

LESTER TOWNHOUSES

32 TOWNHOUSES and CHILD CARE CENTER



1	DEVELOPMENT PERMIT APPLICATION	2025-10-17
NO	DESCRIPTION	DATE

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Client
MR. DANNY HAYRE

Project
Lester Townhouses

Address
465-505 Lester Rd, Kelowna BC

Sheet
COVER PAGE

Project number
K24010

A000

Scale **1/4" = 1'-0"**
 Drawn by **K Lunawat** Checked by **HM**

ARCHITECTURAL SHEET LIST	
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A403	BUILDING 9 ELEVATIONS
A404	BUILDING 6 ELEVATIONS
A405	SITE ELEVATIONS
A501	BUILDING SECTIONS
A700	3D VIEWS
A701	3D VIEWS

SKArchitect

ARCHITECTURAL
 SK ARCHITECT INC
 810-1499 ST. PAUL STREET
 KELOWNA, BC V1Y 0L9
 Phone: 778-318-4874
 Email: harpreet.m@skarchitect.ca



LANDSCAPE
 GSLD+
 3160 CASORSO ROAD
 KELOWNA, BC
 Phone: 780-909-3603
 Email: gurpreethsingh17@gmail.com



GEOTECHNICAL
 GS DHESI & ASSOCIATES LTD
 156 VALLEYVIEW ROAD,
 KELOWNA, BC
 Phone: (778) 753-5800
 Email: mandeep@gdsdhesi.ca



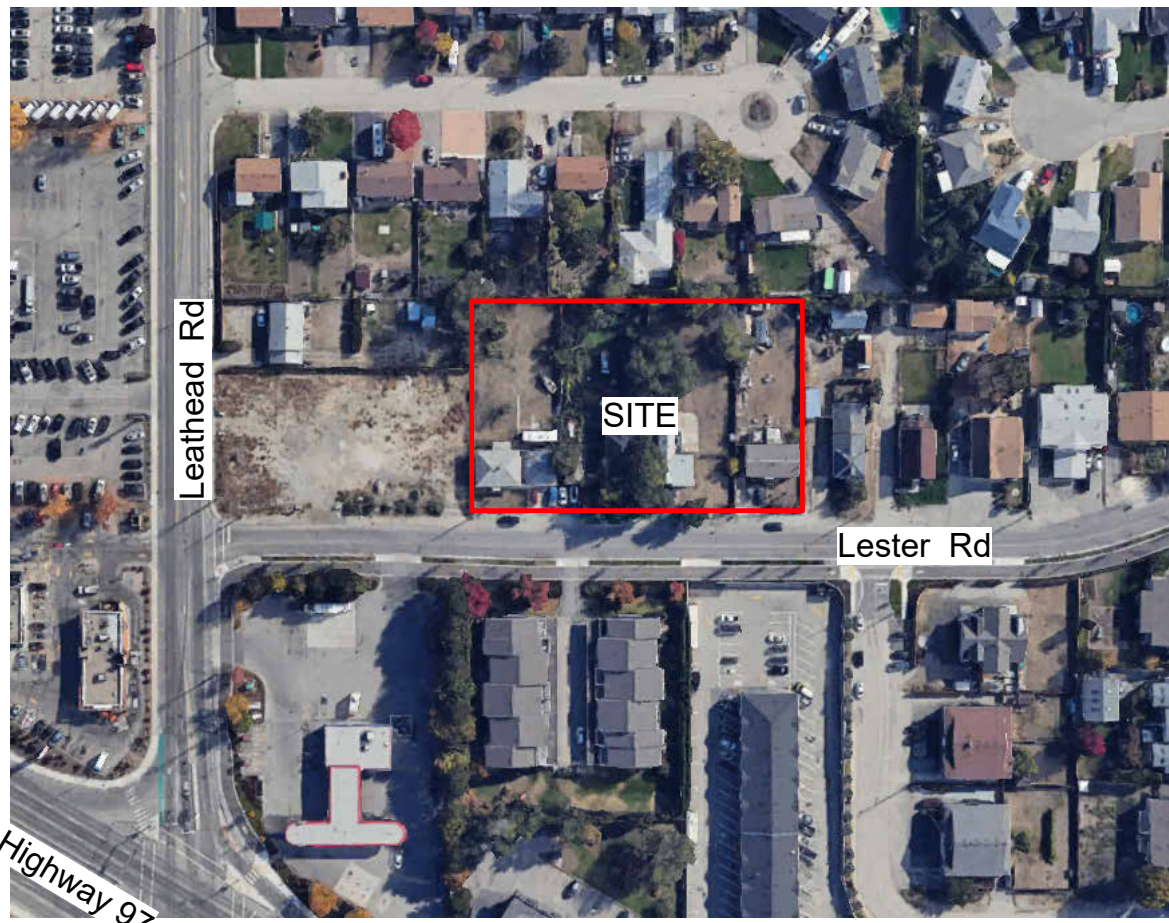
ELECTRICAL AND MECHANICAL
 EPRO MECHANICAL ELECTRICA AND
 ENERGY MODEL CONSULTANTS
 #222- 1779 Clearbrook Rd
 Abbotsford, BC V2T 5X5
 Phone: 778-242-8111
 Email: info@eproconsultants.ca



MAINLAND ENGINEERING
 Civil & Structural Engineers
 CIVIL CONSULTANT
 MAINLAND ENGINEERING DESIGN CORP.
 #206, 8363 – 128 Street
 Surrey, BC – V3W 4G1
 Phone: 604-543-8044
 Email: civil@mainlandeng.com

SKArchitect
 810 - 1499 St Paul Street
 Kelowna BC V1Y 6P1
 T. 604-335-3356 harpreet.m@skarchitect.ca

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PROJECT DATA

APPLICABLE CODE
BRITISH COLUMBIA BUILDING CODE 2024

PROJECT TYPE
NEW BUILDINGS MULTI-FAMILY

LEGAL DESCRIPTION
PLAN KAP31778 LOT A SECTION 27 TOWNSHIP 26
PLAN KAP13139 LOT 3 SECTION 27 TOWNSHIP 26
PLAN KAP13139 LOT 2 SECTION 27 TOWNSHIP 26
PLAN KAP13139 LOT 1 SECTION 27 TOWNSHIP 26

PID: 003-609-073, 009-224-980, 009-224-947, 009-224-921

ADDRESS
465,475,485,505 LESTER RD, KELOWNA

ZONING ANALYSIS
CURRENT ZONING : MF1
PROPOSED ZONING : MF2
FUTURE LAND USE : C-NHD
ADJACENT LAND USE:
NORTH : MF1
SOUTH : MF1
EAST : MF1
WEST : LESTER ROAD.

LOT AREA
5385.49 SQM. (57969 SQ.FT.)

MF2 REQUIREMENTS :

SUBDIVISION REGULATIONS

	REQUIRED	PROPOSED
SITE AREA :-	900 SQM	5385.49 SQM
SITE WIDTH :-	20.0 M	92.25 M
SITE DEPTH :-	30.0 M	59.38 M

DEVELOPMENT REGULATIONS

	REQUIRED	PROPOSED
FRONT YARD :-	3.0 M	3.0 M
SIDE YARD :-	2.1 M	2.1 M
REAR YARD :-	4.5 M	4.5 M
SEPARATION BETWEEN DETACHED PRINCIPAL BUILDING :-	3.0 M	3.0 M
COMMON AND PRIVATE AMENITY SPACE MORE THAN 1 BED ROOM UNIT :- (COMMON AMENITY PART OF :-)	25 SQM 4.0 SQM	
MAXIMUM SITE COVERAGE OF BUILDING:-	55% (2962.02 SQM)	38.45 % (2070.61 SQM)
MAXIMUM SITE COVERAGE OF IMPERMEABLE SURFACE :-	80% (4308.39 SQM)	75.15 % (4047.29 SQM)

BUILDING REQUIREMENTS:

	REQUIRED:	PROPOSED:
TOTAL NUMBER & TYPES OF UNITS:	-	32 UNITS (32 x 3 bedroom)

PARKING REQUIREMENTS:

	REQUIRED:	PROPOSED:
PARKING STALLS: REGULAR (2.0 PER 3 BEDROOM DWELLING) VISITOR (0.14 PER DWELLING UNIT)	2.0 x 32 = 64 0.14 x 32 = 4.48 -> 4	64 6
CHILD CARE CENTRE -40 CHILDREN (1 CAR PER 11 CHILDREN OR 2 CARS PER 100SQM. WHICHEVER IS GREATER)	3.36 CARS -> 3 240m² -> 4.8	8
TOTAL CAR PARKING:	73	78
PRIVATE BIKE PARKING: VISITOR BIKE STALLS (1 PER 5 DWELLING UNITS):	NA 6.4 -> 6	- 6

DENSITY AND HEIGHT DEVELOPMENT REGULATIONS

	REQUIRED:	PROPOSED:
BASE DENSITY FAR :-	1.0 (5385.49 SQM)	0.85 (4565.13 SQM)
BASE HEIGHT:- STOREYS	11.0 M & 3 STOREYS	9.88 M / 10.22M & 3 TOWNHOUSE / CHILD CARE

Private Amenity				
Unit	# of units	Total sq.ft.	Total sq.m	Total(sq.m)
Typical	28	193.08	17.94	502.26
Corner	2	240.15	22.31	44.62
Above CC	2	458.07	42.56	85.11
Total Private Amenity				546.88
Common Amenity				
		sq. ft.	sq. m.	
Min. required				128.00
Provided	Indoor(CC)	2429.15	225.68	
	Outdoor	3290.25	305.67	
Total Provided		5719.40	531.35	
Total Amenity (Private & Common)				
		sq. ft.	sq. m.	
Min. required (25sqm x 32 DU)		8611.13	800.00	
Provided		11605.94	1078.23	

Area Calculations for FAR					
	Main Level (sqft)	2nd Level (sqft)	3rd Level (sqft)	Total sq.ft.	Total sq.m
Bldg 1	993.89	2252.79	2631.12	5877.8	546.07
Bldg 2	993.89	2252.79	2631.12	5877.8	546.07
Bldg 3	766.96	1713.54	1978.93	4459.43	414.29
Bldg 4	993.89	2252.79	2631.12	5877.8	546.07
Bldg 5	993.89	2252.79	2631.12	5877.8	546.07
Bldg 6	181.13	2436.25	2335.58	4952.96	460.15
Bldg 7	993.89	2252.79	2631.12	5877.8	546.07
Bldg 8	993.89	2252.79	2631.12	5877.8	546.07
Bldg 9	766.96	1713.54	1978.93	4459.43	414.29
Net floor area				49138.62	4565.13

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MR. DANNY HAYRE

Project
Lester Townhouses

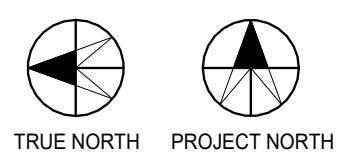
Address
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Sheet
PROJECT DATA/ CONTEXT PLAN/ STREET VIEW

Project number
K24010

A001

Scale
Drawn by **K Lunawat** Checked by **HM**



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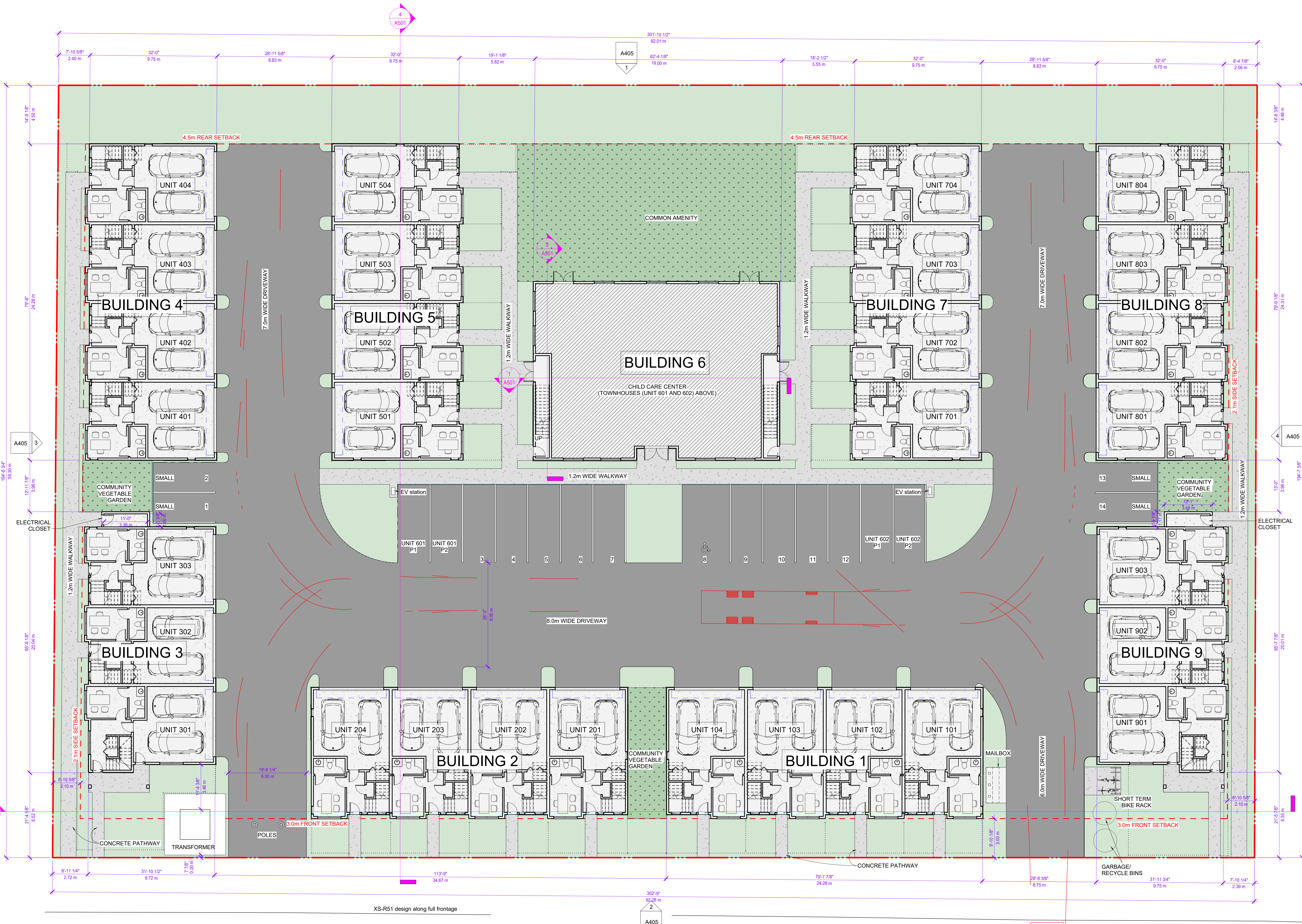
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Sheet
 SURVEY PLAN

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A002

Scale
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SITE PLAN

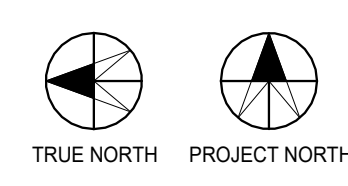
Project number
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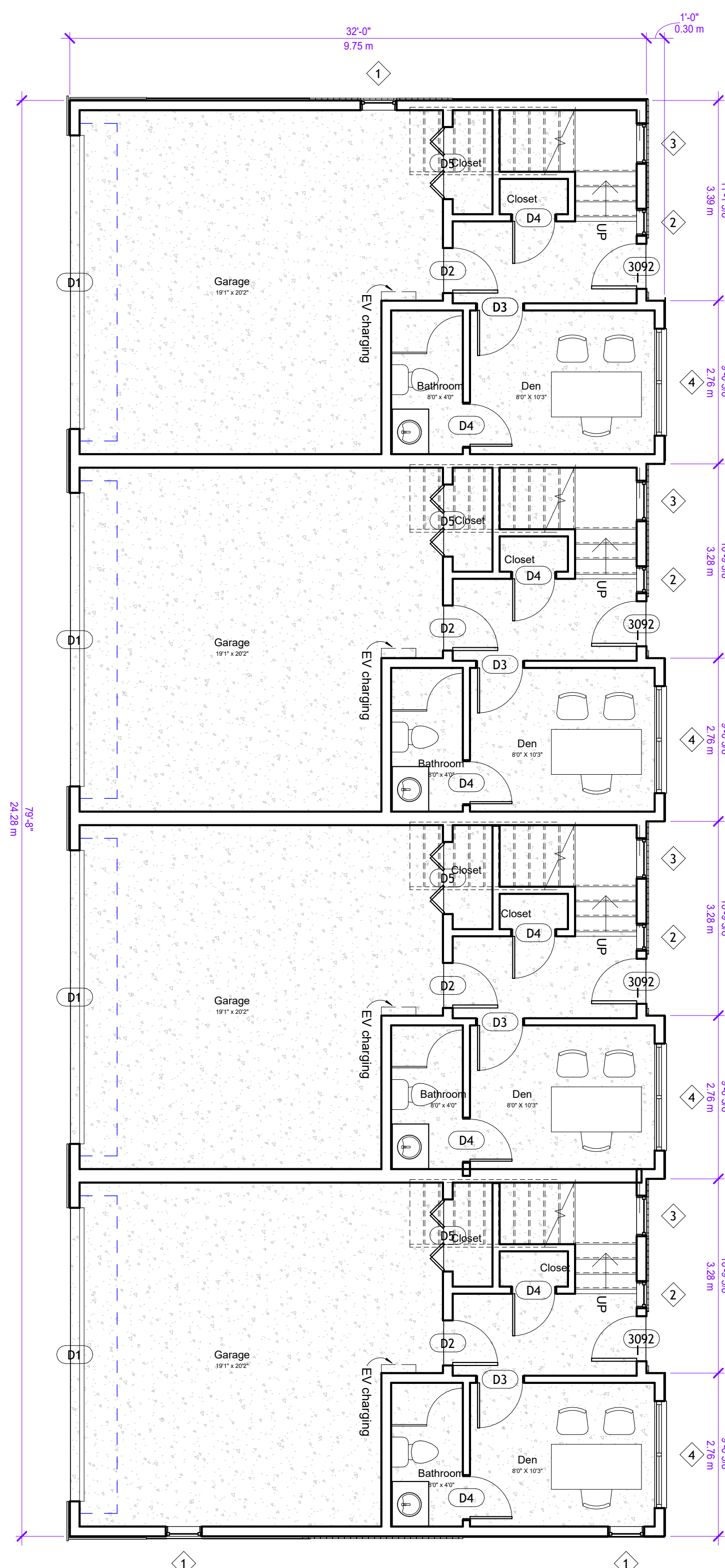
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Drawn by **KL** Checked by **HM**

