



August 4, 2016

Legislative and
Regulatory Services
Department

Ms. Alyson Culbert
1450 Hamley St.
Victoria, BC
V8S 1N1

COPY

Bylaw and Licensing
Services Division

1 Centennial Square
Victoria BC V8W 1P6

Re: 1162/1164 Kings Rd. / Bylaw File #74282

Dear Ms. Hamley,

This letter is to advise you that the City of Victoria has received multiple complaints regarding this property. The complaints refer specifically to the existence of an illegal 3rd dwelling unit in the basement of the main structure, and the suspected creation of a 4th dwelling unit in an accessory building.

A Building Inspector attended the property within the last 2 weeks and saw building materials which indicate that some renovations are underway. A search of City records fail to show any approved permits for any of this current work. Records also indicate that this property is zoned R-2, two family dwelling, and that the approved use of this structure is Duplex. The BC Assessment Authority indicates that the actual use of the structure is triplex.

Therefore, the City of Victoria intends to conduct a safety and compliance inspection of the structure at 1162/1164 Kings Road. The purpose of this inspection is to confirm that there are no immediate health, electrical and/or fire safety issues which may pose a risk to the occupants, and assess the scope of the current renovations. Authority to conduct such an inspection is contained within Section 16(6) of the *Community Charter*.

This inspection will be conducted by a small team of city inspectors, and should take approximately 60 minutes. Inspectors will require full access to all areas of the main structure and any/all accessory buildings. This is an important matter and your cooperation would be appreciated. Please contact me immediately upon receipt of this letter in order to arrange a date and time that is convenient. I can be reached at 250.361.0578 or by email at adolan@victoria.ca.

Regards,

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

To Contact

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Web: www.victoria.ca

and Esquimalt, Nanaimo and the traditional territories we live and work
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