

Meeting Minutes

Hospitals and Housing Committee

Wednesday, October 1, 2025

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 (EP), Z. de Vries (EP), S. Goodmanson (1:37 pm), G. Holman (1:32 pm), C. McNeil-Smith (Board Chair, ex officio)

Staff: T. Robbins, Chief Administrative Officer; N. Chan, Chief Financial Officer/General Manager, Finance and Technology; 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; V. Somosan, Senior Manager/Deputy CFO, Financial Services; R. Fowles, Manager, Planning & Capital Projects, Regional Housing; M. Lagoa, Deputy Corporate Officer; T. Pillipow, Committee Clerk (Recorder)

EP - Electronic Participation

Regrets: Director P. Jones

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 Alto, **SECONDED** by Director de Vries,
That the agenda for the Hospitals and Housing Committee meeting of October 1,
2025 be approved.
CARRIED

3. Adoption of Minutes

- 3.1. [25-0989](#) Minutes of the Hospitals and Housing Committee Meeting of September 3, 2025

MOVED by Director Alto, **SECONDED** by Director de Vries,
That the minutes of the Hospitals and Housing Committee meeting of September
3, 2025 be adopted as circulated.
CARRIED

4. Chair's Remarks

There were no Chair's remarks.

5. Presentations/Delegations

5.1. Presentations

There were no presentations.

5.2. Delegations

MOVED by Director Brent, **SECONDED** by Director McNeil-Smith,
That an additional two (2) minutes be added to the speaking time of the two (2)
delegations.
CARRIED

Director Holman joined the meeting in person at 1:32 pm.
Director Brice left the meeting at 1:32 pm.

- 5.2.1.** [25-1026](#) Delegation - Janis Gauthier; Representing Gulf Islands Seniors Residence Association: Re: Agenda Item 7.2. Motion with Notice: 2026 CRD Capital Plan and Gulf Islands Seniors Residents Association Kings Lane Housing Project (Director Holman)

J. Gaultier spoke to Item 7.2.

Director Goodmanson joined the meeting in person at 1:37 pm.

- 5.2.2.** [25-1035](#) Delegation - Eric Jacobsen; Representing Lady Minto Hospital Foundation: Re: Agenda Item 7.1. Motion with Notice: Funding Partnership for Seniors Care Facility at Lady Minto Hospital (Director Holman)

E. Jacobsen spoke to Item 7.1.

6. Committee Business

6.1. [25-0993](#) Village on the Green Redevelopment - Mortgage Registration and Final Project Approval

K. Lorette spoke to Item 6.1.

Discussion ensued regarding:

- the status of re-housing the building's residents
- the timeline for this project
- potential risks of this funding model with raising costs

Director Brice re-joined the meeting electronically at 1:50 pm.

**MOVED by Director Caradonna, 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 Village on the Green Redevelopment project (PID 032-599-307), substantially in the form as 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 the purposes of authorizing the execution of the Loan and Mortgage documents for the Village on the Green Redevelopment project (PID 032-599-307), substantially in the form as attached hereto as Appendix B, be approved; and**
 - 3. That Edward Robbins, Chief Administrative Office, 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 Village on the Green Redevelopment project.**
- CARRIED**

6.2. [25-0994](#) Regional Housing 2026 Operating and Capital Budget

K. Lorette spoke to Item 6.2.

Discussion ensued regarding:

- clarification of the funds proposed for transfer from the Operating Reserve
- the financial commitment to the Forest Homes project
- the decrease in consulting fees

**MOVED by Director Caradonna, SECONDED by Director Brent,
The Hospitals and Housing Committee recommends the Committee of the Whole
recommend to the Capital Regional District Board:
That Appendix A, Operating and Capital Budget - Regional Housing Service be
approved as presented and form the basis of the Provisional 2026-2030 Financial
Plan.**

CARRIED

7. Notice(s) of Motion

7.1. [25-0944](#) Motion with Notice: Funding Partnership for Seniors Care Facility at Lady Minto Hospital (Director Holman)

Discussion ensued regarding:

- an understanding that this motion does not commit the Board to funding
- the process of determining projects for the 10 year Capital Plan
- the timing for staff to report back to the committee

MOVED by Director Holman, **SECONDED** by Director Brent,
[Whereas the Greenwoods Eldercare Society owns and operates a 46-year-old, 51-unit, seniors long term care facility, and on an adjacent property Island Health operates a 67-year-old, 29-unit, extended care facility within Lady Minto Hospital (LMH);

And whereas the Greenwoods facility requires substantial upgrades or replacement and the LMH extended care wing is also a substandard facility by housing four seniors to a room;