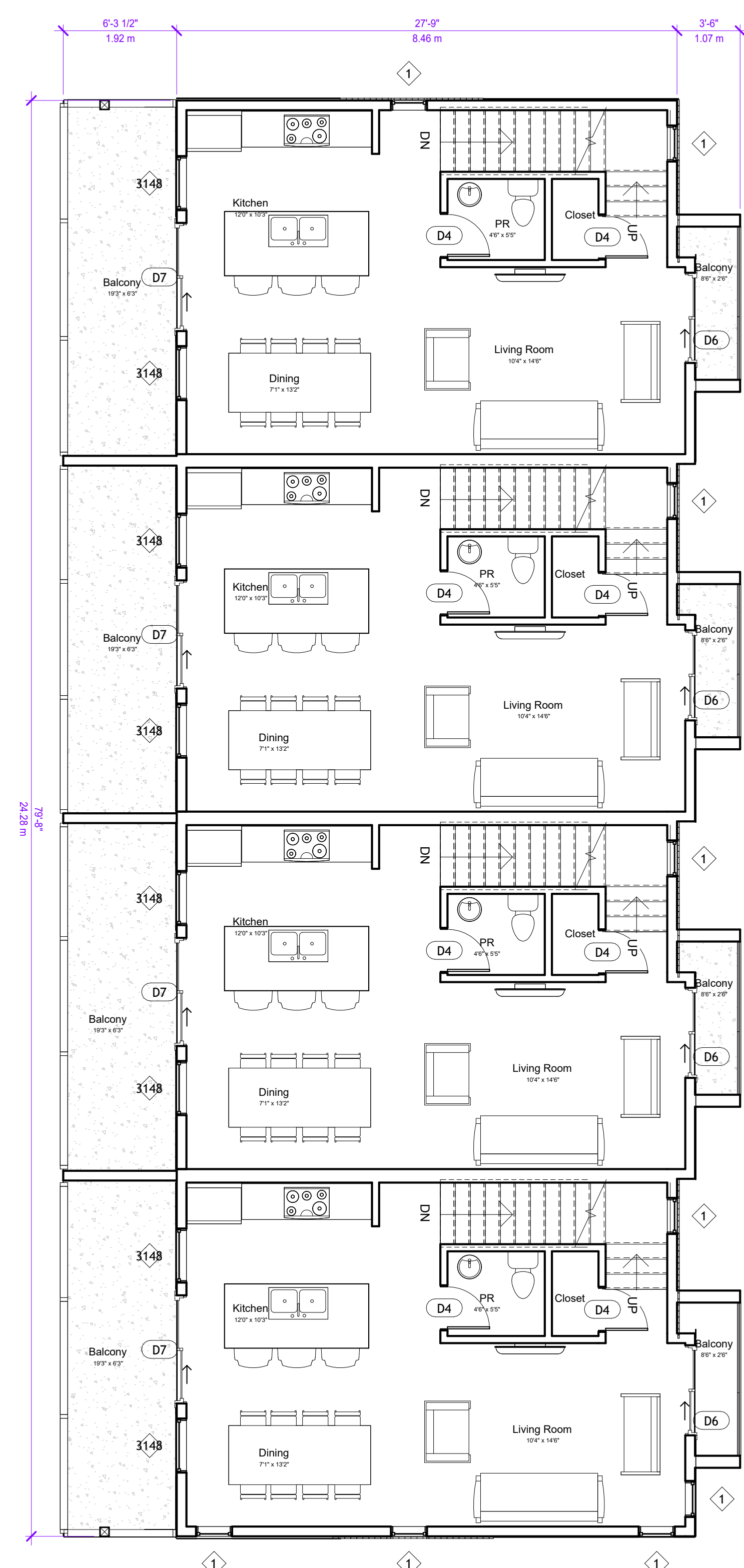
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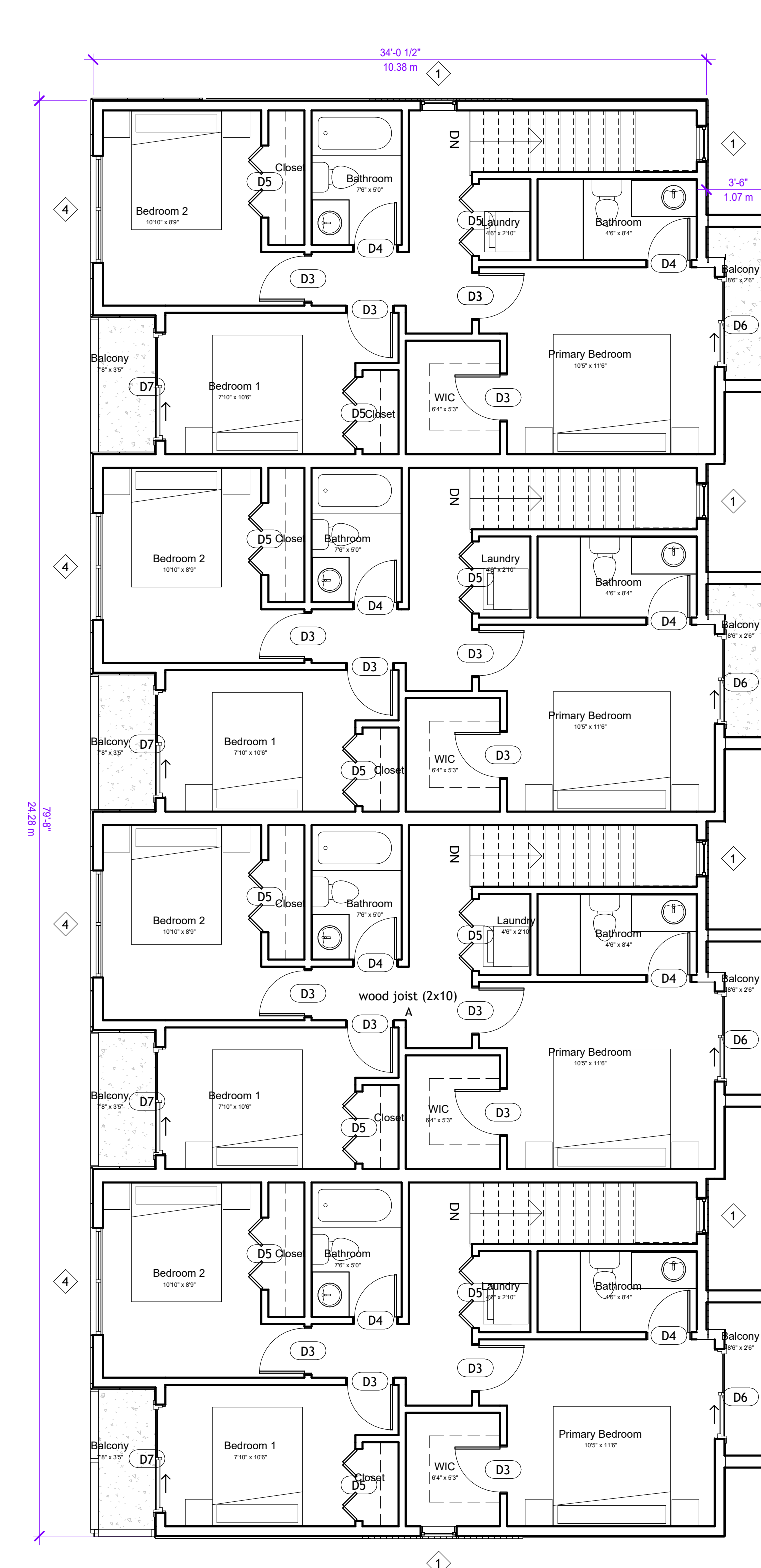
LESTER ROAD



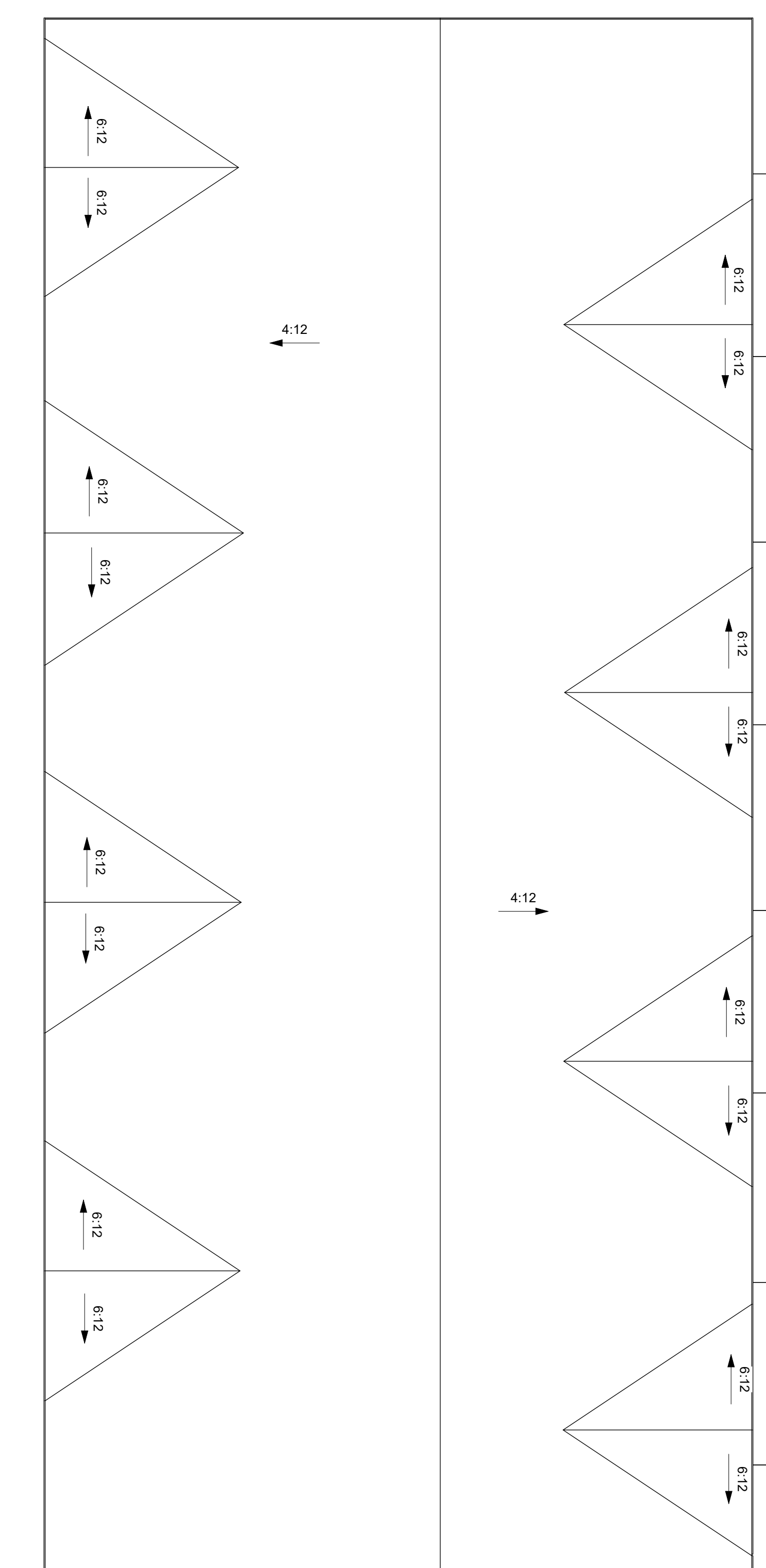
1 MAIN LEVEL B8
3/16" = 1'-0"



2 2nd FLOOR B8
3/16" = 1'-0"



3 3rd FLOOR B8
3/16" = 1'-0"



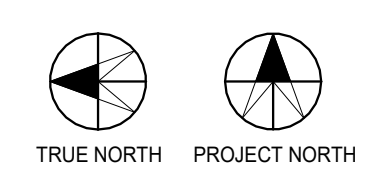
4 ROOF B8
3/16" = 1'-0"

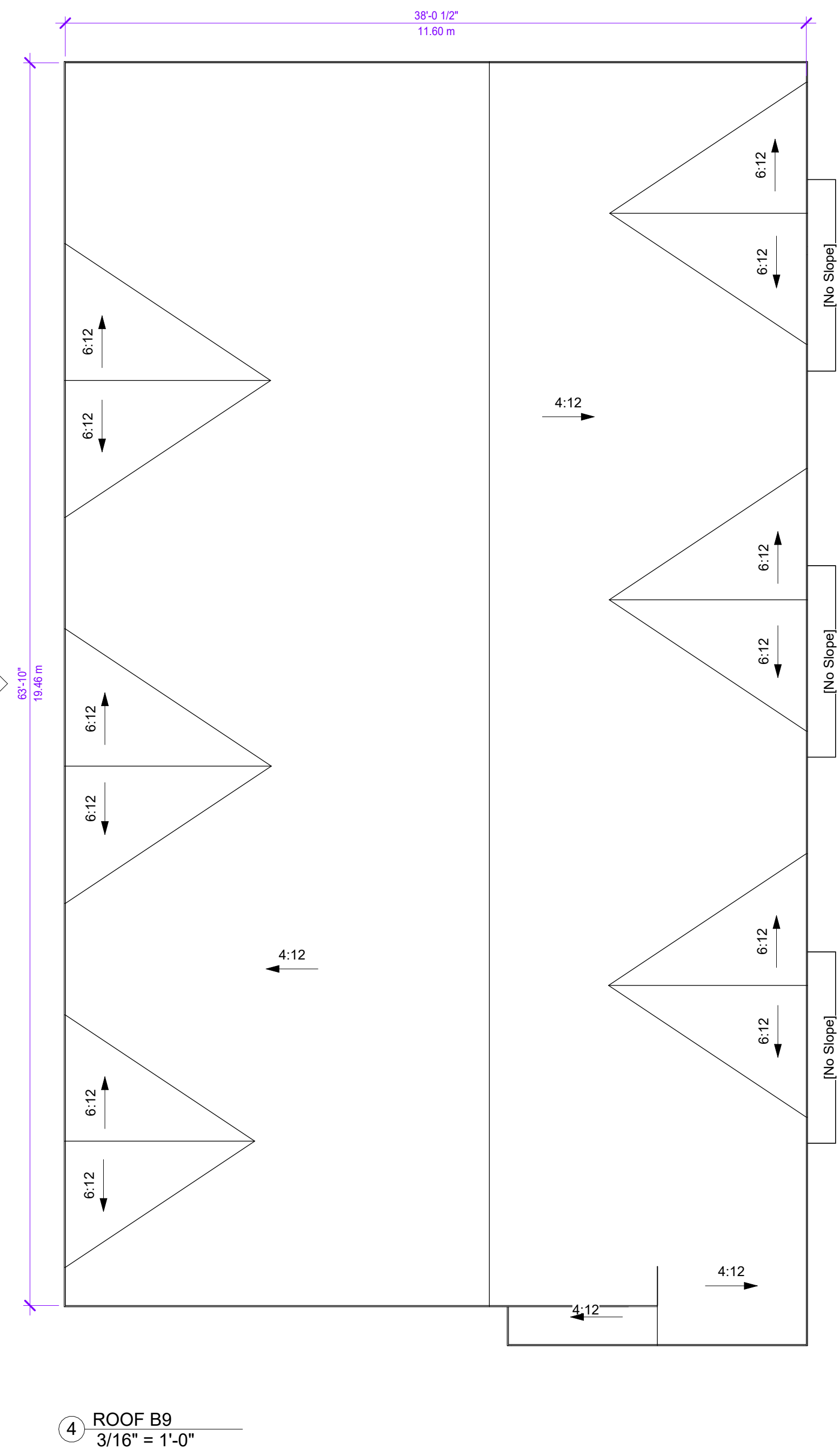
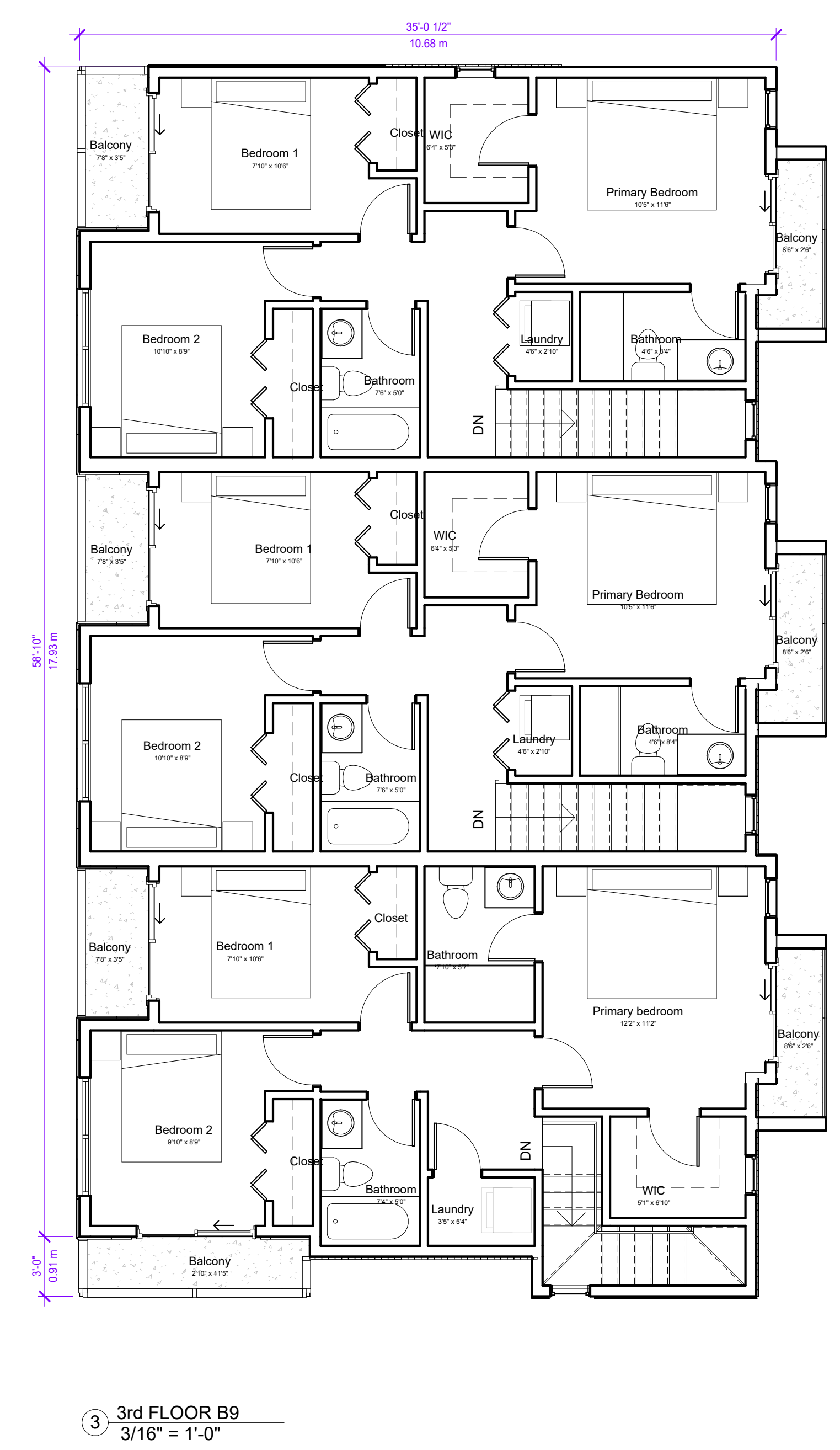
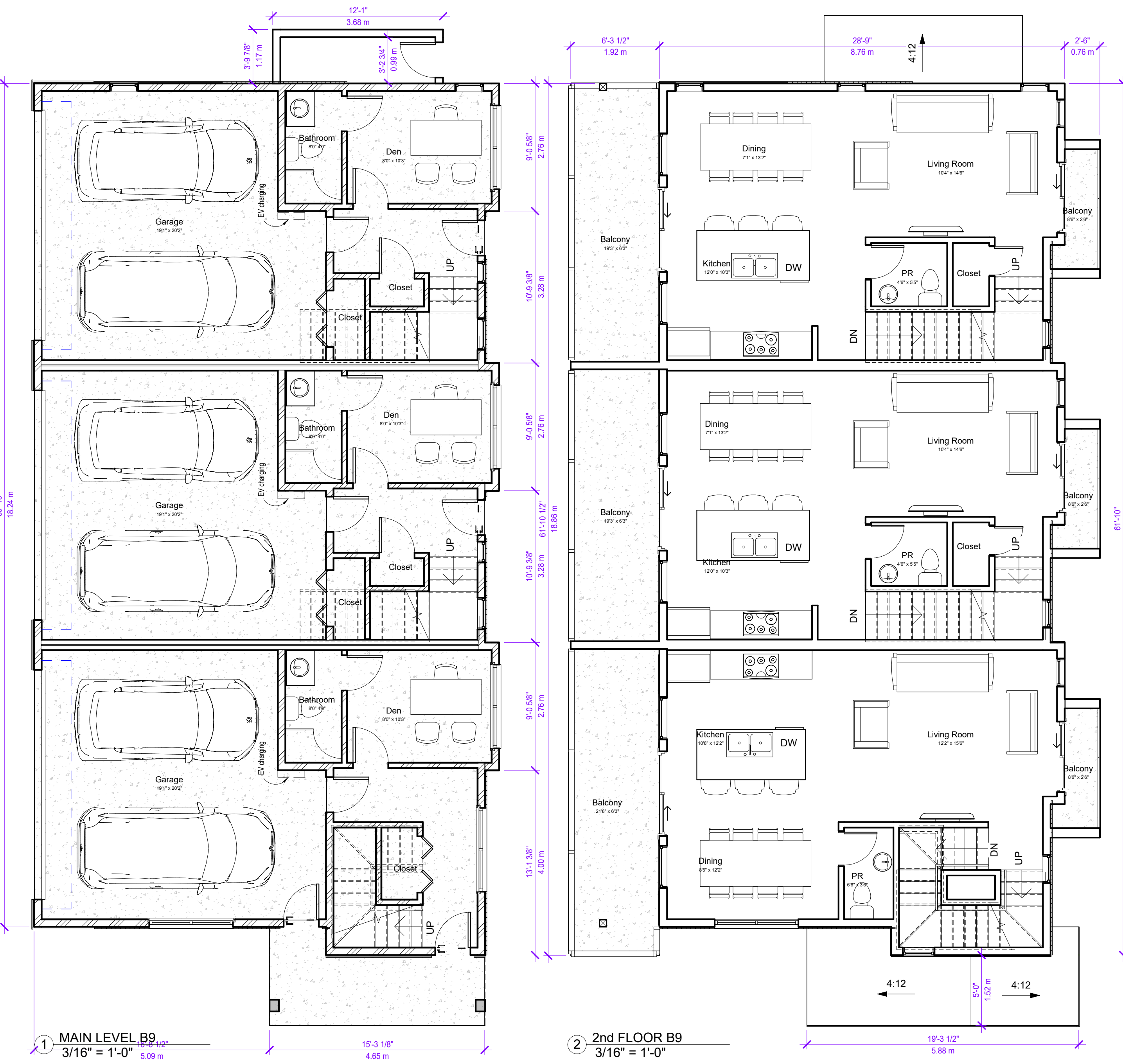
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Sheet
B8,B7,B5,B4,B2,B1 PLANS
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A101
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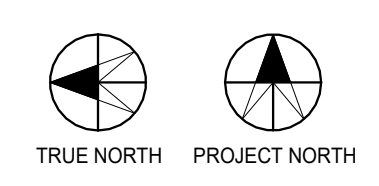
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B9,B3 PLANS

