

**Meeting Minutes**  
**Capital Regional Hospital District Board**

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Wednesday, February 10, 2016

1:30 PM

6th Floor Boardroom

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Present:

Directors: D. Howe (Chair), B. Desjardins (Vice Chair), M. Alto, R. Atwell, D. Blackwell, S. Brice, V. Derman, A. Finall, C. Hamilton, L. Helps, M. Hicks, B. Isitt, N. Jensen, R. Kasper, W. McIntyre, C. Plant, S. Price, J. Ranns, V. Sanders (for J. Brownoff), D. Screech, L. Seaton, K. Williams, R. Windsor and G. Young

Staff: R. Lapham, Chief Administrative Officer; L. Hutcheson, General Manager, Parks and Environmental Services; K. Lorette, General Manager, Planning and Protective Services; T. Robbins, General Manager, Integrated Water Services; R. Sharma, Acting Financial Officer; B. Reems, Corporate Officer, and S. Norton, Deputy Corporate Officer (Recorder)

The meeting was called to order at 1:33 pm.

**1. APPROVAL OF THE AGENDA**

**MOVED by Director Hamilton, SECONDED by Director Seaton,  
That the agenda be approved as circulated.  
CARRIED**

**2. ADOPTION OF MINUTES**

**2.1. 16-191** Minutes of Hospital District Board Meeting of December 9, 2015

**MOVED by Director Price, SECONDED by Director Helps,  
That the minutes of the December 9, 2015 meeting be adopted as circulated.  
CARRIED**

**3. REPORT OF THE CHAIR**

Director Hicks entered the meeting at 1:34 pm.

Chair Howe presented his inaugural address which is attached to these minutes.

**4. PRESENTATIONS/DELEGATIONS - None**

**5. REPORTS OF COMMITTEES**

**Finance Committee**

**5.1. 16-133** 950 Kings Road - Approval of Capital Borrowing Bylaw

**MOVED** by Director Derman, **SECONDED** by Director Helps,  
That Capital Regional Hospital District Bylaw No. 387, "Capital Regional  
Hospital District Capital Bylaw No. 167, 2016", for a maximum of \$5,850,000,  
be introduced and read a first and second time.  
**CARRIED**

Planning for future community use of the site was raised.

In response to a question, staff confirmed that the borrowing is included in the  
2016 budget and the long-term capital plan.

**MOVED** by Director Derman, **SECONDED** by Director Helps,  
That Bylaw No. 387 be read a third time.  
**CARRIED**

**MOVED** by Director Derman, **SECONDED** by Director Blackwell,  
That Bylaw No. 387 be adopted.  
**CARRIED**

**5.2. 16-134** Amendment to Consultant Contracts for the Summit Residential Care  
Project

**MOVED** by Director Price, **SECONDED** by Director Windsor,  
That the Hospital Board approve and authorize the Board Chair and  
Corporate Officer to execute the following amendment to the consultant  
contract for the Summit project: Unitech Construction Management contract -  
increase by \$41,000 for additional contract administration services.  
**CARRIED**

**MOVED** by Director Price, **SECONDED** by Director Windsor,  
That the Hospital Board approve and authorize the Board Chair and  
Corporate Officer to execute the following amendment to the consultant  
contract for the Summit project: Ryzuk Geotechnical contract - increase by  
\$5,000 for additional geotechnical analysis and structural design assessments.  
**CARRIED**

## **6. ADMINISTRATION REPORTS**

**6.1. 16-190** 2016 Capital Regional Hospital District (CRHD) Board Executive  
Committee

**MOVED** by Director Price, **SECONDED** by Director Helps,  
That the Executive Committee be established.  
**CARRIED**

Discussion ensued on the reporting relationship and role of the Committee in  
investigating alternative models for managing development and capital projects,  
and options for procurement of capital projects.

There was also discussion on the proposed funding for the Housing First  
Strategy and the concern that hospital funding was being directed to housing.

Staff advised that the Hospital District contribution would only be a small component of the proposed overall funding and that funding would have to be directed to hospital facilities.

**MOVED by Director Kasper, SECONDED by Director Helps,  
That the terms of reference for the 2016 Executive Committee as attached in  
Appendix A of the staff report be approved.  
CARRIED**

Chair Howe nominated the following for election to the Executive Committee, in addition to himself as Hospital Board Chair per the Terms of Reference:  
B. Desjardins, D. Screech, R. Windsor, G. Young - all the nominees accepted

Director Seaton nominated Director Blackwell

Staff clarified that either the terms of reference would have to be amended to increase the number of members or there would need to be an election by ballot.

**MOVED by Director Hicks, SECONDED by Director Kasper,  
That the Terms of Reference be amended as follows: under 3.0 Composition,  
delete "five (5)" and replace with "six (6)".  
CARRIED**

The following were acclaimed as members of the Executive Committee for 2016:  
D. Blackwell, B. Desjardins, D. Howe (Chair), D. Screech, R. Windsor,  
G. Young

## 7. NEW BUSINESS - None

## 8. ADJOURNMENT

**MOVED by Director Seaton, SECONDED by Director Derman,  
That the meeting be adjourned at 2:00 pm.  
CARRIED**

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CHAIR

CERTIFIED CORRECT:

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CORPORATE OFFICER

Welcome to the Capital Regional Hospital District 2016

Thank you for your confidence in allowing me to serve you & your Communities for another year as Chair

I mentioned in my opening remarks last year that we no longer just grant equity dollars to health projects. We have become the Developer, the owner of the assets. I would like to recognize Director Blackwell for her role in this transition while she was Chair, prior to my term.

I want to take a moment here to touch on some of our Initiatives:

CRHD 2016 Capital Plan includes:

\$4 M towards the \$9.9M Medication Distribution system at Royal Jubilee Hospital  
\$3 M towards medical and diagnostic equipment  
\$3.75 M to Island Health for multiple minor capital projects

Major Developments include:

#### Housing First

- This strategy includes a possible partnership with BC Housing to provide matching capital funding and with Island Health for funding on the supportive services end.
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- Staff are working on the development of a policy and program framework to implement the Housing First initiative. The framework includes a three pronged approach across the Capital Regional Hospital District, Capital Regional Housing Corporation, and the Regional Housing Trust Fund.

#### Summit project

- The Summit at Quadra Village is an \$86 million dollar, 320-unit residential complex and dementia care facility will replace Oak Bay Lodge and Mount Tolmie Hospital.
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- The Hospital District will design and build the Summit on behalf of Island Health.
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- In 2016 we will see completion of the project design, and the commencement of construction.

We have significant opportunities to finance & develop other social infrastructure projects:

1. develop the two remaining sites at Mt View Heights, Carey Rd
2. plan with Island Health, the future of Oak Bay Lodge
3. plan the future use of 950 Kings Rd, next to the Summit
4. explore developments on the Saanich Peninsula & our Western Communities

Question: how do we disperse our resources & assets throughout the region?

I spoke with many of you about this last year & would welcome your feedback for moving forward.

In the development process there are some key questions we need to answer:

1. What management and governance structures would be most effective, including the governance and operational relationship to the CRD, the Affordable Housing Trust Fund, and the Capital Regional Housing Corporation?
2. How might we hold land on behalf of CRD entities and community partners, for example a 'land trust'?
3. What human and other resources will be needed to maximize value?
4. How can we better use traditional and alternative means to partner and finance new developments, with the goal of reducing the direct financial burden on local taxpayers?
5. How might we conservatively leverage the significant equity we have in current assets through partnerships and other innovative arrangements with public, private and community organizations?

**The Hospital board has taken the lead here, as borrowing will be done under the health authority. We could wait for non-profits to come forward with direct applications to the Board but far better if we lay out some ground rules and decide if we need a corporation or other body to administer.**

**Examples would be CRD housing at the local level, CREST, and other corps at the Provincial level. It could include non-board members or not. Membership may involve the Province given they are contributing to these projects.**

#### Concluding Remarks

We have faced significant challenges around this table, over the last few years, certainly since I first sat here, just over 4 years ago.

This Board, we the Hospital District Board, have the chance to bring significant progress to a region deserving of positive results.

In this regard, I propose we form a Board Executive Committee to explore alternative models for managing Hospital District development & capital projects.

I would also like to thank Director Young & staff, for helping me to think through this proposal.

Thank you for your attention, I look forward to your input & our collaborative efforts in the year ahead.

Dave Howe