

JHA INC
1666 WEST 75TH AVENUE
VANCOUVER, BC
V6P 6G2, CANADA

1965 Ethel Street, Kelowna

June 10, 2024

Design Rationale

Site:

Zoning MF 1

Site Area: 9,006.43 SF, 836.74 SM SF

Site Dimensions: 56.65 ft x 158.99 ft; 17.27 m x 48.46 m

Lot has laneway access at the rear.

The site is bordered by a single family house to the north, across the street, 4 plex to the rear and institutional (seniors apartment) residence to the south and a forested park to the West.

The R1-1 allows up to 1.00 FSR, although FSR more than 70% is subject to Amenity Share Cost fees.

The Proposal:

Number of units: 4 single family style

Configuration units on the lot: 2 three bedroom two 2 level units facing Ethel Street, 2 three bedroom two 2 level units at the rear of the lot, plus 2 x 2 car garages .

The units are accessed by a central walkway that extends from Ethel Street to the laneway at the rear of the lot.

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Unit configuration: The four units are configured in single family format with all units having porches and front doors.
All units also have “back door” access.

Private Open Space:

All units have on grade patios and green space at the rear of the units as well as landscaped front yard areas.

Courtyard: The courtyard is wider than the minimum required 20 feet at 22 feet wide between the front and rear units to allow a spacious feel.

Relaxations:

The MF 1 regulations require a 2.1 M side yard setback where site exceeds 17 M width. The site is 17.27 M wide. We would like this setback reduced to 1.2 M required for lots less than 17 M.

The 1.2 M side yard setback allows for separating the units, where the 2.1 M setback would require the units to be combined into a side by side duplex configuration.

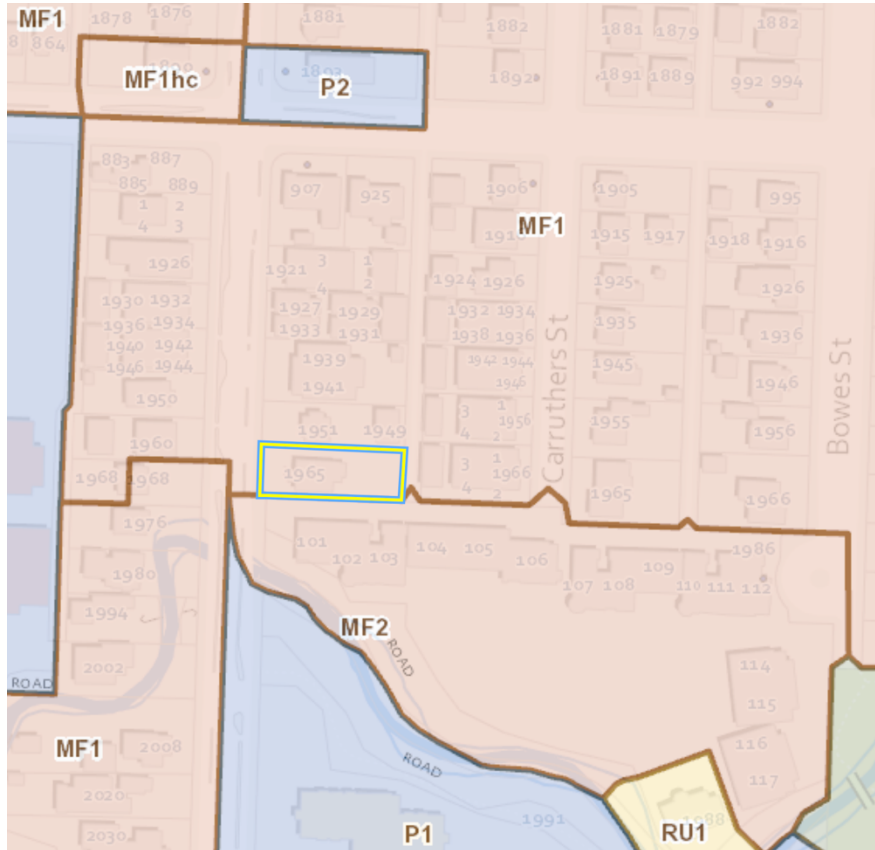
We feel the 17.27 M site width is sufficiently close to 17 M to justify the relaxation.

The detached unit configuration enhances the livability of the unit and there is a preference in the market for detached units.

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Adjacent Zoning and Uses

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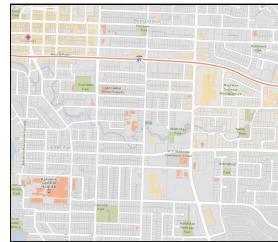
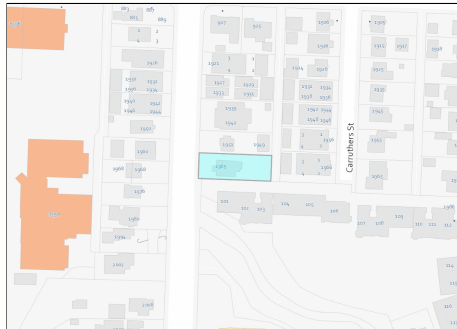


City of Kelowna
1435 Water St
Kelowna, BC
V1Y 1J4

Property Report

Produced by the City of Kelowna

Report Produced on: Dec 1, 2023



Property highlighted in blue

Property Information

Property Address: 1965 Ethel St **Property Type:** P - Typical Property
KID: 303483 **Plan #:** KAP33614 **Lot#:** C **Block:**
Extra Legal Information:
 PLAN KAP33614 LOT C DISTRICT LOT 138

BC Assessment Information

Roll Number: 74950 **Jurisdiction:** 214
Net Land Value: \$1,368,000 **PID:** 003-119-378
Net Impr. Value: \$10,000 **Lot Size:** 0.207
Net Total Value: \$1,378,000 **Lot Size Unit:** Acres
Actual Use: 032 Residential Dwelling with Suite

Land Use Related Information

Zoning Code: MF1 **Inside ALR:** No
OCP2040 FutureLandUse: C-NHD **Water Provider:** CITY
Land Use Contract: No

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Property Report

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Aerial Photo of Site

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Front View from Ethel Street

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Front View of Rear Units

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Rear View of Rear Units

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View from Laneway of Detached Garages

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1965 ETHEL STREET

FOUR DETACHED 2-STOREY HOUSES WITH TWO DETACHED 2-CAR GARAGES AT REAR

LIST OF DRAWINGS		ISSUE DATE			
NUMBER	DRAWING TITLE				
A1	COVER PAGE	○			
A2	SITE PLAN	○			
A3	SITE ELEVATIONS	○			
A4	COLOUR ELEVATIONS	○			
A5	HOUSE FLOOR PLANS	○			
A6	HOUSE ROOF PLAN	○			
A7	HOUSE ELEVATIONS	○			
A8	HOUSE SECTIONS	○			
A9	GARAGE PLANS, ELEVATIONS & SECTIONS	○			

