

# REZONING APPLICATION FOUR MF1 LOTS TO SINGLE CONSOLIDATED MF2 LOT

## LESTER TOWNHOUSES



REZONING APPLICATION SHEET LIST	
SHEET NUMBER	SHEET NAME
A000	COVER PAGE
A001	PROJECT DATA/ CONTEXT PLAN/ STREET VIEW
A002	SURVEY PLAN
A100	SITE PLAN

ISSUE STATUS:  
**DEVELOPMENT PERMIT APPLICATION**

DRAWN: **K Lunawat**  
SCALE:  
DATE: **2025-10-17**

PROJECT TITLE:  
**Lester Townhouses**

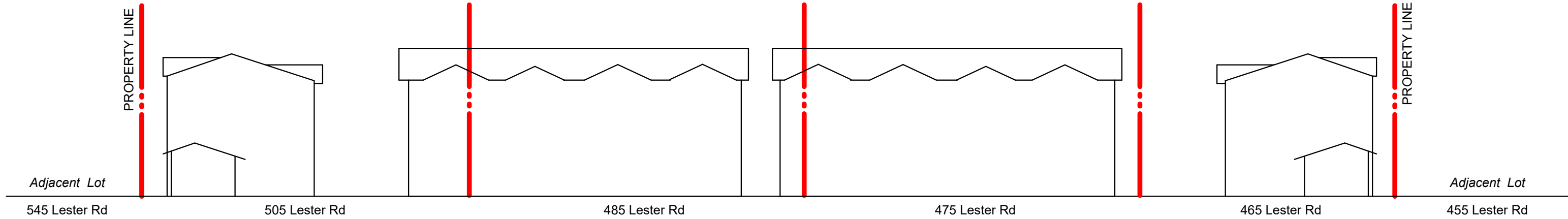
DRAWING TITLE:  
**COVER PAGE**

PROJ. NO.: **K24010**

**A000**

Ref.:

1



**CONCEPTUAL STREET ELEVATION - LESTER ROAD**

**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.

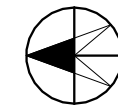
LOT AREA

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
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



TRUE NORTH

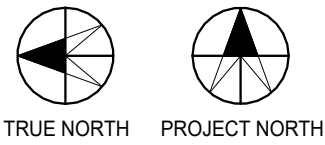


PROJECT NORTH



ISSUE STATUS: <b>DEVELOPMENT PERMIT APPLICATION</b>	
DRAWN:	<b>K Lunawat</b>
SCALE:	
DATE:	<b>2025-10-17</b>

PROJECT TITLE: <b>Lester Townhouses</b>	PROJ. NO.: <b>K24010</b>
DRAWING TITLE: <b>PROJECT DATA/ CONTEXT PLAN/ STREET VIEW</b>	<b>A001</b>
	Ref.:



ISSUE STATUS:  
**DEVELOPMENT PERMIT APPLICATION**

DRAWN: **K Lunawat**  
SCALE: **1/32" = 1'-0"**  
DATE: **2025-10-17**

PROJECT TITLE:  
**Lester Townhouses**

DRAWING TITLE:  
**SURVEY PLAN**

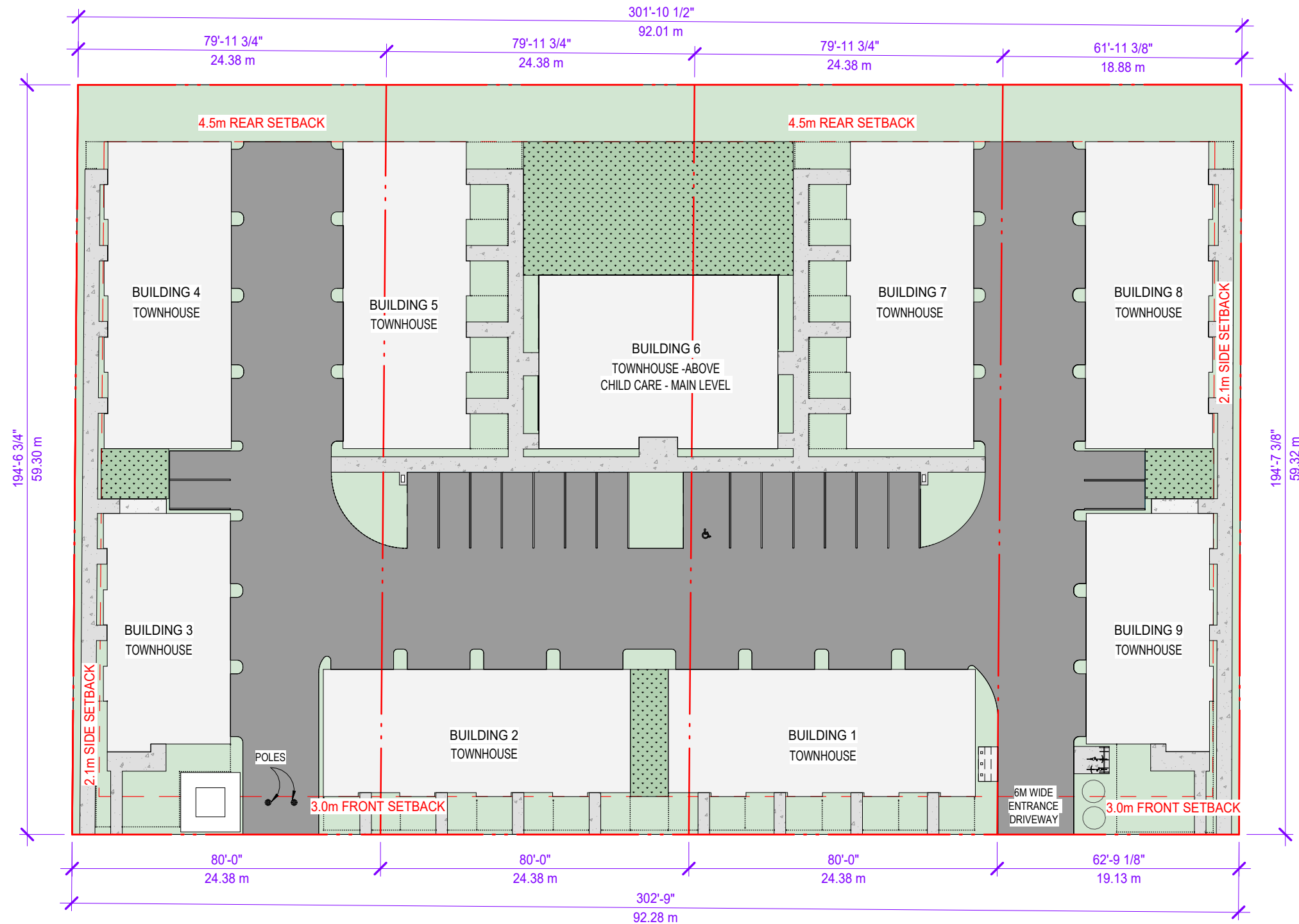
PROJ. NO.: **K24010**

**A002**

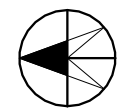
Ref.:

1





1 SITE PLAN  
1/32" = 1'-0"



TRUE NORTH



PROJECT NORTH

ISSUE STATUS:  
**DEVELOPMENT PERMIT APPLICATION**

DRAWN: **KL**  
SCALE: **1/32" = 1'-0"**  
DATE: **2025-10-17**

PROJECT TITLE:  
**Lester Townhouses**

DRAWING TITLE:  
**SITE PLAN**

PROJ. NO.: **K24010**

**A100**

Ref.:

