



Development Permit

165 Dougall Road North

DP25-0234

Purpose

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

Development Process

Dec 9, 2024

UC4-r Zoning amendment



Jul 16, 2025

MIHP agreement with Troika Developments



Dec 10, 2025

Development Application Submitted



Staff Review & Circulation

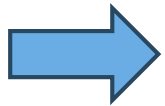


March 30, 2026

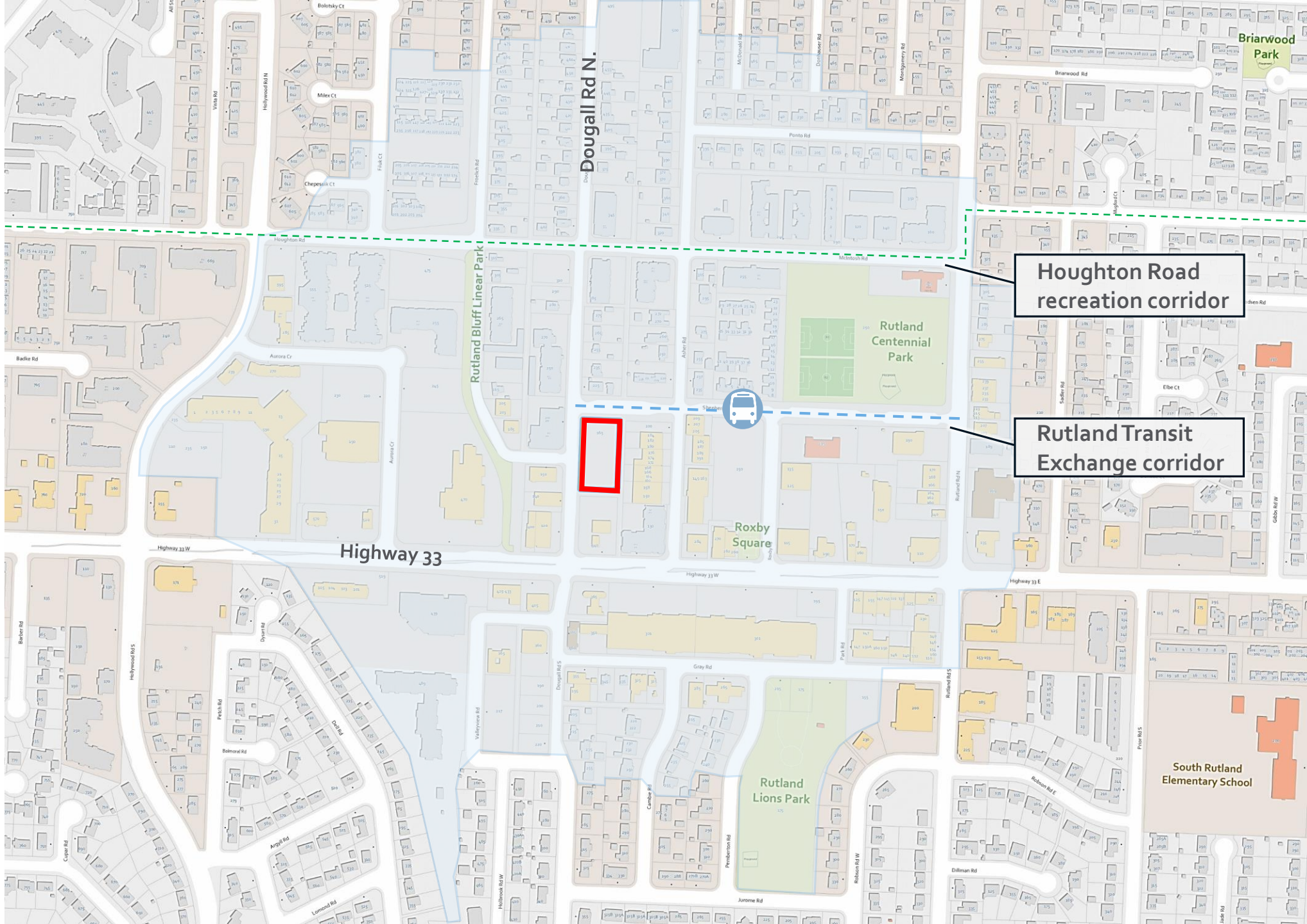
Council Consideration



Building Permit



Context Map



Houghton Road recreation corridor

Rutland Transit Exchange corridor

Highway 33

