



Planning &
Development
Department

Bylaw Enforcement
Business Licensing

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November 12, 2003

File: 3904

Robin Kimpton
1936 West 14th Avenue
Vancouver BC V6J 2K2

CERTIFIED TRUE COPY

Dear Sir:

Subject: Bylaw infractions at 1176 Yates Street

On November 10, 2003, I made an inspection of the building at this address accompanied by the Building Inspector, Plumbing Inspector, Electrical Inspector, and officials from the Ministry of Human Resources. Also present was your local manager, Albert Ward.

The approved use of the building at 1176 Yates is 17 housekeeping units. A housekeeping unit is defined as "a room or rooms used or intended to be used for normal living purposes including cooking, eating and sleeping but without separate bathrooms or toilet facilities."

According to the Building, Plumbing, and Electrical Inspectors, there is evidence of substantial construction (including demolition), plumbing, and wiring without valid permits. Each housekeeping unit has had its own bathroom installed without permits, and this work has had the effect of converting the building, illegally, to an apartment building. There is evidence that uncapped or illegal plumbing is allowing sewer gas into the building. There is also evidence of construction of extra apartments, in particular on the top floor and attic, and in the basement. Finally, there has been a substantial amount of demolition work in the basement, involving the cutting of weight-bearing beams and the undermining of weight-bearing posts.

As a result of these findings, the Building Inspector has posted the building "unsafe to occupy" and has informed your manager of this decision.

To comply with building and zoning regulations, you must take immediate steps to terminate occupancy of the building. If you wish to reoccupy the building, you must take steps to return it to its approved layout and use through the permit process.

If you have any questions, please contact the undersigned. Thank you for your cooperation in this matter.

Sincerely,

Dan Scoones
Senior Bylaw Officer

c: VCET