



CAPITAL REGIONAL HOSPITAL DISTRICT BOARD
Notice of meeting to be held following the Regional Board meeting,
which commences at 1:30 pm on Wednesday, December, 11, 2013
in the Board Room, 6th Floor, 625 Fisgard St., Victoria, BC

AGENDA

1. **CALL TO ORDER – CHIEF ADMINISTRATIVE OFFICER**
2. **ELECTION OF CHAIR (pursuant to Section 13 of the *Hospital District Act*)** (NWA)
3. **ELECTION OF ACTING CHAIR (pursuant to Section 13 of the *Hospital District Act*)** (NWA)

REGULAR HOSPITAL BOARD MEETING

1. **APPROVAL OF AGENDA**
2. **ADOPTION OF MINUTES OF NOVEMBER 13, 2013**
3. **REPORT OF THE CHAIR**
4. **PRESENTATIONS/DELEGATIONS**
5. **ADMINISTRATION REPORT**
- 5.1 **955 HILLSIDE AVENUE – APPROVAL OF CAPITAL BORROWING BYLAW**
 - *That Bylaw No. 377, “Capital Regional Hospital District Capital Bylaw No. 154, 2011, Amendment Bylaw No. 1, 2013”, for a maximum of \$18,098,000, be introduced and read a first and second time.*
 - *That Bylaw No. 377 be read a third time.*
 - *That No. 377 be adopted.* (WA)

 - *That Bylaw No. 378, “Capital Regional Hospital District Capital Bylaw No. 160, 2013”, in the amount of \$76,429,370, representing the full cost of the 320-bed Residential Care Replacement Project, be introduced and read a first and second time.*
 - *That Bylaw No. 378 be read a third time.*
 - *That Bylaw No. 378 be adopted.* (WA)
6. **NEW BUSINESS**
7. **ADJOURNMENT**

963217

Voting Key:

NWA – Non weighted vote of all Directors

WA – Weighted vote of all Directors

**Minutes of a Meeting of the Capital Regional Hospital District Board
Held Wednesday, November 13, 2013, in the Board room, 625 Fisgard Street, Victoria, BC**

PRESENT: **Directors:** D. Blackwell (Chair), A. Bryson (Vice Chair), S. Brice, L. Cross, T. Daly, V. Derman, B. Desjardins, C. Hamilton, L. Helps (for D. Fortin), M. Hicks, G. Hill, D. Howe, B. Isitt (1:30), N. Jensen (1:30), F. Leonard, P. Madoff (for M. Alto), W. McIntyre, J. Mendum, W. Milne (1:35), J. Ranns, V. Sanders (for J. Brownoff), L. Seaton, L. Wergeland and G. Young
Staff: R. Lapham, Chief Administrative Officer; L. Hutcheson, General Manager, Parks and Environmental Services; T. Robbins, General Manager, Integrated Water Services; M. Rachwalski, Acting General Manager, Planning and Protective Services; T. Whiting, Acting General Manager, Planning and Protective Services; R. Sharma, Senior Manager, Finance Services; A. Orr, Senior Manager, Corporate Communications; S. Santarossa, Corporate Officer, and S. Norton, Deputy Corporate Officer (Recorder)

The Chair called the meeting to order at 1:22 pm.

1. APPROVAL OF AGENDA

MOVED by Director Hill, **SECONDED** by Director Brice,
That the agenda be approved.

CARRIED

2. MOTION TO CLOSE THE MEETING

MOVED by Alternate Director Sanders, **SECONDED** by Director Brice,
That the Hospital Board close the meeting in accordance with the Community Charter, Part 4, Division 3, 90(1) (e) the acquisition, disposition or expropriation of land or improvements, if the Board considers that disclosure could reasonably be expected to harm the interests of the Regional District (Item 3).

CARRIED

The Hospital Board closed the meeting at 1:23 pm and rose without report at 1:50 pm.

During the closed session, Directors Isitt and Jensen entered the meeting at 1:30 pm and Director Milne at 1:35 pm.

3. ADOPTION OF MINUTES OF OCTOBER 9, 2013

MOVED by Director Bryson, **SECONDED** by Director Daly,
That the minutes of the meeting of October 9, 2013 be adopted.

CARRIED

4. REPORT OF THE CHAIR - None

5. PRESENTATIONS/DELEGATIONS - None

6. **REPORTS OF COMMITTEES**

6.1 **PLANNING, TRANSPORTATION AND PROTECTIVE SERVICES COMMITTEE –**
October 23, 2013

1. **2014 Capital Regional Hospital District Provisional Budget (PPS/HCPS 2013-10)**

MOVED by Director Desjardins, **SECONDED** by Director Derman,
That the 2014 Capital Regional Hospital District *Provisional Budget* be approved as
submitted.

