



Notice of Meeting and Meeting Agenda Capital Region Housing Corporation Board

Wednesday, April 12, 2023

1:00 PM

6th Floor Boardroom
625 Fisgard Street
Victoria, BC

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 THE AGENDA

3. ADOPTION OF MINUTES

3.1. [23-292](#) Minutes of the March 8, 2023 Capital Region Housing Corporation Board

Recommendation: That the minutes of the Capital Region Housing Corporation Board meeting of March 8, 2023 be adopted as circulated.

Attachments: [Minutes - March 8, 2023](#)

4. REPORT OF THE CHAIR

5. PRESENTATIONS/DELEGATIONS

The public are welcome to attend CRD Board meetings in-person.

Delegations will have the option to participate electronically. Please complete the online application at www.crd.bc.ca/address no later than 4:30 pm two days before the meeting and staff will respond with details.

Alternatively, you may email your comments on an agenda item to the CRD Board at crdboard@crd.bc.ca.

6. CONSENT AGENDA

6.1. [23-250](#) Capital Region Housing Corporation Operational Update - First Quarter 2023

Recommendation: There is no recommendation. This report is for information only.

Attachments: [Staff Report: CRHC Operational Update - First Quarter 2023](#)
[Appendix A: Tenant Advisory Committee Invitation to Join](#)

6.2. [23-251](#) Major Capital Plan Status Report - First Quarter 2023

Recommendation: There is no recommendation. This report is for information only.

Attachments: [Staff Report: Major Capital Plan Status Rpt-First Quarter 2023](#)

7. ADMINISTRATION REPORTS

8. REPORTS OF COMMITTEES

9. NOTICE(S) OF MOTION

10. NEW BUSINESS

11. ADJOURNMENT

Meeting Minutes

Capital Region Housing Corporation Board

Wednesday, March 8, 2023

1:00 PM

6th Floor Boardroom
625 Fisgard Street
Victoria, BC

PRESENT

DIRECTORS: Z. de Vries (Chair), M. Tait (Vice Chair) (EP), M. Alto, P. Brent, S. Brice, J. Brownoff (EP), J. Caradonna, C. Coleman, B. Desjardins, S. Goodmanson (EP), G. Holman, D. Kobayashi, M. Little, C. McNeil-Smith, K. Murdoch, D. Murdock, C. Plant, C. Stock (for P. Jones), L. Szpak, D. Thompson, S. Tobias, A. Wickheim, K. Williams, R. Windsor

STAFF: T. Robbins, Chief Administrative Officer; N. Chan, Chief Financial Officer; L. Hutcheson, General Manager, Parks and Environmental Services; K. Lorette, General Manager, Planning and Protective Services; K. Morley, General Manager, Corporate Services; I. Jesney, Acting General Manager, Integrated Water Services; D. Elliot, Senior Manager, Housing; M. Barnes, Senior Manager, Health & Capital Planning; M. Lagoa, Deputy Corporate Officer; S. Orr, Senior Committee Clerk (Recorder)

EP - Electronic Participation

Regrets: Director P. Jones

The meeting was called to order at 1:00 pm.

1. TERRITORIAL ACKNOWLEDGEMENT

Chair de Vries provided the Territorial Acknowledgement.

2. APPROVAL OF THE AGENDA

MOVED by Director Plant, **SECONDED** by Director McNeil-Smith,
That the agenda for the March 8, 2023 Session of the Capital Region Housing Corporation Board be approved.
CARRIED

3. ADOPTION OF MINUTES

[23-215](#)

Minutes of the February 8, 2023 Capital Region Housing Corporation Board

MOVED by Director Plant, **SECONDED** by Director McNeil-Smith,
That the minutes of the Capital Region Housing Corporation Board meeting of February 8, 2023 be adopted as circulated.
CARRIED

