



Notice of Meeting and Meeting Agenda Hospitals and Housing Committee

Wednesday, December 3, 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. [25-1299](#) Minutes of the Hospitals and Housing Committee Meeting of October 1, 2025

Recommendation: That the minutes of the Hospitals and Housing Committee meeting of October 1, 2025 be adopted as circulated.

Attachments: [Minutes - October 1, 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.

6. Committee Business

- 6.1.** [25-1256](#) Victoria General Hospital Electrical Energy Centre - Approval of Capital Bylaw No. 431
- Recommendation:** The Hospitals and Housing Committee recommends to the Capital Regional Hospital District Board:
- 1) That Capital Regional Hospital District (CRHD) funding in the amount of \$15,000,000 be approved for Victoria General Hospital Electrical Energy Centre;
- 2) That CRHD Bylaw No. 431, "Capital Regional Hospital District Capital Bylaw No. 199, 2025" be introduced and read a first, second, and third time; and
- 3) That CRHD Bylaw No. 431 be adopted.
- Attachments:** [Staff Report: VGH EEC- Approval of Capital Bylaw No. 431](#)
[Appendix A: CRHD Bylaw No. 431](#)
- 6.2.** [25-1280](#) Regional Engagement on Supportive Housing and Sheltering
- Recommendation:** The Hospitals and Housing Committee recommends to the Capital Regional District Board:
- That staff be directed to incorporate the key roles identified in the What We Heard report into the ongoing development of the Regional Housing Affordability Strategy, which is anticipated to come before the CRD Board in 2026.
- Attachments:** [Staff Report: Reg'l Engagement on Supportive Housing & Sheltering](#)
[Appendix A: What We Heard: A Report of the Findings from the CRD](#)
[Appendix B: 2025 Greater Victoria PiT Homelessness Count & Survey](#)
[Appendix C: AEHCR Supportive Housing Impact Assessment](#)
[Appendix D: AEHCR Affordable & Supportive Housing Development](#)
[Appendix E: AEHCR Regional Overview of Permitted Sheltering Spaces](#)
[Appendix F: Present'n - Aligning Fed'l/Prov'l Homelessness Response](#)
- 6.3.** [25-1275](#) Regional Housing First Program Funding Increase and Land Lease: Verdier Affordable Housing Development
- Recommendation:** That the Hospitals and Housing Committee recommends to the Capital Regional District Board:
- 1) That \$325,000 in grant funding from the Regional Housing First Program be allocated towards the Verdier development, bringing the total contribution to \$5,400,000; and
- 2) That Edward Robbins, Chief Administrative Officer, 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 required to conclude the financing, lease, construction, and operation of the project located at 1183 Verdier Avenue.
- Attachments:** [Staff Report: RHFP Funding Increase & Land Lease: Verdier](#)
[Appendix A: CRD's 5 Yr Cap Plan Land Banking & Housing-2026-2030](#)

6.4. [25-1277](#) Verdier Project - 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 authorizing the execution of the Loan and Mortgage documents for the project at 1183 Verdier Avenue (PID: 032-163-321), substantially in the form 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 authorizing the execution of the Loan and Mortgage documents for the project at 1183 Verdier Avenue (PID: 032-163-321), substantially in the form attached hereto as Appendix B, be approved; and
3. That Edward Robbins, Chief Administrative Officer or Nelson Chan, Chief Financial Officer, or their respective duly authorized delegates be hereby authorized to do all things necessary to affect the project and take such steps as required to conclude the financing, lease, construction, and operation of the project located at 1183 Verdier Avenue.

Attachments: [Staff Report: Verdier Project - Mtge Reg'n & Final Project Approval](#)
 [Appendix A: Draft Certified Resolution of Directors–Repayable Mtge](#)
 [Appendix B: Draft Certified Resolution of Directors–Forgivable Mtge](#)
 [Appendix C: Provisional Rent Levels](#)
 [Appendix D: Loan Commitment Letter – Repayable Mtge](#)
 [Appendix E: Loan Commitment Letter – Forgivable Mtge](#)

6.5. [25-1279](#) 1800 McKenzie Redevelopment - Tri-Partite Agreement and Landlord Estoppel Certificate

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

1. That the Tri-Partite Agreement and Landlord Estoppel Certificate in the form required by BC Housing Management Commission for the purposes of authorizing the execution of the Loan and Mortgage documents for the 1800 McKenzie Redevelopment project (1821 McKenzie Avenue PID 006-415-369), be approved; and
2. 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 1800 McKenzie Redevelopment project, conditional on Final Project Approval.

Attachments: [Staff Report: 1800 McKenzie Redvt-Tri-Partite Agmt & Landlord Estoppel Cert](#)
 [Appendix A: Sample Landlord Estoppel Cert & Ack of Notice](#)

6.6. [25-1278](#) 1800 McKenzie Redevelopment - Preliminary Development Funding Loan

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 1800 McKenzie Redevelopment project (1821 McKenzie Avenue PID 006-415-369), substantially in the form as attached hereto as Appendix A, be approved; and
2. 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 1800 McKenzie Redevelopment project, conditional on Final Project Approval.

Attachments: [Staff Report: 1800 McKenzie - Redvt-Preliminary Dvt Funding Loan](#)
 [Appendix A: Draft Resolution of Directors](#)
 [Appendix B: Draft Loan Commitment Letter](#)

6.7. [25-1276](#) Swanlea Redevelopment - Preliminary Development Funding Loan

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 Swanlea Redevelopment project (PID 002-154-536), substantially in the form as attached hereto as Appendix A, be approved; and
2. 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 Swanlea Redevelopment project, conditional on Final Project Approval.

Attachments: [Staff Report: Swanlea Redevt - Preliminary Devt Funding Loan](#)
 [Appendix A: Draft Resolution of Directors](#)
 [Appendix B: Draft Loan Commitment Letter](#)

7. Notice(s) of Motion

7.1. [25-0945](#) Motion with Notice: 2026 CRD Capital Plan and Gulf Islands Seniors Residents Association Kings Lane Housing Project (Director Holman)

Recommendation: [At the October 1, 2025 Hospitals and Housing Committee meeting, this motion with notice was revised by replacing "up to \$4 million" with "funding", the Committee then postponed consideration until after the future housing plan was presented.

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.

7.2. [25-1089](#) Motion with Notice: Regional Equity in Investment Priorities (Director Holman)

Recommendation: The Hospitals and Housing Committee recommends to the Capital Regional District, Capital Regional Hospital District, and Capital Region Housing Corporation:
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

9. Adjournment

The next meeting will be held in 2026.

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