER WAVE
3. COMPOSITE PANEL, JAMES HARDIE, BLACK
4. COMPOSITE PANEL, EQUITONE, LA20 (LIGHT GREY) LUNARA
5. COMPOSITE PANEL, JAMES HARDIE, WHITE
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14. BLACK PREFINISHED METAL FASCIA
15. BUILDING SIGNAGE
16. SHORT TERM BIKE STALLS
17. GLASS AWNING
18. ALUMINUM VENT LOUVRES
19. ROOF TOP ARBOUR, WOODEN

project title
DOUGALL RESIDENCES

project address
190-220 DOUGALL RD S,
KELOWNA, BC

NEW TOWN ARCHITECTURE + ENGINEERING
ARCHITECTS
LANDSCAPE ARCHITECTS
CIVIL ENGINEERING

Seal

REGISTERED ARCHITECT
JASMAN AUJLA
BRITISH COLUMBIA

No.	DATE	ISSUED FOR:
1	23-06-28	DEVELOP. PERMIT
2	23-07-27	RE-DEV. PERMIT
3	25-03-14	RE-DEV. PERMIT
4	25-03-31	RE-DEV. PERMIT
5	25-09-04	RE-DEV. PERMIT
6	25-09-26	RE-DEV. PERMIT

sheet name
BUILDING ELEVATIONS

REV 6
A4.02D
*****PRINT IN COLOUR*****

project no.
4209

scale	designed	drawn	checked
As indicated	DR. GL	DR. GL	UA

plotted 27-Jan-26 4:48:42 PM

RENDERING NUMBER 1 - VIEW FROM DOUGALL RD S

RENDERING NUMBER 2 - VIEW FROM MAIN ENTRY

RENDERING NUMBER 3 - AERIAL VIEW FROM LANEWAY

RENDERING NUMBER 4 - VIEW FROM VALLEWVIEW RD

SCHEDULE B

This forms part of application

DP25-0155

Planner Initials SO

City of Kelowna
COMMUNITY PLANNING

project title
DOUGALL RESIDENCES

1900-2200 DOUGALL RD S,
KELOWNA, BC

NEW TOWN ARCHITECTURE + ENGINEERING
ARCHITECTS 1550-1600 BERTRAM ST, KELOWNA, BC T: 250.860.8185 www.newtownservices.com/ENGINEERING

Seal

REGISTERED ARCHITECT
SUMAN AZIZ
BRITISH COLUMBIA

No.	DATE	ISSUED FOR:
6	25-11-24	RE. DEV. PERMIT

sheet name
RENDERINGS

REV 6
A9.01D

*****PRINT IN COLOUR*****

project no.
4209

scale	designed	drawn	checked
1:10	DR	GL	UA

date
2025-12-24 9:57:55 AM

*RENDERING 5_* VIEW FROM COMMERCIAL CORRIDOR ACCESS

*RENDERING 6_* VIEW FROM COMMERCIAL STREET ACCESS

*RENDERING 7_* VIEW FROM COMMERCIAL CORRIDOR ACCESS

*RENDERING 8_* VIEW FROM COMMERCIAL STREET ACCESS

SCHEDULE **B**

This forms part of application

DP25-0155

Planner Initials SO

City of Kelowna
COMMUNITY PLANNING

project title
DOUGALL RESIDENCES

project address
1000-2200 DOUGALL RD S,
KELOWNA, BC

NEW TOWN ARCHITECTURE + ENGINEERING
ARCHITECTS 1550-1600 BERTRAM ST, KELOWNA, BC P: 250.860.8185 www.newtownservices.com/ENGINEERING

seal

REGISTERED ARCHITECT
HUMAN AZIZ
BRITISH COLUMBIA

No.	DATE	ISSUED FOR:
6	25-11-24	RE. DEV. PERMIT

sheet name
RENDERINGS

A9.02D REV 6

*****PRINT IN COLOUR*****

project no.
4209

scale	designed	drawn	checked
1:10	DR	GL	UA

date
2025-02-24 9:57:54 AM

SCHEDULE C
This forms part of application
DP25-0155
Planner Initials SO
City of Kelowna COMMUNITY PLANNING

