

A large, modern sign for Oak Bay Lodge stands on a concrete base. The sign is divided into three horizontal sections: a dark blue top section with the text 'OAK BAY LODGE' in white, a thin red middle section, and a light grey bottom section with the address '2251' in white. The sign is supported by two light-colored vertical posts. In the background, there is a multi-story brick building, trees with bare branches, and a paved walkway.

OAK BAY
LODGE

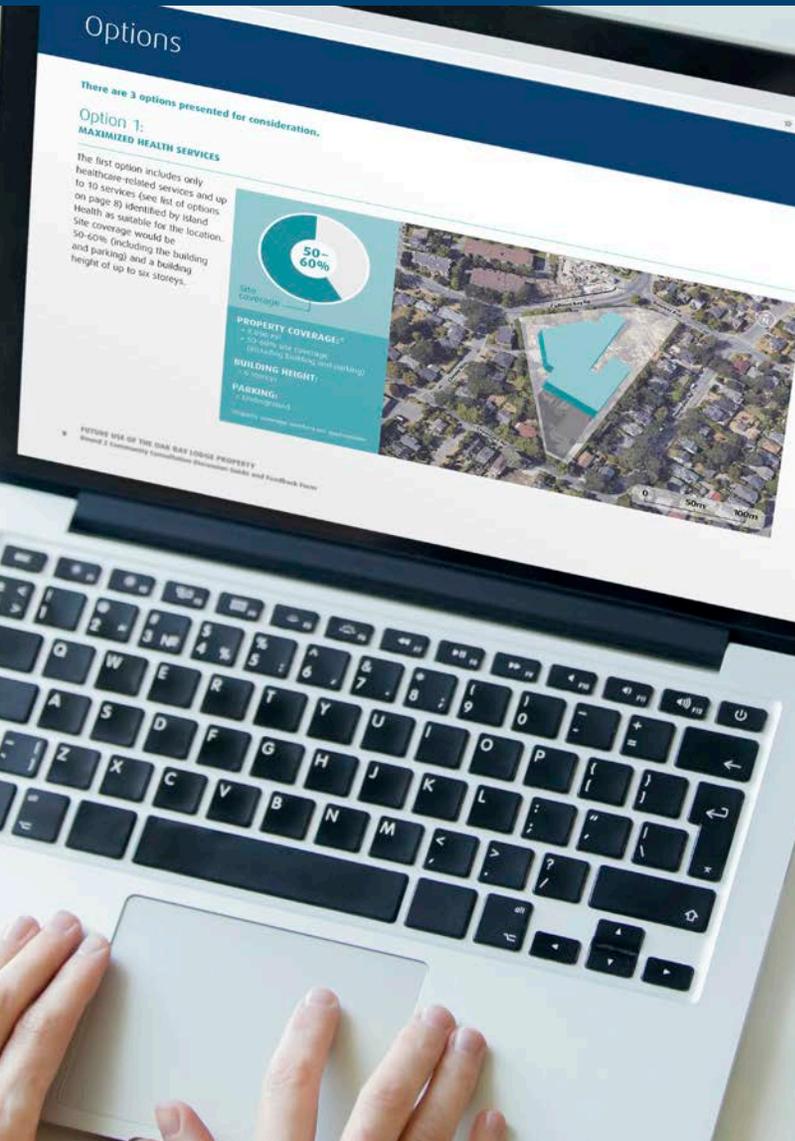
2251

Future use of the Oak Bay Lodge property

**Round 2 Community Consultation
Discussion Guide and Feedback Form**

July 8, 2021 to August 6, 2021

We want to hear from you



From July 8 to August 6, 2021, we're seeking your input on the future use of the Oak Bay Lodge property at 2251 Cadboro Bay Road.

During this second round of engagement, we're requesting your feedback on the services and building options being proposed by the Capital Regional Hospital District (CRHD). This follows consideration of public input from Round 1 Community Consultation and discussions with Island Health regarding the region's healthcare priorities.

