

Pamela Martin

Subject: FW: Homeowner Lorinda Allix re: 1834 Stanley Ave

From: L Allix [REDACTED]
Sent: November 3, 2020 9:27 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Homeowner Lorinda Allix re: 1834 Stanley Ave

Due to the short notice I am unable to attend the meeting therefore respectfully submit this written response regarding 1834 Stanley Ave. " Notice on Title" agenda item for Committee of the Whole meeting November 5, 2020.

I have just (October 29, 2020) been made aware there has been work done without permit on my 120 year old house over the past 60 years and bylaw is proceeding to put a notice on title after only 4 business days following my receipt of the inspection report.

As the 70 year old sole owner of the property, I have tried to be as cooperative as possible with this complaint, allowing access to my home during the Covid pandemic as well as providing access to my long term tenants legal suite. I will continue to make every effort to comply as soon as possible with any problems.

I am currently seeking clarification from city departments on several items in the report and researching permits that may have been taken out before my time.

One side of the duplex faces a different street and has a completely different address. Any updating work done while I have owned this property has been done by qualified tradespeople, however I would ask for more time to seek direction on the extent of required changes in order to comply.

The report also contains some invalid information regarding issues already remediated and ownership of the property. I believe any report put on title would need to be updated and accurate in its content.

I have been informed in writing that I have 6 months to obtain permits and one year to complete any work required. Normally, I understand homeowners are given this time and opportunity to bring the property into compliance before a notice on title is placed on a property. I have been told the reason for the urgency of the 4 business days, is that the house is listed for sale. Legally, I am required to disclose to potential buyers any work without permit issues so this seems unnecessary. My realtor was informed immediately and consequently informed any others concerned. The fact the city has gone so far as to somehow find out that the house is for sale feels excessive and deeply personal and made me wonder who or what is behind these extreme measures.

The inspection was initiated by what I believe to be a vexatious complaint from a new neighbour, rather than a concern regarding any specific health and safety issues. The scope of the complaint included a extensive interior and exterior 'fishing expedition' that if applied to any older home in Victoria would likely reveal some issues. I believe this fact was not unknown to the likely complainant and I believe it was consciously used for their own purposes. It has come to my attention from former neighbours of this individual that this is pattern of behaviour resulting in numerous complaints to the city. In my case, I have overheard homophobic slurs and other derogatory and angry comments that suggest a dislike for me personally. This complaint also came on the heels of my expression of concern to this neighbour and the city that they intended to cut down two significant and healthy plum trees located on the Stanley Avenue Boulevard.

I am not aware that Bylaw services has investigated the possibility of vexatious complaint although this has been done in other situations where 'red flags' have arisen such as the extensive scope of a complaint without specific issues identified.

I am aware it is the city's current policy in complaint driven investigations, to overlook bylaw infractions not part of the complaint because of the enormous magnitude of enforcement required if they were to take it all on. I'm not aware of other homeowners being put under such scrutiny. I would like to know why it was deemed necessary in my case. The City's response to my situation seems to be unreasonable, unfair and punitive.

I would also ask Council to recognize the considerable impact on homeowners and implications for city staff if these types of complaints were all required to be so extensively investigated based on a complaint from one individual when there have been no other such complaints put forward in at least the past 25 years.

Lorinda Allix
Homeowner