Nareg Homes Ltd., and Sarg Investments Ltd

190 DOUGALL ROAD SOUTH

KELOWNA, BC

LANDSCAPE WORKS - DEVELOPMENT PERMIT

NOT FOR CONSTRUCTION

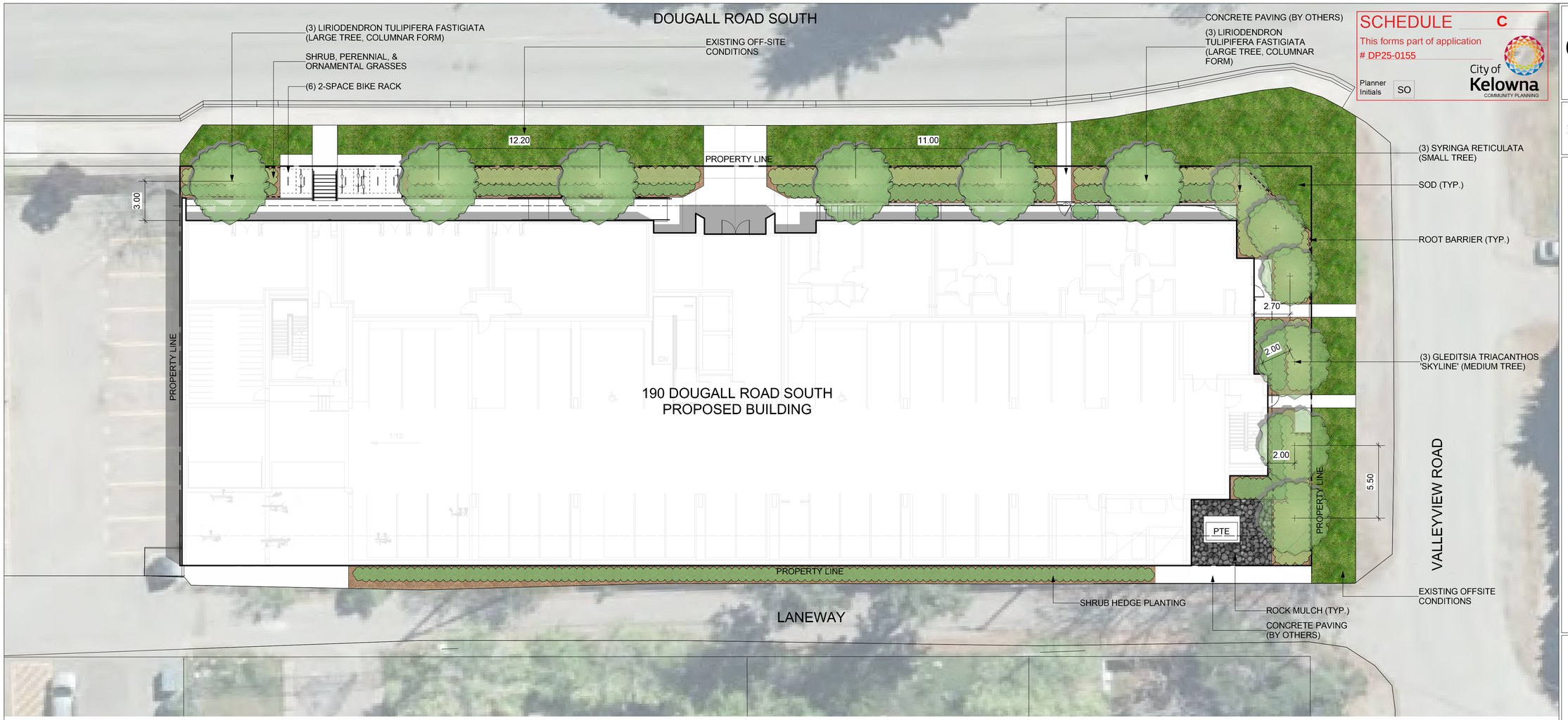
December 23, 2025

LIST OF DRAWINGS

ZONING ANALYSIS TABLE

PROJECT NAME: 190-200 DOUGALL ROAD			
	UC4 ZONE (1/10 LM)	**Proposed**	**Compliance (Y/N)**
Min. tree amount	Landscape lin. m setback = 116/10 = 12 trees (min.)	12 Trees	**Y**
Min. deciduous tree caliper:	Large: 5cm Medium: 4cm Small:3cm	(6) Large: 6cm (3) Medium: 6cm (3) Small:4cm	**Y**
Min. coniferous tree height:	250cm	N/A	**N/A**
Min. ratio between tree size:	Large (L): Min. 50% Medium (M): No min. or max. Small (S): Max. 25%	Large (L): 6= 50% Medium (M): 3= 25% Small (S): 3= 25%	**Y**
Min. growing medium (planted) area	Min. planted area 329 x 75% = 247m2	Total planted area: 75% = 247m2	**Y**
Min. growing medium volumes per tree	(L) Tree: Single: 20cu.m, Shared: 15cu.m (M) Tree: Single: 18cu.m, Shared: 12cu.m (S) Tree: Single: 15cu.m, Shared: 10cu.m	(L) Tree: Single: 1 Trees/20cu.m, Shared: 5 Trees/15cu.m (M) Tree: Single: 1 Tree/18cu.m, Shared: 2 Trees/12cu.m ,(S) Shared: 3 Trees/10cu.m	**Y**
Landscape graded areas (7.2.7)	Lawn: 33% max. Shrubs/groundcover: 50% max Cross slope: 2% min.	Lawn: 33% max. Shrubs/groundcover: 50% max Cross slope: 2% min.	**Y**
Fence height	2.0m max.	N/A	**Y**
Riparian management area (Y/N)	No, development area not within a riparian management zone		**Y**
Existing tree retention (Y/N)	N		**Y**
Surface parking lot over 15 stalls (Y/N)	N		**Y**
Refuse & recycle screeing (Y/N)	Y		**Y**
Comments			

ctq ENGINEERING
LANDSCAPE ARCHITECTURE
URBAN PLANNING



PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT
	Trees Deciduous				
6	*Liriodendron tulipifera fastigiata*	Fastigiate Tulip Tree	6cm cal.		B&B
3	*Gleditsia triacanthos 'Skyline'*	Skyline Honey Locust	6cm cal.		B&B
3	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Japanese Lilac	4cm cal.		B&B
	Shrubs				
60	*Diervilla splendens ' El Madrigal'*	Nightglow Honeysuckle	#02	0.90 x 0.90m	Potted
38	*Euonymus 'Coloratus'*	Purple Wintercreeper	#02	0.30 x 0.75m	Potted
41	*Euonymus alatus 'Compactus'*	Compact Burning Bush	#02	1.50 x 1.50m	Potted
70	*Ribes Sanguineum*	Red Flowering Currant	#02	1.50 x 1.50m	Potted
	Ornamental Grasses				
20	*Calamagrostis x acutiflora 'Karl Foerster'*	Feather Reed Grass 'Karl Foerster'	#01	1.50 x 0.75m	Potted
36	*Festuca glauca 'Elijah Blue'*	Elijah Blue Fescue	#01	0.75 x 0.75m	Potted
20	*Helictotrichon sempervirens*	Blue Oat Grass	#01	1.00 x 0.75m	Potted
	Perennials				
20	*Aruncus dioicus*	Goatsbeard	#01	1.50 x 1.00m	Potted
20	*Hemerocallis 'Ruby Stella'*	Ruby Stella Daylily	#01	0.75 x 0.75m	Potted
10	*Perovskia atriplicifolia 'Little Spire'*	Russian Sage	#01	0.60 x 0.60m	Potted
10	*Rudbeckia fulgida 'Goldsturm'*	Black Eyed Susan	#01	0.75 x 0.60m	Potted
10	*Sedum spectabile 'Autumn Joy'*	Autumn Joy Stonecrop	#01	0.60 x 0.60m	Potted

PRECEDENT IMAGES


FASTIGIATE TULIP TREE


SKYLINE HONEY LOCUST


IVORY SILK JAPANESE LILAC


REPRESENTATIVE SHRUB & PERENNIALS

LEGEND

- TURF
- SEDUM GREEN ROOF
- WOOD MULCH
- CONCRETE
- PAVERS ON PEDESTALS
- ROCK MULCH
- SHRUB, PERENNIAL, ORNAMENTAL GRASS

0 5 15 25 M

N

SCHEDULE C
This forms part of application
DP25-0155
Planner Initials SO
City of Kelowna COMMUNITY PLANNING

ctq ENGINEERING LANDSCAPE ARCHITECTURE URBAN PLANNING

NOTES:

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS SHALL CONFORM WITH CITY OF KELOWNA BYLAW 7900.

2. COMPLETED WORKS MUST MEET APPROVED DEVELOPMENT PERMIT DRAWINGS. AMENDMENT APPLICATION MUST BE MADE FOR ANY ALTERATIONS PRIOR TO WORKS BEING COMPLETED.

3. LANDSCAPE CONSTRUCTION DRAWINGS AND BCSLA SCHEDULE L IS REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION. MUST INCLUDE A WATER CONSERVATION REPORT IN ACCORDANCE WITH WATER REGULATION BYLAW NO. 10480 (AS AMENDED OR REPLACED FROM TIME TO TIME), INCLUDING A LANDSCAPE WATER BUDGET, A HYDROZONE PLAN, AND AN IRRIGATION PLAN PREPARED BY A CERTIFIED IRRIGATION DESIGNER.

4. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

5. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

6. SHRUB BEDS TO RECEIVE A MINIMUM 450mm DEPTH GROWING MEDIUM PLACEMENT. TREES TO RECEIVE A MINIMUM 1.0M DEPTH GROWING MEDIUM PLACEMENT. ALL TREES WITHIN THE LANDSCAPE BUFFER SHALL CONFORM WITH CITY OF KELOWNA LANDSCAPE BYLAW TABLE 7.2 REQUIREMENTS.

7. TURF AREA FROM SOD SHALL BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

8. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES. DETAILED GRADING WILL BE PROVIDED WITH THE CONSTRUCTION DOCUMENT PHASE IN COORDINATION WITH CIVIL. ANY RETAINING WALLS OVER 1.2M HEIGHT ARE TO BE DESIGNED BY GEOTECH/CIVIL.

