



Notice of Meeting and Meeting Agenda Capital Regional Hospital District Board

Wednesday, June 9, 2021

1:05 PM

6th Floor Boardroom
625 Fisgard Street
Victoria, BC

The Capital Regional District strives to be a place where inclusion is paramount and all people are treated with dignity. We pledge to make our meetings a place where all feel welcome and respected.

1. TERRITORIAL ACKNOWLEDGEMENT

2. APPROVAL OF THE AGENDA

3. ADOPTION OF MINUTES

- 3.1. [21-485](#) Minutes of the May 12, 2021 Capital Regional Hospital District Board Meeting

Recommendation: That the minutes of the Capital Regional Hospital District Board meeting of May 12, 2021 be adopted as circulated.

Attachments: [Minutes - May 12, 2021](#)

4. REPORT OF THE CHAIR

5. PRESENTATIONS/DELEGATIONS

In keeping with directives from the Province of BC, this meeting will be held by Live Webcast without the public present.

To participate electronically, complete the online application for "Addressing the Board" on our website. Alternatively, you may email the CRD Board at crdboard@crd.bc.ca.

5.1. Presentations

5.2. Delegations

6. CONSENT AGENDA

6.1. [21-443](#) Oak Bay Lodge Public Engagement Update

Recommendation: The Hospitals and Housing Committee recommends to the Capital Regional Hospital District Board:
That the Oak Bay Lodge Public Engagement Update report be received for information.
(NWA)

Attachments: [Staff Report: Oak Bay Lodge Public Engagement Update](#)
[Appendix A: Consultation Summary Report](#)
[Appendix B: Proposed Services](#)

7. ADMINISTRATION REPORTS

8. REPORTS OF COMMITTEES

9. BYLAWS

10. NOTICE(S) OF MOTION

11. NEW BUSINESS

12. ADJOURNMENT

Voting Key:

NWA - Non-weighted vote of all Directors

NWP - Non-weighted vote of participants (as listed)

WA - Weighted vote of all Directors

WP - Weighted vote of participants (as listed)

Meeting Minutes

Capital Regional Hospital District Board

Wednesday, May 12, 2021

1:05 PM

6th Floor Boardroom
625 Fisgard Street
Victoria, BC

PRESENT:

D. Blackwell (Chair), C. Plant (Acting Vice Chair), S. Brice, J. Brownoff (for F. Haynes) (EP), B. Desjardins (EP), L. Helps, M. Hicks (EP), G. Holman, P. Brent (for D. Howe) (EP), B. Isitt (EP), J. Loveday (EP), C. McNeil-Smith (EP), R. Martin (1:09 pm), R. Mersereau, K. Murdoch (EP), G. Orr, J. Ranns (EP), D. Screech, L. Seaton, M. Tait (EP), N. Taylor, K. Williams, R. Windsor (EP) (1:09 pm), G. Young

Staff: R. Lapham, Chief Administrative Officer; N. Chan, Chief Financial Officer; L. Hutcheson, General Manager, Parks and Environmental Services; K. Lorette, General Manager, Planning and Protective Services; K. Morley, General Manager, Corporate Services; T. Robbins, General Manager, Integrated Water Services (EP); M. Lagoa, Deputy Corporate Officer; S. Orr, Senior Committee Clerk (Recorder)

EP - Electronic Participation

Regrets: F. Haynes, D. Howe

The meeting was called to order at 1:04 pm.

1. TERRITORIAL ACKNOWLEDGEMENT

A Territorial Acknowledgement was provided in the preceding meeting.

2. APPROVAL OF THE AGENDA

MOVED by Director Plant, **SECONDED** by Director Helps,
That the agenda for the May 12, 2021 Session of the Capital Regional Hospital District Board be approved.
CARRIED

3. ADOPTION OF MINUTES

3.1. [21-373](#) Minutes of the April 14, 2021 Capital Regional Hospital District Board Meeting

MOVED by Director Mersereau, **SECONDED** by Director Orr,
That the minutes of the Capital Regional Hospital District Board meeting of April 15, 2021 be adopted as circulated.
CARRIED

4. REPORT OF THE CHAIR

There were no Chair's remarks.

5. PRESENTATIONS/DELEGATIONS

There were no presentations or delegations.

6. CONSENT AGENDA

MOVED by Director Mersereau, **SECONDED** by Director Taylor,
That consent agenda item 6.1. be approved.
CARRIED

6.1. [21-254](#) Capital Regional Hospital District 2020 Audit Findings Report and Audited Financial Statements

That the Capital Regional Hospital District 2020 Audit Findings Report be received and the Capital Regional Hospital District 2020 Audited Financial Statements be approved.
CARRIED

7. ADMINISTRATION REPORTS

There were no Administration Reports.

8. REPORTS OF COMMITTEES

8.1. [21-327](#) 2021 Minor Capital Projects and Equipment - Approval of Capital Bylaw

K. Lorette spoke to item 8.1.

MOVED by Director Helps, **SECONDED** by Director Mersereau,
1) That the recommended 2021 Minor Capital Projects totalling \$3,750,000 be approved and expensed from the 2021 requisition;
2) That the recommended 2021 equipment grants of \$30,000 to Mount St. Mary Hospital and \$2,925,000 to Island Health be approved and expensed from the 2021 requisition;
3) That Bylaw No. 406, "Capital Regional Hospital District Capital Bylaw No. 180, 2021", be introduced and read a first, second and third time.
CARRIED

MOVED by Director Helps, **SECONDED** by Director Mersereau,
4) That Bylaw No. 406 be adopted.
CARRIED

9. BYLAWS

There were no Bylaws.

10. NOTICE(S) OF MOTION

There was no Notice(s) of Motion.

11. NEW BUSINESS

There was no New Business.

12. ADJOURNMENT

MOVED by Director Plant, **SECONDED** by Director Taylor,
That the May 12, 2021 Capital Regional Hospital District Board meeting be
adjourned at 1:10 pm.
CARRIED

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER

**REPORT TO HOSPITALS AND HOUSING COMMITTEE
MEETING OF WEDNESDAY, JUNE 02, 2021**

SUBJECT **Oak Bay Lodge Public Engagement Update**

ISSUE SUMMARY

To provide an update on the first round of public engagement at Oak Bay Lodge.

BACKGROUND

The Capital Regional Hospital District (CRHD) took over ownership of Oak Bay Lodge (2251 Cadboro Bay Road) from the Vancouver Island Health Authority (Island Health) effective August 14, 2020. On October 14, 2020 the CRHD Board approved the award of contract to Kirk and Co. Consulting Ltd. for public engagement on the Oak Bay Lodge Redevelopment project. At the December 02, 2020 Hospitals and Housing Committee, staff reported on the public engagement timeline/process and committed to bring a report back to the Board on the results of the first round of engagement.

The first stage of the public engagement process focused on seeking community feedback and ideas regarding the future development of the Oak Bay Lodge property. The first round of consultation took place between January 6 and February 4, 2021. Due to provincial COVID-19 restrictions, engagement activities took place online using tools such as Zoom webinar and online feedback forms, to enable safe interactions. Hard copies of engagement materials were also distributed in community centres and to those who requested them.

There was significant interest from the community in this initial consultation period, with over 759 public and stakeholder interactions. The *Consultation Summary Report – Round One* outlines input received from the community (Appendix A). We engaged the community on three healthcare services areas: primary care, seniors’ hub, and a public health unit. A summary of the key suggestions are shown in the Table below.

Healthcare Service Area		Healthcare Services
Primary Care	43%	general practitioners, nurse practitioners, urgent care, acute care, hospital overflow and more
Seniors’ Hub	25%	long term care, extended care, assisted living, independent living, adult day programs, dementia care and more
Addictions and Mental Health	24%	addictions and mental health including outpatient and inpatient detox and rehabilitation support and more
Public Health Unit	13%	walk-in clinic, diagnostics and testing, immunization clinic, youth health services, maternity services, nutrition services and more

There were also comments and questions received and information shared related to engagement, decision-making and project timeline, including involvement of other agencies, covenants on the property, municipal zoning, demolition and construction.

Next Steps

The feedback received from this initial period provided the CRHD with important information to inform potential options for the future use of the property.

The second round of consultation is anticipated in Spring/Summer 2021 and will focus on reporting back to the community what was heard during this first period, demonstrating how the CRHD has considered that input, and introducing potential development concepts for further feedback.

Activity	Description	Timeline
Planning / materials development	<ul style="list-style-type: none">○ Develop Consultation and Engagement Plan○ Develop materials for consultation and engagement	May-June 2021
Round 2 launch	<ul style="list-style-type: none">○ News release○ Launch website/start of public notifications	June 2021
Consultation period	<ul style="list-style-type: none">○ Virtual open houses○ Virtual small group meetings○ Physically distant pop-ups	June-August 2021
Final Report	<ul style="list-style-type: none">○ Round 2 - Consultation Summary Report	August-September 2021

CRD/CRHD staff have met with Island Health and preliminary discussions have focused on Island Health findings from needs assessment and functional programming for the Oak Bay Lodge site.

