



Development Permit

190-220 Dougall Road South

DP25-0155

Purpose

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

Development Process

Aug 1, 2025 Development Application Submitted



Staff Review & Circulation

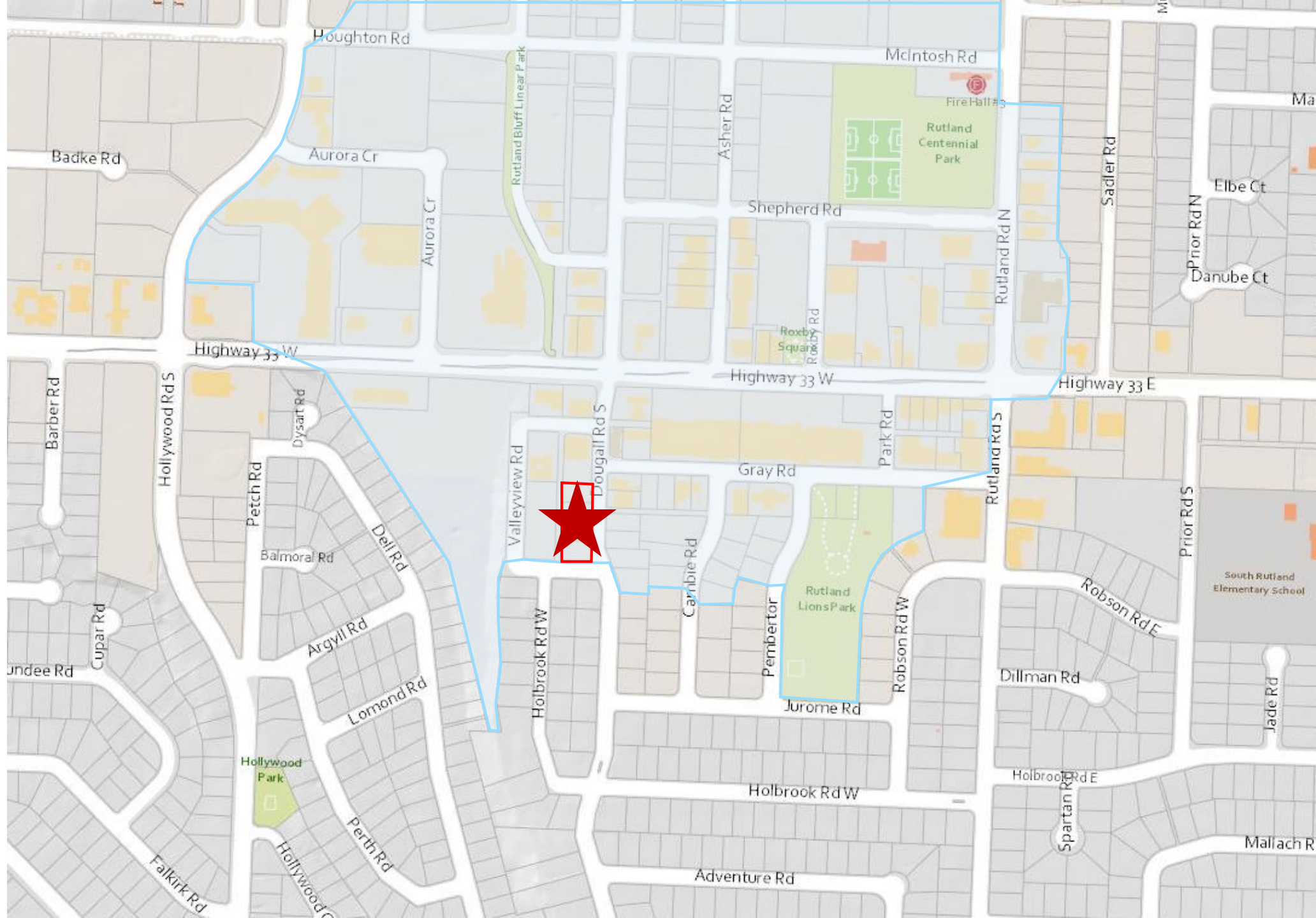


Feb 23, 2026 Council Consideration



Building Permit

Context Map

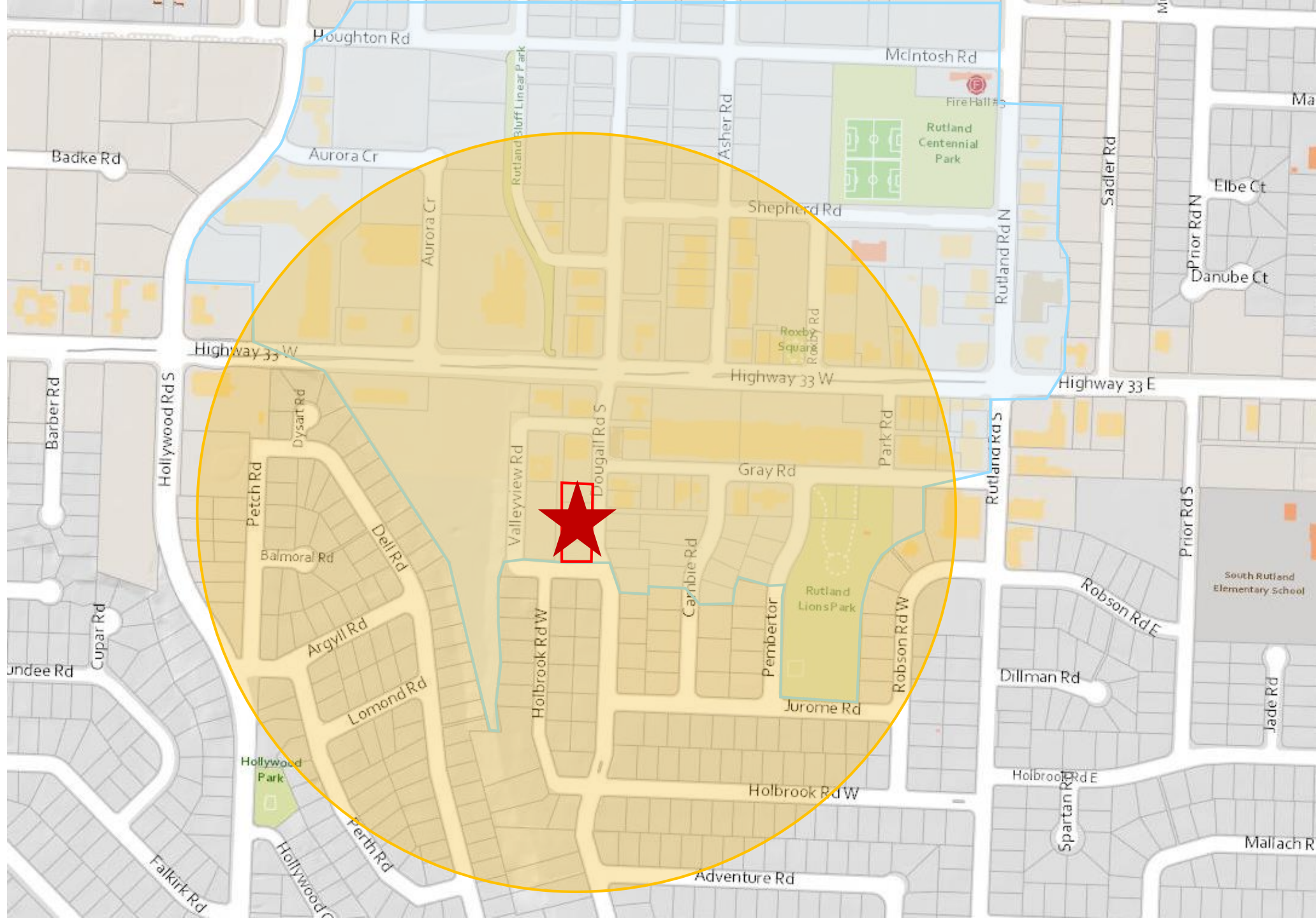