CARRIED

2. **Capital Regional Hospital District 2014–2023 Ten Year Capital Plan (PPS/HCPS
2013-09)**

MOVED by Director Desjardins, **SECONDED** by Director Derman,
That the 2014–2023 Ten Year Capital Plan be approved as submitted.

CARRIED

7. **NEW BUSINESS - None**

8. **ADJOURNMENT**

MOVED by Director Bryson, **SECONDED** by Director Cross,
That the meeting be adjourned at 1:53 pm.

CARRIED

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER

**REPORT TO THE CAPITAL REGIONAL HOSPITAL DISTRICT BOARD
MEETING OF WEDNESDAY, DECEMBER 11, 2013**

SUBJECT 955 HILLSIDE AVENUE – APPROVAL OF CAPITAL BORROWING BYLAW

ISSUE

Approval of capital borrowing bylaws is required to authorize the expenditure of funds to complete the acquisition of 955 Hillside Avenue, Victoria and develop a seniors' residential and dementia care facility on this site.

BACKGROUND

On November 13, 2013 the Capital Regional Hospital District (CRHD) Board approved the purchase of 955 Hillside Avenue for \$6.5M to build a 320 unit seniors' residential and dementia care facility to replace Oak Bay Lodge and Mt. Tolmie Hospital. The Board also approved the proposed Business Plan between the CRHD and Island Health to develop the project.

The Business Plan includes:

- a) a CRHD capital contribution capped at \$22,274,800 (balance of existing Capital Regional District Bylaw No. 368, "Capital Regional Hospital District Capital Bylaw No. 154, 2011"); and,
- b) the CRHD borrowing the remaining overall project costs (estimated at \$54.154M), and recovering these costs (principal, interest and fees) through tenant rent from Island Health.

IMPLICATIONS

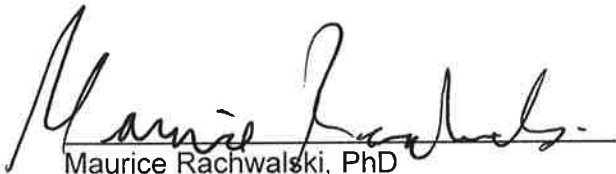
Approval of a capital borrowing bylaw is required to enact the Board's decision to proceed with the overall 955 Hillside project. The Hillside project business and financing arrangement has modified the original agreement to develop the Mt. View Heights (MVH) and Oak Bay Lodge projects through one all-inclusive \$40.37M CRHD Bylaw. Through the CRHD/Island Health Hillside project business arrangement, the CRHD will finance the entire estimated \$76,429,370 cost of the project based on a \$22,274,800 direct CRHD contribution and \$54,154,570 in funds recovered through tenant rent. Given this business model, the Municipal Financing Authority (MFA) has recommended separate Bylaws for each project.

SUMMARY

Amending the existing Capital Regional District Bylaw No. 368, to include only the \$18,098,000 amount committed to the MVH project reflects the direction provided by MFA. For the Hillside project, a new Capital Regional District Bylaw No. 378, "Capital Regional Hospital District Capital Bylaw No. 160, 2013" for \$76,429,370 allows the full financing of the Hillside project to be administered under one all-inclusive Bylaw, allocated between the 15 year amortization of \$22,274,800 in CRHD contribution and the 25 year amortization of the \$54,154,570 in funds recovered through tenant rent.

RECOMMENDATION:

- a) That Capital Regional District Bylaw No. 377, "Capital Regional Hospital District Capital Bylaw No. 154, 2011, Amendment Bylaw No. 1, 2013", for a maximum of \$18,098,000, be introduced and read a first and second time, read a third time and be adopted; and
- b) That Capital Regional District Bylaw No. 378, "Capital Regional Hospital District Capital Bylaw No. 160, 2013" in the amount of \$76,429,370 representing the full cost of the 320-bed Residential Care Replacement Project, be introduced and read a first and second time, read a third time and be adopted.



Maurice Rachwalski, PhD
Acting General Manager
Planning and Protective Services



Robert Lapham, MCIP, RPP
Chief Administrative Officer
Concurrence

MR/cln

Attachments:

1. Capital Regional District Bylaw No. 368, "Capital Regional Hospital District Capital Bylaw No. 154, 2011"
2. Capital Regional District Bylaw No. 377, "Capital Regional Hospital District Capital Bylaw No. 154, 2011, Amendment Bylaw No. 1, 2013"
3. Capital Regional District Bylaw. No. 378, "Capital Regional Hospital District Capital Bylaw No. 160, 2013"

CAPITAL REGIONAL HOSPITAL DISTRICT BYLAW NO.368

CAPITAL EXPENDITURE & BORROWING BYLAW
BYLAW NO. 154, 2011

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.

