

# Welcome to the **Skaha Redevelopment Information Session**

Thank you for taking the time to participate and share your feedback with us.



To ensure that this is a safe space for all members of the community and to make the most of this session, we request that all participants follow the operating values outlined below:

- 1.** Respectful communication and language.
- 2.** Show respect to others even if their perspective differs from your own.
- 3.** Be curious and listen to understand.
- 4.** Balance airtime so that everyone has the opportunity to participate.
- 5.** Support the spirit of community.

## Land Acknowledgment



BC Housing is committed to meaningful Indigenous partnerships and relationships based on principles of Reconciliation. We recognize the Penticton Indian Band and the traditional, ancestral, unceded territory of the Syilx Okanagan People, on whose lands we are on today.

## BC Housing's **Reconciliation Strategy**

Reconciliation with Indigenous peoples begins with acknowledging systemic and institutional oppression, addressing ongoing impacts of historical wrongs, and ending racism. This requires deep reckoning with the truth, commitment to justice, and ongoing efforts to build trusting and good relationships towards real change. We all need to reverse the systemic inequalities and discrimination facing Indigenous peoples.

BC Housing is committed to eliminating racist and discriminatory policies, processes and approaches and recognizes that it is an ongoing process with much to be learned along the way.

### **Engagement Opportunities**

BC Housing is working with the Penticton Indian Band to identify opportunities to include their members in engagement and to understand how Indigenous culture and heritage can be integrated into the redevelopment.

Areas of focus will include:

- 1.** Protection of archeological resources
- 2.** Building, site design and amenities that are welcoming to Indigenous tenants.
- 3.** Potential partnerships with the Penticton Indian Band
- 4.** Continued cultural exploration and learning

# Project Vision Framework

In Spring 2022, BC Housing engaged members of the community that will directly be impacted or affected by the proposed redevelopment to gain their insights and feedback to help inform the project vision framework and design concepts. This input was key to ensuring the future site reflects the unique needs of the community while achieving BC Housing’s overarching goal of increasing affordable housing in Penticton.

Feedback heard in Phase 1 engagement has helped to refine the vision framework to more accurately represent community values related to housing needs. The vision framework acts as the guiding principles for the redevelopment project and supports the overall project design.

## Skaha Lake Assembly Redevelopment Vision Framework Principles

**Vision:** To elevate the possibilities of the site by facilitating affordable, accessible, and sustainable housing for singles, families, workforce, seniors, and persons with disabilities, living in the Penticton area. Together, we reimagine the possible and challenge the conventions of affordable rental housing.



# Which neighbourhood do you live in?



## Location & Background

The Provincial Rental Housing Corporation (PRHC) owns the motel sites located at 2730, 2784, 2824, and 2872 Skaha Lake Road and 179 Green Avenue West, in the City of Penticton. BC Housing is moving forward with redeveloping these properties, currently known as Skaha Sunrise Apartments, and the Meadowlark, Sun Valley and Mayfair motels. The future spaces will provide a variety of housing options focused on affordable rentals for singles, families, seniors, and persons with disabilities living and working in the community.

This redevelopment will play an important role in increasing the number of affordable housing units which are desperately needed in Penticton. More than 550 affordable units are being proposed in this redevelopment with the plan to have Phase 1 available to renters by 2028.



*Overhead view of the redevelopment site located at 2730, 2784, 2824, and 2872 Skaha Lake Road and 179 Green Avenue West, in the City of Penticton.*

# Which Concept Plan Do You Prefer?

No final decisions have been made regarding the design; however, two draft concept plans have been developed by the project team and are informed by community feedback. The draft plans are guided by a vision framework, best practices in placemaking, integrated planning and affordable housing and community feedback received in the Phase 1 (2022) engagement process.