4. REPORT OF THE CHAIR

As you likely know, today is International Women's Day, celebrating women, girls, two-spirit and non-binary people. This year's theme is Embrace Equity, which highlights how equity is integral to inclusion. Of course, everyone has different needs, circumstances and experiences. Equity means making sure everyone gets what they individually need to thrive and reach their full potential. Housing is the foundation of a happy and healthy life. Overall, women in the CRD may face multiple intersecting forms of discrimination and disadvantage when it comes to accessing safe, affordable, and secure housing. Addressing these inequities requires a comprehensive approach that considers the unique needs and experiences of women in the region. We still have a long way to go to achieve gender equity and fully realize a society where people are free from discrimination and violence. This is particularly the case for indigenous women, women of colour, women with disabilities, transgender women and people in the 2SLGBTQ+ community who, unfairly, continue to face significant systemic barriers. That said, I want to say to the women and non-binary people on this board, who work for the CRD and who live, work, and play in our region. Thank you for all that you do. Your hard work, intelligence, talents and passion are an inspiration and are responsible for making the region the great place that it is. Here's to you all. May we all keep pushing for progress and making a positive impact in the world.

5. PRESENTATIONS/DELEGATIONS

There were no presentations or delegations.

6. CONSENT AGENDA

MOVED by Director Tobias, **SECONDED** by Director Alto,
That consent agenda items 6.1. through 6.3. be approved.
CARRIED

- 6.1. [23-081](#) Capital Region Housing Corporation Investment Portfolio Holdings and Performance Annual Update

This report was received for information.

- 6.2. [23-090](#) Capital Region Housing Corporation Financial Plan Amendment

That the Capital Region Housing Corporation Operating and Administration Portfolio financial plan amendments be approved as attached.
CARRIED

6.3. [23-161](#) Prosser Place Development Mortgage Registration: 7612 East Saanich Road

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

7. ADMINISTRATION REPORTS

There were no Administration Reports.

8. REPORTS OF COMMITTEES

There were no Reports of Committees.

9. NOTICE(S) OF MOTION

There were no Notice(s) of Motion.

10. NEW BUSINESS

There was no new business.

11. ADJOURNMENT

MOVED by Director Plant, **SECONDED** by Director Brice,
That the March 8, 2023 Capital Region Housing Corporation Board meeting be adjourned at 1:04 pm.

CARRIED

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER

**REPORT TO HOSPITALS AND HOUSING COMMITTEE
MEETING OF WEDNESDAY, APRIL 05, 2023**

SUBJECT **Capital Region Housing Corporation Operational Update - First Quarter 2023**

ISSUE SUMMARY

To provide the Capital Region Housing Corporation (CRHC) Board with a quarterly update on operations, Tenant Engagement, the Routine Capital Plan 2020 – 2024 and performance in the areas of turnover, vacancy, and move-ins up to and including March 10, 2023.

BACKGROUND

The CRHC is a wholly owned subsidiary of the Capital Regional District (CRD) with the mandate to develop and manage affordable housing to meet the needs of individuals and families residing within the capital region. In working to fulfill its mandate, the CRHC owns and operates 50 properties totalling almost 1,900 units of housing providing homes to approximately 4,000 residents of the capital region with low to moderate incomes. In addition, CRHC manages a further four properties totalling 114 units on behalf of third parties to bring the CRHC's total units in operation to almost 2,000.

DISCUSSION

Operations Update

The almost 2,000 units of housing across 54 properties that are currently managed by CRHC are supported by the work of approximately 50 full-time equivalencies (FTE). Of the 50 FTEs, 10 are currently vacant, with three being backfilled by auxiliary staff. Staff are actively working to recruit for these positions and there are signs of improved interest in full time work. The action taken in 2022 to support caretaker shortages by contracting out common area cleaning has been reduced now to only include the larger apartment buildings in the Westshore. Unit cleaning support has been utilized in some cases to ensure vacancy loss is minimized when caused by staff capacity.

Tenant Engagement (TE)

As 2022 closed out and moved into Q1 2023, the TE team's attention has been focused on maintaining tenancies. Now that pandemic restrictions are lifted, there has been opportunity to run events at housing complexes, including a Halloween event at West Park Lane and a Christmas event at Amberlea. These give tenants the chance to meet, and staff the chance to get feedback while engaging people in a friendly environment. The tenants really appreciate Meet-the-Staff events and TE is planning more in 2023.