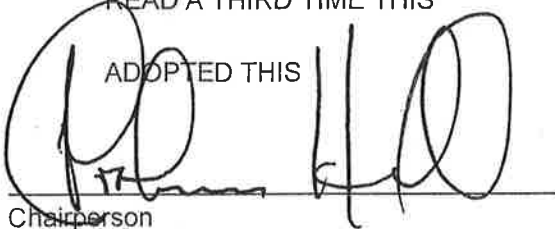
1. The Board hereby authorizes and approves the borrowing and expenditure of money necessary to complete the capital expenditures as described in Schedule 'A' attached.
2. The Board authorizes and approves the borrowing of a net sum not exceeding **\$40,372,800** upon the credit of the District by the 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 **FIFTEEN** 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. 154, 2011.**

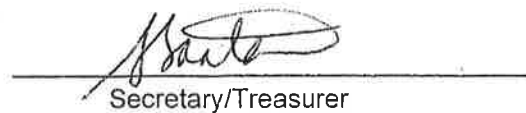
READ A FIRST TIME THIS 9th DAY OF March, 2011.

READ A SECOND TIME THIS 9th DAY OF March, 2011.

READ A THIRD TIME THIS 9th DAY OF March, 2011.

ADOPTED THIS 9th DAY OF March, 2011.


Chairperson


Secretary/Treasurer

SCHEDULE "A"

Bylaw No. 368

CAPITAL REGIONAL HOSPITAL DISTRICT

CAPITAL EXPENDITURE

BYLAW NO 154, 2011

Name of Facility/Project	Project or Equipment Description	Project Number	Amount covered by CRHD Bylaw	Ministry of Health Services/ VIHA	Amount covered by BHMS	Total Project Cost
Mount View Heights, Oak Bay Lodge, Mount Tolmie	Residential Care Replacement Projects	C154-11-01	\$40,372,800	\$ 3,454,800	\$79,976,112	\$123,803,712
Total:			\$40,372,800	\$ 3,454,800	\$ 79,976,112	\$ 123,803,712

**CAPITAL REGIONAL HOSPITAL DISTRICT
BYLAW NO. 377**

**A BYLAW TO AMEND BYLAW 154 "CAPITAL REGIONAL HOSPITAL DISTRICT
CAPITAL BYLAW NO. 154, 2011"**

The Board of the Capital Regional Hospital District in open meeting assembled enacts as follows:

1. Bylaw No. 154, "Capital Regional Hospital District Capital Bylaw No. 154, 2011", is hereby amended by:
 - a) Deleting Schedule "A" in its entirety and replacing it with the attached Schedule "A";
 - b) Deleting Section 2 in its entirety and replacing it with the following:

"2. The Board authorizes and approves the borrowing of a net sum not exceeding \$18,098,000 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 fifteen (15) years."
 - c) Replacing the word "Treasurer" in Section 4 with the words "Financial Officer".
2. This Bylaw may be cited as "Capital Regional Hospital District Capital Bylaw No. 154, 2011, Amendment Bylaw No. 1, 2013."

READ A FIRST TIME THIS	th	day of	2013
READ A SECOND TIME THIS	th	day of	2013
READ A THIRD TIME THIS	th	day of	2013
ADOPTED THIS	th	day of	2013

CHAIR

CORPORATE OFFICER

SCHEDULE "A"

CAPITAL REGIONAL HOSPITAL DISTRICT

CAPITAL EXPENDITURE

Name of Facility/Project	Project or Equipment Description	Project Number	Amount covered by CRHD Bylaw	Vancouver Island Health Authority	Amount covered by BHMS	Total Project Cost
The Heights at Mount View	Residential Care Replacement Projects- Phase I	C154-11-01	\$18,098,000.00	\$3,454,800.00	\$39,000,000.00	\$60,552,800.00
Total:			<u>\$18,098,000.00</u>	<u>\$3,454,800.00</u>	<u>\$39,000,000.00</u>	<u>\$60,552,800.00</u>

CAPITAL REGIONAL HOSPITAL DISTRICT BYLAW NO. 378

**CAPITAL EXPENDITURE & BORROWING BYLAW
BYLAW NO. 160, 2013**

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 **\$76,429,370** 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 **TWENTY-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 Financial Officer 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. 160, 2013**.

READ A FIRST TIME THIS DAY OF , 2013.

READ A SECOND TIME THIS DAY OF , 2013.

READ A THIRD TIME THIS DAY OF , 2013.

ADOPTED THIS DAY OF , 2013.

Chair

Corporate Officer

SCHEDULE "A"

Bylaw No. 378

CAPITAL REGIONAL HOSPITAL DISTRICT

CAPITAL EXPENDITURE

BYLAW NO 160, 2013

Name of Facility/Project	Project or Equipment Description	Project Number	Term of Issue	CRHD Bylaw Amount
Hillside Avenue	Residential Care Replacement Projects, Phase II (15)	C160-13-01	15 years	\$22,274,800
Hillside Avenue	Residential Care Replacement Projects, Phase II (25)	C160-13-02	25 years	<u>\$54,154,570</u>
Total Project Cost:				<u><u>\$76,429,370</u></u>