**Option 1**



**Option 2**



5	<b>NUMBER OF BUILDINGS</b>	4
581	<b>TOTAL RESIDENTIAL UNITS</b>	612
523	<b>TOTAL PARKING STALLS</b>	551
6 and 12 storeys	<b>BUILDING HEIGHT</b>	6 and 12 storeys
Apartments	<b>UNIT TYPES</b>	Mix of apartments and townhomes
Apartments of up to 6 storeys along Skaha Lake Road, relatively uniform heights and setbacks.	<b>SITE PLAN</b>	Townhome entrances along Skaha Lake Road create more active street frontage and neighborhood feel.
238 (41%)	<b>NUMBER OF ONE-BEDROOM UNITS</b>	264 (43%)
242 (42%)	<b>NUMBER OF TWO-BEDROOM UNITS</b>	235 (38%)
92 (16%)	<b>NUMBER OF THREE-BEDROOM UNITS</b>	82 (13.5%)
9 (1%)	<b>NUMBER OF STUDIOS</b>	9 (1.5%)
0	<b>NUMBER OF TOWNHOMES (2-BEDROOM UNITS)</b>	22 (4%)
116 (20%)	<b>NUMBER OF ACCESSIBLE UNITS</b>	122 (20%)
3	<b>LEVELS OF ABOVE GRADE PARKING STRUCTURES</b>	3
Community hub/gathering space at ground level Commercial/Retail Space Indoor Day Care Facility	<b>URBAN/OUTDOOR FEATURES</b>	Enhanced Green Boulevard along Skaha Lake Road Commercial/Retail Space Indoor Day Care Facility
Administration offices Roof gardens Indoor/Outdoor daycare facility	<b>OTHER INDOOR AND OUTDOOR AMENITIES</b>	Administration offices Roof gardens Indoor/Outdoor daycare facility

