



## Development Permit

Permit Number: DP PL2025-10054

Owner Name  
Owner Address

### Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:
  - Legal: Lot A District Lot 366 Similkameen Division Yale District Plan EPP144340
  - Civic: 995 Eckhardt Avenue West
  - PID: 032-527-594
3. This permit has been issued in accordance with Section 489 of the *Local Government Act*, to permit the construction of a six-storey apartment building as shown in the plans attached in Schedule 'A'.
4. In accordance with Section 502 of the *Local Government Act* a deposit or irrevocable letter of credit, in the amount of \$\_\_\_\_\_ must be deposited prior to beginning works authorized by this permit. The City may apply all or part of the above-noted security in accordance with Section 502 of the *Local Government Act*, to undertake works or other activities required to:
  - a. correct an unsafe condition that has resulted from a contravention of this permit,
  - b. satisfy the landscaping requirements of this permit as shown in Schedule 'A' or otherwise required by this permit, or
  - c. repair damage to the natural environment that has resulted from a contravention of this permit.
5. In accordance with Section 490 of the Local Government Act, the following provisions of the City of Penticton Zoning Bylaw No. 2024-22 are varied by this permit:
  - a. Section 10.5.4.1 to increase the maximum hard surfacing from 60% to 76%.
  - b. Section 4.9.1 to increase the balcony projection into the exterior side yard setback from 1.5m to 1.8m.
  - c. Section 6.5 to reduce the required number of parking spaces from 71 to 50.
  - d. Section 5.2 to reduce the width of the landscape buffer requirement abutting a highway from 3.0m to 1.0m.
6. The holder of this permit shall be eligible for a refund of the security described under Condition 4 only if:
  - a. The permit has lapsed as described under Condition 8, or

b. A completion certificate has been issued by the Building Inspection Department and the Director of Development Services is satisfied that the conditions of this permit have been met.

7. Upon completion of the development authorized by this permit, an application for release of securities (Landscape Inspection & Refund Request) must be submitted to the Planning Department. Staff may carry out inspections of the development to ensure the conditions of this permit have been met. Inspection fees may be withheld from the security in accordance with the City of Penticton Fees and Charges Bylaw (as amended from time to time).

### General Conditions

8. In accordance with Section 501(2) of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule 'A'.
9. In accordance with Section 504 of the *Local Government Act*, if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
10. **This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.**
11. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
12. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the 20th day of January, 2026.

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Angela Collison  
Corporate Officer

Security received in the amount of \_\_\_\_\_ this \_\_\_ day of \_\_\_\_\_, 2026.

Issued this \_\_\_ day of \_\_\_\_\_, 2026.

# BC BUILDS PENTICTON 60-UNIT DEVELOPMENT

995 ECKHART AVENUE WEST, PENTICTON, BC

LOT A DISTRICT LOT 366 SIMILKAMEEN DIVISION YALE DISTRICT PLAN EPP144340 PID 032-527-594



**CLIENT-OPERATOR:**

**NEW VISTA SOCIETY**

7232 NEW VISTA PLACE  
BURNABY BC V5E 3Z3  
JJUNG@NEVVISTA.BC.CA T: 604 521 7764

**DESIGN-BUILDER:**

**SCUKA CONSTRUCTION**

881 HIGHWAY 33 E  
KELOWNA BC V1X 6V1  
E: DAN.SCUKA@SCUKA.CA T: 250 765 0136

**DEVELOPMENT CONSULTANT:**

**ATCORR DEVELOPMENT CONSULTING**

2245 HARBOURGREENE DRIVE  
SURREY BC V4A 5J3  
E: DOUG@ATCORR.CA T: 604 318 4144

**APPLICANT / ARCHITECT:**

**TENGRİ ARCHITECTURE LTD**

101-1449 ST. PAUL STREET  
KELOWNA, BC V1Y 2E5  
E: ROMAN@TENGRİ.CA T: 250 864 9127

**CIVIL CONSULTANT:**

**APLIN-MARTIN CONSULTANTS**

1258 ELLIS STREET  
KELOWNA, BC V1Y 1Z4  
E: JGRAFF@APLINMARTIN.COM T: 250 808 6856

**LANDSCAPE ARCHITECT:**

**CTQ CONSULTANTS**

207-1726 DOLPHIN AVENUE  
KELOWNA, BC V1Y 9R9  
E: AWOJTOWICZ@CTQCONSULTANTS.CA T: 250 979 1221 EXT 182



101-1449 ST PAUL STREET, KELOWNA, BC, V1Y 2E5

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WITH CONSTRUCTION



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2	2025-12-19	RE-ISSUED FOR DP
1	2025-09-09	ISSUED FOR DEVELOPMENT PERMIT

