October 31, 2017

Mr. Adam Cseke, Planner
City of Kelowna Planning Department
1435 Water Street
Kelowna, BC
V1Y 1J4

Re: **Rezoning, and Development Application Development Rationale**

Anagram PROPERTIES Inc - Clement Avenue RENTALS

Address: **573 – 603 Clement Avenue**

Dear Adam,

Following our meetings and correspondence, we are submitting the rationale below to support the proposed development by Anagram Properties. The proposed project includes the rezoning and development of properties at 573 – 603 Clement Ave into a multi-family development. This proposed project provides 58 units consisting of 1 – 3 bedroom units and 4 bedroom townhouse units. This project would involve the consolidation and rezoning of the existing properties to provide a 3096m2 site.

Design Rationale

MQN Architects is collaborating with Anagram PROPERTIES Inc. on the development of a multi-family rental development on Clement Avenue in downtown Kelowna. The proposed development follows Anagram's corporate strategy of providing smart, sustainable and attainable properties. This purpose built rental project is situated on the edge of the city centre of Kelowna enabling residents to walk to work and social activities. Clement Avenue is poised to change from a low-density corridor straddling between single family residential housing and industrial lands to a vibrant northern gateway to the city centre. This proposed project in conjunction with other developments planned within a two-block radius are set to redefine this area with increased density and livability.

Anagram PROPERTIES Inc. has selected this site in Kelowna for its prime location. Clement Avenue provides easy access to and from the city centre enabling residents reduce dependence on vehicular transit. To further enhance resident's ability to live car free, this project is providing four car share parking stalls which would be available to not just building residents but also residents of the surrounding neighbourhood. This site also provides excellent access to the Waterfront Park and multiple arts and sporting venues balancing a live/work lifestyle. Proposed projects in the immediate vicinity of this project include commercial space increasing the potential for residents to shop in the immediate area. In addition to having a favourable proximity to the urban core, this site is also well positioned for a solar first approach. The selection of this site provided the client with a wide south facing roof location optimal for solar panel installation.

"My Downtown will include areas where citizens choose to live, shop, play and congregate and where businesses choose to do business and where developers choose to develop." – Vision Statement from My Downtown! 2012

The proposed site is designated in the OCP for building heights up to 37m or 12 stories. Recent proposals on adjacent properties have been targeted at the six-storey height. The Anagram property is also proposing a six-storey height consisting of a ground plane with parking and townhouses and five floors of residential housing above. The current zoning for this property is RU2 residential. Through discussions with the planning department RM6 multifamily zoning is proposed with variances and height restrictions. The increased height and mass of the project are consistent with the zoning of the neighbouring C7 property to the west and would be stepped at the east end to provide a transition to the existing neighbourhood.

The proposed massing for this project has been developed to break down the vertical scale into a two-level base with four levels of stepped housing above. From Clement Avenue this project has a two-level townhouse base which increases the connectivity of the ground floors of the project to the street and buffers the parkade behind. The townhouses are designed to provide the residents with flexibility on the ground floor level where the space could be used currently as a portion of the residence or in the future could potentially provide live/work space with direct street access. The four levels above the townhouses are stepped further back breaking down the scale of the development. The ends of the building have been also stepped at the fourth floor to decrease the massing from the east and west end. The balconies of the upper four floors have been aligned vertically to reduce the visual bulk of the project and to provide shade to the residents.

The use of massing and materials has been considered in the design to break down the scale and to provide visual strength to the architecture. The mass of the upper floors is accentuated through colour to the inset planes at the balcony locations. Following Anagram PROPERTIES Inc's brand imagery, the balcony insets have been coloured in a gradient. The primary materials on this project include cementitious panel to the upper levels along with stucco on the end masses. At the townhouse levels a cementitious horizontal siding has been utilized to provide additional texture and detail to the ground plane. Wood elements have been used in

the design at locations of entry to the townhouses and the main entry to provide a warmth to the material palette.

This project proposes varying the rear and side yard setbacks for this building. This project has located the parking at grade due to the water table in the surrounding area. To achieve the parking required for this project the side yards have been varied to enable the parking to fit. At the west end of the site this property is adjacent to a C7 zoned lot with a 0m lot line setback. The parkade proposed for Anagram is 0.2m off the west property line following which would be consistent with the neighbouring C7 requirements. Residential units from the ground to the fourth floor are stepped back to 1.5m from the property line and the fifth and sixth floors are 4.5m from the property line. The east side yard setback is proposed at 1.5m to the parkade. To address the scale difference from the RU2 properties at the east end to the proposed building, the setback for the units 4.5m for the first four floors and over 6m for the fifth and sixth floors. The rear yard of this project is varied to a 4m setback from the lane to optimize the ground level parking. The rear of the building above the parking level is set to the typical 9m setback from the laneway.

To achieve the proposed parking and massing of this project, the site coverage has been varied to 79%. The reduced ground plane has been compensated to the users through the inclusion of larger than typical decks to each unit with 46 of the units having over 180sf of deck area. In total, this project has provided 12,230sf of private outdoor space to the residents of the building.

The Anagram building for Clement Avenue has been designed to incorporate sustainability into project. Sustainable features for this project start from the location planning with the intent of providing housing within an urban location which reduces the need to vehicular travel. Four parking stalls have been included for car share parking providing residents and neighbours an option to owning a dedicated vehicle. The parking lot also includes six charging stations for electric vehicles spread between both the car share and private parking stalls. 184kw of solar power is being considered for the project which would connect to the electric vehicle charging as well as providing electricity back to the rental units.

To encourage alternative transit, a fully enclosed bicycle room for the residents providing secure, weather protected storage at the ground level. In addition to providing space for the storage of personal bikes, the client is also providing ten shared bicycles for the building tenants which will be located within the parkade area along with a bicycle maintenance space for tenants. The City of Kelowna has been described as having the most extensive bicycle network for a city of its size and intends to build on this with its 20-year transportation plan. The inclusion of innovative programs such as this facility's bike share will augment Kelowna's vision.

This project is designed to be built with modular construction. Anagram is working with Britco to build this project. Modular construction provides many benefits from both environmental and efficiency standpoints. Environmentally modular construction can reduce waste and

improve material quality control through building in an environmentally controlled setting. The delivery of the project can also reduce impacts on the neighbours through the reduced construction time. Further information on the modular construction has been included in a separate attached document.

Anagram PROPERTIES has made the decision to proceed with this project as a purpose built rental housing project. This project has received approval from CMHC's (RCF) Rental Construction Financing program to offer market quality rental housing at 10% below market rental rates for 10 years. The project has also applied to the City of Kelowna's Rental Housing Grants Program to help offset DCC's. With recent rental rates in Kelowna hitting 0.5% in 2016, the need for both rental and affordable housing is apparent. This project is designed to provide a variety of housing types from 1-3 bedroom and including 4-bedroom townhouses, this mix can meet a diverse spectrum of needs for people seeking rental housing. The Clement Avenue Rentals help to solve the rental housing crisis currently being experienced by the City of Kelowna.

> *The Anagram project aligns with the City of Kelowna policies to encourage more housing diversity in the urban core, improve access to family-friendly rental housing and generally encourage more innovative housing approaches. The project also aligns with the City's policies to concentrate growth in the Urban Core.*
>
> *– James Moore, Acting Department Manager, Policy and Planning (attached letter)*

We believe that this project is consistent with the objectives of the Official Community Plan and can provide a building which meets the client's focus for smart, sustainable and attainable buildings. The urban location combined with family sized suites and sustainable features provides a residential product which can meet the needs of the community enabling people to live and work in the urban centre. The sustainable design approach for this building combined with the rental market in Kelowna, City of Kelowna Developer Incentives and CMHC's (RCF) Rental Construction Financing program support make this a project which is both desirable and needed for the City of Kelowna to meet current housing demands.

