



BC Housing
#1701 – 4555 Kingsway
Burnaby, BC V5H 4V8
Home office (604) 433-1711

Mayor Vassilaki and Council
Mr. Donny Van Dyk, CAO
171 Main Street
Penticton, BC V2A 5A9

Via email: Council@penticton.ca

Via email: Donny.vanDyk@penticton.ca

May 26, 2021

To: Your Worship, Councillors and Mr. Van Dyk,

Re: Purchase of 2730, 2784 and 2824 Skaha Lake Road, Penticton

Please accept this letter in notification of our purchase of 2730 Skaha Lake Road (Meadowlark Motel); 2784 Skaha Lake Road (Sun Valley Motel); and 2824 Skaha Lake Road (Mayfair Motel).

Why these properties?

BC Housing has owned neighbouring property 2872 Skaha Lake Road (Skaha Sunrise) since 2009 and has operated the property as housing for 48 people who are low income and at risk of homelessness since 2009. The long-term vision was always to revitalize the property to provide additional housing solutions for Penticton. The Development Strategies Redevelopment Team was created in late 2018 to look at redevelopment opportunities of provincially owned assets that have aging buildings. Skaha Sunrise is part of this redevelopment portfolio.

In 2020, the previous owner of the Meadowlark, Sun Valley and Mayfair Motels approached BC Housing and we struck a partnership, beginning the process of initial exploration of the feasibility for redevelopment of all 4 motel sites as well as the other BC Housing-owned site immediately adjacent property 179 Green Avenue.

At the end of 2020, the previous owner changed their position and honored a first rights to purchase the property to BC Housing. BC Housing will close on this purchase on May 27, 2021.

The look to the future

In the coming months, BC Housing will be hiring consultants and assembling a redevelopment team to develop a plan that increases options for seniors, families and workforce housing across the housing spectrum at the now assembled 2730, 2824, 2784, 2872 Skaha Lake Road and 179 Green Avenue (Redevelopment Assembly).

BC Housing is taking over the Meadowlark, Sun Valley and Mayfair Motels with current resident lease agreements intact. The aged motels provide 57 existing affordable homes in the community. BC Housing will be maintaining these 57 affordable homes. Any revitalization plan for the Redevelopment Assembly will maintain the 57 homes being acquired in addition to the 48 existing homes at the Skaha Sunrise as affordable housing available for those with low incomes and who are at risk of homelessness. All current residents will have first right of refusal to be housed in the redevelopment upon completion. All redevelopment and planning activity will follow [BC Housing's Redevelopment principles](#) and will prioritize interests of the tenants first.

In the coming months, we will be completing technical background investigation and analysis, and developing a comprehensive engagement plan to advance the iterative process where we connect with current residents, the local neighbourhood, business and employment stakeholders, the community at large, and your planning and engineering staff to shape a vision for this land assembly.

We are very excited about what this opportunity provides for our mandate to deliver affordable housing options to communities, and more specifically how a redevelopment and revitalization plan can respond to The City of Penticton's Housing Needs Assessment.

Should you have any questions, please feel free to reach out me at either speters@bchousing.org or 604.439.4142.

Best regards,

A handwritten signature in black ink, appearing to read 'S.P.', with a long horizontal line extending to the right.

Sheryl Peters

Provincial Director, Redevelopment
Development Strategies

Cc:

- Blake Laven, Director of Planning, City of Penticton
- Armin Amrolia, Associate Vice President, Development Strategies, BC Housing
- Nanette Drobot, Regional Director, Operations (Interior Region), BC Housing
- Murray Langdon, Director – Community Stakeholder Relations, BC Housing