Model City

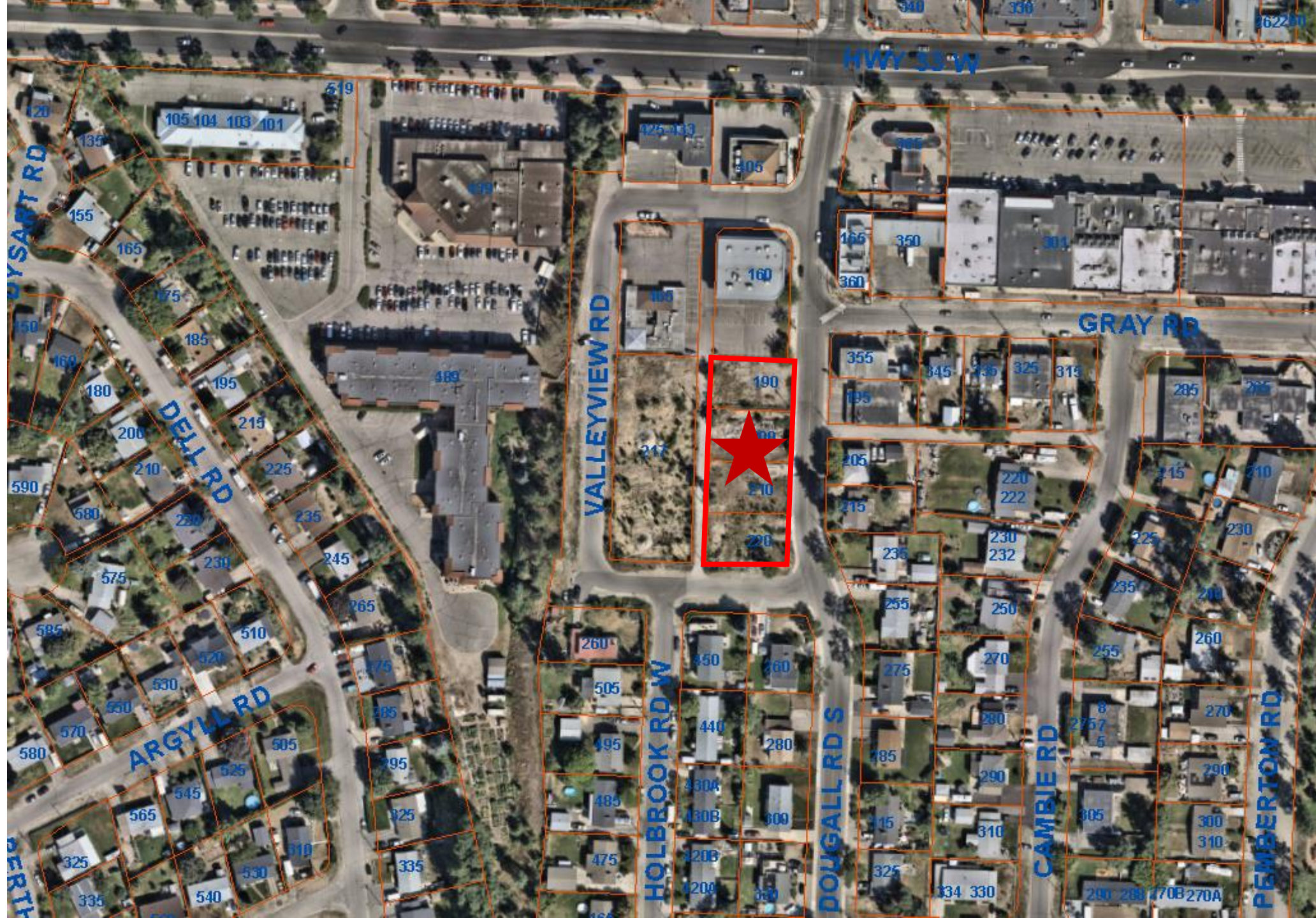
Est. Population: 1317

Est. Jobs: 2167





Subject Property Map



Technical Details

Development Permit for a six-storey mixed-use apartment:

107 Residential Units

- 26 studios
- 60 1-bedroom
- 21 2-bedroom

3 Commercial Units

- 214 m² Net Floor Area

Common Amenity Spaces

- 82m² indoor
- 1,075m² outdoor

77 Parking Spaces

Bicycle Spaces

- 12 short-term
- 151 long-term

Landscaping features

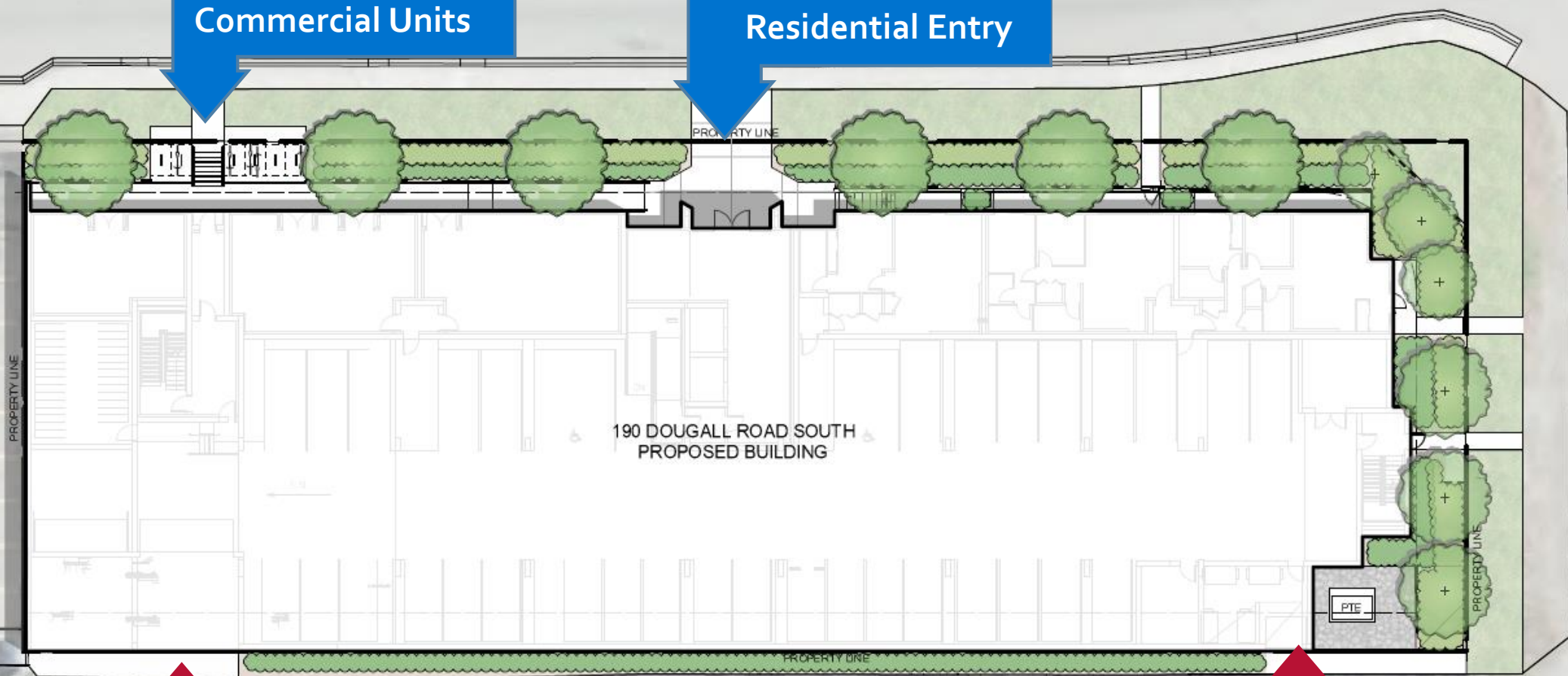
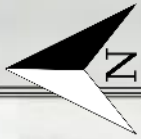
- 12 trees (6 large)
- Rooftop patio including green roof