There has been a review of tenant selection and onboarding across the portfolios as it relates to filling the RHFP shelter rate units. This is in an effort to ensure the CRHC is a good fit for applicants and that they will experience a successful tenancy. Coordination is underway with BC Housing so that Regional Housing First Program (RHFP)/Coordinated Assessment and Access (CAA) tenants will have applications ready for selection at the new building, Prosser Place. TE is working on assessing support needs of prospective tenants to best support a recovery from homelessness while also working to support happy, safe, and stable communities within the CRHC's buildings.

As the CRHC is obligated under the *Residential Tenancy Act (RTA)* to ensure the protection of tenants’ right to quiet enjoyment, including items such as reasonable privacy, freedom from unreasonable disturbance, exclusive possession of the unit and use of common areas for reasonable and lawful purpose, there has been a particular focus on understanding any operational implications associated with the decriminalization of personal possession low quantities of illicit substances. After a thorough review, there are no significant implications associated with this legislative change by the Government of Canada. Out of an abundance of caution and in the interest of ensuring the CRHC continues to operate in accordance with the relevant legislation and its various agreements, staff continue to monitor this item and look for guidance/precedent from BC Housing and BC Non-Profit Housing Association (BCNPHA), and the guidelines being prepared by the BC Centre for Disease Control which will help inform the practices of non-profit housing societies across the province.

In December 2022, CRHC tenants were invited to submit their interest in joining the Tenant Advisory Committee (TAC). The current four vacant seats are for a two-year term and are open to tenants in good standing, who have lived with CRHC for a minimum of one year. A copy of the invitation provided is included as Appendix A. The final list of members will be provided to the CRD Board for appointments to be made in April 2023. Though the 2023 TAC Work Plan is still in development, staff anticipate that a key role for the TAC will be to help inform a CRHC Tenant Survey that is being planned for 2024.

Housing Registry Waitlist Statistics

Table 1: BC Housing Registry Waitlist Statistics

Category	January 2023	February 2023	As of March 10, 2023
Total Registry Units	3,723	3,875	3,875
Applicants			
Family	828	837	868
Seniors	1,185	1,175	1,210
Persons with Disabilities	638	640	652
Wheelchair Modified	139	141	145
Singles	190	189	202
Total	2,980	2,982	3,077

The BC Housing ‘Housing Registry’ (Registry) helps housing providers manage applicant lists and eliminate duplication among providers. The statistics provided above are for the CRD only with the highest distribution of need in Victoria (46%), followed by Saanich (17%), Langford (9%), Esquimalt (6%), with Salt Spring Island, Sooke and Colwood at (3-4%). The registry requires applicants to renew their applications every six months to remain active. This process can account for slight fluctuations in the numbers. Overall, the number of applicants requiring access to rent-geared-to-income units has increased over 2022. The October 2022 CRHC Operational Update reported a total of 2,861 households on the Registry and the data from March 2023 indicates an increase of 216.

Vacancy

Table 2: Vacancy Rate – Units Operating More than 12 Months

Year	Period	# Units Vacant	# Days Vacant	Average Days Vacant
2022	October - December	67	4,004	53
2023	As of March 10	52	3,404	65

As of March 10, there are 52 units reported vacant across housing that is owned and operated by the CRHC that has been in operation for more than 12 months. These vacancies total 3,404 days for an average of 65 days vacant. The number of days vacant figure has increased which is a trend shown since last year. This trend is attributed to the high turnover at the RHFP buildings and difficult supply chain, causing delays in turnovers. Staff continue to prioritize renting units that have been vacant longer to reduce the days vacant. It should be noted that prior to the COVID-19 pandemic, CRHC staff worked to an Average Days Vacant target of 30 days. The average during and post COVID, has been 45-60 days vacant, staff continue to look for ways to reduce the vacancy loss and maintain it at a lower level.

