



Royal Jubilee Hospital Master Campus Plan

City of Victoria Council Meeting
November 12th, 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



Page 2

RJH Site Context

- Founded in 1890
- Acute Care Tertiary Centre
 - Inpatient and outpatient services
 - Emergency department
- Major employment and training centre
- BC Cancer Agency - Vancouver Island Clinic

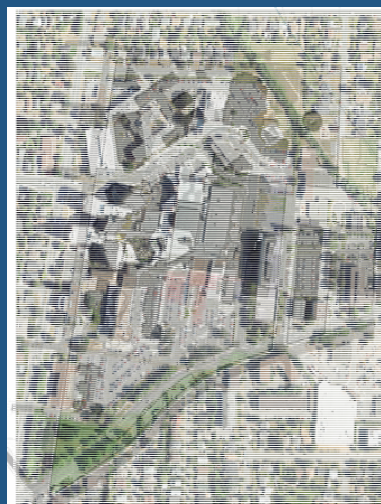


Page 3



Background

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



Page 4



MCP Process

	2008	2009	2010	2011	2012	2013	2014	2015
MDA Signed	★							
Information Gathering								
Building Assessment								
Site Development Options								
Document Preparation (MCP)								
Community Consultation								
Future Rezoning Process								

Community Consultation

- Public Consultation Plan
- RJH Neighbourhood Liaison Committee
- Open Houses, workshops, meetings
- Important Goals, Objectives, Principles





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




Page 7

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
Site Area Victoria	97,124m²	115,433m²	1.19:1



RJH Proposed Development Scenario (2035)
*Note: Indicative Design

Existing Floor Area*	56,798m ²
Total Floor Area in DA-2	76,606m ²
FSR for DA-2	1.19:1
FSR (DA-1/DA-2)	1.52:1

Page 9

Page 10

Parking and Transportation

- Parking and Transportation Study (2010 and 2015)
- Demand ratio of 1 space per 80m² 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**.



Page 11



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



Page 12



Preserve History and Built Heritage

- Historical and Cultural importance
- No plan to demolish heritage buildings
- Municipal, provincial, and national requirements



Page 13



Design Guidelines

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



Page 14



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



Page 15



Thank you!

Jani Urquhart
Planning, Island Health
Janice.Urquhart@viha.ca

Page 16