Learn more and participate by visiting the project website at:

crd.bc.ca/oakbaylodge

HOW TO PARTICIPATE

- **Submit an online feedback form**
- **Sign up for an online open house** (presentation and an opportunity to ask questions and provide comments)

ONLINE OPEN HOUSES

Tuesday, July 20, 2021
6:00–7:30pm

Thursday, July 22, 2021
6:00–7:30pm

HOW YOUR INPUT WILL BE USED

We are committed to engaging with the public throughout this process. The CRHD will use your feedback to inform our design as we continue to review options and have discussions with Island Health. All input is considered prior to submitting our application to the District of Oak Bay for rezoning and approval, anticipated in late 2021/early 2022, subject to approvals.

Who are we and what do we do?

CRHD MANDATE

A corporation of the Capital Regional District (CRD), the Capital Regional Hospital District partners with 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.

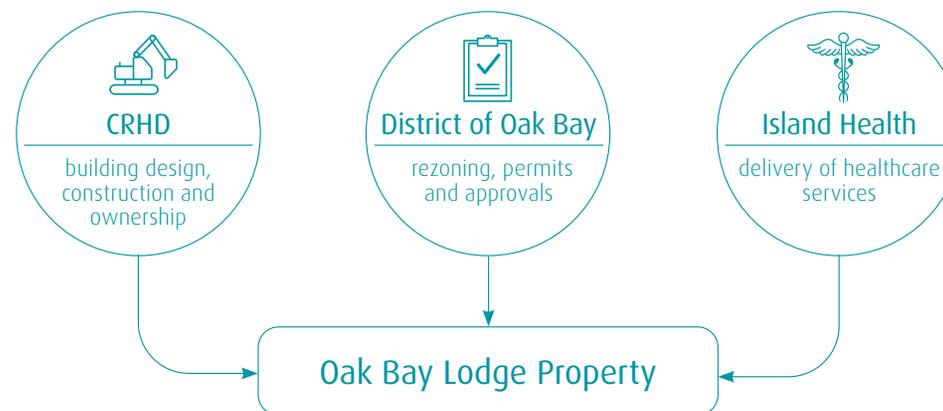
ISLAND HEALTH MANDATE

Island Health is one of the five regional health authorities in British Columbia that delivers health services to meet the needs of the population within its geographic region. It is the body responsible for the delivery of healthcare on Vancouver Island and surrounding areas for more than 850,000 people. Island Health provides healthcare services through a network of hospitals, clinics, centres, health units, and long-term care locations.

Island Health and the CRHD work together to align health service planning with facility needs in the capital region.

FUNDING

The CRHD funds its share of health capital expenditures through property tax requisition, and Island Health funds its share, as well as the ongoing operating costs that follow from capital investment, through Federal and Provincial funding.