Table 3: Vacancy Rate – Units Operating Less Than 12 Months

Year	Period	# Units	# Unit Vacant	% Units Vacant
2022	October - December	58	19	33%
2023	January 1 - March 31	58	8	14%

2782 Spencer Road opened on October 27, 2022. As of March 31, there are eight vacant units remaining, including two Deep-Subsidy, five Rent-Geared-to-Income (RGI), and one Affordable Market. Six have never been occupied and two of these units are newly vacated, leaving '2782' 86% rented. The figure is in line with the rent up projections, and staff work to fill these remaining vacancies as quickly as possible.

Turnover

Table 4: Q1 Turnover Rate – All Units

Year	Period	# Turnovers Operating More Than 12 Months	# Turnovers Operating Less Than 12 Months	Total
2022	October - December	40	0	40
2023	January 1 - March 10	18	0	18

Turnover typically slows through the winter months impacted by seasonal celebrations, business closures, and inclement weather. Unit readiness and showings were impacted by supply chain issues and snow that affected road conditions and staff/ contractors' movements throughout the region. This has been an ongoing issue particularly with appliance replacements and labour shortages. CRHC's efforts to combat this through use of contracted cleaning services for unit turnover has helped support staff's efforts to provide unit readiness.

Building Commissioning & Rent Up

Staff are preparing to onboard a 51-unit building on East Saanich Road. Marketing and applicant screening of those on the waitlist for the upcoming RHFP building, *Prosser Place* has begun. The building is expected to be handed over on April 17, 2023.

Routine Capital Plan

The updated Five-Year Routine Capital Plan has a budget of \$4.7 million (M) in 2023. As this staff report is being advanced for end of Q1, the actuals will not be available until the books close and all invoices can be processed. These numbers will be included in the Q2 operational update.

An Invitation to Tender (ITT) to reroof the townhouses and heritage house at Pinehurst was posted in February, the submission review in March and an expected award in April for work in 2023. The ITT for reroofing at Kings Place is currently being prepared for posting. In addition, a specification is being created for deck and fence work at Olympic View by Read Jones Christofferson, a request for proposal (RFP) will follow. This work represents \$1.8 M of the 2023 capital budget.

CONCLUSION

Through Q1 2023, CRHC has been creatively working to ensure continued levels of service delivery despite ongoing labour shortages. This included utilizing auxiliary staff in the office and engaging contracted services to support unit turnovers, thereby enabling caretakers to focus on duties that involve interfacing with tenants and inclement weather responses.

A range of TE activities were underway through Q1 including meet and greets of neighbours and staff, onboarding of new tenants through the CAA process into RHFP buildings, and efforts to work with tenants requiring more supports to create a greater sense of “safety and security” in CRHC-operated buildings.

Much of CRHC’s housing portfolios continue to show resiliency. Capacity for turnovers, rent increases and general day-to-day operations requires close oversight to ensure work continues despite the challenges. Staff continue to work efficiently and collaboratively to address the changing demand and actively recruit prospective team members.

RECOMMENDATION

There is no recommendation. This report is for information only.

Submitted by:	Don Elliott, MUP, Senior Manager, Regional Housing
Concurrence:	Kevin Lorette, P. Eng., MBA, General Manager, Planning & Protective Services
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENT

Appendix A: Tenant Advisory Committee Invitation to Join

Apply to Join the Tenant Advisory Committee!

We want you! The Capital Region Housing Corporation (CRHC) is accepting applications from members of the CRHC tenant community to fill vacant Tenant Representative Seats on the Tenant Advisory Committee (TAC).



What is TAC? The TAC was established by the Hospitals and Housing Committee (HHC). Its purpose is to promote effective communication, engagement & collaboration between CRHC and its tenants.

Am I eligible? Those who have experience and knowledge of affordable housing issues and/or community development would be an asset. To be eligible, you must be a tenant in good standing.**

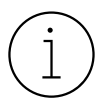


What's the commitment? The commitment involves attending 4 to 6 meetings per year for a two-year term. Meetings are typically held during normal working hours (9:30am-5:30pm, M-F), in-person at CRHC HQ – 625 Fisgard Street.



