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The Corporation of the District of Saanich

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LEGISLATIVE DIVISION

DISTRICT OF SAANICH

Supplemental Report

To:

Mayor and Council

From:

Sharon Hvozdanski, Director of Planning

Date:

December 17, 2021

Subject:

Rezoning, Subdivision, Development Variance Permit, Development Permit

Amendment, and Development Permit Application

File: REZ00655; SUB00889; DVP00458; DPA00988; DPR00744 • 1525 Cedar

Hill Cross Road and 3787 Cedar Hill Road

PURPOSE

The purpose of this report is to revise the Recommendation to include a Zoning Bylaw amendment to include the new P-14 (Personal and Health Care) Zone as detailed in the Report, dated November 2, 2021. The additional item is noted in bold below.

RECOMMENDATION

- 1. That Luther Court Society Land Use Contract Bylaw, 1977, Amendment Bylaw, 2004, No. 8604 be discharged.
- 2. That Zoning Bylaw, 8200 be amended to include a new P-14 (Personal and Health Care) Zone:
- 3. That the application to rezone 1525 Cedar Hill Cross Rd from RS-6 (Single Family) Zone and P-1 (Assembly) Zone to P-14 (Personal and Health Care) Zone be approved.
- 4. That the application to rezone proposed Lot 2 from RS-6 (Single Family) Zone and P-1 (Assembly) Zone to RA-11 (Apartment) Zone be approved.
- 5. That Development Variance Permit DVP00458 for 1525 Cedar Hill Cross Road be approved.
- 6. That Development Permit Amendment DPA00988 for 3787 Cedar Hill Road be approved.
- 7. That Development Permit DPR00744, for proposed Lot 2, be approved.
- 8. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit DPR00744, for proposed Lot 2, be withheld pending registration of a covenant to secure the following:

- The project be constructed to include the necessary conduits to be solar ready for future installation of photovoltaic and/or solar hot water systems;
- A statuary right of way along Cedar Hill Road in order to facilitate a future separate cycling facility and separated sidewalk on Cedar Hill Road;
- A reciprocal access agreement to allow access to all three proposed lots for shared parking, bicycle parking and refuse containers; and
- A maximum of 95 units.
- 9. Registration of a Housing Agreement to secure the following:
- The form of tenure of the housing units to be limited to rental for 60 years or the life of the building (whichever is less); and
- 67 of the housing units to be rented for a monthly rate that is less than current median market rent levels published by Canada Mortgage Housing Corporation for Saanich from time to time.
- 10. That Council provide guidance to Staff on the request for \$190,000 from the Affordable Housing Fund.

Prepared by:	Gina	hyons
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Gina Lyons

Senior Planner

Reviewed by:

Shari Holmes-Saltzman

Manager of Current Planning

Approved by:

Sharon Hvozdanski

Director of Planning

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ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning

Brent Reems, Acting Chief Administrative Officer