



REVISED AGENDA - VICTORIA CITY COUNCIL

Thursday, October 10, 2024

COUNCIL CHAMBERS - 1 CENTENNIAL SQUARE, VICTORIA BC

To be held immediately following the Committee of the Whole Meeting

The City of Victoria is located on the homelands of the Songhees Nation and Xwsepsum Nation

Pages

A. TERRITORIAL ACKNOWLEDGEMENT

B. INTRODUCTION OF LATE ITEMS

C. APPROVAL OF AGENDA

D. UNFINISHED BUSINESS

D.1 Rise and Report

D.1.a From the Closed Council meeting held October 03, 2024

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Period 1 Rise & Report

That Council rise and report as recommended in Attachment A of this report as amended.

E. REPORTS OF COMMITTEE

E.1 Committee of the Whole

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F. BYLAWS

F.1 Amendment Bylaw for Business Licence Bylaw

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A report recommending:

- **1st, 2nd and 3rd readings of:**
 - Business Licence Bylaw, Amendment Bylaw (No. 35), No. 24-046

The purpose of this Bylaw is to incorporate new conditions for holding a business licence to operate a passenger directed vehicle service and update the Bylaw with gender neutral language.

G. NEW BUSINESS

*G.1 Short-Term Rental Business Licence Appeal - 409-595 Pandora Avenue

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Addendum: Correspondence from Appellant

A report regarding documents from the Appellant and the City's Licence Inspector for Council's consideration under the Short-term Business Licence Appeal Process Policy for a short-term rental unit located at 409-595 Pandora Avenue.

H. NOTICE OF MOTIONS

I. CLOSED MEETING

MOTION TO CLOSE THE OCTOBER 10, 2024 COUNCIL MEETING TO THE PUBLIC

That Council convene a closed meeting that excludes the public under Section 90 of the *Community Charter* for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the *Community Charter*, namely:

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

Section 90(1)(c) labour relations or other employee relations;

Section 90(1)(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;

Section 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and

Section 90(2) A part of a council meeting must be closed to the public if the subject

matter being considered relates to one or more of the following:

Section 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

***J. INTRODUCTION OF LATE ITEMS**

***J.1 Intergovernmental Relations - Community Charter Section 90(2)(b)**

K. APPROVAL OF CLOSED AGENDA

L. NEW BUSINESS

L.1 Legal Advice - Community Charter Section 90(1)(i)

L.2 Law Enforcement - Community Charter Section 90(1)(f)

L.3 Intergovernmental Relations and Law Enforcement - Community Charter Section 90(2)(b) and Section 90(1)(f)

L.4 Employee Relations - Community Charter Section 90(1)(c)