The existing building is 14,220 Building Gross Square Metres (BGSM), three stories with a 30 percent site coverage. Options for consideration and discussion as part of the second round of public engagement include a range of 30,000-50,000 BGSM, 3-6 stories, with 50-75 percent site coverage. Some of the health related service options include hospital based services such as rehabilitation services and intermediate care and housing. Other non-hospital based services under consideration include senior's long term care and primary care. Other services are still being considered as well such as affordable housing, private health facilities and independent seniors living (see Appendix B for additional information regarding these services). These options will be discussed with the community as part of the second round of engagement and staff will bring back schematic design options to the Board for consideration.

ALTERNATIVES

Alternative 1

The Hospitals and Housing Committee recommends to the Capital Regional Hospital District Board:

That the Oak Bay Lodge Public Engagement Update report be received for information.

Alternative 2

That the Oak Bay Lodge Public Engagement Update report be referred back to staff for additional information based on Hospitals and Housing Committee direction.

IMPLICATIONS

Demolition Process

Staff have allocated \$10 million in the CRHD Capital Plan for Oak Bay Lodge demolition and redevelopment for 2021-2022. Resources will be allocated toward hiring consultants to develop a concept plan and working through a procurement process for receiving development proposals. Costs for the public engagement consultants and development of the conceptual plan will be funded from the Administration and Feasibility Studies Reserve.

CONCLUSION

A multi-round consultation and engagement process is underway. There was significant interest from the community in the first round of public engagement and those suggestions will be shared and incorporated into the second phase of the process. The second phase of the engagement process will focus on reporting out on what was heard from the community during the first round, and introducing potential development concepts for feedback.

RECOMMENDATION

The Hospitals and Housing Committee recommends to the Capital Regional Hospital District Board:

That the Oak Bay Lodge Public Engagement Update report be received for information.

Submitted by:	Michael Barnes, MPP, Senior Manager Health & Capital Planning Strategies
Concurrence:	Kevin Lorette, P. Eng., MBA, General Manager, Planning & Protective Services
Concurrence:	Robert Lapham, MCIP, RPP, Chief Administrative Officer

ATTACHMENT

Appendix A: Consultation Summary Report

Appendix B: Proposed Services



Consultation Summary Report

March 2021

Future use of the Oak Bay Lodge property

Community Consultation – Round One

January 6, 2021 – February 4, 2021

Kirk&Co.

ABOUT KIRK & CO. CONSULTING LTD.

Kirk & Co. is a recognized industry leader in designing and implementing comprehensive public and stakeholder consultation and engagement programs. Utilizing best practices, consultation and engagement programs are designed to maximize opportunities for input, Kirk & Co. independently analyzes and reports on public and stakeholder input.

The views represented in this engagement summary report reflect the priorities and concerns of engagement participants. They may not be representative of the views of the public and other stakeholders because participants self-selected into the community engagement, and therefore do not reflect a random sample.

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Appendix A

Notification materials

Appendix B

Engagement materials

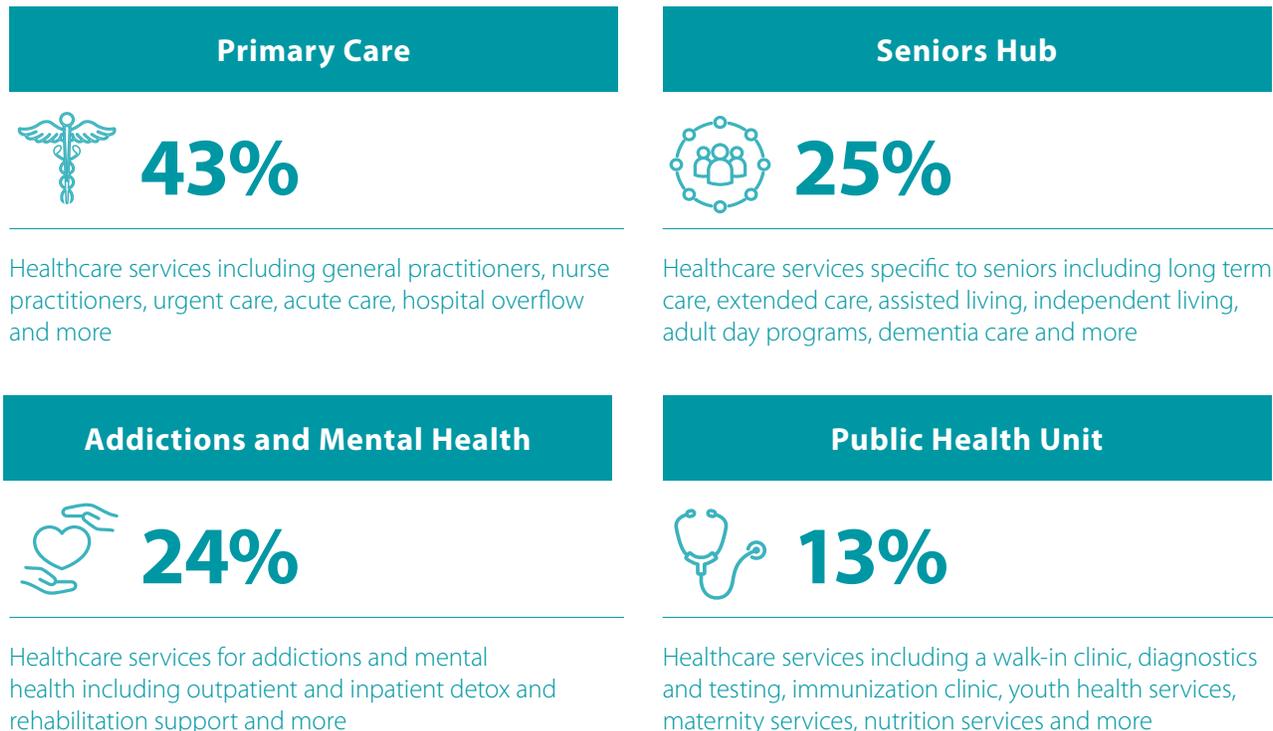
1.0

Executive summary

The Capital Regional Hospital District (CRHD) is committed to developing and improving healthcare facilities in the capital region. The redevelopment of the former Oak Bay Lodge property provides an opportunity for a discussion with the community about reimagining its future use. The CRHD launched a comprehensive planning and consultation process, with the first round of consultation taking place between January 6 and February 4, 2021. There was significant interest from the community in this initial consultation period, with over 759 public and stakeholder interactions. This *Consultation Summary Report – Round One* outlines what input was received from the community.

The focus of the first round of consultation was to seek feedback and ideas on the region’s healthcare priorities. Respondents were provided multiple ways to participate. This report summarizes the notification, engagement methods, and key themes of the input received from participants regarding the future use of the property. Quantitative results from the feedback form are also detailed within the report.

We engaged the community on three healthcare services areas: primary care, seniors hub, and a public health unit. Below are high-level healthcare suggestions participants would like to see as part of any new proposed development.



As well, there were comments and questions related to engagement, decision-making and project timeline, including involvement of other agencies, covenants on the property, municipal zoning, demolition and construction.

A second consultation period is anticipated in spring 2021 and will focus on reporting back on what was heard during the first round of consultation, demonstrating how the CRHD has considered that input, and introducing potential development concepts for further feedback.

Due to provincial COVID-19 restrictions, engagement activities took place online using tools such as Zoom webinar and online feedback forms, to enable safe interactions. Hard copies of engagement materials were also distributed in community centres and to those who requested them.

How input will be used

The Capital Regional Hospital District is reviewing and considering all input received in community meetings, online, and in written submission from this round of consultation for the redevelopment of the Oak Bay Lodge property.

2.0

Background

The Oak Bay Lodge was a regional healthcare facility located on a 3.9-acre property in Oak Bay, British Columbia. For over four decades, this facility cared for thousands of individuals who required long-term care or seniors-care supports. The 235-bed building closed in summer 2020 as part of a long-term plan. The majority of residents were relocated to the new complex-care facility at The Summit in Victoria and ownership of the property was transferred to the CRHD on August 14, 2020.

After a review with partner agencies, it was determined that the Oak Bay Lodge building is past its useful life. Two covenants exist on the property, including one from its sale in 1971. Those covenants state that the land must be used for the 'public good' and the property must be used as a 'retirement home'. These covenants are ultimately subject to municipal rezoning and/or Island Health approval processes.

The future use of the property will align with the CRHD's mandate, developing and improving healthcare facilities in the CRD in partnership with Island Health. Working with the community to reimagine the future use of the property is a priority for the CRHD and is part of the Capital Regional District (CRD)'s Capital Plan for 2021-22. This project presents an important opportunity to recognize and address growing healthcare needs in the region.



