

DESIGN

Public Input

- More on-site, underground parking
- Why can't we see what it's going to look like?
- Pedestrian access around & through the site.
- Park-style lighting, landscaping for noise mitigation, brick façade.
- More density on this site - benefits business and makes better use of infrastructure

CRHD / Island Health Comment

Most of the parking will be underground, with staff parking restricted to the site. We are in the very early stages of the project and design. We will be sharing details as they develop.

Access will be incorporated into the design. We are happy to consider other design ideas

Economic benefits are a positive result of density. Density limits are set by the City of Victoria.

FACILITY NAME

Public Input

- Change the name!
- Have the name be relevant to the neighbourhood: e.g., The Rose, Michael Dunahee Place

CRHD / Island Health Comment

The name was chosen to reflect the topography of the land, previously known as 'Work's Rocks', 'Summit Hill' or 'Smith's Hill'. After considering several names the CRD and Island Health selected and branded The Summit.

SERVICE PROVISION

Public Input

- Benefit to the community, and to staff and local seniors in need of care
- Priority placement for at least 20% local residents

CRHD / Island Health Comment

The new facility will improve the conditions for staff to provide quality care to frail and elderly who cannot live without 24/7 support. Placement is open to community members and is based on provincial regulations and assessed care needs. An adult day care service will be available to members of the community.

SUMMIT LOBBY LOCAL HISTORY WALL

Public Suggestions

- Use mural made by Blanshard Elementary students
- Note that the Andrew Sheret building at 740 Hillside was the original site of the Victoria terminus of the V&S railway 100 years ago

CRHD / Island Health Comment

Thank you for your suggestions. If you have stories or ideas please let us know. Our contact information can be found on the website address below.

THE SUMMIT

CARE RESIDENCE AT QUADRA VILLAGE

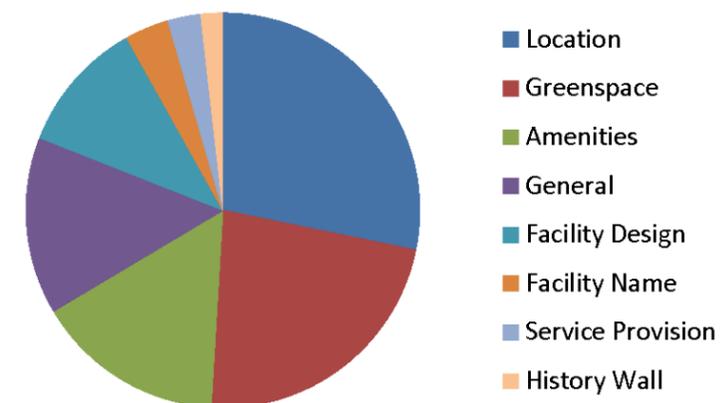
Open House - Summary of Feedback March 2015

The Summit is a 320-unit residential complex care and dementia care facility to be built at 955 Hillside Avenue. It will replace Oak Bay Lodge and Mount Tolmie Hospital, which have reached the end of their functional life as residential care facilities. The Capital Region Hospital District (CRHD) purchased the land and will design and build The Summit on behalf of Island Health, who will provide residential care services when the project is complete - anticipated in late 2018.

The CRHD and Island Health held an Open House at 950 Kings on March 28, 2015 to provide the community with the opportunity to learn more about The Summit and discuss the project with CRHD, Island Health and elected officials. A total of 110 comments and responses were recorded and summarized in this report along with responses of CRHD and Island Health.

Comments covered several topic areas, arranged for ease of reading into themes or topic areas, illustrated in the following chart. For a copy of the full report, contact us at www.crd.bc.ca/summit.

Responses by Theme



LOCATION

Public Input	CRHD / Island Health Comment
<ul style="list-style-type: none"> Build smaller, decentralized facilities. Don't 'ghettoize' seniors. Don't add another large care facility to one area. 	<p>The size of the Summit will allow Island Health to build a facility that is affordable and allow seniors to age in place.</p>
<ul style="list-style-type: none"> Use other lands i.e. S.J. Willis, existing Oak Bay Lodge site and leave the greenspace as is. 	<p>The site at 955 Hillside was the only central location for sale with the required zoning, size and access to transit and amenities. S.J. Willis lands are zoned for single family housing and were not for sale. Oak Bay supported this project but Council did not approve the required zoning variance.</p>
<ul style="list-style-type: none"> There are currently issues with how the green space is being used. The building would help cut down on the less desirable activities on the site. 	<p>The development would contribute to safer green spaces for families and individuals of all ages.</p>
<ul style="list-style-type: none"> Location and orientation of building on the site, concerns with blocking views, interfering with access across the site and to CDI college Traffic access routes to and from site, interfering with pedestrian and cycle pathways, impacting congestion particularly on Kings Road and the laneway. 	<p>The building design is in very early stages. We are actively working with City of Victoria to ensure the building will comply with setback and traffic mitigation requirements.</p>
<ul style="list-style-type: none"> Encourage use of transit, cycling, car share coops to lessen parking impact. 	<p>Most of the facility parking will be underground. Island Health staff are prohibited from parking in residential or business areas and encouraged to commute by bus, bike and carpooling.</p>
<ul style="list-style-type: none"> Construction noise and traffic. 	<p>CRHD intend to work with neighbours to ensure construction planning will minimize noise and disruption.</p>

GREENSPACE

Public Input	CRHD / Island Health Comment
<ul style="list-style-type: none"> Access to greenspace – pedestrian and cycling pathways through the site, gathering/sitting places, play areas for families. Build higher (more green space), build lower (more view). 	<p>We have suggested community gardens, benches and a strolling park to allow access through the site. 40% of the site will be covered by the building, surrounded with green space. Height is determined by zoning.</p>
<ul style="list-style-type: none"> Productive greenspace – community gardens, lots of trees, fruit/nut trees. Lots of trees, native plants, safe green space. 	<p>The types of plants will be considered further along in the design process. We are open to all suggestions.</p>
<ul style="list-style-type: none"> Keep as much greenspace as possible. Don't want to lose the benefits of views or activities. 	<p>The building will occupy 40% of the site. Surrounding lands and features will be accessible to the neighbourhood.</p>

<ul style="list-style-type: none"> Build elsewhere. Keep all the greenspace as is. Don't want the noise and traffic that a building of this size brings. 	<p>Prior to our purchasing the property, it was leased to developers - with potential for far greater density than The Summit.</p>
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AMENITIES

Public Input	CRHD / Island Health Comment
<ul style="list-style-type: none"> Interested in having various amenities: pocket library, outdoor theatre, café, chapel, skate park, walking paths, playground, dog walk, gardens. Create an interactive space for residents to mix with the community – church, café etc. 	<p>We trust the community can be served by the pocket library at the QV Community Centre but would consider a community book exchange kiosk.</p> <p>While considering how we might accommodate neighbourhood wishes, we must ensure that amenities and activities are compatible with the facility residents.</p>
<ul style="list-style-type: none"> Want the same type of amenities that were offered to Oak Bay. Consider larger impacts on the neighbourhood, especially in light of potential loss of other local amenities such as Crystal Pool. 	<p>Amenities are offered when a zoning variance is required. 955 Hillside doesn't need a variance, as it is already zoned for this type of facility.</p> <p>Amenities have not been offered to QV or to Oak Bay when the variance was being discussed. We have suggested a community garden, strolling park and benches. We do wish to work with the neighbourhood, while also honouring the needs of facility residents and the scope of our mandate to serve the whole region.</p> <p>Larger amenities such as skate parks are more appropriate off this site, and requests are best brought to the attention of the City of Victoria.</p>

GENERAL

Public Input	CRHD / Island Health Comment
<ul style="list-style-type: none"> Great location for a project that brings welcome revitalization into the community. Change is inevitable... a modern, quiet building providing much needed beds is a benefit to the whole community. No NIMBY. Concerns about noise and light pollution. 	<p>Facility staff and visitors will increase business for local shops. The grounds surrounding the facility will be developed using ideas presented by residents and will be accessible to all members of the community</p> <p>Every effort will be made to minimize effects on the vicinity, while maintaining standards of care for facility residents.</p>
<ul style="list-style-type: none"> Plan carefully with long-term in mind, both for the development and for the community. 	<p>Planning and design are in the early stages and are being undertaken with careful attention to long-term benefits to the community and to facility residents, while respecting the limits of our mandate. We will continue working with local government and the</p>