

Meeting Minutes

Hospitals and Housing Committee

Wednesday, December 3, 2025

1:30 PM

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

PRESENT

Directors: J. Caradonna (Vice Chair), M. Alto, P. Brent, S. Brice, Z. de Vries, S. Goodmanson (EP), G. Holman, P. Jones, C. McNeil-Smith (Board Chair, ex officio)

Staff: T. Robbins, Chief Administrative Officer; S. Henderson, General Manager, Electoral Area Services; K. Lorette, General Manager, Housing, Planning and Protective Services; M. Barnes, Senior Manager, Health and Capital Planning Strategies; D. Elliott, Senior Manager, Regional Housing; R. Fowles, Manager, Planning & Capital Projects, Regional Housing; J. Proctor, Manager, Planning, Policy & Programs, Regional Housing; M. Lagoa, Deputy Corporate Officer; T. Pillipow, Senior Committee Clerk (Recorder)

EP - Electronic Participation

Regrets: Director K. Murdoch

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

1. Territorial Acknowledgement

Director de Vries provided a Territorial Acknowledgement.

2. Approval of Agenda

MOVED by Director de Vries, **SECONDED** by Director Brent,
That the agenda for the Hospitals and Housing Committee meeting of December 3, 2025 be approved.
CARRIED

3. Adoption of Minutes

3.1. [25-1299](#) Minutes of the Hospitals and Housing Committee Meeting of October 1, 2025

MOVED by Director de Vries, **SECONDED** by Director Brent,
That the minutes of the Hospitals and Housing Committee meeting of October 1, 2025 be adopted as circulated.
CARRIED

4. Chair's Remarks

Acting Chair Caradonna noted the large agenda and requested members be mindful of time.

5. Presentations/Delegations

There were no presentations or delegations.

6. Committee Business

6.1. [25-1256](#) Victoria General Hospital Electrical Energy Centre - Approval of Capital Bylaw No. 431

K. Lorette spoke to Item 6.1.

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

- 1) That Capital Regional Hospital District (CRHD) funding in the amount of \$15,000,000 be approved for Victoria General Hospital Electrical Energy Centre;
- 2) That CRHD Bylaw No. 431, "Capital Regional Hospital District Capital Bylaw No.199, 2025" be introduced and read a first, second, and third time; and
- 3) That CRHD Bylaw No. 431 be adopted.

CARRIED

6.2. [25-1280](#) Regional Engagement on Supportive Housing and Sheltering

K. Lorette spoke to Item 6.2.

Discussion ensued regarding:

- engagement with organizations in electoral areas
- the consultant report to be presented at a future meeting of this committee
- the role of the Community Health Service
- funding source commitments

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

That staff be directed to incorporate the key roles identified in the What We Heard report (Appendix A, Table 1. Summary of Main Roles and Associated Actions) into the ongoing development of the Regional Housing Affordability Strategy, which is anticipated to come before the CRD Board in 2026.

CARRIED

Opposed: Jones

6.3. [25-1275](#) Regional Housing First Program Funding Increase and Land Lease:
Verdier Affordable Housing Development

K. Lorette spoke to Item 6.3.

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

- 1) That \$325,000 in grant funding from the Regional Housing First Program be allocated towards the Verdier development, bringing the total contribution to \$5,400,000; and
 - 2) That Edward Robbins, Chief Administrative Officer, and Nelson Chan, Chief Financial Officer, or their duly authorized delegates, or any two directors or officers of the Corporation, be authorized to do all things necessary to affect the project and take such steps as required to conclude the financing, lease, construction, and operation of the project located at 1183 Verdier Avenue.
- CARRIED**

6.4. [25-1277](#) Verdier Project - Mortgage Registration and Final Project Approval

K. Lorette spoke to Item 6.4.

Discussion ensued regarding clarification of the pre-development funding.

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

1. That the Resolution of Directors for the Repayable Mortgage in the form required by BC Housing Management Commission for authorizing the execution of the Loan and Mortgage documents for the project at 1183 Verdier Avenue (PID: 032-163-321), substantially in the form attached hereto as Appendix A, be approved;
 2. That the Resolution of Directors for the Forgivable Mortgage in the form required by BC Housing Management Commission for authorizing the execution of the Loan and Mortgage documents for the project at 1183 Verdier Avenue (PID: 032-163-321), substantially in the form attached hereto as Appendix B, be approved; and
 3. That Edward Robbins, Chief Administrative Officer or Nelson Chan, Chief Financial Officer, or their respective duly authorized delegates be hereby authorized to do all things necessary to affect the project and take such steps as required to conclude the financing, lease, construction, and operation of the project located at 1183 Verdier Avenue.
- CARRIED**

6.5. [25-1279](#) 1800 McKenzie Redevelopment - Tri-Partite Agreement and Landlord Estoppel Certificate

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 Tri-Partite Agreement and Landlord Estoppel Certificate in the form required by BC Housing Management Commission for the purposes of authorizing the execution of the Loan and Mortgage documents for the 1800 McKenzie Redevelopment project (1821 McKenzie Avenue PID 006-415-369), be approved; and
2. That Edward Robbins, Chief Administrative Officer, and Nelson Chan, Chief Financial Officer, or their duly authorized delegates, or any two directors or officers of the Corporation be authorized to do all things necessary to affect the project and take such steps as are required to conclude the financing, construction, and operation of the 1800 McKenzie Redevelopment project, conditional on Final Project Approval.