3.0

Engagement overview

From January 6 to February 4, 2021, the CRHD conducted the first round of engagement on the redevelopment of the Oak Bay Lodge property. Due to provincial COVID-19 restrictions, engagement activities took place online and hard copies of project and engagement materials were provided upon request.

Two public online open houses were held on January 21 and 26, 2021 and two online small group meetings were held on January 19, 2021 with neighbours and key stakeholders. The sessions provided information about the project and allowed for questions and comments.

Stakeholders and the public received notification of the engagement period by media release, postcard mail drop, newspaper advertisements, signage, social media posts, email, and the CRD website. Notification materials directed participants to the project webpage at crd.bc.ca/oakbaylodge, where they could find the engagement materials and opportunities to provide feedback.

Leading up to the two public open houses, a series of small group meetings and phone interviews with community members took place. A meeting with immediate neighbours of the property was set up to hear their thoughts and input. Feedback was also received in a meeting with board members of the Community Association of Oak Bay Board. Several phone interviews were conducted with leaders from local schools, recreation centres, building property managers and first responders in the area.



4.0

Notification

Stakeholders and the public were notified about the engagement opportunities using several notification methods – all of which included the link to the project webpage at crd.bc.ca/oakbaylodge.

Media release

A media release was issued on January 6, 2021: *Capital Regional Hospital District seeks community input on future use of Oak Bay Lodge property*. The release was distributed by the CRD to media in the local region.

Postcards

Within the first week of the engagement period, 1,097 postcards were delivered to local residences within a 500m radius of the Oak Bay Lodge property.

Newspaper advertising

Seven advertisements ran in community newspapers in the engagement period. The ads appeared in both the print and digital versions.

- Saanich News – January 6 and 13, 2021
- Oak Bay News – January 7 and 14, 2021
- Victoria News – January 7 and 14, 2021
- Times Colonist – January 10, 2021

Social media

Multiple posts were shared on the CRD's social channels to create awareness of the engagement and how to participate. Posts were also retweeted and shared by other groups and organizations.

- Twitter (@crd_bc): 13 posts
- Facebook (@CapitalRegionalDistrict): 6 posts
The January 6 post was pinned to the top of the CRD page for the duration of the engagement period.

Stakeholder outreach

Emails were sent to 16 key stakeholders to provide information about meetings and other opportunities to participate in the engagement. There were 17 telephone calls made to stakeholders.

Emails were also sent to stakeholders and members of the public who signed up through the project webpage to receive periodic email updates.

- January 18, 2021 – sent to 42 contacts
- February 1, 2021 – sent to 72 contacts

Signage

Two large signs (2' x 3') were erected at the entrance and exit of the Oak Bay Lodge property site with information on the engagement period and the project's webpage address.

CRD Events calendar

The two online open house events on January 21 and January 26, 2021 were both listed on the CRD's Events calendar and included links to register for the events.

Project webpage

All notification materials directed participants to the project webpage at crd.bc.ca/oakbaylodge.

The CRD homepage highlighted the Oak Bay Lodge Redevelopment webpage link as a feature topic starting on January 6, 2021. A panel was also added on the CRD's website under "Get Involved" to encourage feedback and participation.

Copies of the notification materials can be found in Appendix A.

5.0

Participation

Between January 6, 2021 and February 4, 2021, there was a total of 759 public and stakeholder interactions:



615

completed surveys
(606 online, 9 hard copy)



14

attended two small group meetings



121

online open house attendees
155 total questions and comments
(138 written, 17 oral)



9

written emails received to project
email address

FIRST NATIONS

Notification of the engagement process was facilitated at the bi-weekly Lekwungen Liaisons meetings. The CRD continues to work with the Liaisons group to ensure ongoing participation and feedback regarding healthcare priorities.

6.0

Engagement methods

Pre-interviews

Key community representatives from a range of fields, including education, business, property management, neighbourhood groups, and first responders were contacted in advance of the start of consultation. The project team shared information about the upcoming consultation, methods of engagement and sought input on the process.

Online open houses

There were 121 attendees at two online open houses on January 21 and 26, 2021. At each online open house, Michael Barnes, Senior Manager of Health and Capital Planning Strategies at the Capital Regional District, presented an overview of the project and scope of the first phase of engagement.

- Thursday, January 21, 2021 – 6:00-7:30 p.m.
- Tuesday, January 26, 2021 – 6:00-7:30 p.m.

Following the presentation, Kirk & Co. facilitated a question and comment period. 155 total written and oral questions and comments were made during the two open houses. Attendees were encouraged to complete a feedback form following their participation in the open houses.

Small group meetings

14 people attended two small group meetings, which provided the community with an opportunity to take part in a more in-depth discussion about the Oak Bay Lodge property. The meetings were held with residents on Zoom on January 19, 2021. A CRHD representative was available to answer questions and hear feedback.

- Project neighbours:
Tuesday, January 19, 2021 – 5:00-6:00 p.m.
- Community Association of Oak Bay:
Tuesday, January 19, 2021 – 6:00-7:00p.m.

Discussion guide

The discussion guide provided information about the project and engagement, including an overview of the CRHD, history of the Oak Bay Lodge property, location of the property, purpose of the redevelopment project, details related to land use, rezoning and building demolition, topics of engagement, and how to participate in the engagement process.

Hard copy materials

Due to provincial COVID-19 restrictions, engagement activities took place online. To ensure that the engagement was accessible to all, more than 150 hard copies of the discussion guide, with the feedback form attached, were distributed to community and recreation centres in Oak Bay. The public was also able to request a copy of the materials sent to them by mail.

Feedback form

615 surveys were received between January 6 and February 4, 2021. The online feedback form was available through a link on the project webpage at crd.bc.ca/oakbaylodge and was hosted on a civic engagement platform. Hard copies of the feedback form were also available at community and recreation centres in Oak Bay and upon request by mail.

The feedback form asked participants to prioritize and provide suggestions for healthcare services to consider in the redevelopment; prioritize and provide suggestions for other priorities for a mixed-use development proposal (once healthcare options on the property are exhausted); and provided an opportunity for open-ended response.

- 606 online feedback forms were received
- 9 hard copy feedback forms were received

Project webpage

All community consultation materials were available on the project webpage at crd.bc.ca/oakbaylodge starting January 6, 2021. This included information about the engagement period, options for participation, the discussion guide, feedback form link, media release, online sign-up for the two open houses, and frequently asked questions. As well, a link to the project email address at OBLengagement@crd.bc.ca and an option to subscribe to updates were available.

The project webpage will exist throughout the life of the project and will be updated as more information and engagement opportunities become available.

Email

Nine emails were received to the project email address at OBLengagement@crd.bc.ca, which was established for the duration of the engagement period to accept submissions of feedback and to answer questions. This email address was available on the project webpage at crd.bc.ca/oakbaylodge.

Neighbourhood canvas

Members of the project team visited multiple residences in close proximity to Oak Bay Lodge to discuss the engagement and provided copies of the discussion guide and postcard. Social distancing was maintained at all times.

Copies of the engagement materials can be found in Appendix B.

7.0

What we heard

Online open houses

There were 121 attendees at two online open houses, where 155 total written and oral questions and comments were shared. The following provides a summary of the number of written and oral questions and comments shared at each of the open houses, as well as the key themes observed in the feedback.



Online open house 1

Thursday, January 21, 2021
6:00-7:30 p.m.

- 64 attendees
- 87 questions and comments
(77 written, 10 oral)



Online open house 2

Tuesday, January 26, 2021
6:00-7:30 p.m.

- 57 attendees
- 68 questions and comments
(61 written, 7 oral)

Themes

Engagement and decision-making processes related to property use, including comments about removing the existing covenants, municipal zoning, and the importance of meaningfully considering public input

Island Health's participation in the engagement process and intentions for programming at the development

Seniors hub, including long term care, respite care, day care, intergenerational programming and more

Maximizing value of the property by including a range of services and adopting an integrated model of care that promotes community congregating, including suggestions for a community garden

Primary care and the health unit, including the need for more general practitioners and healthcare uses for the site that benefit the whole community

Themes

Property use and decision-making, including comments about removing the existing covenants and municipal zoning, and the importance of conducting continuous meaningful engagement

Demolition, including comments related to demolition timeline, remediation, and potential effects to nearby properties

Using the property as housing for people experiencing homelessness in the interim or long-term, including comments about BC Housing

Seniors hub, including long term care, respite care, day care and more

Healthcare and seniors care is the priority for the property, with affordable housing as the priority if other uses are pursued

Small group meetings

14 people attended two online small group meetings. Small group meetings provided a project and engagement overview and discussion related to stakeholder interests.



Project neighbours

Tuesday, January 19, 2021

5:00-6:00 p.m.

- Eight attendees



Community Association of Oak Bay

Tuesday, January 19, 2021

6:00-7:00p.m.