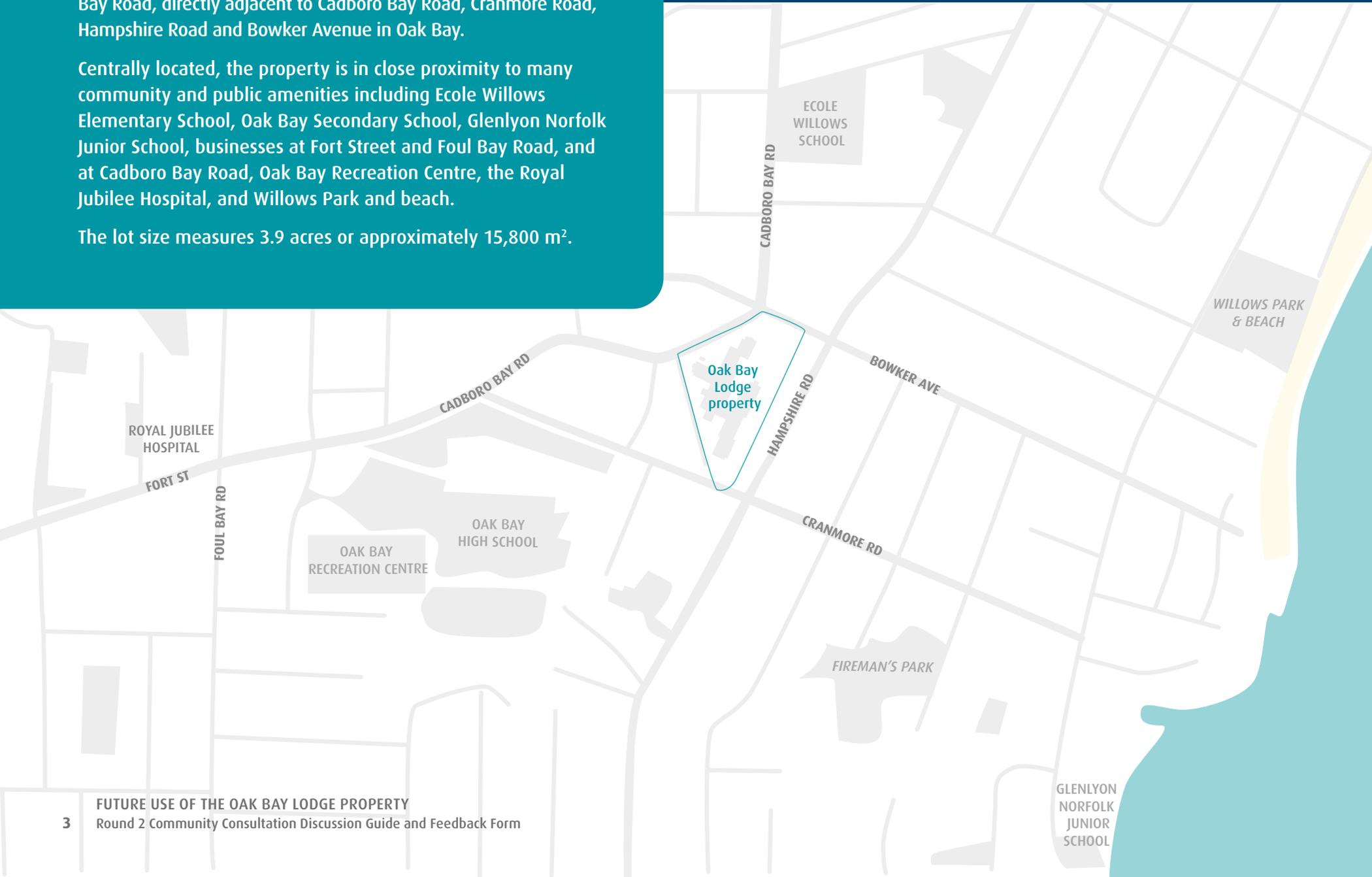


Location

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 approximately 15,800 m².

