



Future use of the Oak Bay Lodge property

**Community Consultation
Discussion Guide**

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)

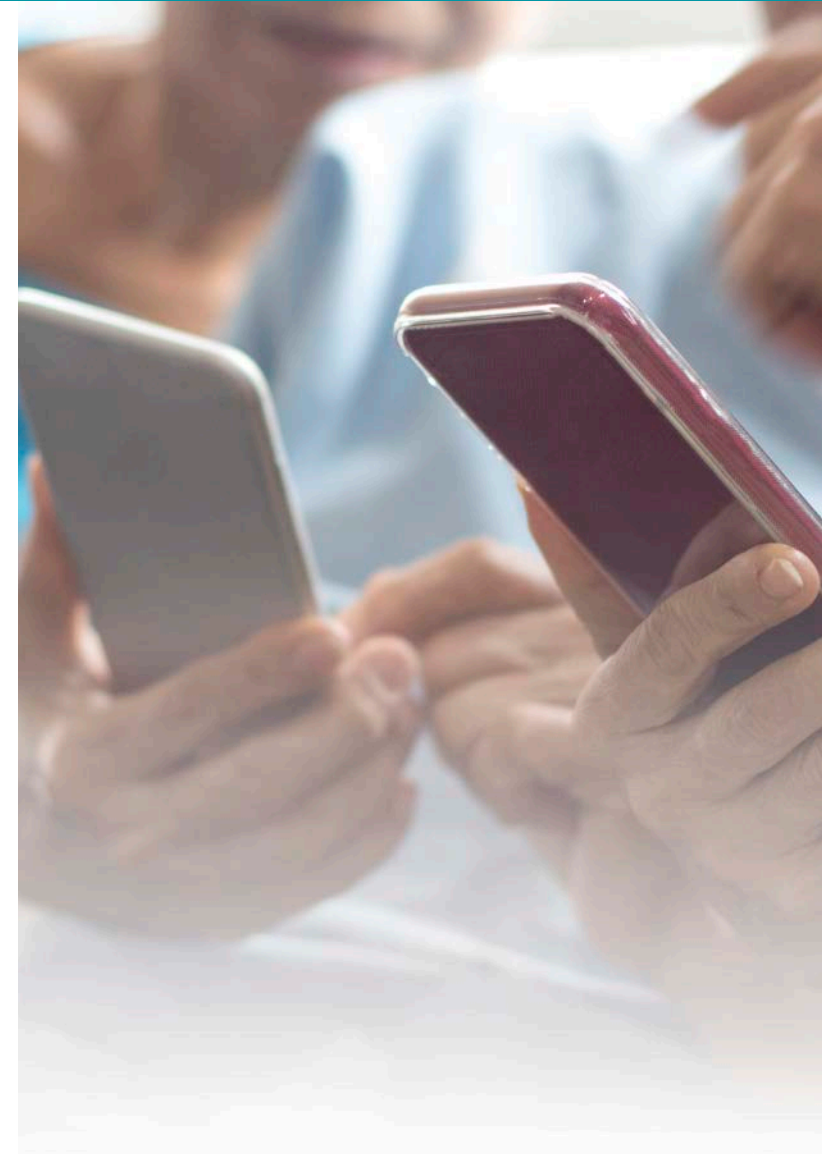
How your input will be used

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:

