

Notice of Meeting and Meeting Agenda Hospitals and Housing Committee

Wednesday, September 1, 2021

1:30 PM

6th Floor Boardroom
625 Fisgard St.
Victoria, BC V8W 1R7

L. Helps (Chair), G. Orr (Vice Chair), D. Blackwell, S. Brice, F. Haynes, G. Holman, J. Loveday,
K. Murdoch, D. Screech, C. Plant (Board Chair, ex officio)

The Capital Regional District strives to be a place where inclusion is paramount and all people are treated with dignity. We pledge to make our meetings a place where all feel welcome and respected.

1. Territorial Acknowledgement

2. Approval of Agenda

3. Adoption of Minutes

3.1. [21-597](#) Minutes of the July 7, 2021 Hospitals and Housing Committee Meeting

Recommendation: That the minutes of the Hospitals and Housing Committee meeting of July 7, 2021 be adopted as circulated.

Attachments: [Minutes - July 7, 2021](#)

4. Chair's Remarks

5. Presentations/Delegations

Due to limited seating capacity, this meeting will be held by Live Webcast without the public present.

To participate electronically, complete the online application for "Addressing the Board" on our website. Alternatively, you may email the CRD Board at crdboard@crd.bc.ca.

6. Committee Business

6.1. [21-604](#) Esquimalt Urgent and Primary Care Centre Funding Request

Recommendation: The Hospitals and Housing Committee recommends to the Capital Regional Hospital District (CRHD) Board:

- a) That CRHD funding in the amount of \$886,414 be approved for the Esquimalt Urgent and Primary Care Centre (UPCC);
- b) That CRHD Bylaw No. 407, "Capital Regional Hospital District Capital Bylaw No. 181, 2021" be introduced and read a first, second, and third time;
- c) That CRHD Bylaw No. 407 be adopted; and
- d) That CRHD provide Island Health a letter of support to designate Esquimalt UPCC a health facility under Section 49 of the Hospital District Act.

Attachments: [Staff Report: Esquimalt UPCC Funding Request](#)
[Appendix A: CRHD Bylaw No. 407](#)
[Appendix B: Draft Letter of Support](#)

6.2. [21-605](#) Victoria Urgent and Primary Care Centre #2 Funding Request

Recommendation: The Hospitals and Housing Committee recommends to the Capital Regional Hospital District (CRHD) Board:
a) That CRHD funding in the amount of \$1,499,592 be approved for the Victoria Urgent and Primary Care Centre #2;
b) That CRHD Bylaw No. 408, "Capital Regional Hospital District Capital Bylaw No. 182, 2021" be introduced and read a first, second, and third time; and
c) That CRHD Bylaw No. 408 be adopted.

Attachments: [Staff Report: Victoria UPCC #2 Funding Request](#)
[Appendix A: CRHD Bylaw No. 408](#)

6.3. [21-606](#) Lady Minto Hospital Emergency Redevelopment Funding Request

Recommendation: The Hospitals and Housing Committee recommends to the Capital Regional Hospital District (CRHD) Board:
a) That CRHD funding in the amount of \$3,000,000 be approved for the Lady Minto Hospital Emergency Redevelopment Project;
b) That CRHD Bylaw No. 409, "Capital Regional Hospital District Capital Bylaw No. 183, 2021" be introduced and read a first, second, and third time; and
c) That CRHD Bylaw No. 409 be adopted.

Attachments: [Staff Report: Lady Minto Hospital Emerg Redvm't Funding Request](#)
[Appendix A: CRHD Bylaw No. 409](#)

6.4. [21-607](#) Reaching Home Update

Recommendation: The Hospitals and Housing Committee recommends to the Capital Regional District Board:
That the Reaching Home Update report be received for information.

Attachments: [Staff Report: Reaching Home Update](#)

6.5. [21-608](#) Mortgage Renewal - Village on the Green

Recommendation: The Hospitals and Housing Committee recommends to the Capital Region Housing Corporation Board:
1. That the mortgage for Village on the Green be renewed with Vancouver City Savings Credit Union; and
2. That the Chief Administrative Officer and Chief Financial Officer be authorized to sign any documents related to the mortgage renewal.

Attachments: [Staff Report: Mortgage Renewal - Village on the Green](#)

6.6. [21-602](#) Previous Minutes of Other CRD Committees and Commissions for Information

Recommendation: That the following minutes be received for information:
a) Regional Housing Advisory Committee minutes - June 3, 2021

Attachments: [Minutes: Regional Housing Advisory Committee - June 3, 2021](#)

7. Notice(s) of Motion

8. New Business

9. Adjournment

The next meeting is October 6, 2021.

To ensure quorum, please advise Tamara Pillipow (tpillipow@crd.bc.ca) if you or your alternate cannot attend.

Meeting Minutes

Hospitals and Housing Committee

Wednesday, July 7, 2021

1:30 PM

6th Floor Boardroom
625 Fisgard St.
Victoria, BC V8W 1R7

PRESENT

Directors: L. Helps (Chair), G. Orr (Vice Chair) (EP), D. Blackwell (EP), S. Brice, F. Haynes, G. Holman (EP), J. Loveday (EP), H. Braithwaite (for K. Murdoch) (EP), D. Screech

Staff: N. Chan, Chief Financial Officer; K. Lorette, General Manager, Planning and Protective Services; D. Elliott, Senior Manager, Regional Housing; S. Grigg, Manager of Operations, Regional Housing; M. Lagoa, Deputy Corporate Officer; T. Pillipow, Committee Clerk (Recorder)

EP – Electronic Participation

Regrets: Directors K. Murdoch, C. Plant (Board Chair, ex officio), Councillor J. Olsen

The meeting was called to order at 1:30 pm.

1. Territorial Acknowledgement

Chair Helps provided a Territorial Acknowledgement.