Rutland Centennial Park



Roxby Square

Rutland Lions Park

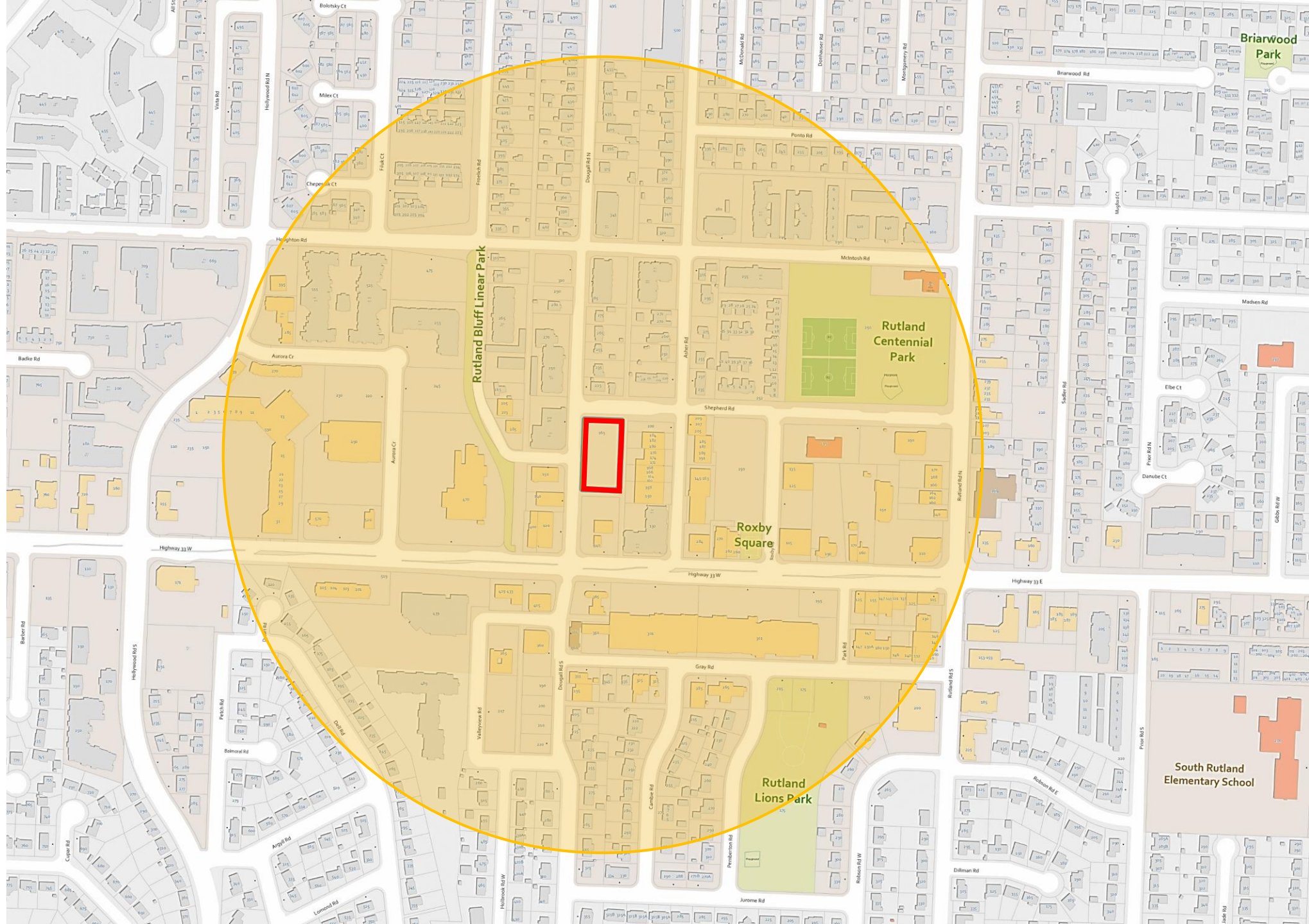
South Rutland Elementary School



Model City

Est. Population: 2,729

Est. Jobs: 2,684



Project Details

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

129 Residential Units

- 33 studios
- 61 1-bedroom
- 24 2-bedroom
- 11 3-bedroom

36-space Daycare

- 362 m²
- 175 m² outdoor area

83 Parking Spaces

Common Amenity Spaces

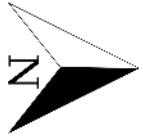
- 77 m² indoor
- 285 m² Rooftop patio

Landscaping Features

- 12 trees (6 large)