- Six attendees

Themes

Project timelines, including demolition and construction

The importance of carrying out extensive and meaningful engagement, and affording additional weight to the input provided by the immediate neighbourhood surrounding the property

Preservation of existing vegetation, trees and wildlife, including deer and eagles

Traffic and parking during demolition, construction, and operation, noting it could put stress on roadways in the area

Themes

Engagement and decision-making process, including details about the new information that will be brought forward in the next phases of engagement, and who makes the final decisions

Discussion around the **potential use of the property**, its intended audience, and funding opportunities, including housing, intergenerational programming, and Indigenous recognition opportunities

Consideration of an **architect with local roots** during procurement



Feedback form

615 feedback forms were received between January 6 and February 4, 2021. 606 feedback forms were received online, and nine were received as hard copies through the mail. The following demonstrates the quantitative results of the feedback form, as well as the key themes observed in the open-ended questions.

1. Did the discussion guide help you understand how future use of the property needs to align with the CRHD mandate?



2. Based on preliminary discussions with Island Health, three key healthcare service areas have been identified for the property. How important are each of the following healthcare service areas in a future redevelopment of the property? Please rate each item's importance.

Health Unit



Primary Care



Seniors Hub



3. Based on the description of these three key service areas, are there any specific healthcare services that you would like to see considered in this redevelopment?

Key themes	Number of mentions
<p>Specific healthcare service suggestions related to primary care, including general practitioners, nurse practitioners, urgent care, acute care, hospital overflow, long term care, dementia care and more</p> <ul style="list-style-type: none"> • Focusing on seniors 45 • Focusing on children and families 8 	190
<p>Specific healthcare service suggestions related to a seniors hub, including long term care, extended care, assisted living, independent living, dementia care, respite care, meal program, day care, arthritis care and more</p>	112
<p>Consideration of addictions and mental health services, including outpatient and inpatient detox and rehab</p> <ul style="list-style-type: none"> • Focusing on youth 20 • Focusing on seniors 10 • Focusing on people experiencing homelessness 7 	104
<p>Specific healthcare service suggestions related to a public health unit, including nutrition services, maternity services, diagnostics and testing, immunization clinic, youth health services, speech therapy, midwifery, walk-in clinic and more</p> <ul style="list-style-type: none"> • Focusing on seniors 14 • Focusing on children and families 10 	57
<p>Consideration of affordable or subsidized housing</p> <ul style="list-style-type: none"> • Focusing on seniors 22 • Focusing on individuals with disabilities and/or complex health issues 6 • Focusing on children and families 1 	37
<p>Consideration of congregating space and day programming</p> <ul style="list-style-type: none"> • Focusing on seniors 20 • Multigenerational programs and spaces 7 • For children, youth and families, including childcare, youth at risk programs 3 	32
<p>Consideration of private health facilities, including dentist, physiotherapist, massage, chiropractic, rehabilitation, pharmacy, occupational therapy, traditional medicine, health research and more</p>	28

Key themes	Number of mentions
Redevelopment should be focused on seniors , including comments about there being a growing aging population in need, and staying true to the historical use of the property	27
Consideration of healthcare models to emulate, including “campus of care”, “integrated care model”, “continuum of care model”, and “team model of care”	16
Consideration of housing for people experiencing homelessness , in the interim or long-term	16
Other uses related to commercial space , including hair services, convenience or grocery store, coffee shop, movie theatre, office space and more	11
Importance of maximizing value of the property , building for the future, and providing a diverse range of services	8
Opposition to providing housing for people experiencing homelessness and/or providing mental health services, including comments about public safety as a result of there being a homeless shelter	8
Consideration of end-of-life or hospice care , including palliative care, and related counselling and support	7
Property should only be used for healthcare and seniors care , opposition to non-healthcare uses and services	6
The engagement materials or process	6
Concern about increased traffic during construction and operation , including comments about pedestrian safety from vehicles, and limited parking availability	5
Property use , including covenants, zoning and municipal rezoning	4
Public park , green space, and trail connections	3
Opposition to uses for the property that focus on seniors care , including that there is enough focus on seniors, and that focus should shift to attract young families to Oak Bay	3
Timeline of the project , including demolition and construction	2
Ensuring proper engagement with Indigenous groups and suggestions related to services for Indigenous peoples	2

4. Once all healthcare options on the property are exhausted the CRHD may consider other priorities that could be addressed as part of a mixed-use development proposal. How important are each of the following priorities when considering future redevelopment of the property? Rate each item's importance.

Affordable housing



Market rental housing



Commercial space



Other – themes	Number of mentions
Consideration of affordable or subsidized housing <ul style="list-style-type: none"> Focusing on seniors 35 Focusing on individuals with disabilities 12 Focusing on children and families 6 	58
Consideration of addictions and mental health services , including outpatient and inpatient detox and rehab <ul style="list-style-type: none"> Focusing on seniors 4 Focusing on youth 3 Focusing on people experiencing homelessness 1 	38
Consideration of day programs and community congregating space <ul style="list-style-type: none"> For children, youth and families, including childcare, youth at risk program 19 Focusing on seniors 4 Multigenerational programs and spaces 1 	32
Property should only be used for healthcare and seniors care , opposition to non-healthcare uses and services	27

Other – themes	Number of mentions
Healthcare service suggestions related to primary care , including general practitioners, nurse practitioners and more <ul style="list-style-type: none"> Focusing on seniors 11 	26
Other uses related to commercial space , including fitness facility, venue for fine arts, post office, recreation centre, office spaces, cafeteria and more	26
Specific healthcare service suggestions related to a seniors hub , including long term care, assisted living, independent living, dementia care, day care and more	19
Consideration of housing for people experiencing homelessness , in the interim or long-term	19
Consideration of public park , green space, and trail connections	12
Redevelopment should be focused on seniors , including comments about there being a growing aging population in need, and staying true to the historical use of the property	12
Consideration of private health facilities , including dentist, physiotherapist, massage, chiropractic, rehabilitation, pharmacy, occupational therapy and more	9
Property use , including covenants, zoning and municipal rezoning	9
Specific healthcare service suggestions related to a public health unit , including counselling services, immunization clinic, walk-in clinic, nutrition services and more <ul style="list-style-type: none"> Focusing on children and families 3 Focusing on seniors 1 	6
Opposition to providing housing for people experiencing homelessness and/or providing mental health services, including comments about public safety as a result of there being a homeless shelter	6
Consideration of end-of-life or hospice care , including palliative care, and related counselling and support	4
Comments about the engagement materials or process	4
Consideration of market-rental housing	3
Impact to neighbouring properties during construction and operation, including noise, property values, and sightlines	2
Improving housing affordability in Oak Bay and the CRD	2

5. Are there any other uses or services that you believe should be considered in the future use of the property?

Themes	Number of mentions
Consideration of affordable or subsidized housing <ul style="list-style-type: none"> • Focusing on seniors 29 • Focusing on individuals with disabilities 8 • Focusing on children and families 2 	74
Consideration of addictions and mental health services , including outpatient and inpatient detox and rehab <ul style="list-style-type: none"> • Focusing on youth 5 • Focusing on people experiencing homelessness 4 • Focusing on seniors 3 	55
Consideration of day programs and community congregating space <ul style="list-style-type: none"> • For children, youth and families, including childcare, youth at risk program 22 • Multigenerational programs and spaces 19 • Focusing on seniors 10 	54
Healthcare service suggestions related to primary care , including long term care, pediatricians, urgent care and more <ul style="list-style-type: none"> • Focusing on seniors 11 • Focusing on children and families 2 • Focusing on individuals with disabilities 2 	50
Other uses related to commercial space , including fitness space, post office, library, grocery store, restaurants, educational or research centre, coffee shop, outdoor pool, office spaces, lawyer's office, accountants, meal delivery services, hair salon, cafeteria and more	36
Consideration of public park , green space, and trail connections	34
Consideration of housing for people experiencing homelessness , in the interim or long-term	28
Property should only be used for healthcare and seniors care , opposition to non-healthcare uses and services	26
Redevelopment should be focused on seniors , including comments about there being a growing aging population in need, and staying true to the historical use of the property	21
Consideration of private health facilities , including pharmacy, dentist, chiropractor, physiotherapy, psychology, optometry, naturopathic clinic and more	19

Themes	Number of mentions
Healthcare service suggestions related to a public health unit , including walk-in clinic, maternity services, women’s health services, diagnostics and testing, podiatry services and more <ul style="list-style-type: none"> • Focusing on children and families 2 • Focusing on seniors 1 	14
Property use , including covenants, zoning and municipal rezoning	13
Protecting the environment , including mitigation of impacts to wildlife, trees, vegetation	7
Improving housing affordability in Oak Bay and the CRD	6
Opposition to providing housing for people experiencing homelessness and/or providing mental health services, including comments about public safety as a result of there being a homeless shelter	5
Consideration of Oak Bay's approach when it comes to the region's crises of homelessness and mental health	5
Consideration of market-rental housing	4
Maximizing value of the property , building for the future, and providing a diverse range of services	4
Increased traffic during construction and operation, including comments about pedestrian safety from vehicles, and limited parking availability	4
Consideration of end-of life or hospice care , including palliative care, and related counselling and support	3
Timeline of the project , including demolition and construction	3
Ensuring proper engagement with Indigenous groups and suggestions related to services for Indigenous peoples	3
Development be built sustainably , including green building codes and a green roof	3
Consideration of healthcare models to emulate, including “campus of care”, “integrated care model”, “continuum of care model”, “team model of care”	2
Impact to neighbouring properties during construction and operation , including noise, property values, and sightlines	2