2. Approval of Agenda

MOVED by Director Brice, **SECONDED** by Director Screech,
That the agenda be amended to add a verbal update on Rapid Housing under
New Business.
CARRIED

MOVED by Director Haynes, **SECONDED** by Director Brice,
That the agenda for the July 7, 2021 Hospitals and Housing Committee meeting
be approved as amended.
CARRIED

3. Adoption of Minutes

3.1. [21-543](#) Minutes of the June 2, 2021 Hospitals and Housing Committee Meeting

MOVED by Director Brice, **SECONDED** by Director Screech,
That the minutes of the Hospitals and Housing Committee meeting of June 2,
2021 be adopted as circulated.
CARRIED

4. Chair's Remarks

Chair Helps noted that staff through D. Elliott's office, have done a great job with the Tenant Advisory Committee on regional housing.

5. Presentations/Delegations

There were no presentations or delegations.

6. Committee Business

6.1. [21-539](#) Capital Region Housing Corporation Operational Update No. 2, 2021

D. Elliott spoke to Item 6.1.

Discussion ensued on the following:

- slow progress in affordable rentals potentially exposing the Housing Corporation to financial risk
- the impact of Capital Region Housing Corporation units to vacancy rates in the region
- the debt coverage ratio
- rental market trends in Victoria
- the financial gap between potential renters and rental rates for units

**MOVED by Director Brice, SECONDED by Director Screech,
The Hospitals and Housing Committee recommends to the Capital Region
Housing Corporation Board:**

**That the Capital Region Housing Corporation Operational Update No. 2, 2021
report be received for information.**

CARRIED

6.2. [21-497](#) Capital Region Housing Corporation Financial Plan Amendments

N. Chan spoke to Item 6.2.

Discussion ensued on the change in tax status for these properties.

**MOVED by Director Screech, SECONDED by Director Brice,
The Hospitals and Housing Committee recommends to the Capital Region
Housing Corporation Board:**

**That the Capital Region Housing Corporation Operating Budgets Amendments
and the Capital Region Housing Corporation Major Capital Plan Amendments be
approved as attached.**

CARRIED

6.3. [21-537](#) Regional Housing First Program: Project Update, Second Quarter 2021

K. Lorette spoke to Item 6.3.

Discussion ensued on the following:

- looking beyond the Regional Housing First Program to continue serving the region
- updating subsidies to units in order to make them more affordable
- building material cost increases

**MOVED by Director Holman, SECONDED by Director Brice,
The Hospitals and Housing Committee recommends to the Capital Regional
District Board:**

**That the Regional Housing First Program: Project Update, Second Quarter 2021
report be received for information.**

CARRIED

**6.4. [21-505](#) Previous Minutes of Other CRD Committees and Commissions for
Information**

MOVED by Director Screech, SECONDED by Director Brice,

That the following minutes be received for information:

- a) Regional Housing Advisory Committee minutes - February 11, 2021
- b) Tenant Advisory Committee minutes - April 29, 2021

CARRIED

7. Notice(s) of Motion

There were no Notice(s) of Motion.

8. New Business

K. Lorette provided a verbal update on the next round of funding through the Rapid Housing Initiative.

9. Adjournment

MOVED by Director Screech, SECONDED by Director Brice,

**That the July 7, 2021 Hospitals and Housing Committee meeting be adjourned at
2:13 pm.**

CARRIED

Chair

Recorder

**REPORT TO HOSPITALS AND HOUSING COMMITTEE
MEETING OF WEDNESDAY, SEPTEMBER 01, 2021**

SUBJECT Esquimalt Urgent and Primary Care Centre Funding Request

ISSUE SUMMARY

Approval of a Capital Regional Hospital District (CRHD) \$886,414 Capital Expenditure and Borrowing Bylaw is required for Island Health to proceed with the \$2,954,713 Esquimalt Urgent and Primary Care Centre (UPCC) capital project and provide a letter of support to designate the center located at 890 Esquimalt Road as a health facility under the *Hospital District Act*.

BACKGROUND

Urgent Primary Care Centres, as part of the BC government's primary health care strategy, will provide both primary care to patients who do not have a family doctor or nurse practitioner and urgent weekend and after-hours care for unexpected, non-life threatening health concerns requiring same day treatment, taking pressure off hospital emergency departments. Four UPCCs have now opened in the Capital Regional District including Langford (Goldstream Avenue), North Quadra (Chatterton Way), James Bay (Michigan Street) and Victoria (Pandora Avenue).

A Bylaw (Appendix A) authorizing the capital contribution is required in order to contribute \$886,414, which is 30% of the revised total capital budget of \$ 2,954,713. Island Health also requests a letter of support to have the facility designated under the *Hospital District Act* (Appendix B).

ALTERNATIVES

Alternative 1

The Hospitals and Housing Committee recommends to the Capital Regional Hospital District (CRHD) Board:

- a) That CRHD funding in the amount of \$886,414 be approved for the Esquimalt Urgent and Primary Care Centre (UPCC);
- b) That CRHD Bylaw No. 407, "Capital Regional Hospital District Capital Bylaw No. 181, 2021" be introduced and read a first, second, and third time;
- c) That CRHD Bylaw No. 407 be adopted; and
- d) That CRHD provide Island Health a letter of support to designate Esquimalt UPCC a health facility under Section 49 of the *Hospital District Act*.

Alternative 2

That this report be referred back to staff for additional information.

IMPLICATIONS

Financial Implications

On March 24, 2021, the CRHD Board approved the project as part of the amended 2021-2030 CRHD 10-Year Capital Plan. Total project cost for Esquimalt UPCC, in the amount of \$2,954,713 was included in 2021 of the amended 2021-2030 Capital Plan.

Esquimalt UPCC capital budget will be cost shared with the Ministry of Health/Island Health, with CRHD contributing 30% capital towards the project. The CRHD's share of \$886,414 would be debt financed through the Municipal Finance Authority. The debt servicing cost is included in the approved 2021-2025 Final Budget.

