



# Summerland Eco-Village

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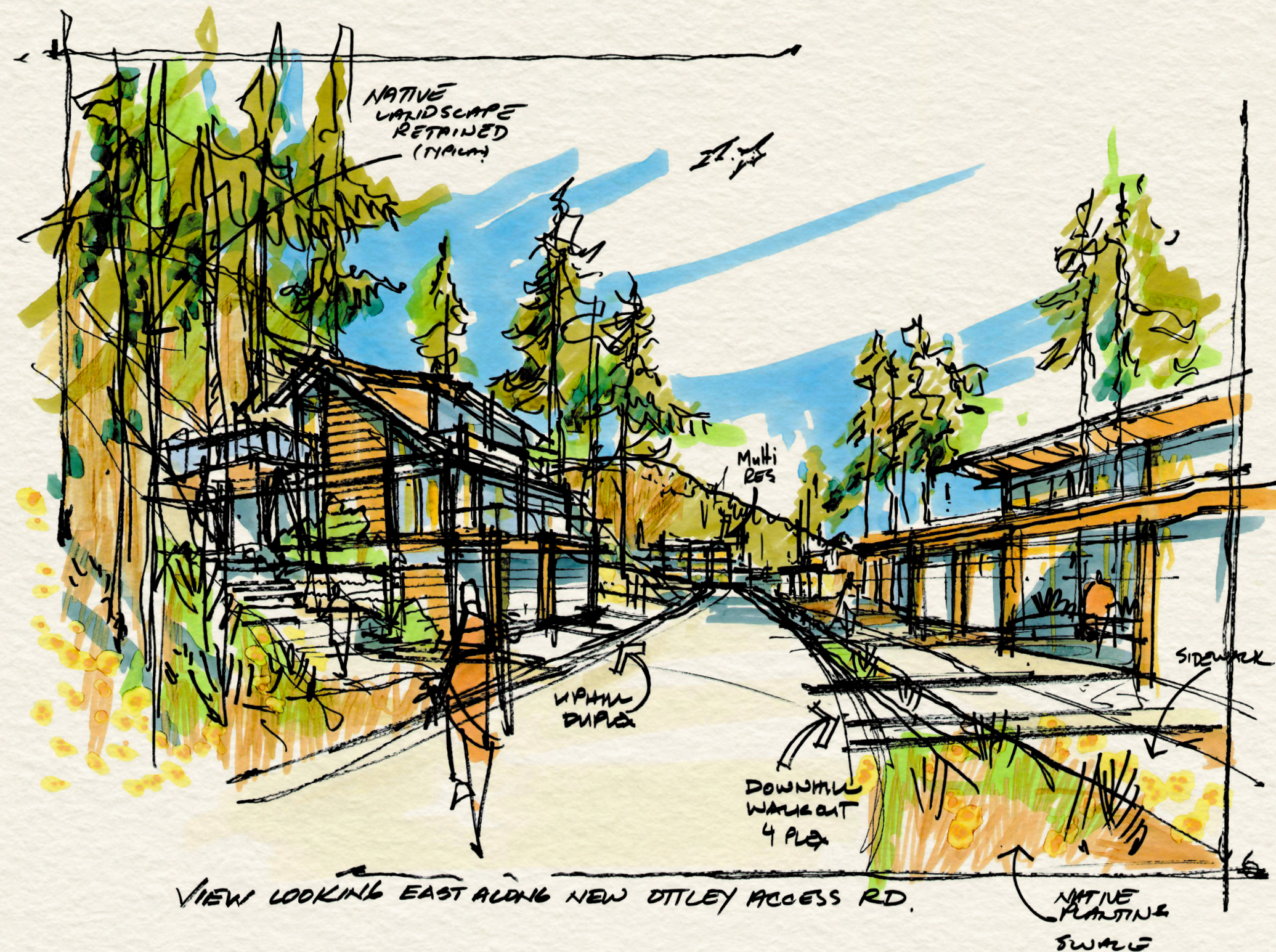
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## Discover Summerland's Premier Eco-Village Opportunity