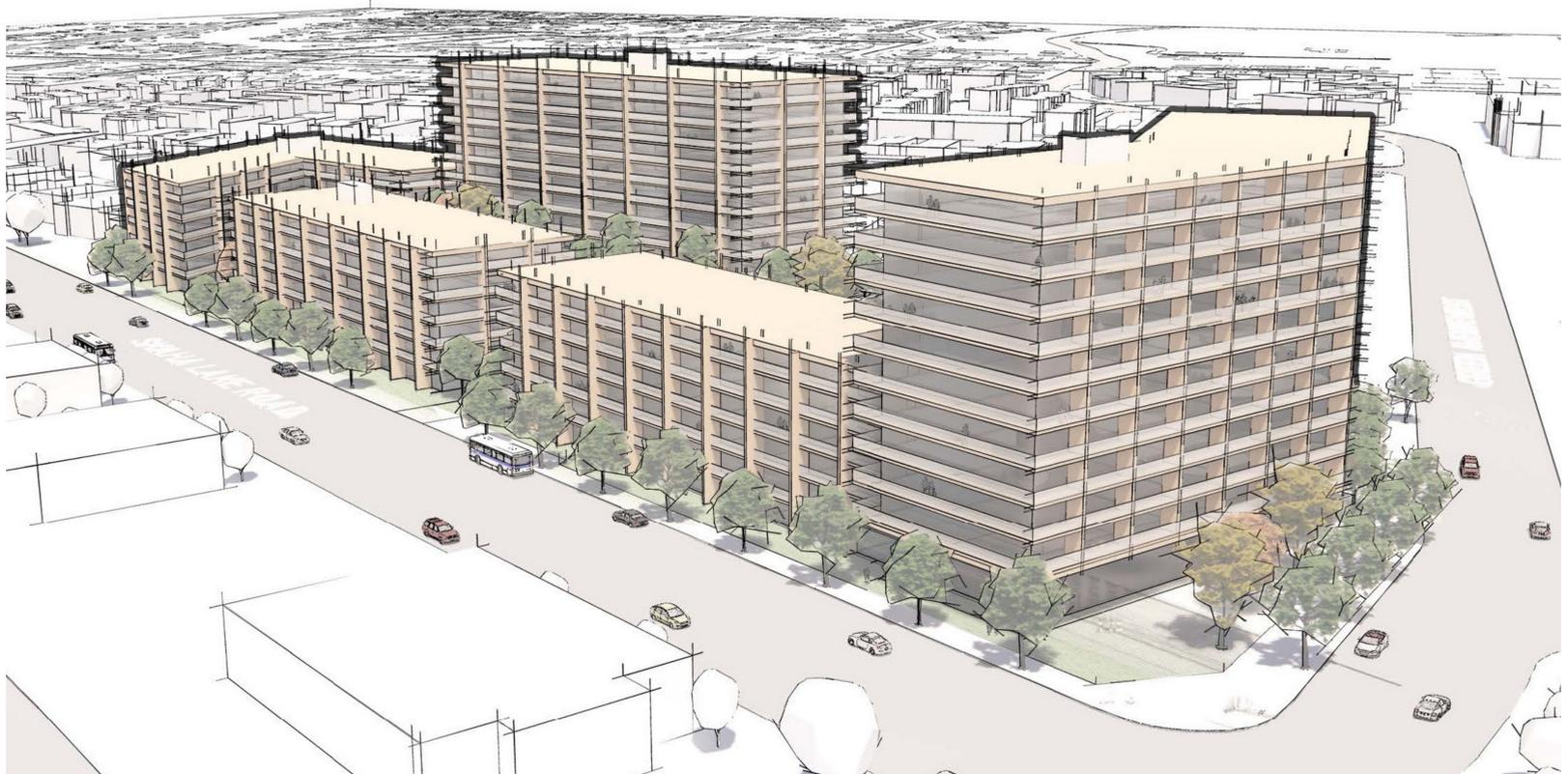
## Option 1

Option 1 will balance density with open space and outdoor amenities.

**This option will be built in three development phases and will include:**

- Five structures,
- 581 residential units, including 116 accessible units (20%), and
- 523 parking stalls.

This option will provide a well-balanced private and semi-private greenspace, featuring community space at the ground level and green roofs, but with fewer units.



## Option 2

Option 2 will take advantage of the full site development and will include.

**This option will be built in three development phases and will include:**

- Four structures,
- 612 residential units, including 122 accessible units (20%), and
- 551 parking stalls.

This option will provide private green roof amenity spaces and a much more enhanced green boulevard on Skaha Lake Road with more residential units.

