

**Development Permit Rationale Letter  
995 Eckhardt Avenue W, Penticton, BC  
60-Unit Rental Housing Development**

To: City of Penticton Planning Department

Dear Planning Department,

We are pleased to submit this rationale in support of the Development Permit application for a new 60-unit purpose-built rental development located at 995 Eckhardt Avenue West.

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**PROJECT VISION**



The proposed development is envisioned as a contemporary rental community that contributes to Penticton's housing stock while reflecting the city's unique identity. The architecture and landscape design are inspired by Penticton's resort character, incorporating motifs drawn from the wine country vernacular and the flowing forms of the Okanagan Lake winds. This design approach emphasizes comfort, elegance, and a sense of place, ensuring the project both complements and enhances the surrounding urban fabric.

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**SITE AND CONTEXT**

The subject property is already pre-zoned RM3 (Medium Density Multiple Housing), which permits multi-family rental housing of this form and scale. The proposed structure rises to a maximum of six storeys, consistent with the height allowances of RM3 and in keeping with the City's vision for residential intensification along key transportation corridors.

995 Eckhardt Avenue benefits from direct frontage onto a major transit corridor, with established bus route providing efficient connections to downtown Penticton, Okanagan College, and surrounding employment nodes. The site is also within close proximity to public amenities, services, and recreation, making it particularly suitable for a housing model that reduces reliance on private automobiles.

*Penticton Property Map Context*



*Penticton Transit Map Context*



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## HOUSING CONTRIBUTION

The project delivers 60 much-needed rental units in Penticton’s housing market, offering a mix of unit types tailored to working professionals, families, and seniors. New Vista, a non-profit housing society, is delivering the project in partnership with the City of Penticton and BC Housing. The City is providing the proposed site under a 60-year nominal ground lease, and BC Housing, is contributing a significant capital grant through the BC Builds program. Together, these commitments reduce overall project costs and enable at least 20 percent of the units to be offered at below market rents. Over the term of the lease, New Vista intends to further deepen affordability through financing opportunities with CMHC and sustainable building operations. The development aligns with the City’s housing policies by providing long-term rental stock, thereby improving housing security for residents.

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## FORM & CHARACTER

The design employs warm materials, expressive rooflines, and landscaped courtyards evocative of Penticton’s resort atmosphere. The wine country influence is expressed through trellis structures, vine-friendly elements, and outdoor gathering spaces that encourage community interaction. Wind-inspired architectural gestures, such as curved balcony lines and flowing façade articulation, create a light and dynamic identity that ties the project to Penticton’s natural landscape.



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## VARIANCES AND RATIONALE

### **1. Floor Aspect Ratio:**

- The Zoning Bylaw permits a maximum density of FAR 1.60. The proposed development seeks a modest increase to FAR 1.82 in order to deliver 60 purpose-built rental units on the site

*The following factors support this variance:*

The Zoning Bylaw definition of Net Area includes common corridors and lobbies, which are required for life safety and accessibility but do not increase the livable area of individual dwelling units. As vertical circulation is excluded, accommodating the required shared circulation space necessary to serve 60 units results in a limited density increase. The proposed FAR remains modest in scale and supports efficient unit layouts, without creating additional impacts to building height, site coverage, or neighbourhood character, while advancing municipal housing supply objectives.

### **2. Parking Supply**

- Parking Bylaw Requirement: 71 vehicle parking stalls (after allowed reductions)
- Proposed: 50 stalls (21-stall variance)

*The following factors support this variance:*

- Transit Accessibility: The site is located directly on a bus route No1, offering non-vehicular commuting options.
- Proximity to Public Amenities: Recreation and services are within walking or cycling distance, reducing the need for multiple household vehicles.
- Enhanced Bicycle Parking: The project provides secure, weather-protected bicycle parking in excess of zoning requirements, further encouraging active transportation.
- Rental Tenure: Purpose-built rental housing typically generates lower vehicle ownership rates than strata housing, making the reduced stall count practical.

### **3. Hard Surface Coverage**

- Bylaw Limit: 60% maximum
- Proposed: 76%

*To responsibly mitigate this variance:*

- An oversized stormwater retention tank system is incorporated into the civil design, ensuring stormwater capacity exceeds bylaw intent.
- On-site runoff will be effectively managed without burdening municipal infrastructure.
- Landscaping elements including trellises, courtyard plantings, and tree buffers will soften hardscape areas and contribute to the resort-like setting.

**4. and 5: Green islands between the rows of parking and reductions in green buffer**

- The proposal seeks to remove the required green landscape islands between parking rows and to reduce portions of the perimeter green buffer.

*The following factors support this variance:*

- The variance allows for maximization of parking efficiency on a constrained site, without compromising overall site functionality or safety.

**5. Projection into the 45-degree setback at the intersection**

- A small portion of the unenclosed building structure at the south-west corner projects into the required 45-degree setback plane.

*The following factors support this variance:*

- The encroachment is limited to an entrance canopy, balconies above, and a supporting column. This condition does not represent a solid building mass or enclosed corner, and maintains a light, non-intrusive presence. The projection is required to maintain compliant balcony sizes, ensuring the dwelling units meet the Zoning Bylaw's private open space requirements. The encroachment is minor in scale and does not result in additional impacts to building massing, shadowing, or neighbourhood character.

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**CONCLUSION**

This project represents a significant investment in Penticton's housing future. By delivering new purpose-built rental homes with a thoughtful design rooted in local identity, the development addresses urgent housing needs while reinforcing Penticton's role as a vibrant and sustainable community.

We respectfully request approval of this Development Permit application and support for the two variances, both of which are offset by thoughtful design solutions and significant public benefits.

Sincerely,

Roman Yamchshikov  
Architect AIBC

Tengri Architecture Ltd. for New Vista Society

Dec 19, 2025