SITE			
LOT	CIVIC ADDRESS:	1965 ETHEL STREET	
	LEGAL DESCRIPTION:	LOT C, PLAN 33614, DL 138, ODYD	
	ZONE:	MF1 - INFILL HOUSING	
	WIDTH	=	56.65 FT 17.27 m
	DEPTH	=	158.99 FT 48.46 m
AREA		=	9008.43 SF 836.74 m ²
COVERAGE	SITE COVERAGE	ALLOWABLE	PROPOSED
	MAX ALLOWABLE 55% SITE AREA (EXCLUDING GARAGE)	4953.54 SF 460.21 m ²	3588.00 SF 333.34 m ²
IMPERMEABLE AREA			
	MAX ALLOWABLE 75% SITE AREA (INCLUDING GARAGE)	6754.82 SF 627.56 m ²	6160.00 SF 572.30 m ²
YARDS		ALLOWABLE	PROPOSED
	FRONT YARD (WEST)	13.12 FT 4.00 m	13.17 FT 4.01 m
	REAR YARD (EAST)	2.95 FT 0.90 m	3.00 FT 0.91 m
	SIDE YARD (NORTH)	6.89 FT 2.10 m	4.00 FT 1.22 m
	SIDE YARD (SOUTH)	6.89 FT 2.10 m	4.00 FT 1.22 m

BUILDINGS			
DWELLING UNITS A, B, C, AND D		ALLOWABLE	PROPOSED
	TOTAL FLOOR AREA PER DWELLING UNIT		1794.00 SF 166.67 m ²
	MAIN FLOOR AREA		897.00 SF 83.34 m ²
	SECOND FLOOR AREA		897.00 SF 83.34 m ²
	NUMBER OF DWELLING UNITS		4
	DENSITY	7205.14 SF MAX ALLOWABLE 0.8 FAR 669.40 m ²	7176.00 SF 666.69 m ²
	DEPTH		43.50 FT 13.26 m
	WIDTH		21.00 FT 6.40 m
	HEIGHT	26.25 FT MAX ALLOWABLE 8.0m AND 2 STOREYS 8.00 m	22.75 FT 6.93 m
	ACCESSORY A AND B		ALLOWABLE
AREA PER ACCESSORY BUILDING		442.71 SF 41.13 m ²	
NUMBER OF ACCESSORY BUILDINGS			2
TOTAL ACCESSORY BUILDING AREA			885.42 SF 82.26 m ²
NUMBER OF OFF STREET PARKING			4
DEPTH		20.83 FT 6.35 m	
WIDTH		21.25 FT 6.48 m	
HEIGHT		10.50 FT 3.20 m	



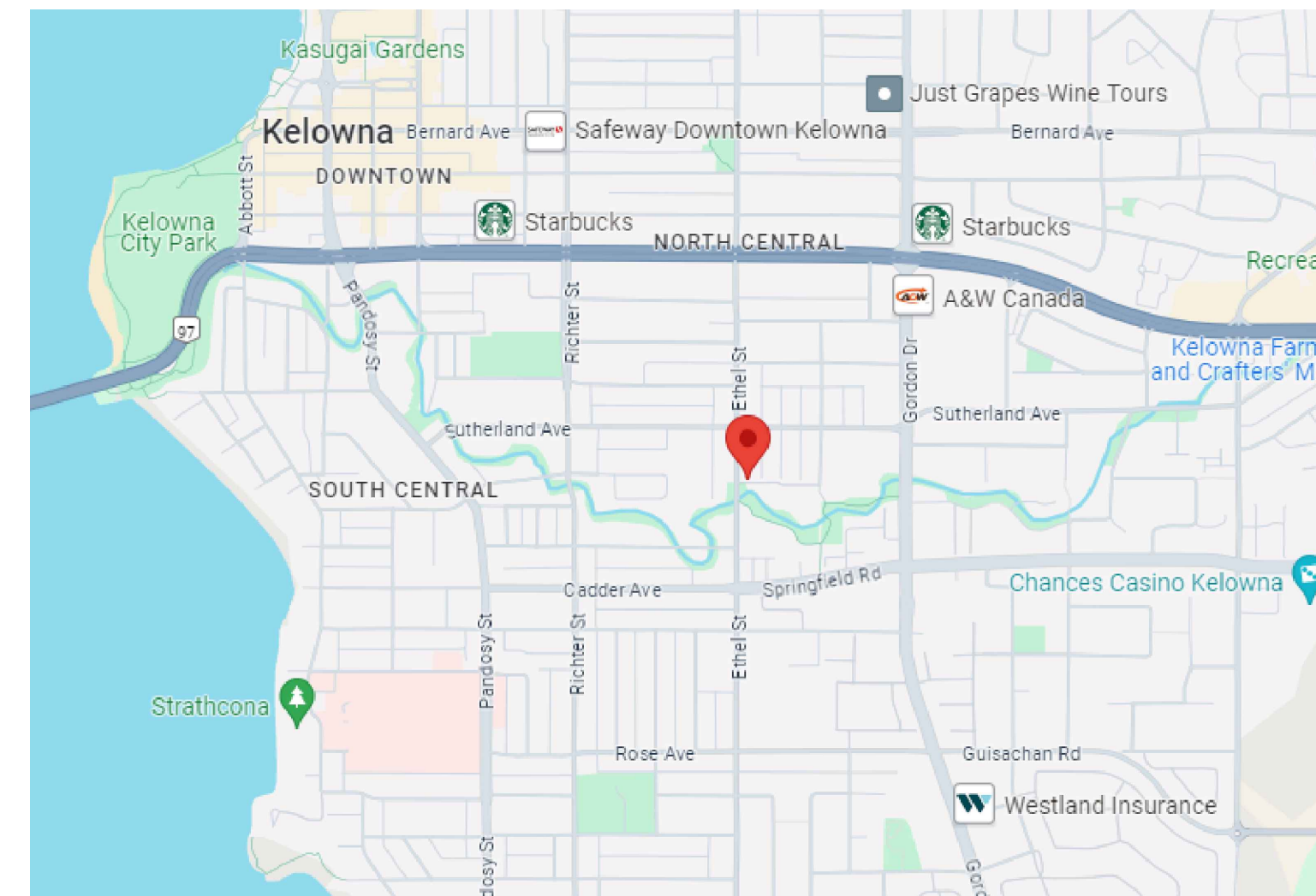
1 RENDERING - FRONT FROM ETHEL STREET
SCALE: NTS