CARRIED

6.6. [25-1278](#) 1800 McKenzie Redevelopment - Preliminary Development Funding Loan

K. Lorette spoke to Item 6.6.

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

1. That the Resolution of Directors for the Repayable Mortgage in the form required by BC Housing Management Commission for the purposes of authorizing the execution of the Loan and Mortgage documents for the 1800 McKenzie Redevelopment project (1821 McKenzie Avenue PID 006-415-369), substantially in the form as attached hereto as Appendix A, be approved; and
2. That Edward Robbins, Chief Administrative Officer, and Nelson Chan, Chief Financial Officer, or their duly authorized delegates, or any two directors or officers of the Corporation be authorized to do all things necessary to affect the project and take such steps as are required to conclude the financing, construction, and operation of the 1800 McKenzie Redevelopment project, conditional on Final Project Approval.

CARRIED

6.7. [25-1276](#) Swanlea Redevelopment - Preliminary Development Funding Loan

K. Lorette spoke to Item 6.7.

Discussion ensued regarding the status of current residents and the relocation process.

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

- 1. That the Resolution of Directors for the Repayable Mortgage in the form required by BC Housing Management Commission for the purposes of authorizing the execution of the Loan and Mortgage documents for the Swanlea Redevelopment project (PID 002-154-536), substantially in the form as attached hereto as Appendix A, be approved; and**
- 2. That Edward Robbins, Chief Administrative Officer, and Nelson Chan, Chief Financial Officer, or their duly authorized delegates, or any two directors or officers of the Corporation be authorized to do all things necessary to affect the project and take such steps as are required to conclude the financing, construction, and operation of the Swanlea Redevelopment project, conditional on Final Project Approval.**

CARRIED

7. Notice(s) of Motion

- 7.1. [25-0945](#) Motion with Notice: 2026 CRD Capital Plan and Gulf Islands Seniors Residents Association Kings Lane Housing Project (Director Holman)
- MOVED** by Director Holman, **SECONDED** by Director Brent,
The Hospitals and Housing Committee recommends to the Capital Regional District Board:
That CRD staff provide a report to the Hospital and Housing Committee on the inclusion of funding in the 2026 Capital Regional District Housing 5 year capital plan, under the Land Assembly, Housing and Land Banking Service, to help address any equity gap that may remain for the Gulf Islands Seniors Residents Association Kings Lane project, depending on the outcome of their BC Builds and Community Housing Fund application.
- Discussion ensued regarding:
- the timeline for staff to provide the report
 - that the report includes implications of the CRD acquiring the property
- Director Goodmanson left the meeting at 2:47 pm.**
Director Goodmanson rejoined the meeting electronically at 2:51 pm.
- Postponement Motion:
MOVED by Director de Vries, **SECONDED** by Director Brice,
That this motion be postponed until a positive outcome from either BC Builds or BC Housing has been made on the Kings Lane application.
- Discussion ensued regarding whether BC Builds or BC Housing applications require/request information on other financing for their consideration when awarding a grant.
- The question was called on the motion to postpone.
That this motion be postponed until a positive outcome from either BC Builds or BC Housing has been made on the Kings Lane application.
CARRIED
Opposed: Alto, Brent, Goodmanson, Holman

7.2. [25-1089](#) Motion with Notice: Regional Equity in Investment Priorities (Director Holman)

MOVED by Director Holman, **SECONDED** by Director Brent,
The Hospitals and Housing Committee recommends to the Capital Regional District, Capital Regional Hospital District, and Capital Region Housing Corporation:
That the Capital Regional District, Capital Regional Hospital District, and Capital Region Housing Corporation include regional equity in considering their investment priorities.

Discussion ensued regarding staff's interpretation of this motion.

Amending Motion:

MOVED by Director Holman, **SECONDED** by Director Brent,
That the main motion be amended by adding the wording "with respect to housing and health facilities" after the wording "investment priorities".
CARRIED

Main motion as amended:

The Hospitals and Housing Committee recommends to the Capital Regional District, Capital Regional Hospital District, and Capital Region Housing Corporation:
That the Capital Regional District, Capital Regional Hospital District, and Capital Region Housing Corporation include regional equity in considering their investment priorities with respect to housing and health facilities.

Discussion ensued regarding referring this item to the next CRD Board term.

Referral Motion:

MOVED by Director Caradonna, **SECONDED** by Director Brent,
That the motion with notice be referred to staff for an information report on regional service investments and that the report be returned in Q1 2026 to the Hospitals and Housing Committee.
CARRIED

8. New Business

There was no new business.

9. Adjournment

MOVED by Director Alto, **SECONDED** by Director Brice,
That the Hospitals and Housing Committee meeting of December 3, 2025 be adjourned at 3:37 pm.
CARRIED

CHAIR

RECORDER