

**REPORT TO HOSPITALS AND HOUSING COMMITTEE
MEETING OF WEDNESDAY, DECEMBER 02, 2020**

SUBJECT **Oak Bay Lodge Redevelopment Update**

ISSUE SUMMARY

To provide an update on the redevelopment of Oak Bay Lodge.

BACKGROUND

The Capital Regional Hospital District (CRHD) took over ownership of Oak Bay Lodge (2251 Cadboro Bay Road) from 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 November 4, 2020 Hospital and Housing Committee, staff were directed to report back on a timeline for the public engagement process.

ALTERNATIVES

Alternative 1

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

That the Oak Bay Lodge Redevelopment Update Report be received for information.

Alternative 2

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

IMPLICATIONS

Process Implications

A multi-round consultation and engagement plan is proposed as the most effective way to seek community feedback and input on the future use of the Oak Bay Lodge property. The timeline for this process is as follows:

Phase 1

The first stage of the process will focus on seeking community feedback and ideas regarding the future development of the Oak Bay Lodge property. The focus will be to define the CRHD's communications and engagement goals to the community; outline the anticipated communications and engagement activities during the potential redevelopment project; describe the roles and responsibilities of the (CRHD) staff, consultants and representatives from our health and housing partners; and building demolition (process and timelines). This phase will provide information on a variety of potential health uses as well as non-health uses.

Activity	Description	Timeline
Planning / materials development	<ul style="list-style-type: none">○ Develop Consultation and Engagement Plan○ Develop materials for consultation and engagement	November - December 2020

Activity	Description	Timeline
Project and Round 1 launch	<ul style="list-style-type: none"> ○ News release ○ Launch website/start of public notifications 	January 2021
Consultation period	<ul style="list-style-type: none"> ○ Virtual open houses ○ Virtual small group meetings ○ Physically distant pop-ups 	January 2021
Final Report	○ Round 1 - Consultation Summary Report	February 2021
	○ CRHD Board Update	March 2021

Once the first phase of community engagement is completed and only when consensus is reached with Island Health on the most viable health services on the property will a second phase of engagement begin. At this stage a report will be brought back to the CRHD Board to approve potential development concepts.

Phase 2

The second phase of the multi-round 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. The focus will be the development of public materials that outline a summary of feedback received and outline options of potential uses including density and form.

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

Staff will report back to the CRHD Board for approval on proceeding with the next stage of the project.

Demolition Process

The demolition process will also run concurrently with the public engagement process and the Pre-Demolition Hazardous Materials Assessment is already underway. Environmental Site Assessment phase 1 has been completed, and visual inspection and sample collection of roof, floor, wall and ceiling cavities has been completed. Building materials will be subsequently analyzed and the final report is expected in early December.

The Construction Management Services for the Demolition of Oak Bay Lodge Request for Proposals is expected to be awarded in early 2021 with the submission of a request for a demolition permit sometime in the first quarter of next year. The successful construction manager will be responsible for engaging both the hazardous materials removal contractor and the demolition contractor.

Financial Implications

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. The first stage of the process will focus on seeking community feedback and ideas regarding the potential uses to be incorporated into the future development of the Oak Bay Lodge property. The second phase of the multi-round 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 Redevelopment Update Report be received for information.

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