6. How do you prefer to be notified about future opportunities for community input? Check all that apply.



Other – Themes	Number of mentions
News media, including radio, TV	8
CRD and Oak Bay website	3
Other social media	3
Phone	2

7. Please provide any additional questions or comments you have regarding future use of the property.

Themes	Number of mentions
Specific healthcare service suggestions related to primary care , including pediatricians, general practitioners, gynecologists, nurse practitioners, urgent care and more <ul style="list-style-type: none"> • Focusing on seniors 13 • Focusing on children and families 2 • Focusing on individuals with disabilities 2 	33
The redevelopment should be focused on seniors , including comments about there being a growing aging population in need, and staying true to the historical use of the property	34
Property should only be used for healthcare and seniors care , opposition to non-healthcare uses and services	30
Property use , including covenants, zoning and municipal rezoning	29
Increased traffic during construction and operation, including comments about pedestrian safety from vehicles, and limited parking availability	29
Affordable or subsidized housing <ul style="list-style-type: none"> • Focusing on seniors 12 • Focusing on children and families 3 	26
Timeline of the project , including demolition and construction	26
Opposition to providing housing for people experiencing homelessness and/or providing mental health services, including comments about public safety as a result of there being a homeless shelter	25
Consideration of public park , green space, and trail connections	22
Consideration of housing for people experiencing homelessness , in the interim or long-term	18
Protecting the environment , including mitigation of impacts to wildlife, trees, vegetation	17
Additions and mental health services , including outpatient and inpatient detox and rehab <ul style="list-style-type: none"> • Focusing on people experiencing homelessness 3 • Focusing on youth 1 • Focusing on seniors 1 	16

Themes	Number of mentions
Other uses related to commercial space , including coffee shop, cafeteria and more	16
Consideration of Oak Bay's approach when it comes to the region's crises of homelessness and mental health .	16
Day programs and community congregating space <ul style="list-style-type: none"> • For children, youth and families, including childcare, youth at risk programs 7 • Multigenerational programs and spaces 7 • Focusing on seniors 2 	15
Engagement materials or process	14
Specific healthcare service suggestions related to a seniors hub , including assisted living, independent living, long-term care and more	14
Development be built sustainably , including green building codes and a green roof	11
The building should blend in with the character of the neighbourhood and be visually appealing	10
Importance of maximizing value of the property , building for the future, and providing a diverse range of services	9
Improving housing affordability in Oak Bay and the CRD	7
Specific healthcare service suggestions related to a public health unit , including counselling, walk-in clinic, maternity services and more <ul style="list-style-type: none"> • Focusing on children and families 2 • Focusing on seniors 1 	6
Impact to neighbouring properties during construction and operation, including noise, property values, and sightlines	5
Private health facilities , including pharmacy, massage and more	4
Market-rental housing	3
Expressing opposition to uses for the property that focus on seniors care , including that there is enough focus on seniors, and that focus should shift to attract young families to Oak Bay	3
Ensuring proper engagement with Indigenous groups and suggestions related to services for Indigenous peoples	2

8. I live in...

390 Oak Bay	6 Central Saanich	1 Juan de Fuca Electoral Area
131 Victoria	4 Langford	11 Salt Spring Island Electoral Area
46 Saanich	3 View Royal	1 Sidney
12 Esquimalt	2 North Saanich	1 Other

8.0

Next steps

This first round of engagement on the future use of the former Oak Bay Lodge property will help inform the next stage in the planning process.

The feedback received from this initial period will provide the CRHD with important information in developing potential options for the future use of the property.

The second round of consultation is anticipated in spring 2021 and will focus on reporting back to the community what was heard during this first period, demonstrating how the CRHD has considered that input, and introducing potential development concepts for further feedback.



Appendix A

Notification materials



Media Release

For Immediate Release

January 6, 2021

Capital Regional Hospital District seeks community input on future use of Oak Bay Lodge property

Victoria, BC- The Capital Regional Hospital District (CRHD) is seeking community input on the future use of the Oak Bay Lodge property. The CRHD is responsible for a comprehensive planning and consultation process for the future use of the property, and the first round of consultation is now open for public participation.

“Working with the community to reimagine the future use of the property is a high priority project for the region,” said CRHD Board Chair Denise Blackwell. “We look forward to delivering a project that considers local input and places the individual at the centre of care, supporting our long term goal for an improved healthcare facility.”

The CRHD is planning two online open houses on January 21 and January 26, 2021 to outline elements of the project and seek input from the public on regional healthcare-related priorities for the property. This consultation period will run until February 4, 2021.

The CRHD has completed Phase 1 of an Environmental Site Assessment and Hazardous Materials Assessment, which supports the conclusion that demolition of the existing building is necessary for any future use of the property to proceed. The CRHD is in the process of applying to the District of Oak Bay for a permit to demolish the existing building. It is anticipated that this application will be submitted to the District in early 2021, and that upon approval, the remediation and demolition process could begin in early 2021 and would take 8-10 months.

Capital region residents are invited to visit www.crd.bc.ca/oakbaylodge to review the discussion guide, provide input through an online feedback form, and to sign up for the online open houses. Input from the public will be used to support planning efforts with partner agencies at Island Health to develop potential options for a second round of consultation, expected in the spring of 2021.

A corporation of the CRD, the Capital Regional Hospital District partners with Island Health and community stakeholder agencies to develop and improve healthcare facilities in the Region, including

replacing buildings that have reached the end of their economic and functional life. Through capital and other community investments, the CRHD supports a healthy, vibrant and livable region for all citizens.

-30-

For media inquiries, please contact:

Andy Orr, Senior Manager

CRD Corporate Communications

Tel: 250.360.3229

Cell: 250.216.5492



Postcard

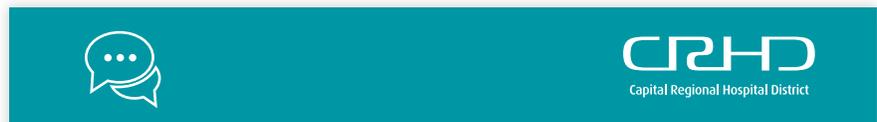


CRHD
Capital Regional Hospital District

We want your thoughts and ideas.

Help the Capital Regional Hospital District envision the future use of the **Oak Bay Lodge property** (2251 Cadboro Bay Rd) by sharing your priorities for healthcare in the region.

To learn more, visit our project webpage at crd.bc.ca/oakbaylodge



CRHD
Capital Regional Hospital District

The Capital Regional Hospital District is seeking feedback January 6 to February 4, 2021.

How to participate

Sign up for an online open house

ONLINE OPEN HOUSE SCHEDULE
Thursday, January 21, 2021 6:00–7:30pm
Tuesday, January 26, 2021 6:00–7:30pm

Submit an online feedback form

To learn more, visit our project webpage at crd.bc.ca/oakbaylodge

Newspaper ad



Help the Capital Regional Hospital District (CRHD) envision the future use of the **Oak Bay Lodge property** (2251 Cadboro Bay Rd) by sharing your priorities for healthcare in the region.

The CRHD is seeking feedback from **January 6 to February 4, 2021.**

How to participate

Attend an online open house

ONLINE OPEN HOUSE SCHEDULE
Thursday, January 21, 2021 6:00–7:30pm
Tuesday, January 26, 2021 6:00–7:30pm

Submit an online feedback form

To learn more or register to attend an event, visit our project webpage at:
crd.bc.ca/oakbaylodge

Signage



Capital Regional Hospital District



Share your thoughts and ideas!

The CRHD is seeking feedback on the future use of the Oak Bay Lodge property from **January 6 to February 4, 2021.**

To learn more and get involved:
crd.bc.ca/oakbaylodge



CRD website and events calendar

Agendas & Minutes | Electoral Areas | Maps | Careers | Media Room | Community Events | Data | Contact Us

Search Site

CRD
Making a difference...together

Capital Regional District

ABOUT THE CRD | SERVICES | PARKS, RECREATION & CULTURE | PROJECTS & INITIATIVES | EDUCATION & ENVIRONMENT | I WANT TO

Encouraging residents to safely walk, roll and cycle more often >>

OAK BAY LODGE REDEVELOPMENT
The CRHD is seeking community input on the future use of the Oak Bay Lodge property until February 4.

SOLID WASTE MANAGEMENT PLAN
Provide your feedback on the draft solid waste management plan until February 15.