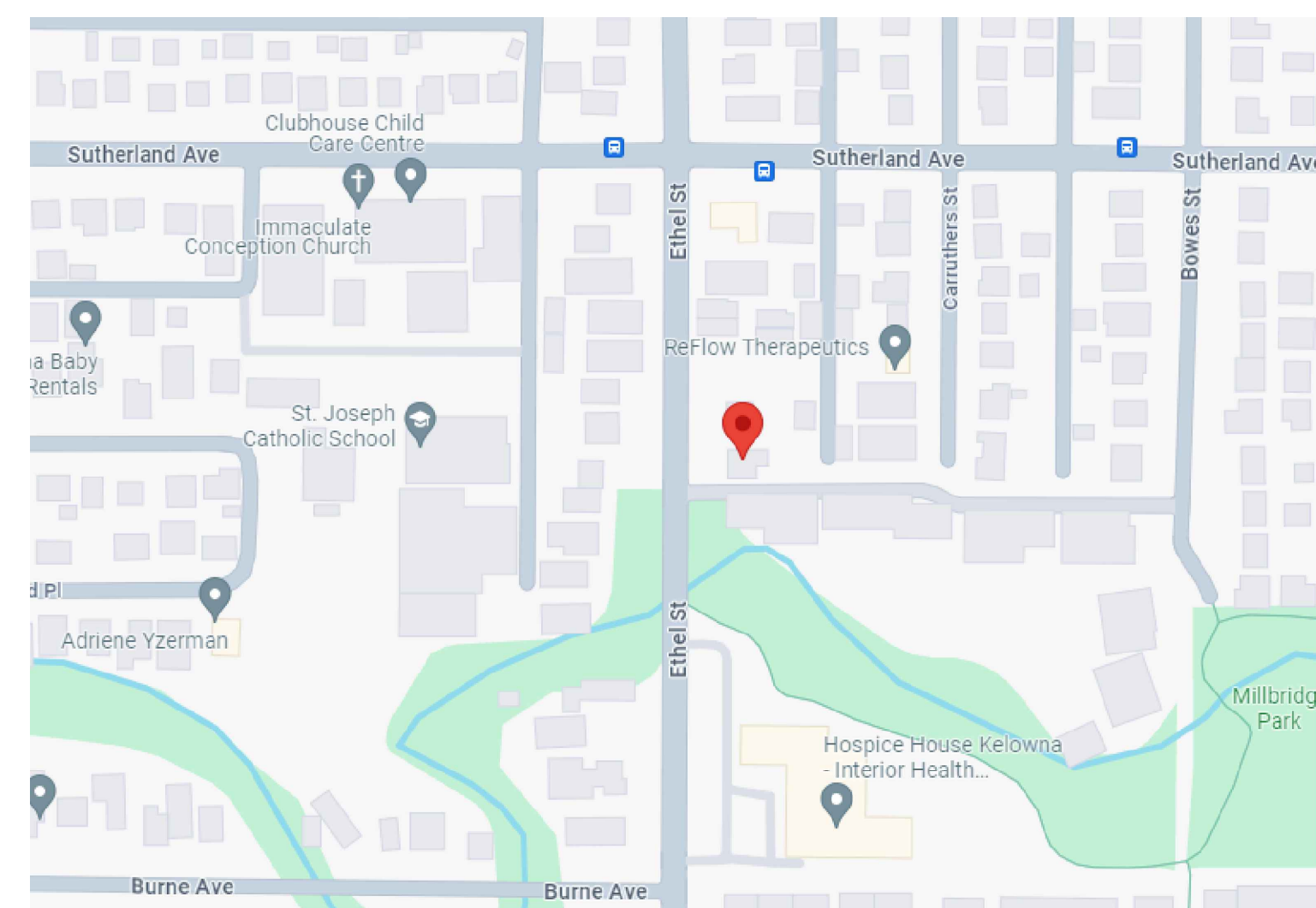
2 RENDERING - REAR OF THE HOUSES
SCALE: NTS



3 RENDERING - FROM LANE
SCALE: NTS



4 LOT LOCATION (GOOGLE MAPS)
SCALE: NTS



5 LOT VICINITY (GOOGLE MAPS)
SCALE: NTS

CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS BEFORE LAYING OUT THE WORK AND ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT/DESIGNER. THE ARCHITECT/DESIGNER WILL NOT BE RESPONSIBLE FOR WORK CONSTRUCTED WITHOUT CONFIRMATION OF DIMENSIONS BY THE CONTRACTOR.

No.	Date	Description
Revisions		
Project		

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KELOWNA, BC

J H
A .

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T 604.264.1072
E INFO@JHAINC.CA
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City Stamps

Architect's Seal



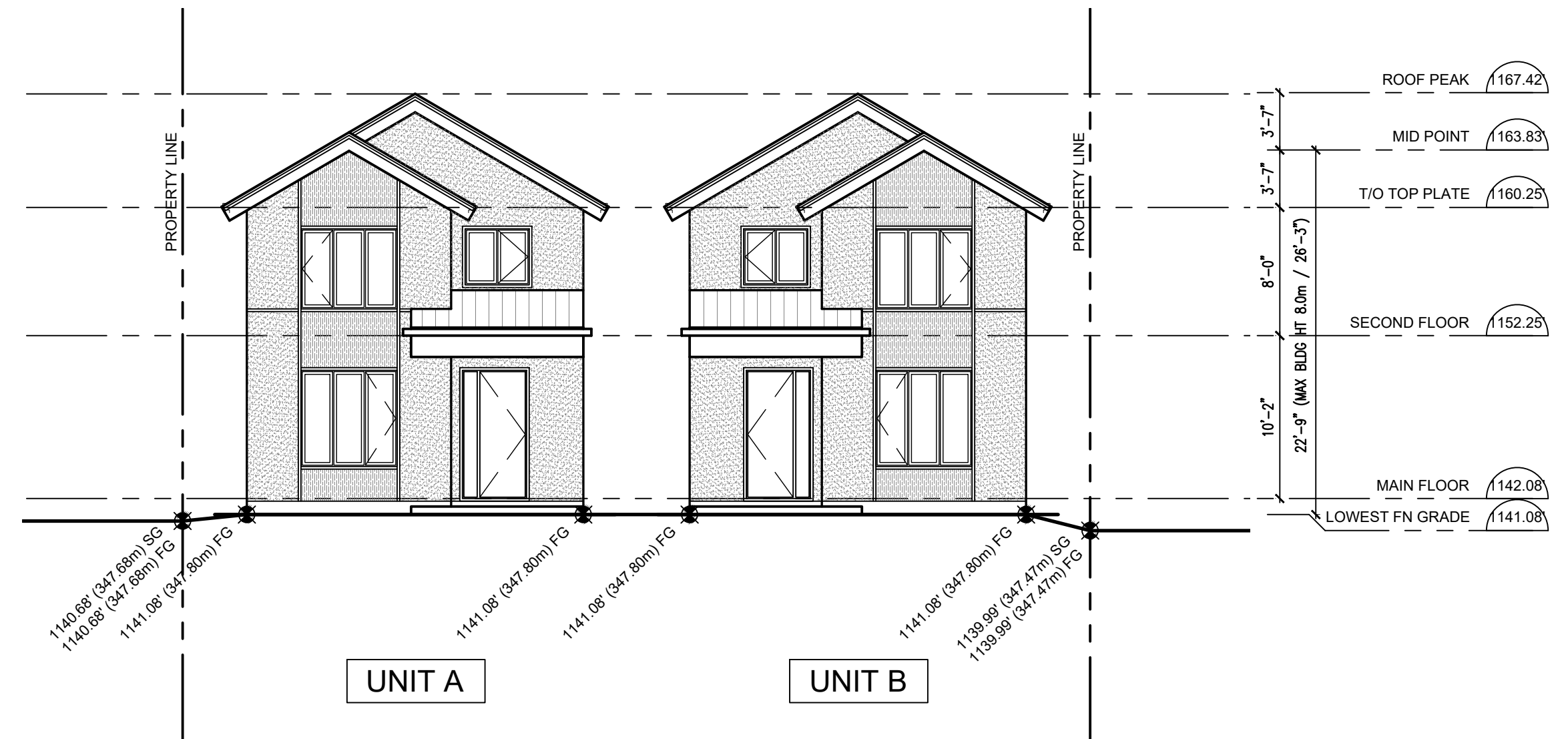
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Drawing Title