CONCLUSION

Esquimalt UPCC project addresses the need to increase access to primary care and was included in 2021 of the 2021-2030 CRHD Capital Plan. With approval of a CRHD \$886,414 Capital Expenditure and Borrowing Bylaw, Island Health can proceed with tenant improvements and capital acquisition to accommodate the planned services.

RECOMMENDATION

The Hospitals and Housing Committee recommends to the Capital Regional Hospital District (CRHD) Board:

- a) That CRHD funding in the amount of \$886,414 be approved for the Esquimalt Urgent and Primary Care Centre (UPCC);
- b) That CRHD Bylaw No. 407, "Capital Regional Hospital District Capital Bylaw No. 181, 2021" be introduced and read a first, second, and third time;
- c) That CRHD Bylaw No. 407 be adopted; and
- d) That CRHD provide Island Health a letter of support to designate Esquimalt UPCC a health facility under Section 49 of the *Hospital District Act*.

Submitted by:	Michael Barnes, MPP, Acting General Manager, Planning & Protective Services
Concurrence:	Kristen Morley, J.D., General Manager, Corporate Services & Corporate Officer
Concurrence:	Nelson Chan, MBA, FCPA, FCMA, Acting Chief Administrative Officer

ATTACHMENT(S)

Appendix A: CRHD Bylaw No. 407, "Capital Regional Hospital District Capital Bylaw No. 181, 2021"

Appendix B: Draft Letter of Support

CAPITAL REGIONAL HOSPITAL DISTRICT BYLAW NO. 407

CAPITAL EXPENDITURE & BORROWING BYLAW NO. 181, 2021

WHEREAS the Board of the Capital Regional Hospital District proposes to borrow and expend money for the capital expenditures described in Schedule "A" attached hereto and forming an integral part of this Bylaw;

And whereas those capital expenditures have received the approval required under Section 23 of the *Hospital District Act*;

Now therefore the Board of the Capital Regional Hospital District enacts the following capital expenditure and borrowing bylaw as required by Sections 32 and 33 of the *Hospital District Act*.

1. The Board hereby authorizes and approves the borrowing and expenditure of money necessary to complete the capital expenditures as described in Schedule "A" attached.
2. The Board authorizes and approves the borrowing of a net sum not exceeding \$886,414 upon the credit of the District by the issuance and sale of securities in a form and a manner agreed to by the Municipal Finance Authority of British Columbia. The term of the securities and the repayment of the principal and interest shall be over a term not to exceed FIVE years.
3. To meet the payments of principal and interest during the term of the securities, there shall be included in the estimates of the Regional Hospital District each year, the respective amounts of principal and interest falling due in that year.
4. The Board hereby delegates the necessary authority to the Treasurer of the Capital Regional Hospital District to settle the terms and conditions of the borrowing and to undertake such temporary borrowing as is necessary to provide funding in advance of the receipt of funds from the Municipal Finance Authority of British Columbia.
5. This Bylaw may be cited for all intents and purposes as the "Capital Regional Hospital District Capital Bylaw No. 181, 2021".

READ A FIRST TIME THIS	DAY OF	, 2021
READ A SECOND TIME THIS	DAY OF	, 2021
READ A THIRD TIME THIS	DAY OF	, 2021
ADOPTED THIS	DAY OF	, 2021

Chair

Corporate Officer

SCHEDULE "A"

Bylaw No. 407

CAPITAL REGIONAL HOSPITAL DISTRICT CAPITAL EXPENDITURE & BORROWING BYLAW

CAPITAL BYLAW NO. 181, 2021

Name of Facility	Project or Equipment Description	Project Number	Amount Covered by CRHD Bylaw (30%)	Amount covered by Province/Island Health (70%)	Other Share (Specify) (%)	Total Project or Equipment Cost
Esquimalt Urgent and Primary Care Centre	Esquimalt Urgent and Primary CareCentre	C-181-01	\$886,414.00	\$2,068,299.00	\$0.00	\$2,954,713.00
		Total	\$886,414.00	\$2,068,299.00	\$0.00	\$2,954,713.00



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625 Fisgard Street
Victoria, BC, V8W 2S6

T: 250.360.3221
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www.crd.bc.ca

September 8, 2021

Mr. Chris Sullivan, Director
Capital Planning
Island Health
2101 Richmond Avenue
Victoria, BC V8R 4R7

Dear Mr. Sullivan:

**Re: Esquimalt Urgent and Primary Care Centre
Request for Designation of Health Unit**

On behalf of the Board of Directors of the Capital Regional Hospital District (CRHD), I am writing to express the Board's support of Island Health to have Esquimalt Urgent Primary Care Centre at 890 Esquimalt Road, Victoria designated as a health facility under Section 49 of the *Hospital District Act*.

The Board supports the implementation of urgent and primary care centres as part of Island Health's primary care network. Providing a full range of primary health-care options to patients who currently do not have a family doctor or nurse practitioner, including weekends and after-hours, will take pressure off hospital emergency departments.

This is an important project supporting the health of those living on Vancouver Island and the Board fully supports Island Health's request to have Esquimalt Urgent and Primary Care Centre designated as a health facility.

Sincerely,

Denise Blackwell, Chair
Capital Regional Hospital District

cc: Robert Lapham, MCIP, RPP, Chief Administrative Officer
Kevin Lorette, P.Eng., MBA, General Manager, Planning and Protective Services
Michael Barnes, Senior Manager, Health & Capital Planning Strategies

**REPORT TO HOSPITALS AND HOUSING COMMITTEE
MEETING OF WEDNESDAY, SEPTEMBER 01, 2021**

SUBJECT Victoria Urgent and Primary Care Centre #2 Funding Request

ISSUE SUMMARY

Approval of a Capital Regional Hospital District (CRHD) \$1,499,592 Capital Expenditure and Borrowing Bylaw is required for Island Health to proceed with the \$4,998,639 Victoria Urgent and Primary Care Centre #2 capital project. The location of this Urgent and Primary Care Centre (UPCC) will be announced by the Ministry of Health.

BACKGROUND

Urgent Primary Care Centres, as part of the BC government's primary health care strategy, will provide both primary care to patients who do not have a family doctor or nurse practitioner and urgent weekend and after-hours care for unexpected, non-life threatening health concerns requiring same day treatment, taking pressure off hospital emergency departments. Four UPCCs have now opened in the Capital Regional District including Langford (Goldstream Avenue), North Quadra (Chatterton Way), James Bay (Michigan Street) and Victoria (Pandora Avenue).

A Bylaw (Appendix A) authorizing the capital contribution is required in order to contribute \$1,499,592, which is 30% of the total capital budget of \$4,998,639.

ALTERNATIVES

Alternative 1

The Hospitals and Housing Committee recommends to the Capital Regional Hospital District (CRHD) Board:

- a) That CRHD funding in the amount of \$1,499,592 be approved for the Victoria Urgent and Primary Care Centre #2;
- b) That CRHD Bylaw No. 408, "Capital Regional Hospital District Capital Bylaw No. 182, 2021" be introduced and read a first, second, and third time; and
- c) That CRHD Bylaw No. 408 be adopted.

Alternative 2

That this report be referred back to staff for additional information.

IMPLICATIONS

Financial Implications

On March 24, 2021, the CRHD Board approved the project as part of the amended 2021-2030 CRHD 10-Year Capital Plan. Total project funding for Victoria UPCC #2, in the amount of \$4,998,639 was included in 2021 of the amended 2021-2030 Capital Plan.

The Victoria UPCC #2 capital budget will be cost shared with the Ministry of Health/Island Health, with CRHD contributing 30% capital towards the project. The CRHD's share of \$1,499,592 would be debt financed through the Municipal Finance Authority. This debt servicing cost is included in the approved 2021-2025 Final Budget.

CONCLUSION

The Victoria UPCC #2 project addresses the need to increase access to primary care and was included in 2021 of the amended 2021-2030 CRHD Capital Plan. With approval of a CRHD \$1,499,592 Capital Expenditure and Borrowing Bylaw, Island Health can proceed with tenant improvements and capital acquisition to accommodate the planned services.

RECOMMENDATION

The Hospitals and Housing Committee recommends to the Capital Regional Hospital District (CRHD) Board:

- a) That CRHD funding in the amount of \$1,499,592 be approved for the Victoria Urgent and Primary Care Centre #2;
- b) That CRHD Bylaw No. 408, “Capital Regional Hospital District Capital Bylaw No. 182, 2021” be introduced and read a first, second, and third time; and
- c) That CRHD Bylaw No. 408 be adopted.

Submitted by:	Michael Barnes, MPP, Acting General Manager, Planning & Protective Services
Concurrence:	Kristen Morley, J.D., General Manager, Corporate Services & Corporate Officer
Concurrence:	Nelson Chan, MBA, FCPA, FCMA, Acting Chief Administrative Officer

ATTACHMENT

Appendix A: CRHD Bylaw No. 408, “Capital Regional Hospital District Capital Bylaw No. 182, 2021”

CAPITAL REGIONAL HOSPITAL DISTRICT BYLAW NO. 408

CAPITAL EXPENDITURE & BORROWING BYLAW NO. 182, 2021

WHEREAS the Board of the Capital Regional Hospital District proposes to borrow and expend money for the capital expenditures described in Schedule "A" attached hereto and forming an integral part of this Bylaw;

And whereas those capital expenditures have received the approval required under Section 23 of the *Hospital District Act*;

Now therefore the Board of the Capital Regional Hospital District enacts the following capital expenditure and borrowing bylaw as required by Sections 32 and 33 of the *Hospital District Act*.

1. The Board hereby authorizes and approves the borrowing and expenditure of money necessary to complete the capital expenditures as described in Schedule "A" attached.
2. The Board authorizes and approves the borrowing of a net sum not exceeding \$1,499,592 upon the credit of the District by the issuance and sale of securities in a form and a manner agreed to by the Municipal Finance Authority of British Columbia. The term of the securities and the repayment of the principal and interest shall be over a term not to exceed FIVE years.
3. To meet the payments of principal and interest during the term of the securities, there shall be included in the estimates of the Regional Hospital District each year, the respective amounts of principal and interest falling due in that year.
4. The Board hereby delegates the necessary authority to the Treasurer of the Capital Regional Hospital District to settle the terms and conditions of the borrowing and to undertake such temporary borrowing as is necessary to provide funding in advance of the receipt of funds from the Municipal Finance Authority of British Columbia.
5. This Bylaw may be cited for all intents and purposes as the "Capital Regional Hospital District Capital Bylaw No. 182, 2021".

READ A FIRST TIME THIS	DAY OF	, 2021
READ A SECOND TIME THIS	DAY OF	, 2021
READ A THIRD TIME THIS	DAY OF	, 2021
ADOPTED THIS	DAY OF	, 2021

Chair

Corporate Officer

SCHEDULE "A"

Bylaw No. 408

CAPITAL REGIONAL HOSPITAL DISTRICT
CAPITAL EXPENDITURE & BORROWING BYLAW

CAPITAL BYLAW NO. 182, 2021

Name of Facility	Project or Equipment Description	Project Number	Amount Covered by CRHD Bylaw (30%)	Amount covered by Province/Island Health (70%)	Other Share (Specify) (___%)	Total Project or Equipment Cost
Victoria Urgent and Primary Care Centre #2	Victoria Urgent and Primary Care Centre #2	C-182-01	\$1,499,592.00	\$3,499,047.00	\$0.00	\$4,998,639.00
		Total	\$1,499,592.00	\$3,499,047.00	\$0.00	\$4,998,639.00

**REPORT TO HOSPITALS AND HOUSING COMMITTEE
MEETING OF WEDNESDAY, SEPTEMBER 01, 2021**

SUBJECT Lady Minto Hospital Emergency Redevelopment Funding Request

ISSUE SUMMARY

Approval of a Capital Regional Hospital District (CRHD) \$3,000,000 Capital Expenditure and Borrowing Bylaw is required for Island Health to proceed with the \$10,340,000 Lady Minto Hospital Emergency Redevelopment project.

BACKGROUND

On October 14, 2020, the CRHD Board approved CRHD to cost share \$3,000,000 of the Lady Minto Hospital Emergency Redevelopment Project. Lady Minto Hospital is a primary care hospital serving the residents of Salt Spring and the outer Gulf Islands. CRHD will cost share \$3,000,000 on this project. The Lady Minto Hospital Foundation will fund the remaining capital costs. Island Health has guaranteed operating resources for the facility. Construction is anticipated to be completed by May 2023.

Located at 135 Crofton Road on Salt Spring Island, the existing emergency department located within the hospital was built approximately 60 years ago. The proposed redevelopment includes a new emergency department and a dedicated area for a medical imaging department. The project will expand the current health care wing taking over a portion of the south-west lot.

The Lady Minto Emergency Redevelopment project has been identified on CRHD capital plans since 2013. This project is the first significant renovation at Lady Minto Hospital since 2005. It will support the identified need for additional treatment rooms, new triage admitting area, dedicated emergency room entrance, and supply and equipment storage.

ALTERNATIVES

Alternative 1

The Hospitals and Housing Committee recommends to the Capital Regional Hospital District (CRHD) Board:

- a) That CRHD funding in the amount of \$3,000,000 be approved for the Lady Minto Hospital Emergency Redevelopment Project;
- b) That CRHD Bylaw No. 409, "Capital Regional Hospital District Capital Bylaw No. 183, 2021" be introduced and read a first, second, and third time; and
- c) That CRHD Bylaw No. 409 be adopted.

Alternative 2

That this report be referred back to staff for additional information.

IMPLICATIONS

Intergovernmental Implications

On October 14, 2020 The CRHD Board approved cost sharing the Lady Minto Hospital Emergency Redevelopment project with the Lady Minto Hospital Foundation. Island Health is still an important partner on this project and is guaranteeing operating resources for the facility.

Financial Implications

The project will be funded in partnership with the CRHD and Lady Minto Hospital Foundation. On March 24, 2021, the CRHD Board approved the 2021-2030 Amended Capital Plan which included the Lady Minto Project at a total project cost of \$10,340,000. The CRHD's share of the total project cost is capped at \$3,000,000 and will be debt serviced through the Municipal Finance Authority. The project will be cash flowed over years 2021-2023 and the CRHD share will be debt serviced through the Municipal Finance Authority. The debt servicing costs are included in the approved 2021-2025 Final Budget.

CONCLUSION

The Lady Minto Hospital Emergency Redevelopment project addresses the need to enhance emergency care services on Salt Spring Island and was included in 2021 of the 2021-2030 CRHD Capital Plan. With approval of a CRHD \$3,000,000 Capital Expenditure and Borrowing Bylaw, Island Health can proceed with the planned redevelopment to accommodate long term preservation of quality health care on the Islands.

RECOMMENDATION

The Hospitals and Housing Committee recommends to the Capital Regional Hospital District (CRHD) Board:

- a) That CRHD funding in the amount of \$3,000,000 be approved for the Lady Minto Hospital Emergency Redevelopment Project;
- b) That CRHD Bylaw No. 409, "Capital Regional Hospital District Capital Bylaw No. 183, 2021" be introduced and read a first, second, and third time; and
- c) That CRHD Bylaw No. 409 be adopted.

Submitted by:	Michael Barnes, MPP, Acting General Manager, Planning & Protective Services
Concurrence:	Kristen Morley, J.D., General Manager, Corporate Services & Corporate Officer
Concurrence:	Nelson Chan, MBC, FCPA, FCMA, Acting Chief Administrative Officer

ATTACHMENT

Appendix A: CRHD Bylaw No. 409, "Capital Regional Hospital District Capital Bylaw No. 183, 2021"

CAPITAL REGIONAL HOSPITAL DISTRICT BYLAW NO. 409

CAPITAL EXPENDITURE & BORROWING BYLAW NO. 183, 2021

WHEREAS the Board of the Capital Regional Hospital District proposes to borrow and expend money for the capital expenditures described in Schedule "A" attached hereto and forming an integral part of this Bylaw;

And whereas those capital expenditures have received the approval required under Section 23 of the *Hospital District Act*;

Now therefore the Board of the Capital Regional Hospital District enacts the following capital expenditure and borrowing bylaw as required by Sections 32 and 33 of the *Hospital District Act*.

1. The Board hereby authorizes and approves the borrowing and expenditure of money necessary to complete the capital expenditures as described in Schedule "A" attached.
2. The Board authorizes and approves the borrowing of a net sum not exceeding \$3,000,000 upon the credit of the District by the issuance and sale of securities in a form and a manner agreed to by the Municipal Finance Authority of British Columbia. The term of the securities and the repayment of the principal and interest shall be over a term not to exceed FIVE years.
3. To meet the payments of principal and interest during the term of the securities, there shall be included in the estimates of the Regional Hospital District each year, the respective amounts of principal and interest falling due in that year.
4. The Board hereby delegates the necessary authority to the Treasurer of the Capital Regional Hospital District to settle the terms and conditions of the borrowing and to undertake such temporary borrowing as is necessary to provide funding in advance of the receipt of funds from the Municipal Finance Authority of British Columbia.
5. This Bylaw may be cited for all intents and purposes as the "Capital Regional Hospital District Capital Bylaw No. 183, 2021".

READ A FIRST TIME THIS	DAY OF	, 2021
READ A SECOND TIME THIS	DAY OF	, 2021
READ A THIRD TIME THIS	DAY OF	, 2021
ADOPTED THIS	DAY OF	, 2021

Chair

Corporate Officer

SCHEDULE "A"

Bylaw No. 409

CAPITAL REGIONAL HOSPITAL DISTRICT

CAPITAL EXPENDITURE & BORROWING BYLAW

CAPITAL BYLAW NO. 183, 2021

Name of Facility	Project or Equipment Description	Project Number	Amount Covered by CRHD Bylaw	Amount covered by Province/Island Health	Other Share: Lady Minto Hospital Foundation	Total Project or Equipment Cost
Lady Minto Hospital	Lady Minto Hospital Emergency Redevelopment	C-183-01	\$3,000,000.00	\$0.00	\$7,340,000.00	\$10,340,000.00
		Total	\$3,000,000.00	\$0.00	\$7,340,000.00	\$10,340,000.00



Making a difference...together

REPORT TO HOSPITALS AND HOUSING COMMITTEE MEETING OF WEDNESDAY, SEPTEMBER 01, 2021

SUBJECT Reaching Home Update

ISSUE SUMMARY

An information report is being provided to update the Capital Regional District (CRD) Board on the ongoing implementation of the Reaching Home Program – Canada's Homelessness Strategy (RHP) and Reaching Home – COVID-19 Emergency Response Program (RHP-COVID).

BACKGROUND

In March 2019, the CRD entered into two agreements with the Government of Canada to fulfill the role of Community Entity (CE) in administering \$7.3 million (M) through the RHP for the Designated Funding Stream and \$2.3M through the Indigenous Funding Stream. In April 2020, the CRD entered into a third agreement with the Government of Canada to fulfil the role of CE in administering \$3.2M through RHP-COVID. This agreement includes both a Designated Funding Stream - COVID and an Indigenous Funding Stream - COVID. As of September 2021, the CRD is working to administer a total of \$12.8M on behalf of the Government of Canada through all funding streams associated with the Reaching Home Program.

The CRD, through its agreements with the Government of Canada, is assigned the role of CE responsible for the administration of funding and the provision of financial contributions through sub-project agreements to non-profit organizations based on a community plan, which is approved by a Community Advisory Board (CAB).

The CAB supports the implementation of Reaching Home through undertaking the following activities:

- Helps to guide the development of the community plan and provide official approval;
- Assesses and recommends projects for funding to the CE;
- Is representative of the community;
- Supports CE in the planning and implementation of coordinated access; and
- Approves the Community Homelessness Report as required by the Government of Canada.

The Greater Victoria Coalition to End Homelessness (GVCEH), as outlined in the CAB Terms of Reference, is responsible for:

- Coordinating government agencies, non-profits, health services and community organizations around the delivery of housing and services directed toward efforts to reduce homelessness in the region, and report to the CAB through the GVCEH Executive Director;
- Supporting engagement in the development of a Community Plan that includes outcomes and indicators to be used to guide action and monitor progress toward effectively addressing issues related to homelessness in the Greater Victoria area;
- Engaging with key community organizations and individuals, including Indigenous, in the community beyond the homeless serving sector and gather all available information related to the community's local homelessness priorities, and develop a coordinated approach to addressing homelessness in the region;

- Receiving and report on quantitative and qualitative data that outlines progress toward the achievement of the goals of the regional Community Plan to End Homelessness; and
- Providing advice and feedback on any plans or strategies required by the Government of Canada related to the CE's delivery of the Reaching Home Program.

ALTERNATIVES

Alternative 1

The Hospitals and Housing Committee recommends to the Capital Regional District Board: That the Reaching Home Update report be received for information.

Alternative 2

That the Reaching Home Update report be referred back to staff for additional information based on Hospitals and Housing Committee direction.

IMPLICATIONS

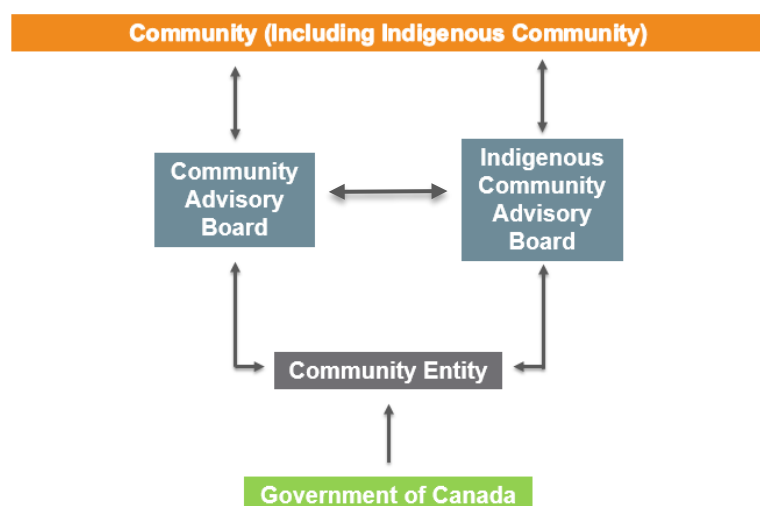
Governance

Historically, the Board of Directors of the GVCEH has fulfilled the function of CAB. In January of 2021, the Board approved the formation of a new Designated Communities CAB with the purpose of aligning the CAB with the CRD and supporting its role as CE for administering the Reaching Home Program. The Designated Communities CAB meets quarterly, with recent meetings occurring on February 11 and May 27, 2021. At these meetings the CAB provided direction to the CE on future funding and how to direct an upcoming call for proposals closing September 17, 2021.

As an outcome of consultation with Indigenous stakeholders, the Government of Canada convened the first meeting of an Indigenous CAB on May 28, 2021. The Indigenous CAB continues conversations on the future of Reaching Home funding in the Victoria Census Metropolitan Area including giving direction on a call for proposals for new sub-projects closing September 10, 2021.

An overview of the governance structure can be found in Figure 1.

Figure 1:



Financial

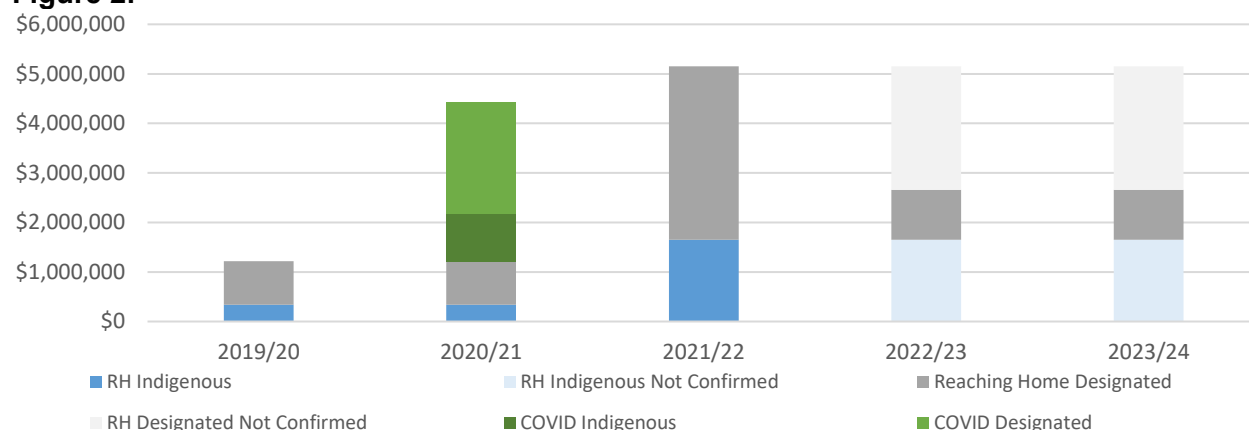
As of September 1, 2021, the CRD is administering a total of \$12.8M in Reaching Home funds through a total of four funding streams. Chart 1 shows a total of \$8.3M in unconfirmed funding that is anticipated to be available starting April 1, 2022 through to the end of the current contribution agreement. If the CRD does receive these additional funds, the CRD can expect to be responsible for the administration of a total of \$21.1M on behalf of the Government of Canada from 2019 – 2024.

Chart 1:

Funding Stream	Confirmed Funding		Unconfirmed Funding	
	Date Range	Funding Amount	Date Range	Funding Amount
Designated	Apr 1, 2019 – Mar 31, 2024	\$7.3M	Apr 1, 2022 – Mar 31, 2024	\$5.0M
Indigenous	Apr 1, 2019 – Mar 31, 2022	\$2.3M	Apr 1, 2022 – Mar 31, 2024	\$3.3M
Designated (COVID)	Apr 1, 2020 – Aug 31, 2021	\$2.3M		
Indigenous (COVID)	Apr 1, 2020 – Aug 31, 2021	\$972K		
Total		\$12.8M		\$8.3M

Figure 2 shows the total confirmed and unconfirmed funds expected to be available through Reaching Home by year from 2019 through to 2024.

Figure 2:



Social Implications

Reaching Home funding supported a number of community outputs and is arranged in the following three streams:

Designated Funding Stream

Six sub-projects currently underway, include:

1. Streets to Homes
2. Housing Outreach and Support
3. Youth Homelessness Prevention and Housing Stabilization
4. Indigenous Tenant and Cultural Supports
5. Homelessness Prevention Fund
6. Positive Flow Client Service Worker

On August 16, 2021 the CRD issued a Call for Proposals for a total of \$1.8M through the Designated Funding Stream seeking sub-projects up to March 31, 2022. The call closes on September 17, 2021.

Indigenous Funding Stream

Three sub-projects currently underway, include:

1. Advocacy and System Improvements
2. Aboriginal Housing Advocate
3. Siem Lelum/Fernwood House

On August 10, 2021 the CRD issued a Call for Proposals for a total of \$1.2M through the Indigenous Funding Stream seeking sub-projects up to March 31, 2022. The call closes on September 10, 2021.

COVID-19 Funding Stream

25 community-based sub-projects supported through COVID-19 Funds

- Specific to temporarily supporting people at risk of or experiencing homelessness during the COVID-19 outbreak.

The COVID Funding Stream has been fully expended with no slippage and the final report submitted to the Government of Canada on August 31, 2021.

In addition to the specific sub-projects funded through Reaching Home, the community, with support from the CRD, is also undertaking the following project:

Coordinated Access and Assessment

Reaching Home funded communities must use a common assessment tool for all population groups so there is a shared approach to understanding people's depth of need. To support this work, a Coordinated Access and Assessment (CAA) Advisory Group, with leadership from Island Health, BC Housing and the CRD, has set up two working groups (CAA, and Homelessness Individuals and Families Information System (HIFIS)) that are supported by the CRD community planner. The intention of these working groups is to develop, document and implement integrated, streamlined processes and policies to support people at risk of or experiencing homelessness to access housing and supports, using an outcomes based approach. The CAA working group has met twice and is reviewing best practices and the system resource map. The HIFIS working group will be meeting in the fall.

CONCLUSION

The CRD has established a CAB and Indigenous CAB to support the Reaching Home Program in order to fulfill its obligations to the Government of Canada. The CAB and Indigenous CAB are providing direction on a call for proposals for new sub-projects closing September 10, 2021 for the Indigenous Funding Stream and September 17, 2021 for the Designated Funding Stream.

RECOMMENDATION

The Hospitals and Housing Committee recommends to the Capital Regional District Board:
That the Reaching Home Update report be received for information.

Submitted by:	Don Elliott, MUP, Senior Manager, Regional Housing
Concurrence:	Michael Barnes, MPP, Acting General Manager Planning & Protective Services
Concurrence:	Nelson Chan, MBA, FCPA, FCMA, Acting Chief Administrative Officer

**REPORT TO HOSPITALS AND HOUSING COMMITTEE
MEETING OF WEDNESDAY, SEPTEMBER 01, 2021**

SUBJECT **Mortgage Renewal – Village on the Green**

ISSUE SUMMARY

The Capital Region Housing Corporation's (CRHC's) mortgage renewal process requires the approval of the Board of Directors, and requires the Board to authorize staff to sign all required documentation to renew the mortgage for Village on the Green (VoG.)