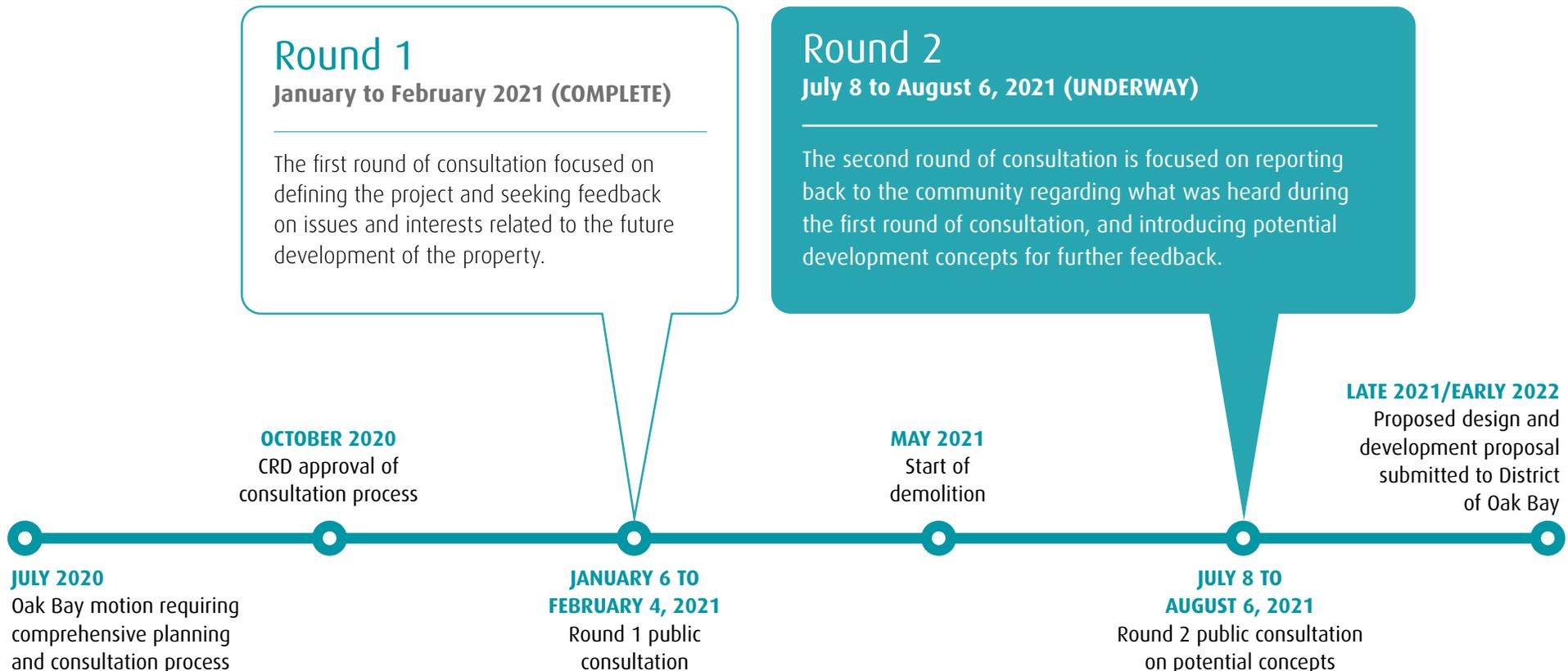


Two-round consultation process



We are now in Round 2 of the public engagement process.

Our goal is to work with the community as we redevelop the former Oak Bay Lodge property. The CRHD is responsible for a comprehensive planning and consultation process for the future use of this site. The first of two open houses of public engagement took place in January and February 2021. The second round is underway from July 8 to August 6.



Previous engagement

Round 1 Summary

The first round of public engagement about the future of the Oak Bay Lodge property focused on gathering feedback and ideas from the community about the region's healthcare priorities and their vision for the future of the property. There was significant interest from the community in this initial consultation period.

There was a total of 759 public and stakeholder interactions in the first round of engagement, including 615 completed surveys and 121 attendees at two open houses. The first round also included comprehensive notification, interviews with community representatives, two online stakeholder meetings, a project email, neighbourhood canvassing and engagement materials provided on a project webpage including a Discussion Guide.

Due to provincial COVID-19 restrictions, engagement activities in the first and second rounds of engagement are taking place online using tools such as Zoom webinar and online feedback forms, to enable safe interactions. Hard copies of engagement materials have been distributed to community centres and to those who request them.



615
completed surveys



121
online open house attendees
155 total questions and comments



14
attended two
small group meetings



9
written emails received
to project email address



What we've heard from the community so far.

The CRHD engaged the community on three healthcare services areas in Round 1 of consultation: health unit, primary care, and a seniors hub. Below are the high-level healthcare suggestions that participants would like to see as part of any new proposed development. Based on community input, another key healthcare priority identified was addictions and mental health.

Primary Care



Healthcare services including general practitioners, nurse practitioners, urgent care, acute care, hospital overflow and more

Seniors Hub



Healthcare services specific to seniors including long-term care, extended care, assisted living, independent living, adult day programs, dementia care and more

Public Health Unit



Healthcare services including a walk-in clinic, diagnostics and testing, immunization clinic, youth health services, maternity services, nutrition services and more

Addictions and Mental Health



Healthcare services for addictions and mental health including outpatient and inpatient detox and rehabilitation support 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.

We used the community's feedback to develop proposed plans to guide the future of the Oak Bay Lodge property.

A **CONSULTATION SUMMARY REPORT** was developed to summarize the feedback provided in the first round of engagement and can be found at crd.bc.ca/oakbaylodge

Round 2 Community Consultation

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.

In the first round of engagement, the CRHD sought feedback from the community on how the property could be used to support healthcare in the region, as well as to consider other possible uses as a secondary priority.