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
NATALIE MARTIN
731

NOT FOR CONSTRUCTION

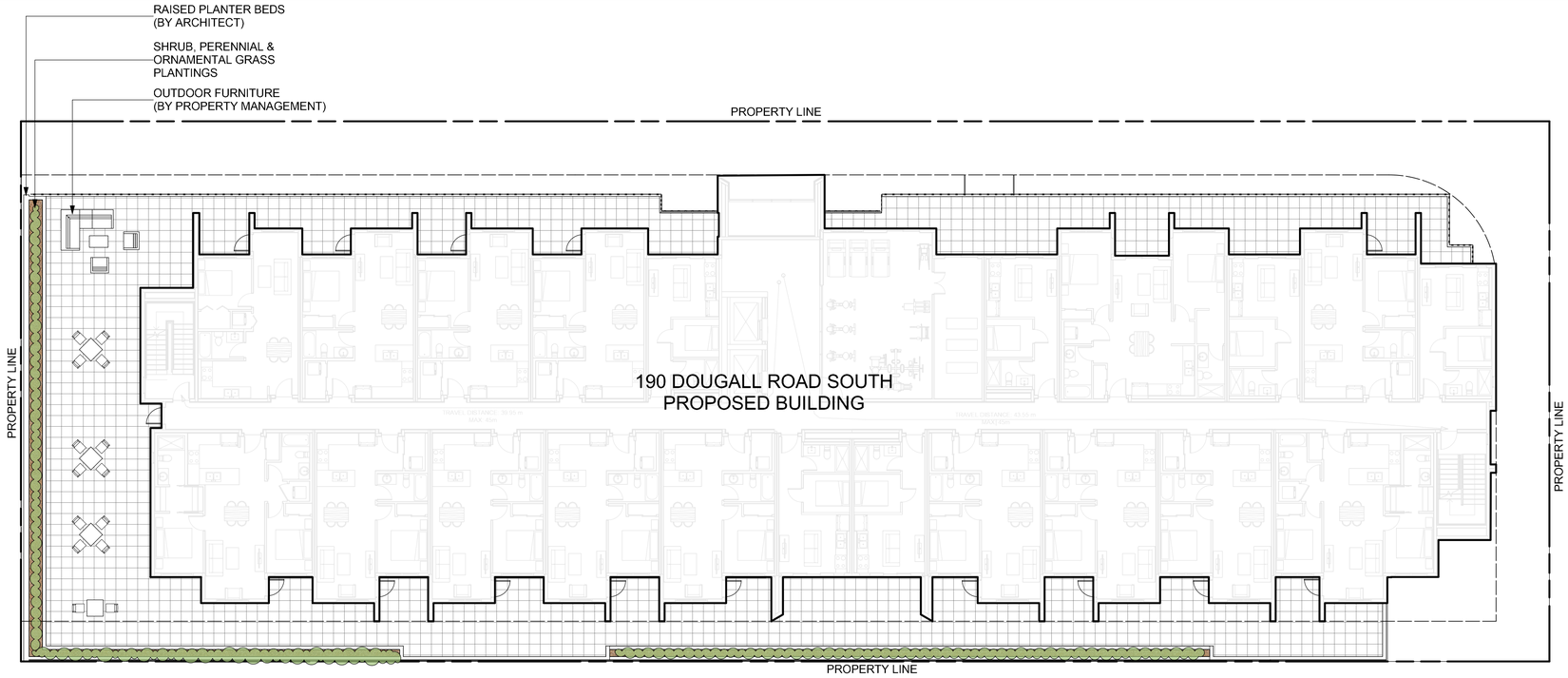
ISSUE	DESCRIPTION	DATE
3	RE-ISSUED FOR DP	2025-12-23
2	ISSUED FOR DP CITY RESPONSE	2025-12-18
1	ISSUED FOR DEVELOPMENT PERMIT	2025-06-17

CLIENT NAME:
Nareg Homes Ltd., and Sarg Investments Ltd

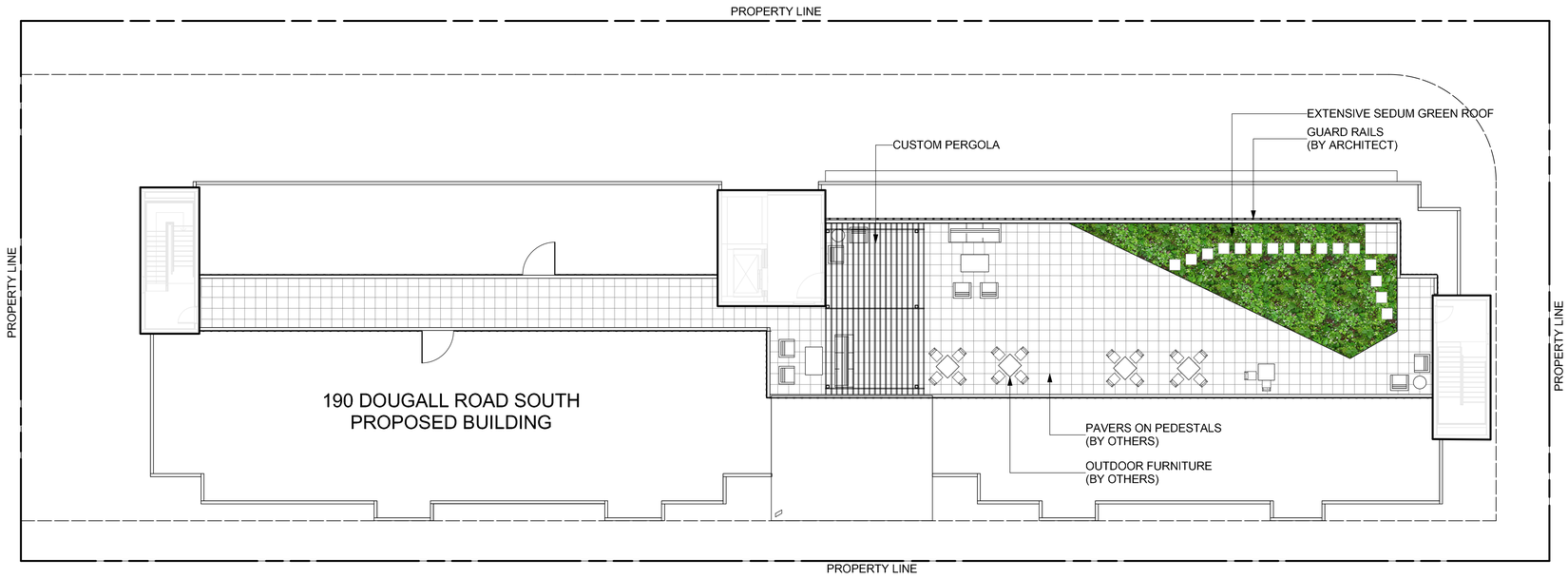
PROJECT NAME:
190 DOUGALL ROAD SOUTH
KELOWNA, BC

DRAWING TITLE:
CONCEPTUAL LANDSCAPE PLAN (ONSITE & OFFSITE)

DRAWN: EM	DRAWING NO.: LDP1
CHECKED: AW	
PROJECT NO.: 25086-100	
SCALE: 1:150	



LEVEL 2



ROOF TOP

LEGEND

- TURF
- SEDUM GREEN ROOF
- WOOD MULCH
- CONCRETE
- PAVERS ON PEDESTALS
- ROCK MULCH
- SHRUB, PERENNIAL, ORNAMENTAL GRASS

0 5 15 25 M

N

SCHEDULE C
This forms part of application
DP25-0155
Planner Initials SO
City of Kelowna
COMMUNITY PLANNING

ctq ENGINEERING
LANDSCAPE ARCHITECTURE
URBAN PLANNING

NOTES:

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS SHALL CONFORM WITH CITY OF KELOWNA BYLAW 7900.

2. COMPLETED WORKS MUST MEET APPROVED DEVELOPMENT PERMIT DRAWINGS. AMENDMENT APPLICATION MUST BE MADE FOR ANY ALTERATIONS PRIOR TO WORKS BEING COMPLETED.

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5. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

6. SHRUB BEDS TO RECEIVE A MINIMUM 450mm DEPTH GROWING MEDIUM PLACEMENT. TREES TO RECEIVE A MINIMUM 1.0M DEPTH GROWING MEDIUM PLACEMENT. ALL TREES WITHIN THE LANDSCAPE BUFFER SHALL CONFORM WITH CITY OF KELOWNA LANDSCAPE BYLAW TABLE 7.2 REQUIREMENTS.

7. TURF AREA FROM SOD SHALL BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

8. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES. DETAILED GRADING WILL BE PROVIDED WITH THE CONSTRUCTION DOCUMENT PHASE IN COORDINATION WITH CIVIL. ANY RETAINING WALLS OVER 1.2M HEIGHT ARE TO BE DESIGNED BY GEOTECH/CIVIL.

