

**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.

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