And whereas approximately one third of SSI residents are seniors, one of the highest senior demographics in BC, which will result in a growing need for seniors care facilities;

And whereas on the same site, Greenwoods Eldercare Society also owns and operates an assisted living facility (Braehaven), a new emergency room has been added to the Lady Minto Hospital, and CRD also owns land, offering the opportunity to build upon the continuum of care already present on the site and achieve economies of scale;

And whereas co-location of upgraded or new facilities on the site requires due diligence and inter-organizational collaboration with respect to needs assessments, site planning, conceptual designs, feasibility analysis, and ultimate funding partnerships;

Therefore be it resolved that:]

The Hospitals and Housing Committee recommends to the Capital Regional Hospital District Board:

That CRD staff meet with Island Health and report on the possibility of a funding partnership between Island Health and Capital Regional Hospital District to provide \$100,000 in year 2026 to help fund the initial needs assessment, site and facility planning, and potential funding partnerships, and a further \$400,000 in year 2027 for conceptual design and Class D cost estimates for a co-located seniors care facility at Lady Minto Hospital, 135 Crofton Road, Salt Spring Island.

CARRIED

Opposed: Caradonna, de Vries

7.2. [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,
[Whereas the Gulf Islands Seniors Residents Association (GISRA) has submitted a \$9 million grant application to the Community Housing Fund (CHF) to help finance a \$24 million, 50-unit affordable housing project on GISRA's Kings Lane property;

And whereas GISRA, an experienced owner and operator of a multi-family seniors facility, is also collaborating on the project with the Lookout Society, one of the largest social agencies in BC;

And whereas the Local Trust Committee is fast tracking a zoning change for the property (now zoned for 50 units of seniors housing) to meet CHF guidelines, and to allow a subdivision to facilitate expansion of an existing health clinic on the property;

And whereas GISRA has indicated its willingness to transfer the property (which has proven potable water supply and is included in the Ganges sewer area) to CRD to facilitate use of MFA funds;

And whereas the SSI Electoral Area Director is committed to \$600,000 in Community Works (federal gas tax) funding to extend a sewer line to the property, and the Salt Spring Foundation has also committed \$340,000 in funding to the project;

Therefore be it resolved that:]

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 Community Housing Fund application.

Discussion ensued regarding:

- the potential impact to debt servicing
- the timing for this report to come back to committee
- the potential impact to staff capacity
- clarification that the borrowing authority is through the Land Assembly, Housing and Land Banking Service

Referral Motion:

MOVED by Director McNeil-Smith, **SECONDED** by Director Alto,
That this item be referred to a future Hospitals and Housing Committee meeting after the staff report on the future housing plan is presented.
CARRIED

7.3. [25-0940](#) Motion with Notice: 2026 CRHD Capital Plan and Pender Health Care Clinic (Director Brent)

Discussion ensued regarding clarification that this request does not increase the total budget.

**MOVED by Director Brent, SECONDED by Director Holman,
[Whereas the Capital Regional Hospital District partners with Island Health and community stakeholder agencies to develop and improve healthcare facilities in the region and provide capital funding for infrastructure such as acute care, residential care, and medical equipment; and**

Whereas the Pender Health Care Society is an Island Health Designated Health Facility and CRD Contribution service, and operates the only primary care health care clinic for the residents of North and South Pender Island; and

Whereas under the terms of the contribution agreement between the Pender Health Care Society and the Capital Regional District, tax requisition operational funding cannot be used for capital projects; and

Whereas the Pender Health Clinic requires capital funding to support urgently needed facility upgrades;

Therefore be it resolved that:]

The Hospitals and Housing Committee recommends to the Capital Regional Hospital District Board:

Request Island Health include \$100,000 for the Pender Health Care Clinic's capital funding needs as part of the minor capital projects funding contributed through the partnership with the Capital Regional Hospital District.

CARRIED

7.4. **25-1060** Notice of Motion: Regional Equity in Investment Priorities (Director Holman)

Director Holman proposed the following Notice of Motion for consideration at the next Hospitals and Housing Committee meeting:

"That the Capital Regional District, Capital Regional Hospital District, and Capital Region Housing Corporation include regional equity in considering their investment priorities."

That the Capital Regional District, Capital Regional Hospital District, and Capital Region Housing Corporation include regional equity in considering their investment priorities.

8. New Business

There was no new business.

9. Adjournment

MOVED by Director Alto, **SECONDED** by Director Caradonna,
That the Hospitals and Housing Committee meeting of October 1, 2025 be
adjourned at 3:27 pm.

CARRIED

CHAIR

RECORDER