Tweets by @crd_bc
CRD @crd_bc
Correction: the deadline for feedback is Thursday, February 4. https://twitter.com/crd_bc/status/1356322711992225784

INTEGRATED WATER SERVICES

COVID-19 (coronavirus)

Agendas & Minutes | Electoral Areas | Maps | Careers | Media Room | Community Events | Data | Contact Us

Search Site

CRD
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ABOUT THE CRD | SERVICES | PARKS, RECREATION & CULTURE | PROJECTS & INITIATIVES | EDUCATION & ENVIRONMENT | I WANT TO

Events

CRD Home > About CRD > Events

Events

Events Calendar

Filters (0)

Events on January 21, 2021
Show all events >

Future use of the Oak Bay Lodge property: Online Open House 1
Jan 21, 2021, 6pm-7:30pm

January 2021

S	M	T	W	T	F	S
27	28	29	30	31	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	1	2	3	4	5	6

Board and Committee Meetings

- Meeting Schedule
- Agendas & Minutes
- Watch Meetings Live

Email to subscribed list



CRHD

**Future use of the
Oak Bay Lodge property
Community Consultation**
January 6 to February 4, 2021

Thank you for your interest as the Capital Regional Hospital District envisions the future use of the Oak Bay Lodge property located at 2251 Cadboro Bay Road.

This is a reminder that Thursday (February 4th) is the last day to submit your feedback and ideas in this first round of engagement. The consultation process launched on January 6, 2021 and is focused on defining the project and seeking community feedback regarding potential opportunities for the future development of the property.

The second consultation period, anticipated in Spring 2021, will focus on potential concepts for further feedback.

You can provide input by submitting an online **feedback form** or residents may also **email** the Capital Regional Hospital District to request a hard copy of the Discussion Guide and feedback form by mail.

To learn more, visit the project webpage (crd.bc.ca/oakbaylodge).

Thank you
Capital Regional Hospital District.

This message was sent to you by [Capital Regional Hospital District - Oak Bay Lodge](#)

625 Fisgard Street
Victoria, BC V8W 1R7

You can [change your communication preferences](#) or [unsubscribe](#) from future mailings

Social media posts

Facebook

 **Capital Regional District**
January 15 at 9:25 AM · 🌐

We want your thoughts and ideas. Help the Capital Regional Hospital District envision the future use of the Oak Bay Lodge property by sharing your priorities for healthcare in the region.

How to participate: sign up for an online open house on Thursday, January 21 (6:00-7:30pm) or Tuesday, January 26 (6:00-7:30pm), review the Discussion Guide and submit an online feedback form. To learn more, visit the project webpage at crd.bc.ca/oakbaylodge



CRHD
Capital Regional Hospital District

👍 2 1 Share

Twitter

 **CRD**
@crd_bc

The Capital Regional Hospital District is seeking feedback on the future use of the Oak Bay Lodge property. Join us for a virtual open house on Thursday, January 21 from 6-7:30pm. Register for the open house, submit your feedback and learn more at crd.bc.ca/oakbaylodge.



CRHD
Capital Regional Hospital District

10:01 AM · Jan 18, 2021 · Hootsuite Inc.

1 Retweet 1 Quote Tweet 3 Likes

Appendix B

Engagement materials

Discussion guide



Future use of the Oak Bay Lodge property

**Community Consultation
Discussion Guide and Feedback Form**

January 6, 2021 to February 4, 2021

We want to hear from you



From January 6th to February 4th, 2021, we're seeking your feedback and ideas about potential future uses of the Oak Bay Lodge property at 2251 Cadboro Bay Road.

Through this engagement, we're sharing information about the Capital Regional Hospital District's mandate, project goals, and proposed timelines. Learn more and participate by visiting the project webpage at:

crd.bc.ca/oakbaylodge

How to participate

Submit an online feedback form

Sign up for an online open house

(brief presentation and an opportunity to ask questions and provide comments)

How your input will be used

The input you provide during this community consultation process will be summarized and considered by the CRHD in the plans for the future use of this property.

ONLINE OPEN HOUSE SCHEDULE

Thursday, January 21, 2021
6:00–7:30pm

Tuesday, January 26, 2021
6:00–7:30pm

Who are we and what do we do?

A corporation of the Capital Regional District (CRD), the Capital Regional Hospital District (CRHD) partners with the Vancouver Island Health Authority (Island Health) and community stakeholder agencies to develop and improve healthcare facilities in the region.

The CRHD provides the local share of capital funding for healthcare infrastructure (such as hospitals) in the capital region. Working with Island Health, the CRHD supports a healthy region by investing in healthcare services and strategic capital priorities such as:

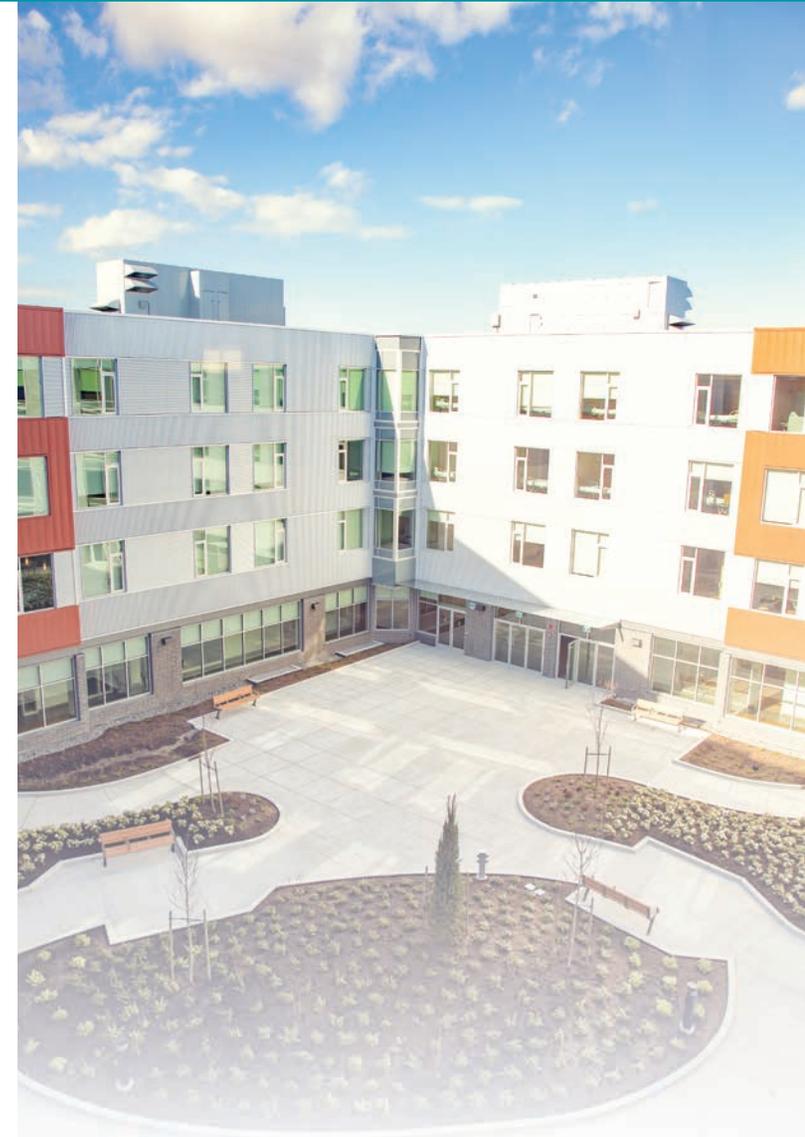
Upgrades and renewal of existing health facilities and medical equipment to meet changing service requirements and to prolong the economic life of buildings;

Replacement of existing buildings that have reached the end of their economic and functional life; and

New projects and expansion of existing facilities to meet increasing demand for healthcare services.

Our most recent significant project is The Summit at Quadra Village.

This 320-bed long-term care home in Victoria opened in summer 2020, and was developed to replace the Oak Bay Lodge and Mount Tolmie Hospital. The Summit is a state-of-the-art facility serving seniors who have dementia or other complex care needs.



History of the property



The Oak Bay Lodge was a regional healthcare facility located in Oak Bay, British Columbia.

Built in 1972, the Oak Bay Lodge and its staff cared for hundreds of individuals who required long-term care or seniors-care support for over 40 years.

The 235-bed facility closed this past summer as part of a long-term plan. The majority of the residents were relocated to the new complex-care facility at The Summit in Victoria, and ownership of the property was transferred to the CRHD on August 14, 2020.

Two covenants exist on the property, including one from its sale in 1971. Those covenants state that the land must be used for public good and that the property must be used as a retirement home.



The redevelopment of the Oak Bay Lodge is part of the CRD's Capital Plan for 2021-22. In October 2020, the CRD approved the development of a consultation and engagement plan.

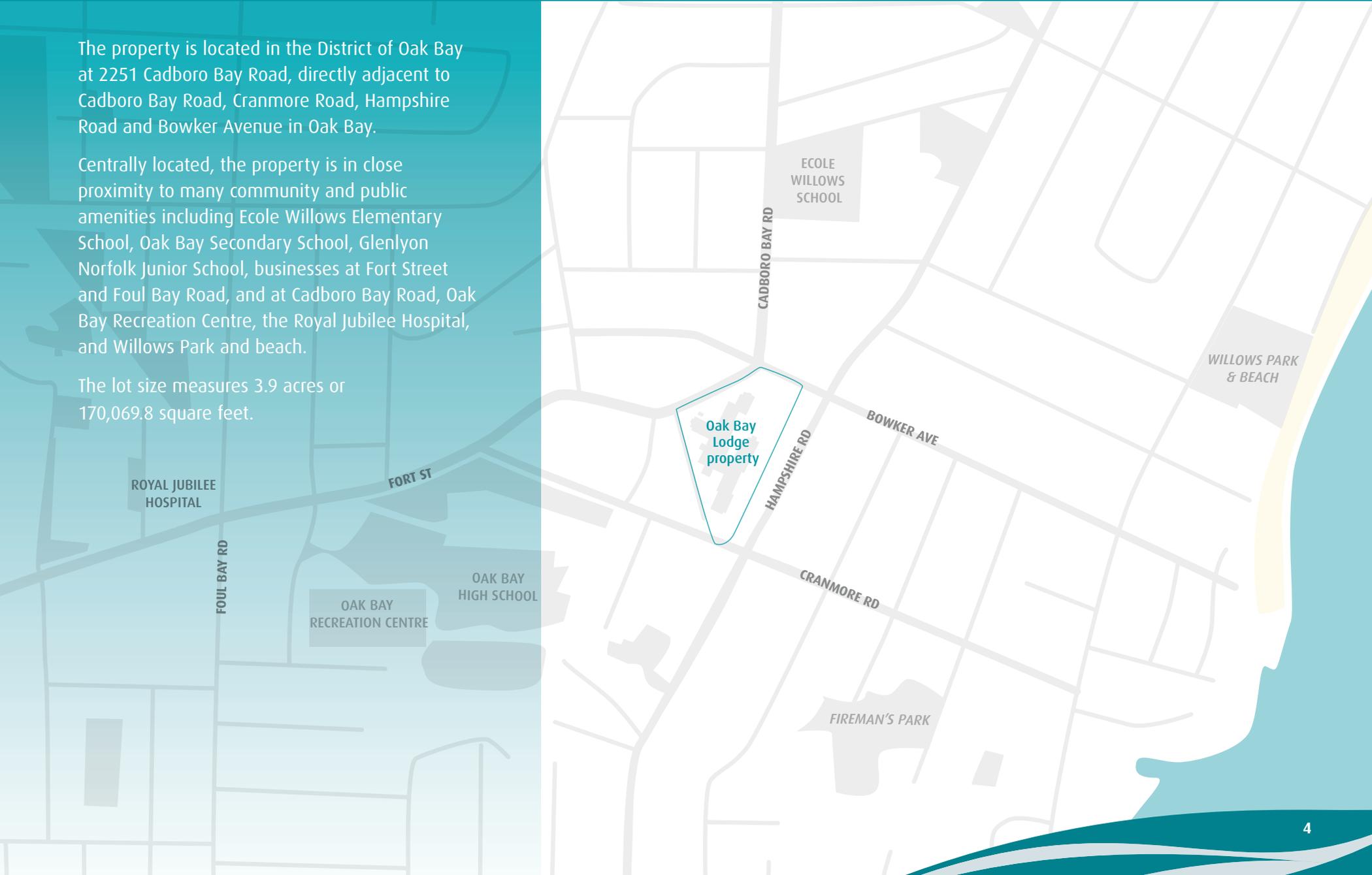
Location



The property is located in the District of Oak Bay at 2251 Cadboro Bay Road, directly adjacent to Cadboro Bay Road, Cranmore Road, Hampshire Road and Bowker Avenue in Oak Bay.

Centrally located, the property is in close proximity to many community and public amenities including Ecole Willows Elementary School, Oak Bay Secondary School, Glenlyon Norfolk Junior School, businesses at Fort Street and Foul Bay Road, and at Cadboro Bay Road, Oak Bay Recreation Centre, the Royal Jubilee Hospital, and Willows Park and beach.

The lot size measures 3.9 acres or 170,069.8 square feet.



Purpose of the redevelopment



Working with the community to reimagine the future use of the property is a priority for the CRHD. This project presents an important opportunity to identify and address growing healthcare needs in the region.

EXISTING STATE OF THE OAK BAY LODGE

The CRHD and partners at the CRD, have reviewed the state of the Oak Bay Lodge building and concluded that it has passed its useful life.

MANDATE OF THE CRHD

The CRHD's first priority is to ensure that the future use of the property is aligned with our organization's core mandate, which is to develop and improve healthcare facilities in the CRD in partnership with Island Health. The CRHD must thoroughly consider how the property can be used to support healthcare in the region before exploring any additional uses.

Once all healthcare-focused options have been fully exhausted, if there is any excess capacity on the property, the CRHD would then consider other possible uses in partnership with relevant third parties.

Land use and rezoning



Land use considerations

The District of Oak Bay is responsible for the review and approval of any rezoning applications for the property.

The property has two covenants on it, which put simply, restricts how the property can be used by the CRHD.

Those covenants are:

1. The property must be used for the **‘public good’**; and
2. The property must be used as a **‘retirement home’**.

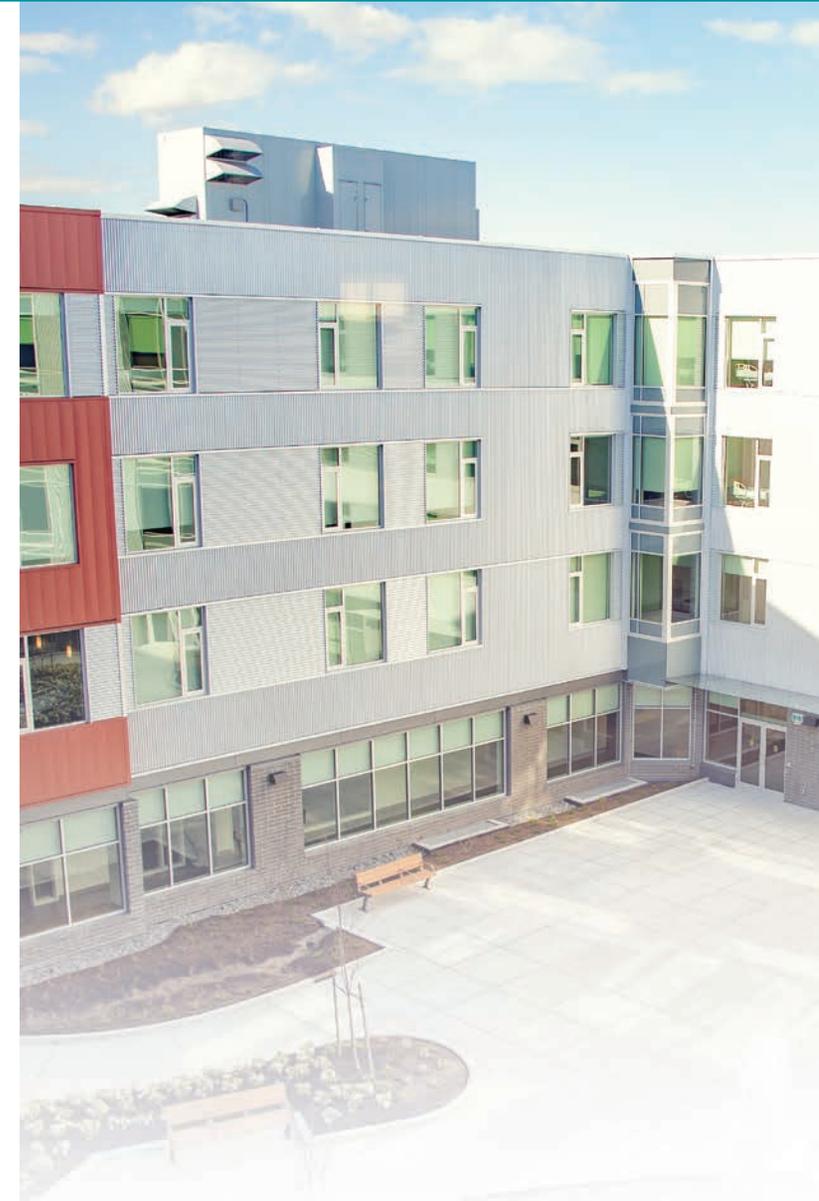
These covenants are ultimately subject to municipal rezoning and/or Island Health approval processes.

COMPREHENSIVE PLANNING AND CONSULTATION

On July 20, 2020, Oak Bay Council passed a motion requiring a comprehensive planning and consultation process as an essential component of the rezoning process for any temporary or long-term use of the property.