Regards,

Roger Green

Architect AIBC

CC: Reg Hamilton – Anagram Properties

Tom Faliszewski – Britco Construction

Vicki Topping – MQN Architects

CLEMENT AVENUE RENTALS

ANAGRAM PROPERTIES

KELOWNA, BC

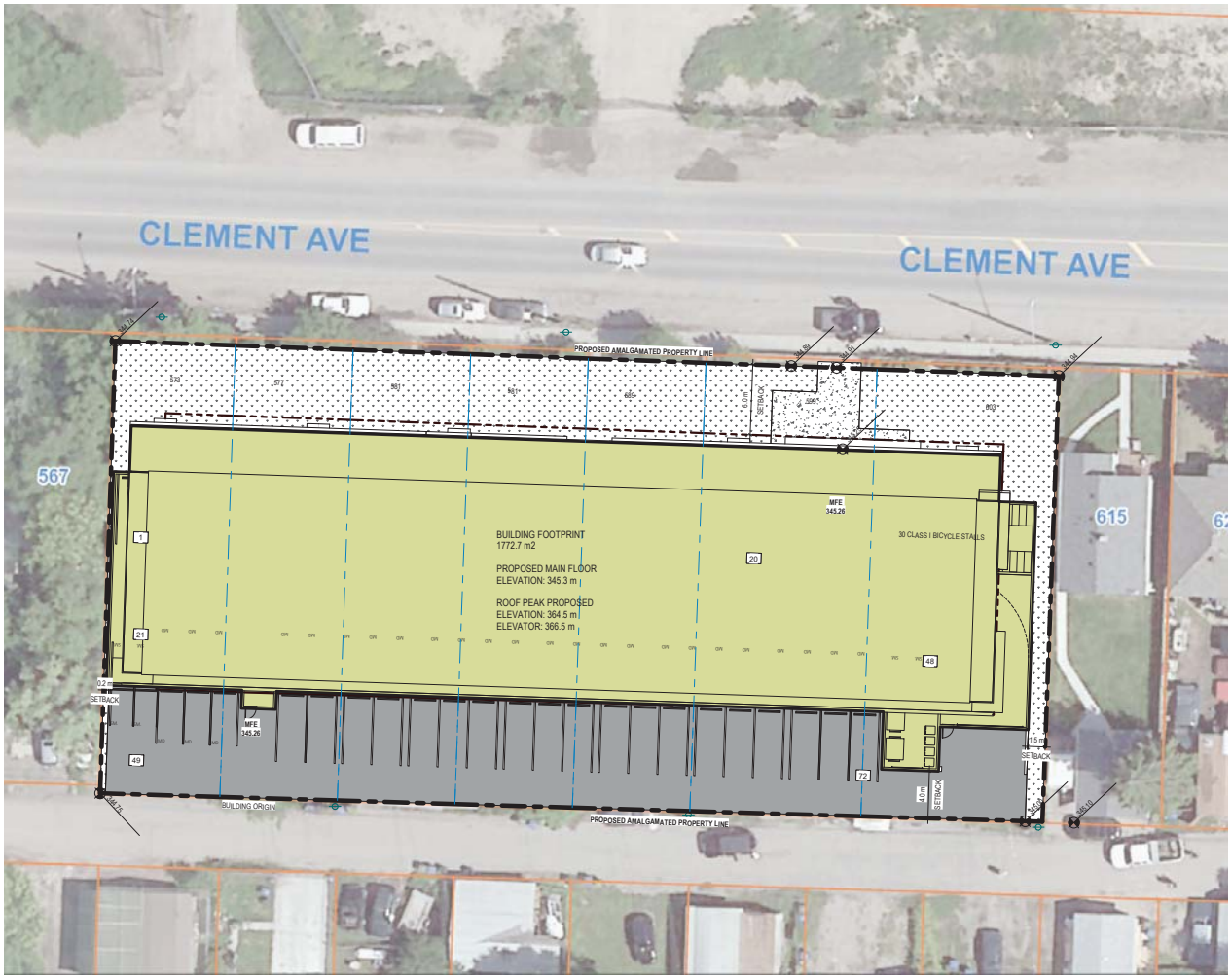
IMQN ARCHITECTS

ANAGRAM PROPERTIES

britco CONSTRUCTION

DRAWING: A-00

ISSUED FOR DEVELOPMENT PERMIT 2017/10/31



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CLEMENT AVENUE PROPERTY - ANAGRAM

This project is planned for 573 - 603 Clement Avenue in Kelowna. The proposed project is a 58 unit apartment building consisting of a ground floor of parking and building entrance and five floors of residential units. The following is a summary of the proposed zoning for this site:

EXISITNG ZONING: **RU2 - MEDIUM LOT HOUSING**

PROPOSED ZONING: **RM6 - HIGH RISE APARTMENT HOUSING**

ZONING REQUIREMENTS

	RM6	PROPOSED
MINIMUM LOT	30m X 35m	80.7m X 38.7m
MINIMUM AREA	1700m2	3096.4m2
MAX FAR	1.5 +0.2 PARKING BELOW BLDG +0.1 PER 10% OPEN SPACE > 50%	1.62
SITE COVER	50%	79%
SETBACKS		
FRONT	6.0m	6.6m NORTH
SIDE	4.5m (6.0m FLANKING STREET)	0.2m WEST 1.5m EAST
REAR	9.0m	4.0m SOUTH
PRIVATE OPEN SPACE		
BACHELOR	7.0m2	
1 BEDROOM	12.0m2	
2+ BEDROOM	18.0m2	

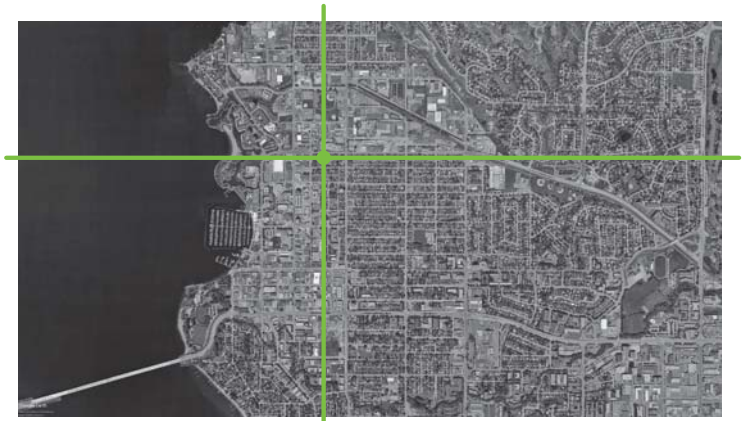
PROPOSED BUILDING CONFIGURATION

PRIVATE OPEN SPACE 1137.1m2

UNITS 58 TOTAL (2 x 1BR, 43 x 2BR, 7 x 3BR, 6 x 4BR)