Island Health has recently completed a needs assessment to understand what services are most appropriate for the catchment area surrounding Oak Bay Lodge. This assessment included:

- Alignment with Island Health's Strategic Direction, Service Plan and Ministry of Health's Mandate
- An examination of current capacity and anticipated future demand for a variety of community based health services
- An assessment of which needed services would most benefit from co-location on one site
- A review of existing infrastructure in need of replacement in the vicinity
- A review of investment opportunities within the context of current and projected available capital funding sources

The CRHD wants your input on the proposed options, including healthcare services, building and property specifications.

THE RESULT OF THESE DISCUSSIONS IS THE FOLLOWING THREE PROPOSED OPTIONS FOR THE SITE.



Option 1:
MAXIMIZED HEALTH SERVICES



Option 2:
MAXIMIZED SITE USE WITH HEALTH AND NON-HEALTHCARE SERVICES



Option 3:
SENIORS FOCUSED HEALTH SERVICES AND HOUSING

PROGRAMS AND SERVICES OPTIONS

Overview



Depending on the size and design of the future facility, there are a variety of services that could be included in a new building. Through Island Health's assessment study, there are programs that would be suitable for the space and location at the site, and could include some, or all, of the following:

Seniors Housing and Supports

- Long-term care
- Adult Day program space

Primary and Community Care, Public Health

- General Practitioner (GP) offices
- Community health worker space
- Public health services, such as vaccinations

Intermediate Care and Short-term Housing

- Space for patients who are currently in the hospital but do not need hospital care, but are not well enough to return home
- Transitional care housing, includes mental health and substance use services

Rehabilitation Services

- Outpatient physiotherapy
- Brain injury/complex head pain
- Rehabilitation services that are currently offered in the hospital

NON-HEALTHCARE RELATED HOUSING OPTIONS:

Affordable Housing

- Affordable housing (as defined by BC Housing) is considered affordable when 30 per cent or less of your household's gross income goes towards paying for your housing costs

Independent Seniors Housing

- Privately provided services for seniors

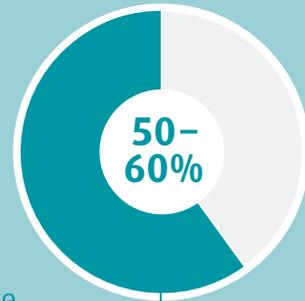
The former Oak Bay Lodge was a regional long-term care and seniors-care support facility, with 235 publicly subsidized units and an Adult Day program on site. The building was built in 1972 and closed in summer 2020.

Options

There are 3 options presented for consideration.

Option 1: MAXIMIZED HEALTH SERVICES

The first option includes only healthcare-related services and up to 10 services (see list of options on page 8) identified by Island Health as suitable for the location. Site coverage would be 50-60% (including the building and parking) and a building height of up to six storeys.



Site coverage

PROPERTY COVERAGE:*

- 8,806 m²
- 50-60% site coverage (including building and parking)

BUILDING HEIGHT:

- Up to 6 storeys

PARKING:

- Underground

*Property coverage numbers are approximate





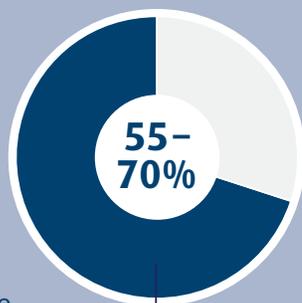
Option 2:

MAXIMIZED SITE USE WITH HEALTH AND NON-HEALTHCARE SERVICES

The second option includes one to two healthcare-related services (see list of options on page 8), as well as a non-healthcare component. Site coverage would be 55-70% (including the building and parking) with the building standing three to five storeys tall.

NON-HEALTHCARE COMPONENTS COULD INCLUDE:

- Affordable housing
- Independent seniors housing
- Commercial



Site coverage

PROPERTY COVERAGE:*

- 11,000 m²
- 55-70% site coverage (including building and parking)

BUILDING HEIGHT:

- 3-5 storeys

PARKING:

- Underground

*Property coverage numbers are approximate



Options

Option 3:

SENIORS FOCUSED HEALTH SERVICES AND HOUSING

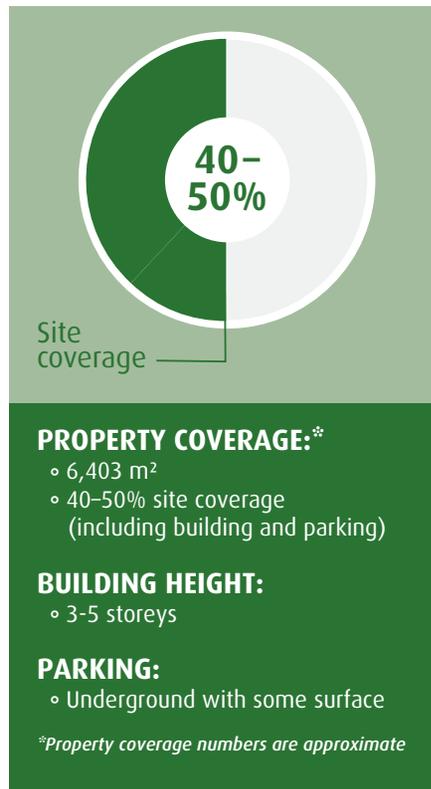
The third option includes one to three health services related to seniors (see list of options on page 8). It would be 40-50% site coverage (including the building and parking) with a building height of three to five storeys.

HEALTHCARE SERVICE OPTIONS COULD INCLUDE:

- Long-term care
- Adult day program
- Primary care practice
- Transitional care housing, includes mental health and substance use services

NON-HEALTHCARE COMPONENTS COULD INCLUDE:

- Affordable housing
- Commercial



Next Steps



Your feedback will be considered as the CRHD continues to advance options and discussions with Island Health ahead of finalizing the redevelopment concept and zoning. Island Health and CRHD working together collaboratively will each require approval from their respective boards on the final design, cost and funding of any proposed redevelopment project at Oak Bay Lodge. Once these approvals have been received the CRHD will issue a Request for Proposals (RFP) for a consultant to design the proposed facility.

The next step in the redevelopment process (following CRHD and Island Health Board approvals) is to submit a rezoning proposal with the District of Oak Bay. The District of Oak Bay is responsible for the review and approval of any rezoning applications for the property. This application would include more detailed plans and a schematic design for consideration. The community would have an opportunity for feedback again at this stage through the District of Oak Bay.

All proposed development options for the Oak Bay Lodge property require a rezoning application with the District of Oak Bay.

The community would have an opportunity for feedback again at this stage with the District of Oak Bay.

The Oak Bay Lodge property has two covenants on it which restrict 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.



Feedback Form



The CRHD wants your feedback on building and healthcare services options presented for the Oak Bay Lodge property.

After reviewing the Discussion Guide, share your thoughts with us by completing this Feedback Form.

Your feedback as part of this consultation will help further advance CRHD and Island Health's decisions around the best use of the property to meet the region's healthcare needs.

1. Did the Discussion Guide help you understand the options available for the Oak Bay Lodge property site and possible services that could be located there?

- Yes
- No
- Somewhat

2. Based on the options being considered, how important are the following services:

	Extremely important	Very important	Moderately important	Slightly important	Not at all important
1. Seniors housing and supports	<input type="checkbox"/>				
2. Primary and community care, public health	<input type="checkbox"/>				
3. Intermediate care and short-term housing (mental health and substance use services)	<input type="checkbox"/>				
4. Rehabilitation services	<input type="checkbox"/>				
5. Non-healthcare related affordable housing (in partnership with a not-for-profit)	<input type="checkbox"/>				
6. Commercial spaces	<input type="checkbox"/>				

Feedback Form



3. From strongly agree to strongly disagree, please provide your perspective on the following statements based on the options provided in the Discussion Guide:

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
Option 1 is preferred because it delivers the maximum health services on the site.	<input type="checkbox"/>				
Option 2 is preferred because it maximizes the use of the site and provides a blend of health services and non-health services such as affordable housing.	<input type="checkbox"/>				
Option 3 is preferred because it is focused on seniors health services and health-related housing.	<input type="checkbox"/>				

4. Do you prefer greater density to accommodate more health and non-healthcare related services to maximize the use of the property?

- Yes
- No
- Not sure

5. Which of the three options best fits within the community?

- Option 1 – Maximized health services
- Option 2 – Maximized site use with health and non-healthcare services
- Option 3 – Seniors focused health services and housing

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
- Other: _____

