

**REPORT TO HOSPITALS AND HOUSING COMMITTEE
MEETING OF WEDNESDAY, SEPTEMBER 3, 2025**

SUBJECT **Capital Region Housing Corporation Major Capital Plan (2025-2029) Budget Amendment**

ISSUE SUMMARY

The Capital Region Housing Corporation (CRHC) Major Capital Plan (2025-2029) requires an amendment to specifically name two initiatives previously included under *New Redevelopment Projects*.

BACKGROUND

On November 27, 2024, the CRHC Board approved the Major Capital Plan (2025-2029), which included a \$2.5 million (M) allocation under the line-item *New Redevelopment Projects*. The allocation supports two CRHC redevelopment initiatives that received provisional funding awards through the Community Housing Fund (CHF) in April 2024. These funding announcements were held under embargo pending the initiation of the tenant engagement process.

The first project involves the redevelopment of the CRHC's property at 898 Seven Oaks Road in the District of Saanich (Saanich), known as Swanlea. The second project includes the adjacent Rosewood and Willowdene properties located at 1821 and 1827 McKenzie Avenue in Saanich, which will be redeveloped as a consolidated site known as 1800 McKenzie.

Both projects are under review with the Saanich Planning Department for consideration of Delegated Development Permits through the Rapid Deployment of Non-Market Housing Program.

ALTERNATIVES

Alternative 1

The Hospitals and Housing Committee recommends to the Capital Region Housing Corporation Board:

That the *Capital Region Housing Corporation Major Capital Plan (2025-2029)* be approved as amended in Appendix A.

Alternative 2

That this report be referred to staff for additional information based on Hospitals and Housing Committee direction.

IMPLICATIONS

Service Delivery Implications

In January 2025, tenants of Swanlea, Rosewood, and Willowdene were formally notified that CRHC would be proceeding with redevelopment plans for these properties. The notices included preliminary timelines for site analysis activities, upcoming tenant engagement sessions, and contact information for both the CRHC Capital Projects and Operations teams. Since that time, tenant engagement is ongoing, as staff work directly with residents to develop individualized relocation plans tailored to their specific needs, in accordance with the CRHC Tenant Relocation Policy.

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In addition to one-on-one engagement, a group information session for all tenants is planned for Q3/Q4 2025 to ensure transparent communication and collective discussion around the relocation process and redevelopment timelines.

Public engagement with the surrounding communities is also underway. In June 2025, CRHC hosted a public open house for the Swanlea Redevelopment project, providing both tenants and neighbouring residents with an opportunity to view preliminary concept plans and speak directly with staff from the Capital Projects and Operations teams. A similar public engagement process for the 1800 McKenzie Redevelopment project is scheduled to begin in Q4 2025. To support continued engagement, community members are encouraged to subscribe to project-specific updates through the [What We're Building](#) section of the CRHC webpage.

Financial Implications

The proposed amendment does not result in any financial implications at this time. The intention of this report is to update the Major Capital Plan (2025-2029) to reflect information that is publicly available through the development process. Prior to the proposed amendment, Swanlea and 1800 McKenzie were captured under the *New Redevelopment Projects* line within the Major Capital Plan (2025-2029) and the total budget was \$2.5M for 2025. As outlined in the amended CRHC Major Capital Plan (2025-2029), attached as Appendix A, funding will be redistributed to reflect \$1.25M designated for Swanlea and \$1.25M for 1800 McKenzie in 2025.

These amounts reflect the anticipated costs to advance each project through the schematic design phase and into the design development phase, which will support the submission of the development permit applications and the preparation of preliminary cost estimates. To inform the CRHC Major Capital Plan (2026-2030), staff have retained cost consultants to prepare Class D estimates based on the schematic design drawings. These estimates will help establish preliminary total project budgets for both projects.

CONCLUSION

With tenant engagement and individualized relocation planning underway for residents of Swanlea, Rosewood and Willowdene, and development applications currently in progress with the District of Saanich, staff are recommending that the Major Capital Plan (2025-2029) be amended to specifically name the Swanlea and 1800 McKenzie redevelopment projects.

The amendment will ensure the CRHC's Major Capital Plan (2025-2029) aligns with activities underway related to advancing these redevelopment initiatives and will better support continued planning and funding coordination with BC Housing under the CHF program.

RECOMMENDATION

The Hospitals and Housing Committee recommends to the Capital Region Housing Corporation Board:

That the *Capital Region Housing Corporation Major Capital Plan (2025-2029)* be approved as amended in Appendix A.

Submitted by:	Rob Fowles, Manager Planning and Capital Projects
Concurrence:	Don Elliott, BA, MUP, Acting General Manager, Housing, Planning and Protective Services

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Concurrence:	Nelson Chan, MBA, FCPA, FCMA, Chief Financial Officer, GM Finance & IT
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENT:

Appendix A: CRHC Major Capital Plan (2025-2029) Amended