Bicycle Spaces

- 8 short-term
- 176 long-term



Site Plan

Refuse area

Residential entrance

Laneway

Parkade entrance

Visitor parking

Daycare parking

Laneway

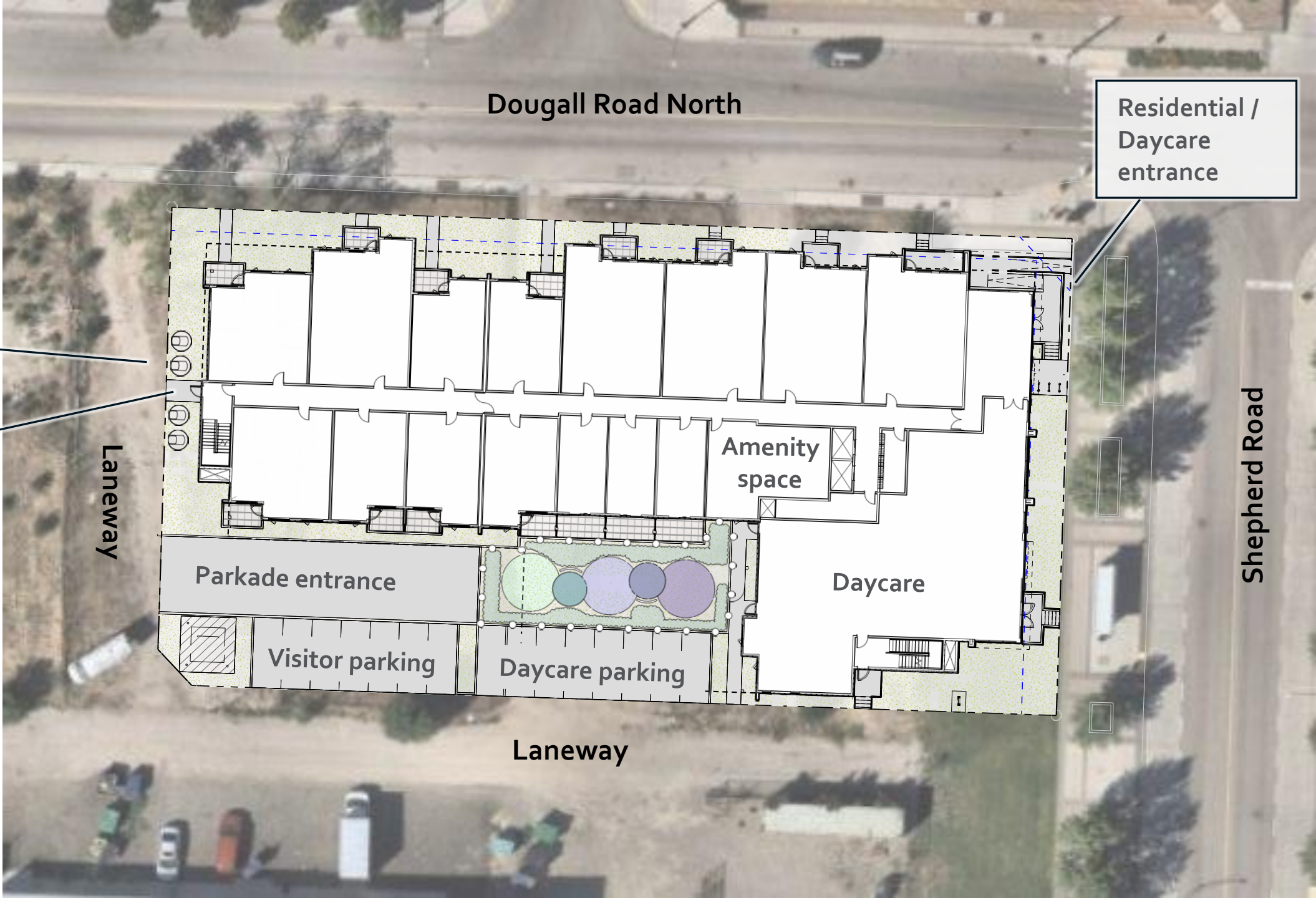
