

A New Site  
for a New  
**CDH**

# Our hospital is ailing.

Help us move forward on a new hospital location.

## Planning for future healthcare infrastructure needs.

The current Cowichan District Hospital is aging, and now is the time to plan for future healthcare needs in the Cowichan Valley. The Cowichan Valley Regional Hospital District has taken two important first steps: saving a healthy \$22.6 million in our replacement fund and finding a larger suitable location that can take us into the future of hospital care. We need your ideas and your support to keep moving forward.

### A lot has changed since 1967...

When the Cowichan District Hospital opened its doors on the 8-acre (3.2 ha) Gibbins Road site in 1967, it had 95 beds and served a population of about 35,000 – a ratio of 368 people per bed. In those days, the median age in Canada was 25.5<sup>1</sup>, life expectancy in BC was 75 years for women and 69 for men<sup>2</sup>, and seniors made up less than 11% of BC's population<sup>3</sup>.

Today, our hospital has 114 beds, our population is over 82,000<sup>4</sup> (719 people/bed), and the median age in Canada is 40 years<sup>5</sup>. What's more, in BC seniors are projected to make up 25% of the population within 5 years<sup>6</sup>, and a 65-year-old woman in 2014 is expected to reach 88 years of age, while a 65-year-old man in 2014 is expected to live to 85 years<sup>7</sup>.

### Hospital care has also changed

As our region has matured and grown, so has our understanding of patient care. Hospitals now take a more multi-faceted approach to care that considers the needs of patients, families and staff. New standards in hospital design foster better healing environments for patients and better workplaces for staff. Seemingly small modifications to building layout such as the exclusive use of single-bed rooms, and an emphasis on noise reduction, natural light and views onto natural spaces<sup>8</sup> are having significant, positive impacts on healthcare delivery.

Today's hospitals often operate as broad-based 'centres of care' – bringing together acute care, advanced rehabilitation, long-term and complex care, primary care and independent living opportunities, as well as other ancillary health supports and services.

### Even better healthcare – even closer to home

For some time now, our region has understood that the Cowichan District Hospital is reaching the end of its well-lived life. The hospital and its staff have done an exceptional job looking after us and keeping up with new developments in healthcare – all within the confines of old infrastructure and a footprint that is too small.