PARKING 39 REGULAR (54%), 28 MEDIUM (38%), 4 SMALL (6%) + 1 HC = 72 STALLS

BICYCLE PARKING 30 CLASS I
6 CLASS II



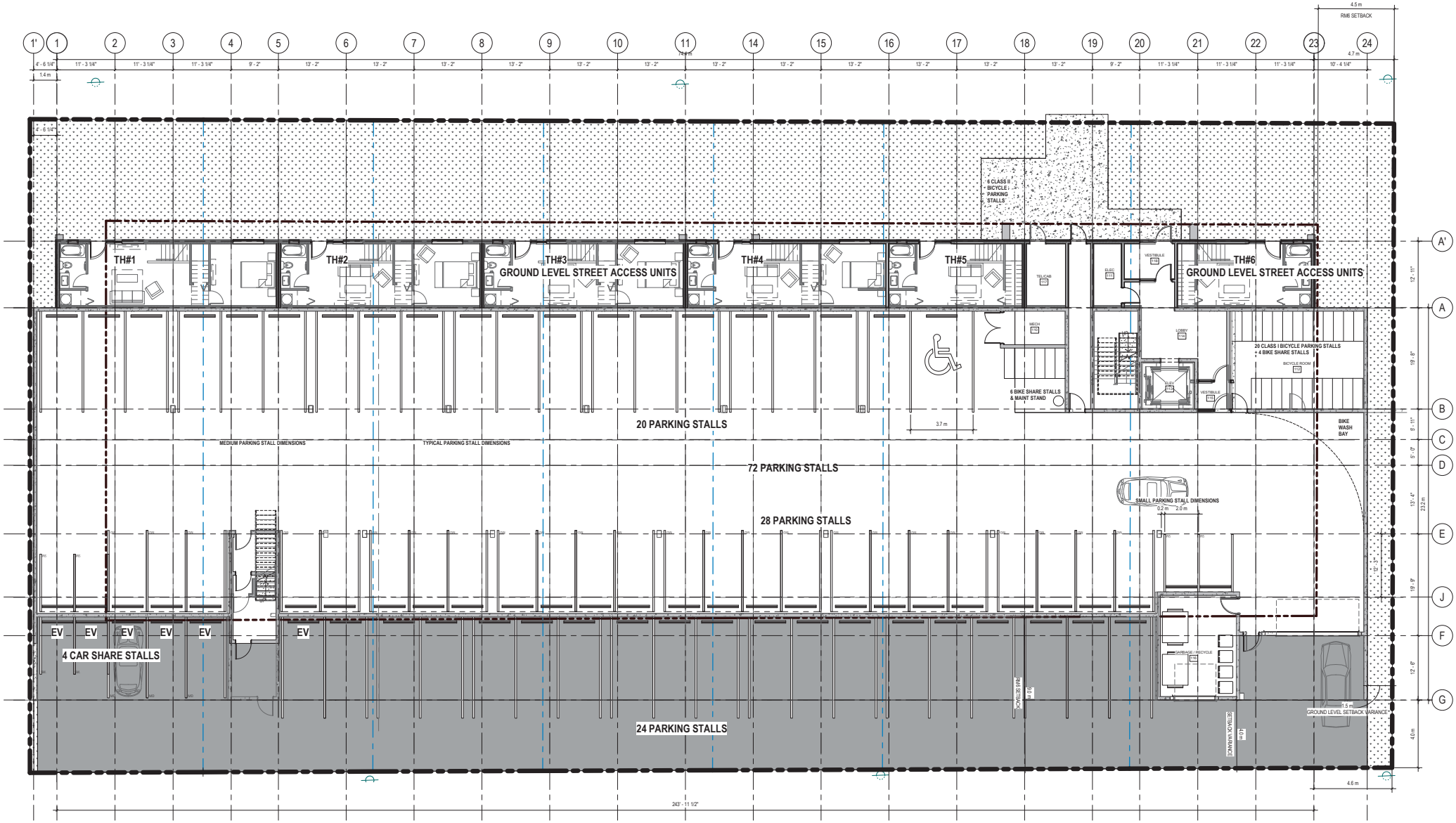
IMQN ARCHITECTS

SITE PLAN

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM PROPERTIES britco CONSTRUCTION

DRAWING: A-01
PROJECT: 17123
DATE: 2017/10/31
SCALE: 1/16" = 1'-0"



IMQN ARCHITECTS

GROUND FLOOR PLAN

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM PROPERTIES

britco CONSTRUCTION

DRAWING:	A-02
PROJECT:	17123
DATE:	2017/10/31
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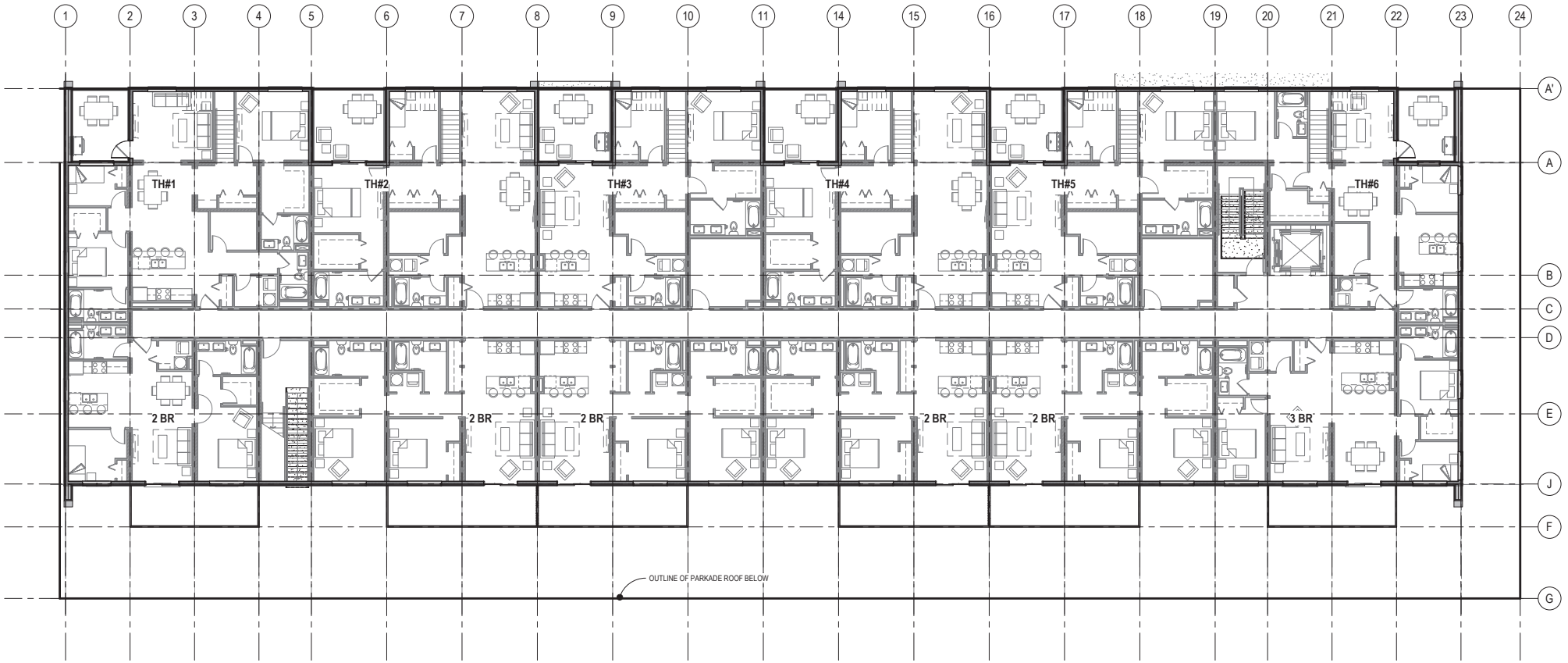