BACKGROUND

The mortgage for VoG, a 38-unit complex at 1132 Johnson Street, Victoria, is due for renewal on October 1, 2021. The existing mortgage is secured by Vancouver City Savings Credit Union (Vancity) at a rate of 3.50%. VoG is also secured as collateral property for the Vergo mortgage.

Renewal details are shown in Table 1:

Table 1

Building	Estimated Principal at renewal	Interest rate*	Requested Term	Mortgage Maturity Date
Village on the Green	\$1,797,949	2.31%	3 years	October 1, 2039

* Rate quoted as at August 20, 2021. Vancity cannot hold a guaranteed rate until within 30 days of the renewal date, therefore this rate may change.

ALTERNATIVES

Alternative 1

The Hospitals and Housing Committee recommends to the Capital Region Housing Corporation Board:

1. That the mortgage for Village on the Green be renewed with Vancouver City Savings Credit Union; and
2. That the Chief Administrative Officer and Chief Financial Officer be authorized to sign any documents related to the mortgage renewal.

Alternative 2

That staff be directed to review other financing options based on CRHC Board direction.

IMPLICATIONS

Financial Implications

If the Board approves the Vancity mortgage renewal process, CRHC will maintain collateral required to maintain the Vergo mortgage. Remortgaging VoG with a new lender would require

Vancity to release the collateral requirement for Vergo and also require additional approval items (appraisal, environmental inspection, etc.) to be submitted to a new lender. Staff is satisfied that a materially lower rate is not available from another lender and therefore recommends renewing with Vancity.

VoG has been identified as a possible redevelopment opportunity in the CRHC Redevelopment and Renewal Strategy. To avoid possible early discharge penalty fees, and allow for maximum flexibility, staff are recommending renewing for a 3-year fixed term at this time.

CONCLUSION

Board approval is required to process the VoG mortgage renewal and to authorize staff to sign renewal documents with Vancity. There are no materially lower interest rates available from other lenders, therefore staff recommend renewing with Vancity.

RECOMMENDATION

The Hospitals and Housing Committee recommends to the Capital Region Housing Corporation Board:

1. That the mortgage for Village on the Green be renewed with Vancouver City Savings Credit Union; and
2. That the Chief Administrative Officer and Chief Financial Officer be authorized to sign any documents related to the mortgage renewal.

Submitted by:	Don Elliott, BA, MUP, Senior Manager Regional Housing
Concurrence:	Michael Barnes, MPP, Acting General Manager, Planning & Protective Services
Concurrence:	Nelson Chan, MBA, FCPA, FCMA, Acting Chief Administrative Officer



Making a difference...together

Minutes of a Meeting of the Regional Housing Advisory Committee

June 3, 2021 2:00 - 4:00 pm, Microsoft Teams

PRESENT: Kirsten Baillie, Bill Brown, Lindsay Chase, Kerriann Coady, David Corey, Brian Green, Andrea Hudson, Nadine Kawata, Don McTavish, Luke Mari, Danella Parks, Alita Tocher, Kathy Whitcher

GUESTS:

STAFF: Don Elliott, Kimberly Lemmon, John Reilly, Justine Stark, Erin Welch (recorder)

REGRETS: Danielle Deni

Meeting called to order at 2:02pm.

1. Territorial Acknowledgement

CRD staff offered a territorial acknowledgment of the Indigenous communities in the Capital Region.

2. Welcome and Introductions

John Reilly welcomed all RHAC members.

3. Nominations of RHAC Chair and Vice-Chair

*****Selection of Chair and Vice-Chair was omitted from Agenda*****

Nadine Kawata was nominated for position of Chair, she accepted the nomination. There were no other nominees, therefore, she was identified as through acclamation.

MOVED by David Corey, **SECONDED** by Lindsay Chase

Danella Parks was nominated for position of Vice-Chair, she accepted the nomination. There were no other nominees, therefore, she was identified as through acclamation.

MOVED by Lindsay Chase, **SECONDED** by David Corey

CARRIED

4. Orientation

CRD staff provided a RHAC Orientation PowerPoint presentation of services provided by the CRD and CRHC.

Action: CRD staff to email the RHAC Orientation to RHAC members.

5. Approval of Agenda

MOVED by David Corey, **SECONDED** by Lindsay Chase

That the agenda be approved as circulated.

CARRIED

6. Approval of February 11, 2021 Minutes

MOVED by Kerriann Coady, **SECONDED** by Lindsay Chase

That the minutes from the February 11, 2021 Regional Housing Advisory Committee meeting be approved as circulated.

CARRIED

7. Business Arising from the Minutes;

No comments.

8. Presentations

- **Victoria**
Andrea Hudson provided the CoV Annual Review 2019 Victoria Housing Strategy presentation.
- **Saanich**
Nadine Kawata provided the DoS Housing Strategy & Task Force presentation.

9. Rural Program needs in future

CRD staff provided context for the need to consider the unique issues facing rural communities on the Southern Gulf Islands and how these issues may require different approaches when trying to address affordability in rural jurisdictions.

Committee members discussed their thoughts and ideas.

10. Roundtable

- Committee members provided updates on detached accessory dwelling unit rezoning bylaws, policy initiatives related to housing design that will discuss multifamily development projects and a Canada BC Expert panel on the future of housing which will issue a final report in the near future. There was a suggestion that this might be considered as an interesting Agenda item for the next RHAC meeting.
- Development industry and real estate sector are very busy and developers are keeping a close eye on lumber prices and supply chain issues.

11. Adjournment

MOVED by **SECONDED** by

That the meeting be adjourned.

CARRIED

The meeting was adjourned at 4:02 pm.

***** The Adjournment item was missed by the Chair *****