

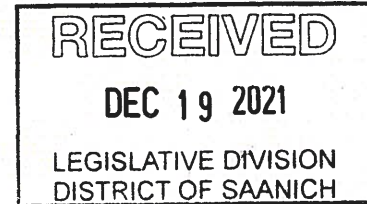
2870-30 Cedar Hill #1
Cedar Hill.



The Corporation of the District of Saanich

PH 18 Jan 2022

Supplemental Report



To: Mayor and Council
From: Sharon Hvozanski, 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 statutory 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.

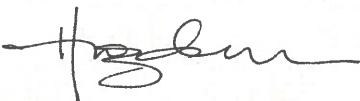
9. Registration of a Housing Agreement to secure the following:

- 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 Lyons
Senior Planner

Reviewed by: 
Shari Holmes-Saltzman
Manager of Current Planning

Approved by: 
Sharon Hvozdzanski
Director of Planning

GL/jsp

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning


Brent Reems, Acting Chief Administrative Officer