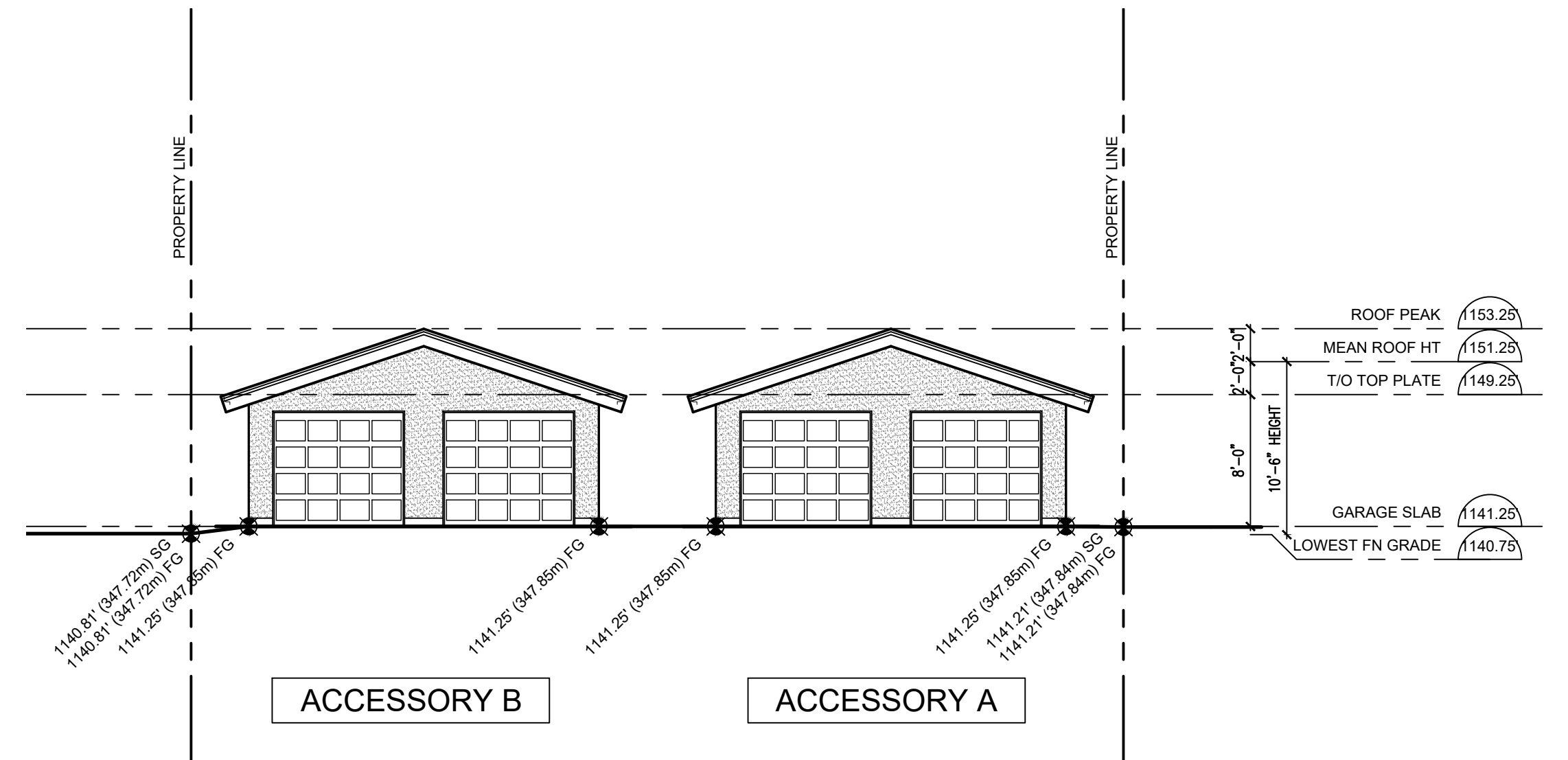
COVER PAGE

Drawn:	JAYMES REGAN
Checked:	JOHN HENSHAW
Date:	May 8, 2024
Scale:	NTS
File Name:	1965 ETHEL-AI-COVER PAGE.DWG
Drawing No.	

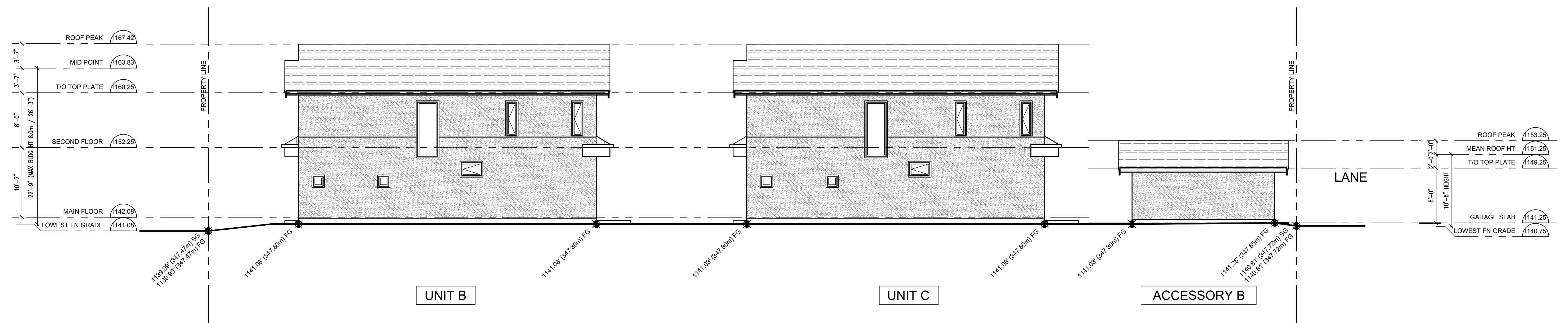
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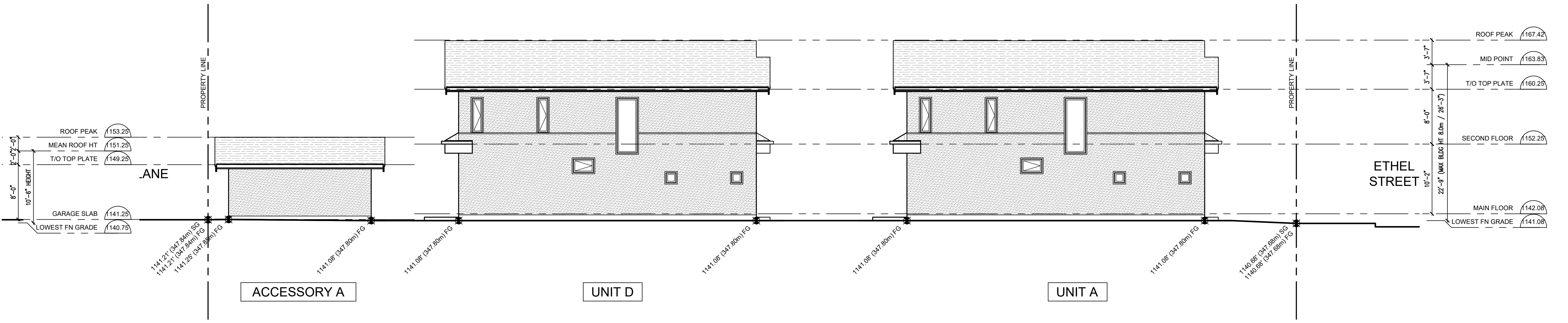
1 WEST ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION (BACK)
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"