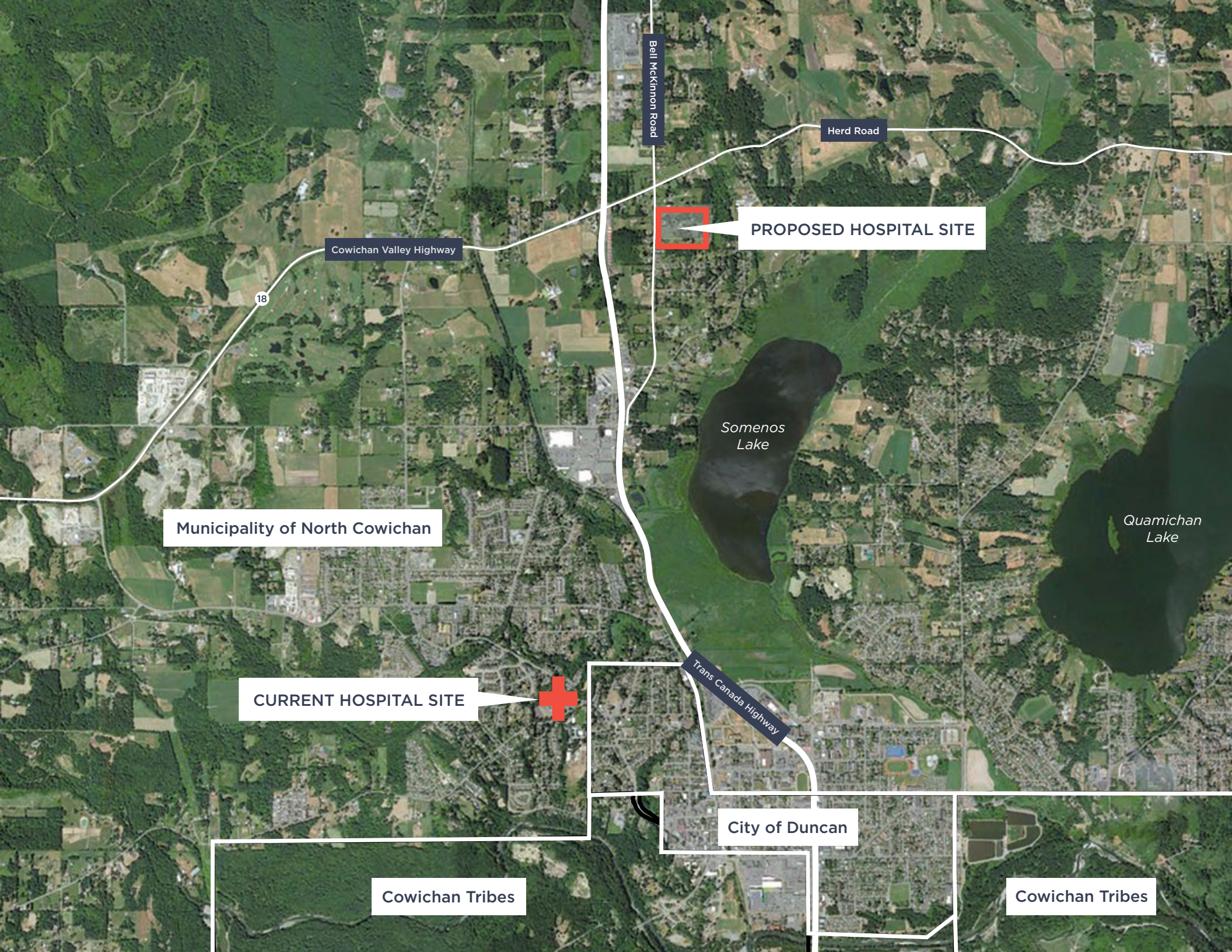
Like communities across the country, we must now start planning for a hospital facility and hospital site that better fit our current and future needs.

The Provincial planning and approvals process for a new hospital is lengthy and involves acquiring a larger, more regionally central piece of land that can take us forward at least another 50 years.

We know our hospital is important to everyone. Please review the following overview of the property and process.

- 1 Profile of the Canadian population by age and sex: Canada ages. Statistics Canada. 2002. <http://www.statcan.gc.ca/daily-quotidien/020716/dq020716a-eng.htm>
- 2 Life Expectancy at Age 0: [bcstats.gov.bc.ca/StatisticsBySubject/Demography/VitalStatistics.aspx](http://bcstats.gov.bc.ca/StatisticsBySubject/Demography/VitalStatistics.aspx)
- 3 Population by Selected Age Groups: [bcstats.gov.bc.ca/StatisticsBySubject/Demography/PopulationProjections.aspx](http://bcstats.gov.bc.ca/StatisticsBySubject/Demography/PopulationProjections.aspx)
- 4 Island Coastal Economic Trust. Building a Diverse and Sustainable Economy. 2014. [islandcoastaltrust.ca/sites/default/files/indicator\\_pdf/Population%20Projections%20\(April%202014\).pdf](http://islandcoastaltrust.ca/sites/default/files/indicator_pdf/Population%20Projections%20(April%202014).pdf)
- 5 Median age by gender, 1982 to 2012, Canada: [statcan.gc.ca/pub/91-215-x/2012000/ct005-eng.htm](http://statcan.gc.ca/pub/91-215-x/2012000/ct005-eng.htm)
- 6 Population by Selected Age Groups: [bcstats.gov.bc.ca/StatisticsBySubject/Demography/PopulationProjections.aspx](http://bcstats.gov.bc.ca/StatisticsBySubject/Demography/PopulationProjections.aspx)
- 7 Life Expectancy at Age 65: [bcstats.gov.bc.ca/StatisticsBySubject/Demography/VitalStatistics.aspx](http://bcstats.gov.bc.ca/StatisticsBySubject/Demography/VitalStatistics.aspx)
- 8 Canadian Medical Association Journal. Private rooms: Evidence-based design in hospitals. 2012. [cmaj.ca/content/184/2/162.full.pdf](http://cmaj.ca/content/184/2/162.full.pdf)