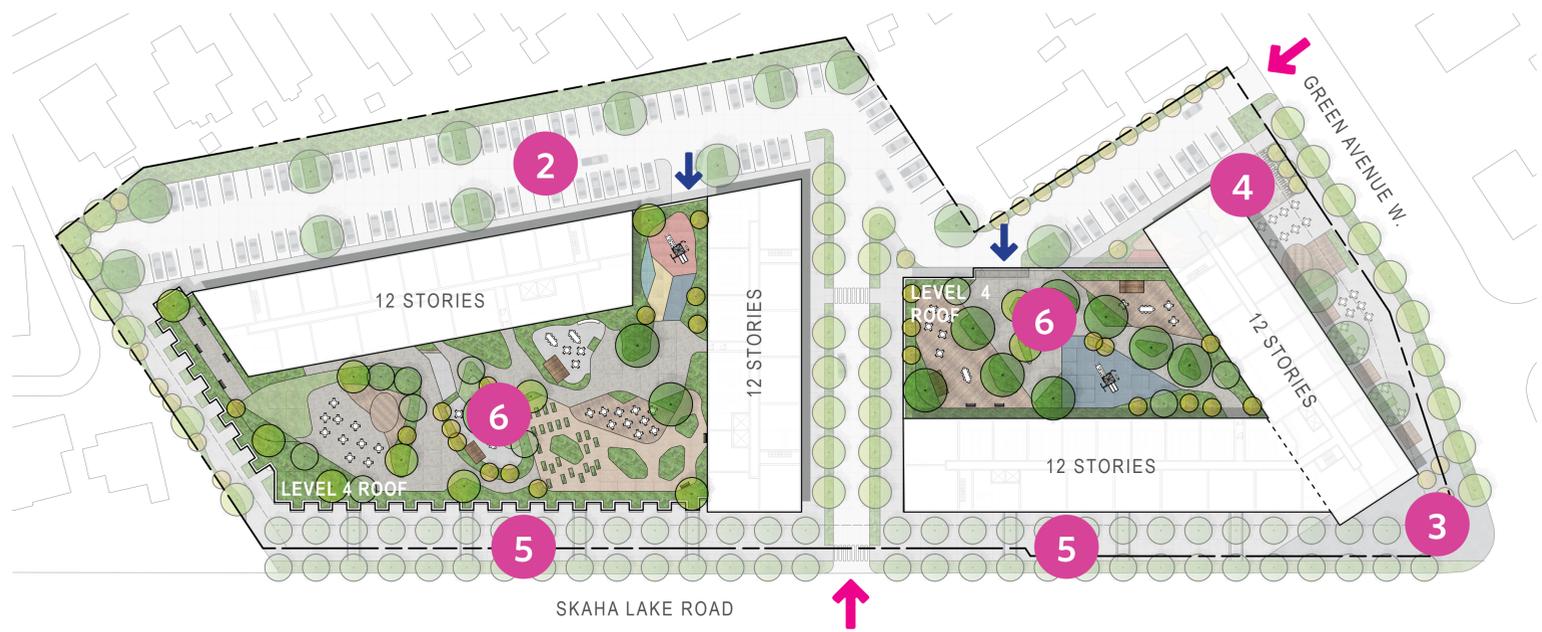


# Site Plans

## OPTION 1 - SITE PLAN



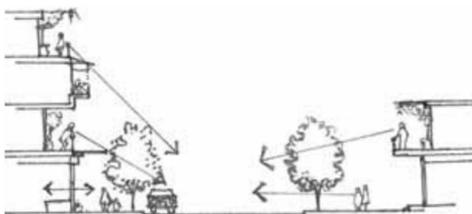
## OPTION 2 - SITE PLAN



### LEGEND

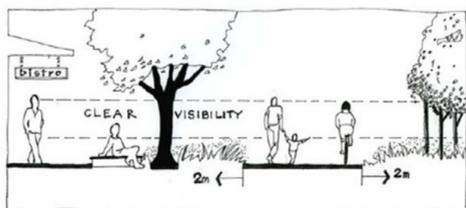
- |                               |                                  |                           |
|-------------------------------|----------------------------------|---------------------------|
| 1 COMMUNITY HUB               | 4 DAY CARE FACILITY              | VEHICULAR SITE ACCESS     |
| 2 SURFACE PARKING             | 5 GREEN BOULEVARD                | ACCESS TO COVERED PARKING |
| 3 SKAHA & GREEN FEATURE PLAZA | 6 GREEN ROOF & OUTDOOR AMENITIES |                           |

# Crime Prevention Through Environmental Design (CPTED)



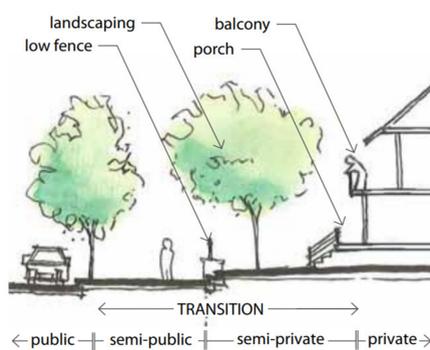
## 1. NATURAL SURVEILLANCE

- It is based on a simple premise that a person inclined to engage in criminality will be less likely to act on their impulse if he or she can be seen. Commonly associated with the establishment of clear sight lines.
- The project will maximize visibility of people, parking areas and entrances.



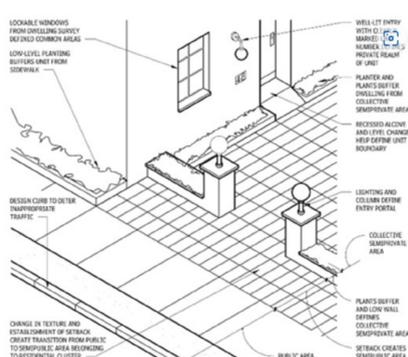
## 2. NATURAL CONTROL ACCESS

- Design concept directed primarily at decreasing criminal accessibility in which intruders are discouraged or denied entry.
- The project will include natural forms of access control such as fences, low walls, landscaping, gates and any barrier that is natural for the environment including topographical features.