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
NATALIE MARTIN
731

NOT FOR CONSTRUCTION

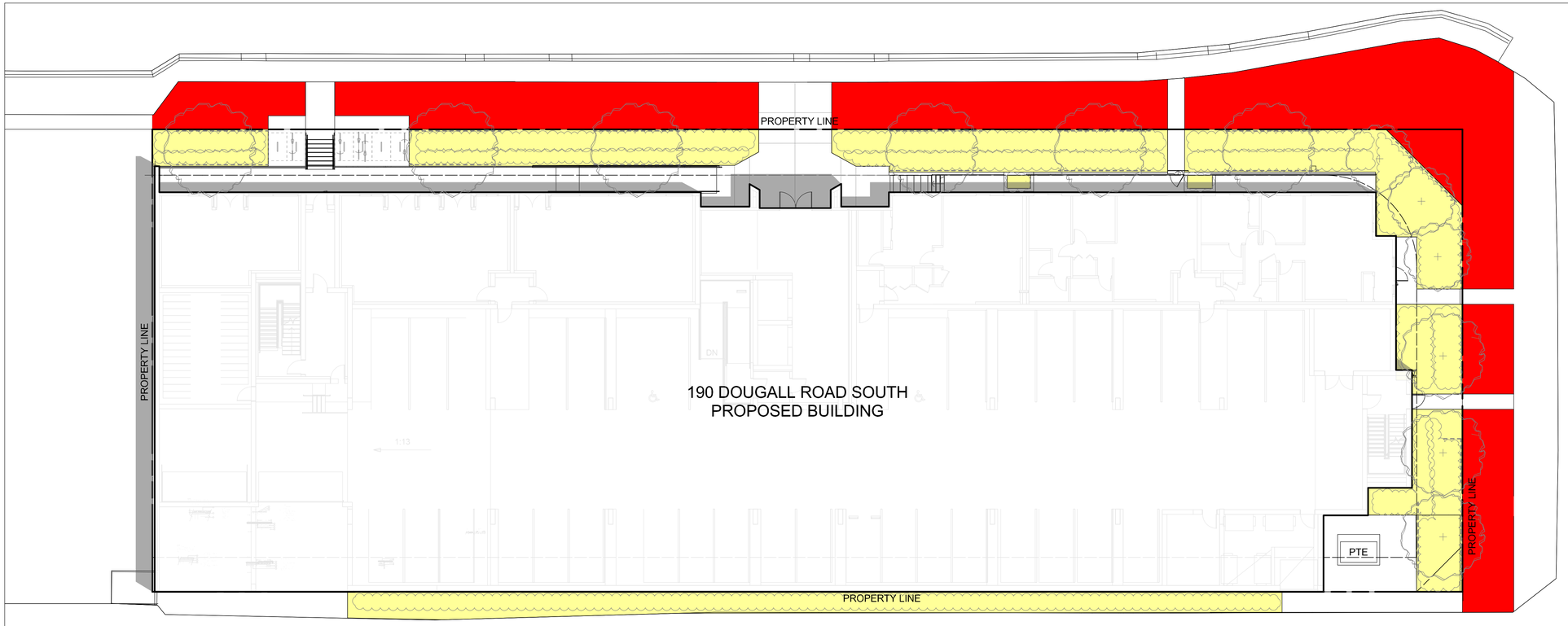
ISSUE	DESCRIPTION	DATE
3	RE-ISSUED FOR DP	2025-12-23
2	ISSUED FOR DP CITY RESPONSE	2025-12-18
1	ISSUED FOR DEVELOPMENT PERMIT	2025-06-17

CLIENT NAME:
Nareg Homes Ltd., and Sarg Investments Ltd

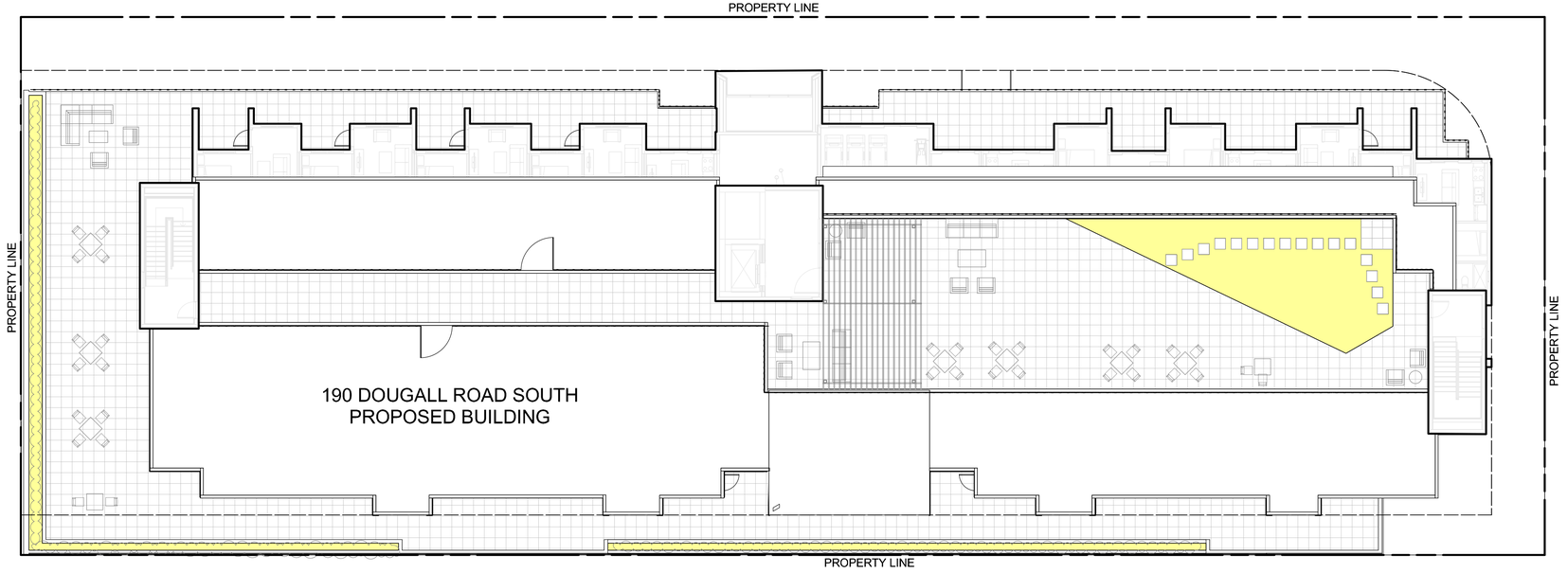
PROJECT NAME:
190 DOUGALL ROAD SOUTH
KELOWNA, BC

DRAWING TITLE:
CONCEPTUAL LANDSCAPE
PLAN (LEVEL 2 & ROOF TOP)

DRAWN: EM	DRAWING NO.: LDP2
CHECKED: AW	
PROJECT NO.: 25086-100	
SCALE: 1:150	



ONSITE & OFFSITE



LEVEL 2

LEGEND

LOW WATER USE

WATERED MOWN LAWN AREAS

0 5 15 25 M

N

SCHEDULE C

This forms part of application # DP25-0155

Planner Initials SO

City of Kelowna COMMUNITY PLANNING

ctq ENGINEERING LANDSCAPE ARCHITECTURE URBAN PLANNING

NOTES:

1. COMPLETED WORKS MUST MEET APPROVED DEVELOPMENT PERMIT DRAWINGS. AMENDMENT APPLICATION MUST BE MADE FOR ANY ALTERATIONS PRIOR TO WORKS BEING COMPLETED.

2. LANDSCAPE CONSTRUCTION DRAWINGS AND BCSLA SCHEDULE L IS REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION. MUST INCLUDE A WATER CONSERVATION REPORT IN ACCORDANCE WITH WATER REGULATION BYLAW NO. 10480 (AS AMENDED OR REPLACED FROM TIME TO TIME), INCLUDING A LANDSCAPE WATER BUDGET, A HYDROZONE PLAN, AND AN IRRIGATION PLAN PREPARED BY A CERTIFIED IRRIGATION DESIGNER.

3. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).

4. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.

5. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.

6. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ETC), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.

7. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.

8. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.

9. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.

10. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS — REGISTERED MEMBER — NATALIE MARTIN — 731

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2	ISSUED FOR DP CITY RESPONSE	2025-12-18
1	ISSUED FOR DEVELOPMENT PERMIT	2025-06-17

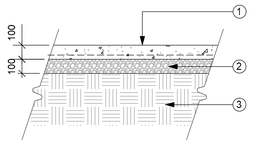
CLIENT NAME:
Nareg Homes Ltd., and Sarg Investments Ltd

PROJECT NAME:
190 DOUGALL ROAD SOUTH
KELOWNA, BC

DRAWING TITLE:
WATER CONSERVATION PLAN

DRAWN: EM	DRAWING NO.: LDP3
CHECKED: AW	
PROJECT NO.: 25086-100	
SCALE: 1:150	

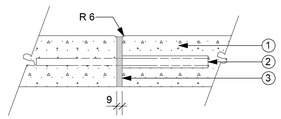
NOTE:
A. CONCRETE PAVING TO BE NATURAL GREY, LIGHT BROOM FINISH W/O TROWELED EDGE.
B. SEE STRUCTURAL FOR REINFORCEMENT.



