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A presentation on BC Housing's  
request to remove several  
encumbrances from title  
at 953 Balmoral Road



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### **BC Housing's requests:**

- cancellation of the Housing Agreement for 953 Balmoral Road
- discharge a car share covenant and an associated Statutory Right-of-Way (SRW (CA7872359 and CA7872361) from title
- cancellation of Development Permit with Variances Application No. 000506 from the title.



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### **Terminating Housing Agreement**

- Housing Agreement secures 11 dwelling units as rental for 25 years in which two of the units would be rented at 10% below market rent
- The existing Housing Agreement should in no way impact BC Housing's ability to construct supportive housing on the site
- Implications associated with terminating the housing agreement



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## Discharging Notations and Legal Agreements

- Approved Development Permit with Variances (DPwV) Application No. 000506 expires December 12, 2021
- No building permit has been submitted to the city
- Car share agreement is affiliated with the approved DPwV application
- Variances do not “run with the lands.” If a notice of permit is discharged from title, or a development permit lapses, a new application would be required and new variances assessed



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## SRWs at 953 and 959 Balmoral Road

- A registered Section 219 Covenant and easement securing a 1.22m SRW along the 953 Balmoral Road frontage will remain on title.
- BC Housing offered to extend the 1.22m SRW on the 959 Balmoral frontage to allow for sidewalk realignment and a new boulevard and street trees.



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## Recommendation

- Cancellation of Development Permit with Variances Application No. 000506 is supportable
- Discharging car share agreement and associated SRW is supportable
- Termination of the Housing Agreement is problematic given that it does not appear to have a significant impact on BC Housing's ability to construct supportive housing