## 3. TERRITORIAL REINFORCEMENT

- Design concept that realizes that physical design can create or extend a sphere of influence so that users develop a sense of proprietorship that is noticeable to the offender.
- The project will clearly delineate private spaces from semi-public and public spaces and create a sense of ownership.



## 4. ACTIVITY SUPPORT

- The design idea is to create an activity space through the use of natural surveillance and lighting, and architectural design that clearly defines the purpose of the structure or space.
- The project will feature safe placed activities which will heighten the natural surveillance within this community and protect the property from potential chronic problem activity.

# Sustainability



## 1. LOW CARBON CONSTRUCTION

- Wood construction (light wood framing for higher buildings) is a local material that supports local jobs
- Wood construction greatly reduces the environmental impact compared to concrete or steel



## 2. HIGH ENERGY EFFICIENCY INSULATION & HVAC SYSTEMS

- Reduce greenhouse gas emissions and meets the BC Energy Step Code, Step 3.
- Saves annual energy costs.



## 3. HEALTHY, EQUITABLE HOUSING

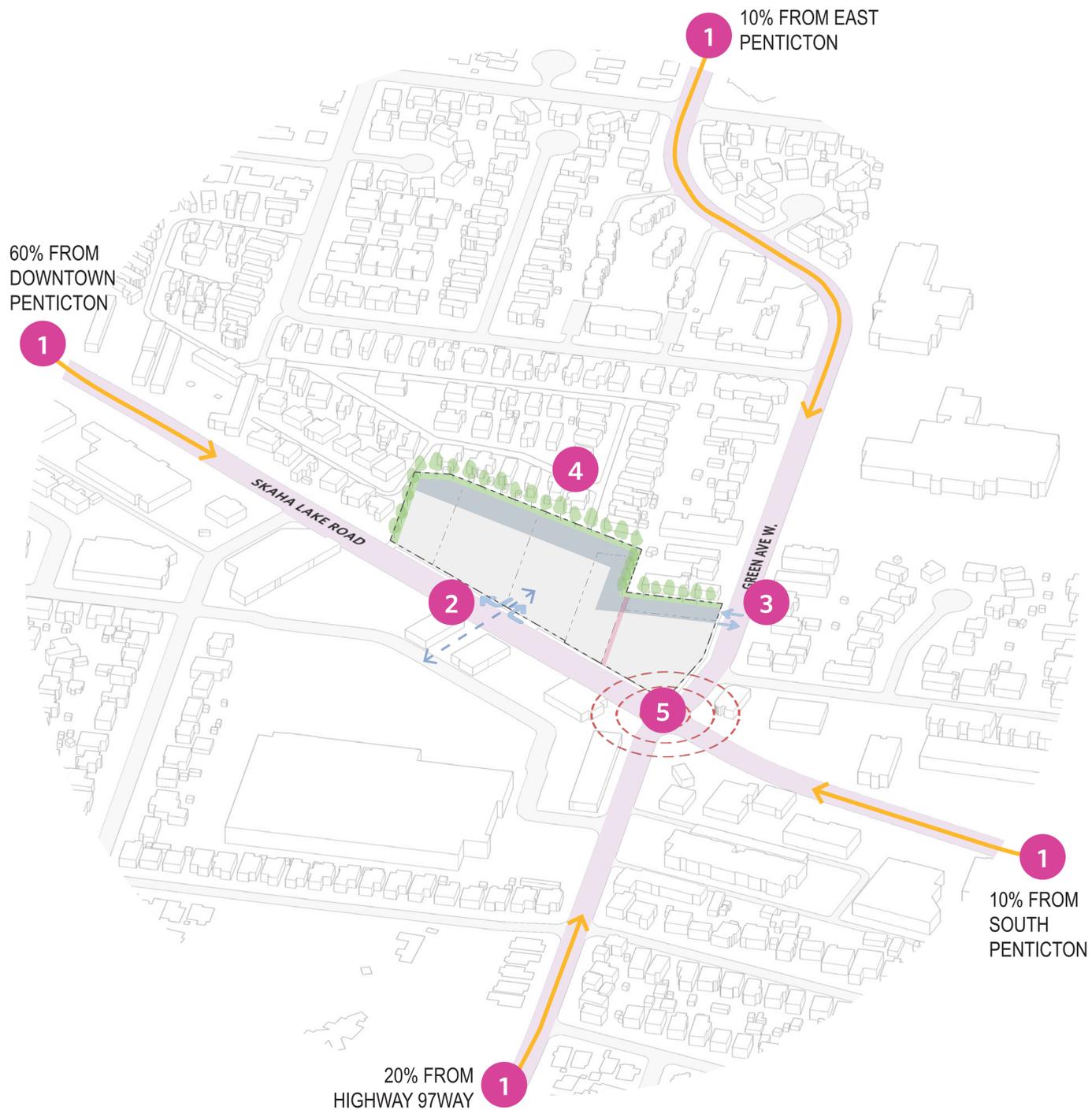
- High performance walls means excellent acoustics, comfortable interiors, no condensation,
- Filtered ventilation for high air quality, even with wildfire smoke
- Affordable housing, bicycle parking and access to transit provide equitable opportunities.