1. C.I.P CONCRETE SLAB W/ REINFORCEMENT
2. GRANULAR BASE COMPACTED TO 95% M.P.D
3. SUBGRADE COMPACTED TO 95% M.P.D.

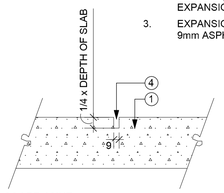
1 Concrete Paving - Section
1:20

NOTE:
PLACE EXPANSION JOINTS AT 9.0m MAX. INTERVALS & IN ACCORDANCE TO THE CONTROL JOINTS SHOWN ON THE PLAN

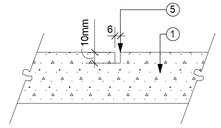


EXPANSION JOINT

1. CONCRETE PAVEMENT
2. 12mm DIA. x 300mm DOWEL @ 1.2m O.C., TYPICAL @ ALL EXPANSION JOINTS
3. EXPANSION JOINT FILLER: 9mm ASPHALTIC FIBER BOARD
4. SAW CUT SCORE JOINT
5. SAW CUT SURFACE/DUMMY JOINT SEE PLANS AND DETAILS FOR PATTERN



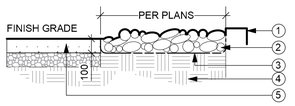
SCORE JOINT



3. SURFACE JOINT

2 Control Joints - Section
1:5

PLAN

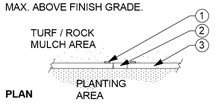


1. ADJACENT CONCRETE CURB
2. RIVER ROCK; 25-50mm ROUND, 100mm MIN DEPTH
3. FILTER FABRIC
4. COMPACTED SUBGRADE
5. ADJACENT CONCRETE PAVING

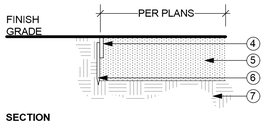
SECTION

3 Rock Mulch - Maintenance Strip
1:20

NOTE:
TOP OF EDGING TO BE 12mm MAX. ABOVE FINISH GRADE.



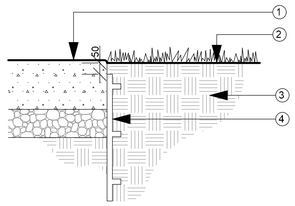
PLAN



SECTION

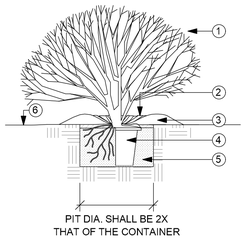
1. STAKE
2. U-CLIP ADAPTER
3. EDGING
4. EDGING MATERIAL (150mm DEPTH), INSTALL PER MANUFACTURER'S RECOMMENDATIONS
5. GROWING MEDIUM
6. 300mm STAKES FASTENED TO EDGING
7. SUBGRADE, COMPACT

4 Headerboard - Section
1:20



1. ADJACENT PAVING
2. FINISH GRADE
3. SOIL BACKFILL
4. ROOT BARRIER; DEEP ROOT UB 18-2, 1.2m LENGTH, INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS

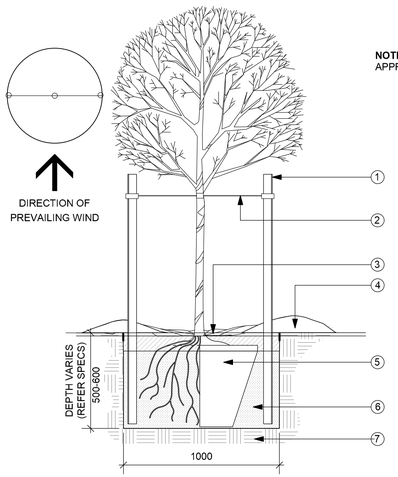
5 Root Barrier - Section
1:10



PIT DIA. SHALL BE 2X THAT OF THE CONTAINER

1. PRUNE DEAD & BROKEN BRANCHES - MAINTAIN NATURAL PLANT FORM
2. FIRMLY COMPACTED EARTH SAUCER
3. 75mm MIN. DEPTH WOOD MULCH (REFER SPECS)
4. REMOVE CONTAINER
5. FIRMLY PACKED GROWING MEDIUM (REFER SPECS)
6. FINISHED GRADE

6 Shrub Planting - Section
N.T.S.



NOTE: IRRIGATION TO TREES AS PER APPROVED IRRIGATION PLAN

1. CEDAR OR PRESSURE TREATED TIMBER STAKE - USE (2) 75MM DIA. X 2000mm HEIGHT STAKES. PLACE STAKE BEYOND THE EDGE OF THE ROOTBALL. ENSURE STAKES PENETRATE INTO A SOLID SUB-SOIL BASE. ORIENT STAKES TO BE PERPENDICULAR TO THE PREVAILING WIND.
2. GUYWIRE - ATTACH NO. 11 GALVANIZED WIRE TO TREE SLING STRAP, 20" WITH #4 GROMMET AROUND STEM ABOVE FIRST BRANCH (TYP. OF 2)
3. 75mm MIN. DEPTH EARTHEN SAUCER W/ MULCH, ROOTBALL/ TRUNK FLARE NOT TO BE BURIED W/ GROWING MEDIUM OR MULCH
4. 75mm MIN. DEPTH MULCH
5. CONTAINER GROWN SPECIMEN TREE PLANTED IN CENTER OF TREE PIT; REMOVE CONTAINER WHEN PLANTING
6. FIRMLY COMPACTED GROWING MEDIUM (REFER SPECS.)
7. TREE PIT EXCAVATED TO SPECIFICATION AND FILLED WITH APPROVED TOPSOIL/COMPOST MIX, PER SPECS

7 Tree Planting in Mulch - Section
N.T.S.

SCHEDULE C
This forms part of application
DP25-0155
Planner Initials SO
City of Kelowna
COMMUNITY PLANNING

ctq
ENGINEERING
LANDSCAPE ARCHITECTURE
URBAN PLANNING

NOTES:

SEAL
BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
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CLIENT NAME:
Nareg Homes Ltd., and Sarg Investments Ltd