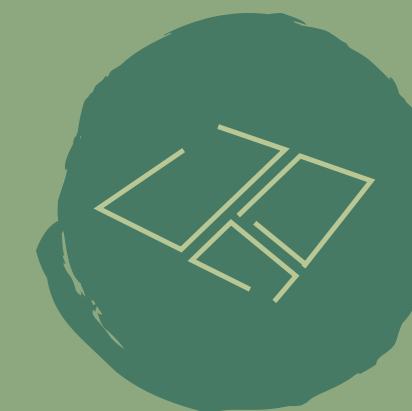


*A future community set atop a stunning, natural hillside—where sustainability meets lifestyle.*

Perched on 67.4 acres of pristine South Okanagan land, the subject property of 13501 Denike Street offers an unparalleled development opportunity. Home to the Summerland Energy Centre's solar and battery storage facility, this site boasts breathtaking views of Okanagan Lake, Giants Head Mountain and the Naramata Bench.

With a deep commitment to environmental preservation, key areas surrounding the Eco-Village have been designated as parkland—safeguarding species at risk, and maintaining recreation trails and the area's rich biodiversity. This eco-conscious approach ensures a harmonious balance between development and nature.

Outdoor enthusiasts will thrive with well-established hiking and mountain biking trails right at their doorstep. Just minutes from schools, downtown Summerland, and award-winning wineries, this location seamlessly blends nature, recreation, and convenience.