## 4. WATER CONSERVATION

- Low-flow fixtures and drought tolerant planting reduce water consumption.

# Redevelopment Site Traffic Analysis



- 1** APPROXIMATE VOLUME OF VEHICLE TRAFFIC FROM ALL DIRECTIONS.
- 3** SITE ENTRANCE AND EXIT ON GREEN AVENUE (WEST).
- 5** THIS INTERSECTION HAS BEEN IDENTIFIED AS ONE OF THE BUSIEST IN PENTICTON AND MAY BE RECOGNIZED AS A LANDMARK LOCATION, THROUGH THE PLANNING PROCESS. PEDESTRIAN MOVEMENT AND SAFETY WILL BE PRIORITIZED AT THIS CORNER.
- 2** SITE ENTRANCE AND EXIT VIA SKAHA LAKE ROAD WILL BE CREATED WITH SPECIFIC CONSIDERATION TO ALIGNING WITH THE EXISTING SITE ACCESS AT THIS LOCATION.
- 4** ADDING SURFACE PARKING ALONG THE EAST SIDE OF THE SITE WILL ACT AS A BUFFER TO INCREASE PRIVACY FOR NEIGHBOURING RESIDENTIAL BUILDINGS.

## Tenant Engagement and Relocation

BC Housing is committed to ensuring that existing tenants experience a sense of inclusion and belonging throughout this process and have minimal disruption to their quality of life through the move-out/move-in process when the project is ready for occupancy.

**A tenant communication and relocation plan will be created and will include the following six steps:**

**Step 1** – Identify key housing transition principles that align with the City and BC Residential Tenancy Act.

**Step 2** – Implement a comprehensive communications strategy to ensure tenants experience minimal disruption and receive clear communication and opportunities to engage, ask questions and address concerns regarding relocation.

**Step 3** – Complete an impact assessment to identify tenants who will be most affected by the relocation.

**Step 4** – Create a risk registry and mitigation strategy to reduce any barriers to tenant participation or receipt of information.

**Step 5** – Implementation of communication and engagement opportunities for tenants to learn more and ask questions throughout the redevelopment process.

**Step 6** – Sharing key information with tenants beginning early in the process and throughout, including next steps for affected tenants and phasing or timeline of key dates for relocation, when the redevelopment has been completed.

## Share your Feedback

We want to hear from tenants, neighbours, and members of the community who are interested or affected by this project. We need your feedback to help to identify the preferred concept plan, what works well, and to identify opportunities for improvement.

**There are a several ways that you can participate in the community engagement process:**

1. Take the online survey between May 15 and June 9,
2. Attend an in-person or virtual community information session,
3. Sign up to participate in a virtual or in-person community workshop,
4. Sign up to participate in a virtual or in-person focus group,
5. To learn more, share your feedback, and to register to attend an engagement session, visit the BC Housing Let's Talk project page at [www.letstalkhousingbc.ca/penticton-skaha-assembly-redevelopment](http://www.letstalkhousingbc.ca/penticton-skaha-assembly-redevelopment),
6. Share your feedback with BC Housing staff at [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org).