IMQN ARCHITECTS

SECOND FLOOR PLAN

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM PROPERTIES

britco CONSTRUCTION

DRAWING:	A-03
PROJECT:	17123
DATE:	2017/10/31
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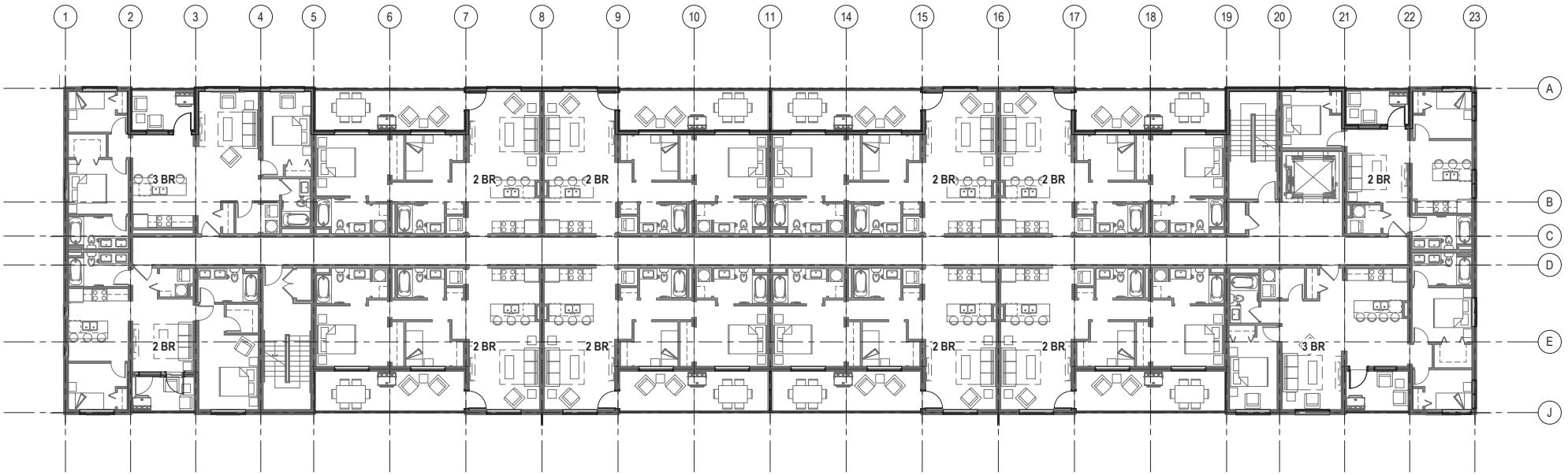

IMQN ARCHITECTS

THIRD FLOOR PLAN

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM PROPERTIES

britco CONSTRUCTION

DRAWING:	A-04
PROJECT:	17123
DATE:	2017/10/31
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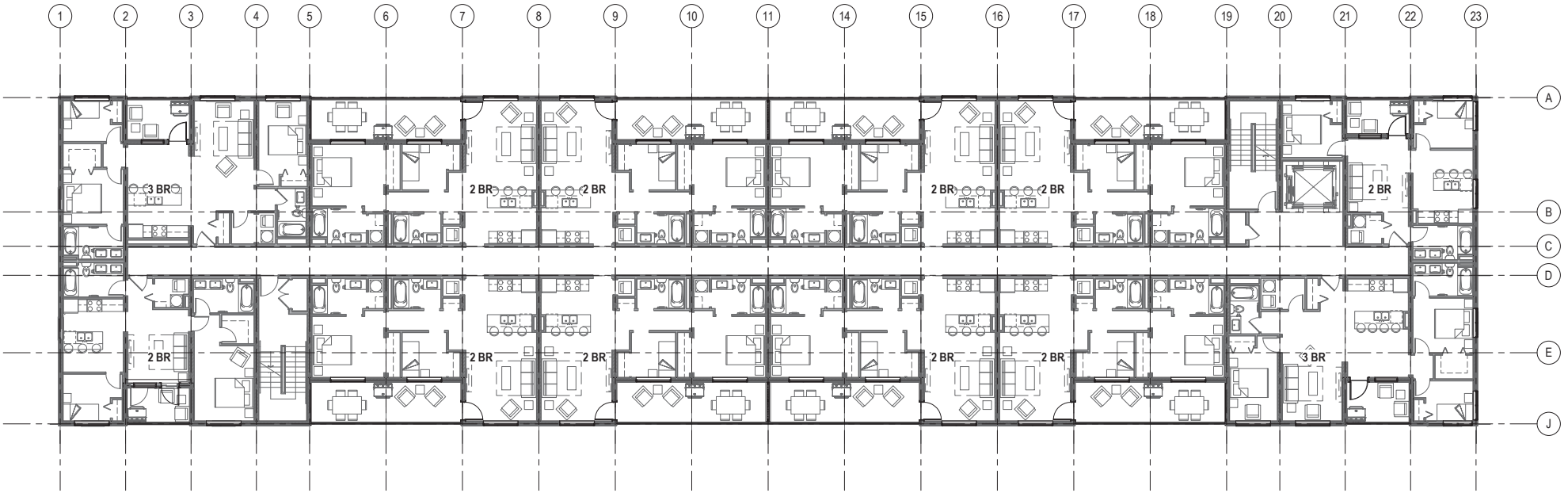

IMQN ARCHITECTS

FOURTH FLOOR PLAN

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM PROPERTIES

britco CONSTRUCTION

DRAWING: A-05
PROJECT: 17123
DATE: 2017/10/31
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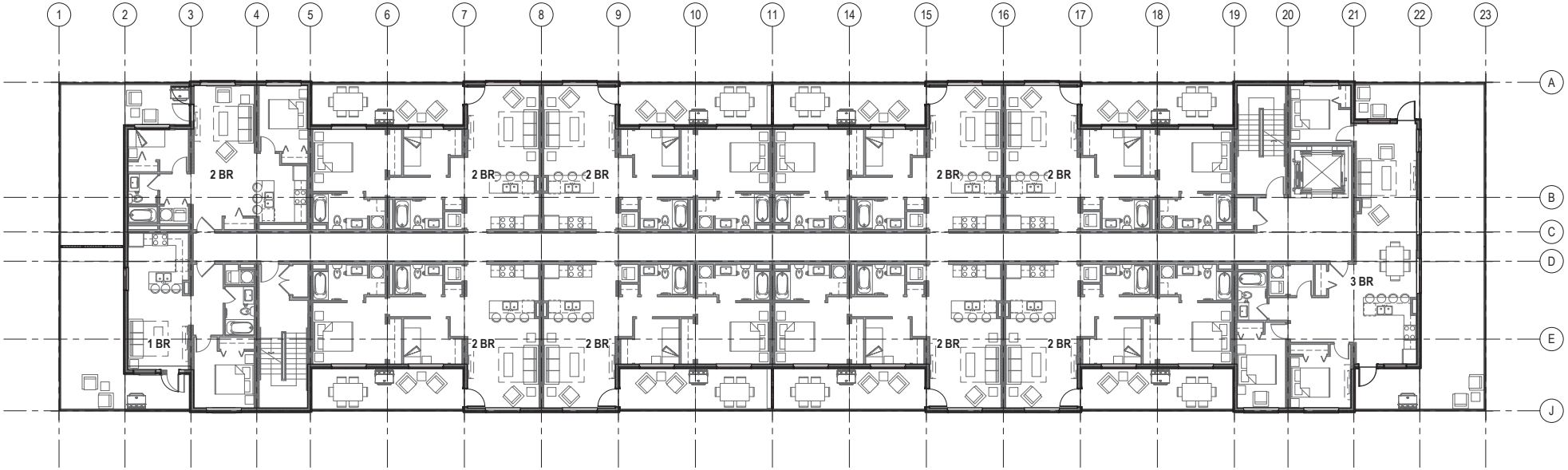