What will we talk about? 2023 meeting topics may include:

- Orientation and Tenant Survey Preparation
- Construction Team: Introductions and Engaging TAC
- Housing, Planning & Policies (HIP) Team: Introductions and Engaging TAC
- Tenant Survey 2024 Launch



Want more info? For more details about the committee, and the Terms of Reference, please visit crd.bc.ca

Apply today! If you'd like to apply, please send a short resume outlining your related experience and previous involvement on Advisory Committees and/or non-profit Boards to Kyla Rushton via email at krushton@crd.bc.ca or by mailing to:

Capital Region Housing Corporation
Attn: Kyla Rushton
625 Fisgard Street
Victoria, BC V8W 1R7



Applications will be accepted until noon on Monday, February 27, 2023.

** defined as tenants who have lived with the CRHC for 12 consecutive months and have paid their rent on-time and in-full for the previous 6 months; have maintained their unit in good condition (no damage in excess of normal wear and tear); and, have ensured that the standard of conduct of themselves and/or their guests has not resulted in a warning letter from the CRHC.

**REPORT TO HOSPITALS AND HOUSING COMMITTEE
MEETING OF WEDNESDAY, APRIL 05, 2023**

SUBJECT **Major Capital Plan Status Report – First Quarter 2023**

ISSUE SUMMARY

To provide a quarterly update to the Hospitals and Housing Committee on the Capital Region Housing Corporation (CRHC) Major Capital Plan (2023-2027). This report is to complement the Capital Variance Report presented quarterly to the Capital Regional District (CRD) Board by the Chief Administrative Officer (CAO).

BACKGROUND

The CRHC is a wholly owned subsidiary of the CRD with the mandate to develop and manage affordable housing to meet the needs of individuals and families residing within the capital region. In working to fulfill its mandate, the CRHC owns and operates almost 1,900 units of affordable housing, providing homes to approximately 4,000 residents of the capital region with low-to-moderate incomes. In addition, the CRHC currently has 306 new units under construction and 439 units in pre-construction and development. This report contains projects that will receive grant funding through the following programs: Regional Housing First Program (RHFP), Regional Housing Trust Fund (RHTF), Building BC: Community Housing Fund (CHF), Investment in Housing Initiative (IHI), Deepening Affordability (DA), National Housing Co-Investment Fund (NHCF), Green Municipal Fund (GMF), Capital Replacement Fund (CRF), Community Works Fund (CWF) and Victoria Housing Reserve Fund (VHRF).

IMPLICATIONS

Prosser (RHFP, RHTF, IHI, & DA)

Prosser Place, a 51-unit affordable housing development in the District of Central Saanich received its final Occupancy Permit in March 2023. CRHC staff along with BC Housing staff and consultants are currently performing final deficiency reviews in anticipation of the CRHC taking possession of the building in mid-April 2023. The CRHC will acquire the turnkey building through a lease agreement with the CRD. The total project budget is \$18,928,091, including \$9,501,013 in equity contributions. On the closing date, the CRHC will lease the property from the CRD at a value of \$13,613,091, which includes \$9,427,078 as a repayable mortgage and \$4,186,013 as a forgivable mortgage. These values remain unchanged from the approved Major Capital Plan (2023-2027).

Michigan Square (RHFP, RHTF, & CHF)

The Michigan Square project, a 97-unit redevelopment in Victoria's James Bay neighbourhood, consists of two four-storey wood frame apartment buildings constructed on top of the existing underground parkade. The 53-unit West building is being constructed to meet Step 3 of the BC Energy Step Code (Step Code) and align with the City of Victoria's Building and Plumbing Regulation Bylaw. The 44-unit East building is being constructed to meet Step 4 of the Step Code which aligns with CHF funding requirements and exceeds the municipal requirement. As a condition of BC Housing's grant funding, a waste management plan was implemented by the Construction Manager to reduce the generation of demolition and construction waste as much as possible. The project must achieve a demolition and construction waste diversion target of 80%

of the total waste generated. Structural upgrades to the existing parkade were completed in February 2023. Framing of the West building was completed in January 2023, followed by installation of the roof membrane, building air and vapour barrier, and windows which allow for mechanical and electrical rough-in work to commence. Wood framing of the East building is underway and will be complete in Q2 2023. The project budget of \$34,252,658, with a total of \$10,882,960 awarded through grants, remains unchanged from the approved Major Capital Plan (2023-2027). Construction is on track to achieve a final Occupancy Permit in December 2023.

