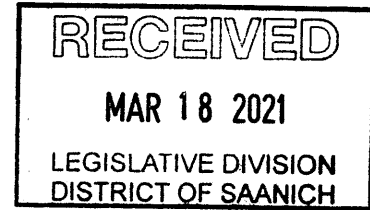




The Corporation of the District of Saanich

Supplemental Report 2

To: Mayor and Council
From: Sharon Hvozanski, Director of Planning
Date: March 18, 2021
Subject: Rezoning and Development Permit Application
File: REZ00654; DPR00775 • 3700 Cedar Hill Road



ADDITIONAL INFORMATION

Council considered the above noted application at the November 30, 2020, Special Council Meeting and resolved to forward the application to a Public Hearing. Council directed staff to provide a second supplemental report based on the Supplemental Report dated November 30, 2020, outlining the concerns of the Chair of the Board of Directors of Dawson Heights Housing Ltd., with securing rental rates prior to funding commitments from the provincial and federal governments being finalized.

The applicant has stated that - "affordability for all units will be maintained at a level consistent with BC Housing and/or Canada Mortgage and Housing Corporation (CMHC) funding program requirements, and will include eligibility based on income limits. Exact rental rates will be determined at the time of final funding commitment, which will occur following receipt of building permit. Rental rates will not exceed those set by BC Housing and/or CMHC funding programs in effect at time of receipt of building permit. Should BC Housing and CMHC no longer exist at that time, or no funding program is approved, then rental rates for the units in the building would be at or below current median market rents as determined by CMHC or an independent appraiser, should CMHC no longer be in existence."

Staff have continued to collaborate with the applicant to reach agreement on terms for a Housing Agreement that are acceptable to BC Housing and would comply with the CHF funding program. As a result, the applicant is now agreeable to a Housing Agreement which would:

- Limit the form of tenure of the housing units to rental tenure for the life of the building (instead of perpetuity as previously proposed); and
- Require 59 of the housing units to be rented for a monthly rate that is less than current median market rent levels published by CMHC for Saanich from time to time (instead of the rental rates previously identified in Table 1 of the Council Report dated November 12, 2020).

Based on the above wording, the 59 secured units would qualify for the Development Cost Charge (DCC) reduction. The full DCC amount is payable at Building Permit. Development Services would provide a refund for the deduction after occupancy is granted as per the requirements.

Item #5 in the recommendation below has been amended to reflect the changes proposed by the applicant in this Supplemental Report.

RECOMMENDATION

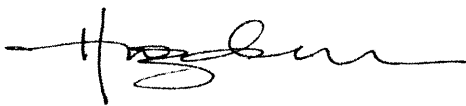
1. That the application to rezone from the RP-1 (Residential Personal Care) Zone to the RA-3 (Apartment) Zone be approved.
2. That Development Permit DPR00775 be approved.
3. That Council rescind the existing Tree Covenant and Age Restriction Covenant registered on the Title.
4. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of suitable covenants to secure the following:
 - A Natural State Covenant for the west part of the site to replace the existing Tree Covenant;
 - Two energized parking spaces complete with EV charging stations;
 - Ten Class I bicycle parking spaces, a 6 space bicycle rack for visitors, and 10 mobility scooter parking spaces as shown on plans attached to and forming part of the Development Permit; and
 - The project be constructed with the necessary conduits to be solar ready for future installation of photovoltaic and/or solar hot water systems.
5. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a Housing Agreement to secure:
 - The development be limited to seniors aged 55+ to align with BC Housing's funding requirements and Dawson Heights' Housing Ltd. mandate **for the life of the building**;
 - **The form of tenure of the housing units to be limited to rental tenure for the life of the building**; and
 - **59 of the housing units to be rented for a monthly rate that is less than current median market rent levels published by CMHC for Saanich from time to time.**
6. That Final Reading of the Zoning Amendment Bylaw and ratification of the Development Permit be withheld pending registration of a Reciprocal Access Agreement with the adjacent property at 3710 Cedar Hill Road and a statutory right-of-way for the proposed sidewalk, where it encroaches on private property.
7. That Council provide guidance to staff on the request for \$170,000 financial assistance from the Affordable Housing Fund.

Prepared by: 

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Reviewed by: 

Shari Holmes-Saltzman
Manager of Current Planning


Approved by: 

Sharon Hvozdzanski
Director of Planning

NDF/rh

ADMINISTRATOR'S COMMENTS:

I endorse the recommendation from the Director of Planning.



Paul Thorke, Chief Administrative Officer