IMQN ARCHITECTS

FIFTH FLOOR PLAN

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM PROPERTIES

britco CONSTRUCTION

DRAWING:	A-06
PROJECT:	17123
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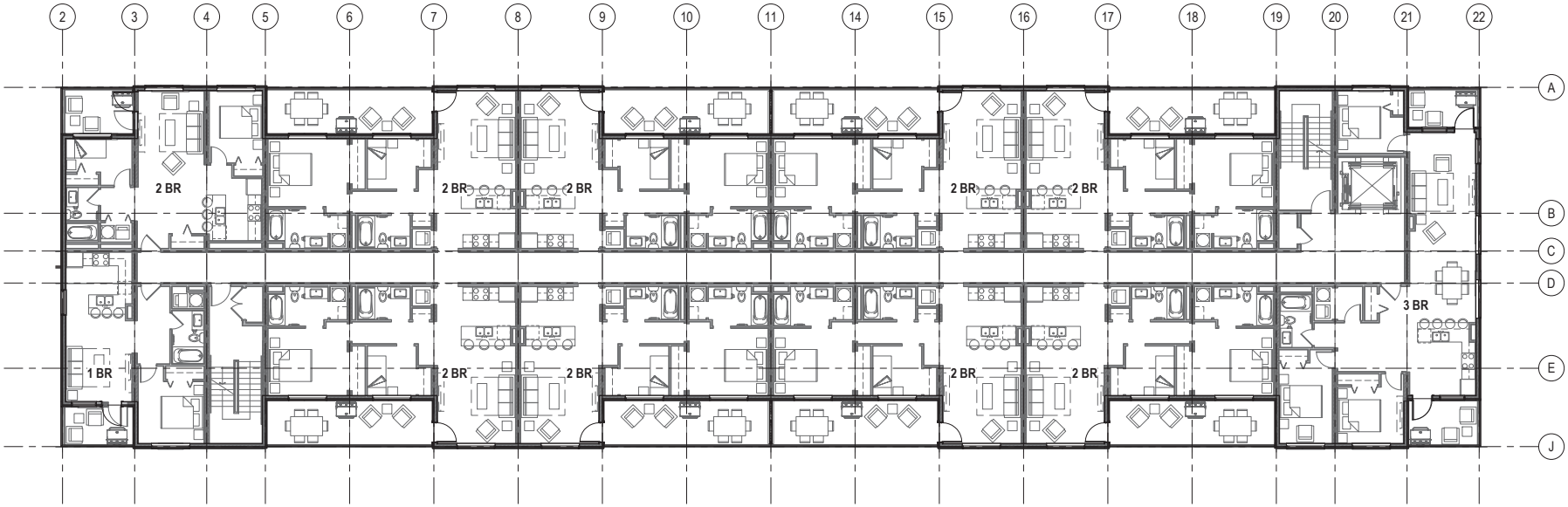


IMQN ARCHITECTS

SIXTH FLOOR PLAN

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

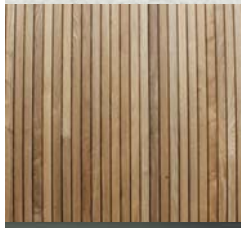
ANAGRAM PROPERTIES

britco CONSTRUCTION

DRAWING:	A-07
PROJECT:	17123
DATE:	2017/10/31
SCALE:	1/8" = 1'-0"

ROOFING - LIGHT GREY SBS

CEMENTITIOUS PANEL - WHITE



WOOD ACCENT

CEMENTITIOUS CLADDING - IRON GREY

CONCRETE

CEMENTITIOUS PANELS (DARK GREEN)

CEMENTITIOUS PANELS (MID GREEN)

CEMENTITIOUS PANELS (LIGHT GREEN)

CEMENTITIOUS PANELS (GREY)

IMQN ARCHITECTS

MATERIALS

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM PROPERTIES

britco CONSTRUCTION

DRAWING: A-08
PROJECT: 17123
DATE: 2017/10/31
SCALE: NTS

IMQN ARCHITECTS

PERSPECTIVE VIEWS

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM PROPERTIES

britco CONSTRUCTION

DRAWING:	A-09
PROJECT:	17123
DATE:	2017/10/31
SCALE:	NTS

IMQN ARCHITECTS

PERSPECTIVE VIEWS

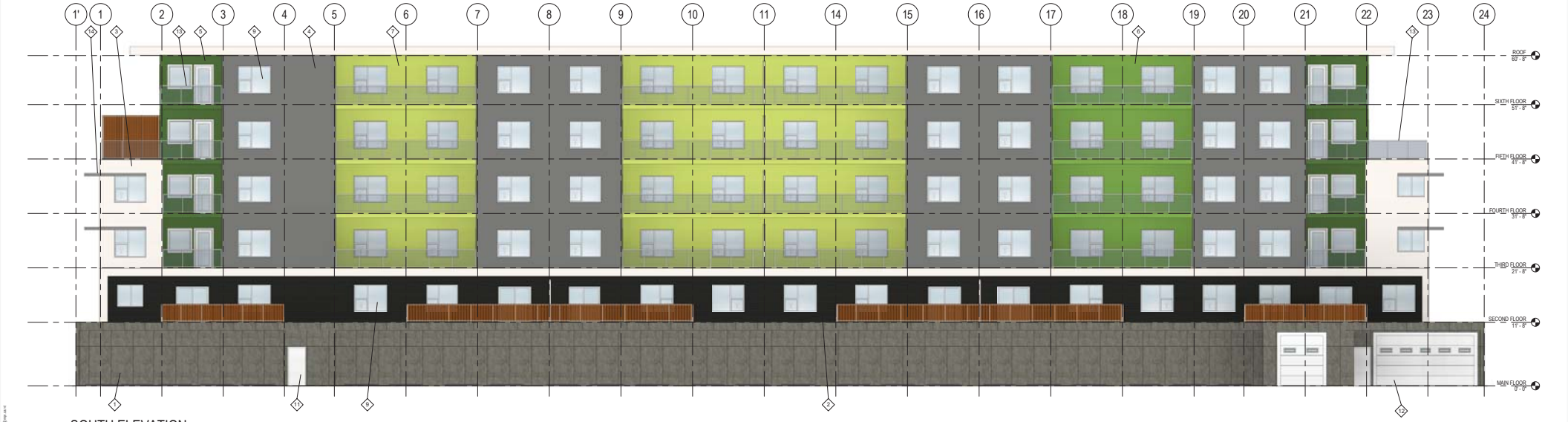
CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM PROPERTIES

britco CONSTRUCTION

DRAWING:	A-10
PROJECT:	17123
DATE:	2017/10/31
SCALE:	NTS

NORTH ELEVATION



SOUTH ELEVATION

IMQN ARCHITECTS

ELEVATIONS

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM PROPERTIES

britco CONSTRUCTION

DRAWING:	A-11
PROJECT:	17123
DATE:	2017/10/31
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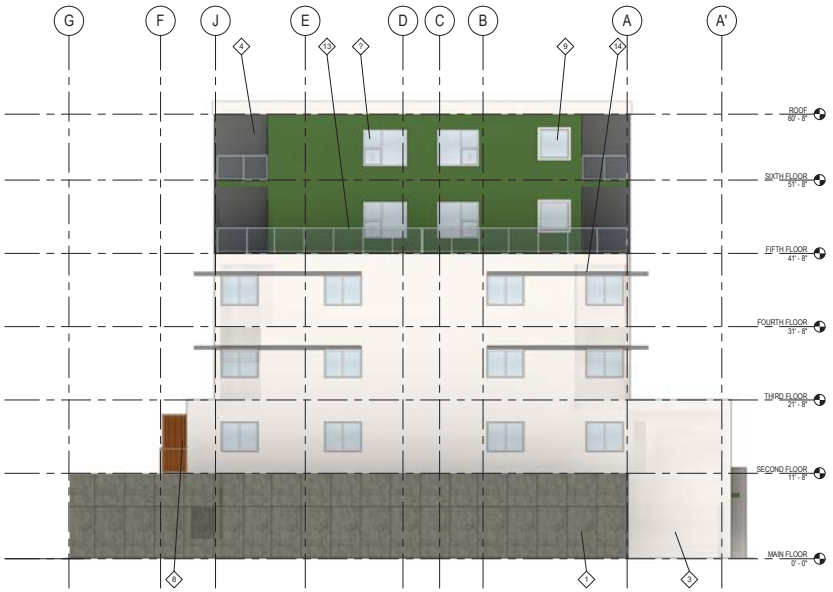
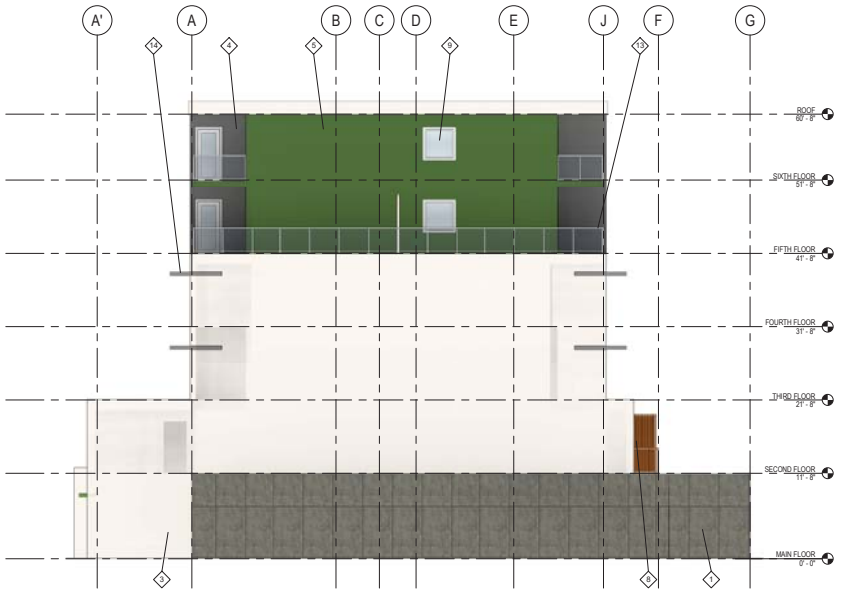


EAST ELEVATION



WEST ELEVATION

EXTERIOR FINISH LEGEND

1. ARCHITECTURAL CONCRETE, CONE SNAP TIE FORMING
   PROFILE: SMOOTH HORIZONTAL FORMS C/W 2" REVEALS
   COLOUR: NATURAL CONCRETE (NO TINT OR SEALER)
2. TAN FIBER CEMENT LAP SIDING*
   PRODUCT: HARDIPLANK
   COLOUR: MONTEREY TAUPE
3. WHITE CEMENTITIOUS PANEL
   PRODUCT: HARDIEPANEL
   FINISH: STUCCO FINISH
4. LIGHT BLUE FIBER CEMENT VERTICAL SIDING*
   PRODUCT: HARDIPANEL
   COLOUR: BOOTHBAY BLUE
5. LIGHT BLUE FIBER CEMENT VERTICAL SIDING*
   PRODUCT: HARDIPANEL
   COLOUR: BOOTHBAY BLUE
6. LIGHT BLUE FIBER CEMENT VERTICAL SIDING*
   PRODUCT: HARDIPANEL
   COLOUR: BOOTHBAY BLUE
7. LIGHT BLUE FIBER CEMENT VERTICAL SIDING*
   PRODUCT: HARDIPANEL
   COLOUR: BOOTHBAY BLUE
8. STAINED CEDAR CLADDING
   PROFILE: 19mm x 89mm ROUGH CUT CEDAR SHIPLAP
   COLOUR: SIKKENS CETOL LOG & SIDING "SIK42078 NATURAL" TRANSLUCENT FINISH, 2 COATS
9. EXTERIOR CLEAR GLAZING
   FRAMING: VINYL
   COLOUR: WHITE
10. EXTERIOR CLEAR GLAZING
    FRAMING: VINYL
    COLOUR: WHITE
11. EXTERIOR METAL DOOR
    FRAMING: PRESSED STEEL FRAME
    COLOUR: WHITE
12. EXTERIOR INSULATED OVERHEAD DOOR
    FRAMING: PRESSED STEEL FRAME
    COLOUR: WHITE
13. EXTERIOR GLASS RAILING
    FRAMING: ALUMINUM
    COLOUR: GALVALUME
14. METAL CANOPY
    FRAMING: ALUMINUM
    COLOUR: CLEAR ANODIZED

IMQN ARCHITECTS

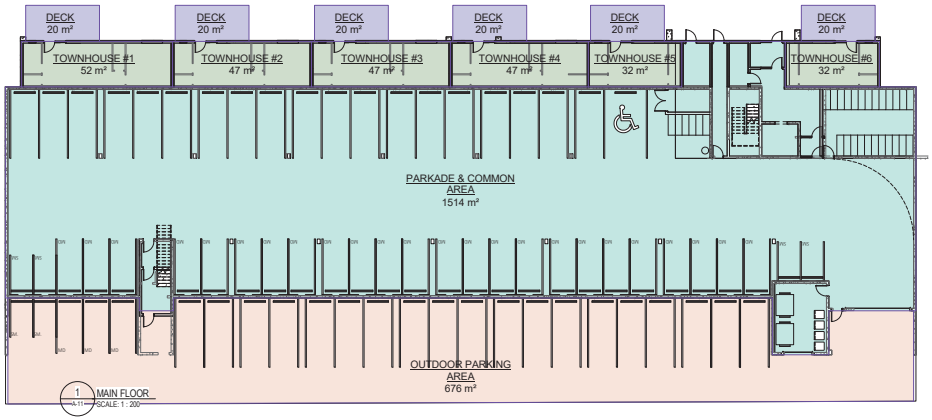
ELEVATIONS

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

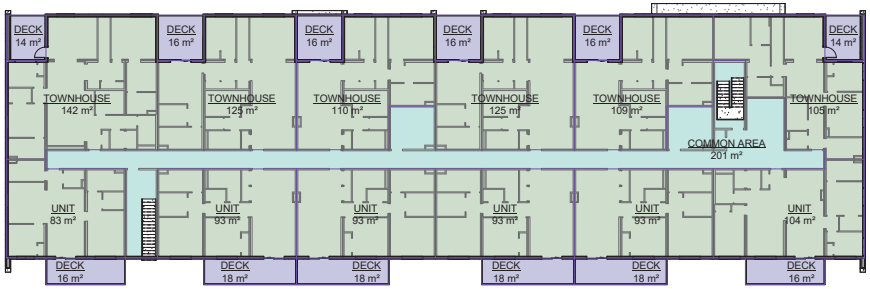
ANAGRAM PROPERTIES

britco CONSTRUCTION

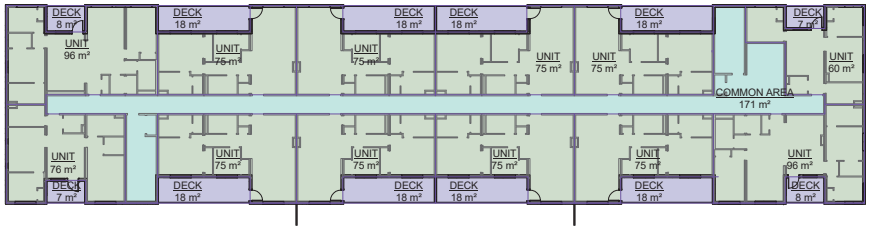
DRAWING: A-12
PROJECT: 17123
DATE: 2017/10/31
SCALE: 1/8" = 1'-0"