Caledonia (CHF, RHTF, & VHRF)

The Caledonia project is a 158-unit redevelopment in Victoria's Fernwood neighbourhood. The redevelopment will include five new multifamily residential buildings, consisting of two apartment buildings and three townhouse blocks. All five buildings are being constructed to meet Step 4 of the Step Code which aligns with CHF funding requirements and exceeds the municipal requirements. The Caledonia project will also be carried out with a waste management plan that will achieve a waste diversion target of 80%. On site, the concrete contractor is progressing with the placement of strip footings, pad footings, columns, and foundation walls. Structural work on the parkade will continue into Q3 2023 and the overall project remains on schedule to achieve a final Occupancy Permit in late Q1 2025. The project budget of \$70,989,386, with a total of \$19,540,000 awarded through grants, remains unchanged from the approved Major Capital Plan (2023-2027).

Carey Lane BER (CRF)

Carey Lane, a 22-unit townhouse complex that is owned and operated by CRHC, will undergo a full building envelope remediation (BER) as well as upgrades to the ventilation, heating, and cooling systems. Issue for Tender procurement documents have been finalized and contractor procurement is underway. Once the project has received final approval from BC Housing in Q2 2023, staff will return to the CRHC Board with a confirmed final budget. The project budget of \$3,871,182, with a total of \$3,271,182 awarded through grants, remains unchanged from the approved Major Capital Plan (2023-2027).

Pandora (CHF)

The Pandora project is a partnership between the City of Victoria, BC Housing and the CRHC to build non-market rental homes and create a new community space in the North Park neighbourhood. Once complete, the CRHC would lease an air-space parcel and operate approximately 158 affordable rental units. The affordable housing portion of the building will meet Step 4 of the Step Code which aligns with CHF requirements. A Development Permit Application was submitted to the City of Victoria under the Rapid Deployment of Affordable Housing (RDAH) intake stream in November 2022. The project moved forward through the City of Victoria's Advisory Design Panel (ADP) on January 25, 2023. The design consultants are currently updating drawings to reflect the comments received by the ADP. Once revisions have been captured and the Development Permit Application is resubmitted in Q2 2023, the project will be eligible to receive the Delegated Development Permit. The project budget of \$83,352,598 for the CRHC affordable housing component of this project, with a total of \$25,890,000 awarded through grants, remains unchanged from the approved Major Capital Plan (2023-2027).

161 Drake Road

In January 2022, it was announced that BC Housing would be providing up to 28 new permanent homes with supports, as well as a kitchen facility, common area, staff offices and an outdoor amenity space at 161 Drake Road on Salt Spring Island. This partnership will see the CRD lease the property to BC Housing to facilitate the development. As outlined in the lease agreement, if

BC Housing has not developed substantially all the land and does not have any plans to do so, the CRD is permitted to prepare a leasehold subdivision plan. The purpose of a leasehold subdivision plan would be to reduce the area of the lease to enable future development on the property.

In January 2023, the School District 64 (SD 64) Board of Trustees approved SD 64 staff to work with the CRD to establish an easement to access the proven well that is located on SD 64 land. At the same time, the SD 64 Board of Trustees also granted the CRD permission to continue groundwater exploration on SD 64 property. BC Housing's proposed development would utilize the available groundwater source on SD 64 property. The proven well could provide domestic water for BC Housing's proposed development but would not accommodate additional development on the site. Subsequently, in February 2023, the Province of British Columbia issued a Conditional Water Licence for use of the proven well. As part of the initial development, BC Housing will work to satisfy the conditions of the Water Licence.

The easement and Licence of Occupation that will allow for additional groundwater exploration, are in final form and awaiting execution from both parties. Once the Licence of Occupation has been fully executed, CRD staff will instruct the hydrogeologist and drilling contractor to commence with the additional groundwater feasibility work. This is anticipated to be carried out in Q2 2023. Based on findings, staff will report back to the Board with opportunities for future development. The 2022 budget of \$80,000, with all funds coming from CWF, remains unchanged from the CRHC Major Capital Plan (2023-2027).

