



Royal Jubilee Hospital Master Campus Plan

Planning and Land Use Committee Meeting
October 15th, 2015





Overview

1. Background and Site Context
2. MCP Process
3. Proposed Development Scenario
4. Parking/Transportation
5. History and Heritage
6. Design Guidelines
7. Next steps



RJH Site Context

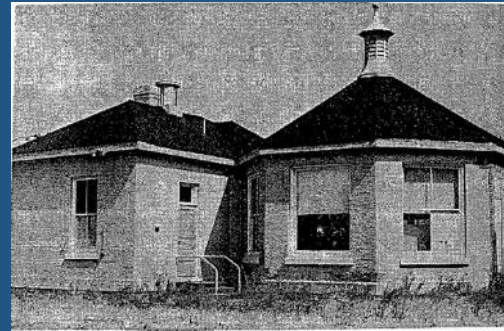
Founded in 1890

Acute Care Tertiary Centre

- Inpatient and outpatient services
- Emergency department

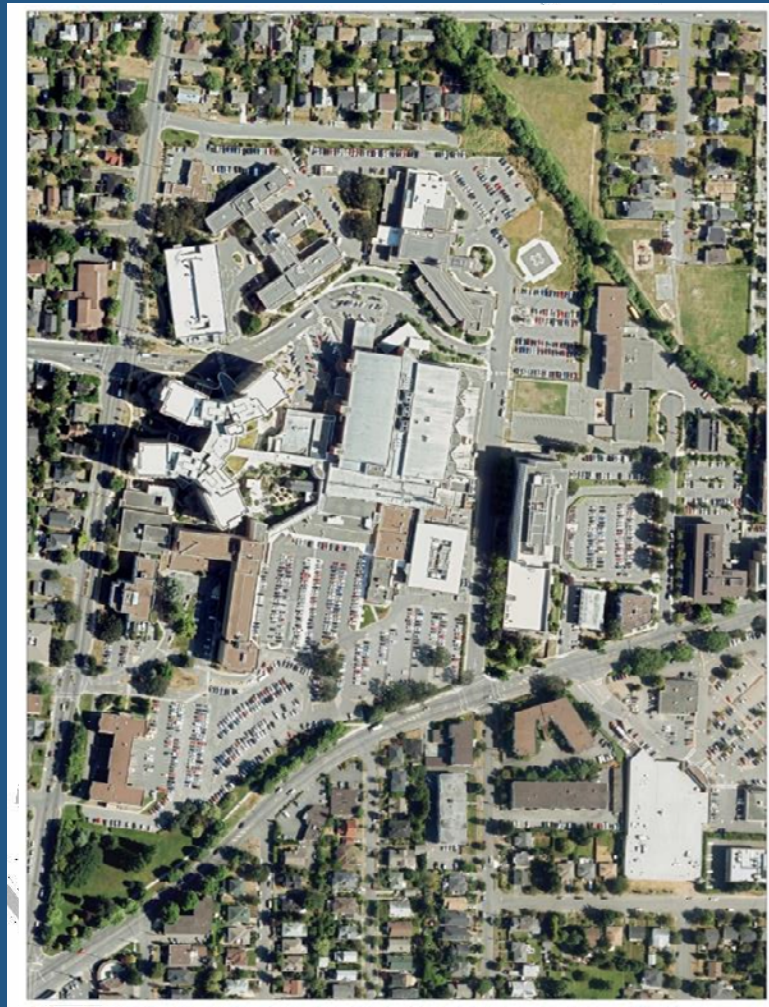
Major employment centre

BC Cancer Agency - Vancouver
Island Clinic



Background

Master Development
Agreement (MDA) 2008
Clear Planning Framework
for RJH
Future Development
Scenario to 2035



MCP Process

	2008	2009	2010	2011	2012	2013	2014	2015
Signed	★							
Information Gathering	■							
Feasibility Assessment		■						
Development Options		■						
Document Preparation (MCP)			■ Master Campus Plan Preparation					
Community Consultation	■							
Final Rezoning Process								▶



Community Consultation

Public Consultation Plan

JH Neighbourhood Liaison Committee

Open Houses, workshops, meetings

Important Goals, Objectives, Principles






Vision

A flexible, dynamic, and environmentally sustainable hospital campus that contributes to the health and well-being of patients, staff, physicians, visitors, neighbours, and the region as a whole.



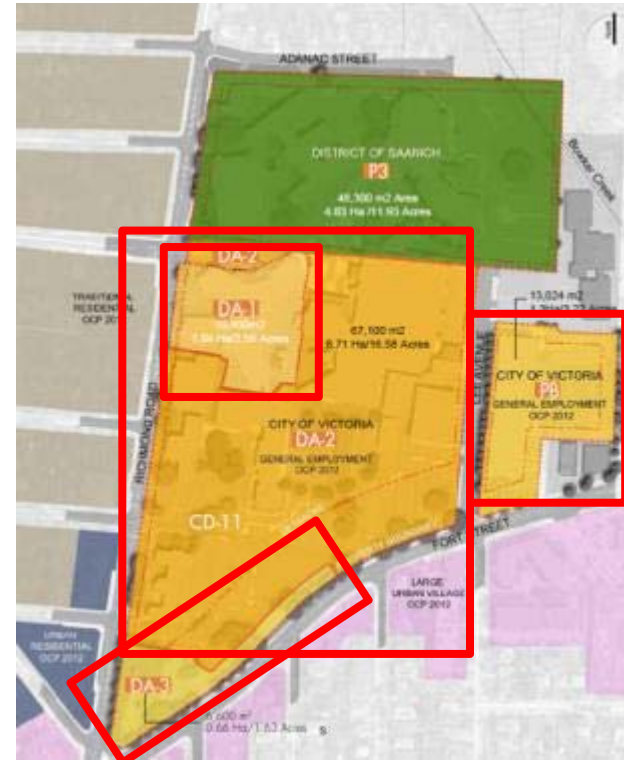


Development Considerations

- 600 to 650 total beds by 2035
 - City of Victoria OCP initiatives
 - Maintain a campus-like setting
 - Enable functionality and accessibility
 - Logical connection to existing buildings
- 