Site Plan

Dougall Road South

Commercial Units

Residential Entry



190 DOUGALL ROAD SOUTH
PROPOSED BUILDING

Laneway

Vehicle Entry

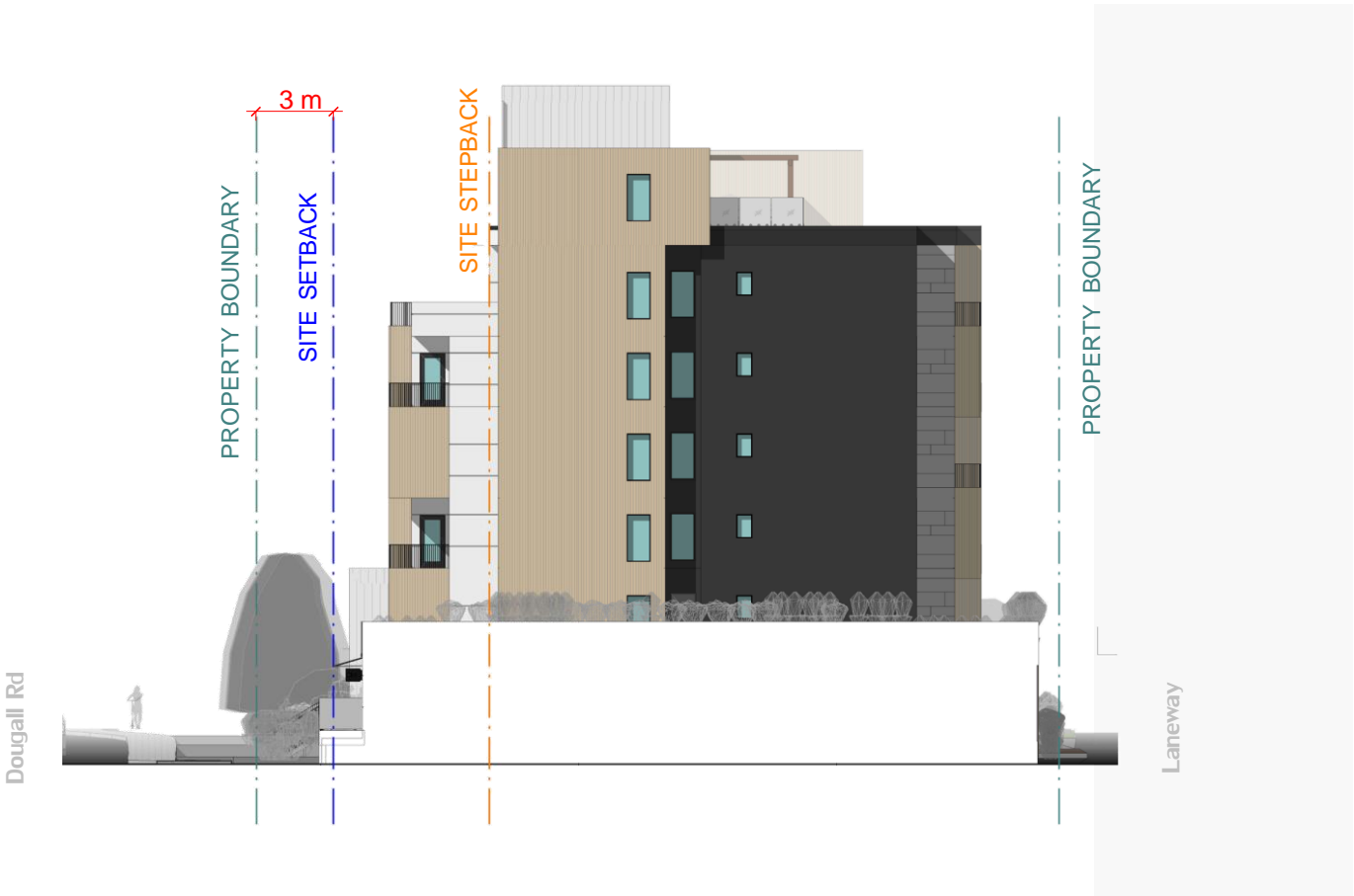
Refuse area

Valleyview Road

Elevation (East)



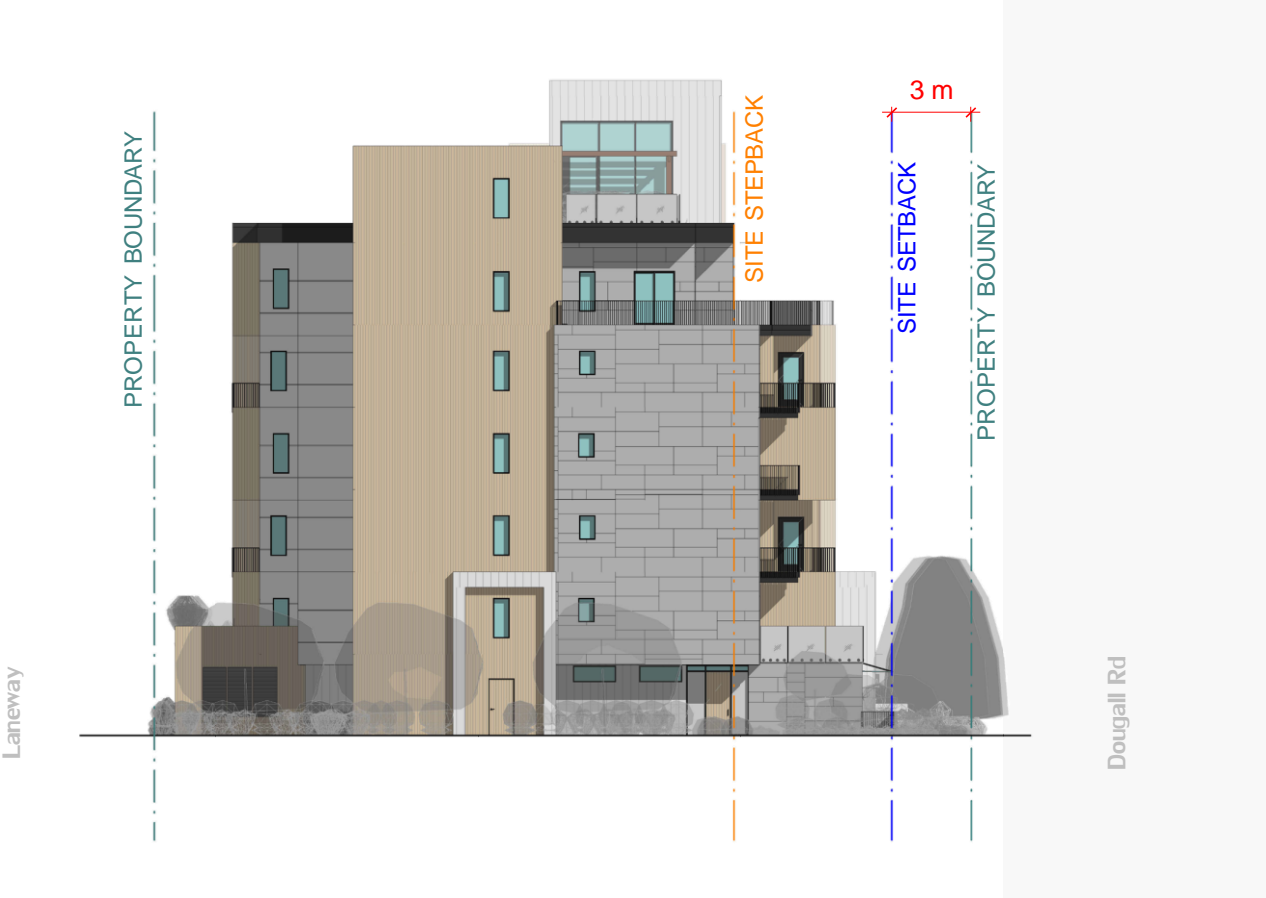
Elevation (North)



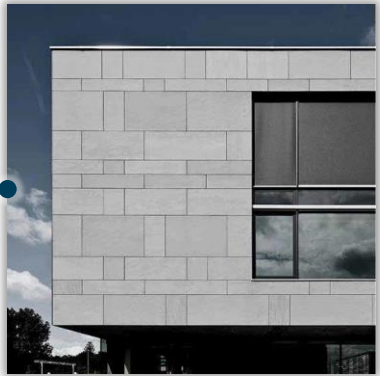
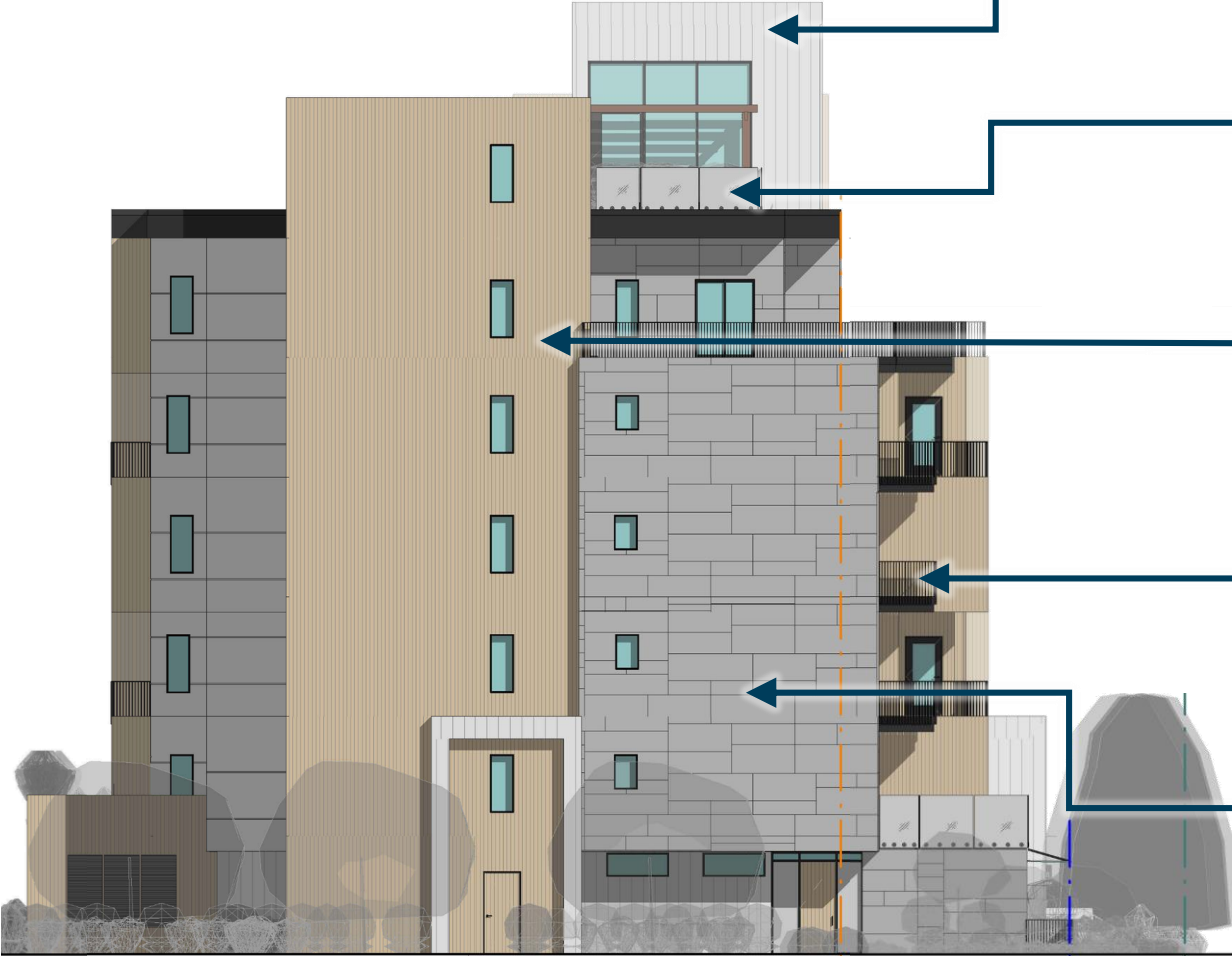
Elevation (West)



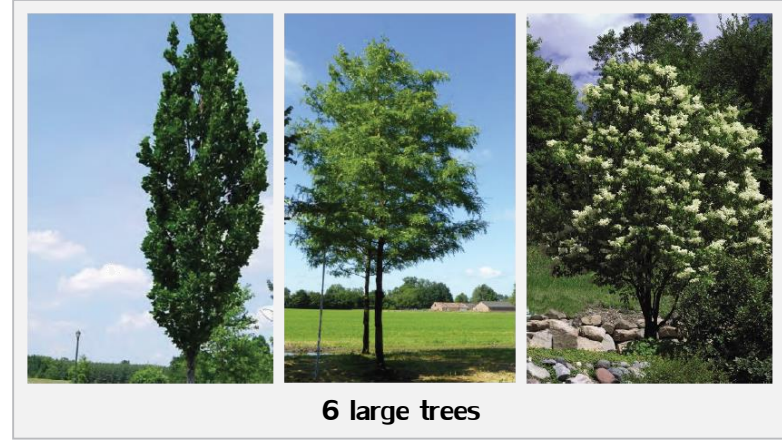
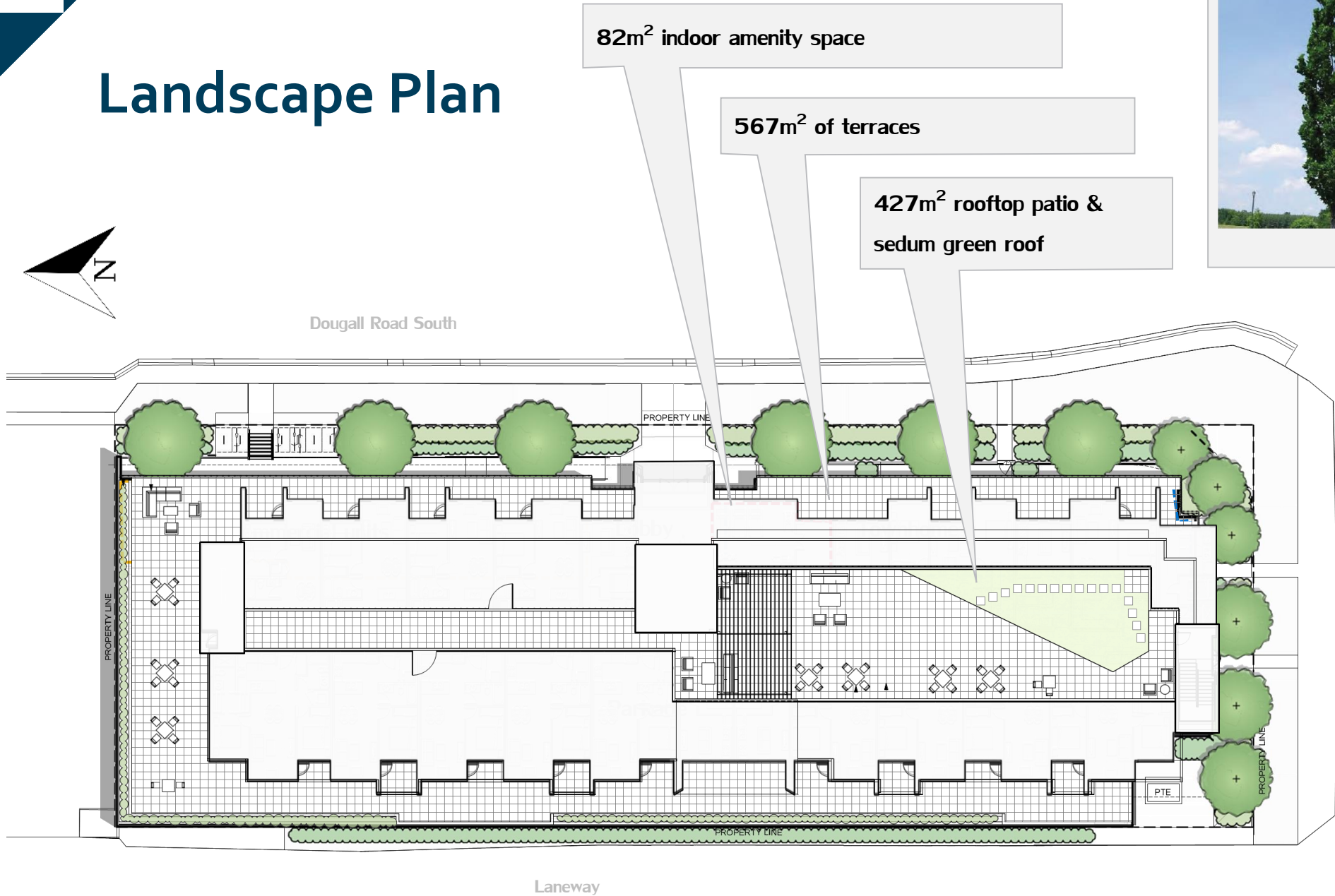
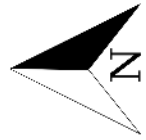
Elevation (South)



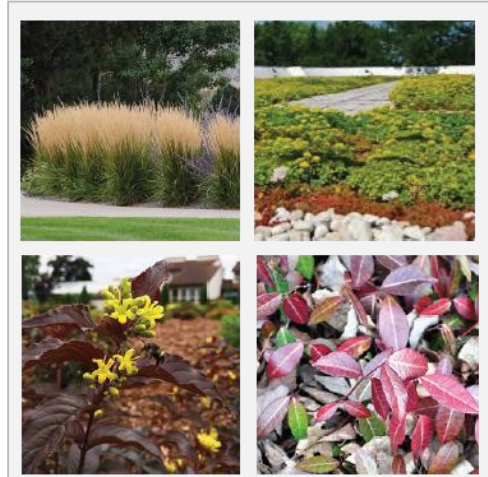
Materials Board



Landscape Plan



6 large trees



Shrubs & perennials

Rendering - Southeast



Rendering – Commercial Units



OCP Design Guidelines

- Ground oriented entrances for individual townhouse units
- Primary pedestrian entrance to the fronting street
- Parking off laneway
- Variation in façade treatment, stepping back upper storeys
- Indoor and outdoor common amenity spaces

Staff Recommendation

Staff recommend support for the proposed development:

- Meets OCP objectives, policies and design guidelines;
- Provides onsite parking and support alternative transportation options;
- Provides commercial units and residential density within the Rutland TOA.