PROJECT NAME:
190 DOUGALL ROAD SOUTH
KELOWNA, BC

DRAWING TITLE:
DEVELOPMENT PERMIT
DETAILS

DRAWN: EM	DRAWING NO.: LDP4
CHECKED: AW	
PROJECT NO.: 25086-100	
SCALE: 1:150	

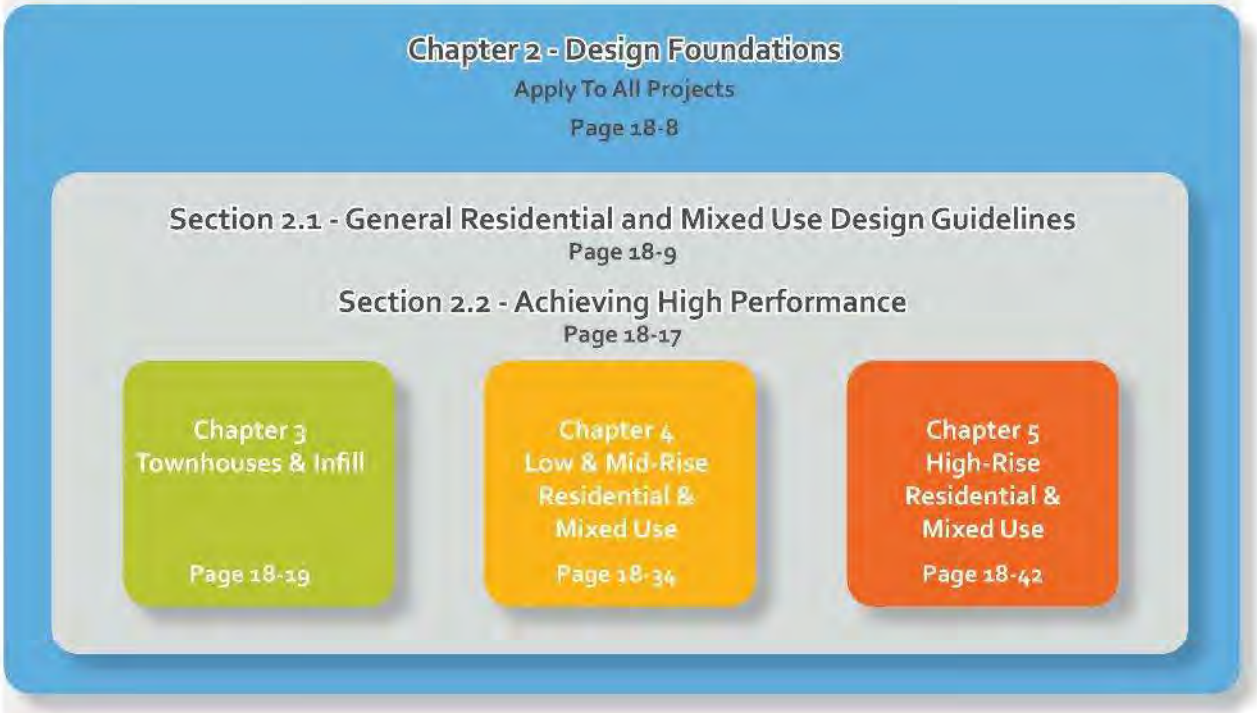
FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

Chapter 2 - The Design Foundations : apply to all projects and provide the overarching principles for supporting creativity, innovation and design excellence in Kelowna.

- Facilitate Active Mobility
- Use Placemaking to Strengthen Neighbourhood Identity
- Create Lively and Attractive Streets & Public Spaces
- Design Buildings to the Human Scale
- Strive for Design Excellence

The General Residential and Mixed Use Guidelines : provide the key guidelines that all residential and mixed use projects should strive to achieve to support the Design Foundations.

- The General Guidelines are supplement by typology-specific guidelines (e.g., Townhouses & Infill on page 18-19, High-Rise Residential and Mixed-Use on page 18-42), which provide additional guidance about form and character.



***Note: Refer to the Design Foundations and the Guidelines associated with the specific building typology.**

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
2.1 General residential & mixed use guidelines						
2.1.1 Relationship to the Street	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.						✓
b. On corner sites, orient building facades and entries to both fronting streets.						✓
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.						✓
d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.					✓	
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.						✓
f. Avoid blank, windowless walls along streets or other public open spaces.					✓	
g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.						✓
h. In general, establish a street wall along public street frontages to create a building height to street width ration of 1:2, with a minimum ration of 11:3 and a maximum ration of 1:1.75. • Wider streets (e.g. transit corridors) can support greater streetwall heights compared to narrower streets (e.g. local streets); • The street wall does not include upper storeys that are setback from the primary frontage; and • A 1:1 building height to street width ration is appropriate for a lane of mid-block connection condition provided the street wall height is no greater than 3 storeys.						✓
2.1.2 Scale and Massing	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction.						✓
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.						✓
c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: • Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and • Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice.						✓

2.1.3 Site Planning	N/A	1	2	3	4	5
a. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.						✓
b. Use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.						✓
c. Limit the maximum grades on development sites to 30% (3:1)						✓
d. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as: • Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible; • Incorporating terracing to create usable open spaces around the building • Using the slope for under-building parking and to screen service and utility areas; • Design buildings to access key views; and • Minimizing large retaining walls (retaining walls higher than 1 m should be stepped and landscaped).						✓
e. Design internal circulation patterns (street, sidewalks, pathways) to be integrated with and connected to the existing and planed future public street, bicycle, and/or pedestrian network.	✓					
f. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.	✓					
g. Apply universal accessibility principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, and courtyards through appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding and lighting elements.						✓
2.1.4 Site Servicing, Access, and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.						✓
b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.						✓
c. Avoid locating off-street parking between the front façade of a building and the fronting public street.						✓
d. In general, accommodate off-street parking in one of the following ways, in order of preference: • Underground (where the high water table allows) • Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage);						✓

• Garages or at-grade parking integrated into the building (located at the rear of the building); and • Surface parking at the rear, with access from the lane or secondary street wherever possible.						
e. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips.	✓					
f. In cases where publicly visible parking is unavoidable, screen using strategies such as: • Landscaping; • Trellises; • Grillwork with climbing vines; or • Other attractive screening with some visual permeability.	✓					
g. Provide bicycle parking at accessible locations on site, including: • Covered short-term parking in highly visible locations, such as near primary building entrances; and • Secure long-term parking within the building or vehicular parking area.					✓	
h. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.						✓
i. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.						✓
j. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.						✓
2.1.5 Streetscapes, Landscapes, and Public Realm Design	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Site buildings to protect mature trees, significant vegetation, and ecological features.	✓					
b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.						✓
c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.						✓
d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.						✓
e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: • Locating outdoor spaces where they will receive ample sunlight throughout the year; • Using materials and colors that minimize heat absorption; • Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and • Using building mass, trees and planting to buffer wind.						✓
f. Use landscaping materials that soften development and enhance the public realm.						✓

g.	Plant native and/or drought tolerant trees and plants suitable for the local climate.						✓
h.	Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.						✓
i.	Design sites and landscapes to maintain the pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.						✓
j.	Design sites to minimize water use for irrigation by using strategies such as: • Designing planting areas and tree pits to passively capture rainwater and stormwater run-off; and • Using recycled water irrigation systems.					✓	
k.	Create multi-functional landscape elements wherever possible, such as planting areas that also capture and filter stormwater or landscape features that users can interact with.						✓
l.	Select materials and furnishings that reduce maintenance requirements and use materials and site furnishings that are sustainably sourced, re-purposed or 100% recycled.	✓					
m.	Use exterior lighting to complement the building and landscape design, while: • Minimizing light trespass onto adjacent properties; • Using full cut-off lighting fixtures to minimize light pollution; and • Maintaining lighting levels necessary for safety and visibility.						✓
n.	Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.	✓					
2.1.6 Building Articulation, Features and Materials		**N/A**	**1**	**2**	**3**	**4**	**5**
a.	Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: • Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks; • Repeating window patterns on each step-back and extension interval; • Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval.						✓

b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs. Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters; ornamental features and art work; architectural lighting; grills and railings; substantial trim details and moldings / cornices; and trellises, pergolas, and arbors.						✓
c. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise.					✓	
d. Design buildings such that their form and architectural character reflect the buildings internal function and use.						✓
e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.						✓
f. Provide weather protection such as awnings and canopies at primary building entries.						✓
g. Place weather protection to reflect the building's architecture.						✓
h. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.						✓
i. Provide visible signage identifying building addresses at all entrances.						✓

SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
4.1 Low & mid-rise residential & mixed use guidelines						
4.1.1 Relationship to the Street	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Ensure lobbies and main building entries are clearly visible from the fronting street.						✓
b. Avoid blank walls at grade wherever possible by: • Locating enclosed parking garages away from street frontages or public open spaces; • Using ground-oriented units or glazing to avoid creating dead frontages; and • When unavoidable, screen blank walls with landscaping or incorporate a patio café or special materials to make them more visually interesting.					✓	
Commercial & Mixed Use Buildings						

c. Ensure buildings have a continuous active and transparent retail frontage at grade to provide a visual connection between the public and private realm.						✓
d. Site buildings using common 'build to' line at or near the front property line so that a continuous street frontage is maintained. Some variation (1-3 m maximum) can be accommodated in ground level set backs to support pedestrian and retail activity by, for example, incorporating recessed entryway, small entry plaza, or sidewalk café.						✓
e. Incorporate frequent entrances (every 15 m maximum) into commercial and street frontages to create punctuation and rhythm along the street, visual interest and support pedestrian activity.						✓
Residential & Mixed Use Buildings						
f. Set back residential buildings on the ground floor between 3-5 m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio. • A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways. • Exceptions can be made in cases where the water table requires this to be higher. In these cases, provide a larger patio and screen parking with ramps, stairs and landscaping.						✓
g. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.						✓
h. Site and orient buildings so that windows and balconies overlook public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.					✓	
4.1.2 Scale and Massing	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Residential building facades should have a maximum length of 60 m. A length of 40 m is preferred.					✓	
b. Residential buildings should have a maximum width of 24 m.					✓	
c. Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the façade.						✓
d. For commercial facades, incorporate a significant break at intervals of approximately 35 m.						✓
4.1.3 Site Planning	**N/A**	**1**	**2**	**3**	**4**	**5**
a. On sloping sites, floor levels should step to follow natural grade and avoid the creation of blank walls.	✓					
b. Site buildings to be parallel to the street and to have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior court yards: • Building sides that interface with streets, mid-block connections and other open spaces and should positively frame and activate streets and open spaces and support pedestrian activity; and					✓	