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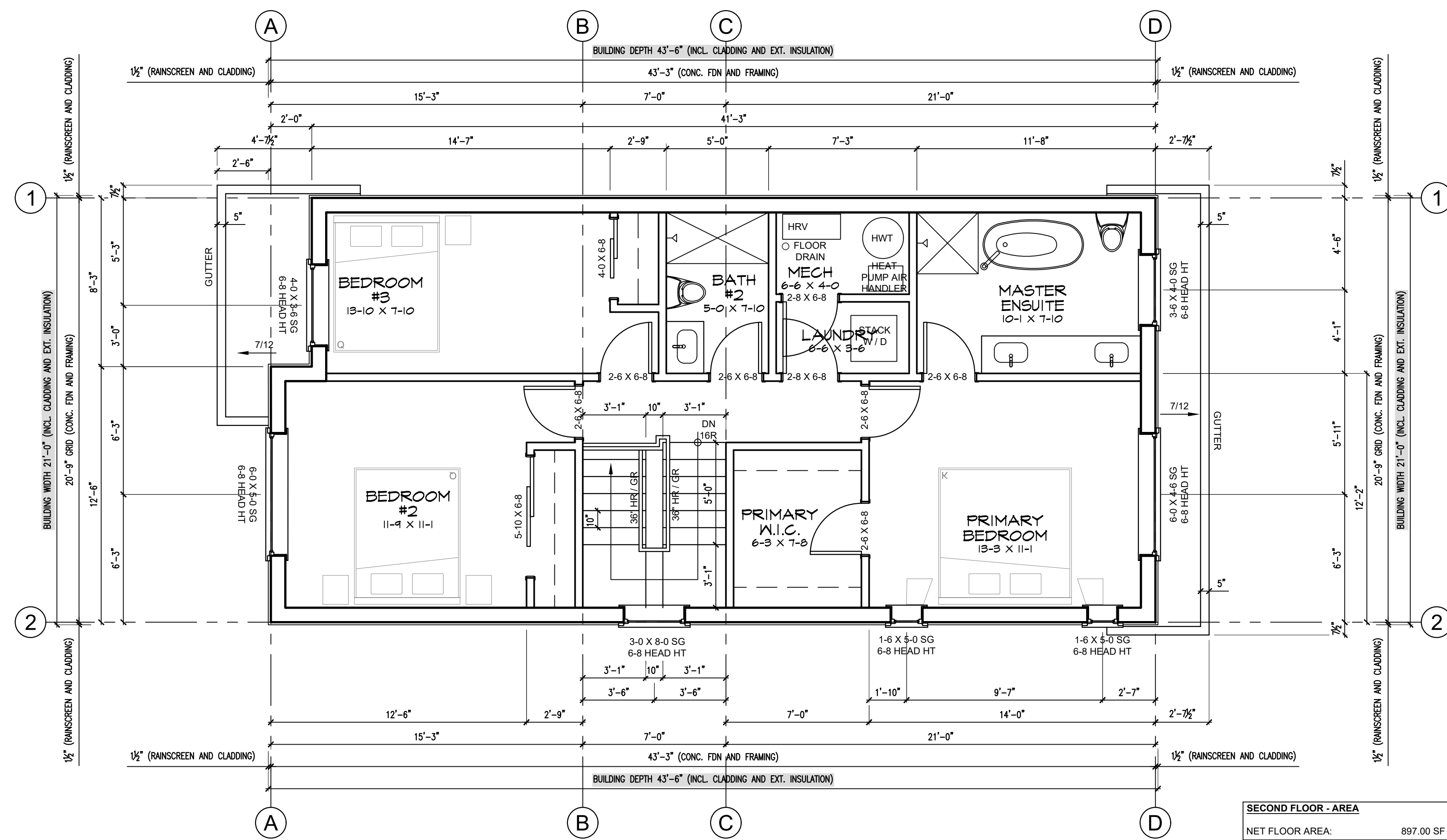
Drawing Title