NO.	DATE	BY	DESCRIPTION
			REVISIONS + ISSUE

SEAL



ISSUED FOR  
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PROJECT

**BC BUILDS PENTICTON**

995 Eckhardt Avenue West, Pentiction

SHEET TITLE

COVER PAGE

**A0.00D**

DESIGNED: Designer DRAWN: Author  
SCALE: FILE: PR24-47

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TRUE NORTH

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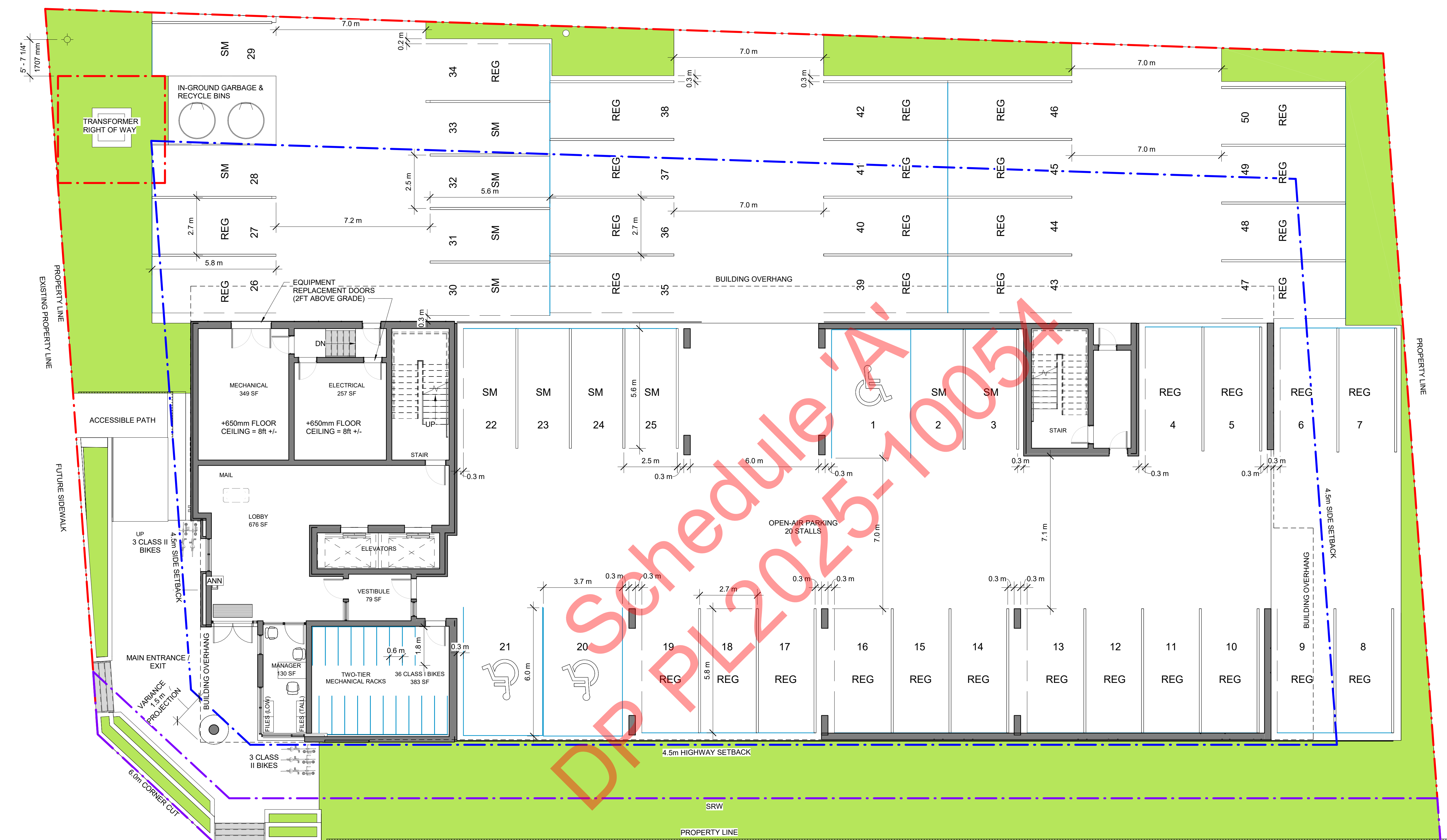
PROJECT  
**BC BUILDS PENTICTON**

995 Eckhardt Avenue West, Penticton  
SHEET TITLE  
**LEVEL 1 FLOOR PLAN**

**A3.01D**

DESIGNED: Designer DRAWN: Author  
SCALE: 1/8" = 1'-0" FILE: PR24-47

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Draft Schedule 'A'  
 PL 2025-1005A

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

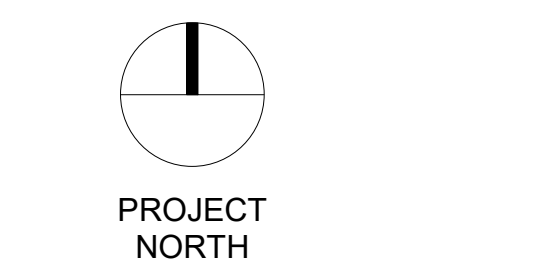
UNIT TYPES AND COUNT			
Name	Count	Area Range	Total Area
UNIT NET			
1 BR	40	571.25 SF ... 579.11 SF	23038 SF
2 BR	15	833.98 SF ... 861.47 SF	12669 SF
3 BR	5	1093.13 SF	5466 SF
Grand total: 60			41172 SF



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



101 - 1440 ST PAUL STREET, KELOWNA, BC, V1Y 2E5  
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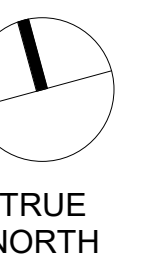
SHEET TITLE

LEVELS 2-6 PLAN TYP

A3.02D

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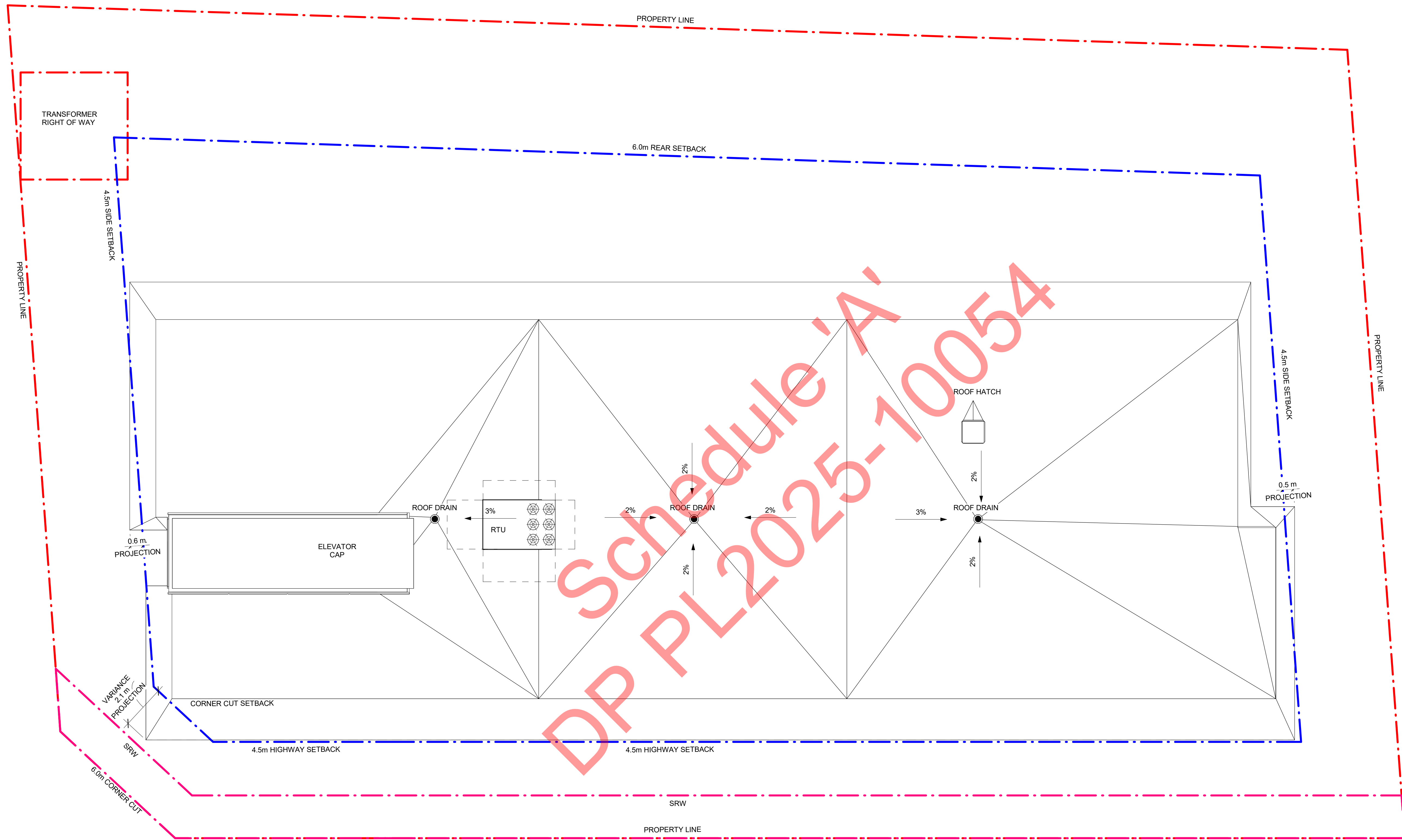
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ROOF PLAN

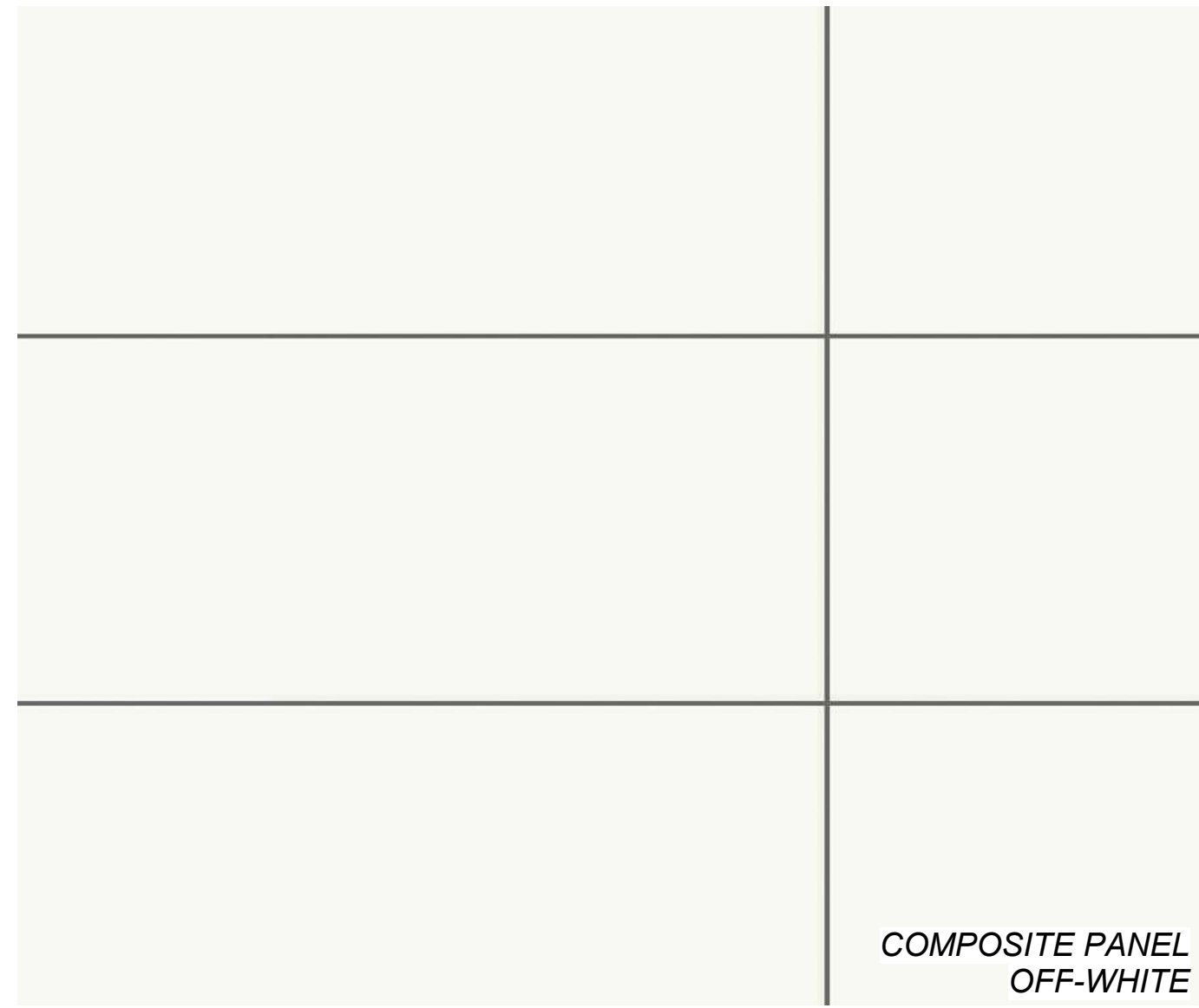
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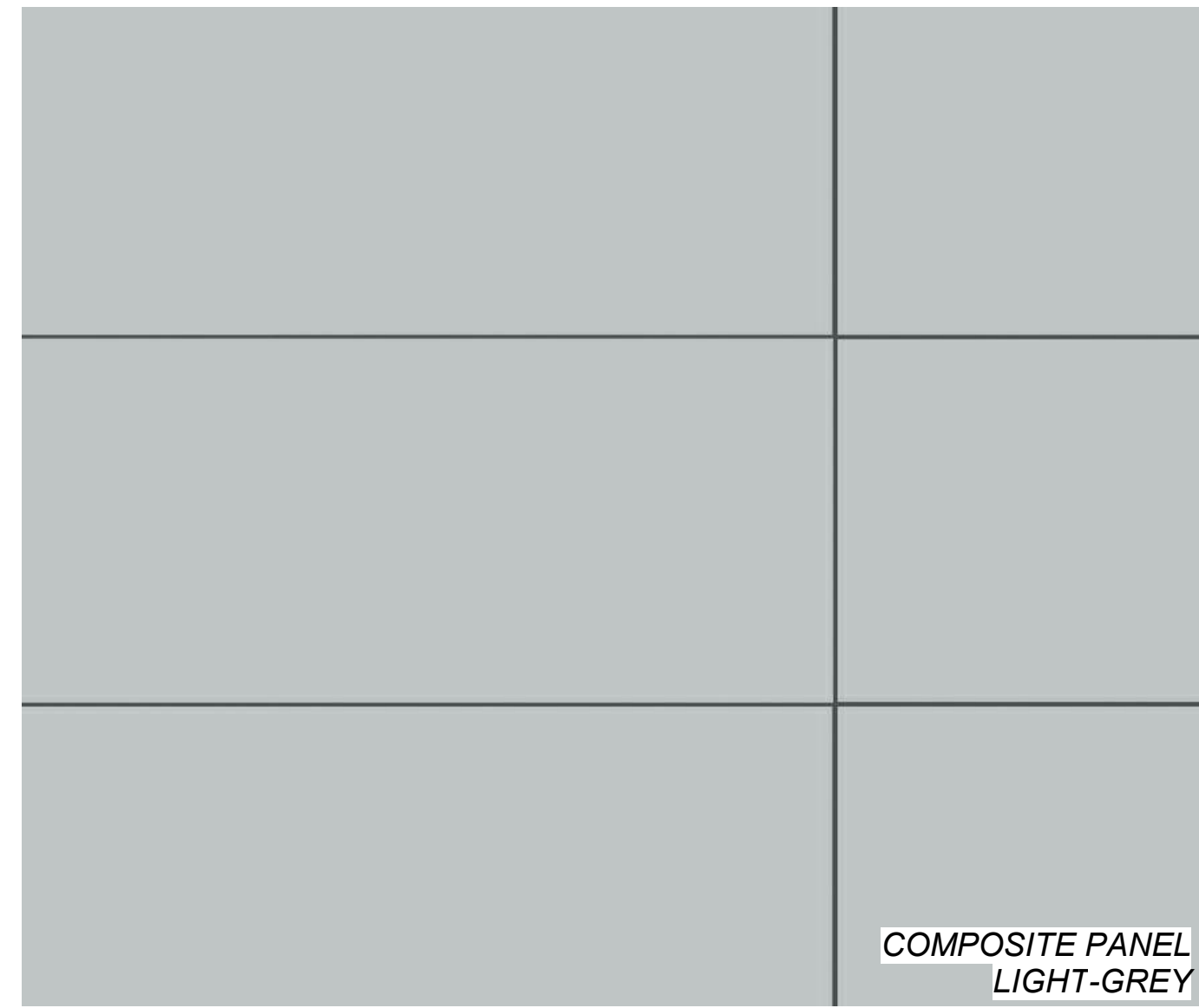
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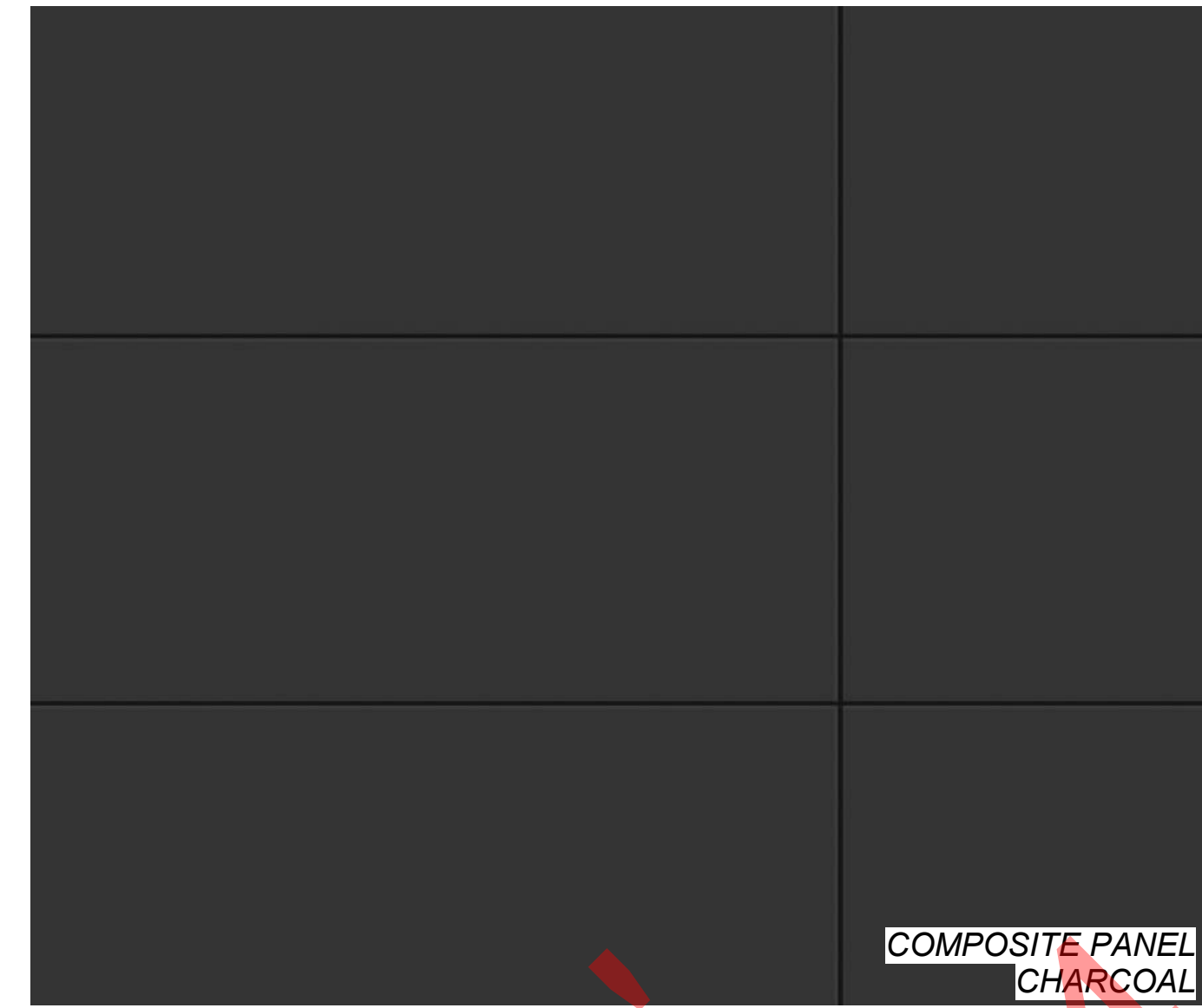
1 ROOF PLAN  
1/8" = 1'-0"



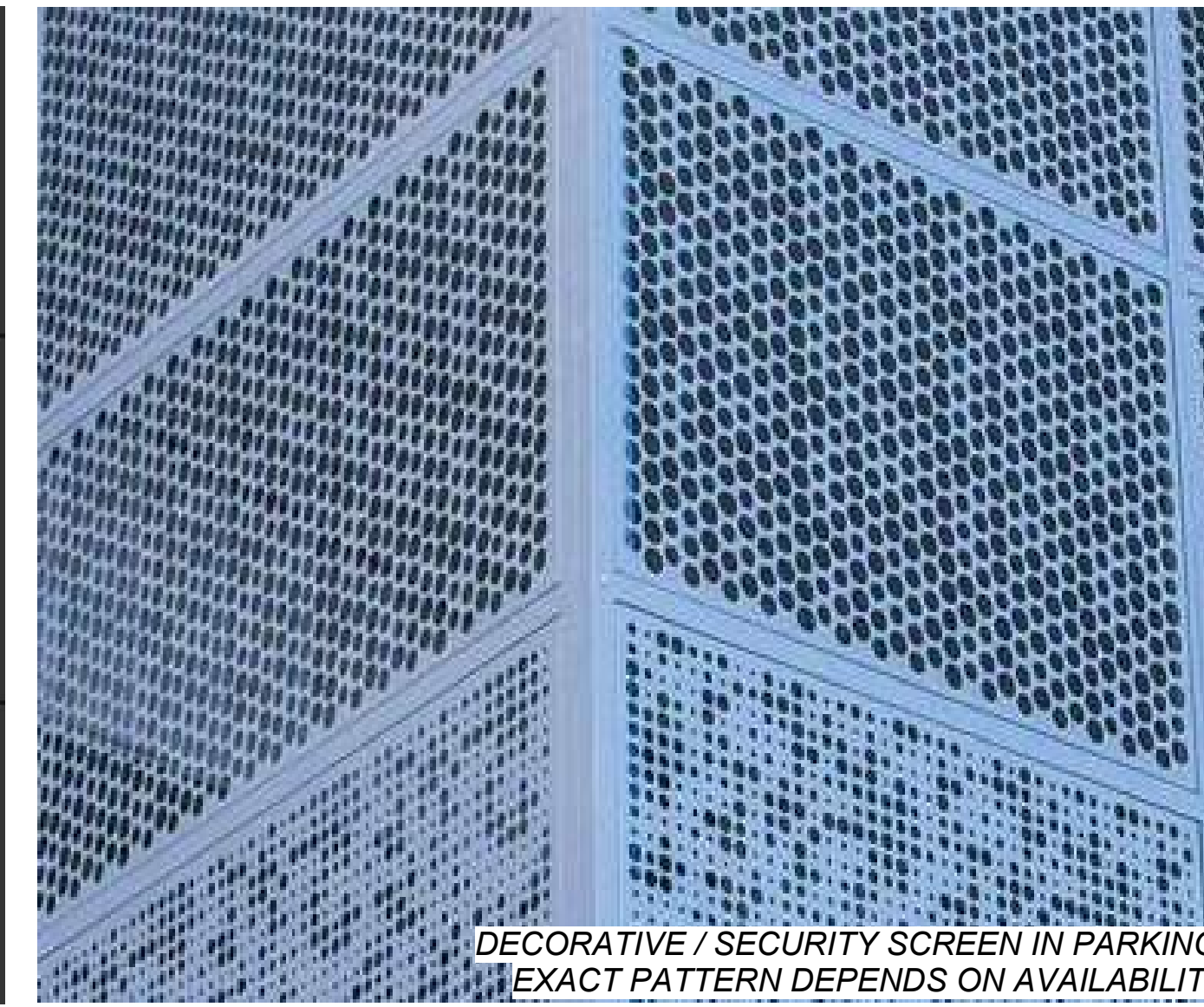
COMPOSITE PANEL  
OFF-WHITE



COMPOSITE PANEL  
LIGHT-GREY



COMPOSITE PANEL  
CHARCOAL



DECORATIVE / SECURITY SCREEN IN PARKING.  
EXACT PATTERN DEPENDS ON AVAILABILITY



VINYL PATIO DOOR



ALUMINUM MAIN ENTRANCE



50x150mm (2x6)

VERTICAL SCREEN  
SINGLE ELEMENT



EXPOSED ARCHITECTURAL CONCRETE  
SAMPLE FOR COLOUR PURPOSES ONLY

Schedule 'A'  
DP PL 2025-10054



FASCIA-MOUNTED ALUMINUM PICKET RAILING



IN-GROUND RECYCLE BIN



EXTERIOR BIKE RACK



INTERIOR STACKABLE  
BIKE RACK

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PROJECT

**BC BUILDS PENTICTON**

995 Eckhardt Avenue West, Penticton

SHEET TITLE

MATERIALS

**A4.00D**

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TENGRİ ARCHITECTURE DESIGN | DEVELOPMENT CONSULTING



2 SOUTH ELEVATION  
1/8" = 1'-0"



1 EAST ELEVATION (DP)  
1/8" = 1'-0"

**MATERIAL LEGEND**

1. CEMENTITIOUS PANEL, SMOOTH, OFF-WHITE
2. CEMENTITIOUS PANEL, SMOOTH, LIGHT GREY
3. CEMENTITIOUS PANEL, SMOOTH, GREY-CHARCOAL
4. CEMENTITIOUS PANEL STRIPING, SMOOTH, GREY
5. CEMENTITIOUS PANEL STRIPING, SMOOTH, WOOD-TONE
6. ALUMINUM SUN SCREEN, SILVER WOOD
7. ALUMINUM PICKET RAILINGS, BLACK
8. ENTRANCE STOREFRONT - ANODIZED FRAME
9. WINDOW & PATIO DOOR FRAMES - VINYL, GREY
10. PARKING SCREEN - METAL GRILLE WITH ORNAMENTS
11. FEATURE WALL - OKANAGAN / NATIVE ORNAMENTS, PLACEHOLDER SHOWN
12. STRUCTURAL TWIN POSTS - PAINTED STEEL, OFF-WHITE
13. FLOOR FASCIA - IMITATED WOOD
14. PRIVACY PARTITIONS - OPAQUE GLASS, GREY
15. ROOFTOP MECHANICAL
16. EXPOSED ARCHITECTURAL CONCRETE
17. FASCIA - GREY

TENGRİ ARCHITECTURE DESIGN | DEVELOPMENT CONSULTING

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**BC BUILDS PENTICTON**

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SHEET TITLE

BUILDING ELEVATIONS

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1 NORTH ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"

**MATERIAL LEGEND**

1. CEMENTITIOUS PANEL, SMOOTH, OFF-WHITE
2. CEMENTITIOUS PANEL, SMOOTH, LIGHT GREY
3. CEMENTITIOUS PANEL, SMOOTH, GREY-CHARCOAL
4. CEMENTITIOUS PANEL STRIPING, SMOOTH, GREY
5. CEMENTITIOUS PANEL STRIPING, SMOOTH, WOOD-TONE
6. ALUMINUM SUN SCREEN, SILVER WOOD
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**BC BUILDS PENTICTON**

995 Eckhardt Avenue West, Penticton

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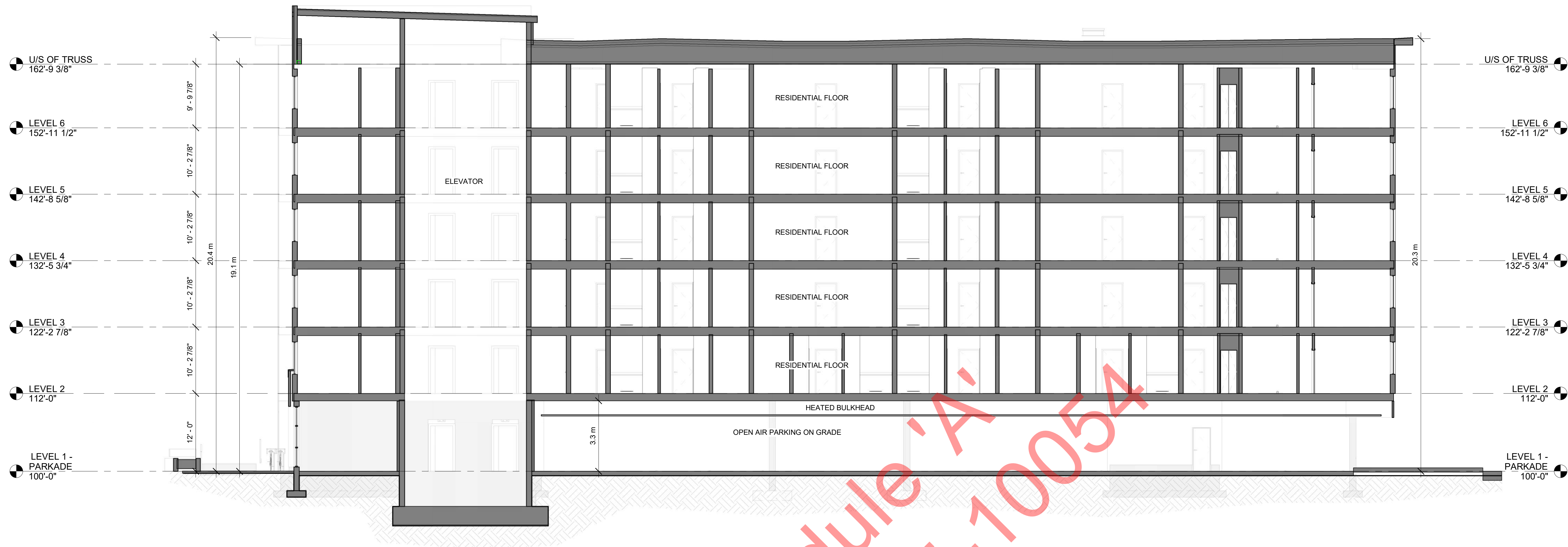
BUILDING ELEVATIONS

**A4.02D**

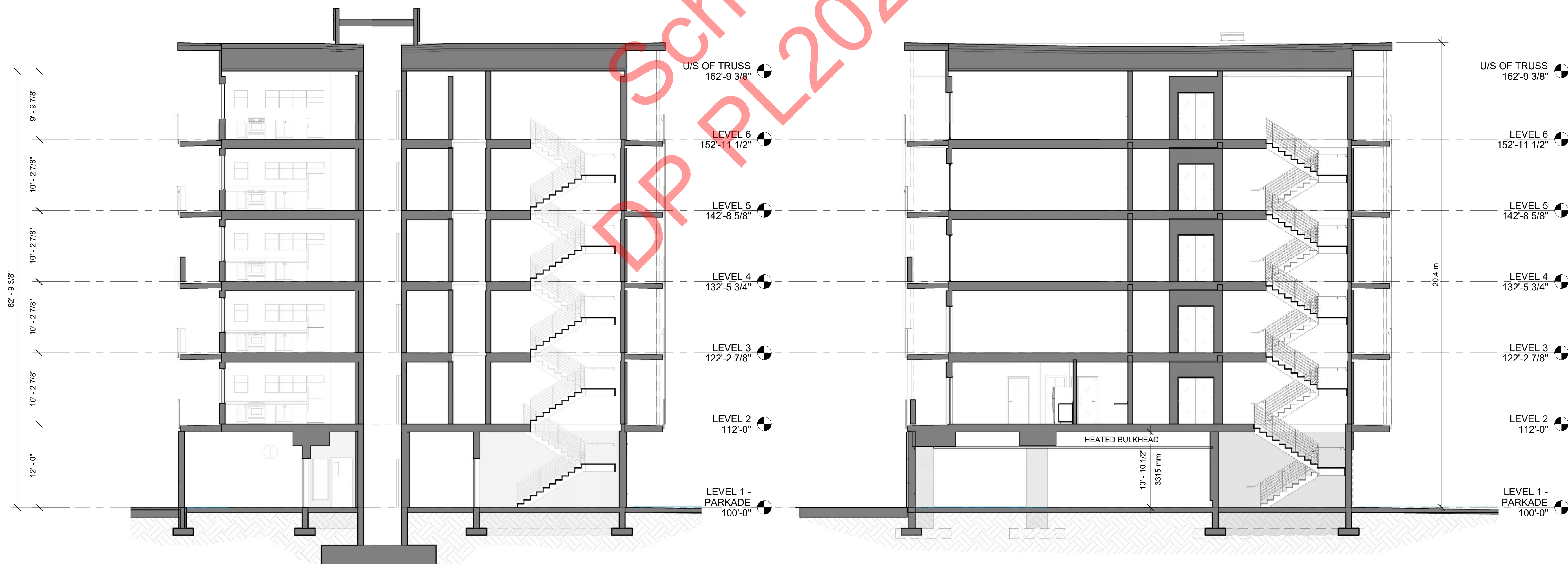
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1 SECTION A  
1/8" = 1'-0"



3 CROSS SECTION 1  
1/8" = 1'-0"

2 CROSS SECTION 2  
1/8" = 1'-0"

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TENGRİ ARCHITECTURE

NO.	DATE	BY	DESCRIPTION
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**BC BUILDS PENTICTON**

995 Eckhardt Avenue West, Penticton

SHEET TITLE

BUILDING SECTIONS

**A5.02D**

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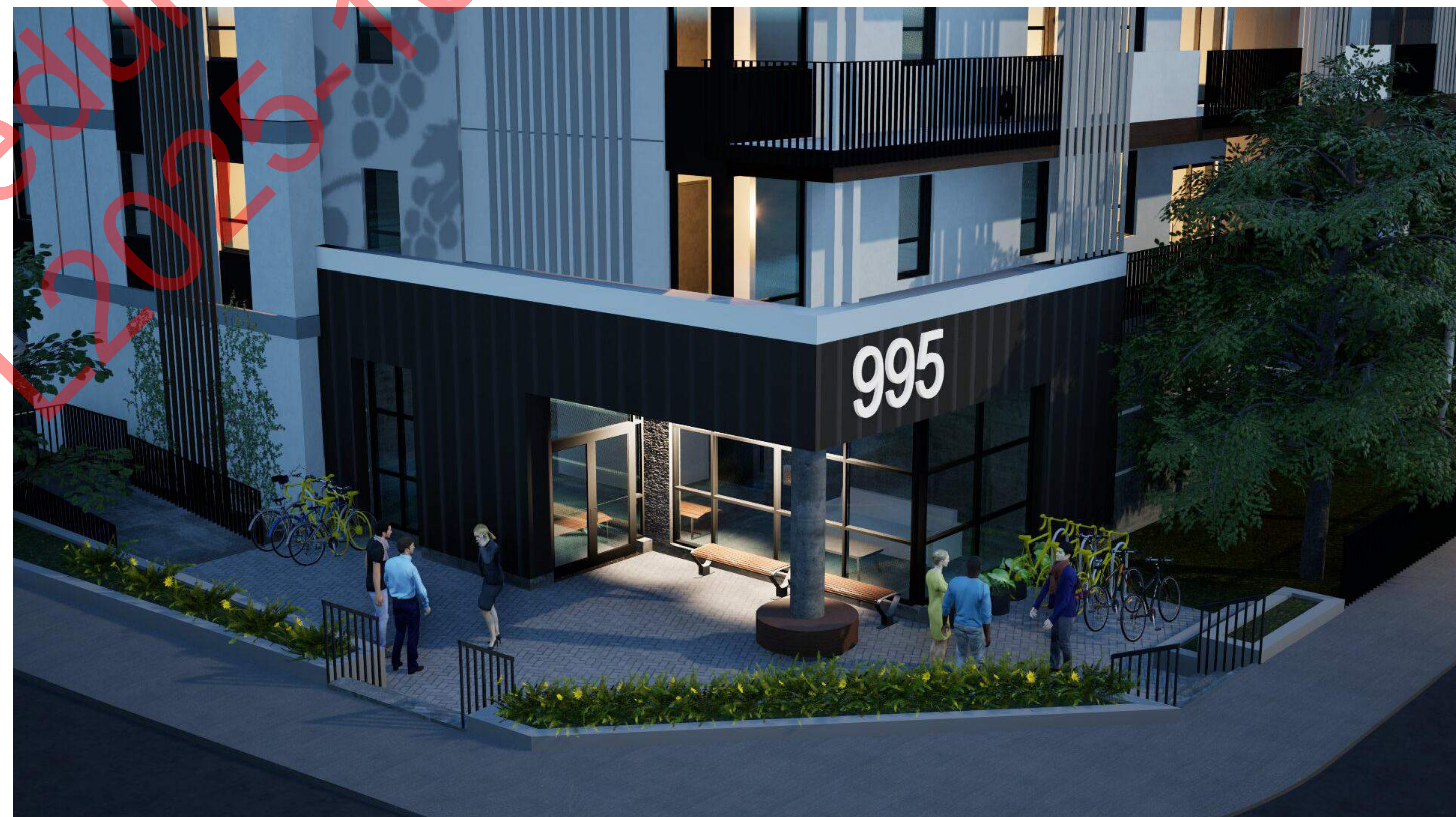
RENDERINGS

**A9.00D**

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101 - 1440 ST PAUL STREET, KELOWNA, BC, V1Y 2E5

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**BC Builds**  
homes for people



**NEW VISTA**  
Healthcare & Housing

DESIGN | DEVELOPMENT CONSULTING

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**BC BUILDS PENTICTON**

995 Eckhardt Avenue West, Pentiction

SHEET TITLE

RENDERINGS

**A9.01D**

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- NOTES:**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS SHALL CONFORM WITH CITY OF KELOWNA BYLAW 7900.
  2. COMPLETED WORKS MUST MEET APPROVED DEVELOPMENT PERMIT DRAWINGS. AMENDMENT APPLICATION MUST BE MADE FOR ANY ALTERATIONS PRIOR TO WORKS BEING COMPLETED.
  3. LANDSCAPE CONSTRUCTION DRAWINGS AND BC SLA SCHEDULE L IS REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION. MUST INCLUDE A WATER CONSERVATION REPORT IN ACCORDANCE WITH WATER REGULATION BYLAW NO. 10480 (AS AMENDED OR REPLACED FROM TIME TO TIME), INCLUDING A LANDSCAPE WATER BUDGET, A HYDROZONE PLAN, AND AN IRRIGATION PLAN PREPARED BY A CERTIFIED IRRIGATION DESIGNER.
  4. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
  5. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
  6. SHRUB BEDS TO RECEIVE A MINIMUM 450mm DEPTH GROWING MEDIUM PLACEMENT. TREES TO RECEIVE A MINIMUM 1.0M DEPTH GROWING MEDIUM PLACEMENT. ALL TREES WITHIN THE LANDSCAPE BUFFER SHALL CONFORM WITH CITY OF KELOWNA LANDSCAPE BYLAW TABLE 7.2 REQUIREMENTS.
  7. TURF AREA 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.
  8. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES. DETAILED GRADING WILL BE PROVIDED WITH THE CONSTRUCTION DOCUMENT PHASE IN COORDINATION WITH CIVIL. ANY RETAINING WALLS OVER 1.2M HEIGHT ARE TO BE DESIGNED BY GEOTECH/CIVIL.

SEAL

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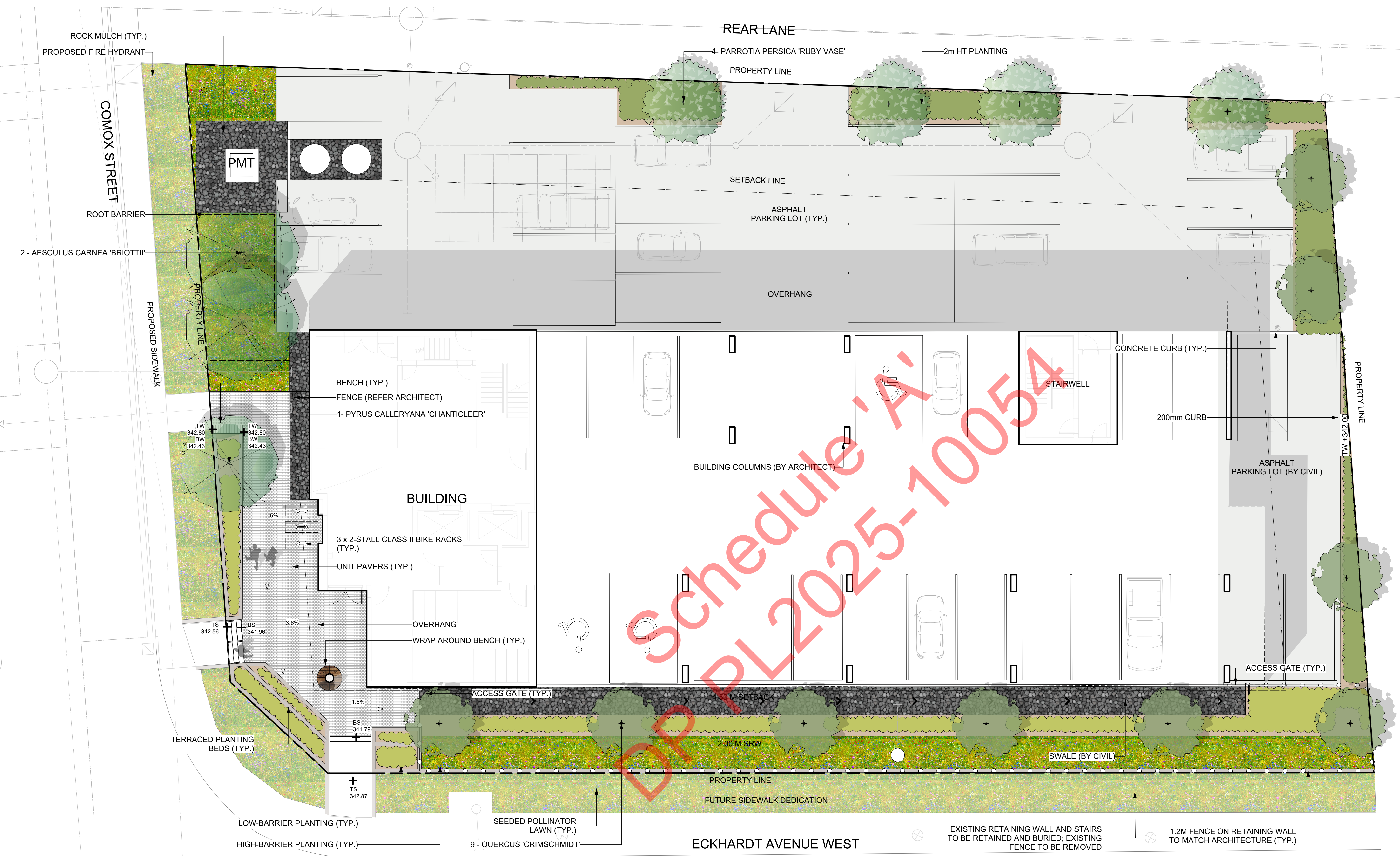
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1	ISSUED FOR DEVELOPMENT PERMIT	2025-09-08
ISSUE	DESCRIPTION	DATE

CLIENT NAME:  
**TENGGRI ARCHITECTURE LTD.**

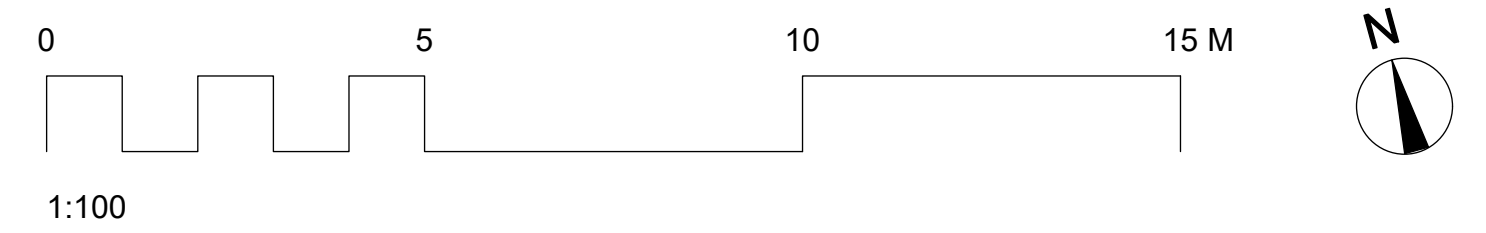
PROJECT NAME:  
**BC BUILDS PENTICTON  
955 ECKHARDT AVENUE WEST**

DRAWING TITLE:  
**CONCEPTUAL LANDSCAPE PLAN**

DRAWN:	EM	DRAWING NO.:	LDP1
CHECKED:	AW		
PROJECT NO.:	24168-100		
SCALE:	1:100		



- LEGEND:**
- WOOD MULCH
  - SEEDED POLLINATOR LAWN
  - CONCRETE
  - ASPHALT
  - WOOD GRAIN
  - CRUSHER FINES
  - ROCK MULCH
  - SHRUB, PERENNIAL, ORNAMENTAL GRASS



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**NOTES:**

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3. 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).
4. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
5. 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.
6. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ETC), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
7. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
8. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
9. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
10. 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.

**PLANT LIST**

QTY	BOTANICAL NAME	COMMON NAME	SIZE	(Ht x Wd)	ROOT
<b>Trees</b>					
2	<i>Aesculus carnea</i> 'Briotti'	Red Horsechestnut	6cm Cal	9.00m x 9.00m	B&B
1	<i>Pyrus calleryana</i> 'Chanticleer'	Callery Pear	6cm Cal	12.00m x 5.00m	B&B
4	<i>Parrrotia persica</i> 'Ruby Vase'	Ruby Vase Persian Ironwood	6cm Cal	5.00m x 4.00m	B&B
9	<i>Quercus</i> 'Crimschmidt'	Crimson Spire Oak	6cm Cal	15.00m x 4.50m	B&B
<b>Shrubs</b>					
25	* <i>Philadelphus lewisii</i>	Mock Orange	#02	1.00m x 1.00m	Potted
30	<i>Euonymus alatus</i> 'Select'	Fire Ball Burning Bush	#02	1.25m x 1.25m	Potted
35	* <i>Elaeagnus commutata</i>	Silverberry	#02	5.00m x 2.00m	Potted
25	* <i>Mahonia aquifolium</i>	Oregon Grape	#02	1.00m x 1.00m	Potted
30	* <i>Rosa nutkana</i>	Nootka Rose	#02	1.80m x 1.00m	Potted
<b>Ornamental Grasses</b>					
20	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#01	1.50m x 0.75m	Potted
10	<i>Panicum virgatum</i> 'Rotstrahlbusch'	Red Switchgrass	#01	1.20m x 1.20m	Potted
40	* <i>Pseudoroegneria spicata</i>	Bluebunch Wheatgrass	#01	0.60m x 0.40m	Potted
<b>Perennials</b>					
26	* <i>Artimisia frigida</i>	Pasture Sage	#01	0.60m x 0.60m	Potted
26	* <i>Balsamorhiza sagittata</i>	Okanagan Sunflower	#01	0.60m x 0.60m	Potted
26	* <i>Ericameria nauseosa</i>	Rabbitbrush	#01	0.60m x 0.60m	Potted
26	<i>Heuchera cylindrica</i>	Round-leaved Alumroot	#01	0.60m x 0.60m	Potted
26	<i>Sedum spectabile</i> 'Autumn Joy'	Autumn Joy Stonecrop	#01	0.60m x 0.60m	Potted
<b>Pollinator Lawn Mix</b>					
	<i>Achillea millefolium</i>	Common Yarrow			
	<i>Antennaria microphylla</i>	Rosy Pussytoes			
	<i>Erigonum niveum</i>	Snow Buckwheat			
	<i>Festuca idahoensis</i>	Idaho Fescue			
	<i>Gillardia aristata</i>	Brown-Eyed Susan			
	<i>Koeleria macanthra</i>	Junegrass			
	<i>Poa secunda</i>	Sandberg Bluegrass			

**PRECEDENT IMAGES**



Schedule  
 DP PL2025-08

SEAL

NOT FOR CONSTRUCTION		
2	RE-ISSUED FOR DEVELOPMENT PERMIT	2025-12-14
1	ISSUED FOR DEVELOPMENT PERMIT	2025-09-08
ISSUE	DESCRIPTION	DATE

CLIENT NAME:  
**TENGRI ARCHITECTURE LTD.**

PROJECT NAME:  
**BC BUILDS PENTICTON  
955 ECKHARDT AVENUE WEST**

DRAWING TITLE:  
**CONCEPTUAL LANDSCAPE PLAN**

DRAWN:	EM	<b>LDP2</b>
CHECKED:	AW	
PROJECT NO.:	24168-100	
SCALE:	1:100	