

**IN THE MATTER OF THE COMMUNITY CHARTER S.B.C. 2003, c.26**

**AND**

**THE PROPERTY LOCATED AT  
2122 COOK STREET, VICTORIA, B.C.**

TO: Mr. Richard Good  
104-2122 Cook Street  
Victoria, B.C.  
V8T 3R1

**NOTICE OF REMEDIAL ACTION REQUIREMENT**

WHEREAS the Council of the City of Victoria (the "Council") has determined and declared that the apartment building located at 2122 Cook Street (the "**Building**"), legally described as Parcel B (DD 157320I) of Lots 12 and 13, Block 3, Section 3, Victoria District, Plan 62 (the "**Lands**") is a hazard and creates an unsafe condition pursuant to section 73 of the *Community Charter*,

THEREFORE under statutory power, including Sections 16, 17, 72, 73, 79 and 154 to 156 of the *Community Charter*, the Council orders as follows:

1. That the registered owner of the lands (the "Owner"), at the Owner's expense, must, by 12:00 p.m. on May 12, 2023:
  - a. Complete an emergency fire panel replacement in accordance with City of Victoria Policy, the BC Building Code and referenced standard CAN/ULC-S524-14, and any other applicable bylaws and regulations;
  - b. Ensure the fire alarm system in the Building is in full working order in compliance with all applicable codes, regulations and bylaws; and
  - c. Construct the west fire escape up to the standard of the BC Building Code, and any other applicable bylaws, codes, and regulations.
2. If the Owner does not take the actions required under Section 1 of this Notice, the Council, or any persons authorized by the Council (including private contractors) are authorized to enter upon the Lands and into the Building pursuant to Section 16 and 17 of the *Community Charter* for the purpose of carrying out the required work.
3. Any action taken by the Council or other authorized person with respect to Section 2 of this Notice will be undertaken at the expense of the Owner, and the City of Victoria may recover the costs incurred in doing so as a debt from the Owner in accordance with

Section 17 of the *Community Charter*.

4. If the City takes action and the costs of the action are unpaid on December 31 of the year in which the costs were incurred, the amount owing will be added to the property taxes and deemed as taxes in arrear in accordance with Section 258(1)(c) of the *Community Charter*.
5. Before 10:30 a.m. on May 8, 2023, the Owner may request, in accordance with section 78 of the *Community Charter*, that the Council reconsider the remedial action requirement imposed under Section 1. A request that the Council reconsider the remedial action requirement must be given in writing within the time stated to:

City Clerk  
City of Victoria  
#1 Centennial Square  
Victoria, B.C.  
V8W 1P6  
[legislativeservices@victoria.ca](mailto:legislativeservices@victoria.ca)

Dated at the City of Victoria this 4<sup>th</sup> day of MAY 2023.

  
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Mayor

  
\_\_\_\_\_  
City Clerk