

Schedule E



December 19, 2018

**Legislative and
Regulatory Services
Department**

Mr. Robin Kimpton
1121 Empress Ave.
Victoria, BC
V8T 1P3

**Bylaw and Licensing
Services Division**

1 Centennial Square
Victoria BC V8W 1P6

Re: Abandoned property – 1176 Yates St. / Bylaw File #25483

Dear Sir,

This letter is to advise you that the City of Victoria continues to receive complaints regarding the condition of the property located at 1176 Yates Street. As a result of the complaints, and the growing concerns regarding the deterioration of the structure, the unsightly condition of the property, and the possible risk to public safety that it poses, I have been asked to conduct a file review and share my findings with you.

The structure was posted "unsafe to occupy" in 2003 after an inspection by City staff revealed that substantial demolition work in the basement, involving the cutting of weight bearing beams and the undermining of weight bearing posts, had severely compromised the structural integrity of the building. You were directed to obtain the permits necessary to correct the deficiencies. To date you have taken no action to repair the structure and return it to a state where it can be occupied. Instead, the structure has remained vacant for the last 15 years and the unsafe conditions have only deteriorated further to the point where first-responders have deemed the structure unsafe to enter even in an emergency. Records show numerous Fire and Police calls for service at this address, including 2 fires, and 24 calls in the last 2 years alone related to unwanted persons, drug use, break and enter, and squatters.

This is an unacceptable situation as City resources are continually being called upon to manage incidents directly related to the derelict condition of this property, and the criminal and nuisance activity that it attracts. The City would like to know what you have planned for this building, and if you intend to take any immediate action to address any of the concerns detailed above. Be advised that if you are unwilling or unable to take the necessary action, the City will exercise the authority granted under the *Community Charter* and move forward with whatever action is deemed necessary to ensure public safety.

Please respond and let me know what your intentions are by January 2, 2019. Please don't hesitate to contact me directly by email at adolan@victoria.ca or by telephone at 250.361.0578 during regular business hours.

Regards,

A handwritten signature in black ink, appearing to read "Andrew Dolan", followed by a horizontal line.

Andrew Dolan
Senior Bylaw Officer
Bylaw & Licensing Services
City of Victoria

Cc: Barrie Cockle – Leader, Bylaw & Licensing Services

To Contact

Telephone: 250.361.0215

Fax: 250.361.0205

E-Mail: bylawenforcement@victoria.ca

Web: www.victoria.ca

and Esquimalt Nations whose traditional territories we live and work
"Hlay swx qa"