• Building sides that are located away from open spaces (building backs) should be designed for private/shared outdoor spaces and vehicle access.						
c. Break up large buildings with mid-block connections which should be publicly-accessible wherever possible.					✓	
d. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection.					✓	
4.1.4 Site Servicing, Access and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Vehicular access should be from the lane. Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street, provided: • Access is from a secondary street, where possible, or from the long face of the block; • Impacts on pedestrians and the streetscape is minimised; and • There is no more than one curb cut per property.						✓
b. Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking forms and should be screened from public view with active retail uses, active residential uses, architectural or landscaped screening elements.					✓	
c. Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2 m above grade, with the following considerations: • Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and • Where conditions such as the high water table do not allow for this condition, up to 2 m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized.						✓
4.1.5 Publicly-Accessible and Private Open Spaces	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Integrate publicly accessible private spaces (e.g. private courtyards accessible and available to the public) with public open areas to create seamless, contiguous spaces.	✓					
b. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.	✓					
Rooftop Amenity Spaces						
c. Design shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade) to be accessible to residents and to ensure a balance of amenity and privacy by: • Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and • Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening.						✓

d. Reduce the heat island affect by including plants or designing a green roof, with the following considerations: • Secure trees and tall shrubs to the roof deck; and • Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated.						✓
e. **4.1.6 Building Articulation, Features, and Materials**	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Articulate building facades into intervals that are a maximum of 15 m wide for mixed-use buildings and 20 m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance and include: • Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the façade; • Repeating window pattern intervals that correspond to extensions and step backs (articulation) in the building façade; • Providing a porch, patio, deck, or covered entry for each interval; • Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance; • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval; • Changing the materials with the change in building plane; and • Provide a lighting fixture, trellis, tree or other landscape feature within each interval.						✓
• Break up the building mass by incorporating elements that define a building's base, middle and top.						✓
• Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors.						✓
Articulate the façade using design elements that are inherent to the buildings as opposed to being decorative. For example, create depth in building facades by recessing window frames or partially recessing balconies to allow shadows to add detail and variety as a byproduct of massing.						✓
• Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline, articulating the façade, adding pedestrian space, increasing the number and size of windows, and adding awnings or canopies.					✓	
b. Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas with particular attention to the following locations: • Primary building entrances;, • Adjacent to bus zones and street corners where people wait for traffic lights; • Over store fronts and display windows; and c. Any other areas where significant waiting or browsing by people occurs.						✓

d.	Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.						✓
e.	Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.						✓
f.	Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.						✓
•	Provide attractive signage on commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather than the motorist. Some exceptions can be made for buildings located on highways and/or major arterials in alignment with the City's Sign Bylaw.						✓
g.	Avoid the following types of signage: • Internally lit plastic box signs; • Pylon (stand alone) signs; and h. Rooftop signs.						✓
i.	Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.	✓					

Development Permit Rationale
190–220 Dougall Road S —Kelowna BC

Mixed-Use Residential Housing – Rutland Urban Centre

August 26, 2025

PROPOSAL

This application seeks development approval to construct a six-storey mixed use building on a consolidated site at 190–220 Dougall Road S in the Rutland Urban Centre. The project comprises 107 residential units over five levels atop a ground-floor commercial level featuring three street facing retail units.

POLICY CONTEXT

The site lies within the Rutland Urban Centre (UC4) designation as per the City of Kelowna Zoning Bylaw and Official Community Plan (OCP), where six-storey heights are explicitly supported within the urban center height map.

The Base Floor Area Ratio (FAR) is 2.5, due to the project location relative to the Rutland transit exchange.

FORM & CHARACTER GUIDELINE ALIGNMENT (City OCP Chapter 18)

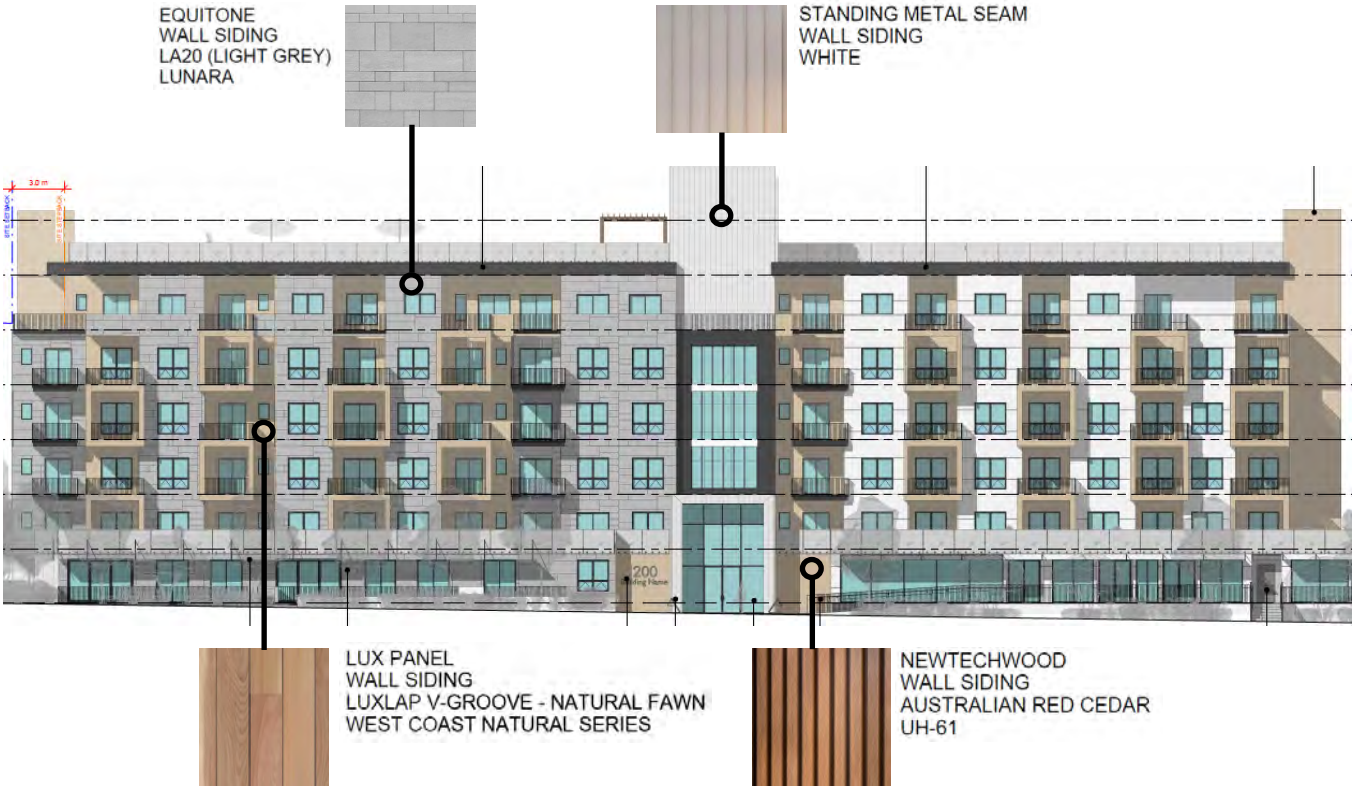
This proposal responds to several key Development Permit form & character guidelines, particularly those applicable to Low Mid Rise Residential Mixed Use, including but not limited to:

