



October 29, 2020

**Legislative and
Regulatory Services
Department**

Ms. Lorinda Allix
#3-1834 Stanley Ave.
Victoria, BC
V8R 3X2

**Bylaw and Licensing
Services Division**

Re: 1834 Stanley Ave. / Bylaw File #156641

1 Centennial Square
Victoria BC V8W 1P6

Dear Ms. Allix,

This letter is a follow-up to the inspections that was conducted at 1834 Stanley Avenue on October 19, 2020 and October 26, 2020. In addition to myself, both inspections were attended by Building Inspector Mike Patterson. The inspections and my subsequent search of city records have confirmed that the property is currently in violation of a number of city bylaws including, but not limited to; the *Zoning Regulation Bylaw*, and the *Building and Plumbing Regulation Bylaw*. These violations will be detailed below;

Zoning Regulation Bylaw

The property located at 1834 Stanley Avenue is zoned R1-B and the approved use of the structure according to City records is "3 suite apartment". As such, there should be a total of 3 dwelling units. The inspection revealed that 2 of the 3 dwelling units have been reconfigured and combined resulting in there being only 2 dwelling units. Approval has not been granted for the changes to the approved use and/or the layout of the main structure. It was also observed that the accessory building, constructed as a separate single car garage in 1977 has been partially finished converted to an artist studio. No approval has been granted for the change of use of that structure. It was also observed that the exterior patio is covered with a roof structure that projects out towards the property line and is supported by posts. The placement of those posts does not appear to conform to the set-back requirements contained within the *Zoning Regulation Bylaw*.

To "use or allow a use contrary to bylaw" is an offence for which the penalty is a fine of \$350 per day for each day the offence occurs as per section 16(1) of the *Zoning Regulation Bylaw*.

Building and Plumbing Regulation Bylaw

The inspection revealed that a number of improvements have been made to the structure without a building and/or plumbing permit to convert the accessory building to an artist studio, and to convert the use of the main structure from triplex to duplex. It was also observed that work has been done without permit to relocate and upgrade bathrooms within the main structure, install dormer style windows above the roof line, and build a wooden

To Contact

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and Esquimalt Municipalities and Esquimalt Regional District. In the traditional territories we live and work "Hay swx qa"

deck/patio with a roof structure that is attached to the exterior of the main structure. Enclosed you will find a copy of the Building Inspector's Report which details the unpermitted work.

Please be advised that completing work without a permit and/or changing the occupancy of a building without a permit are both offences for which the penalty is a fine of \$400 per day as per Sec. 6 (1) and 6 (2) of the *Building and Plumbing Regulation Bylaw*.

Notwithstanding any direction that has been given to you by the Building Inspector or any other City Official, you are hereby directed to take the following action:

1. Make application for, and obtain the approved building, plumbing, and/or electrical permits necessary to address the unpermitted work within 6 months, and complete the required work and pass the final inspection required to bring this property into compliance with City bylaws within 12 months of the date of this letter.

It is recommended that you hire a qualified home design professional and/or an Architect to assist you in determining the options available to you, and the completion of the process required.

Failure to comply and bring this property into compliance with the abovementioned bylaws may result in the issuance of fines, and/or further legal action. In addition, because this property was recently listed for sale, I have submitted a report to City Council recommending that a notice be filed on the land title. A notice on title serves to warn lenders or prospective purchasers that work has been done without permit. It can easily be removed at no cost to you once the property has been brought into compliance.

If you have any questions or require additional information please don't hesitate to contact me directly at 250.361.0578 or by email at adolan@victoria.ca

Regards,



Andrew Dolan
Supervisor
Bylaw & Licensing Services
City of Victoria