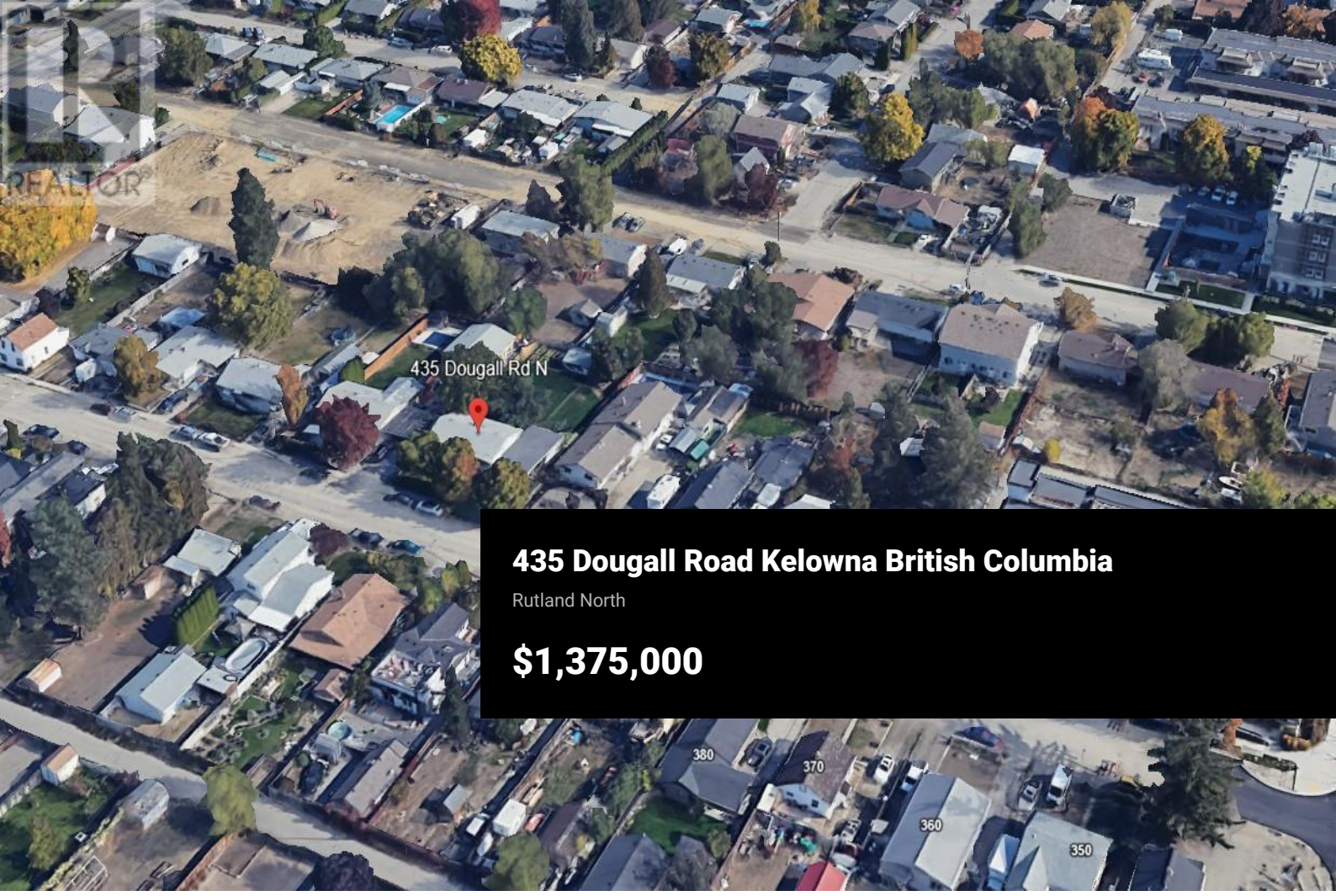


435 Dougall Road Kelowna British Columbia

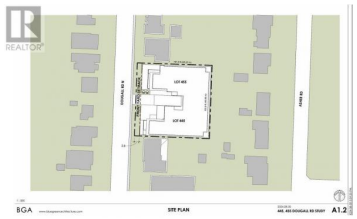
Rutland North

$1,375,000

BUILDING HEIGHT: 6 STOREY / 22m + 3 STOREY / 12M W/ FAR BONUS

STREETS - RESIDENTIAL STREET

CURRENT ZONING: UC4	REQUIRED
PRINCIPLE USE	UC4 Apartment Housing
PARCEL SIZE	Minimum 1200 m²
LOT WIDTH	Minimum 40 m
LOT DEPTH	N/A
NET FLOOR AREA	N/A
BUILDING FOOTPRINT (INC. COVERED AREAS)	N/A
PARKADE FLOORPLATE	N/A
MAIN FLOOR FLOORPLATE	N/A
FLOOR AREA RATIO	(6 STOREY) 1.80, increased to 2.5 due to TOA
FLOOR AREA RATIO BONUS	0.3
MAXIMUM BUILDING COVERAGE	85%
SITE COVERAGE (PARKING AND DRIVEWAYS)	90%
MAXIMUM BUILDING HEIGHT	6 STOREYS (22M)
MAXIMUM BUILDING HEIGHT BONUS	3 STOREYS (12M)
SETBACKS	FRONT YARD - 3M - 9'-10 1/8" FRONT GROUND ORIENTED - 3M - 6'-6 3/4" SIDE YARD - 0M - 0'-0" REAR YARD - 0M - 0'-0"
SETBACKS OVER 16M	FRONT YARD - 3M - 9'-10 1/8" SIDE YARD - 4M - 13'-1 1/2" REAR YARD - 4M - 13'-1 1/2"
MIN COMMON AND PRIVATE AMENITY SPACE	BACHELOR UNIT - 6.0 M² 1-BEDROOM UNIT - 10 M² MORE THAN 1-BEDROOM - 15 M² 4 M² PER UNIT REQUIRED TO BE COMMON
STREET TYPE	RESIDENTIAL STREET
MAX. FIRST FLOOR HEIGHT ABOVE CURB	1.2 M
MIN. NET AREA GROUND ORIENTED RES	11 M²
PARKADE EXPOSURE TO PRIMARY STREET	0%
PARKADE EXPOSURE TO SECONDARY STREET	25%



RARE DEVELOPMENT OPPORTUNITY in the rapidly growing Rutland Urban Centre! This 3-lot land assembly at 435, 445 & 455 Dougall Road North offers a combined total of 0.78 acres with outstanding potential for a multi-family development. With a combined list price of $4,125,000, the site supports potential for up to 6 storeys and a 1.8+ FAR (to be confirmed with the City of Kelowna). Centrally located within walking distance to schools, parks, shopping, public transit, and daily amenities, this high-exposure site is perfectly positioned in one of Kelowna's most active development corridors. Rutland is a key support area for UBCO, making this a highly attractive location for rental housing or long-term investment. Ideal for developers or investors looking to capitalize on Kelowna's strong population growth and increasing housing demand. Don't miss this chance to secure a prime assembly in a strategic urban location. (id:6769)

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