## A larger, easily accessible location for a healthy future

In the fall of 2013, a selection committee of the Hospital District and Island Health began a search for suitable sites for a larger hospital development. In March 2014, an expression of interest was issued to locate property owners with available land. In total 21 properties met the committee's selection criteria, which included a buildable area outside of the floodplain of at least 15 acres (6 ha), and alignment with local government growth management plans. The properties also had to be central to the entire population of the region and close to transportation links and other emergency services.

Over the following 18 months, the selection committee worked with a land consultant to assess the merits of each property, applying further criteria such as value for money, disaster response capability and opportunities for complementary health-related services.

In August 2015, the selection committee announced it had chosen a preferred site: 22 acres (9 ha) on Bell McKinnon Road in North Cowichan, made up of three separate properties. An offer to purchase these properties for just under \$3 million has been accepted by the property owners, subject to rezoning approval from 'residential rural' to 'health care zone' by the Municipality of North Cowichan.

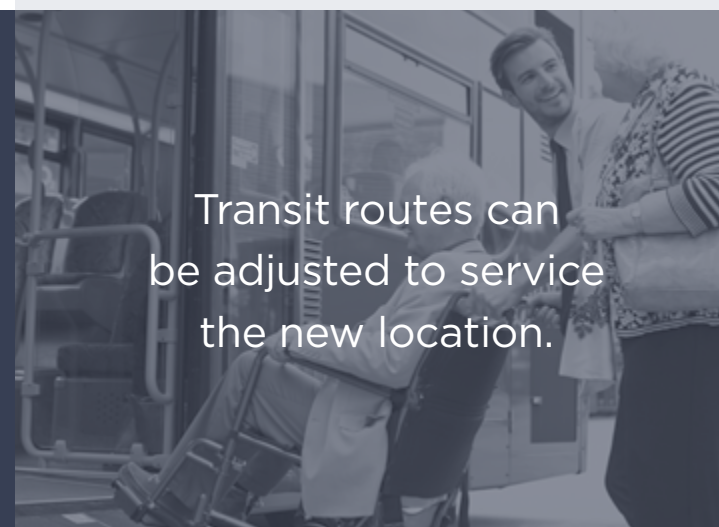
The process of obtaining Provincial approval for a new hospital is a 5 to 10 year process. Securing a larger, more central location at today's land values is a fundamental first step to keep our region moving forward towards the goal of a hospital facility and site that better fits our current and future healthcare needs.

### Highlights of proposed new hospital site on Bell McKinnon Road

- Chosen from pool of 21 possible sites by Hospital District and Island Health
- Plenty of room for new and expanded facilities – 22 acres (9 ha) vs old hospital 8 acres (3.2 ha)
- Location central to entire region
- Quick access to key transportation routes; 500 metres from major highways
- Same or faster access by vehicle from outlying parts of the region
- Outside of floodplain; not Agricultural Land Reserve land
- Aligns with regional and local sustainability and growth management plans
- Opportunities to link with complementary health services
- Purchase subject to successful rezoning from 'residential rural' to 'health care zone'
- Buying at today's land value saves money during lengthy new-hospital-approval process

#### DRIVING DISTANCES AND TIMES (estimated without traffic, using Google Maps)

COMMUNITY	TO CURRENT LOCATION	TO PROPOSED LOCATION
North Oyster	39 km, 34 minutes	33.5 km, 27 minutes
Town of Ladysmith	30 km, 25 minutes	24 km, 18 minutes
Chemainus	21 km, 20 minutes	16 km, 16 minutes
Town of Lake Cowichan	27 km, 21 minutes	27.5 km, 21 minutes
City of Duncan	2 km, 4 minutes	4.5 km, 6 minutes
Cowichan Bay	11 km, 13 minutes	14 km, 13 minutes
Shawnigan Lake	22 km, 24 minutes	24.5 km, 24 minutes
Mill Bay	21 km, 20 minutes	23.5 km, 20 minutes



Transit routes can be adjusted to service the new location.