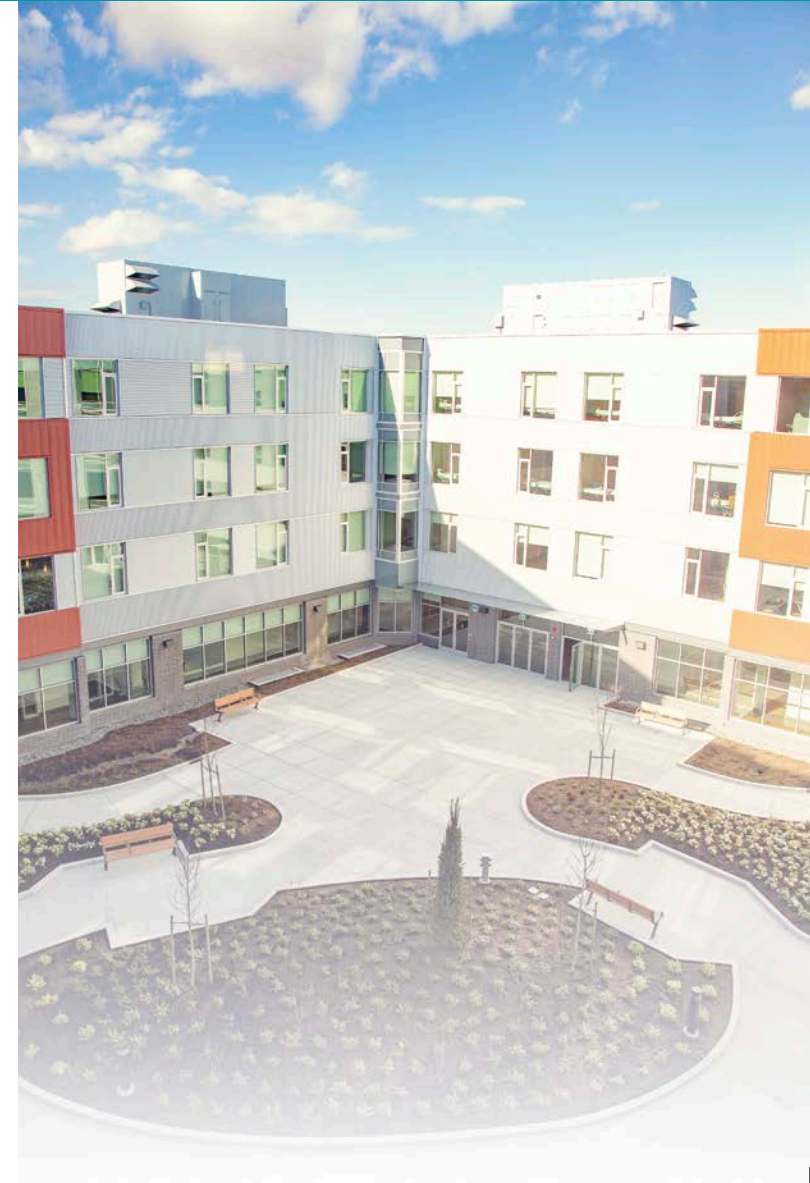
Upgrades and renewal of existing health facilities and medical equipment to meet changing service requirements and to prolong the economic life of buildings;

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.



ROYAL JUBILEE HOSPITAL

FORT ST

FOUL BAY RD

OAK BAY RECREATION CENTRE

OAK BAY HIGH SCHOOL

CADBORO BAY RD

ECOLE WILLOWS SCHOOL

Oak Bay Lodge property

HAMPSHIRE RD

BOWKER AVE

WILLOWS PARK & BEACH

CRANMORE RD

FIREMAN'S PARK

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.

"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.

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 revisiting and eventually redeveloping the property.

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



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)

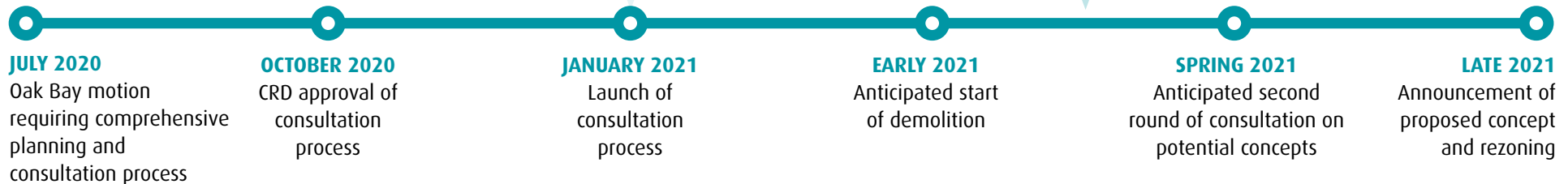
We are currently in the first round of consultation, which is focused on defining the project and seeking feedback on issues and interests related to the future development of the property.

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



Submit an [online feedback form](#)