Dougall Road North

Amenity space

Daycare

Residential /
Daycare
entrance

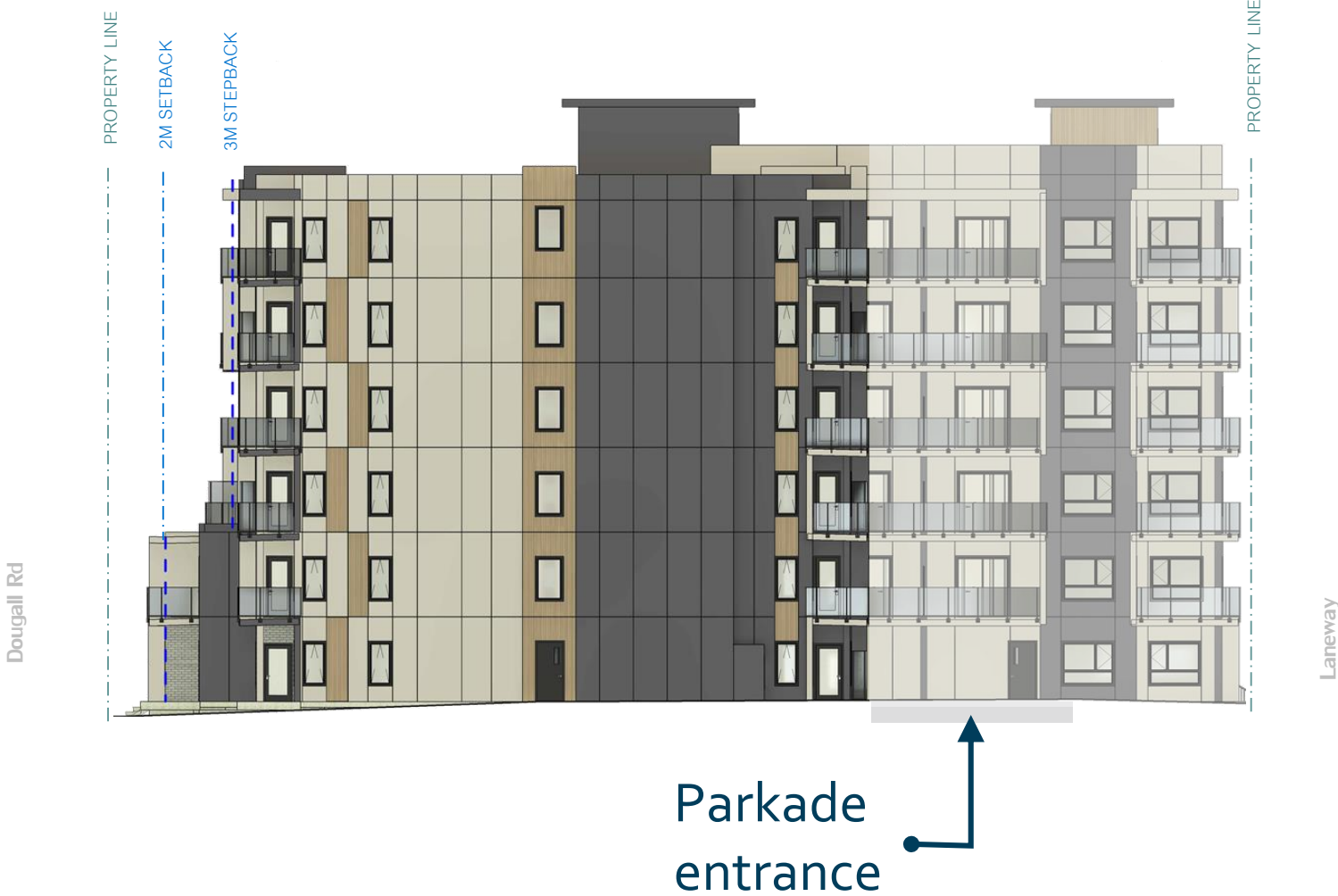
Shepherd Road



West Elevation (Dougall Rd North)



South Elevation (Laneway)