# What does a new hospital mean?



**Don Hubbard**  
Chair,  
Island Health

"We are pleased that the Cowichan Valley Regional Hospital District Board is an active and keen supporter in the future renewal of the Cowichan Hospital!"



**Chief William "Chip" Seymour**  
Chief,  
Cowichan Tribes

"The Cowichan hospital is the healthcare hub for our region. We are excited by the possibility of broader health services in one central location."



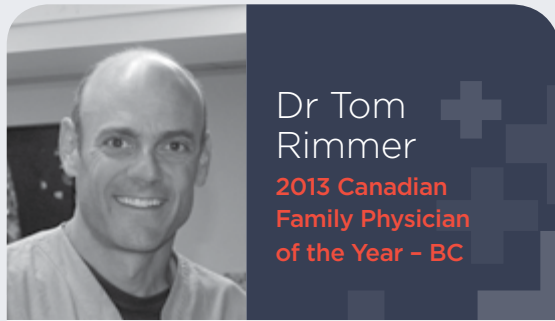
**Dr David W. Robertson**  
Executive  
Medical Director,  
Island Health

"A new hospital means we can create a 'campus of care' as a focal point for acute care. It allows all of us to think deeply about how we want to shape our healthcare for the future."



**Alison Taylor**  
CDH  
Foundation

"The Cowichan District Hospital Foundation is committed to making a new hospital a reality in our community. The selection of a preferred site for the new hospital marks important progress towards this goal."



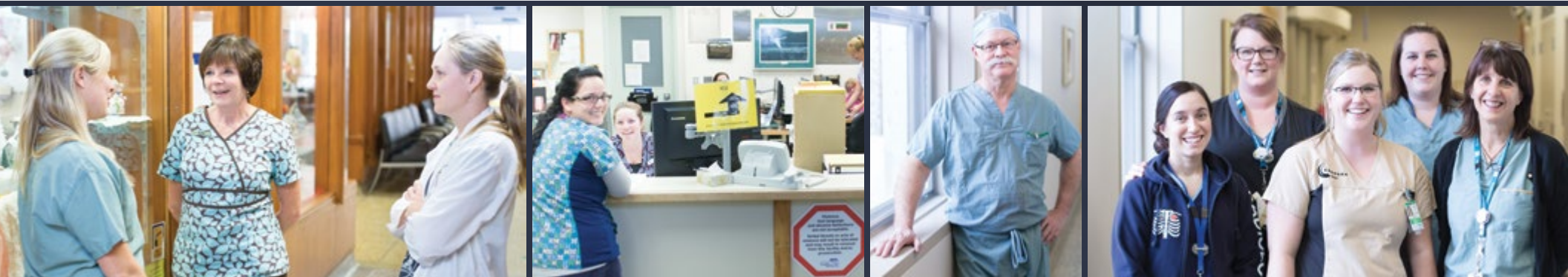
**Dr Tom Rimmer**  
2013 Canadian  
Family Physician  
of the Year - BC

"The proposed site seems well selected, and Cowichan Valley physicians look forward to actively participating in the development of this much-needed new facility."