ELEVATIONS

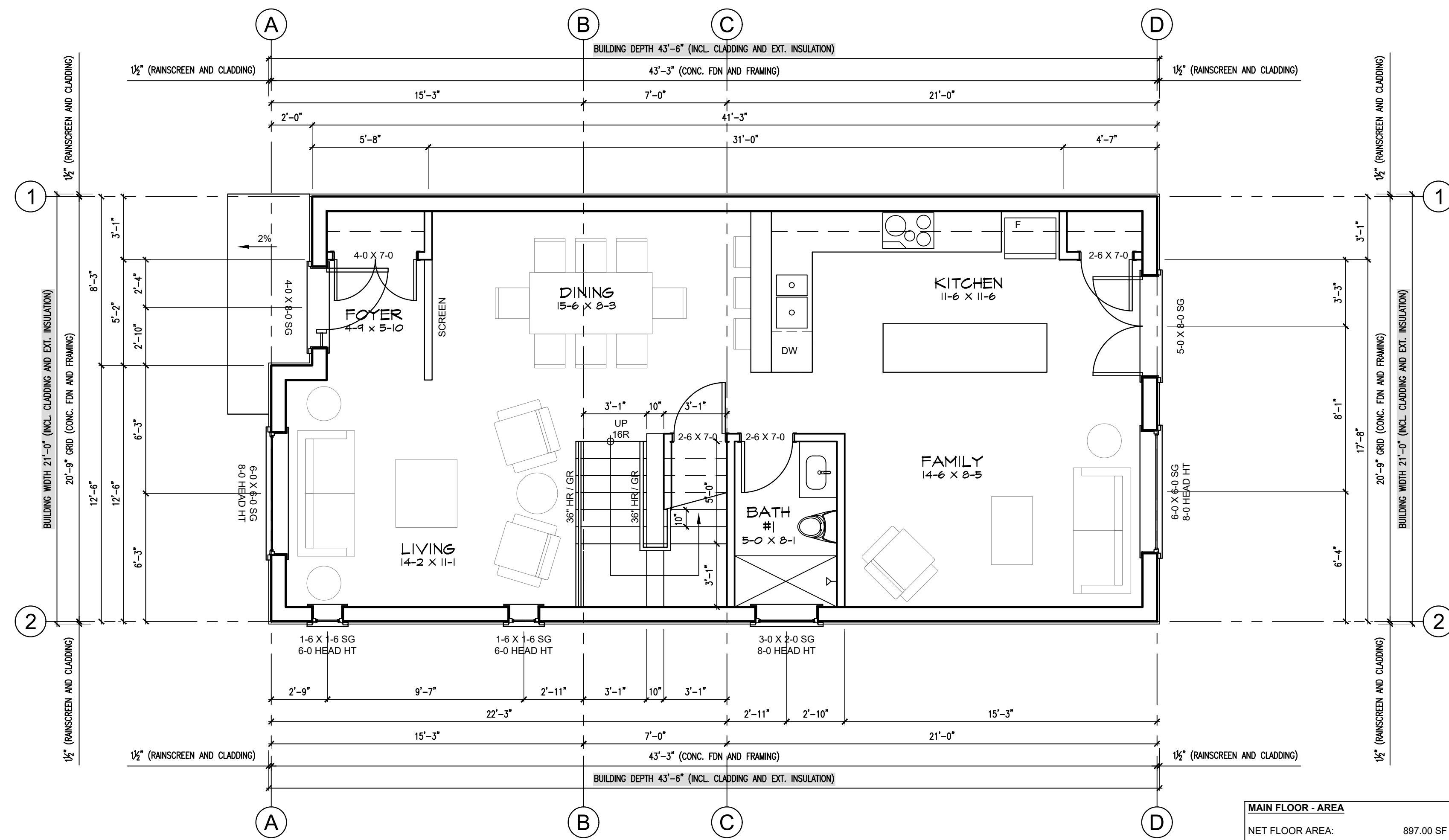
Drawn:	JAYMES REGAN
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Date:	May 8, 2024
Scale:	1/8" = 1'-0"
File Name:	1965 ETHEL-A3-SITE ELEV.DWG
Drawing No.	

1965 ETHEL, KELOWNA

A3



2 SECOND FLOOR PLAN UNITS B & C / MIRRORED SECOND FLOOR PLAN UNITS A & D
SCALE: 1/4" = 1'-0"



1 MAIN FLOOR PLAN UNITS B & C / MIRRORED MAIN FLOOR PLAN UNITS A & D
SCALE: 1/4" = 1'-0"

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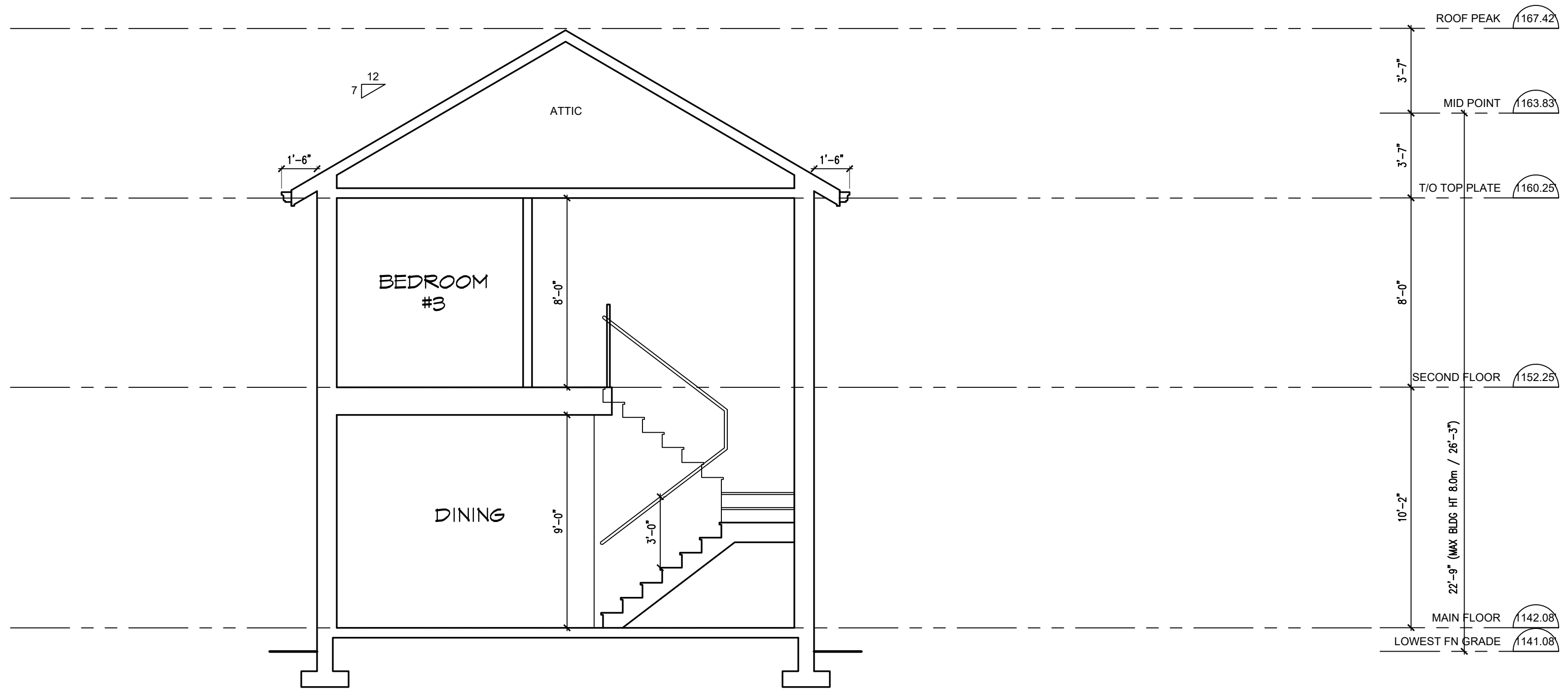
HOUSE FLOOR PLANS

Drawn:	JAYMES REGAN
Checked:	JOHN HENSHAW
Date:	May 8, 2024
Scale:	1/4" = 1'-0"
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Drawing No.	

