



Home Office
1701 – 4555 Kingsway
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June 29, 2021

Mayor and Council
City of Victoria
1 Centennial Square
V8W 1P6

Re: 953 Balmoral Road Restrictive Covenant Removal

Dear Mayor and Council,

BC Housing requests the removal of restrictive covenants on 953 Balmoral Road related to a previous development application to facilitate the development of supportive housing. This site is one of the six supportive housing sites announced on March 24, 2021.

Supportive housing is an opportunity for people to leave the streets and shelter system for safe and stable housing. Supportive housing is apartments with support services provided on-site, to ensure people can achieve and maintain housing stability. Supports include tenant support workers, life skills training, employment assistance, connection and referral to community services and support groups. At least 1,523 individuals were experiencing homelessness in the last Capital Region Point-in Time Homeless Count in March 2020. With the COVID-19 pandemic, it is now more important than ever to get people off the streets and out of shelters and into safe, stable housing.

The previous owner of 953 Balmoral Road proposed to build a 4-storey, 11-unit rental housing building. This site was rezoned and a development permit was issued. There are several charges on title related to this development, and BC Housing is requested the removal of all charges listed below.

- The **Housing Agreement** is specific to the previously proposed development. BC Housing will be building approximately 60 supportive housing units that will be affordable (residents will pay 30% of income), with most residents paying the social assistance shelter rate (\$375).
- **Development Permit DP000506** was issued by the City on January 30, 2020. 959 and 953 Balmoral Road will be consolidated, whereas the previous proposed development only included 953 Balmoral Road.
- **Covenant CA7872359** and **CA7872361** have requirements related to transportation management on 953 Balmoral Road, such as the purchase of a shared vehicle, the provision of bike parking and the provision of a transit pass. **Statutory Right of Way CA7872360** allows public access through 953 Balmoral Road to the shared vehicle. The supportive housing building at 953 and 959 Balmoral Road will include parking stalls for staff. Residents do not own cars and all residents will be provided with a bike parking space.

The above charges are specific to the development application proposed by the previous owner of 953 Balmoral Road and are not applicable to supportive housing.

British Columbia Housing Management Commission



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BC Housing is not requesting the removal of the **Statutory Right of Way CA7872358**, which widens the Balmoral Road right of way. BC Housing will extend this Statutory Right of Way along the 959 Balmoral Road parcel, which will enhance the streetscape along Balmoral Road.

BC Housing requests the above listed charges be removed to facilitate the development of supportive housing at 953 and 959 Balmoral Road. Should you have any questions or comments, please do not hesitate to contact the undersigned.

Sincerely,

Nicola Sharp

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