Existing Site Zoning

Zone	Area	Existing Floor Area	Existing FSR
Zone DA-1	10,400m ²	38,428m ²	3.70: 1
Zone DA-2	67,100m ²	63,005m ²	0.94:1
Zone DA-3	6,600m ²	-	-
PB	13,024m ²	14,000m ²	1.07:1
City Area Victoria	97,124m²	115,433m²	1.19:1

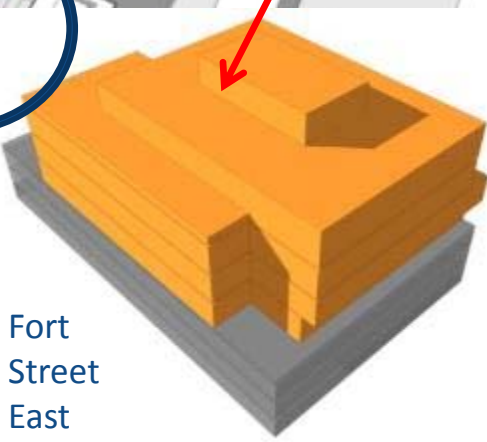
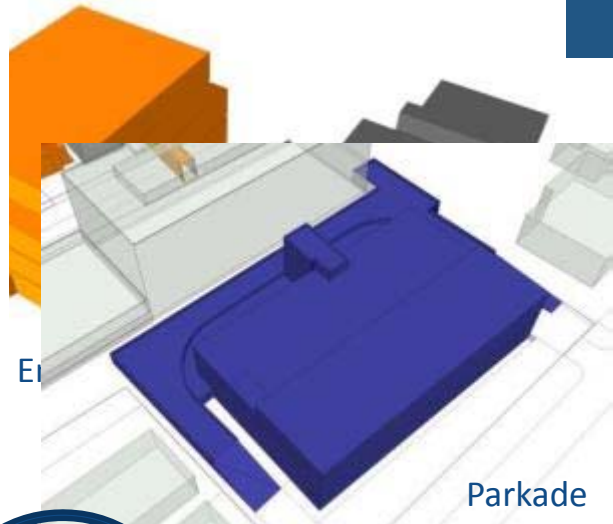
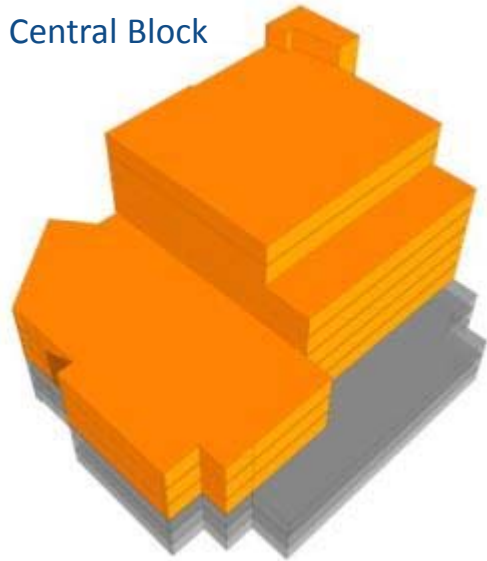


Proposed Development Scenario (2035)

Note: Indicative Design

g Floor	56,798m ²
oor Area in	76,606m ²
r DA-2	1.19:1
A-1/DA-2)	1.52:1

Central Block





FORT STREET



Parking and Transportation

Parking and Transportation
Study (2010 and 2015)

Demand ratio of 1 space per
30m² TFA

Ensure provision of adequate
parking

Continued commitment to
TDM...

Applied to the MCP land use
scenario, the expected parking
demand is **1,965 vehicles.**



TDM



- SOV trips (72% in 2007 to 57% in 2015)
- Transit ridership (354 on a ProPass)
- Cycling and Walking (5% in 2007 to 10% in 2015)
- Continue TDM Strategy at Island Health
- Opportunities with new development



Preserve History and Built Heritage

Historical and Cultural importance

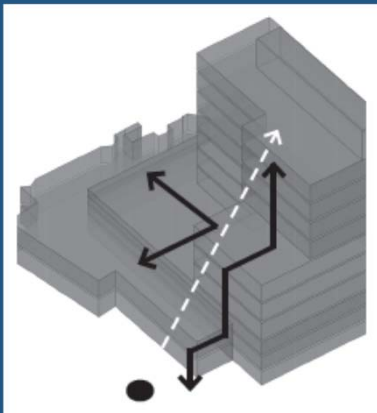
No plan to demolish heritage
buildings

Municipal, provincial, and national
requirements



Design Guidelines

Create a more cohesive campus environment
and improve overall form and character
Use for future development applications



Next Steps

MCP becomes “The Plan” for RJH

Presentation to District of Saanich

Rezoning of the site to provide for proposed density and adopt design guidelines



Thank you!

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