



THE CORPORATION OF THE DISTRICT OF OAK BAY
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OFFICE OF THE MAYOR

October 1, 2019

Chair Denise Blackwell
Capital Regional Hospital District Board (CRHD)
625 Fisgard Street
Victoria, BC
V8W 1R7

RE: Oak Bay Lodge Next Steps – *Confidential*

Dear Ms. Blackwell:

At our in camera Council meeting on September 30, 2019 Oak Bay Council discussed next steps for Oak Bay Lodge. Council resolved to send this letter to you to share our preferences and requests.

Redevelopment of the Oak Bay Lodge site will be challenging for a number of reasons, including the site use constraints of the CRHD, the current institutional zoning, and the fact it is a large piece of land with, at this point, no single, funded health project identified to fully use the site. To further complicate matters, the site has demolition/remediation requirements that create liabilities and will impact how soon the site can be developed and limit who can take on the associated challenges.

Oak Bay Council is concerned that for the aforementioned reasons, the CRHD may, without further consideration, choose to sell the site once vacated and direct sales proceeds towards future construction of health facilities elsewhere in the region. Oak Bay Council feels such a decision would be premature and potentially not in the best public interest, as it would likely leave significant opportunities unexplored to the detriment of the region.

Oak Bay Council prefers that the Oak Bay Lodge site be used for regional health care and potentially supportive care, respite care, housing, or other possible innovations and that the lands remain in whole or in part in public hands. Oak Bay would like such opportunities identified, fully explored and discussed with stakeholders and the community-at-large. With many potential uses, and possibly multiple partners all with different timelines and objectives, it would make sense for the CRHD to undertake a comprehensive planning exercise (or Project Development

Plan) to test the potential for partnering and to explore the community's appetite for potential uses. [REDACTED] at a staff-to-staff meeting in February 2019, suggested that pursuit of such an exercise was a possibility.

Oak Bay acknowledges that decisions regarding next steps and responsibility for project management rests with the CRHD, but asks that the CRHD initiate a comprehensive planning exercise and that Oak Bay be actively engaged as a partner. Oak Bay can bring much to the table to assist with the development of a comprehensive site plan, including assistance with public consultation, engaging with potential services and capital partners, and considering requests for changes in land use regulations. Working together in partnership, and with the support of Island Health and other potential partners, we believe there is great opportunity for creative solutions to meet community needs.

With a shared goal of finding the best use of this significant piece of public land, Oak Bay looks forward to partnering with the CRHD on planning for the future of the Oak Bay Lodge site and achieving an outcome that supports our community's economic, social, and environmental wellbeing.

For further discussion, please feel free to contact me at 250-598-3311.

Yours truly,



Kevin Murdoch
Mayor

KM

cc Kathy MacNeil, Island Health President and CEO
Honourable Adrian Dix, Ministry of Health
MLA Andrew Weaver