After assuming ownership of the property in August 2020, the CRHD is now responsible for revisioning and eventually redeveloping the property.

In October 2020, the CRD approved a community engagement process for the future use of the property.



“Public good” includes not-for-profit care facilities in the health field or other publicly funded healthcare services, as well as other forms of affordable housing.

“Retirement home” is a term that has largely been replaced in usage by “long-term care”, which refers to housing that includes additional support for people who have complex care needs, such as seniors and people with disabilities.

Two-round consultation process



The CRHD is responsible for a comprehensive planning and consultation process for the future use of the property. Beginning in January 2021, the CRHD began the first of two anticipated rounds of public consultation.

Round 1

January to February 2021 (UNDERWAY)

We are currently in the first round of consultation, which is focused on defining the project and seeking feedback on issues and interests related to the future development of the property.

The feedback we receive from the first round of public consultation will provide the CRHD with important information in developing potential options for the future use of the property.

Round 2

Winter/Spring 2021 (ANTICIPATED)

The second round of consultation, anticipated in later winter or spring 2021, will focus on reporting back to the community regarding what was heard during the first round of consultation, demonstrating how the CRHD has considered that input, and introducing potential development concepts for further feedback.



Demolition of existing building



One of the first steps in the process of revising and redeveloping the property is to conduct site remediation and ultimately remove the existing structure on site. Remediation includes removing pollutants or the reversal of any environmental impacts from its previous use.

As part of the review of the existing building on site, the CRHD completed Phase 1 of an Environmental Site Assessment and Hazardous Materials Assessment. As previously noted, the assessments indicate that the building is past its useful life. Demolition of the existing building is necessary for any future use of the property to proceed.

The CRHD is in the process of applying to the District of Oak Bay for a permit to demolish the existing building.

It is anticipated that this application will be submitted to the District in early 2021, and that upon approval, the remediation and demolition process could begin in early 2021 and would take 8-10 months.

The CRHD has issued a Request for Proposal (RFP) for a contractor to manage the remediation and demolition, and will ensure that the successful proponents

meet all health, safety, and environmental requirements of the permit.

This will include:

- Structural survey
- Disconnection of existing services
- Noise and vibration monitoring
- Safety fencing and signs
- Blasting Notification Plan
- Traffic Management Plan



Future use of the property



It is the intention of the CRHD to ensure the future use of the property is aligned with our mandate to develop and improve healthcare facilities in the CRD in partnership with Island Health.

Island Health, as the entity responsible for the delivery of healthcare on Vancouver Island and surrounding areas, is responsible for plans to deliver healthcare services that meet community needs. Island Health and the CRHD then work together to align service planning with facility needs in the CRD.

In recent months, the CRHD and Island Health began discussions to outline potential healthcare uses for the property that are aligned with the healthcare needs of those living in the CRD. These discussions will be informed by Island Health and their functional programming work and analysis to facilitate data-based regional healthcare decisions.

Future use of the property



The CRHD's first priority is to properly consider how the property can be used to support healthcare in the region before considering any other uses.

As part of this process, we are seeking your feedback about healthcare priorities for you, your family, and your neighbours.

PUBLIC HEALTHCARE SERVICES

Based on preliminary discussions with Island Health, three key services could form the core of a future vision for the redevelopment:

1. **Health unit** – community health services that could include immunization clinics, nutrition services, perinatal services, youth clinics, wound clinics, public health space, administrative space, and more;
2. **Primary care** – same-day, urgent, non-emergency public health services, such as space for General Practitioners (GPs); and
3. **Seniors hub** – could provide a variety of housing options such as long-term care, and other outpatient services for seniors aging-in-place.

The future use of the property may include facilities where one or more of these services are provided, after considering your feedback as part of this consultation process.



Other potential uses



It is possible that once the CRHD and Island Health have considered community input, as well as Island Health's plans for healthcare service delivery in the region, that other local priorities could be addressed as part of a mixed-use development designed to maximize the return on the property.

The property is a significant parcel of land, and the CRHD has an obligation to taxpayers to ensure that the property is fully utilized.

A mixed-use development is when a property is planned and zoned to include multiple uses, which could include healthcare, housing, commercial, or other uses.

HOUSING

One other potential use that could be explored after exhausting all healthcare options at the property would be some form of housing. Housing options that could be addressed at the site include:

Affordable housing – affordable housing is broadly defined as rental housing that is offered at rents below market rates. Affordable housing can be provided in a range of ways, such as in partnership with a provincial organization like BC Housing.

Market-rental housing – market-rental housing is a type of housing where rents are offered at rates that fluctuate with a local rental market. Market-rental housing is often provided by for-profit third-party organizations.

Once all healthcare-focused options have been fully exhausted, if there is any excess capacity on the property, the CRHD would then consider other possible land-use options.

The CRHD and Island Health do not provide housing services, but could consider partnering with a third-party as part of a future mixed-use redevelopment proposal that would be submitted for rezoning to the District of Oak Bay.

Other potential uses



COMMERCIAL

Another potential use that could be considered in a future mixed-use development proposal would be the inclusion of commercial space. Commercial spaces generally cover the use of space for the buying and selling of goods or services.

Commercial spaces could be used for (but are not limited to) services such as:

- Child care
- Retail (such as grocery, shopping, or restaurants)
- Fitness facility
- Pharmacy
- Private health facilities (e.g. dentist, physiotherapist, massage or chiropractic services)
- Post office



Feedback Form



The CRHD wants your feedback on the future use of the Oak Bay Lodge property.

Complete this feedback form online by visiting crd.bc.ca/oakbaylodge

After reviewing the Discussion Guide, share your thoughts with us by completing this Feedback Form. Your feedback as part of this consultation will provide the CRHD with important information in developing potential options for the future use of the property.

1. Did the Discussion Guide help you understand how future use of the property needs to align with the CRHD mandate?

- Yes
- No
- Somewhat

2. Based on preliminary discussions with Island Health, three key healthcare service areas have been identified for the property. How important are each of the following healthcare service areas in a future redevelopment of the property? Rate each item's importance.

	Not at all important	Slightly important	Moderately important	Very important	Extremely important
Health unit	<input type="checkbox"/>				
Primary care	<input type="checkbox"/>				
Seniors hub	<input type="checkbox"/>				

3. Based on the description of these three key service areas, are there any specific healthcare services that you would like to see considered in this redevelopment?

Feedback Form



4. Once all healthcare options on the property are exhausted, the CRHD may consider other priorities that could be addressed as part of a mixed-use development proposal. How important are each of the following priorities when considering future redevelopment of the property? Rate each item's importance.

	Not at all important	Slightly important	Moderately important	Very important	Extremely important
Affordable housing	<input type="checkbox"/>				
Market-rental housing	<input type="checkbox"/>				
Commercial space	<input type="checkbox"/>				
Other (indicate below)	<input type="checkbox"/>				

Other:

5. Are there any other uses or services that you believe should be considered in the future use of the property?

6. How do you prefer to be notified about future opportunities for community input? (Check all that apply)

- Facebook
- Twitter
- Community newspaper advertisements
- Notices at community and recreation centres
- CRD email list
- Postcard
- Other: _____

Survey

Feedback Form

Information collected in this survey is in accordance with Section 26(e) of the Freedom of Information and Protection of Privacy Act. Questions about the collection or use of information in this form can be directed to Michael Barnes, Senior Manager Health and Capital Planning at 250.360.3114.

1. Did the Discussion Guide help you understand how future use of the property needs to align with the CRHD mandate?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Somewhat
------------------------------	-----------------------------	-----------------------------------

2. Based on preliminary discussions with Island Health, three key healthcare service areas have been identified for the property. How important are each of the following healthcare service areas in a future redevelopment of the property? Please rate each item's importance.

	Not at all important	Slightly important	Moderately important	Very important	Extremely important
Health unit	<input type="checkbox"/>				
Primary care	<input type="checkbox"/>				
Seniors hub	<input type="checkbox"/>				

3. Based on the description of these three key service areas, are there any specific healthcare services that you would like to see considered in this redevelopment?

4. Once all healthcare options on the property are exhausted, the CRHD may consider other priorities that could be addressed as part of a mixed-use development proposal. How important are each of the following priorities when considering future redevelopment of the property? Rate each item's importance.

	Not at all important	Slightly important	Moderately important	Very important	Extremely important
Affordable housing	<input type="checkbox"/>				
Market-rental housing	<input type="checkbox"/>				
Commercial space	<input type="checkbox"/>				
Other (indicate below)	<input type="checkbox"/>				

Other (question 4)

5. Are there any other uses or services that you believe should be considered in the future use of the property?

**6. How do you prefer to be notified about future opportunities for community input?
(check all that apply)**

- Facebook
- Twitter
- Community newspaper advertisements
- Notices at community and recreation centres
- CRD email list
- Postcard
- Other (please specify)

7. Please provide any additional questions or comments you have regarding future use of the property.

8. I live in...

Select... | v

Other (question 8)

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