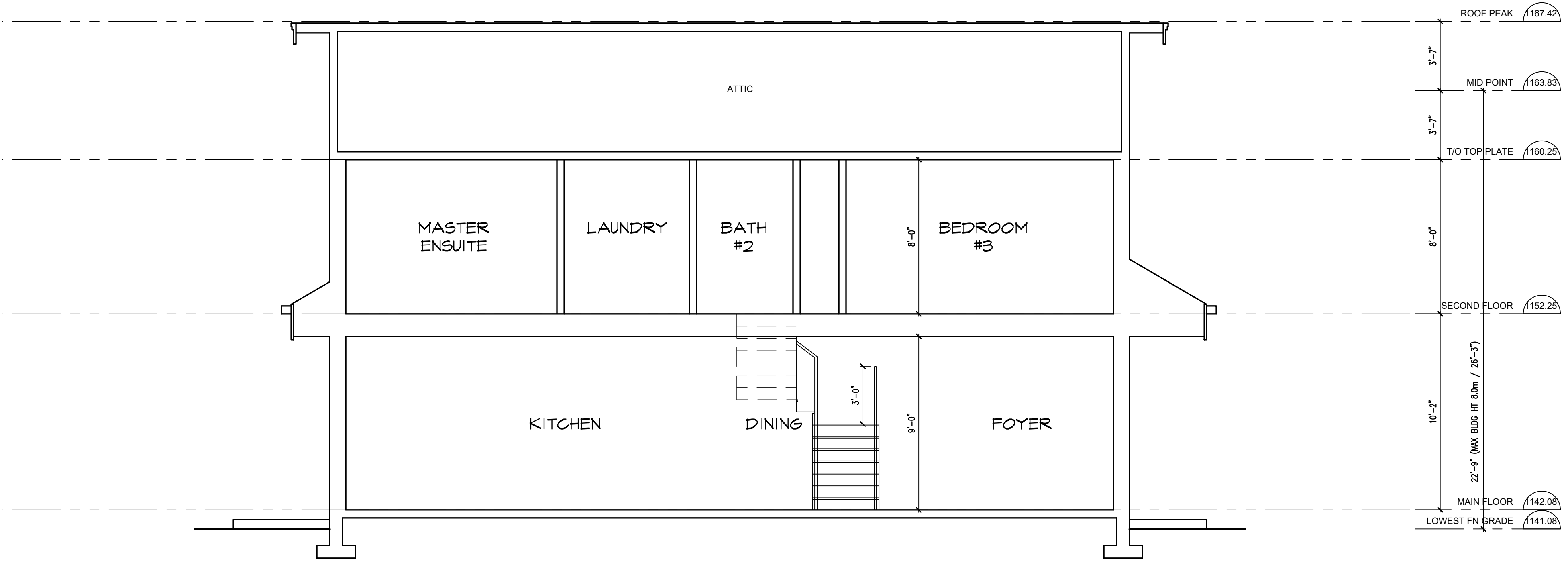
1965 ETHEL, KELOWNA

A5

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1 SECTION A
SCALE: 1/4" = 1'-0"



