



February 22, 2018

COPY

Legislative and
Regulatory Services
Department

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

Bylaw and Licensing
Services Division

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

1 Centennial Square
Victoria BC V8W 1P6

Dear Ms. Culbert,

The purpose of this letter is to advise you that more than 16 months has now elapsed since you were directed to take the action necessary to bring the property at 1162/1164 Kings Road into compliance with City bylaws. We have reached the point where we need to see positive action being taken to bring this property into compliance or we need to commence enforcement action to compel compliance with our bylaw.

The legal use of the structure according to city records is "duplex", meaning that there should be only 2 dwelling units. An inspection conducted on September 22, 2016 revealed that there are in fact 4 separate self-contained dwelling units. Work has been done to create 2 additional "illegal" dwelling units. This work was done without the required building, plumbing, and electrical permits.

In a letter, dated October 12, 2016, you were directed to make application for and obtain the permits required to bring this property into compliance. While it appears that you did comply with an order from the Electrical Inspector and hire an Electrician to conduct an electrical safety survey and correct any deficiencies, you have taken no further action to bring the property into compliance.

While our preferred course of action is to have you voluntarily comply with our bylaws and bring your property into compliance, failure on your part to take such action in the next 90 days from the date of this letter will result in us pursuing enforcement action. Such action can include, issuing fines, placing a notice on land title, or additional legal action through the courts.

If you have any questions or require additional information please don't hesitate to contact me 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

Telephone: 250.361.0215

Fax: 250.361.0205

E-Mail: bylawenforcement@victoria.ca

Web: www.victoria.ca

The City of Victoria is a member of the Four Nations and First Nations of the traditional territories we live and work on. We are committed to the Four Nations and First Nations of the traditional territories we live and work on. "Hay swx qa"