

# MIDDLE INCOME HOUSING PARTNERSHIP

165 Dougall Rd N - Kelowna

Mixed-Use Affordable Rental Housing



December 5, 2025

## PROPOSAL OVERVIEW

This Development Permit application advances the City’s Middle Income Housing Partnership (MIHP) by delivering a professionally managed rental community for middle-income households. Following a competitive selection process, Troika Developments was chosen in 2025 to deliver the initial MIHP projects, including this proposal for 129 rental homes and an integrated commercial space programmed for daycare use at 165 Dougall Road North.

Situated in the Rutland Urban Centre, the consolidated site benefits from strong transit access, walkability, and proximity to diverse shops, services, and community amenities. The attached architectural design demonstrates a compact six-storey building form with ground-oriented units, active street frontages, and clear pedestrian connections, reinforcing the urban character envisioned for the area.

The project transitions underutilized low-density parcels into a mixed-use rental community that expands attainable housing options while supporting working families through on-site childcare. A balanced unit mix including studios, one-bedroom, two-bedroom, and family-oriented three-bedroom units respond directly to needs identified in Kelowna’s Housing Needs Assessment. Overall, the proposal aligns with the 2040 Official Community Plan, the MIHP program, and the City’s broader housing objectives by adding diverse, attainable, transit-supportive rental housing within a key urban centre.



Figure 1: Site Location

**PLANNING CONTEXT**

The 2040 Official Community Plan (OCP) directs growth toward Kelowna’s serviced urban centres, prioritizing attainable, purpose-built rental housing in areas well served by transit, services, and employment. The proposed development fully supports this direction. Located in the Rutland Urban Centre and designated in the OCP for mid to high-density residential development up to 12 storeys, the project contributes to these objectives by delivering 129 purpose-built rental homes complemented by ground floor commercial space.

The site is exceptionally well positioned for sustainable, transit-oriented living. It is located adjacent to the new Shepherd Road Transit Exchange, providing immediate access to frequent transit service, and is embedded within a highly walkable neighborhood, reflected in a Walk Score of 90 and Bike Score of 77. The surrounding area offers continuous sidewalks, bike routes, parks, schools, retail, and essential services, aligning strongly with the OCP’s Complete Communities and Transportation policies, which encourage reduced vehicle reliance and compact urban growth services.

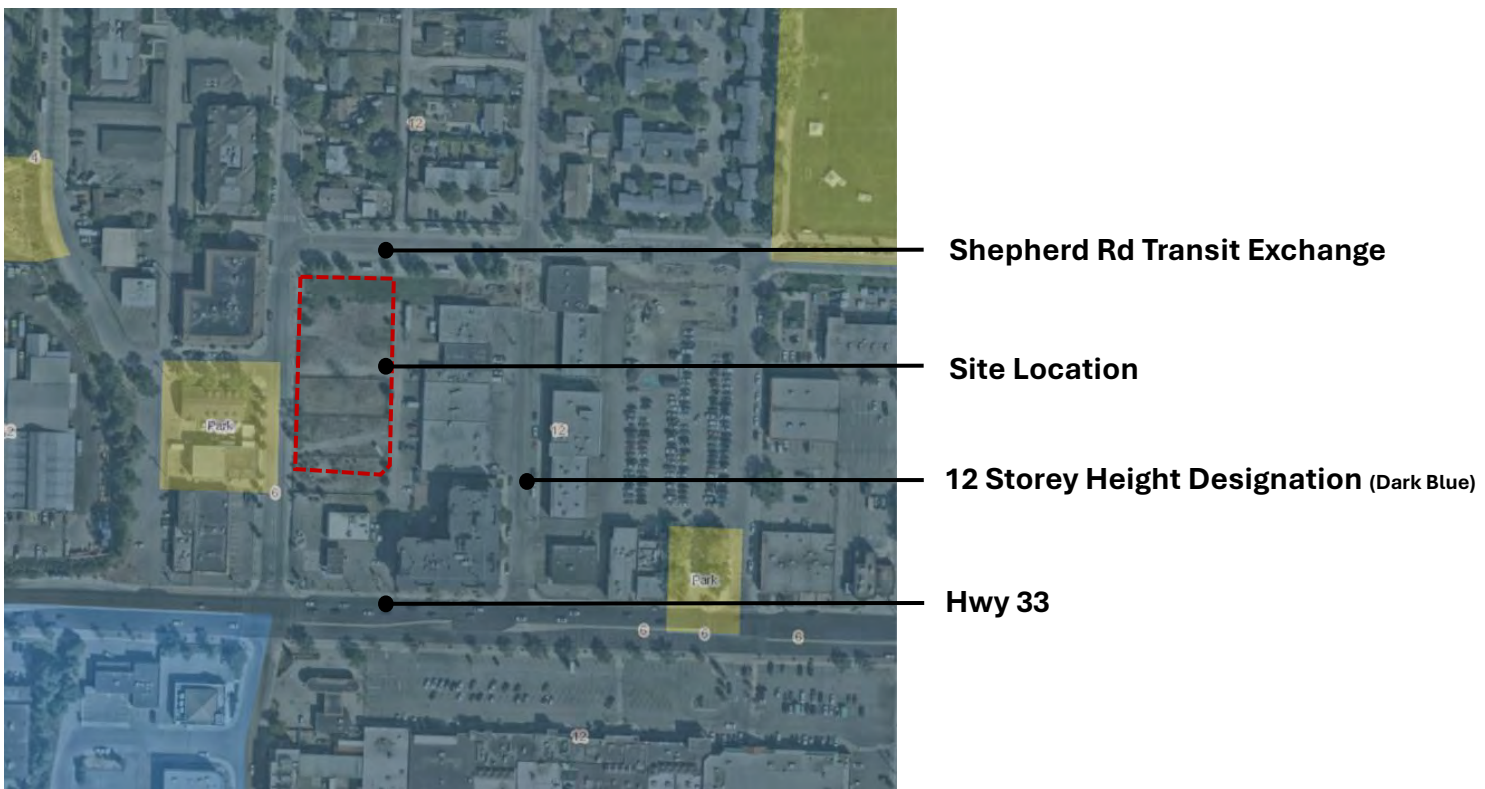


Figure 2: Urban Centre Context

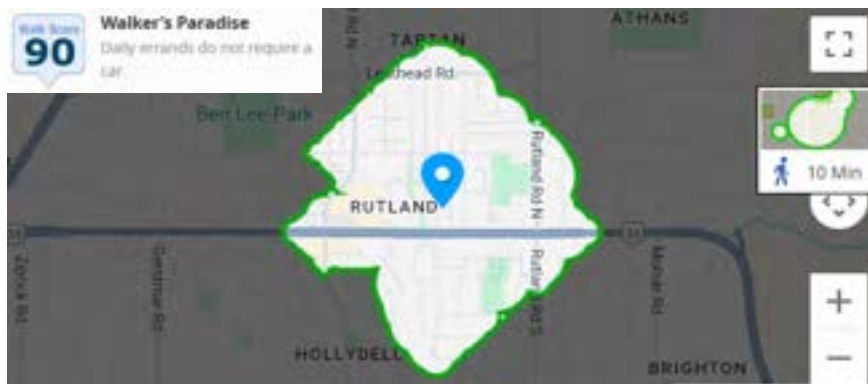


Figure 3: 10-minute travel map (walking).

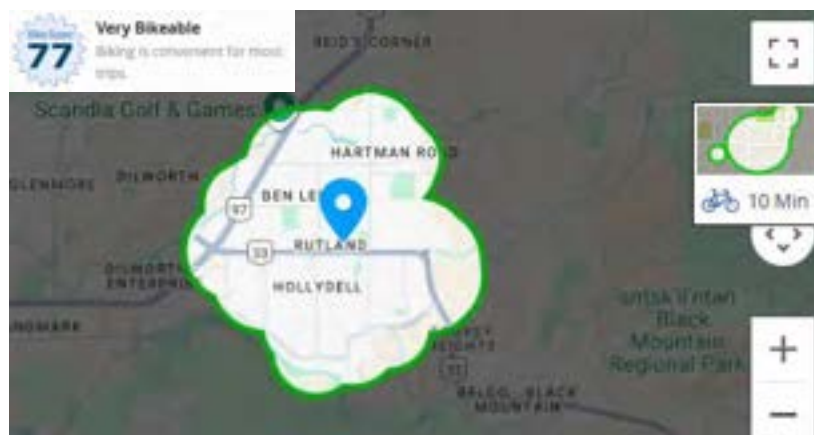


Figure 4: 10-minute travel map (biking).

The property is zoned *UC4r – Rutland Urban Centre (Rental Only)*, which is appropriate for the intended use. The proposal meets all applicable Zoning Bylaw requirements, including height, density, setbacks, parking, bicycle storage, and amenity space. The resulting six-storey massing presents a form that is compatible with the planned land-use context, reinforces Council-adopted policy, and delivers much-needed attainable rental housing in a transit-oriented, service-rich urban centre.

## ARCHITECTURAL & SITE DESIGN

The proposed six-storey multi-family building at 165 Dougall Road N enhances the evolving urban character of Kelowna’s Rutland Urban Centre through a contemporary design emphasizing pedestrian-oriented massing and a strong street presence. Vertical and horizontal articulation, prominent stepbacks, and recessed decks break up the building’s length and scale, creating rhythm and visual interest. The facade combines light and dark panelized cladding with wood-toned fluted accents and brick at grade, while the patterning of fluted panels and deliberate deck massing add depth and texture. Ground-level glazing and articulated entrances activate the street, providing eyes on the sidewalk and fostering safety and vibrancy.

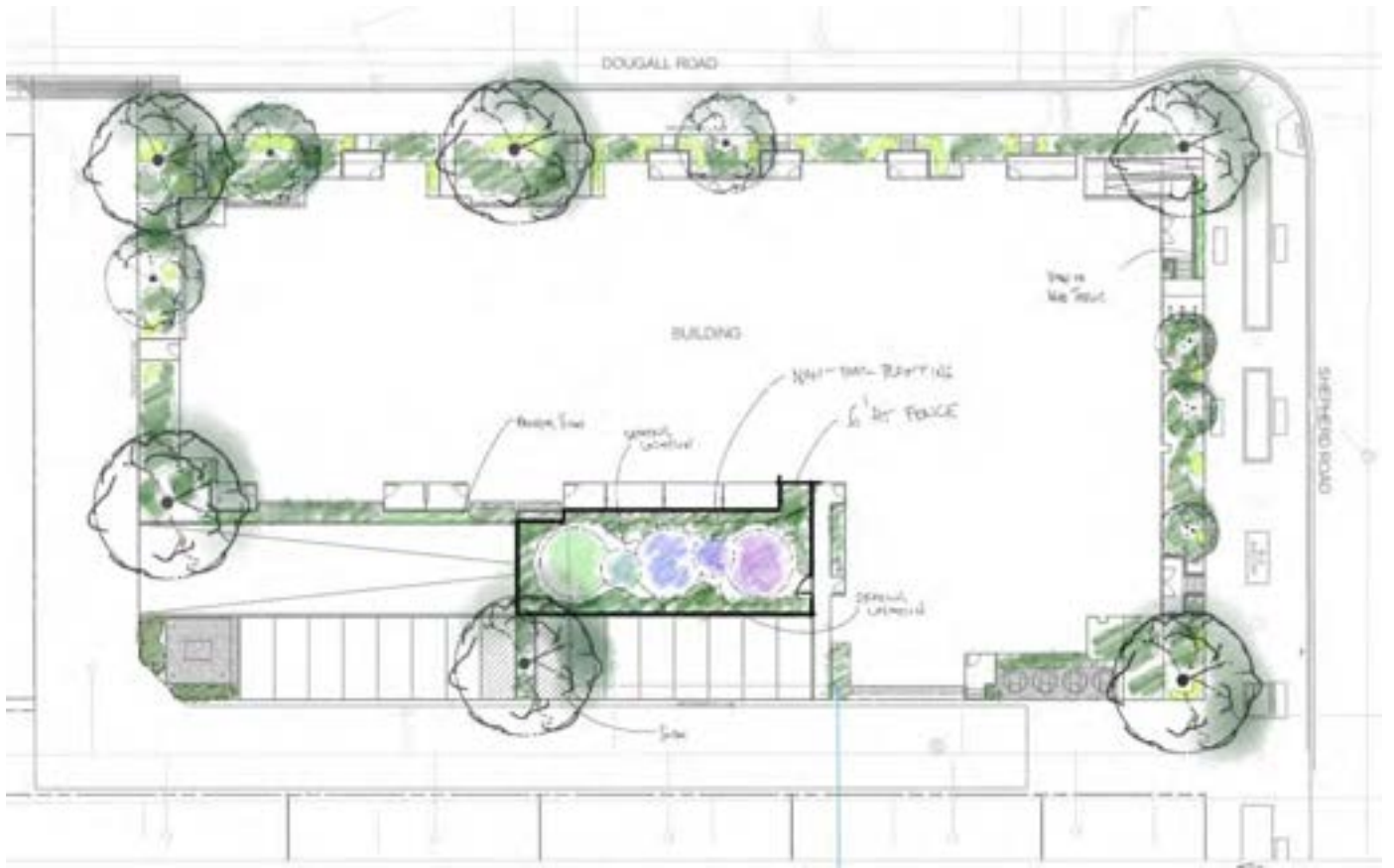


Figure 5: Landscape Site Plan

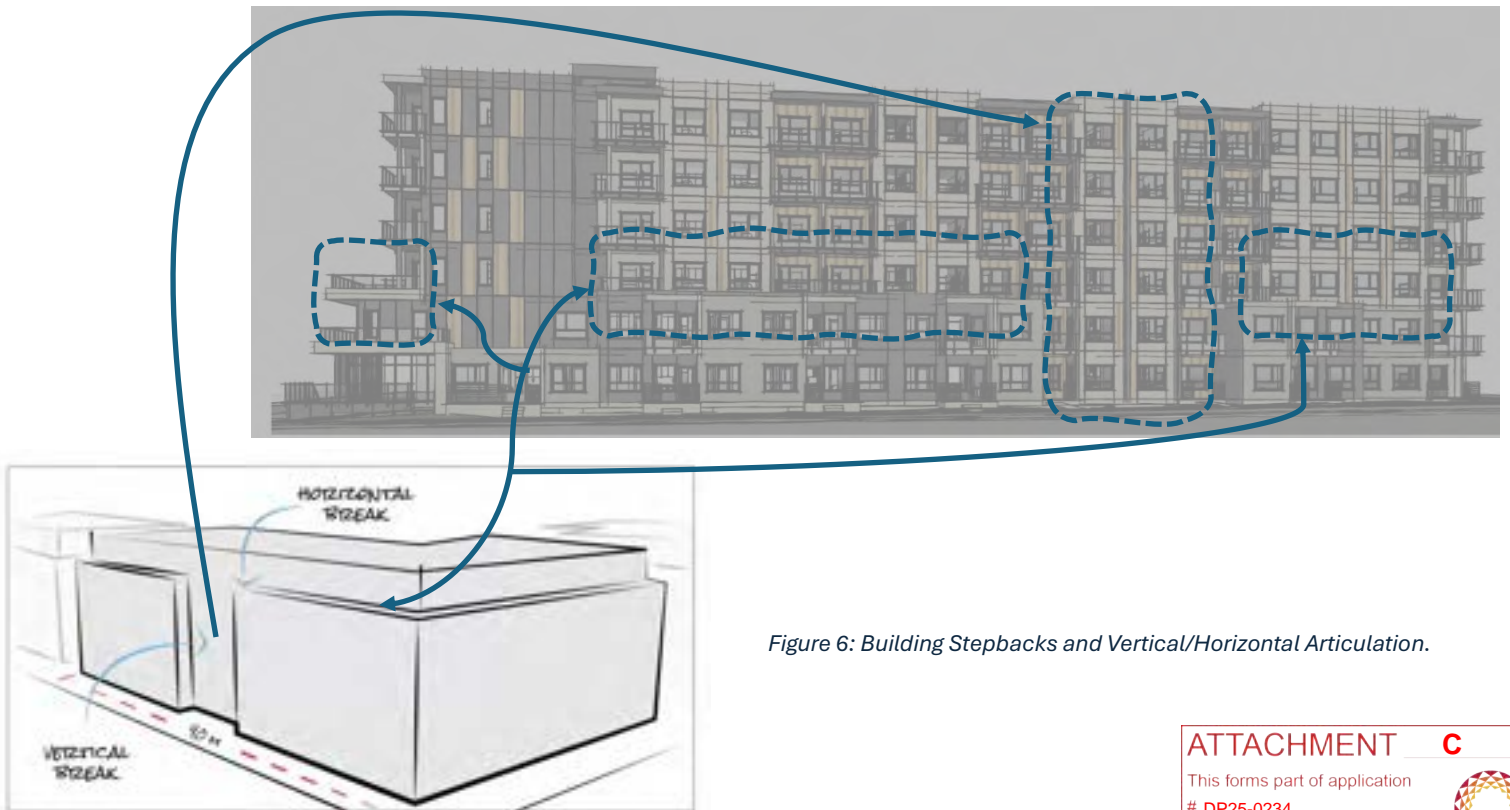


Figure 6: Building Stepbacks and Vertical/Horizontal Articulation.

**ATTACHMENT C**  
 This forms part of application  
 # DP25-0234  
 Planner Initials **SO**  
 City of Kelowna  
 COMMUNITY PLANNING

## FORM & CHARACTER GUIDELINE ALIGNMENT

### **4.1.1 Relationship to the Street**

The project meets Guideline 4.1.1 by activating the street edge with ground-oriented units instead of blank walls, while fully screening the parkade from public view. Units are set back 2.0 m with individual street-facing entrances, creating a clear residential interface. Windows and balconies overlook the street, providing natural surveillance while maintaining privacy through appropriate sill heights and placement.

### **4.1.2 Scale and Massing**

The project meets Guideline 4.1.2 by using horizontal and vertical breaks to reduce the perceived mass of the building. Balconies, projections, and articulated intervals are strategically placed along the façade to create a varied rhythm, while a significant vertical stepback distinguishes the upper levels and clearly separates the residential frontage from the commercial/daycare frontage. These design moves create a more human-scaled, visually balanced building form.

### **4.1.3 Site Planning & 4.1.4 Site Servicing, Access, and Parking**

The project meets Guideline 4.1.3 & 4.1.4 by directing all vehicle access, parking, and services to the rear lane, allowing the building to face and engage the fronting streets. Utilities, refuse, and the transformer are located at the rear, keeping the public edges active and uncluttered.

### **4.1.5 Publicly Accessible and Private Open Spaces**

The project meets Guideline 4.1.5 by providing a stepped-back rooftop amenity space that reduces visual impact and uses solid guardrails to manage sight lines and enhance privacy. The design also includes a secure at-grade outdoor play area, ensuring safe, functional open space for childcare use.

### **4.1.6 Building Articulation, Features & Materials**

The project meets Guideline 4.1.6 by breaking the façade into 20-metre intervals using strategically placed projections, balconies, window patterns, varied rooflines, and material changes to create a visually dynamic building form. At the key corner, additional setbacks preserve sightlines and openness, while a distinct material treatment and main entrance establish a strong focal point for the pedestrian experience.

## HOUSING DEMAND

This project supports the City's Housing Action Plan by contributing 129 secured rental homes toward the Plan's target of approximately 1184 new rental units per year. As part of the MIHP program, the development also addresses the Action Plan's objective of expanding affordable rental options for middle-income households and aligns with the directive to locate new rental housing in transit supportive areas.

## COMPANY PROFILE

Troika Developments is an established Okanagan-based real estate development company with over 20 years of experience delivering high-quality projects across Western Canada. Founded in the late 1990s, Troika has built a strong reputation for integrity, innovation, and long-term community investment.



Troika's guiding principles reflect a commitment to creating sustainable, inclusive, and livable neighborhoods. The company's integrated approach spans land acquisition, planning, design, and construction, ensuring cohesive project delivery and alignment with community goals.

Rooted in the Okanagan, Troika has consistently demonstrated its ability to deliver developments that enhance community fabric, align with municipal objectives, and contribute positively to local growth and livability.

## SUMMARY

This project delivers 129 purpose-built rental homes and commercial space for an on-site daycare in the Rutland Urban Centre, directly advancing the City's Middle Income Housing Partnership. Steps from the Shepherd Road Transit Exchange, the six-storey building provides attainable housing in a highly walkable, bike-friendly area.

Fully aligned with the 2040 OCP and Zoning Bylaw, the design meets all regulations while remaining well below the 12-storey height designation. Ground-oriented units, strong street edges, and thoughtful massing create a high-quality, pedestrian-focused urban form.

Overall, the project transforms an underused site into a transit-oriented rental community that supports affordability, working families, and Rutland's evolution as a complete, vibrant urban centre.