Campus View (RHFP)

Campus View, an existing 12-unit CRHC townhouse complex located in the Gordon Head neighbourhood of Saanich, is a high priority redevelopment site which can accommodate 119 units of affordable housing. A Rezoning and Development Permit Application was submitted to the District of Saanich in April 2022. Saanich staff comments have been received and the Rezoning and Development Permit Application has been updated to reflect these comments. The next step in the process is for the application to be reviewed by Saanich's ADP. CRHC staff are currently awaiting confirmation of the date for the ADP meeting, but staff anticipate this review to be complete in Q2 2023.

The project is being designed to hit Step 3 of the Step Code, with the potential of meeting the Net-Zero Energy-Ready Standard, pending the availability of additional grant funding. The project budget continues to carry an equity gap and staff are actively pursuing all avenues for capital grant funding to close the gap, but at this time no new major grant funding sources have been identified. The project budget of \$52,014,357 with a total of \$22,738,100 funded through grants remains unchanged from the approved Major Capital Plan (2023-2027).

Village on the Green (RHFP)

Village on the Green, a CRHC owned complex located in Victoria's Fernwood neighbourhood, was identified as a property with significant redevelopment potential. Initial feasibility concepts indicated that redevelopment could accommodate approximately 151 units onsite. Upon further analysis by CRHC staff and the project architect, it was determined that to provide approximately 151 units, the redevelopment could not include any net-new three-bedroom family units. The current feasibility concept will provide approximately 140 units, including 10-15 net-new three-bedroom units in addition to maintaining the previously approved 30 RHFP shelter rate units. Under this design scheme, the project will meet the criteria to qualify for the City of Victoria's RDAH intake stream. Staff and the design consultants continue to refine conceptual plans with a target of submitting a Development Permit Application through the RDAH in Q3 2023.

Similar to the Campus View project, an equity gap remains within the project budget. Staff will continue to pursue all grant funding opportunities to close the equity gap on this project, but at this time no new major grant funding sources have been identified. The project budget of \$64,967,643, with a total of \$27,411,000 funded through grants, remains unchanged from the approved Major Capital Plan (2023-2027).

Environmental & Climate Implications

All CRHC development and redevelopment projects are primarily financed through BC Housing. As a condition of this financing, projects are required to adhere to the BC Housing Design Guidelines and Construction Standards (Design Guidelines). Within the Design Guidelines, there are defined targets for Building and Energy Performance relating to climate mitigation and adaptation, including Step Code, Greenhouse Gas Intensity (GHGI) and air leakage targets. The Design Guideline targets are aligned with the carbon pollution targets approved by several local governments within the capital region and in many cases exceed the minimum municipal Step Code requirements.

In January 2023, the Design Guidelines were amended to reduce the GHGI targets from 5.5 Kg CO₂/m² to 3.0 Kg CO₂/m². This is in line with the forthcoming Low Carbon Standard requirement that will come into effect in several municipalities within the capital region on July 1, 2024. Additionally, BC Housing staff have indicated that they anticipate the carbon performance targets to advance further as improved technology becomes available to support cost-effective implementation in multi-unit residential buildings. Further amendments to the Design Guidelines are anticipated to align with the Zero Carbon Ready Standard that several municipalities in the capital region will require as of July 1, 2025.

CONCLUSION

As part of staff's commitment to providing updates to the CRHC Board, the CRHC Major Capital Plan Status Report provides a snapshot of issues and items that have a potential to impact the Major Capital Plan. Despite the impacts from ongoing supply chain issues, global inflation, labour shortages and rising interest rates, CRHC major capital projects are within budget, on schedule and in alignment with the Major Capital Plan (2023-2027).

RECOMMENDATION

There is no recommendation. This report is for information only.

Submitted by:	Don Elliott, MUP, BA, Senior Manager, Regional Housing
Concurrence:	Kevin Lorette, P. Eng., MBA, General Manager, Planning & Protective Services
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer