

## Meeting Minutes

### Hospitals and Housing Committee

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Wednesday, March 1, 2023

1:30 PM

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

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#### PRESENT

Directors: K. Murdoch (Chair), J. Caradonna (Vice Chair), M. Alto, P. Brent, S. Brice, Z. de Vries, G. Holman (EP), D. Kobayashi (EP), C. McNeil-Smith, L. Szpak

Staff: T. Robbins, Chief Administrative Officer; N. Chan, Chief Financial Officer; K. Lorette, General Manager, Planning and Protective Services; M. Barnes, Senior Manager, Health and Capital Planning Strategies; D. Elliott, Senior Manager, Regional Housing; S. Henderson, Senior Manager, Real Estate; R. Lachance, Senior Manager, Financial Services; R. Fowles, Manager, Construction & Capital Projects, Regional Housing; N. Kawata, Manager, Housing Initiatives & Programs; M. Lagoa, Deputy Corporate Officer; T. Pillipow, Committee Clerk (Recorder)

EP - Electronic Participation

Regrets: Director(s) P. Jones, C. Plant

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

#### 1. Territorial Acknowledgement

Chair Murdoch provided a Territorial Acknowledgement.

#### 2. Approval of Agenda

**MOVED** by Director Brice, **SECONDED** by Director de Vries,  
That the agenda for the March 1, 2023 Hospitals and Housing Committee meeting  
be approved.  
**CARRIED**

#### 3. Adoption of Minutes

3.1. [23-160](#) Minutes of the February 1, 2023 Hospitals and Housing Committee Meeting

**MOVED** by Director de Vries, **SECONDED** by Director Brent,  
That the minutes of the Hospitals and Housing Committee meeting of February 1,  
2023 be adopted as circulated.  
**CARRIED**

#### 4. Chair's Remarks

There were no Chair's remarks.

## 5. Presentations/Delegations

There were no presentations or delegations.

## 6. Committee Business

**6.1.**     [23-080](#)     Capital Regional Hospital District Investment Portfolio Holdings and Annual Performance Update

N. Chan introduced staff in attendance and presented Item 6.1. for information.

**6.2.**     [23-081](#)     Capital Region Housing Corporation Investment Portfolio Holdings and Performance Annual Update

N. Chan presented Item 6.2. for information.

Discussion ensued on investment strategies.

**6.3.**     [23-082](#)     Capital Regional District Land Banking and Housing Land Acquisition Financing

N. Chan presented Item 6.3. for information.

Discussion ensued on the following:

- constraints of the service authority
- timeline of amending the service establishment bylaw

**Motion Arising**

**MOVED** by Director de Vries, **SECONDED** by Director Brent,

The Hospitals and Housing Committee recommends to the CRD Board:

1) That the CRD Board direct staff to requisition an additional \$ 3.6 million under the current Land Banking and Housing (LBH) Service (Service No. 1.310) to ensure there is capital available for leveraging land banking and housing opportunities in 2023; and

2) That the CRD Board directs staff to:

a) amend Bylaw No. 3712, the Land Banking and Housing (LBH) Service (Service No. 1.310) to increase the allowable annual requisition by \$5 million; and

b) create a loan authorization bylaw to enable the financing of up to \$85 million from the addition \$5 million requisition.

The question was called on the first portion of the motion arising:

**MOVED** by Director de Vries, **SECONDED** by Director Brent,

The Hospitals and Housing Committee recommends to the CRD Board:

That the CRD Board direct staff to requisition an additional \$ 3.6 million under the current Land Banking and Housing (LBH) Service (Service No. 1.310) to ensure there is capital available for leveraging land banking and housing opportunities in 2023.

**CARRIED**

**OPPOSED:** Kobayashi

Referral Motion of the second portion of the motion arising:

**MOVED** by Director de Vries, **SECONDED** by Director Caradonna,

That the Hospitals and Housing Committee direct staff to report back on the

implications of the following:

- a) amend Bylaw No. 3712, the Land Banking and Housing (LBH) Service (Service No. 1.310) to increase the allowable annual requisition by \$5 million; and
- b) create a loan authorization bylaw to enable the financing of up to \$85 million from the addition \$5 million requisition.

**CARRIED**

Director McNeil-Smith left the meeting at 3:13 pm.

**6.4.**     [23-090](#)

Capital Region Housing Corporation Financial Plan Amendment

N. Chan spoke to Item 6.4.

Director Szpak declared a perceived conflict of interest on matters dealing with CUPE, and recused herself from the meeting room at 3:14pm.

**MOVED** by Director de Vries, **SECONDED** by Director Brent,  
The Hospitals and Housing Committee recommends to the Capital Region Housing Corporation Board:  
That the Capital Region Housing Corporation Operating and Administration Portfolio financial plan amendments be approved as attached.  
**CARRIED**

Director Szpak returned to the meeting room at 3:22 pm.

**6.5.**     [23-177](#)

Lease for 7612 East Saanich Road - (Prosser Place Housing Development)

K. Lorette spoke to Item 6.5.

**MOVED** by Director de Vries, **SECONDED** by Director Brent,  
The Hospitals and Housing Committee recommends to the Capital Regional District Board:  
1. That the Chair of the Capital Regional District Board be authorized to execute the 60-year lease of the 7612 East Saanich Road Property (PID 031-883-486) to the Capital Region Housing Corporation.  
2. That the Chief Administrative Officer be authorized to execute any agreements or documents and do all things necessary to finalize the acquisition and subsequent lease.  
**CARRIED**

**6.6.**     [23-161](#)

Prosser Place Development Mortgage Registration: 7612 East Saanich Road

K. Lorette spoke to Item 6.6.

**MOVED** by Director Kobayashi, **SECONDED** by Director Caradonna,  
The Hospitals and Housing Committee recommends to the Capital Region Housing Corporation Board:  
1) That the resolutions, attached as Appendix A and Appendix B and required by British Columbia Housing Management Commission to authorize the execution of the Section 219 Covenants and the loan and mortgage documents for 7612 East Saanich Road be approved;  
2) That the Chief Administrative Officer be authorized to do all things necessary to affect the project and take such steps as are required to conclude the

financing and purchase of the Prosser Place development project located at 7612 East Saanich Road.  
**CARRIED**

**6.7.**     [23-164](#)

2859 Richmond Housing Agreement and Bylaw

K. Lorette spoke to Item 6.7.

**MOVED by Director Brent, SECONDED by Director de Vries,  
The Hospitals and Housing Committee recommends to the Capital Regional  
District Board:**

- 1. That Bylaw No. 4539, "Resale Control and Housing Agreement Bylaw (2859 Richmond Road), 2023" be introduced and read for a first, second and third time; and**
- 2. That Bylaw No. 4539 be adopted.**

**CARRIED**

**7. Notice(s) of Motion**

There were no notice(s) of motion.

**8. New Business**

There was no new business.

**9. Adjournment**

**MOVED by Director de Vries, SECONDED by Director Brent,  
That the March 1, 2023 Hospitals and Housing Committee meeting be adjourned  
at 3:24 pm.**

**CARRIED**

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CHAIR

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RECORDER