



November 17, 2014

**Legislative and  
Regulatory Services  
Department**

Mr. Joshu Bocskei  
Ms. Andrea Bocskei  
2360 Forbes St.  
Victoria, BC V8R 4B6

**Bylaw and Licensing  
Services Division**

1 Centennial Square  
Victoria BC V8W 1P6

Re: 2370 Forbes St. / Bylaw File #46514

Dear Sir/Madam,

This letter is a follow-up to the safety and compliance inspection that was conducted at 2370 Forbes Street on October 30, 2014. The inspection revealed a number of safety issues, and the subsequent search of city records have confirmed that this property is in violation of a number of city bylaws, including but not limited to, the *Zoning Regulation Bylaw*, *Building Bylaw*, and *Electrical Safety Regulation Bylaw*. These bylaw violations will be explained below.

#### Zoning Regulation Bylaw

This property is zoned R-2, Two Family Dwelling and the legal use of the structure according to City records is single family dwelling (SFD) with an accessory building/workshop. The inspection revealed that while the main structure remains an SFD, part of the accessory building contains what appears to be a self-contained dwelling unit (bachelor suite). Although found to be unoccupied during the inspection on October 30th, the suite was previously observed to have been occupied.

An accessory building must not be used as a dwelling unit as per Schedule F of the *Zoning Regulation Bylaw* (see enclosed). Also, an accessory building must not contain shower, bath or toilet facilities, and/or more than 1 plumbing fixture that requires drainage. Using or allowing the use of the accessory building for residential occupancy is an offence under Sec. 16(1) of the *Zoning Regulation Bylaw*. The penalty is a fine of \$350 per day for each day that the offence continues.

#### Building Bylaw

The discovery of a self-contained dwelling unit in the accessory building and the partial development of the basement in the main structure revealed bylaw violations and safety hazards related to a substantial amount of building work that appears to have been done without the required building, plumbing, and electrical permits and/or inspections. The enclosed report from the Building Inspector details the issues found in the basement and the accessory building and provides some options for correcting them.

---

To Contact

Telephone: 250.361.0215

E-Mail: [bylawenforcement@victoria.ca](mailto:bylawenforcement@victoria.ca)

Fax: 250.361.0205

Web: [www.victoria.ca](http://www.victoria.ca)

Victoria, British Columbia, and Esquimalt-Nanaimo are part of the traditional territories of the Kwakwaka'wakw, and Esquimalt-Nanaimo are part of the traditional territories of the Songhees and Esquimalt Nations in whose traditional territories we live and work  
"Hay swx qn"

Completing work and/or changing the occupancy of a building without a building permit is an offence for which the penalty is a fine of \$400 per day as per Sec. 2.2(1) of the *Building Bylaw*. Occupying or permitting the occupancy of a building without an approved occupancy permit is an offence with an additional fine of \$400 per day as per Sec. 2.2(2) of the *Building Bylaw*.

*Electrical Safety Regulation Bylaw*

The inspection revealed a number of safety issues and violations related to a substantial amount of electrical work that has been done without permit and/or inspection. The Electrical Inspector has already provided you with a copy of his certificate of inspection and ordered you to retain a certified Electrician to conduct an electrical safety survey of the structure and correct all deficiencies. Electrical permits and follow-up inspection will be required as completing electrical work without a valid electrical permit is an offence for which the penalty is a fine of \$400 per day as per Sec. 5(1) of the *Electrical Safety Regulation Bylaw*.

---

Notwithstanding the order that has already been given you by the Electrical Inspector and/or the Fire Inspector, you are hereby directed to take the following action:

1. Make application for and obtain the building, plumbing, and/or electrical permits required to make legal the current conditions by February 27, 2015.
2. Ensure that the on-going use of the accessory building is in accordance with the provisions of Schedule F and not be used for residential purposes.

Once the required building, plumbing, and/or electrical permits are approved and issued, they are considered valid for a period of 1 year. This should allow you suitable time within which to have the required work completed and pass a final inspection. Failure to comply will result in the issuance of fines and/or the placing of a notice on land title.

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](mailto:adolan@victoria.ca)

Regards,



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

Cc: Don Kitchen, Senior Building Inspector  
Mike Staples, Electrical Inspector  
Lt. Brad Sifert, Fire Inspector  
Karen Brown, Coordinator – Permits/Office Administration

November 5, 2014

BOCSKEI, JOSHU S  
BOCSKEI, ANDREA M  
2370 FORBES ST  
VICTORIA BC V8R 4B6

**RESPOND**

On October 30, 2014, an inspection was done at 2370 Forbes St. The site has a two storey single family dwelling (SFD) which was built in 1949, and an accessory/garage in the rear yard. The Plumbing permit taken out at that time for the home indicated that there was one full bath and a laundry tub in the basement. As is often the case in homes built in this era, the basement was most likely unfinished with laundry facilities plumbed. The accessory structure (12' X 20') was constructed in 1963, with an addition constructed in 1968.(14' X 28'.)

There have been no subsequent permits obtained for plumbing or building since that date with the exception of a permit obtained in 1962 to install a furnace.

The home appears to be all original construction on the upper/main floor. The lower/basement level has been developed with a one bedroom, a rec room and a laundry room. The bedroom egress window did not meet the egress requirements as set forth in the BCBC.

A building permit would be required to review the finishes that were constructed in what was formerly and unfinished basement, as well as the egress from the bedroom.

The garage/accessory structure in the rear yard was constructed with permits, although there do not appear to be any permits that have been taken out to install a full bathroom and a kitchen sink and hot water tank. The water service to this site will have to be reviewed for sizing, and a plumbing permit will be required for any plumbing in the accessory structure that is permitted by Zoning Bylaws.

I have sketched a floor plan of both levels of the home for reference. The floor plan is not scaled and is to be used only for reference. Sizes of rooms and spaces are approximate, as are locations of windows and doors.

Should there be any questions in regard to the comments contained herein, please contact me at;

Don Kitchen

Senior Building Inspector  
Sustainable Planning and Community Development  
City of Victoria  
1 Centennial Square, Victoria BC V8W 1P6  
T 250 361 0344 EX 2 F 250 361 1128