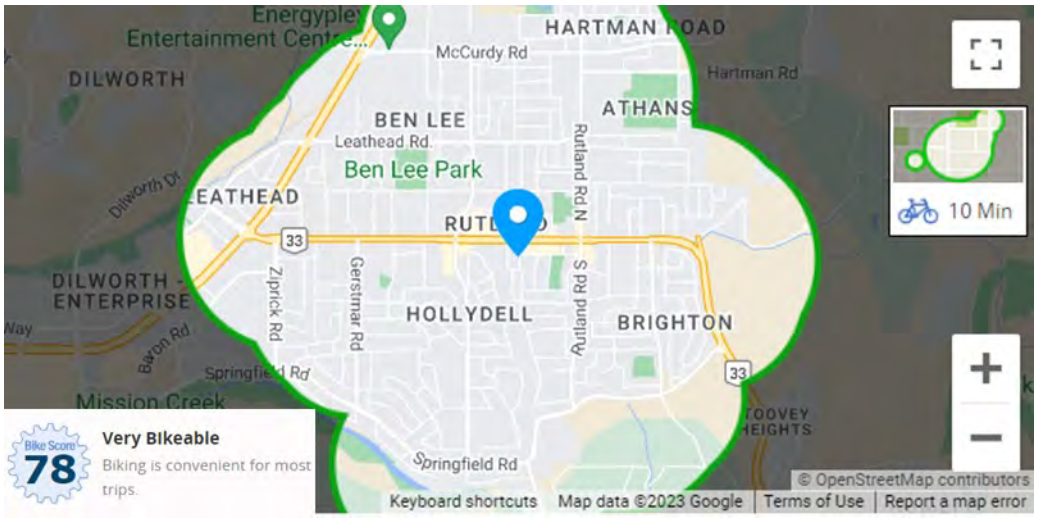
- Pedestrian oriented street realm: Ground-floor retail and townhome-style residential units activate the frontage and contribute to a vibrant, walkable streetscape.
- Human-scaled massing & articulation: Building mass is broken into smaller components through vertical design elements and varying cladding materials, echoing guideline intent for well-proportioned, contextual development.
- High-quality exterior finishes and materials: Use of neutral, earth-toned cladding and well-defined architectural transitions support attractive, context-sensitive design throughout the project.
- Landscaping & public private transition: Raised planters with trees and shrubs define private threshold spaces and reinforce boundary definition, as encouraged by the landscaping and curb appeal guidelines.
- Amenity space integration: Shared amenity areas on the second floor, plus an expansive rooftop patio, support social interaction and outdoor access in line with guidelines promoting social spaces and placemaking.
- Accessibility & clarity of entry: A well-marked vertical element at the main residential entry enhances both navigability and aesthetic prominence, consistent with accessible design expectations.

By responding to these core guidelines, the development achieves a design that complements the city's urban design objectives.

ARCHITECTURAL & SITE DESIGN

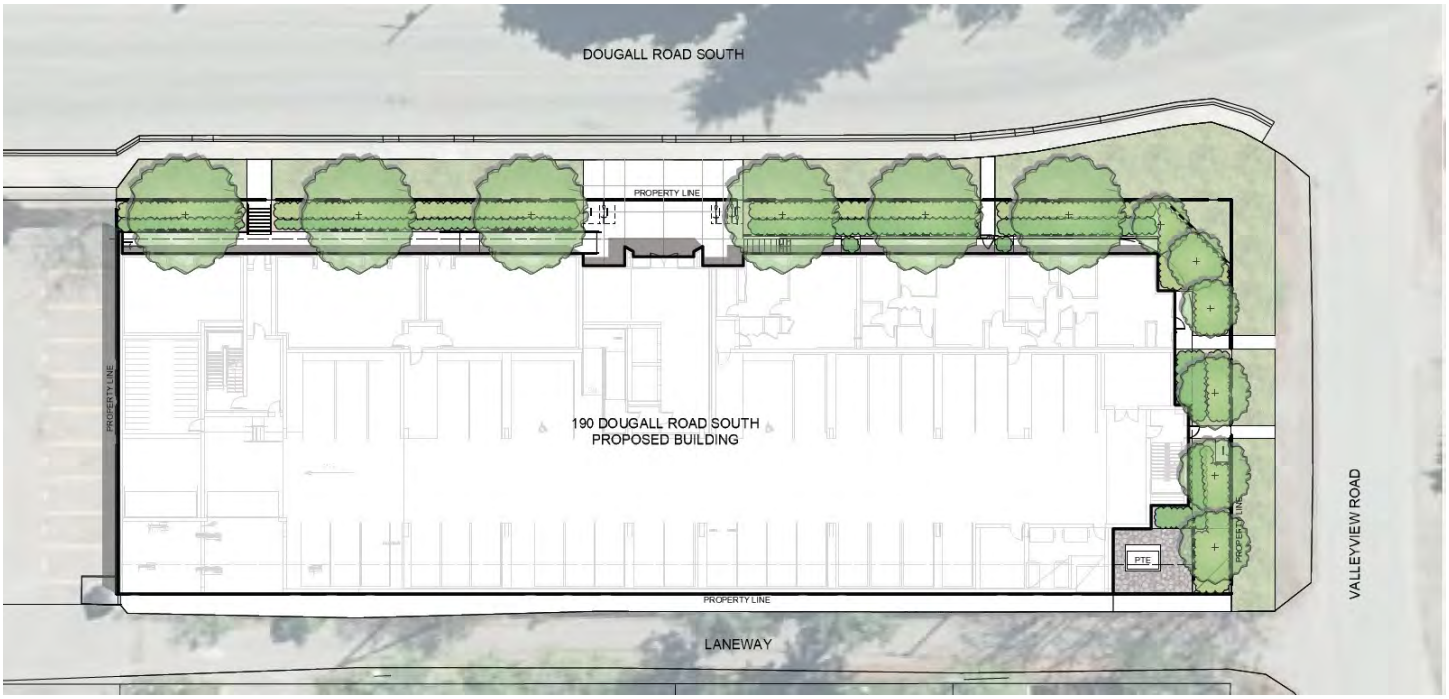
The building presents a distinctly modern, mixed-use aesthetic—articulated with simple geometric massing, natural-toned materials, and strong vertical accents. The ground floor is animated by both retail frontage and low-level residential units, enriching the pedestrian experience. Townhome-style units and raised landscaping reinforce continuity and transitions between public and private zones. Second-floor patios and a rooftop terrace deliver generous outdoor amenity spaces, fostering resident connection and well-being.





Vehicular access and service loading are managed via the rear laneway, reducing street-level congestion. The onsite parking meets and exceeds bylaw requirements, especially within the Transit-Oriented Area. With a high local bike score, secure bicycle parking is also prioritized and fully compliant with zoning requirements.

ARCHITECTURAL & SITE DESIGN (cont.)



HOUSING DEMAND & LOCAL CONTEXT

Kelowna's Housing Needs Assessment (2023), and its subsequent Housing Action Plan (adopted January 2025), identify a requirement for approximately 45,000 new housing units by 2041 to meet population projections and address affordability gaps. Recent Council-approved updates to the OCP emphasize that the current zoning capacity and Urban Centre designations are sufficient to accommodate this anticipated growth with no major land use changes required. This project aligns, and helps realize, that expectation.

Meanwhile, the local construction sector is facing a slowdown in housing starts, yet demand remains high, particularly for multi-unit projects capable of delivering housing and rental options. This development directly supports that need.

SUMMARY

This development delivers 107 new homes within a designated growth area, aligning directly with Kelowna's housing policy objectives: the right form, in the right place, at the right time. It exemplifies compliance with OCP urban center policies, urban design guidelines, and significantly contributes to local housing supply amid constrained construction activity.

We respectfully request support from City staff and Council for approval of this Development Permit.