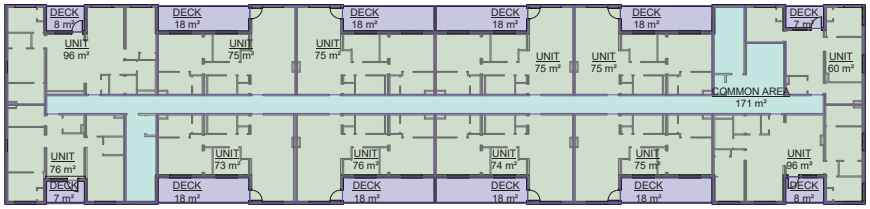
1 A-11 MAIN FLOOR SCALE: 1 : 200



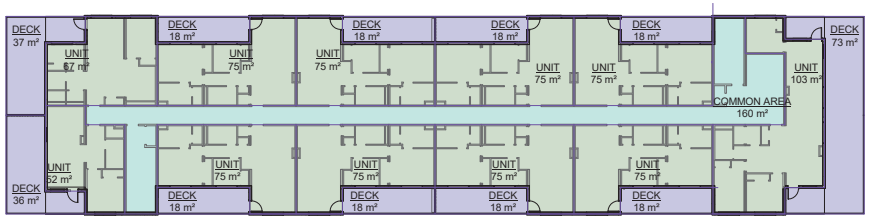
2 A-11 SECOND FLOOR SCALE: 1 : 200



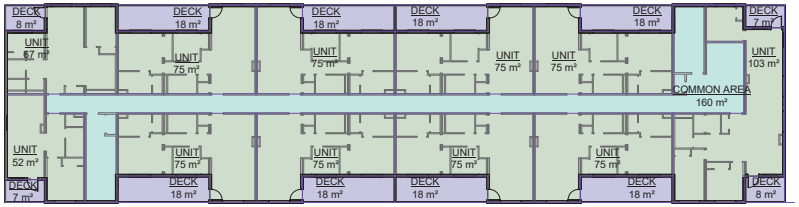
3 A-11 THIRD FLOOR SCALE: 1 : 200



4 A-11 FOURTH FLOOR SCALE: 1 : 200



5 A-11 FIFTH FLOOR SCALE: 1 : 200



6 A-11 SIXTH FLOOR SCALE: 1 : 200

SITE COVERAGE CALCULATION

TOTAL SITE AREA	3096.4 m²
BUILDING AREA	1771.4 m²
PARKING AREA	676.0 m²
BUILDING COVERAGE	0.57
PARKING COVERAGE	0.22
TOTAL SITE COVERAGE: (BUILDINGS, DRIVEWAYS, & PARKING)	**0.79**

FAR CALCULATION

TOTAL SITE AREA	3096.4 m²
EXCLUDED AREA	2376.3 m²
INCLUDED AREA	5023.0 m²
PARKING AREA	676.0 m²
PRIVATE OPEN SPACE	1137.1 m²
FLOOR AREA RATIO:	**1.62**

MQN ARCHITECTS

FAR CALCULATION

CLEMENT AVENUE RENTALS
573 - 603 CLEMENT AVE, KELOWNA BC

ANAGRAM PROPERTIES britco CONSTRUCTION

DRAWING: A-13
PROJECT: 17123
DATE: 2017/10/31
SCALE: 1 : 200

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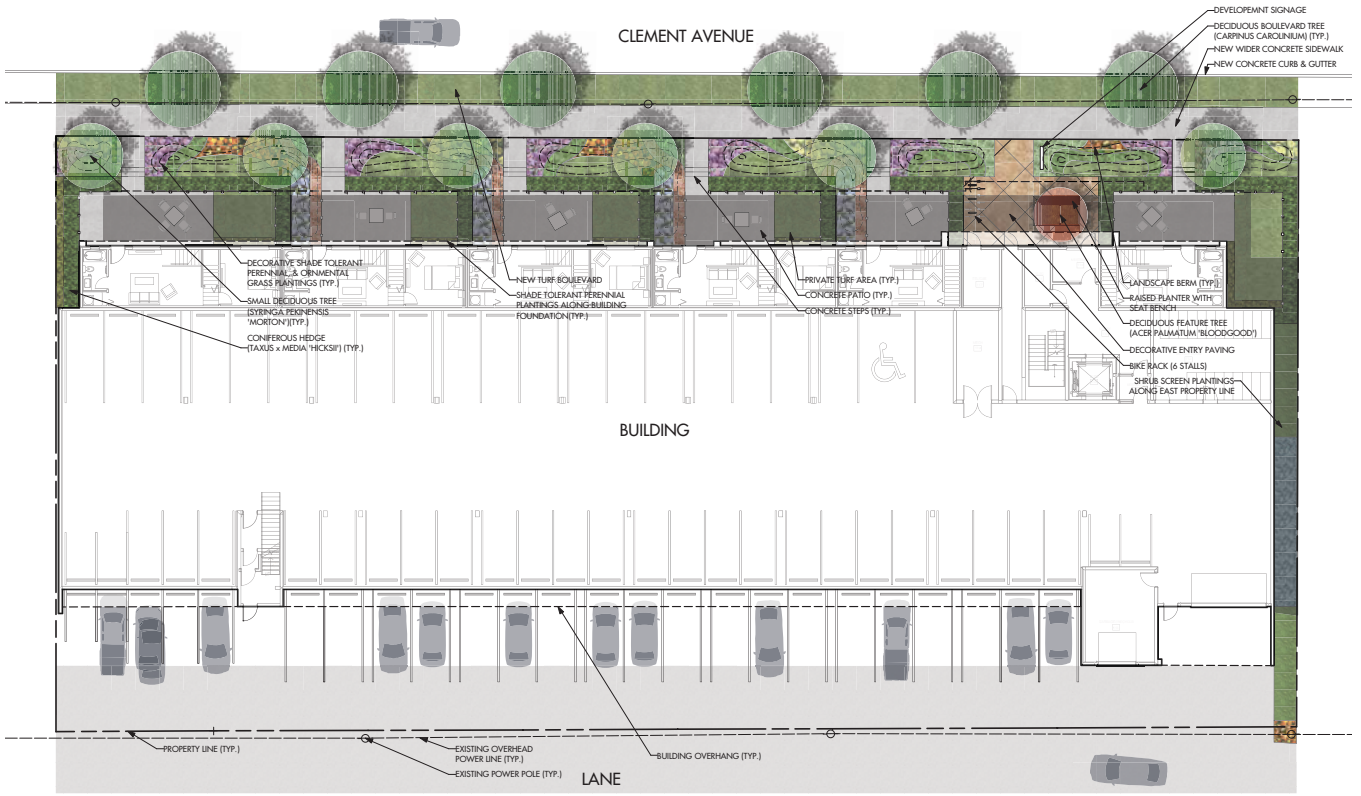

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	1	6cm CAL.
CARPINUS CAROLINIANA	AMERICAN HORNBEAM	6	6cm CAL.
SYRINGA PEKINENSIS 'MORTON'	CHINA SNOW PEKING LILAC	6	6cm CAL.
SHRUBS			
CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	10	#05 CONT. /1.5M O.C. SPACING
HYDRANGEA MACROPHYLLA 'BAILMER'	ENDLESS SUMMER BIGLEAF HYDRANGEA	12	#05 CONT. /1.5M O.C. SPACING
JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	7	#15 CONT. /1.5M O.C. SPACING
TAXUS MEDIA 'HICKSII'	HICKS YEW	100	#15 CONT. /0.9M O.C. SPACING
PERENNIALS, GRASSES & GROUNDCOVERS			
ASTILBE 'BRESSINGHAM BEAUTY'	BRESSINGHAM BEAUTY ASTILBE	40	#01 CONT. /0.75M O.C. SPACING
CAREX MORROWII 'ICE DANCE'	ICE DANCE JAPANESE SEDGE	33	#01 CONT. /0.6M O.C. SPACING
DICENTRA SPECTABILIS	BLEEDING HEART	33	#01 CONT. /0.9M O.C. SPACING
EUPHORBIA POLYCHROMA	CUSHION SPURGE	30	#01 CONT. /0.75M O.C. SPACING
HEMEROCALLIS 'FRANS HALS'	FRANS HALS DAYLILY	36	#01 CONT. /0.75M O.C. SPACING
HEUCHERA 'PLUM PUDDING'	PLUM PUDDING CORAL BELLS	56	#01 CONT. /0.75M O.C. SPACING
HOSTA 'BLUE MAMMOTH'	BLUE MAMMOTH HOSTA	45	#02 CONT. /1.0M O.C. SPACING
HOSTA FORTUNEI 'AUREOMARGINATA'	GOLD STANDARD HOSTA	38	#02 CONT. /0.6M O.C. SPACING
PACHYSANDRA TERMINALIS	JAPANESE SPURGE	8	#01 CONT. /0.6M O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED B.C.L.N.A. STANDARDS.

2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.

3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.

4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 450mm DEPTH TOPSOIL PLACEMENT.

5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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PROJECT TITLE

CLEMENT AVENUE APARTMENTS

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN

ISSUED FOR / REVISION

1	17.11.01	Review
2		
3		
4		
5		

PROJECT NO	17-106
DESIGN BY	KG
DRAWN BY	MC
CHECKED BY	FB
DATE	NOV. 1, 2017
SCALE	1:150

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER FIONA BARTON 334

DRAWING NUMBER

L 1/2

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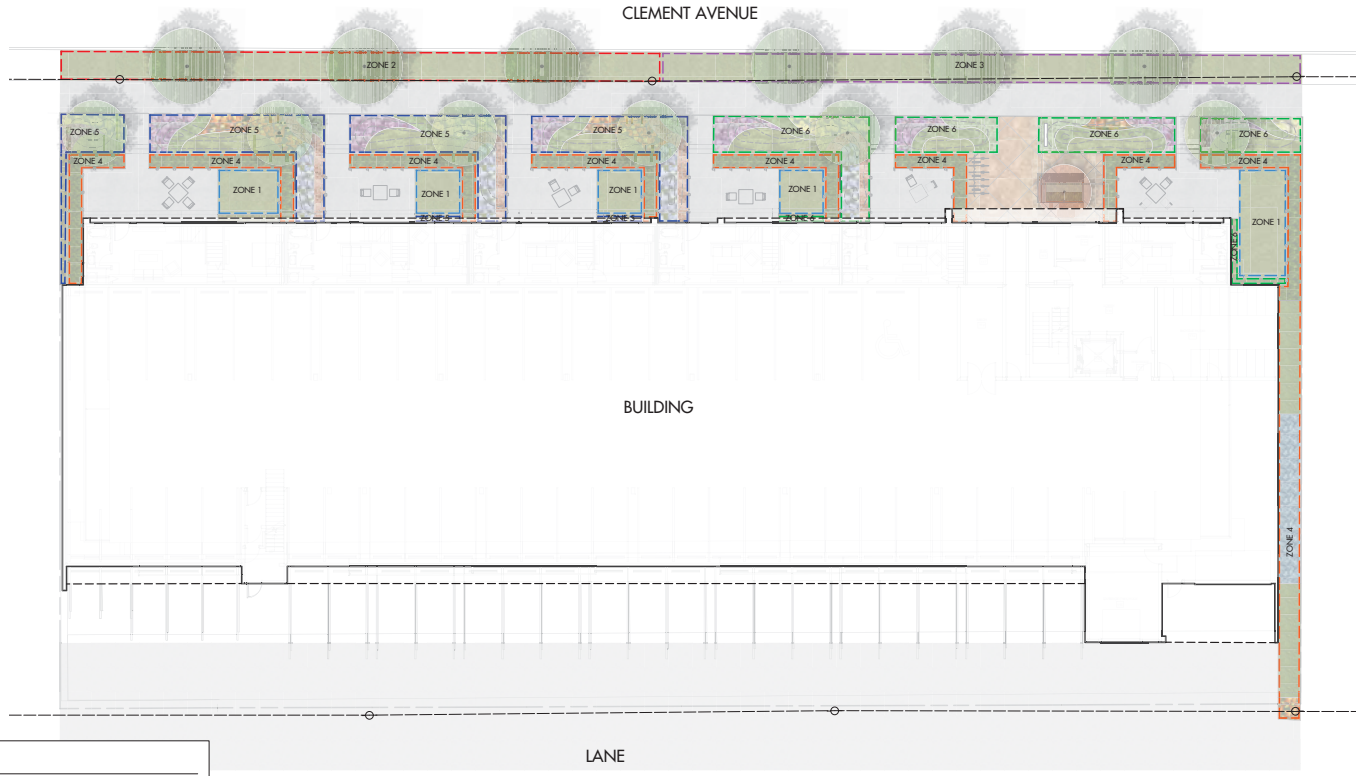

IRRIGATION LEGEND

ZONE #1: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 61 sq.m.
MICROCLIMATE: NORTH EXPOSURE, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 87 cu.m.

ZONE #2: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 78 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 111 cu.m.

ZONE #3: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREAS
TOTAL AREA: 83 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 119 cu.m.

ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 133 sq.m.
MICROCLIMATE: NORTH WEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 74 cu.m.

ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 127 sq.m.
MICROCLIMATE: NORTH EAST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 71 cu.m.

ZONE #6: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 94 sq.m.
MICROCLIMATE: NORTH WEST EXPOSURE, PARTIALLY SHADED BY TREES & BUILDING
ESTIMATED ANNUAL WATER USE: 52 cu.m.

IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).

2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.

3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.

4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.

5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.

6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.

7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.

8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 610 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 533 cu.m. / year
WATER BALANCE = 77 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

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CLEMENT AVENUE APARTMENTS
Kelowna, BC

DRAWING TITLE
IRRIGATION/WATER CONSERVATION PLAN

ISSUED FOR / REVISION		
1	17.11.01	Review
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