**67 acres** of District-owned land



**51 acres** to be preserved as parkland

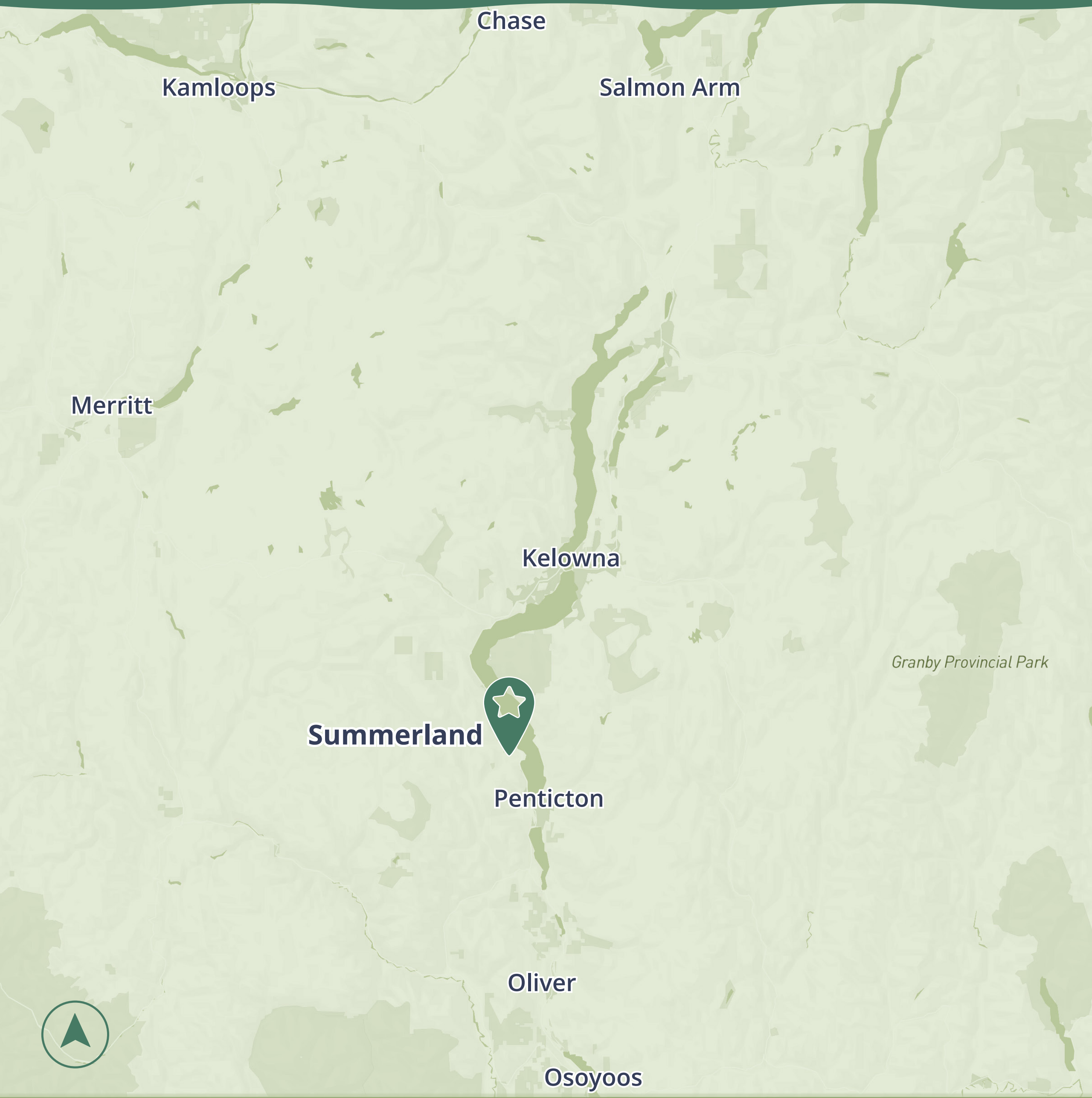


**12 acres** of developable land



**140+ units** of "cottage-style" residences, townhomes, and apartment style housing





## Okanagan Context

In the heart of the Okanagan Valley in Southern British Columbia, the District of Summerland is a rural farming community of over 12,000 residents. Nestled into the mountains and valleys along Okanagan Lake, Summerland consists of pockets of residential and rural-residential development surrounded by vineyards, orchards, and farmland. Built around a quaint downtown, Summerland boasts a wide range of features local cafes and boutiques, professional services, and recreational and cultural amenities.

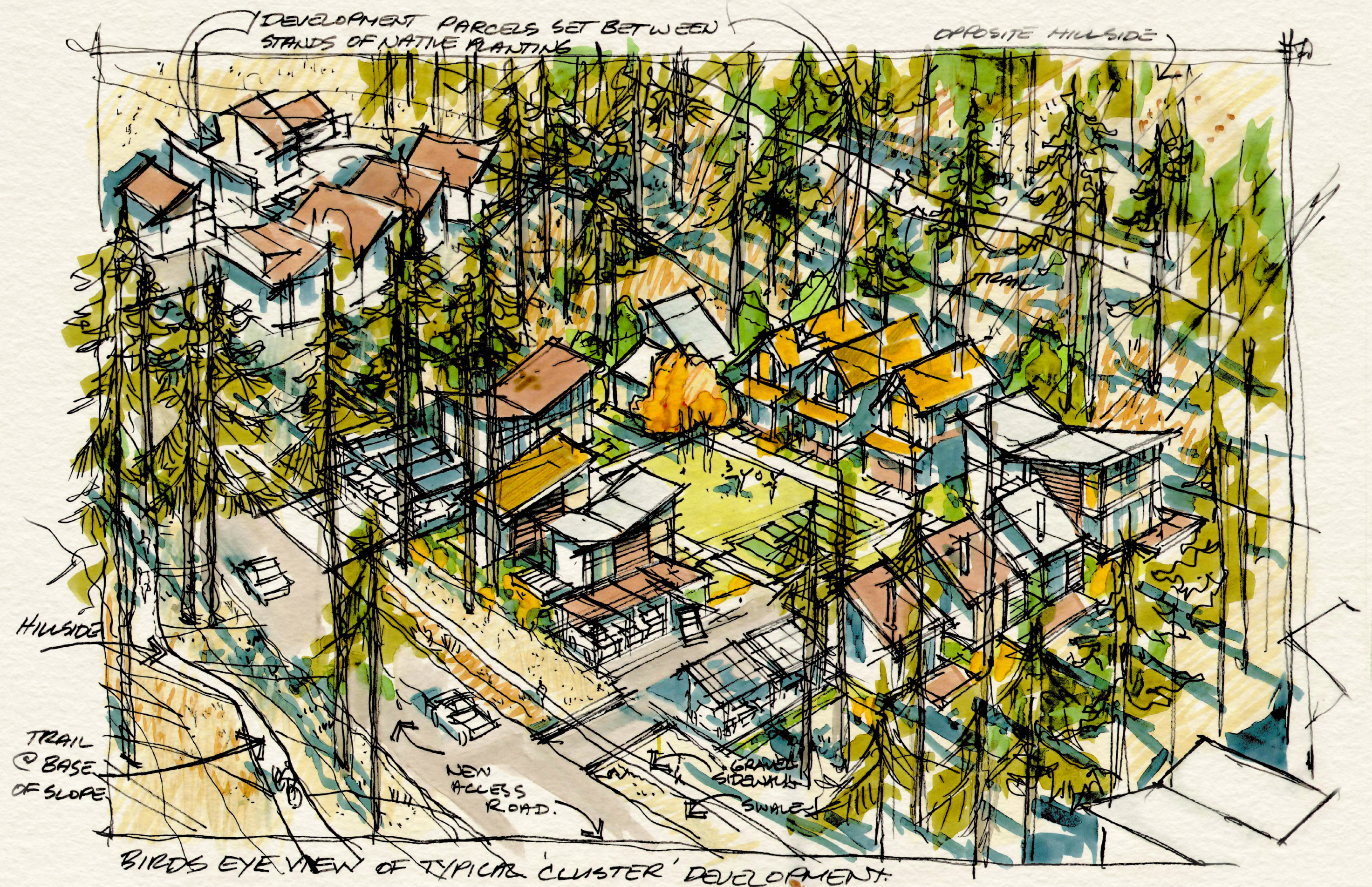


## Summerland Eco-Village: A Vision for Sustainable Living

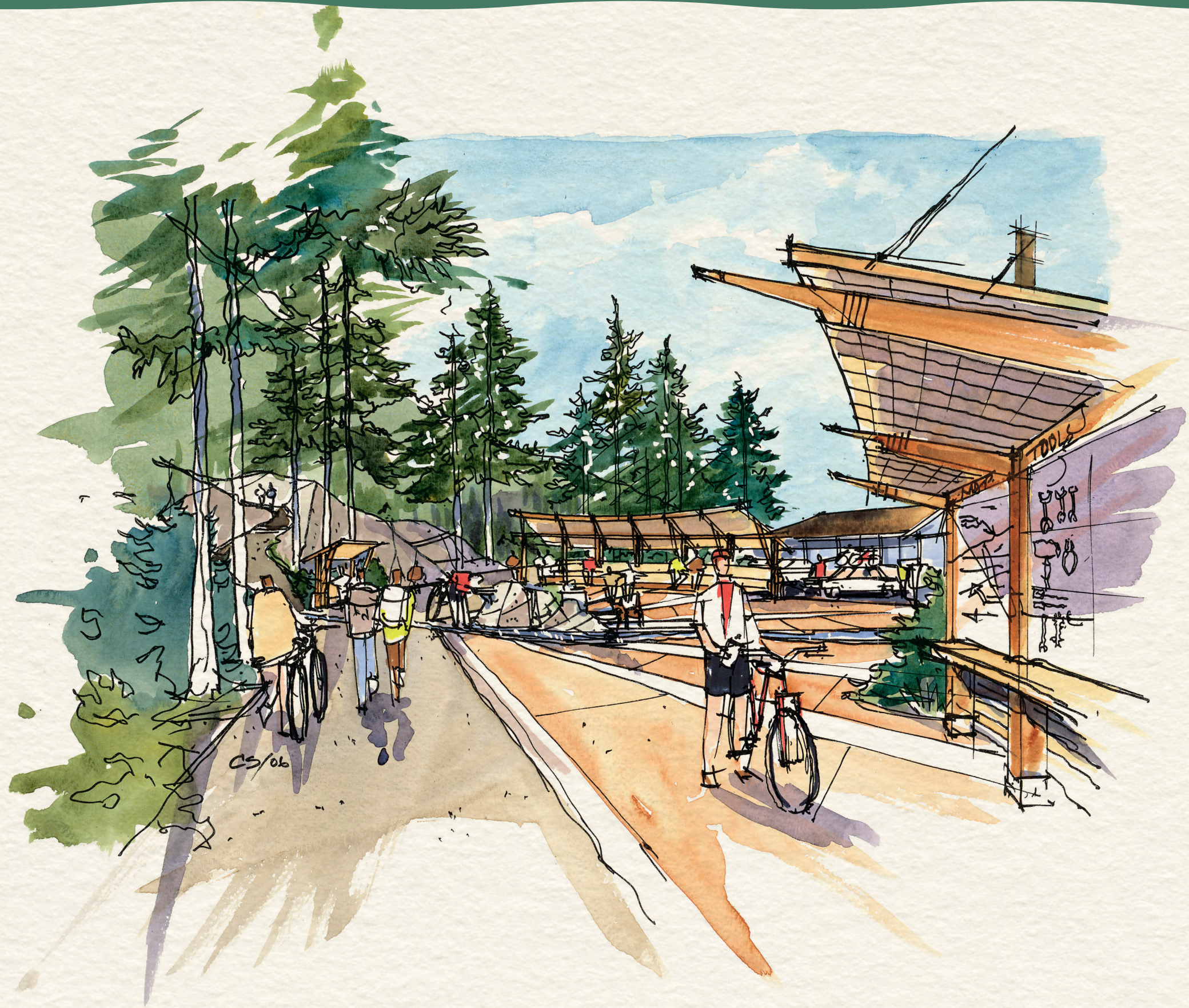
Guided by MODUS Planning & Design and Associated Engineering, the Summerland Eco-Village concept plan delivers a groundbreaking approach to sustainable community living. With input from the Penticton Indian Band, interested parties, and environmental experts, this thoughtfully designed village balances modern living with ecological responsibility.

The plan envisions approximately 146 homes, with a diverse mix of cottage cluster single detached, duplex, townhomes, and pocket apartment residences—all seamlessly integrated with surrounding parkland and the District's Solar Energy Centre. A vibrant community hub is envisioned to serve as a gathering space for residents, alongside enhanced recreation trails, new amenities, and pedestrian-friendly design to foster strong neighborhood connections.

By incorporating First Nations land principles, sustainable design, and natural asset management, this visionary development creates more than just housing—it builds a resilient, connected, and environmentally conscious community. The future of sustainable living starts here.







## Zoning Map

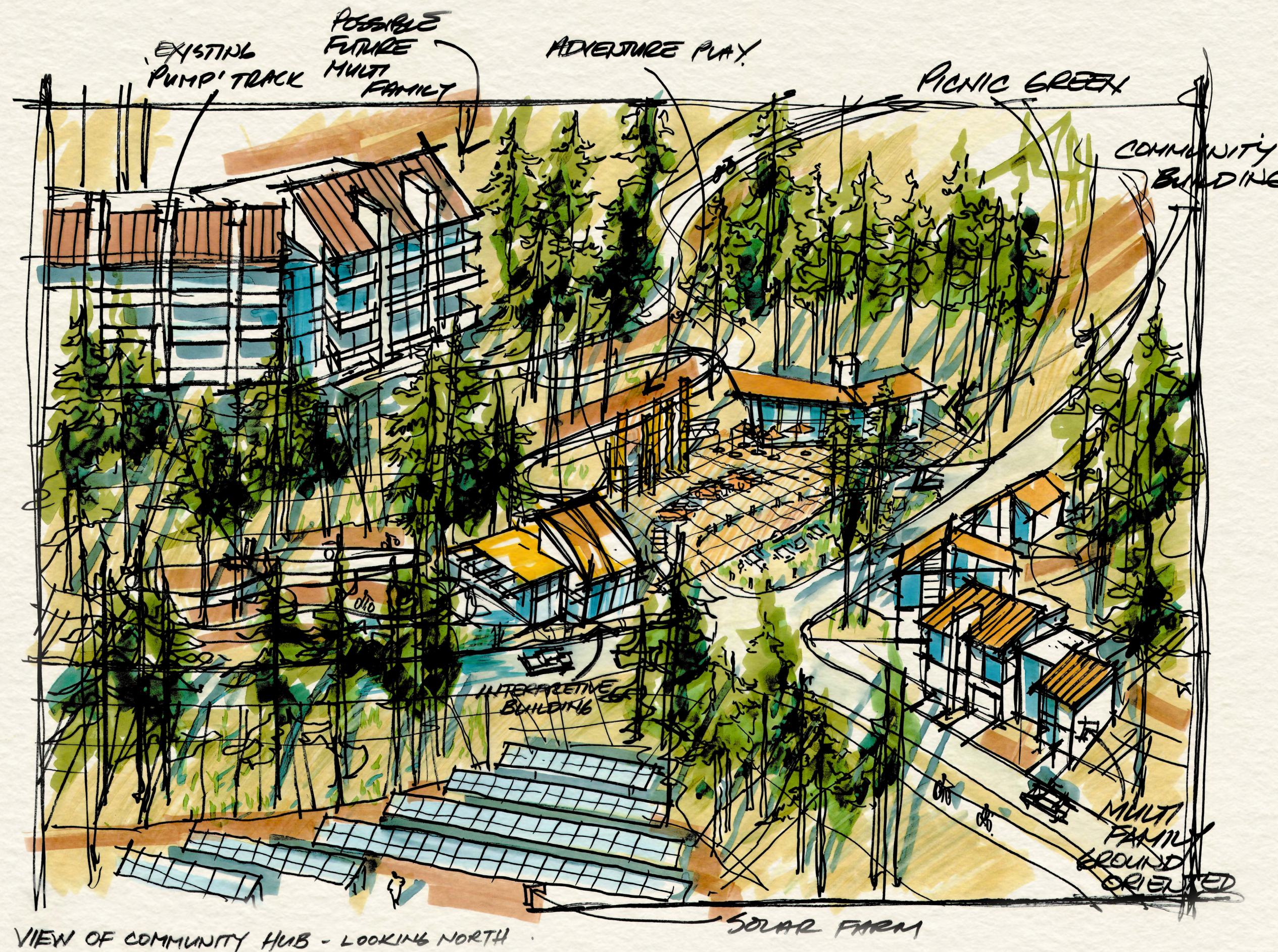
Build a place where innovation meets nature—The Summerland Eco-Village is thoughtfully planned with approved site-specific zoning and a design guideline that work together to support the District's sustainability and community-oriented vision for the Eco-Village. The Eco-Village zoning supports four residential clusters of varying densities, all alongside 50+ acres of parkland and the District's innovative Solar Energy Centre.



The Eco-Village zoning (CD-9) features four sub-areas that support a diverse housing stock:

- 1 NeighbourWood**  
Cluster format strata development of single family/duplex small housing units (Lot 1 – 2.38 Ha)
- 2 High Density**  
4 storey apartment building(s) with underground parking (Lot 2 – 0.585 Ha)
- 3 Hillside**  
2-3 storey townhousing product proposed along the main roadway, Denike Rd, that supports up-slope and sown-slope development (Lots 5, 6, and 7 - 0.706 Ha combined)
- 4 Mixed Density**  
Both townhousing and apartment housing product, developed in a strata housing development format (Lot 4 – 1.1 Ha)





## A Unique Development Opportunity in Sustainable Living

The District of Summerland is seeking visionary developers to bring the Eco-Village to life—a groundbreaking sustainable residential community designed to align with high environmental standards and progressive urban planning.

- Developers with expertise in LEED, Envision, BC Energy Step Code, and Zero Carbon Code are encouraged to participate, with options to acquire individual lots, multiple parcels, or the entire development site. Those pursuing the full-site opportunity will be responsible for essential off-site infrastructure improvements, working under a servicing agreement with the District.
- The next steps include a Request for Proposals (RFP) for bulk purchase or a phased approach, where the District completes infrastructure upgrades before selling individual parcels in 2025. To maintain the project's sustainability vision, all sales will include design guidelines, restrictive covenants, and cultural heritage commitments in partnership with the Penticton Indian Band.

This is a rare opportunity to shape the future of sustainable housing in the South Okanagan—where environmental responsibility meets modern, community-driven living.





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