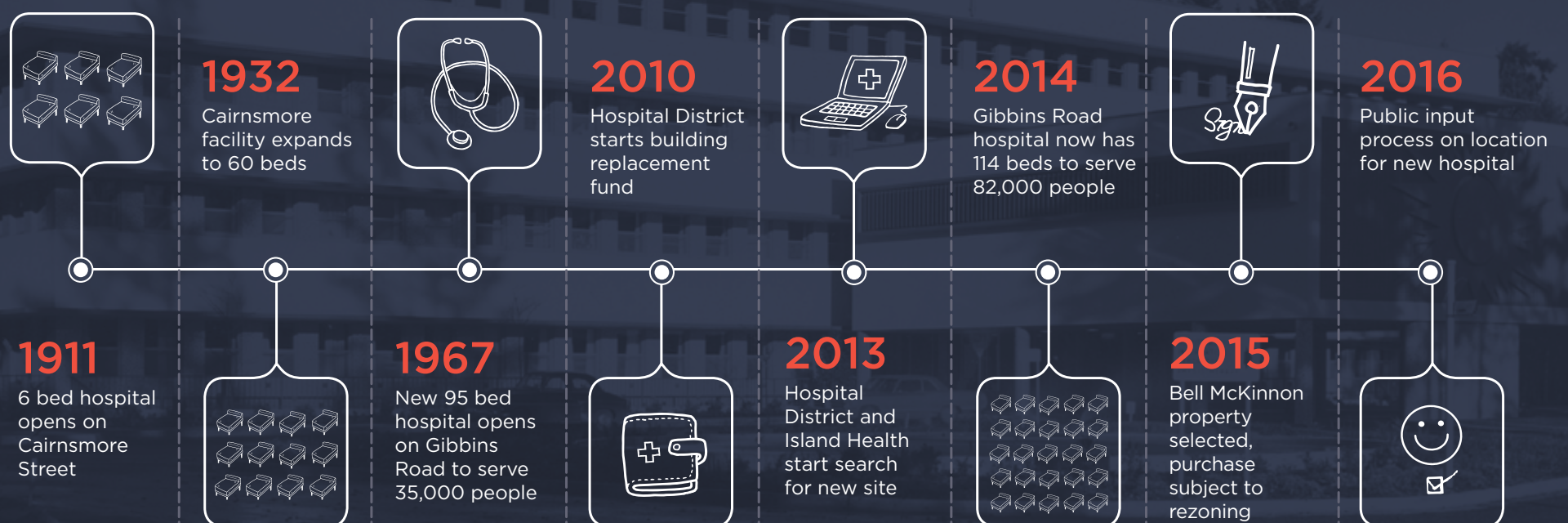
**Jennifer Jones**  
Co-chair,  
Our Cowichan  
Health Network

"The mission of our network is to ensure all citizens of the Cowichan enjoy good health. A modern, innovative new hospital facility is a vital part of our region's overall well-being."



A few of the many hardworking, dedicated medical and support staff at the Cowichan District Hospital.

## Cowichan District Hospital – long history and bright future





# ASK US.

**Q | Why do we need a new location? Why not build a new hospital on the existing site?**

**A |** Island Health has determined that the current hospital site on Gibbins Road is not suitable for the future development of a new hospital.

**Q | How was a new location chosen? What are the benefits of the preferred location?**

**A |** A committee of the Hospital District and Island Health spent two years searching for suitable sites. In total 21 properties met the committee's selection criteria, which included a buildable area outside of the floodplain of at least 15 acres, non Agricultural Land Reserve land, alignment with local government growth management plans, and proximity to major population hubs, transportation links and other emergency services. The Bell McKinnon property best met all the criteria.

**Q | Have you already purchased the property on Bell McKinnon?**

**A |** No. We have obtained an agreement to purchase for just under \$3 million. We will only buy the land if the rezoning application is successful.

**Q | What is involved in getting the land rezoned?**

**A |** The rezoning process involves sharing information with and gathering input from neighbours, community members, healthcare practitioners and other stakeholders. This input is considered by the Municipality of North Cowichan in their rezoning application review.

**Q | What kinds of changes will have to happen to the proposed site to make it work as a hospital?**

**A |** Roads, water delivery, and sewer services around the site will need to be improved, but details of the work needed have not yet been finalized.

**Q | How long will all of this take? When will we have a new hospital?**

**A |** Cowichan Valley is one of many BC communities waiting for a new hospital. The Province has a number of competing priorities, and no Provincial funding or approvals are in place at this time.

**Q | What will happen to the site of the existing hospital?**

**A |** Plans for what happens to the current Cowichan District Hospital site on Gibbins Road will be developed at a future time.

