

Meeting Minutes

Hospitals and Housing Committee

Wednesday, March 1, 2023

1:30 PM

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

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

CHAIR

RECORDER