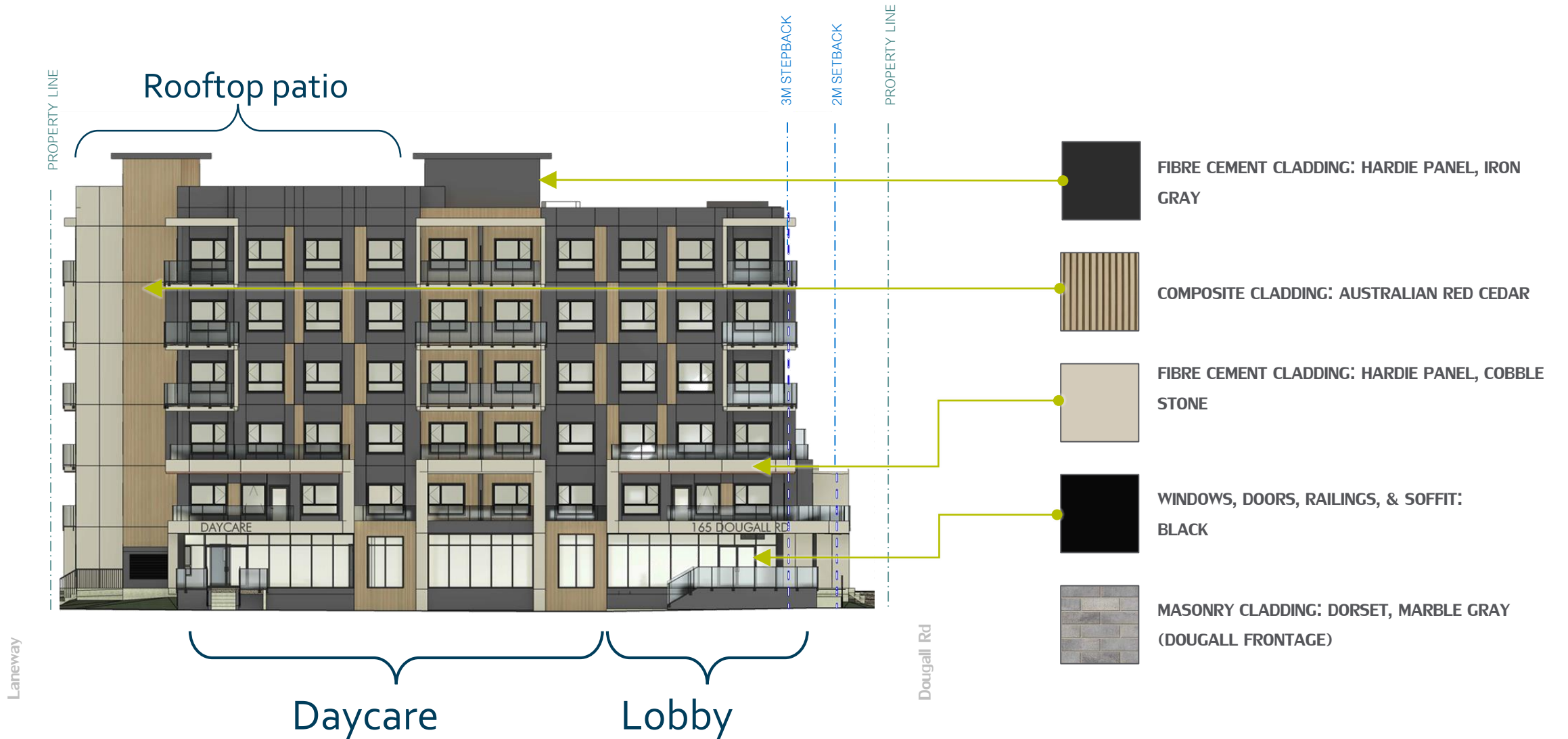


East Elevation (Laneway)

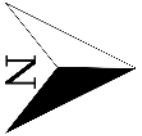


North Elevation (Shepherd Rd)

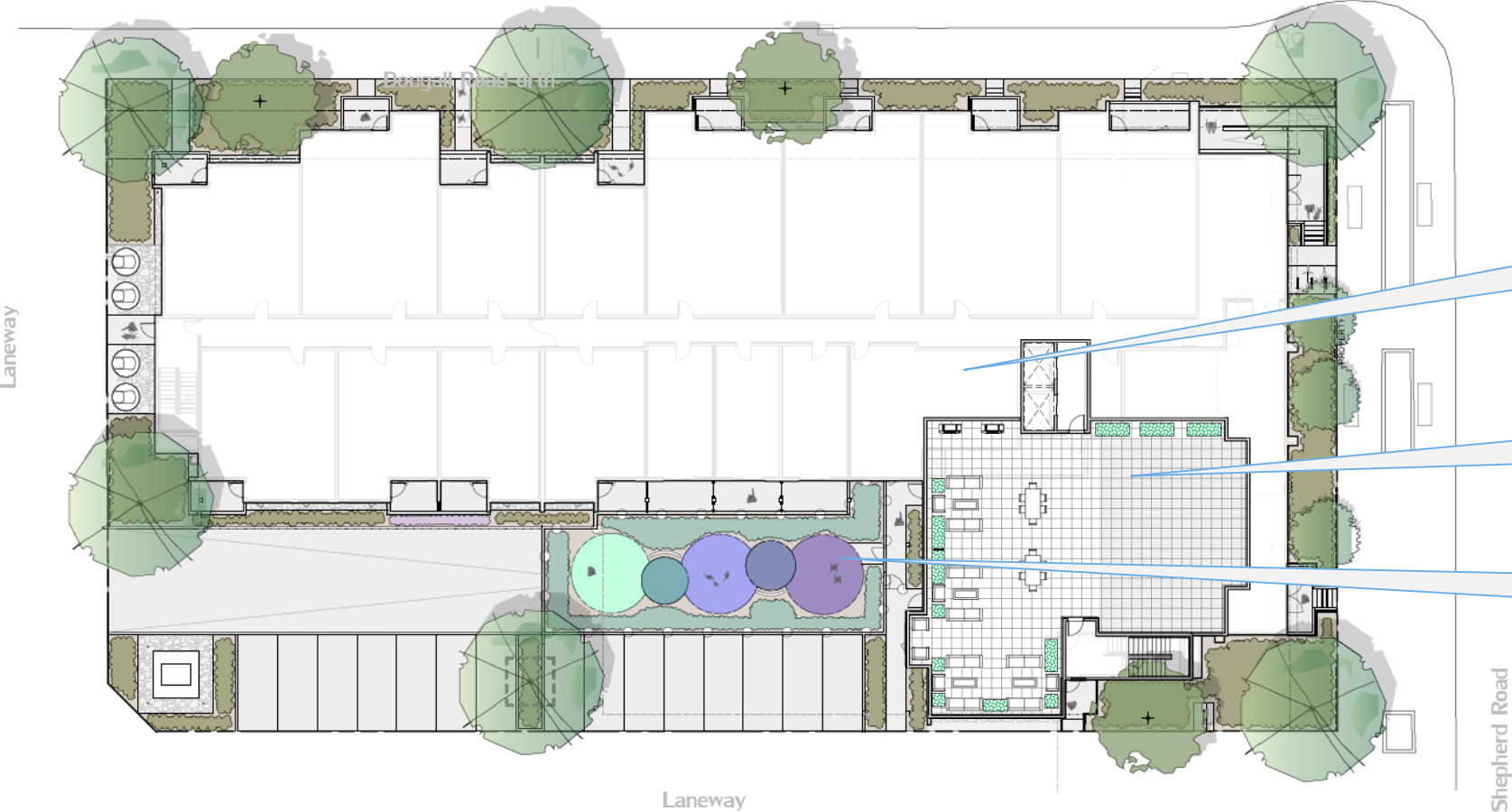
/ Materials Board



Landscape Plan



12 Trees (including 6 large)



77 m² Indoor amenity

285 m² Rooftop patio

175 m² Daycare play area

Northwest View from Dougall Rd N. & Shepherd Rd



Southwest View from Dougall Rd N



Northeast View from Shepherd Rd



OCP Design Guidelines

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

Staff Recommendation

Staff recommend support for the proposed development:

- Meets OCP objectives, policies and design guidelines;
- Purpose-built, affordable rental housing component;
- Strong transit access, walkability and cycling connectivity, near commercial and community amenities;
- Provides onsite parking and alternative transportation options.