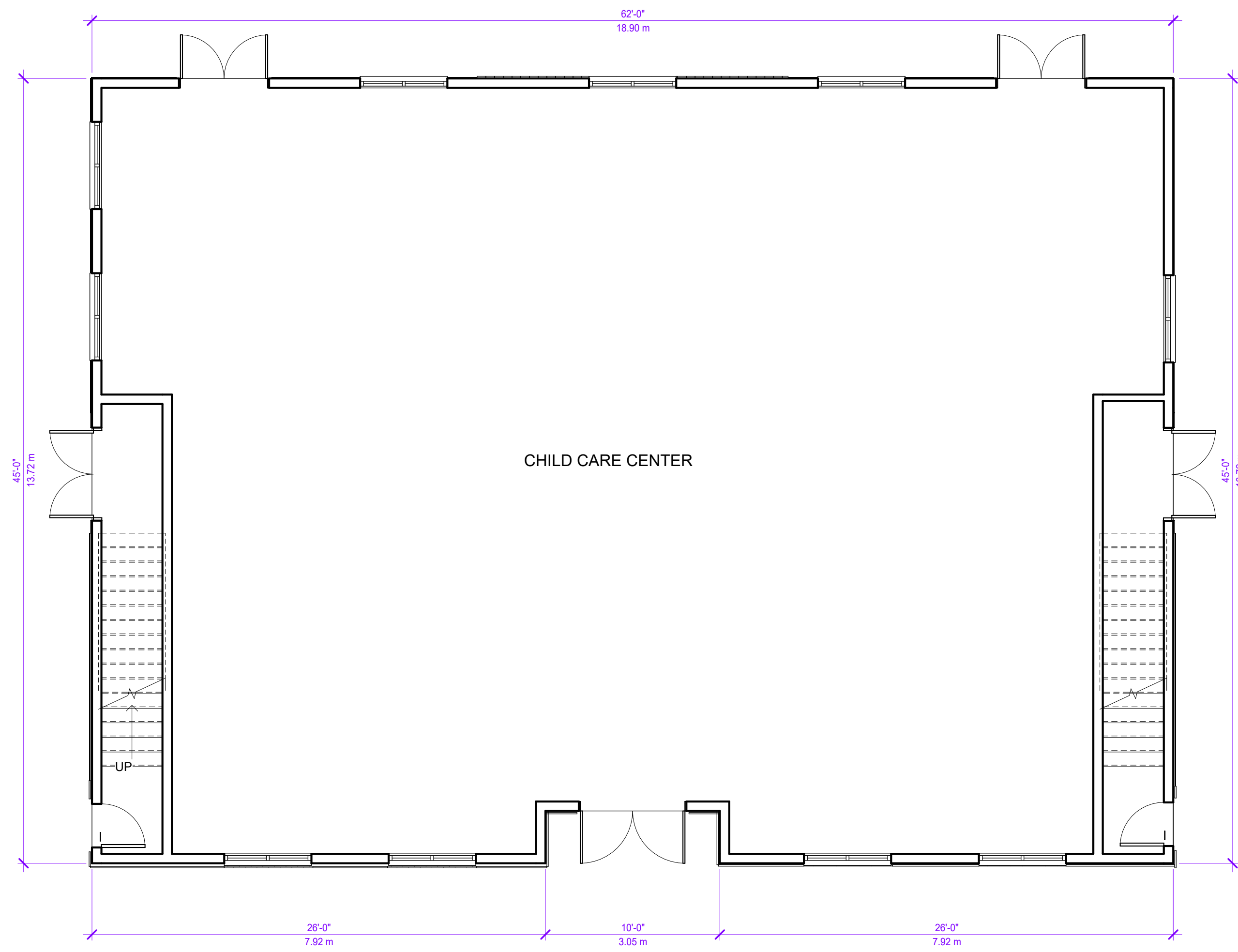
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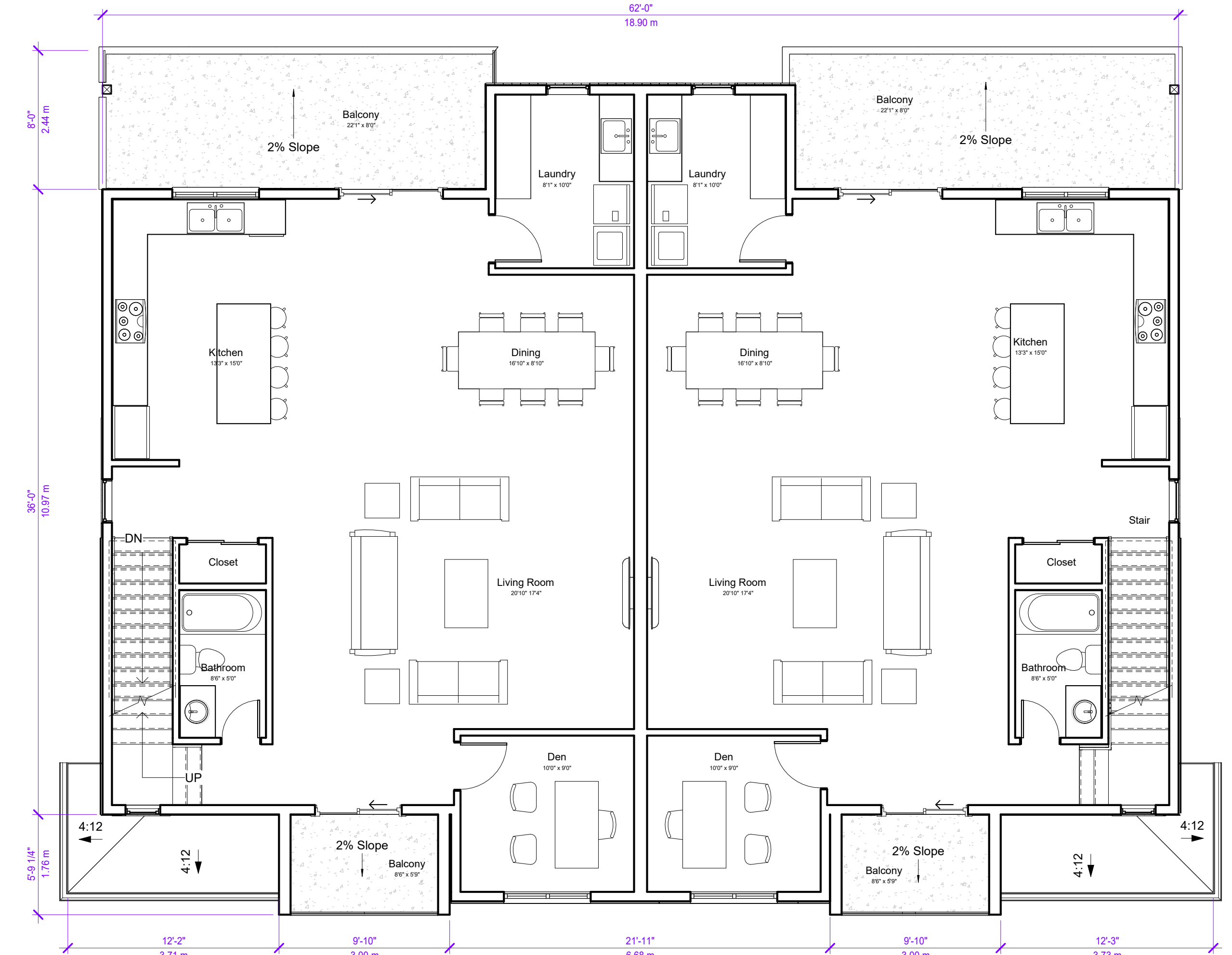
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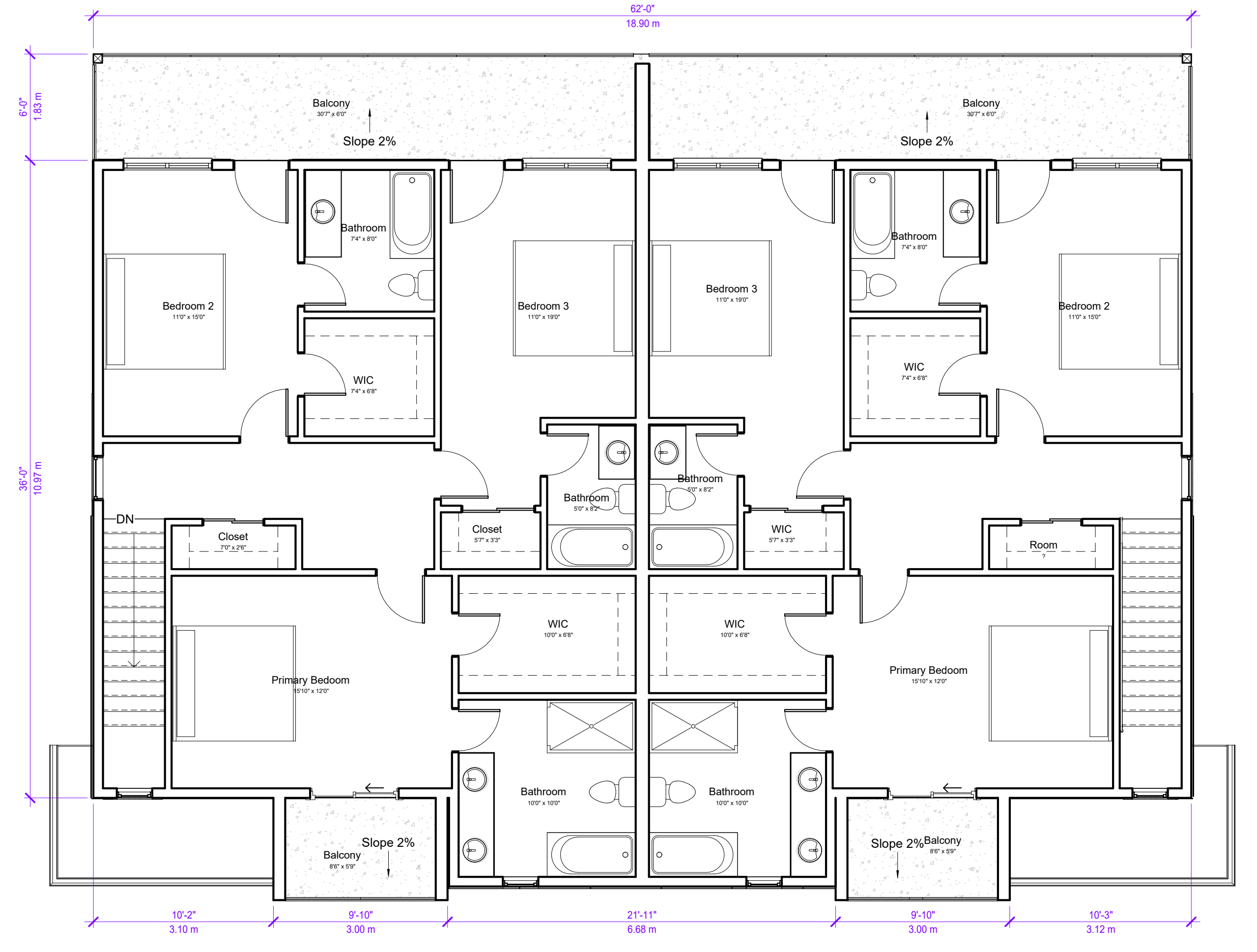




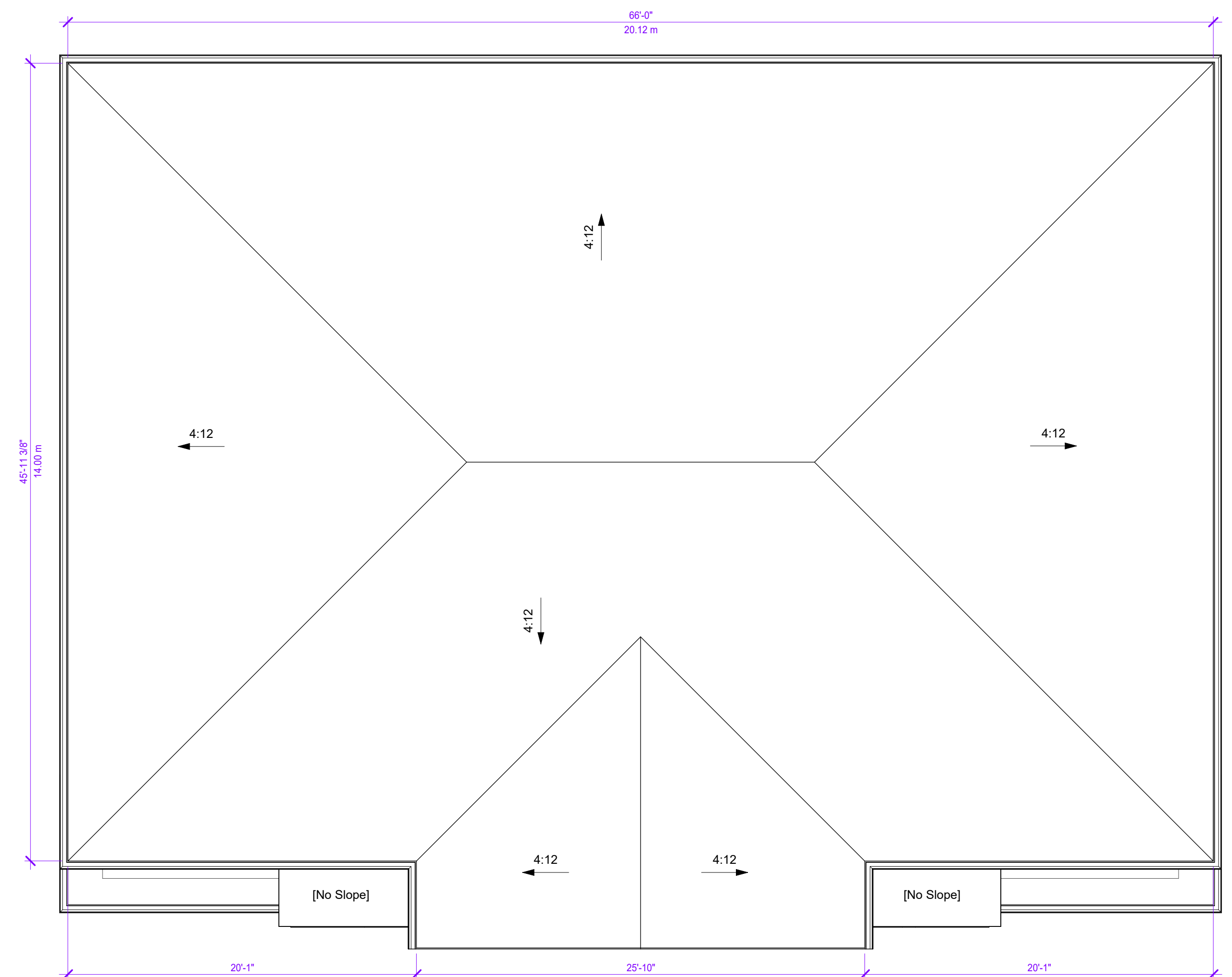
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3/16" = 1'-0"



2 2nd FLOOR B6
3/16" = 1'-0" TOWNHOUSE LEVEL 1



3 3rd FLOOR B6
3/16" = 1'-0" TOWNHOUSE LEVEL 2



4 ROOF B6
3/16" = 1'-0"

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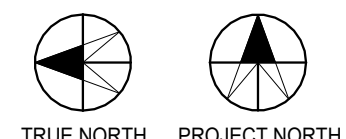
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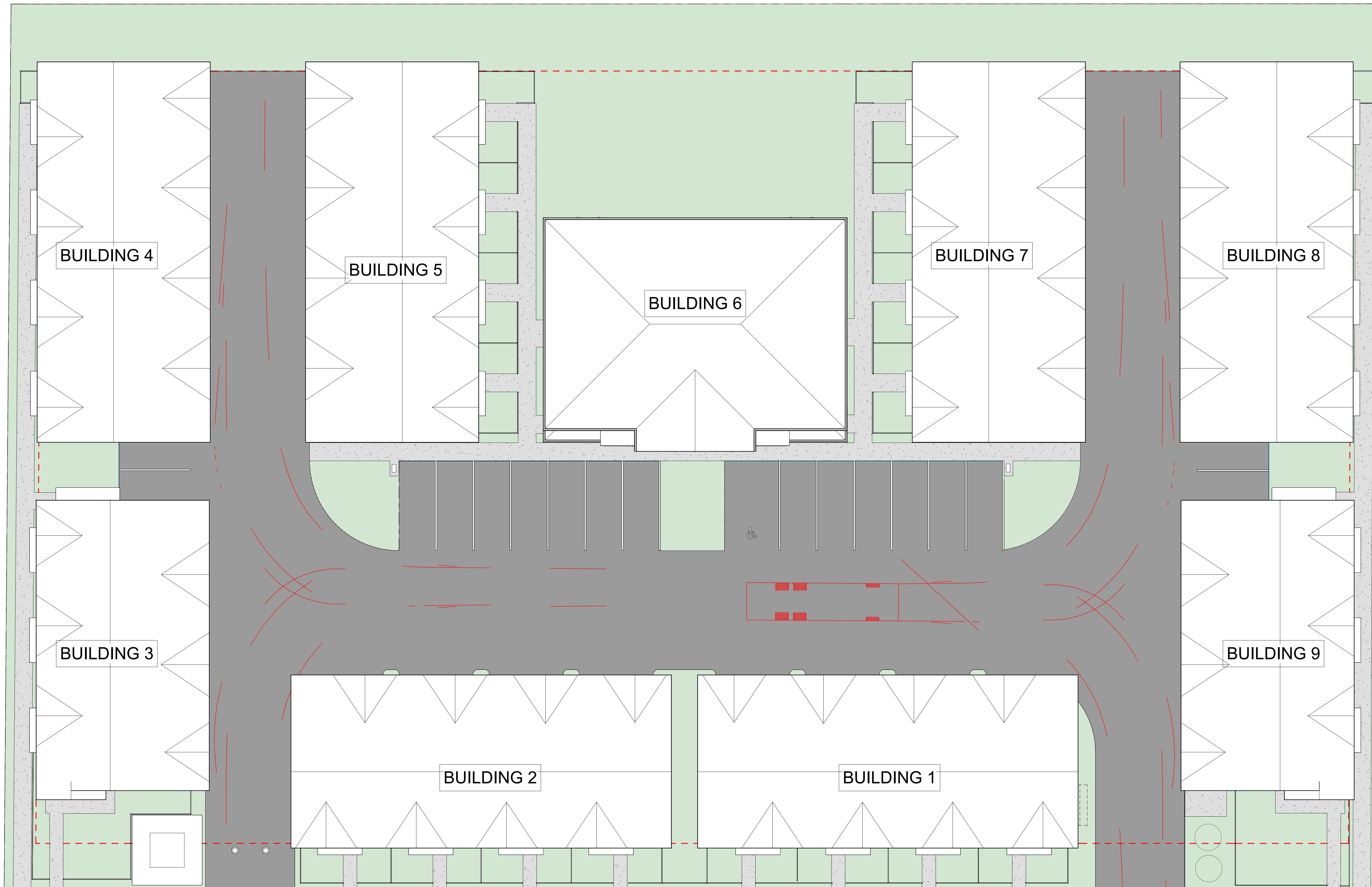
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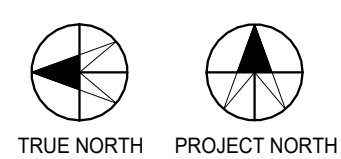
Scale
3/16" = 1'-0"

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1 ROOF
3/32" = 1'-0"



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Sheet
ROOF PLAN





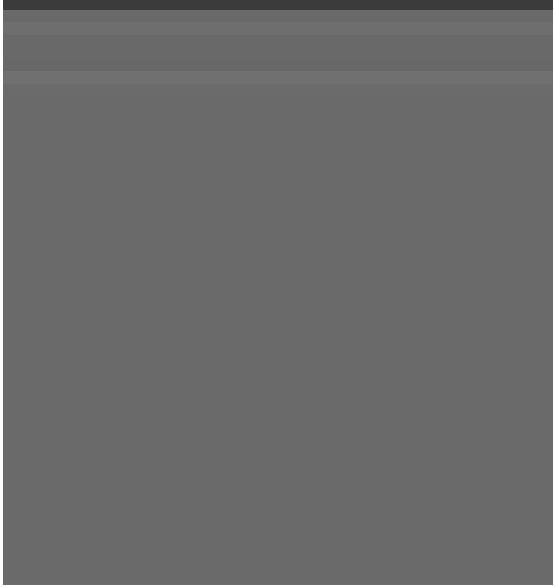


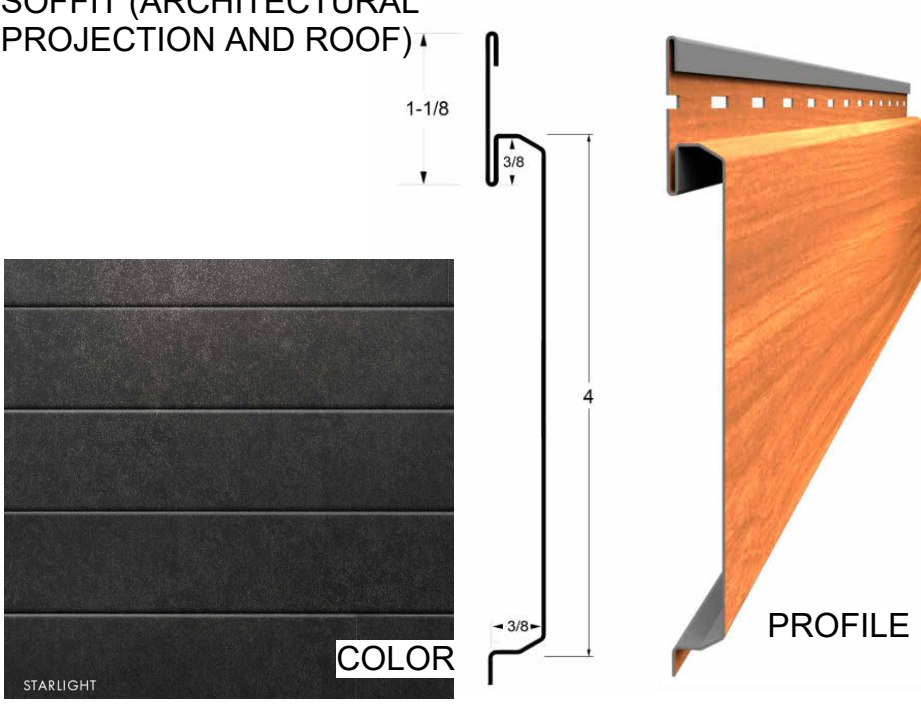






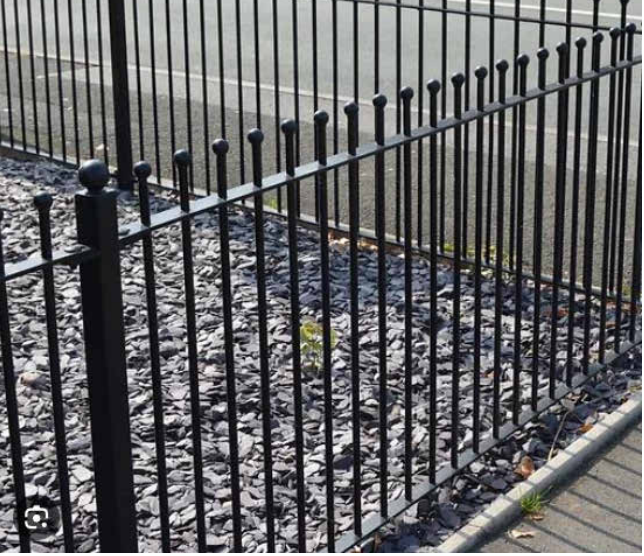



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A301

Scale
3/32" = 1'-0"

Drawn by Author Checked by Checker

EXTERIOR MATERIAL LEGENDS

<p>EXTERIOR SIDING</p>  <p>PECAN COLOR PROFILE</p> <p>MANUFACTURER: LUX UNIFORM FOLDED WALL COLOUR: PECAN FINISH:</p>	<p>SIDES OF ARCHITECTURAL PROJECTION (INTERNAL)</p>  <p>PROFILE COLOR</p> <p>MANUFACTURER: LUX 4" V GROOVE PROFILE COLOUR: CEDAR FINISH:</p>	<p>EXTERIOR SIDING</p>  <p>MANUFACTURER: IXL ELDORADO STONE COLOUR: ASHLAND TUNDRABRICK FINISH:</p>	<p>EXTERIOR SIDING</p>  <p>MANUFACTURER: JAMES HARDIE PLANK - 10" x 12" COLOUR: ARCTIC WHITE FINISH: SMOOTH</p>	<p>EXTERIOR SIDING PANELS</p>  <p>MANUFACTURER: HARDIE PANEL 48X84 COLOUR: NIGHT GRAY FINISH:</p>	<p>ROOF</p>  <p>MANUFACTURER: IKO COLOUR: CHARCOAL GREY FINISH:</p>
<p>ARCHITECTURAL PROJECTIONS</p>  <p>MANUFACTURER: TBD COLOUR: PAINT TO MATCH SOFFIT (STARLIGHT) FINISH:</p>	<p>SOFFIT (ARCHITECTURAL PROJECTION AND ROOF)</p>  <p>PROFILE COLOR</p> <p>MANUFACTURER: LUX 4" SMOOTH V GROOVE SOFFIT COLOUR: STARLIGHT FINISH:</p>	<p>FASCIA BOARD AND GUTTER</p>  <p>MANUFACTURER: TBD COLOUR: BLACK FINISH:</p>	<p>DWELLING UNIT ENTRANCE DOOR</p>  <p>SAMPLE FOR COLOR ONLY</p> <p>MANUFACTURER: TBD COLOUR: GREY FINISH:</p>	<p>WINDOW FRAME</p>  <p>MANUFACTURER: MOLOK BIN COLOUR: FINISH:</p>	<p>GARAGE DOOR</p>  <p>SAMPLE FOR COLOR ONLY</p> <p>MANUFACTURER: TBD COLOUR: WHITE FINISH:</p>
<p>BALCONY DOOR</p>  <p>MANUFACTURER: TBD COLOUR: GLASS WITH BLACK FRAME FINISH:</p>	<p>CHILD CARE CENTER DOORS</p>  <p>MANUFACTURER: TBD COLOUR: BLACK FINISH:</p>	<p>FENCING</p>  <p>MANUFACTURER: TBD COLOUR: BLACK FINISH:</p>	<p>BALCONY RAILING</p>  <p>MANUFACTURER: TBD COLOUR: GLASS RAILING WITH BLACK FRAME FINISH:</p>	<p>GARBAGE DISPOSAL</p>  <p>MANUFACTURER: UNDERGROUND DISPOSAL SYSTEMS MODEL: EB500D DIAMETER: 1.80M</p>	<p>SHORT TERM BIKE RACK</p>  <p>SAMPLE FOR COLOUR</p> <p>MANUFACTURER: TBD COLOUR: BLACK FINISH:</p>

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Sheet
BUILDING FACADE MATERIALS

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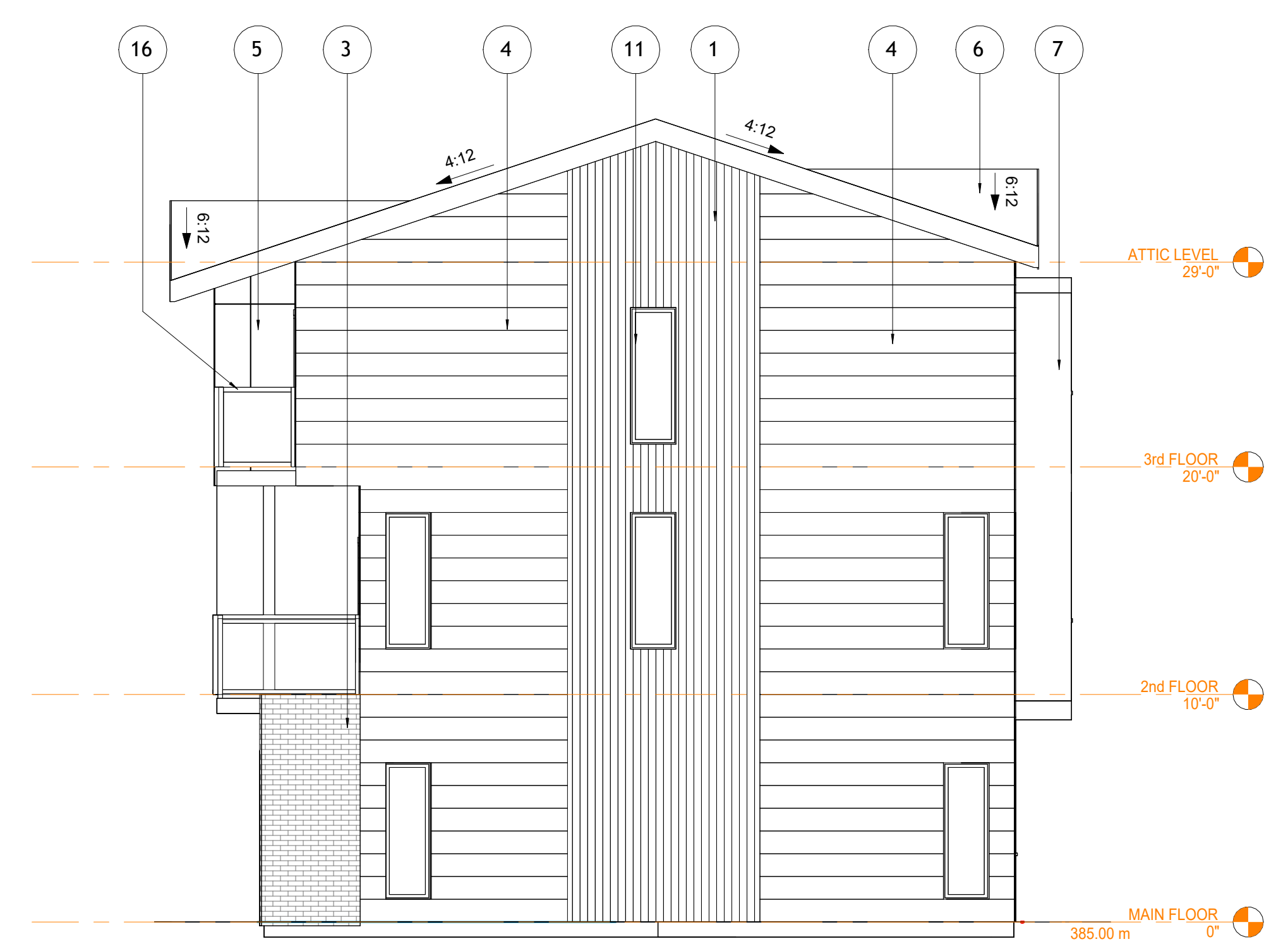
A401

Scale
As indicated

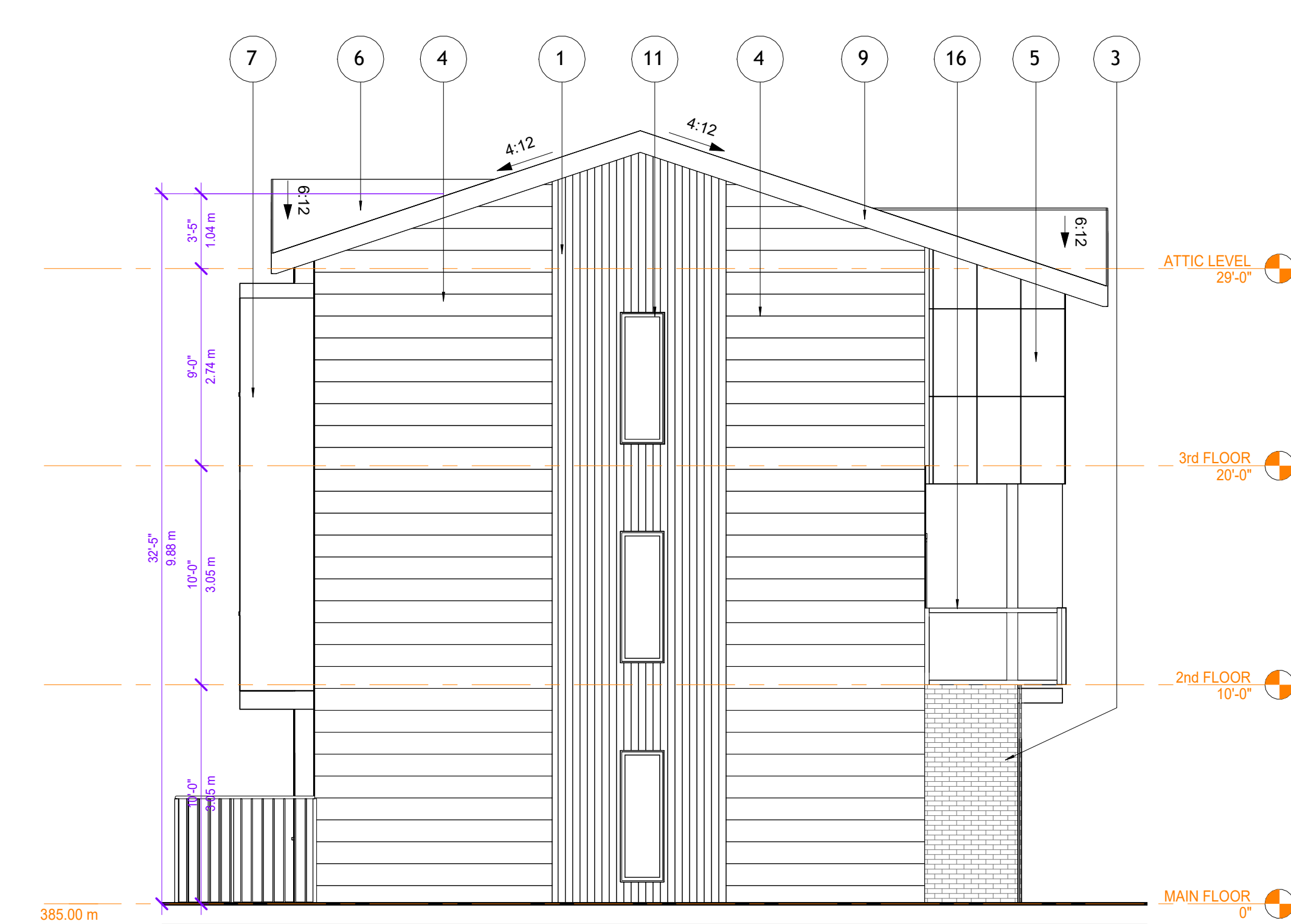
Drawn by **K Lunawat** Checked by **HM**



2 Elevation 8-E
3/16" = 1'-0"



3 Elevation 8-S
3/16" = 1'-0"



5 Elevation 8-N
3/16" = 1'-0"



4 Elevation 8-W
3/16" = 1'-0"

NO	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT APPLICATION	2025-10-17

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Client
MR. DANNY HAYRE

Project
Lester Townhouses

Address
465-505 Lester Rd, Kelowna BC

Sheet
BUILDING 8 ELEVATIONS

Project number
K24010

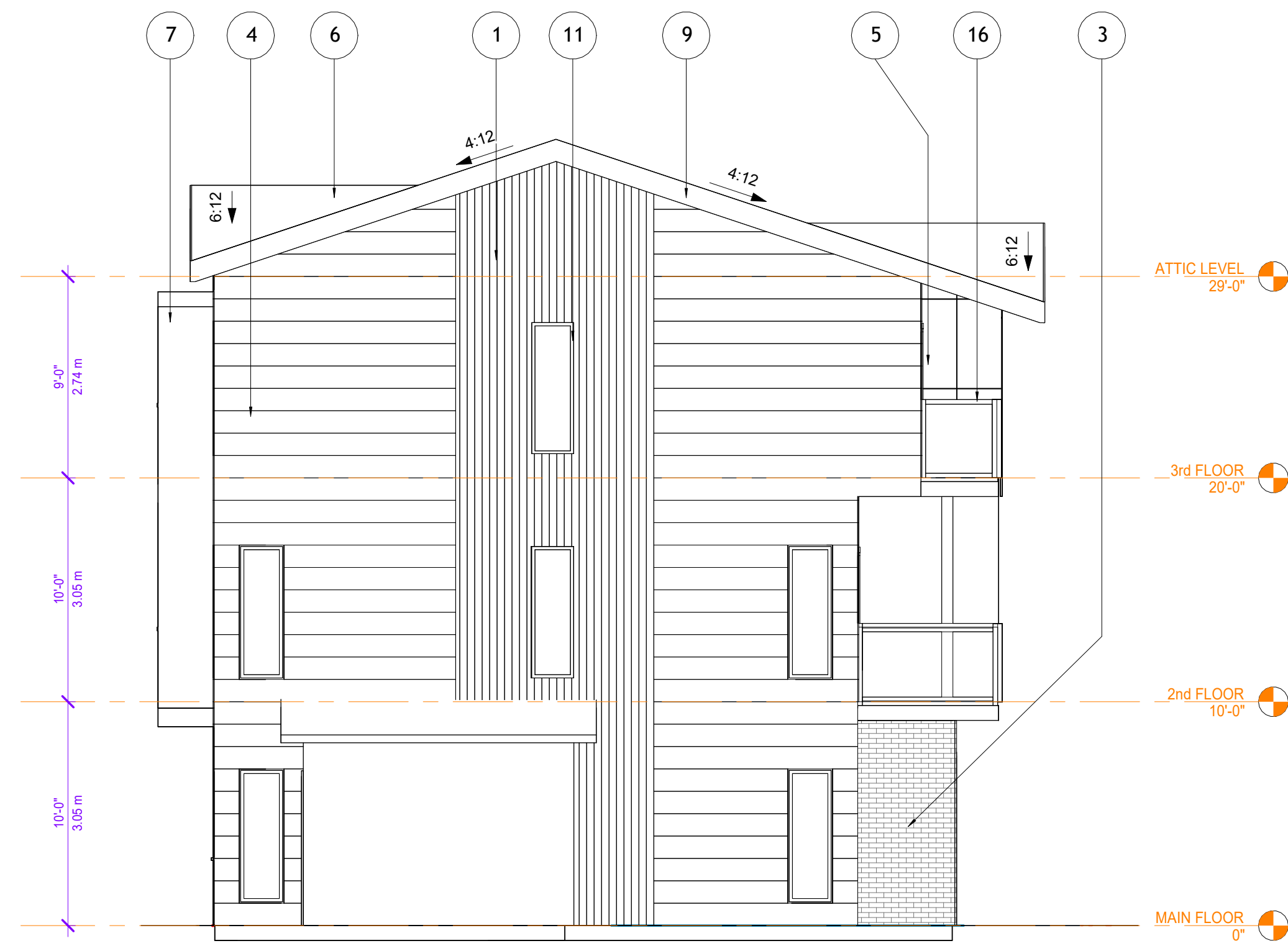
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Scale
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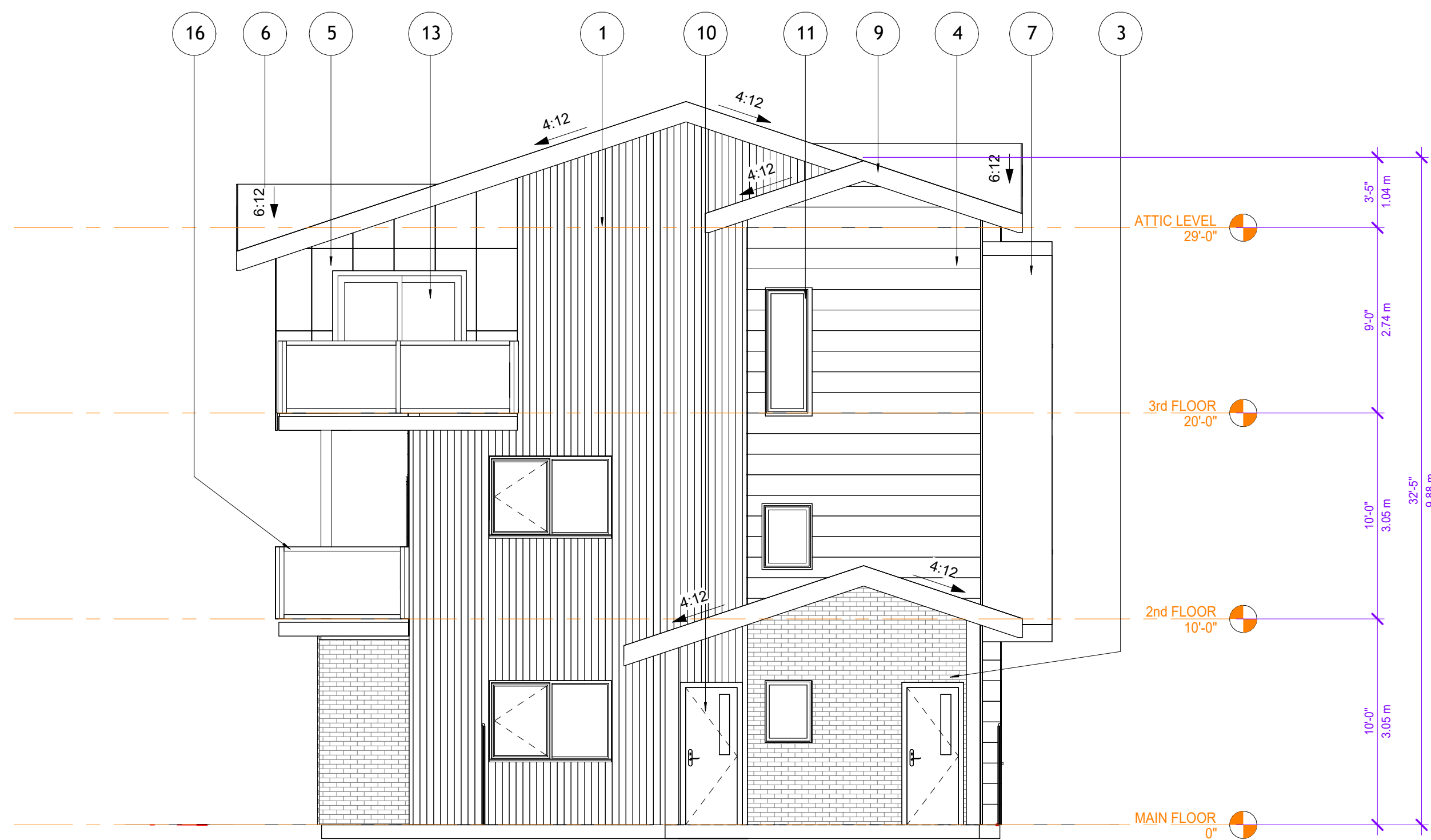
Drawn by **K Lunawat** Checked by **HM**



① Elevation 9-E
3/16" = 1'-0"



② Elevation 9-N
3/16" = 1'-0"



③ Elevation 9-S
3/16" = 1'-0"



④ Elevation 9-W
3/16" = 1'-0"

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Lester Townhouses

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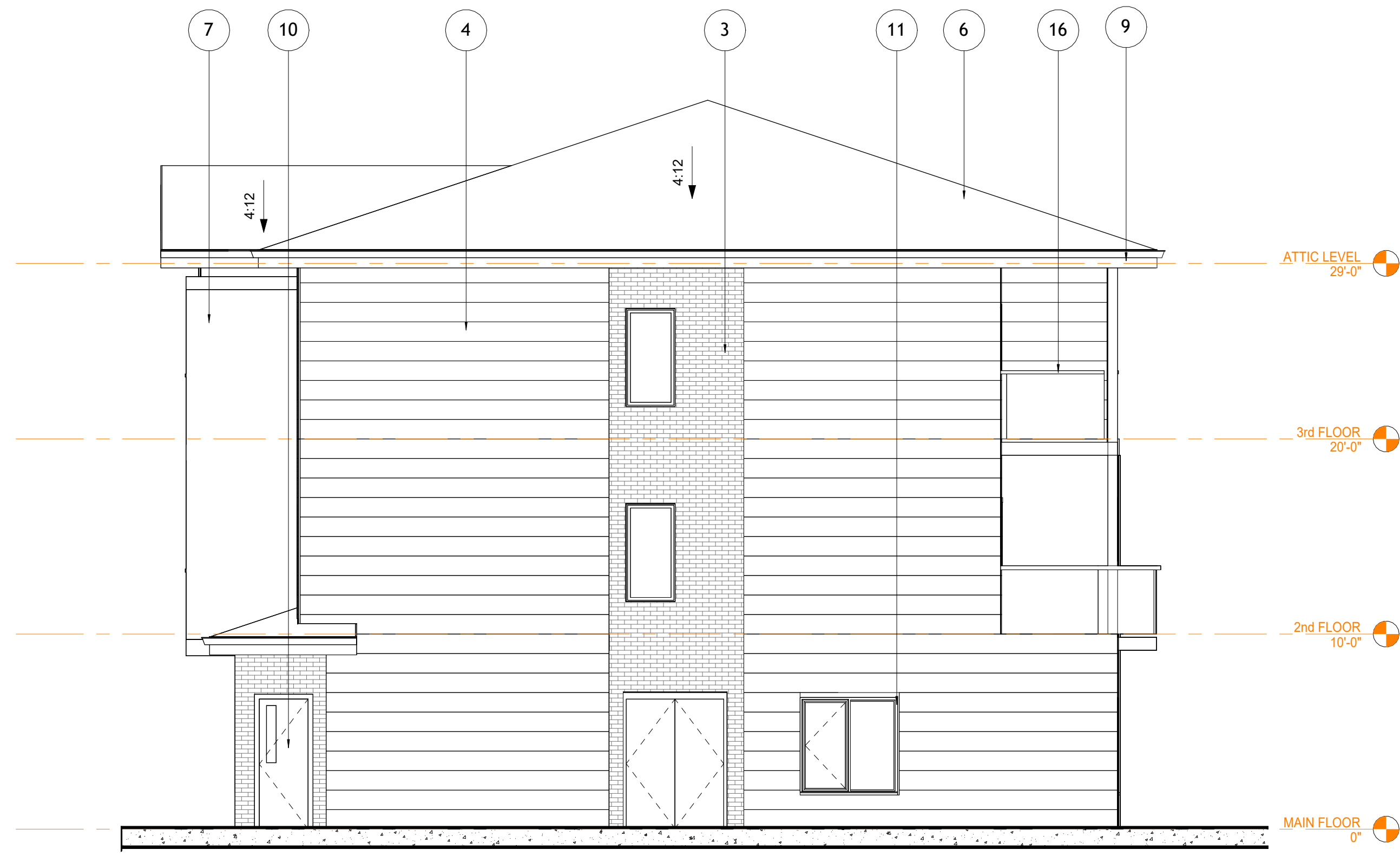
Sheet
BUILDING 9 ELEVATIONS

Project number
K24010

A403

Scale
3/16" = 1'-0"

Drawn by Author Checked by Checker



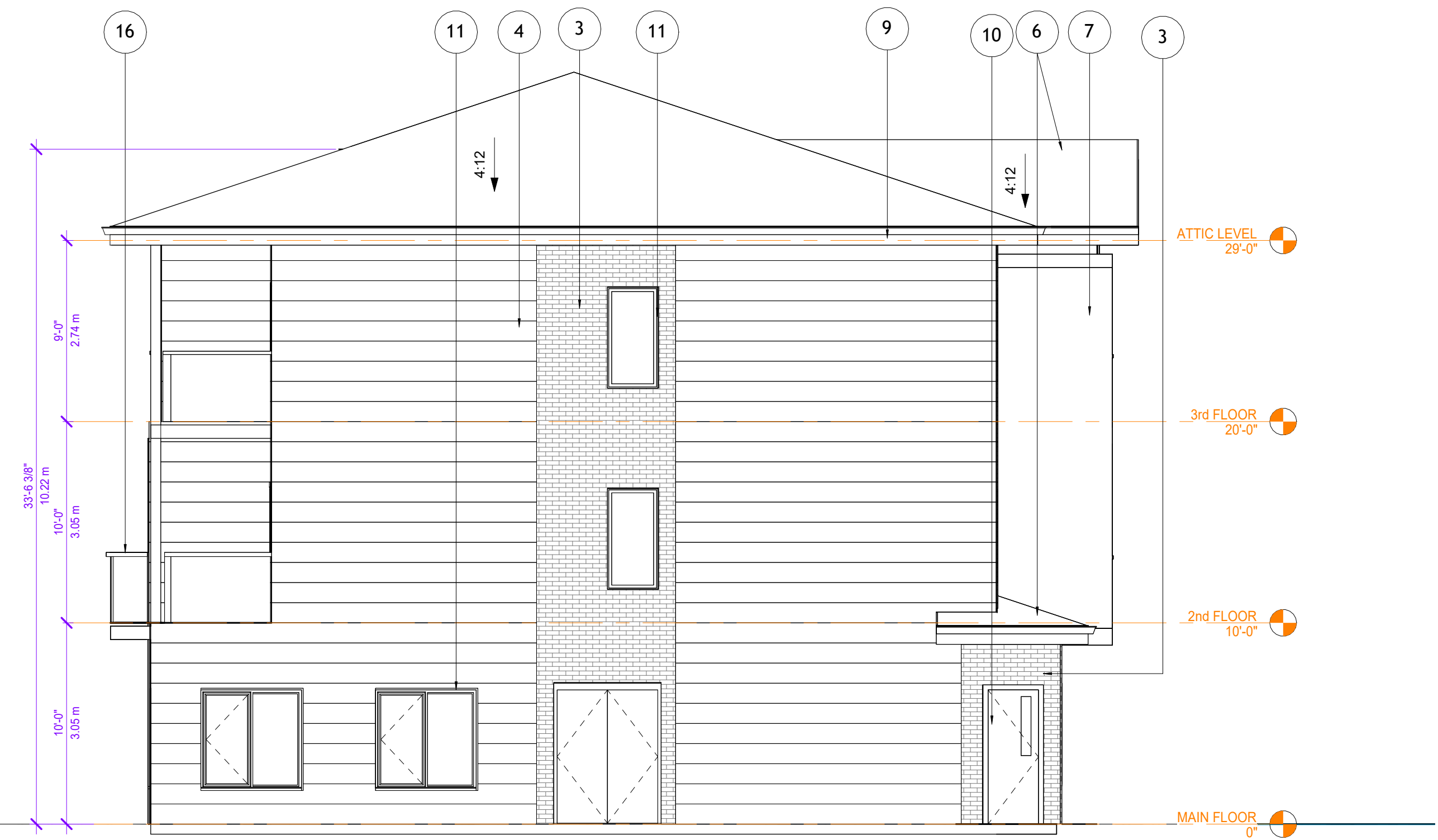
② Elevation 6-E
3/16" = 1'-0"



③ Elevation 6-N
3/16" = 1'-0"



④ Elevation 6-S
3/16" = 1'-0"



⑤ Elevation 6-W
3/16" = 1'-0"

NO	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT APPLICATION	2025-10-17

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Client
MR. DANNY HAYRE

Project
Lester Townhouses

Address
465-505 Lester Rd, Kelowna BC

Sheet
BUILDING 6 ELEVATIONS

Project number
K24010

A404

Scale
3/16" = 1'-0"

Drawn by **K Lunawat** Checked by **HM**



① NORTH ELEVATION
3/32" = 1'-0"



② SOUTH ELEVATION
3/32" = 1'-0"



③ WEST ELEVATION
3/32" = 1'-0"



④ EAST ELEVATION
3/32" = 1'-0"

NO	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT APPLICATION	2025-10-17

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Client
MR. DANNY HAYRE

Project
Lester Townhouses

Address
465-505 Lester Rd, Kelowna BC

Sheet
SITE ELEVATIONS

Project number
K24010

A405

Scale
3/32" = 1'-0"

Drawn by **K Lunawat** Checked by **HM**



3 Section 3
1" = 10'-0"



1 Section 1
1/8" = 1'-0"



2 Section 2
1/8" = 1'-0"



4 Section 4
1/8" = 1'-0"

NO	DESCRIPTION	DATE
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Client		

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Project
Lester Townhouses

Address
465-505 Lester Rd, Kelowna BC

Sheet
BUILDING SECTIONS

Project number
K24010

A501

Scale
As indicated

Drawn by
K Lunawat

Checked by
HM



NO	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT APPLICATION	2025-10-17

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Client
MR. DANNY HAYRE

Project
Lester Townhouses

Address
465-505 Lester Rd, Kelowna BC

Sheet
3D VIEWS

Project number
K24010

A700

Scale
 Drawn by **K Lunawat** Checked by **HM**



NO	DESCRIPTION	DATE
1	DEVELOPMENT PERMIT APPLICATION	2025-10-17

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Client
MR. DANNY HAYRE

Project
Lester Townhouses

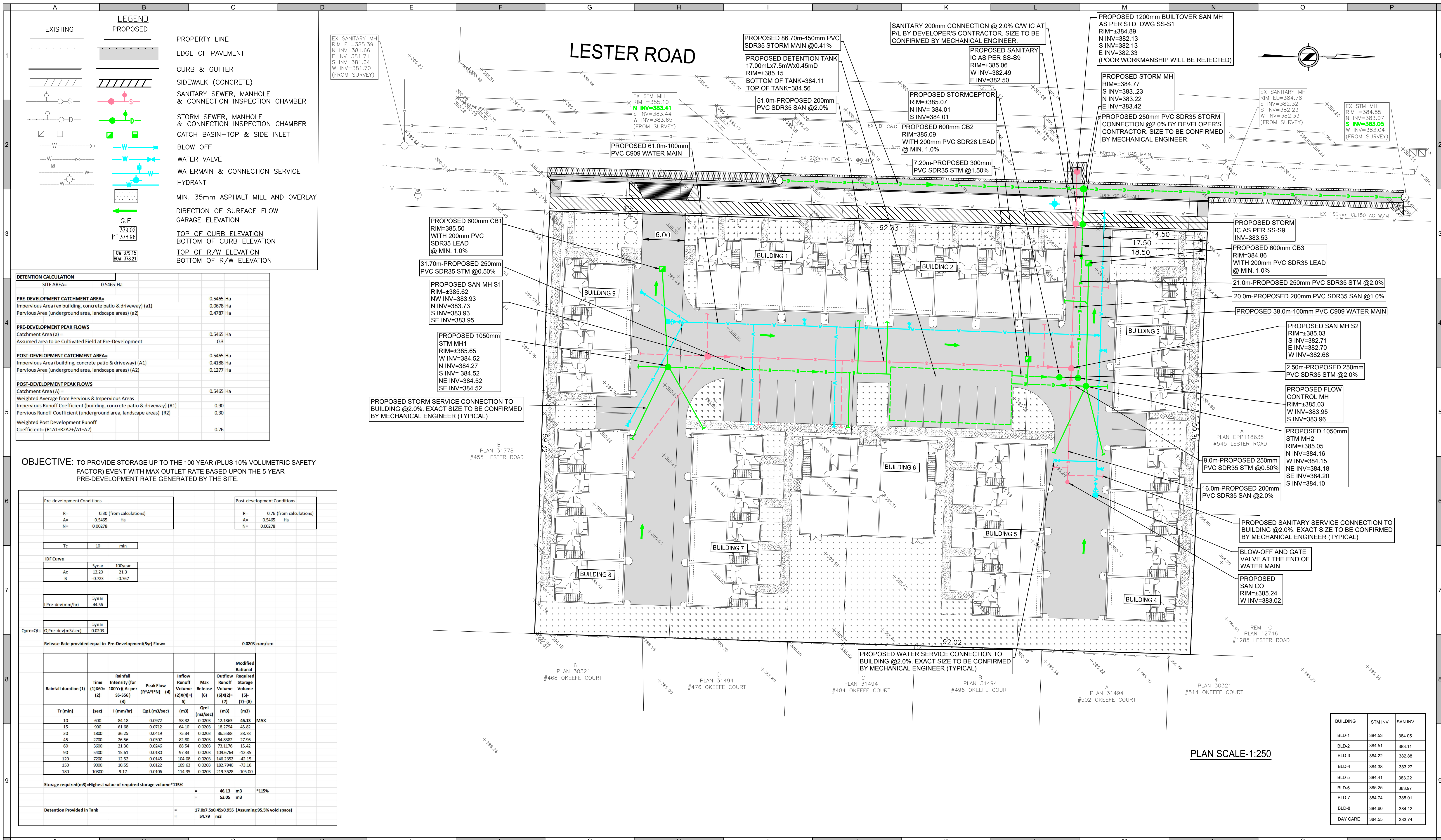
Address
465-505 Lester Rd, Kelowna BC

Sheet
3D VIEWS

Project number
K24010

A701

Scale
 Drawn by **K Lunawat** Checked by **HM**



DETENTION CALCULATION

SITE AREA= 0.5465 Ha

Category	Area (Ha)
PRE-DEVELOPMENT CATCHMENT AREA:	
Impervious Area (ex building, concrete patio & driveway) (A1)	0.5465 Ha
Pervious Area (underground area, landscape areas) (A2)	0.4787 Ha
PRE-DEVELOPMENT PEAK FLOWS	
Catchment Area (A) =	0.5465 Ha
Assumed area to be Cultivated Field at Pre-Development	0.3
POST-DEVELOPMENT CATCHMENT AREA:	
Impervious Area (building, concrete patio & driveway) (A1)	0.5465 Ha
Pervious Area (underground area, landscape areas) (A2)	0.1277 Ha
POST-DEVELOPMENT PEAK FLOWS	
Catchment Area (A) =	0.5465 Ha
Weighted Average from Pervious & Impervious Areas	
Impervious Runoff Coefficient (building, concrete patio & driveway) (R1)	0.90
Pervious Runoff Coefficient (underground area, landscape areas) (R2)	0.30
Weighted Post Development Runoff Coefficient= (R1A1+R2A2)/(A1+A2)	0.76

OBJECTIVE: TO PROVIDE STORAGE UP TO THE 100 YEAR (PLUS 10% VOLUMETRIC SAFETY FACTOR) EVENT WITH MAX OUTLET RATE BASED UPON THE 5 YEAR PRE-DEVELOPMENT RATE GENERATED BY THE SITE.

Pre-development Conditions			Post-development Conditions		
R=	0.30	(from calculations)	R=	0.76	(from calculations)
A=	0.5465	Ha	A=	0.5465	Ha
N=	0.00278		N=	0.00278	
Tc	30	min			
IDF Curve					
Ac	12.20	21.3			
B	-0.723	-0.767			
I Pre-dev(mm/hr)					
1 Year	44.56				
Qpre-dev(m³/sec)					
1 Year	0.0203				

Release Rate provided equal to Pre-Development(5yr) Flow= 0.0203 cum/sec

Rainfall duration (1)	Time (1)(600-2)	Rainfall Intensity (For 100 Yr) As per SS-556) (3)	Peak Flow (R*A*I)*N (4)	Inflow Runoff Volume (2)(4)*(5)	Max Release (6)	Outflow Runoff Volume (6)(2)*(7)	Modified Required Storage Volume (5)-(7)-(8)
Tr (min)	(sec)	I (mm/hr)	Qp1 (m³/sec)	(m³)	Qrel (m³/sec)	(m³)	(m³)
10	600	84.18	0.0972	38.32	0.0203	12.1863	46.13
15	900	61.68	0.0712	64.10	0.0203	18.2794	45.82
30	1800	36.25	0.0419	75.34	0.0203	36.5588	38.78
45	2700	26.56	0.0307	82.80	0.0203	54.8382	27.96
60	3600	21.30	0.0246	88.54	0.0203	75.1176	15.42
90	5400	15.61	0.0180	97.31	0.0203	109.6764	-12.35
120	7200	12.52	0.0145	104.08	0.0203	146.2352	-42.15
150	9000	10.55	0.0122	109.63	0.0203	182.7940	-73.16
180	10800	9.17	0.0106	114.35	0.0203	219.3528	-105.00
Storage required(m³)=Highest value of required storage volume*115%						46.13	m³
						53.05	m³
Detention Provided in Tank						17,07,540.45x0.955 (Assuming 95.5% void space)	
						54.79	m³

BUILDING	STM INV	SAN INV
BLD-1	384.53	384.05
BLD-2	384.51	383.11
BLD-3	384.22	382.88
BLD-4	384.38	383.27
BLD-5	384.41	383.22
BLD-6	385.25	383.97
BLD-7	384.74	385.01
BLD-8	384.60	384.12
DAY CARE	384.55	383.74

CONSULTANT
MAINLAND ENGINEERING DESIGN CORPORATION
 UNIT 206 8363 128TH STREET
 SURREY, B.C. V3W 4G1
 TEL: (604) 543 8044 FAX: (604) 543 8104
 EMAIL: CIVIL@MAINLANDENG.COM
 PRACTICE PERMIT NUMBER: 1003021

STAMPS

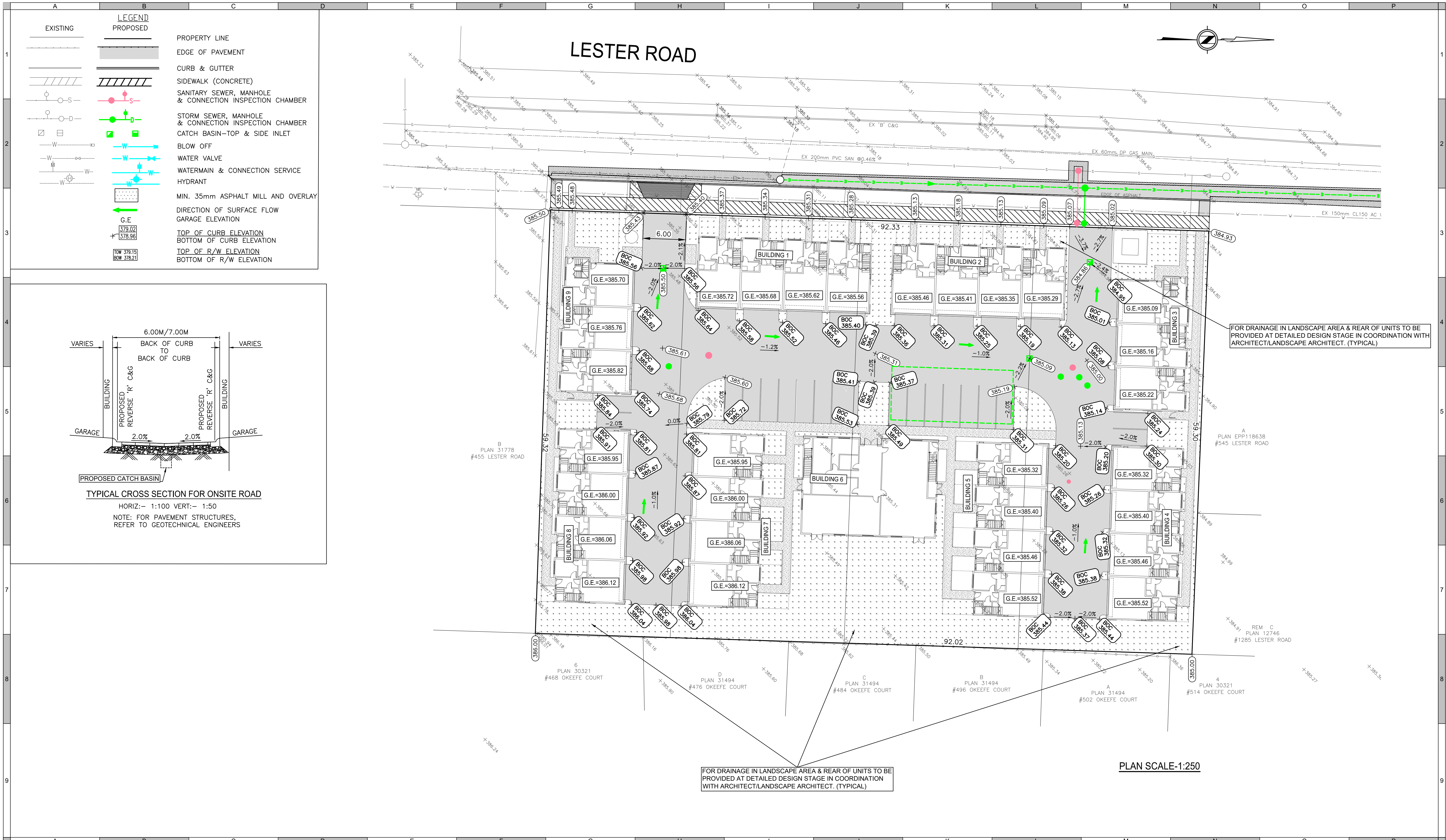
NO	DATE	ISSUE/REVISION	BY	APPROVED	CHECKED	SEAL
0	2025/10/14	ISSUED FOR REVIEW	MS	AB	RM	

SURVEY	BASE
BENNETT LAND SURVEYING LTD.	EAST JOE
DESIGN	ENG. OF RECORD
RAJEEV MANGLA	AVNASH BANWAIT
SCALE	
AS NOTED	

CITY OF KELOWNA
PROPOSED TOWNHOUSE DEVELOPMENT
 #465 - 505 LESTER ROAD, KELOWNA, B.C.
SITE SERVICING PLAN

CITY DEPT.

CITY FILE NO. PA25-0013	REV NO. 00
PROJECT DWG NO. C2604	SHEET NUMBER 01 OF 02
CITY DWG NO.	



CONSULTANT
MAINLAND ENGINEERING DESIGN CORPORATION
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 EMAIL: CIVIL@MAINLANDENG.COM
 PRACTICE PERMIT NUMBER: 1003021

STAMPS

NO	DATE	ISSUE/REVISION	BY	APPROVED	CHECKED	SEAL
0	2025/10/14	ISSUED FOR REVIEW	RU	AB	RM	

SURVEY	BENNETT LAND SURVEYING LTD.	BASE	EAST JOE
DESIGN	RAJEEV MANGLA	ENG. OF RECORD	AVNASH BANWAIT
SCALE	AS NOTED		

CITY OF KELOWNA
PROPOSED TOWNHOUSE DEVELOPMENT
 #465 - 505 LESTER ROAD, KELOWNA, B.C.
SITE GRADING PLAN

CITY DEPT.	
CITY FILE NO.	PA25-0013
PROJECT DWG NO.	C2604
CITY DWG NO.	
REV NO.	00
SHEET NUMBER	02 OF 02

PROJECT:

465-505 LESTER ROAD TOWNHOMES

CLIENT:

KEN KANDOLA/DANNY HAYER

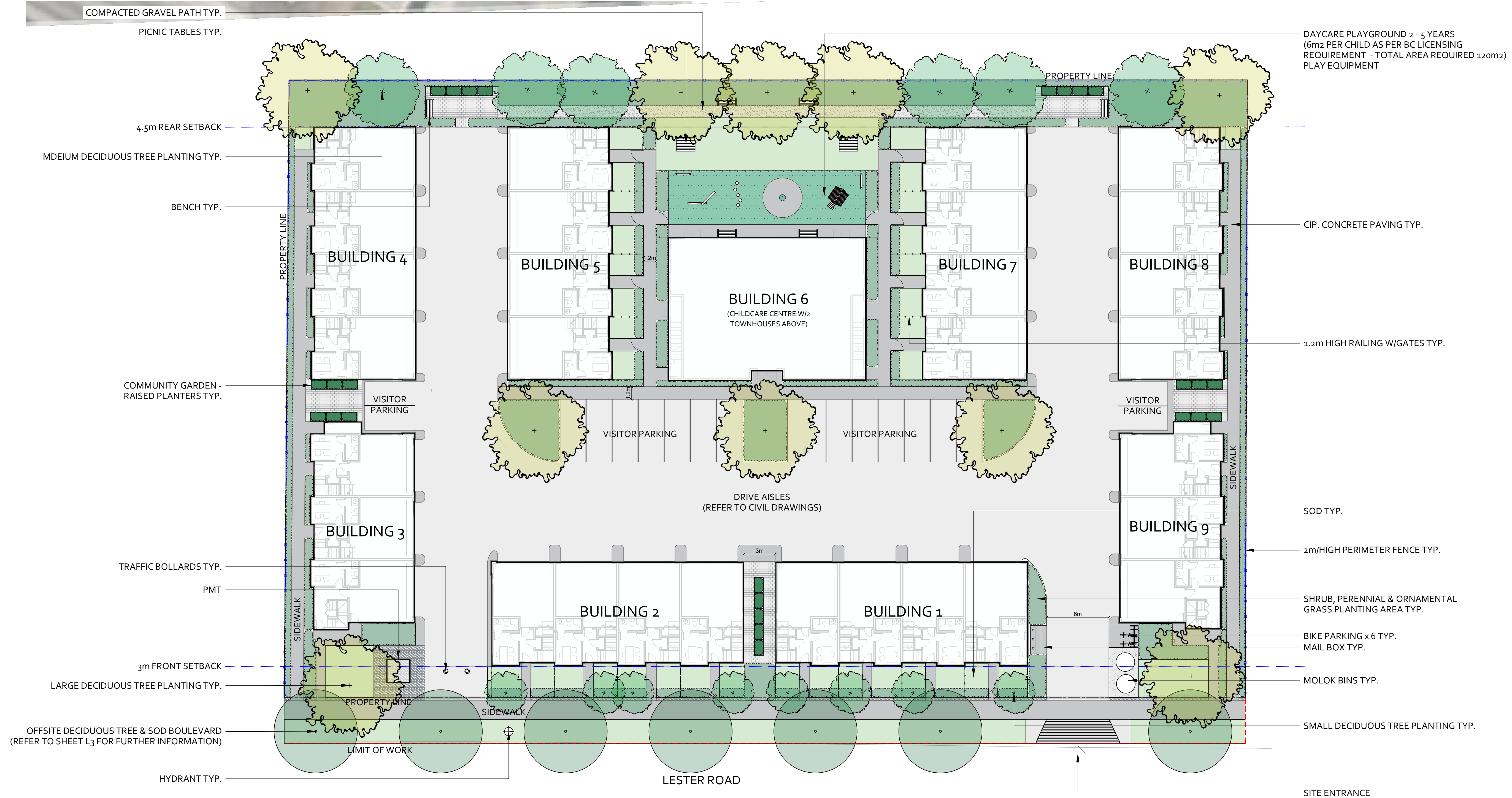
ISSUED FOR DP REVIEW

DATE: 14th OCTOBER 2025

DRAWING LIST

- L1 LANDSCAPE PLAN
- L2 HYDROZONE PLAN
- L3 OFFSITE PLAN
- L3.1 OFFSITE IR PLAN
- L4 SOIL VOLUME DIAGRAM
- L5 PRE-DEVELOPMENT TREE INVENTORY





- GENERAL:**
- GENERAL NOTES:**
- Plant material and construction methods shall conform to minimum standards established in the Canadian Landscape Standard (Current Edition).
 - This drawing depicts form and character and is to be used for development permit submission only. It is not intended to be used for used as a construction document.
 - Site grading and drainage will ensure that all areas have positive drainage and that no water or loose impediments will be discharged from the lot onto adjacent public, common or private properties. Refer to Civil drawings for final grading and drainage information.
 - Any offsite landscape works to be in accordance with City of Kelowna Bylaw 12375 Standards
 - All soft landscape areas shall be watered by a fully automated timed underground high efficient irrigation system.
 - Shrub beds to receive a minimum of 350mm depth of topsoil placement. Tree pits to receive a minimum of 1000mm depth of topsoil placement
 - Turf area from sod shall be no.1 grade grown from certified seed of improved cultivars registered in BC and shall be tolerant of drought conditions. A minimum of 150mm depth of top soil is required beneath turf areas.
 - Contractor to locate and protect all existing utilities and services, BC One Call: 1-800-474-6886
 - Contractor shall verify site conditions prior to demolition or construction.
 - Contractor to verify all dimension s and report any discrepancies to engineer or landscape architect. Property lines to verified prior to construction.

B	ISSUED FOR DP	14.10.2025
A	ISSUED FOR REVIEW	13.10.2025
REV:	DESCRIPTION:	DATE:

CLIENT:
KEN KANDOLA/DANNY HAYER

PROJECT:
LESTER TOWN HOMES

ADDRESS:
465 - 505 LESTER ROAD, KELOWNA, BC

SEAL:



3160 Casorso Road, Kelowna, V17 3L7, BC
e:gslandscapedesignstudio@gmail.com
m: 780 909 3603

SHEET NAME:
LANDSCAPE PLAN

DATE: 13.10.2025	DRAWN BY: GS	CHECKED BY: SE
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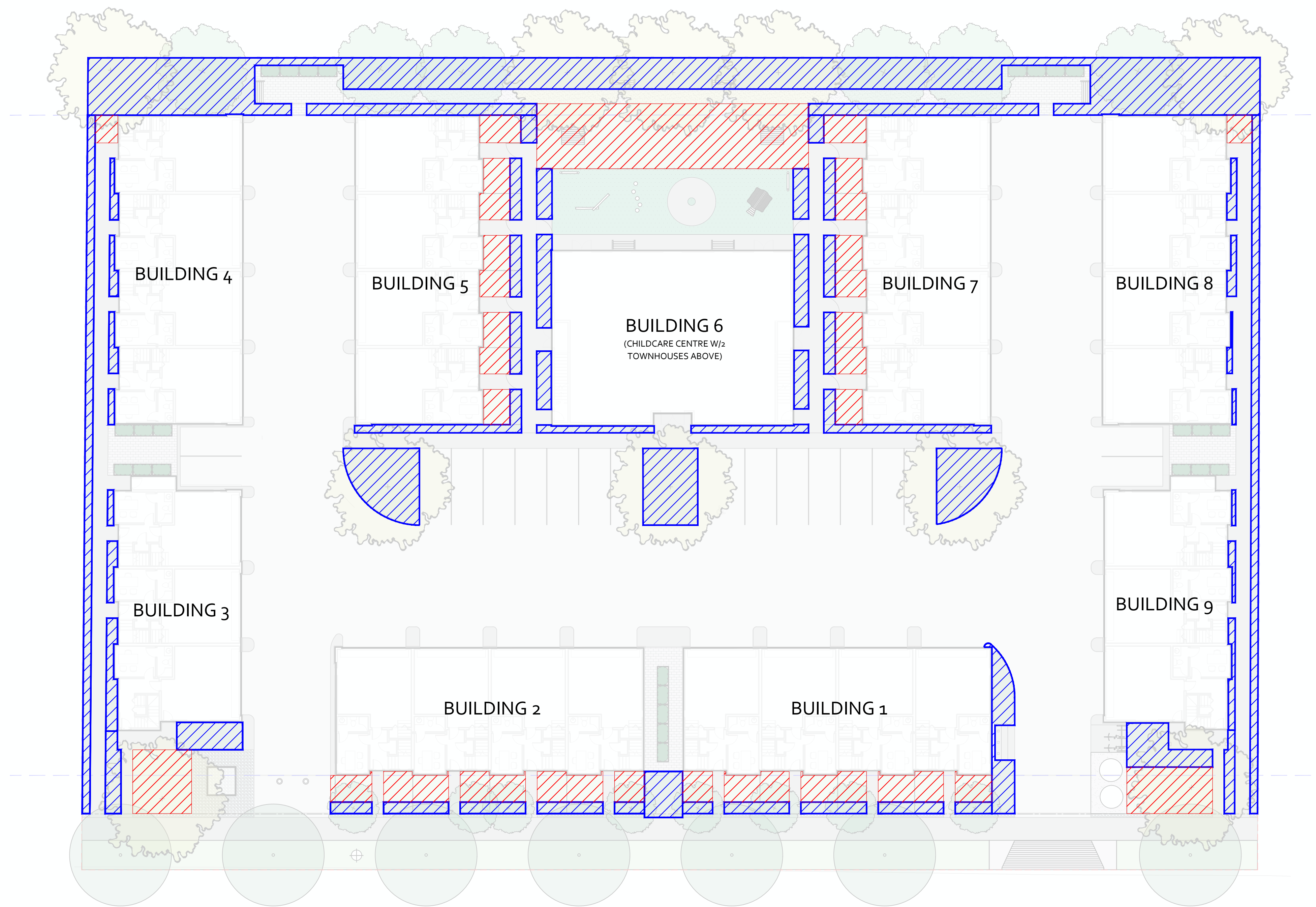
SCALE: 1:200 @ ARCH D	SHEET #: L1	REV #: B
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PLANT PALETTE


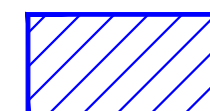
BOTANICAL NAME	COMMON NAME	QTY*	SIZE/SPACING
TREES			
ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	9	5cm CAL.
GLEDTISIA TRIACANTHOS	THORNLESS HONEYLOCUST	3	5cm CAL.
ACER RUBRUM 'BOWHALL'	BOWHALL MAPLE	3	5cm CAL.
SYRINGA RETICULATA	JAPANESE TREE LILAC	8	5cm CAL.
SHRUBS, PERENNIALS AND GRASSES			
ASTILBE CHINENSIS 'VISION OF WHITE'	CHINESE ASTILBE 'VISION OF WHITE'	x	#2 CONT./0.6m O/C SPACING
HYDRANGEA PANICULATA 'BOBO'	HYDRANGEA BOBO	x	#2 CONT./1.8m O/C SPACING
NEPETA RACEMOSA 'WALKERS LOW'	CATMINT 'WALKERS LOW'	x	#2 CONT./0.9m O/C SPACING
BUXUS GREEN 'GREEN GEM'	BOXWOOD 'GREEN GEM'	x	#2 CONT./1.2m O/C SPACING
BUXUS SEMPERVIRENS 'GRAHAM BLANDY'	BOXWOOD 'GRAHAM BLANDY'	x	#2 CONT./1.2m O/C SPACING
TAXUS BACCATA 'FASTIGATA'	IRISH YEW 'FASTIGATA'	x	#5 CONT./1.2m O/C SPACING
BIRCHLEAF SPIREA	BIRCHLEAF SPIREA 'TOR'	x	#2 CONT./1.2m O/C SPACING
CAREX OSHIMENSIS 'EVERGOLD'	JAPANESE SEDGE	x	#2 CONT./0.3m O/C SPACING
MATTEUCCIA STRUTHIOPTERIS 'OSTRICH FERN'	OSTRICH FERN	x	#2 CONT./0.3m O/C SPACING
PACHYSANDRA TERMINALIS 'JAPANESE SPURGE'	JAPANESE SPURGE	x	#2 CONT./0.3m O/C SPACING

PLANT QUANTITIES ESTIMATE ONLY. NOT FOR PRICING





HYDROZONE LEGEND

-  SOD - HIGH WATER REQUIREMENTS (66cm²)
-  SHRUB AND TREE PLANTING - LOW WATER REQUIREMENTS (34.8m²)

GENERAL:

GENERAL NOTES:

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B	ISSUED FOR DP	14.10.2025
A	ISSUED FOR REVIEW	13.10.2025
REV:	DESCRIPTION:	DATE:

CLIENT:
KEN KANDOLA/DANNY HAYER

PROJECT:
LESTER TOWN HOMES

ADDRESS:
465 - 505 LESTER ROAD, KELOWNA, BC

SEAL:

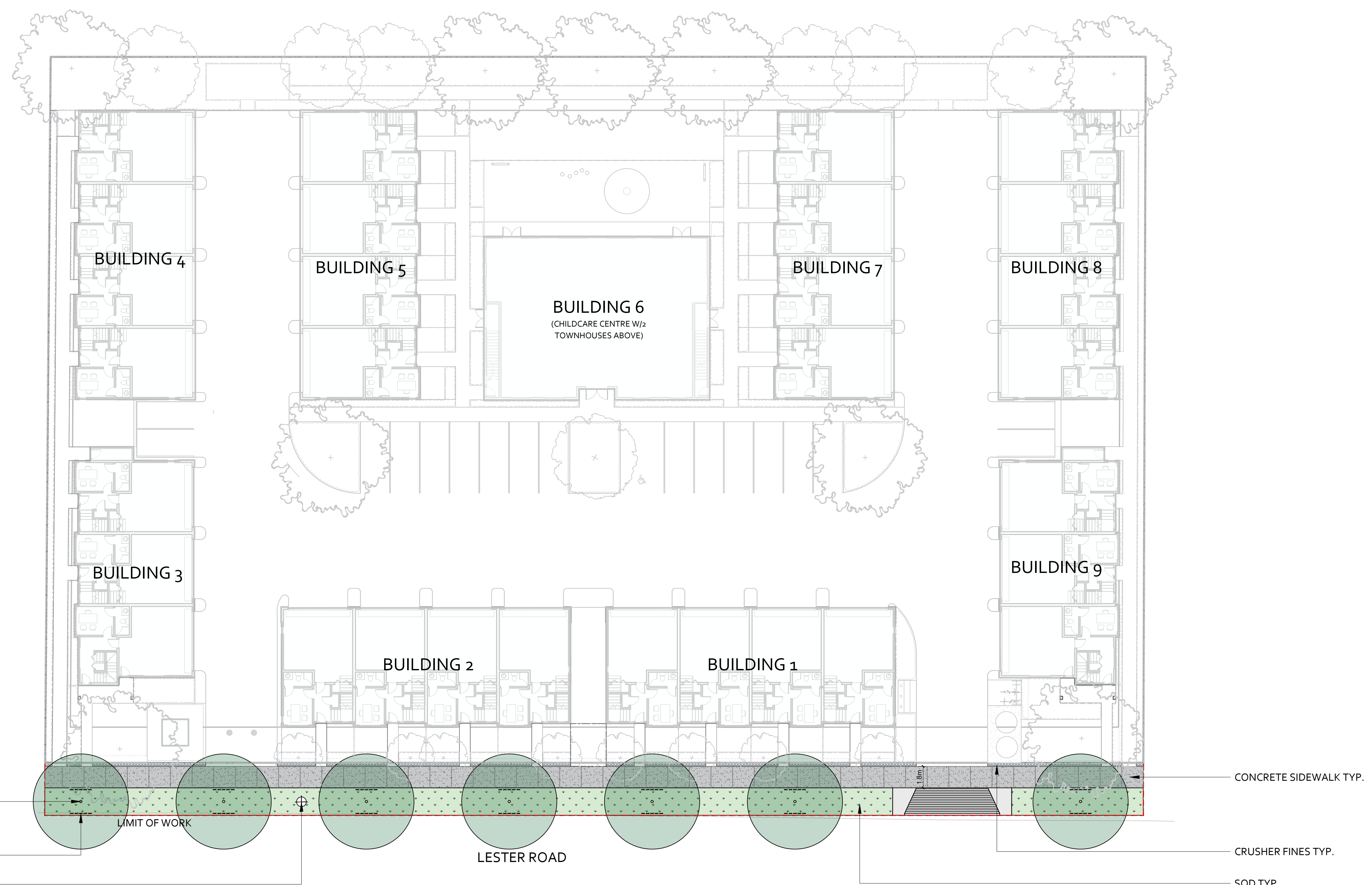


3160 Casorso Road, Kelowna, V1Z 3L7, BC
e:gslandscapedesignstudio@gmail.com
m: 780 909 3603

SHEET NAME:
HYDROZONE PLAN

DATE: 13.10.2025	DRAWN BY: GS	CHECKED BY: SE
SCALE: 1:200 @ ARCH D	SHEET #: L2	REV #: B





GENERAL:

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A	ISSUED FOR REVIEW	13.10.2025
REV:	DESCRIPTION:	DATE:

CLIENT:

SEAL:



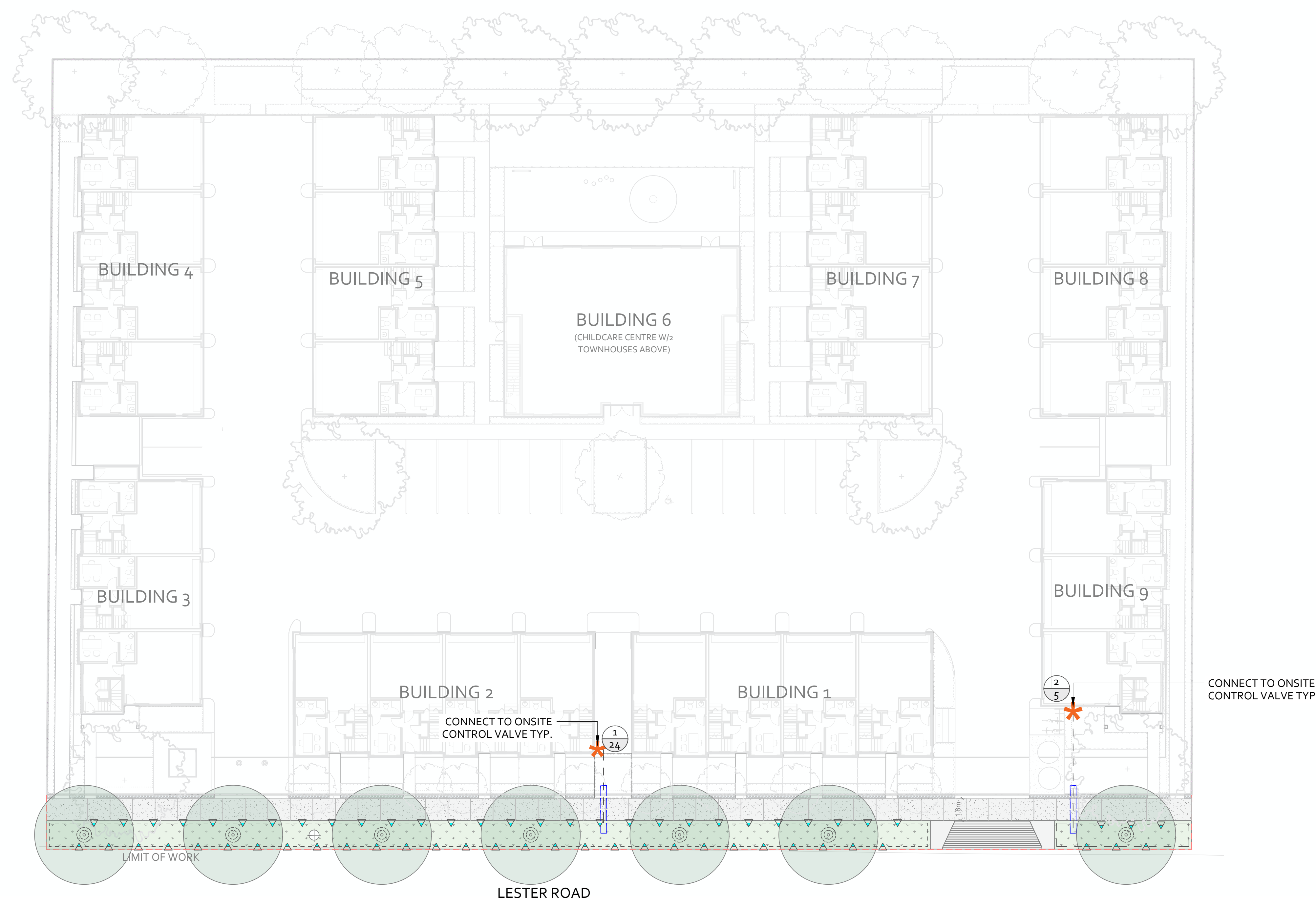
3160 Casorso Road, Kelowna, V17 3L7, BC
 e:gslandscapedesignstudio@gmail.com
 m: 780 909 3603

SHEET NAME:
OFFSITE LANDSCAPE PLAN

DATE: 13.10.2025	DRAWN BY: GS	CHECKED BY: SE
---------------------	-----------------	-------------------

SCALE: 1:200 @ ARCH D	SHEET #: L3	REV #: B
--------------------------	-----------------------	--------------------

OFFSITE PLANT PALETTE			
BOTANICAL NAME	COMMON NAME	QTY*	SIZE/SPACING
TREES			
ACER SACCHARUM 'SUGAR MAPLE'	SUGAR MAPLE	7	6cm CAL./AS SHOWN
PLANT QUANTITIES ESTIMATE ONLY. NOT FOR PRICING			



IRRIGATION LEGEND

LATERAL LINE: CLASS 200 PVC PIPE, 1" UNLESS NOTED.

IRRIGATION SLEEVE: SCHEDULE 40 PVC, 3" MIN. OR TWICE THE DIA. OF PIPE CONTAINED. INSTALL IRRIGATION WIRING IN SEPARATE 2" ELECTRICAL CONDUIT. EXTEND SLEEVE 0.3m PAST EDGE OF HARD SURFACE.

POP UP SPRAYHEAD W/FIXED NOZZLES (2.4m RADIUS): RAINBIRD 18704PR55 w/ TORO PRECISION SERIES NOZZLES ▲▲▲▲

DRIP RING FOR TREES IN PLANTING AREAS: HUNTER HDL-CV, 0.9GPH, 0.3 EMITTER SPACING, 0.5m DIA, CONNECT TO PLANTING ZONE

VALVE NUMBER 1
GALLONS PER MINUTE (GPM) 18

IRRIGATION ZONE CHART

ZONE#	VALVE SIZE	LANDSCAPE TYPE	PRODUCT TYPE	APPLICATION RATE	OPERATING PRESSURE	ZONE FLOW	OPERATING TIME
1	1"	TURF	SPRAYHEADS	7.4mm/HR	50PSI	5GPM*	20 MINS/ 3 x PER WEEK
1	1"	TURF	SPRAYHEADS	7.4mm/HR	50PSI	24GPM*	20 MINS/ 3 x PER WEEK
TOTAL RUNTIME PER WEEK = 120 MINS/WEEK (2 HRS)							

*CALCULATED FOR OFFSITE ONLY
 **OPERATING TIMES ARE SHOWN AS A BASE THEORETICAL SCHEDULE ONLY. BASED ON EVERY DAY. WATERING IN JULY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SETTING THE IRRIGATION SCHEDULE TO ENSURE THAT PLANT MATERIAL RECEIVES ADEQUATE WATERING

- IRRIGATION NOTES:
- SPECIFICATIONS**
ALL SPECIFIED WORK TO MEET THE PROJECT SPECIFICATIONS, AND ALL STANDARDS OR SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD, PUBLISHED JOINTLY BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) AND THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA)
 - VERIFICATION**
SYSTEM DESIGN IS BASED ON (10) G.P.M. & (75) P.SI. AVAILABLE AT THE POINT OF CONNECTION. VERIFY SAME AND NOTIFY THE OWNER'S REPRESENTATIVE IF SUCH DATA ADVERSELY AFFECTS THE OPERATION OF THE SYSTEM. SUCH NOTICE SHALL BE MADE IN WRITING AND PRIOR TO COMMENCING IRRIGATION WORK.
 - UTILITIES**
VERIFY LOCATION OF ALL ON-SITE UTILITIES. RESTORATION OF DAMAGED UTILITIES SHALL BE MADE AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
 - SCHEMATIC**
SYSTEM FEATURES ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. INSTALL ALL PIPING AND VALVES IN COMMON TRENCHES WHERE FEASIBLE AND INSIDE PLANTING AREAS WHENEVER POSSIBLE.
 - WATER SERVICE LINE**
EXISTING.
 - ELECTRICAL SERVICE**
BY OTHERS, REFER ELECTRICAL DWGS
 - SLEEVING**
ADEQUATELY SIZE ALL SLEEVES SHOWN ON PLAN. SLEEVES SHALL BE INSTALLED AT THE NECESSARY DEPTHS PRIOR TO PAVEMENT CONSTRUCTION. SLEEVINGS
 - GRAPHIC CLARITY**
MAIN LINE & IRRIGATION COMPONENTS SHOWN ON PLAN FOR GRAPHIC CLARITY. CONTRACTOR TO VERIFY ALL MATERIALS IN THE FIELD. VALVE BOXES TO BE LOCATED PLANTING AREAS.
 - TESTS AND INSPECTIONS**
AT VARIOUS MILESTONES DURING CONSTRUCTION, INSPECTION AND TESTING OF COMPONENTS WILL BE REQUIRED TO ENSURE PERFORMANCE OF IRRIGATION SYSTEM MEETS EXPECTED STANDARDS. PROVIDE EQUIPMENT AND PERSONNEL NECESSARY OF INSPECTIONS AND TESTS. CONDUCT ALL INSPECTIONS AND TESTS.
 - COMPONENTS**
INLINE WITH CoK SPECIFICATIONS STANDARDS AND APPROVED PRODUCT LISTS.

B	ISSUED FOR DP	14.10.2025
A	ISSUED FOR REVIEW	13.10.2025
REV:	DESCRIPTION:	DATE:

CLIENT:

KEN KANDOLA/DANNY HAYER

PROJECT:

LESTER TOWN HOMES

ADDRESS:

465 - 505 LESTER ROAD, KELOWNA, BC

SEAL:



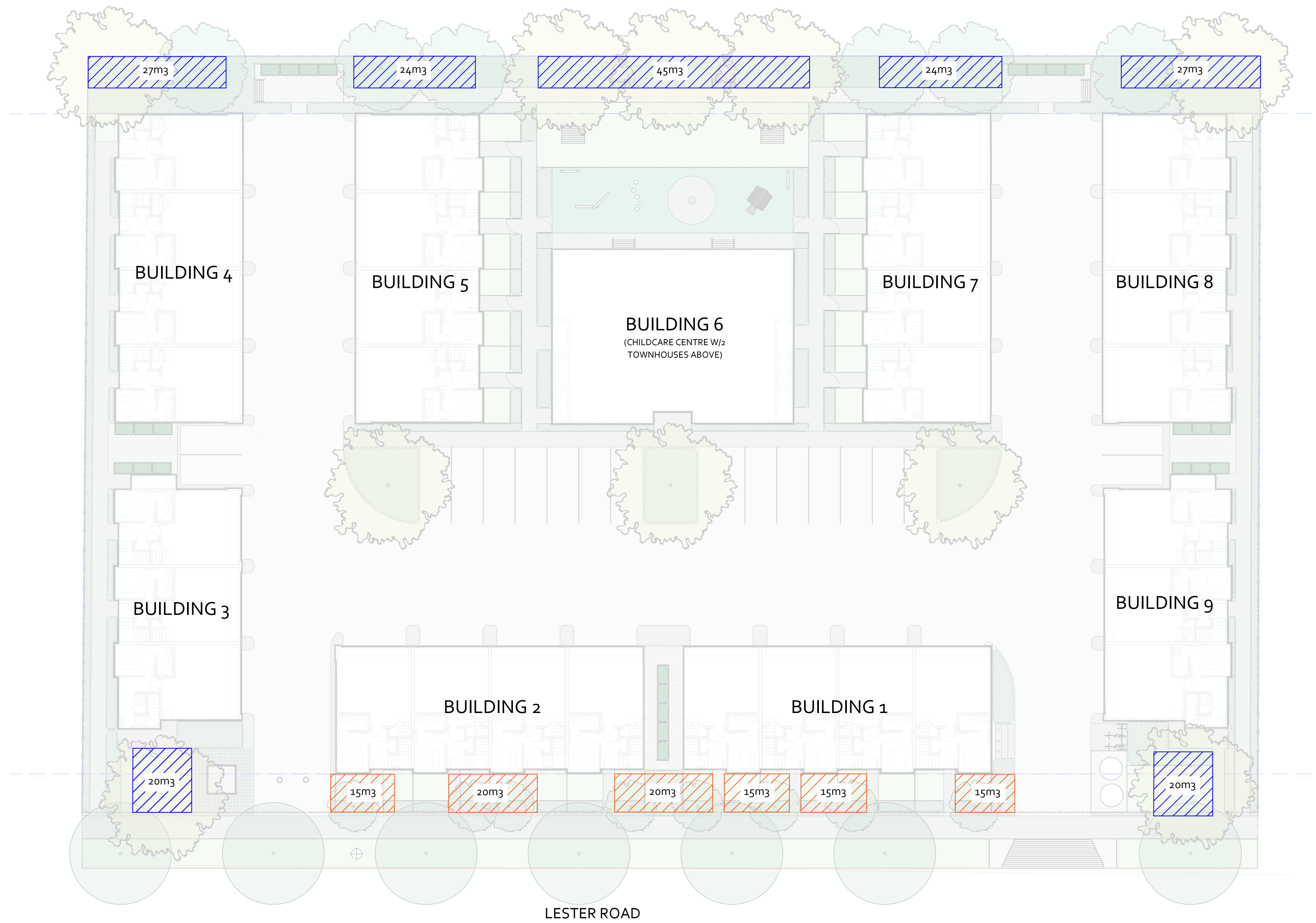
3160 Casorso Road, Kelowna, V17 3L7, BC
 e:gslandscapedesignstudio@gmail.com
 m: 780 909 3603

SHEET NAME:

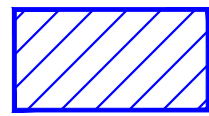

OFFSITE IRRIGATION PLAN

DATE:	DRAWN BY:	CHECKED BY:
13.10.2025	GS	SE

SCALE:	SHEET #:	REV #:
1:200 @ ARCH D	L3.1	B



SOIL VOLUME LEGEND

-  PROPOSED MINIMUM GROWING MEDIUM VOLUME REQUIRED FOR PROPOSED TREES
-  PROPOSED MINIMUM GROWING MEDIUM VOLUME w/STRUCTURAL SOIL OR SOIL CELLS BELOW PATHS

GENERAL:

B	ISSUED FOR DP	14.10.2025
A	ISSUED FOR REVIEW	13.10.2025
REV:	DESCRIPTION:	DATE:

CLIENT:
KEN KANDOLA/DANNY HAYER

PROJECT:
LESTER TOWN HOMES

ADDRESS:
465 - 505 LESTER ROAD, KELOWNA, BC

SEAL:

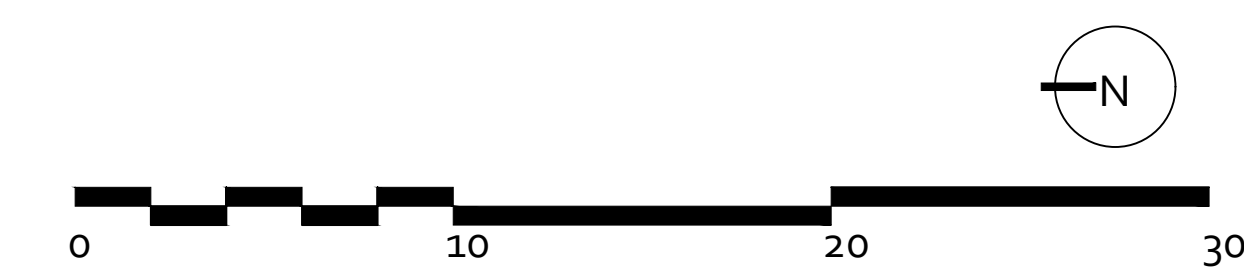


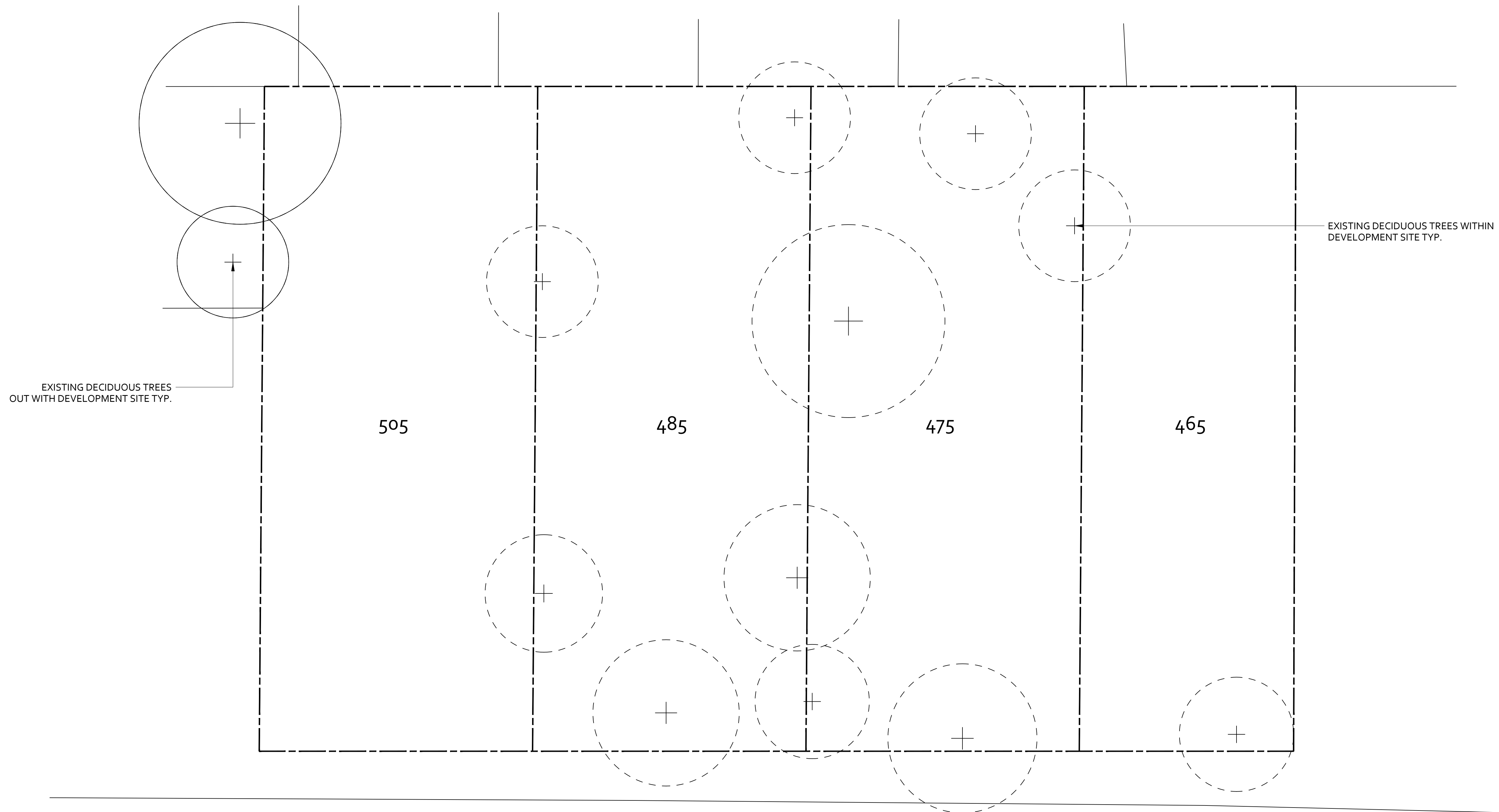
3160 Casorso Road, Kelowna, V17 3L7, BC
e:gslandscapedesignstudio@gmail.com
m: 780 909 3603

SHEET NAME:
PROPOSED GROWING MEDIUM VOLUME PLAN

DATE: 13.10.2025	DRAWN BY: GS	CHECKED BY: SE
---------------------	-----------------	-------------------

SCALE: 1:200 @ ARCH D	SHEET #: L4	REV #: B
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EXISTING DECIDUOUS TREES OUT WITH DEVELOPMENT SITE TYP.

EXISTING DECIDUOUS TREES WITHIN DEVELOPMENT SITE TYP.

LESTER ROAD



GENERAL:

B	ISSUED FOR DP	14.10.2025
A	ISSUED FOR REVIEW	13.10.2025
REV:	DESCRIPTION:	DATE:

CLIENT:
KEN KANDOLA/DANNY HAYER

PROJECT:
LESTER TOWN HOMES

ADDRESS:
465 - 505 LESTER ROAD, KELOWNA, BC

SEAL:



3160 Casorso Road, Kelowna, V17 3L7, BC
e:gslandscapedesignstudio@gmail.com
m: 780 909 3603

SHEET NAME:
PRE-DEVELOPMENT TREE INVENTORY

DATE: 13.10.2025	DRAWN BY: GS	CHECKED BY: SE
---------------------	-----------------	-------------------

SCALE: 1:200 @ ARCH D	SHEET #: L5	REV #: B
--------------------------	-----------------------	--------------------

Zoning Bylaw Landscape Requirement Response Table (Landscaping Standard 7.2)

465 - 505 Lester Road, Kelowna, BC

	Per Bylaw	Proposed	
Zone	MF1	MF2	
Min.# Tree within Landscape Area	18	24	
Min. Deciduous Tree Calliper			
Large	5cm	5cm	
Medium	4cm	4cm	
Small	3cm	3cm	
Min. Coniferous Height	250cm	n/a	
Min. Ratio Between Tree Size			
Large	Min. 50%	50%.	
Medium	Medium: No min. or max.	25%	
Small	Small: Max. 25%	25%	
Min. Growing Medium Area			
75% Soil Based Landscaping	75%	NA	
Min. Growing Volumes Per Tree			
Large	Single	20 cu.m	N/A
	Shared	18 cu.m	18 cu.m
Medium	Single	18 cu.m	N/A
	Shared	12 cu.m	12 cu.m
Small	Single	15 cu.m	N/A
	Shared	10 cu.m	N/A
Min. Tree Setback from buildings			
Large	3m Radius	3m	
Medium	2m Radius	2m	
Small	1m Radius	1m	
Retention of Existing Trees On Site: (Y/N)		N	
Refuse & Recycle Bins as per section 7.3: (Y/N)		Y	
Fence Height:		Y	
Riparian Management Area		N	
NOTES:			

Per Area

Per Linear
Meter

Pick one

Pick one

|



1435 Water Street
 Kelowna, BC V1Y 1J4
 250 469-8500
 kelowna.ca

Landscape Water Conservation Report

APPLICANT INFORMATION

Owner	Ken Kandola/Danny Hayer		Contractor co. name	
Project address	465 - 505 Lester Road		Contractor contact name	
City	Kelowna		Contractor phone #	
Owner phone #	(604) 335-3356		Contractor email	
Owner email	lestertownhouse@gmail.com			
Province	BC	Postal Code:	V1Y 5B5	Preferred contact Owner <input type="radio"/> Contractor <input type="radio"/>

NOTE: ALL 3 PAGES OF THE APPLICATION MUST BE COMPLETED AND SUBMITTED

LANDSCAPE AND IRRIGATION CHECKLIST

The Applicant in submitting this application, has adhered to:

- Applicable electrical standards and codes
- Applicable plumbing standards and codes
- Applicable backflow prevention standards and codes

The Applicant in submitting this application, has adhered to the irrigation and landscape requirements required for the classification of project as follows:

- Residential property: Bylaw 7900 Schedule 4, Bylaw 10480 Part 4
- Non-residential property: Bylaw 7900 Schedule 4 and Schedule 5, Bylaw 10480 Part 4

Note that checklists for selecting an irrigation contractor are available through the IIABC or the IA. Below is the link to the IIABC checklist.

<https://www.irrigationbc.com/page/selecting-a-contractor>

Where an exemption is required (e.g. golf course or large school field), contact the Water Smart program directly.

Applicant notes pertaining to the application:

LANDSCAPE WATER USE AREA

Applicant: Ken Kandola	Address: 465 - 505 LESTER ROAD, KELOWNA, BC
------------------------	---

Step 1: Measure Total Landscape Area (LA)

1013 sq.m.

Area of site that will absorb water:

Note: Include boulevard, and proposed lawn, plants, mulch, pervious decks or paving stones. Do not include areas that are not pervious such as buildings, paved driveways, concrete patios etc.

Step 2: Divide Into Landscape Treatments*

	Plant Factor	Irrig Efficiency	Hydrozone Area (Sq.m.)	% of Total LA	Estimated Water Use (cu.m.)	
Note: each of the areas below are a 'HYDROZONE'	(PF)	(IE)	(HA)		(WU)	
Unwatered Pervious Areas (not impervious paving)						
Mulch (Stone, bark or sand)	N/A	N/A		0%	N/A	
Pervious deck (Spaced wood deck)	N/A	N/A		0%	N/A	
Pervious paving (ie: AquaPave, Rima Pave)	N/A	N/A		0%	N/A	
Naturalized meadow (wildflowers)	N/A	N/A		0%	N/A	
Naturalized area (Existing natural area)	N/A	N/A		0%	N/A	
Other:	N/A	N/A		0%	N/A	
Swimming or ornamental pool	1	1		0%	0	
Watered Planting Beds (shrubs or groundcover)						
<i>Planting Type</i>	<i>Irrig Efficiency</i>					
Low water use plants	High (Drip or Bubbler)	0.3	0.9	665	66%	177
Low water use plants	Moderate (Spray or Rotor)	0.3	0.7		0%	0
Moderate water use plants	High (Drip or Bubbler)	0.5	0.9		0%	0
Moderate water use plants	Moderate (Spray or Rotor)	0.5	0.7		0%	0
High water use plants	High (Drip or Bubbler)	0.7	0.9		0%	0
High water use plants	Moderate (Spray or Rotor)	0.7	0.7		0%	0
Watered Mown Lawn Areas						
	Low	1	0.7	348	34%	398
Special Landscape Areas (SLA)						
Vegetable Garden	High (Drip or Bubbler)	1	0.9		0%	0
Vegetable Garden	Moderate (Spray or Rotor)	1	0.7		0%	0
Sports Lawn (Commercial / Parks)	Moderate (Spray or Rotor)	1	0.7		0%	0
Rainwater or Recycled Water Use		0.3	1		0%	0
Totals				1013	100%	575
Special Landscape Area (SLA) Sub total				0		

*If proposed design conditions are not shown on the form please contact Water Smart 250-460-0678



1435 Water Street
 Kelowna, BC V1Y 1J4
 250 469-8500
 kelowna.ca

Landscape Water Conservation Report

Applicant: WARDLAW DEVELOPMENT GENERAL PARTNER LTD.	Address: 421/415 WARDLAW AVENUE, KELOWNA, BC
---	--

CALCULATE & COMPARE WATER BUDGET TO ESTIMATED WATER USE

Total Landscape Area	1013	sq.m.
Landscape Water Budget (WB)	1013	cu.m./yr.
Estimated Landscape Water Use (WU)	575	cu.m./yr.
Under (-OVER) Budget (Must be under Water Budget WB)	438	cu.m./yr.
	OK	

I confirm by completing the attached Landscape Water Conservation Report, that the project will conform to industry best practices for landscape and irrigation installation in Kelowna. I also acknowledge that the landscape treatments of the project will conform to the Hydrozone areas as identified in the Landscape Area Water Use Area table.

Gurpeet Singh
 Name of Applicant (person submitting the form)

Date: 06.03.25

FOR CITY OF KELOWNA OFFICE USE ONLY

The calculations above satisfy the requirements of the Water Regulation Bylaw 10480 Section 4.4.2 and 4.4.3. and the application is hereby APPROVED with the signature of the Water Manager or designate.

 Name of Kelowna Water Smart designate
 For Water Manager

Date: _____

GS Dhesi & Associates Ltd

Unit 212 - 9527 120 Street, Delta, BC
Tel: 604-214-5000
Email: gsdhesi@telus.net

156 Valleyview Road, Kelowna, BC
Tel: 778-753-5800
Email: gsdhesi@telus.net

Oct 22nd, 2025 (Rev 2)

Our Project No: GSS250274

Attention: **Ken Kandola** **Danny Hayre** **Jas Baryar**
kenkandola@hotmail.com hayredanny@gmail.com hiclassautobody@gmail.com
(250) 317-2879

Re: **Mill Creek Flood Plain – Geotechnical Report**
Site Address: 465 -505 Lester Road, Kelowna, BC

1.0 Introduction and Scope

GS Dhesi & Associates Ltd has prepared this report in response to your request to provide geotechnical input on only specific items as identified in the City of Kelowna Development Engineering Memorandum (File No. PA25-0013, Item -1(f), dated April 23, 2025) for 32 Unit Townhouse and Child Care Facility Development. The scope of this report is summarized as below.

1.1 Flood Construction Level

The subject properties located at 465–505 Lester Road, Kelowna, BC are situated within the designated Mill Creek Flood Plain. In accordance with the City of Kelowna Mill Creek Flood Plain Bylaw No. 10248, a flood construction level (FCL) of 384.0 m has been established for this area. This report evaluates the applicability of this FCL to the proposed townhouse development and provides recommendations regarding minimum finished floor elevations and associated design considerations.

1.2 Ground Water Condition

The City’s memorandum notes the potential for high groundwater levels and surcharging of storm drains during major storm events. This report includes a review of available groundwater data and site conditions, with the objective of identifying potential risks to foundations, underground services, and surface drainage. Considerations for construction and long-term performance are provided, including measures to mitigate adverse impacts of elevated groundwater.

1.3 Geotechnical Recommendations

Based on the findings of our assessment, this report provides geotechnical recommendations relevant to the safe development of the site. These include guidance on suitable finished floor elevations, foundation design parameters, lot grading strategies, and drainage measures. The recommendations are intended to ensure compliance with City of Kelowna requirements and to support the long-term stability and serviceability of the proposed townhouse project.

1.4 Type of Development

Type : 32 Unit Townhouse and Child Care Facility

2.0 Site Description

The subject property is located at 465–505 Lester Road, Kelowna, BC, within the Rutland North neighborhood. The site comprises of four residential lots approximately 1.34 acres (58,588 sq. ft.), and currently with single-family dwellings.

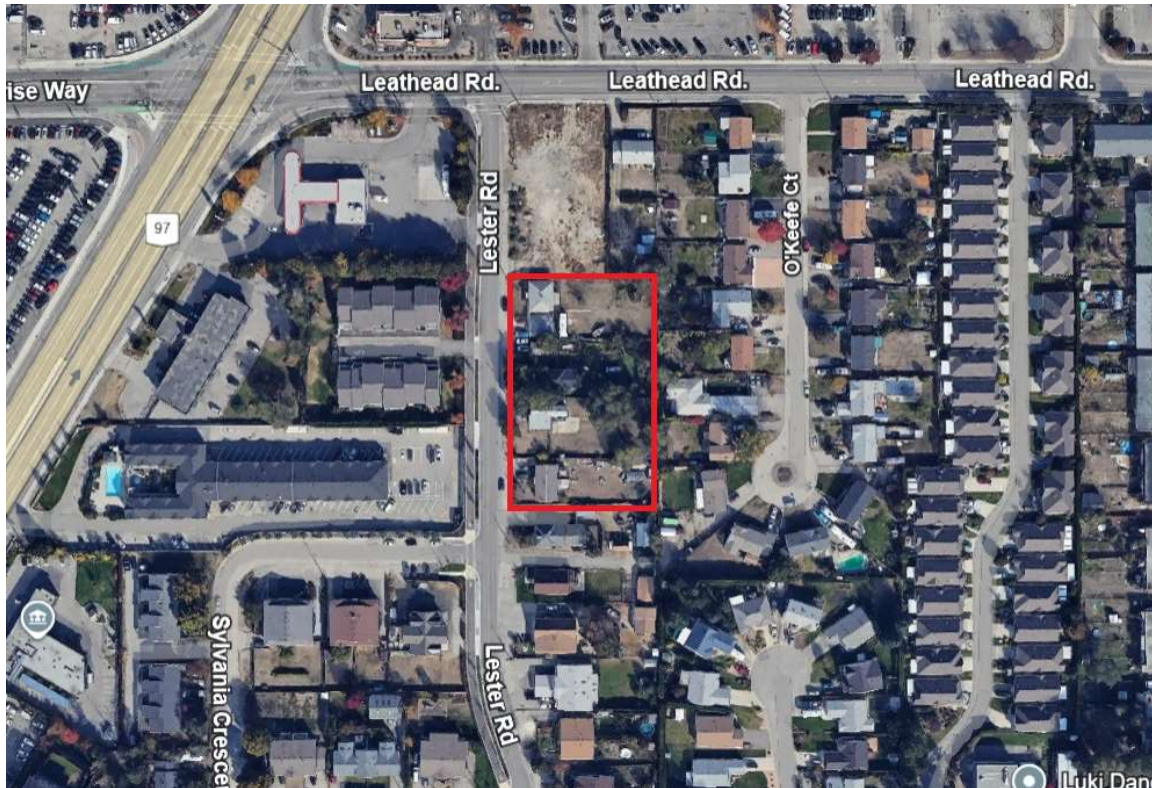


Figure 1: Site Location

2.1 Topography

The site exhibits gentle slopes, with natural ground elevations ranging from approximately 384.0 m to 385.0 m, these approximate measurements have been obtained from Google Earth source and shall be confirmed by the developer with appropriate acceptable methods. The terrain generally drains towards the Mill Creek along the western boundary with no significant ravines or steep slopes.

2.2 Floodplain

The site is within the Mill Creek Flood Plain, with a flood construction level (FCL) of 384.0m as shown in the Bylaw. The property may be subjected to flooding during extreme storm events, requiring design considerations for minimum floor elevations and lot grading.

2.3 Groundwater

The City of Kelowna memorandum notes the potential for high groundwater levels and surcharging of storm drains during major storm events. Groundwater conditions are important for foundation stability, basement construction, and surface drainage planning.

3.2 Flood Construction Level (FCL)

According to CoK Bylaw 10248, freeboard (typically 0.6 m) is a vertical allowance added to the Design Flood Level to establish Flood Construction Level (FCL).

Per Bylaw Section 3, the required construction level shall be the higher of:

1. 600 mm above the storm main invert, known/anticipated high groundwater table, or 100-year HGL within the storm main (whichever is highest), or
 2. the mapped FCL (384.0 m), as shown on figure 2, page 3 of this report.
- For this site, the minimum flood construction level (FCL) recommended is 384.67m and was obtained by adding 600mm above the storm main invert as per section 3 of the Bylaw 10248. The existing (450mm diameter) storm main in front of the property, as shown on City of Kelowna's public map viewer (<https://maps.kelowna.ca/public/mapviewer/>) has invert_in & invert_out elevations of (383.52m) & (383.62m) respectively.

3.3 Setback Requirements

Bylaw 10248 prescribes setbacks from watercourses and associated flood protection works. For Mill Creek, the required setbacks are:

- 15 m downstream of Hardy Road, measured from the top of ravine bank or natural boundary.
- 30 m upstream of Hardy Road, measured similarly.

Based on available mapping, the subject property is located outside of these prescribed setbacks. No additional setback constraints are expected to apply under the current Mill Creek Bylaw provisions.

4.0 Discussion and Recommendations

4.1 Flood Construction Level (FCL)

The natural ground elevation at the site, based on Google Earth data is approximately 384.0m to 385.0m. This elevation coincides with the Flood Construction Level (FCL) of 384.0 m established under City of Kelowna Bylaw No. 10248. Compliance with this FCL is essential to ensure that future development is adequately protected from flooding hazards. The FCL provides the regulatory benchmark for determining minimum building elevations and forms the basis for subsequent geotechnical recommendations.

As mentioned in section 3.2, the minimum flood construction level recommended for the proposed development is 384.67m.

4.2 Building Elevation Feasibility

Given that the site's natural elevations are at or slightly above the FCL, the placement of habitable structures at existing ground levels is generally feasible. Finished floor elevations should not be set below 384.67m to remain compliant with the floodplain bylaw. Maintaining this minimum elevation ensures that the proposed building is adequately protected from flood hazards.

4.3 Seasonal Groundwater Level Variability at Observation Well 236 (Rutland)

The 10-year groundwater statistics (median, minimum, and maximum monthly levels) at Observation Well 236 show a distinct seasonal cycle typical of the Okanagan climate. Groundwater levels generally rise during late winter through spring, associated with snowmelt and increased precipitation, with annual maxima occurring between March and May. Levels then gradually decline through the summer and early fall, reaching annual minima in August and September, when recharge is limited and evapotranspiration and groundwater demand are highest.



Figure 3: Proposed Site Location and Observation Well Location

(Source: <https://governmentofbc.maps.arcgis.com/apps/webappviewer/index.html>)

The historical range of observed water levels varies between approximately 22 m and 26 m below the ground surface at the well (elevation 396.9 m). This corresponds to groundwater elevations ranging from about 374.9 m (highest recorded level) to 370.9 m (lowest recorded level). Notably, even at the seasonal high (374.9 m), the groundwater table remains approximately ~9 m below the minimum flood construction level (FCL = 384.67m).

This demonstrates that the site is safely above the maximum recorded groundwater table over the past decade. Seasonal variability is evident, with greater interannual spread during spring recharge and narrower ranges in mid-winter and late summer, but none of these fluctuations is expected to jump the proposed flood construction level (FCL).

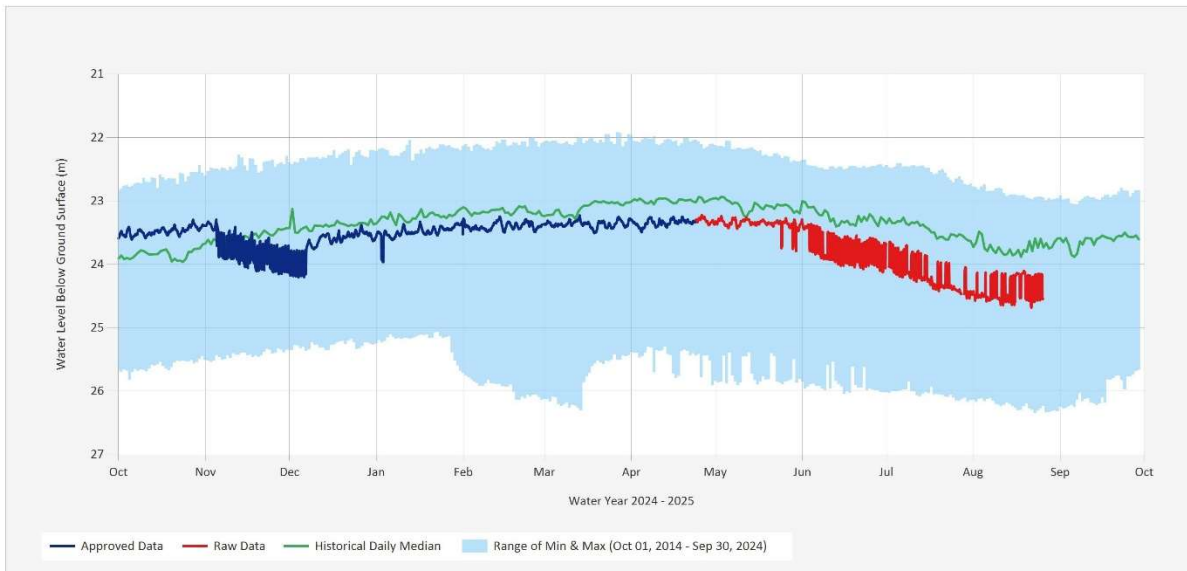
From a geotechnical perspective, the seasonal groundwater cycle highlights potential considerations for excavation and temporary dewatering during spring but does not pose a direct risk to long-term stability or groundwater intrusion at the planned construction elevation.



Groundwater Level Statistics Chart
Groundwater.OW236.Groundwater Level Statistics Chart

Aug 26, 2025 | 1 of 1

Source Data: SGWL.Working@OW236
Location: OBS WELL 236 - Rutland, Latitude: 49.879083, Longitude: -119.399573, Elevation: : 396.9 m



The statistics (median/min/max) are based on the previous 10 years of available data prior to the current Water Year
The statistics (median/min/max) are only displayed for wells with at least two years of data
The Groundwater Level Statistics Chart is only available for Active Wells

Data last appended: August 25, 2025 19:00 UTC+00:00

Status: Active

DISCLAIMER -- The Government of British Columbia accepts no liability for the accuracy, availability, suitability, reliability, usability, completeness or timeliness of the data.

Figure 4: Observation Well 236 - Groundwater Level Statistics Chart

(Source: <https://bcmoe-prod.aquaticinformatics.net/Report/Show/Groundwater.OW236.Groundwater%20Level%20Statistics%20Chart/>)

4.4 Basements and Underground Construction

Monitoring at Observation Well (OW236) indicates that the maximum recorded groundwater elevation is approximately 374.9m, which is approximately 9 m below the proposed flood construction level (FCL = 384.67m). This demonstrates that the long-term regional groundwater table is well below the FCL, reducing the likelihood of direct groundwater intrusion.

Nevertheless, to maintain a conservative design approach and safeguard against seasonal variability, perched water, or stormwater surcharge, it is recommended that no habitable or critical mechanical areas be located below the FCL. Any below FCL construction should be limited to non-habitable uses (e.g., parking, storage, utility spaces) and must incorporate:

- Waterproofing and perimeter drainage systems,
- Sump pumps or backup drainage provisions, and
- Structural resistance to potential hydrostatic uplift or lateral pressures.

This approach balances the favourable groundwater conditions indicated by monitoring data with best-practice risk management for long-term building performance.

4.5 Foundation Design Considerations

As discussed in Section 4.4, the site has a favourable division between the proposed flood construction level (FCL) and the regional groundwater table. Foundation systems need not be designed to resist buoyancy and seepage forces that may arise from seasonal variations, perched water, or stormwater surcharge during extreme precipitation events.

Recommended measures include the integration of continuous footing drains, moisture barriers, and compacted engineered fill to enhance stability and reduce moisture ingress. Interconnected footings are also recommended.

4.6 Lot Grading and Surface Drainage

The property should be graded to promote positive drainage away from all structures, directing surface water towards approved stormwater management infrastructure in accordance with City of Kelowna standards and municipal servicing requirements. Low points or depressions should be avoided or mitigated with engineered swales or surface grading to minimize localized ponding. Lot grading should also consider the interface with adjacent properties and public rights-of-way to prevent off-site water accumulation and maintain consistent runoff patterns across the site.

4.7 Stormwater Management and Erosion Control

Stormwater management strategies should integrate with the municipal drainage network and on-site infiltration systems to handle peak runoff volumes without causing surcharging or flooding. Temporary erosion and sediment control measures should be implemented during construction to prevent sediment-laden runoff from entering Mill Creek or neighboring properties. Permanent drainage measures, including vegetated swales or detention features like rock pits, may be considered to enhance site performance.

4.8 Flood-Resistant Measures

Consistent with Schedule B of Bylaw No. 10248, flood-resistant materials should be used for all building components susceptible to contact with water, including foundation walls, lower-level service penetrations, and external mechanical elements. Recommended materials include concrete, masonry, pressure-treated wood for exterior applications, and other approved products. Incorporating these materials will enhance resilience to temporary water exposure and reduce the likelihood of long-term water-related deterioration.

5.0 Closure and Conclusion

GS Dhesi & Associates Ltd has prepared this report for the Mill Creek Flood Plain Construction Level (FCL) and Recommendations as specified in section 3.0 and 4.0 respectively.

We trust that the information provided meets your current requirements. If you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

Compilation: Heshara Rajapaksha EIT
Mandeep Sohal EIT

Signed: _____

Govinder S. Dhesi, M.Eng., P.Eng.

(Professional Seal)

EGBC Permit Number: 1000132

6.0 Disclaimer and Limitations

The report has been prepared for the exclusive use of Ken Kandola, Danny Hayre and Jas Barvar with specific application to the Mill Creek Flood Plain Level at 465-505 Lester Road, Kelowna, BC only. GS Dhesi & Associates is not responsible for obtaining the necessary permits or instructing or approving the recommendations provided in this observation report; this is the responsibility of others or with GSD under a separate engagement.

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