2 SECTION B
SCALE: 1/4" = 1'-0"

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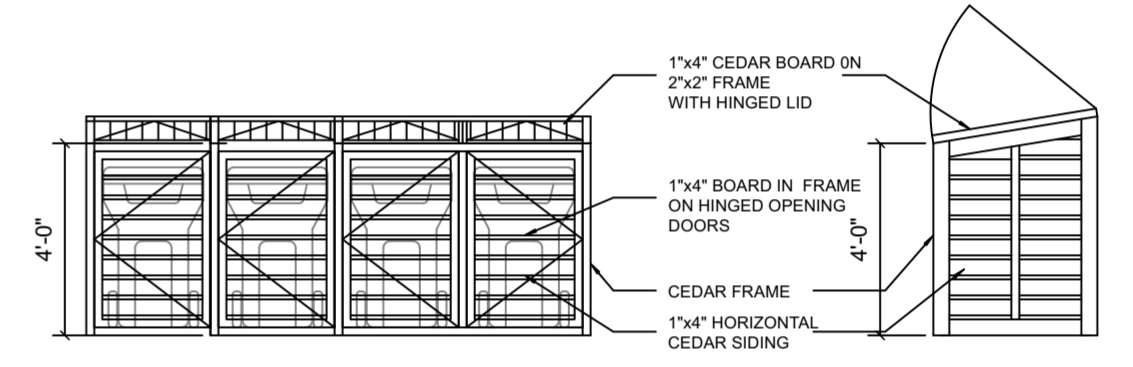
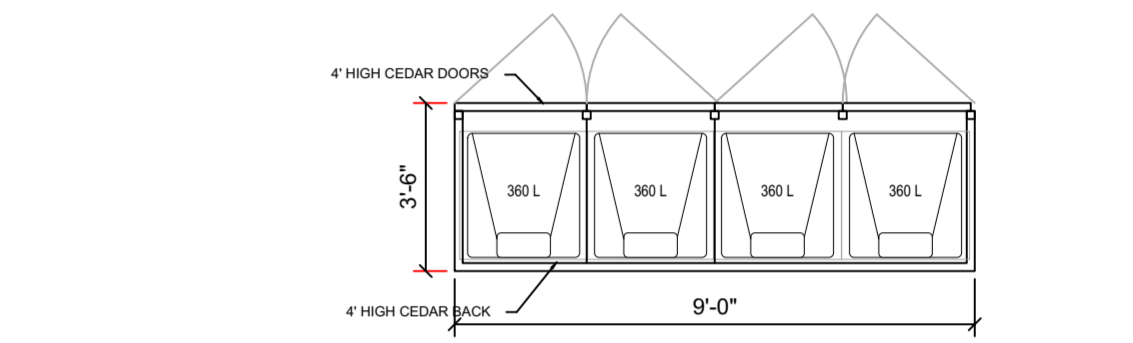
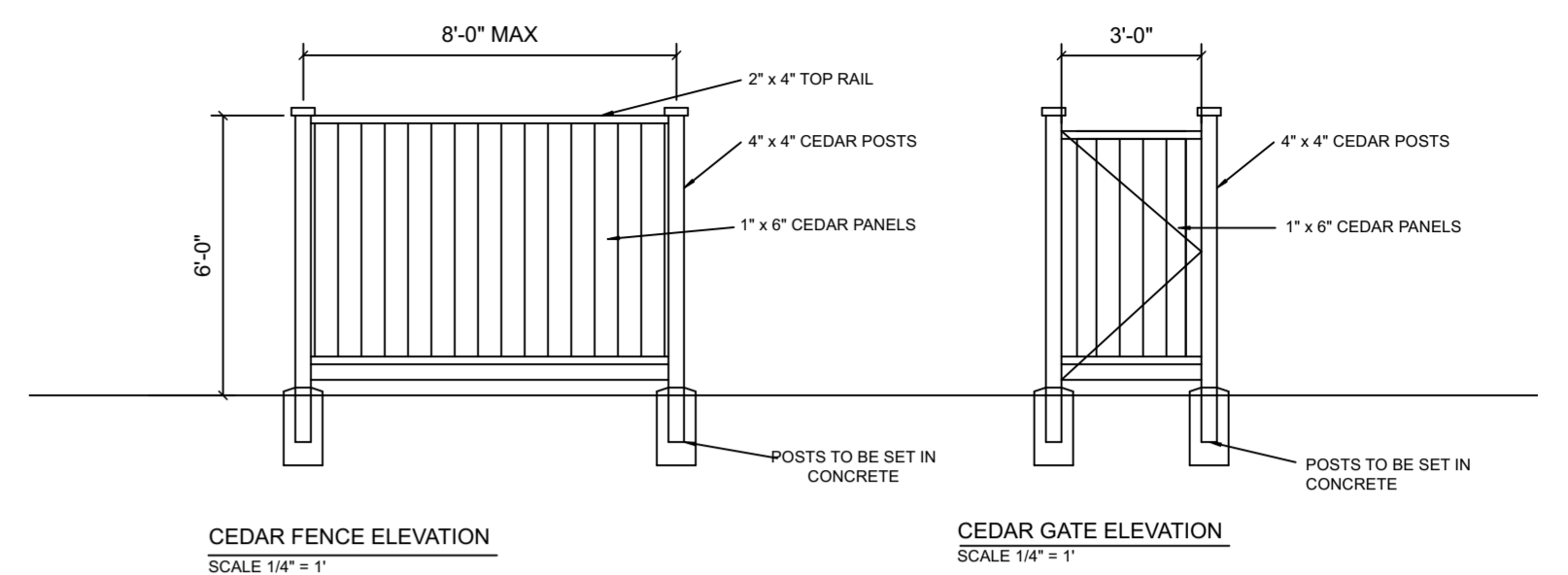
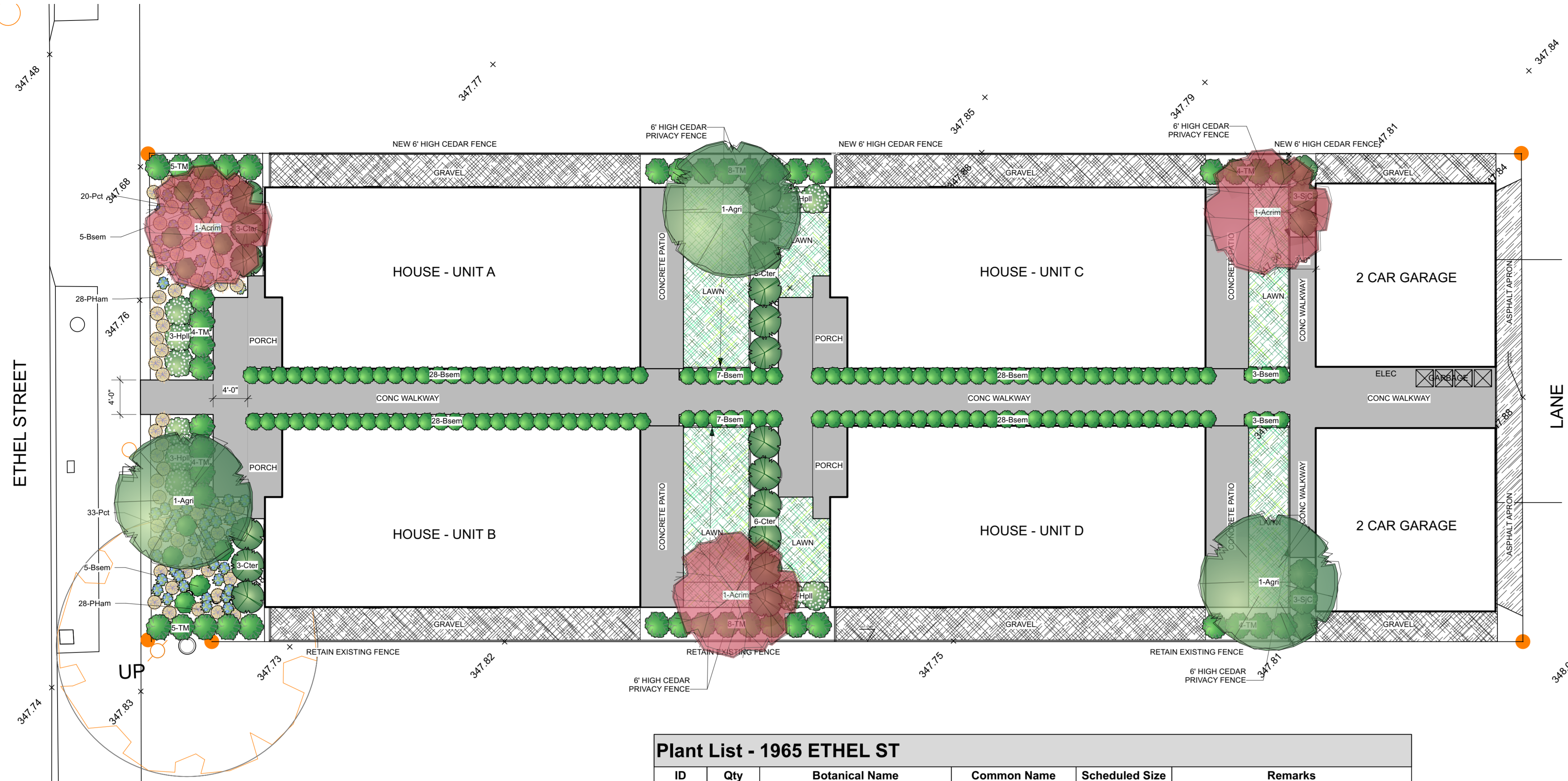
Drawing Title

HOUSE SECTIONS

Drawn:	JAYMES REGAN
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Scale:	1/4" = 1'-0"
File Name:	1965 ETHEL-A8-HOUSE SECTION.DWG
Drawing No.:	

1965 ETHEL, KELOWNA

A8



ID	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Acrim	3	<i>Acer palmatum</i> 'Bloodgood'	Red Japanese Maple	6cm CAL	Water well until established.
Agri	3	<i>Acer griseum</i>	Paperbark Maple	6cm CAL	
Bsem	142	<i>Buxus sempervirens</i>	Boxwood border	#2 pots	
Cter	18	<i>Choisya ternata</i>	Mexican Orange Blossom	#3 pots	
Hpll	10	<i>Hydrangea paniculata</i> 'Limelight'	Limelight Hydrangea	#3 pots	
Pct	53	<i>Panicle 'Cat's Paws'</i>	Catnip	#1 pots	
PHam	56	<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain Grass	#1 pots	
Sic	6	<i>Skimmia japonica</i> 'Chameleon'	Skimmia	#3 pots	
TM	42	<i>Taxus x media</i> 'HM Eddie'	Yew Hedge	4' B&B	

GENERAL PLANTING DEPTH:
 -12" Lawn areas
 -16" Shrubs area
 -36" Trees / 5 cubic meters per root ball

1 LANDSCAPE PLAN
 Scale: 1/8" = 1'-0"

6 ENCLOSED GARBAGE UNIT
 Scale: 1/4" = 1'-0"



No.	Date	Issue Notes
Design Firm: GREENROOMGARDEN		
Consultant:		
Project Title: PROPOSED LANDSCAPE 1965 ETHEL STREET KELOWNA		
Sheet Title: LANDSCAPE PLAN		
Project Manager	Project ID	
Drawn By	Scale: AS NOTED	
Reviewed By	Sheet No. L1 of 0	
Date: 2024-06-23	CAD File Name: 1965 Ethel St - Landscape 01.vwx	