



Notice of Meeting and Meeting Agenda Hospitals and Housing Committee

Wednesday, October 1, 2025

1:30 PM

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

K. Murdoch (Chair), J. Caradonna (Vice Chair), M. Alto, P. Brent, S. Brice, Z. de Vries,
S. Goodmanson, G. Holman, P. Jones, C. McNeil-Smith (Board Chair, ex officio)

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 Agenda

3. Adoption of Minutes

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

Recommendation: That the minutes of the Hospitals and Housing Committee meeting of September 3, 2025 be adopted as circulated.

Attachments: [Minutes - September 3, 2025](#)

4. Chair's Remarks

5. Presentations/Delegations

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

Delegations will have the option to participate electronically. Please complete the online application at www.crd.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.

5.1. Presentations

5.2. Delegations

- 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)
- 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)

6. Committee Business

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

Recommendation: 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.

Attachments: [Staff Report: VoG Redvlp't - Mtge Reg'n & Final Project Approval](#)
 [Appendix A: Draft Cert'd Resolution of Dirs-Repayable Mtge](#)
 [Appendix B: Draft Cert'd Resolution of Dirs-Forgivable Mtge](#)
 [Appendix C: Provisional Rent Levels](#)
 [Appendix D: Loan Commitment Letter - Repayable Mortgage](#)
 [Appendix E: Loan Commitment Letter - Forgivable Mortgage](#)
 [Appendix F: Draft BC Builds Contribution Agreement](#)
 [Appendix G: Draft Cost Overrun Agreement](#)

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

Recommendation: 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.

Attachments: [Staff Report: Reg'l Housing 2026 Operating & Capital Budget](#)
 [Appendix A: 2026 Budget Request](#)
 [Appendix B: 5-Year Capital Expenditure Summary 2026-2030](#)
 [Appendix C: Operating Reserve Summary](#)

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

Recommendation: [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.

7.2. [25-0945](#) Motion with Notice: 2026 CRD Capital Plan and Gulf Islands Seniors Residents Association Kings Lane Housing Project (Director Holman)

Recommendation: [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 up to \$4 million 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.

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

Recommendation: [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 District.

8. New Business

9. Adjournment

The next meeting is November 5, 2025.

To ensure quorum, please advise Tamara Pillipow (tpillipow@crd.bc.ca) if you or your alternate cannot attend.