

Skaha Assembly Redevelopment Frequently Asked Questions – Community March 6, 2023

Project Information

Q: What is happening at the Skaha Assembly sites including the Skaha Sunrise Apartments, and the Meadowlark, Sun Valley and Mayfair motel sites?

A: The buildings at Skaha Sunrise Apartments, and Meadowlark, Sun Valley and Mayfair motel sites will be replaced with new buildings at the end of a multi-year planning and redevelopment process. BC Housing is moving forward with plans for this redevelopment and will share construction updates and other important information as the redevelopment process moves forward.

Q: Why is BC Housing redeveloping the motels on Skaha Lake Road?

A: The buildings on Skaha Lake Road are old and they need very costly and extensive repairs. We also have a great opportunity to increase the number of homes and provide more housing options for the Penticton community as a part of the redevelopment.

Q: Who is leading the planning and redevelopment process?

A: BC Housing is leading the planning and redevelopment process. We are currently working with architects, designers and consultants to finalize the design plans.

Q: When will the new development be complete?

A: BC Housing is progressing with plans for this redevelopment but it will take time. We do not yet have a design plan or an exact timeline for when we will provide the City of Penticton with a proposal for redevelopment.

Q: What will be different about the area when the site is redeveloped?

A: Insights from tenants, the community and interested parties will help to inform what is ultimately developed. The site is already zoned for higher density and will look very different from what it is today, but we do not yet have a design plan for the site.

The Skaha Assembly redevelopment design and concept will be based on the following draft principles:

- Building for a diverse and accessible community
- Environmental sustainability and resiliency

- Designing to encourage multiple forms of transportation
- Strengthening social connectivity and wellbeing
- Implementing features that will enhance security and safety for residents
- Designing the development to fit in with the neighbourhood
- Local culture and heritage incorporated into the design
- Collaborating with the community through engagement and partnerships
- Focussing on the principles of reconciliation through Indigenous engagement
- Ensuring a tenant first approach through ongoing communication and support

Q: Who will manage the new buildings?

A: The new buildings will be managed by BC Housing or through partnerships with either the non-profit housing sector and/or the rental housing sector.

Community Engagement and Impacts

Q: What is affordable housing?

A: Affordable Housing encompasses a range of housing options from subsidized housing for low-income families and seniors through to affordable, market, purpose built rental or affordable home ownership.

Applicant Eligibility

- The plan is to provide a range of housing options available in the redevelopment. Applicant eligibility criteria will vary depending on affordability level of each unit.

Project Target Populations

- Low to moderate- and middle-income singles, families, seniors, and persons with disabilities living and working in the Penticton area.

Q: Will the new development have a coffee shop or other commercial space?

A: It is anticipated that commercial space will be added to the development. This is an area where we are looking for community input. The first phase of engagement included an online survey allowing community members to share their insights and feedback to help inform the project vision and design. We are currently working with designers and consultants to finalize the design plans.

Q: How will this change affect the existing tenants?

A: There will be no changes for tenants or their homes for several years. Once the new homes are built, they will be able to choose whether they want to move into a new home at the Skaha Assembly redevelopment.

Q: How will BC Housing choose the tenants who will live there?

A: BC Housing will assign these new homes through a fair process. The homes will be assigned based on household need, the need for adaptable or wheelchair units, and similar considerations.

Q: How can I participate in this engagement?

A: The first phase of engagement included an online survey allowing community members to share their insights and feedback to help inform the project vision and design. We are currently working with designers and consultants to finalize the design plans.

BC Housing is committed to keeping the community involved and informed during the redevelopment. We will provide more updates on progress as we move forward. In the meantime, we encourage you to send your comments and feedback to communityrelations@bchousing.org

Q: How can I stay informed about the planning and redevelopment process?

A: You can visit the [BC Housing Let's Talk](#) project page, or contact communityrelations@bchousing.org if you have questions.