**Take the Survey:**

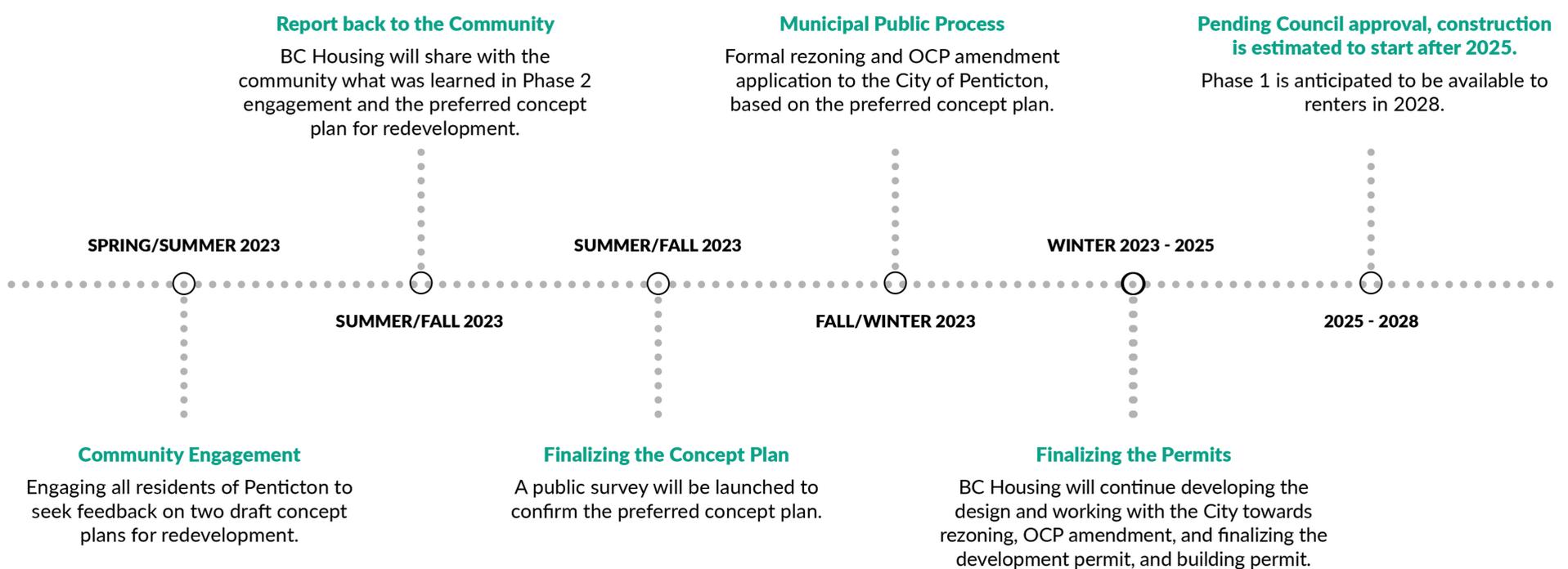


*Community Hub – Not an official rendering*

## Next Steps and Project Timeline

We are in Phase 2 of engaging the community which will help BC Housing identify a preferred concept option for development. In late 2023, BC Housing will submit a formal rezoning and OCP amendment application to the City of Penticton based on the preferred concept. Pending Council approval, construction is estimated to start after 2025.

### SKAHA LAKE ASSEMBLY REDEVELOPMENT PROJECT TIMELINE



## Stay Informed of Project Updates

Now is the time to connect, learn more and engage so that BC Housing can continue to advance this project with the community's voice as a key part of the decision-making process.

- Visit the **BC Housing Let's Talk** project page for more information,
- Register for project updates, and
- Share your feedback with BC Housing staff at **[communityrelations@bchousing.org](mailto:communityrelations@bchousing.org)**.

Our goal is to ensure that everyone who wants to have a voice in in this project has the information they need to participate.



*View from Skaha Lake Road – Not an official rendering*



Penticton  
Skaha Assembly  
**REDEVELOPMENT**

# Feedback and Comments

Share your feedback with a post-it note