M. CONSIDERATION TO RISE & REPORT

N. ADJOURNMENT

Attachment A: Closed Resolutions Approved for Release

Date	Agenda Item	Resolution
2023		
Sep 7 Closed	Land - 751-753 View Street Acquisition – Hermann's Jazz Club	<p>That Council:</p> <ol style="list-style-type: none"> 1. Authorize the Director of Strategic Real Estate to negotiate and execute a conditional Offer To Purchase with the owner of 751-753 View Street to acquire a 7,200 sq.ft. parcel of land legally described as PID 003-875-482, Lot 38, Victoria, ... in a form satisfactory to the City Solicitor with business terms satisfactory to the Director of Strategic Real Estate, and with such agreement to include the following terms and conditions: <ol style="list-style-type: none"> a. Purchaser's condition whereby the sale is conditioned on the City first satisfying itself as to the environmental conditions and building condition of the Subject Property, and b. Payment of deposits, with the remainder of the purchase price due on closing. 2. Authorize the expenditure ... from the Tax Sale Land Reserve to fund the costs of acquisition of the Subject Property including ... to complete preliminary environmental and building condition due diligence. 3. Authorize the Director of Strategic Real Estate to undertake all necessary work in support of carrying out the City's commitments in carrying out the transaction, including waiving or removing conditions and executing documents necessary to complete the purchase if the City's offer is accepted. 4. Direct staff to pursue the Proposed Operating Model, if the City acquires the Subject Property, for the City's dealing with the tenants and leasing of space within the building. 5. Rise and report on the above recommendations 1, 2 and 3 upon closing of the purchase.
Sep 28 Closed	1703 Blanshard Street Acquisition and Listing of 1725-1745 Blanshard	<p>That Council:</p> <ol style="list-style-type: none"> 1. Authorize the Director of Strategic Real Estate to negotiate and execute a conditional Offer to Purchase with: <ol style="list-style-type: none"> a. the owner of 1703 Blanshard Street (the "Romeo's Property") [PID 006-243-070] to acquire a 1,584 sq.m. (17,050 sq.ft.) parcel of land ... , and b. the owner of 1725-1745 Blanshard Street (the "Urbana Property") [PID 002-984-075] to acquire a 774 sq.m. (8,329 sq.ft.) parcel of land ... 2. Direct the agreement(s) referred to in Section 1 be drafted in a form satisfactory to the City Solicitor with business terms satisfactory to the Director of Strategic Real Estate, and with such agreement(s) to include the following terms and conditions: <ol style="list-style-type: none"> a. Purchaser's condition whereby the sale is conditional upon the City first satisfying itself as to the environmental and building conditions of the property, and b. Payment of deposits, with the remainder of the purchase price due on closing. 3. Authorize the Director of Strategic Real Estate to undertake all necessary work in support of carrying out the City's commitments in carrying out the transaction(s), including waiving or removing conditions, paying deposits and executing documents necessary to complete the purchase(s) if the City's offer(s) is accepted. 4. Authorize the expenditure ... to fund the costs of acquisition of the Romeo's Property and ... to complete preliminary environmental, building condition and closing costs due diligence from the following funds: Parks Acquisition Reserve ..., DCCs Park Reserve ... and Tax Sale Land Reserve ... 5. Authorize the expenditure ... to fund the costs of acquisition of the Urbana Property and ... to complete preliminary environmental, building condition and closing costs due diligence funded by, DCCs Park Reserve..., and the remainder to come first from the Tax Sale Land Reserve, and any remaining funding amount required after applying the full balance of the Tax Sale Land Reserve, to come from the Debt Reduction Reserve. <p>...</p>
Nov 16 Closed	Intergovernmental - Council Member Motion	<p>That Council:</p> <ol style="list-style-type: none"> 1. Authorize up to \$350,000 of in-kind and cash support associated with hosting a BC Lions football game and community festival at Royal Athletic Park in late August/early September 2024, conditional on an equal or greater amount of investment from the Province of BC, and 2. Authorize the City Manager to execute any necessary agreement(s) with the proponents, in a form satisfactory to the City Solicitor.
2024		
Jan 11 Closed	Appointment – Nominations to Victoria Airport Authority Board	That Council nominate ... Randy Wright to the Victoria Airport Authority Board.
Apr 11 Closed	Land - 380 Cook Street, Temporary Agreements During Construction	<p>That Council:</p> <ol style="list-style-type: none"> 1. Authorize the Director of Strategic Real Estate to execute the agreements necessary, on behalf of the City and in a form satisfactory to the City Solicitor, with Strata Plan No. VIS 2529 (Southgate Villa) and Aragon Properties Ltd. (Aragon) to: <ol style="list-style-type: none"> a. temporarily suspend the existing reciprocal driveway access easement and covenant over the properties located at 328 and 380 Cook Street for the duration of construction at 328 Cook Street; b. detail the landscaping and improvements to be made by Aragon to reinstate the driveway and parking areas on 380 Cook Street once construction is completed; c. update the reciprocal driveway access easement and covenant to reflect the new underground structure; and d. allow for a temporary construction licence for Aragon to install a construction barrier over a portion of Southgate Villa's property located at 380 Cook Street for the duration of construction. 2. Authorize a rise and report, on the above recommendations only, upon the execution of the above agreements.

Apr 18 Closed	Land - Victoria Curling Club Lease - 1952 Quadra Street	<p>1. That Council authorizes:</p> <p>A) The Director of Strategic Real Estate to complete negotiations and execute a new lease and related parking licence, for the premises at 1952 Quadra Street, on terms satisfactory to the Director of Strategic Real Estate and in the form satisfactory to the City Solicitor, with the Victoria Curling Club, which includes the following provisions:</p> <ul style="list-style-type: none"> i. The rent will be nominal; ii. An initial term length of five (5) years and one renewal option of five (5) years; iii. The majority of the Victoria Curling Club's schedule will be for curling and recreational purposes, and that its society status remains in good standing; iv. The Victoria Curling Club will provide an agreed number of hours per year for other community uses; v. The Victoria Curling Club will provide the City with an annual report; vi. The Victoria Curling Club will maintain adequate insurance coverage commensurate with the type of use for the leased premises and will name the City as a co-insured on its policies; vii. The Victoria Curling Club will indemnify the City against claims, damages or losses related to the leased premises; viii. The lease is a net lease to the City and the Club will be responsible for all taxes, utilities, maintenance, capital improvements and related regulatory compliance in the operation of the leased premises, the building and related building systems. ix. The Victoria Curling Club is responsible to ensure its ongoing compliance with environmental laws and reporting requirements in the event of non-compliance; x. Either party may terminate the lease on 18-months written notice at their sole discretion; and xi. On termination of the lease, the City may elect to assume ownership and control of the building or direct the Victoria Curling Club to demolish and remove the building. <p>2. That Council's authorization to enter the lease is subject to the publication of any statutory notices required by the Community Charter; and that no legal right or obligation will be created, and none shall arise until the lease is fully executed by the City.</p> <p>3. That Council authorizes rise and report on the above recommendations only upon execution of the agreement by the parties.</p>
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**COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD SEPTEMBER 26, 2024**

For the Council meeting of October 10, 2024, the Committee recommends the following:

H.1 Council Member Motion: City Costs to host Touchdown Pacific

That Council

1. Direct staff to report on the full costs to the City for hosting Touchdown Pacific 2024.
 - a. Costs to include but not be limited to any city resources associated with:
 - i. Grounds and facility preparation including turf, media connects for television etc
 - ii. All set-up not carried out by CFL (temporary stands) including security
 - b. The report to be completed before discussion of the parks or special events portions of the 2025 budget.

H.2 Council Member Motion: Minimum Residential Unit Size Citywide

Direct staff to report back on the implications of implementing a minimum residential unit size of 33m² citywide, in alignment with the BC Housing minimum unit size and the current minimum unit size requirements that apply in parts of the City, and to consider exemptions for non-profit housing providers to support low-income tenants and supportive housing units.



Council Report For the Meeting of October 10, 2024

To: Council **Date:** September 6, 2024
From: Curt Kingsley, City Clerk
Subject: Business Licence Bylaw, Amendment Bylaw (No. 35)

RECOMMENDATION

That the following bylaw be given first, second and third readings:

1. Business Licence Bylaw, Amendment Bylaw (No. 35), No. 24-046

EXECUTIVE SUMMARY

At the April 4, 2024, Committee of the Whole, staff reported to Council on the City's regulatory framework for passenger directed vehicles to remove duplication with Provincial requirements and to make administrative changes. Council adopted the following resolution:

1. *That Council direct staff to bring forward bylaw amendments regarding municipal licencing of Passenger Directed Vehicles to:*
 - a. *Remove requirements for a copy of each Passenger Directed Vehicle operator's Record Check Certificate at Business Licence application/renewal.*
 - b. *Modify business licence requirements for trip data.*
 - c. *Review the Business Licence Bylaw, Vehicles for Hire Bylaw and Streets and Traffic Bylaw to ensure they align with regulatory changes; and*
2. *That Council conduct a public notice process pursuant to section 59(2) of the Community Charter outlining a method for those who consider they are affected by the Business Licence Bylaw to make written submissions to Council.*

The proposed amendment bylaw is attached. If Council adopts this bylaw, it will also

- update definitions in the Streets and Traffic Bylaw and the Vehicles for Hire Bylaw to ensure consistency and clarity; and
- ensure fines are established in the Bylaw Notice Adjudication Bylaw and the Ticket Bylaw.

Prior to adoption, the *Community Charter* requires Council provide an opportunity for persons who consider they are affected by the bylaw to make representations to Council. Staff will initiate this process after the bylaw receives three readings.

Respectfully submitted,

Barrie Nicholls
Legislation and Policy Analyst

Curt Kingsley
City Clerk

Susanne Thompson
Deputy City Manager and Chief
Financial Officer

Monika Fedyczkowska
Legislation and Policy Analyst

Report accepted and recommended by the City Manager

List of Attachments

Appendix 1_Business Licence Bylaw, Amendment Bylaw (No. 35)

BUSINESS LICENCE BYLAW, AMENDMENT BYLAW (NO. 35)

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to incorporate new conditions for holding a business licence to operate a passenger directed vehicle service and update the Bylaw with gender neutral language.

Contents

- 1 Title
- 2 Amendments
- 3 Consequential Amendments to Streets and Traffic Bylaw
- 4 Consequential Amendments to Vehicles for Hire Bylaw
- 5 Consequential Amendments to Bylaw Notice Adjudication Bylaw
- 6 Consequential Amendments to Ticket Bylaw
- 7 Commencement

Under its statutory powers, including sections 8(6), 12, 15 and 194 of the *Community Charter*, the Council of the Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

Title

- 1 This Bylaw may be cited as the “Business Licence Bylaw, Amendment Bylaw (No. 35)”.

Amendments

- 2 The Business Licence Bylaw No. 89-071 is amended as follows:
 - (a) in section 2(2),
 - i. by deleting the definition of “passenger directed vehicle” and replacing it with the following:

““passenger directed vehicle” has the same meaning ascribed to that term in the *Passenger Transportation Act* (BC).”
 - ii. by deleting the definition of “passenger directed vehicle services” and replacing it with the following:

““passenger directed vehicle service provider” means a business that is authorized to operate one or more passenger directed vehicles under the *Passenger Transportation Act* (BC).”
 - iii. by deleting the definition of “taxi”;
 - iv. by deleting the definition of “transportation network service provider”;

- (b) in section 4, by adding the words “the person” after “unless”;
- (c) in sections 4(a) and 4(c), by deleting the word “he”;
- (d) in section 4(b), by deleting the words “he had” and replacing them with “has”;
- (e) in sections 8(1), 12, 15(1)(b) and 18 by deleting the word “his” and replacing it with “their”;
- (f) in section 13, by deleting the word “him” and replacing it with “them”;
- (g) in section 28,
 - i. by deleting “himself or herself” and replacing them with “themselves”; and
 - ii. by deleting “his or her” and replacing them with “their”;
- (i) by repealing section 37 entirely and replacing it with the following:

“37 The following are conditions for obtaining, continuing to hold or renewing a licence for a passenger directed vehicle service provider:

 - (a) every passenger directed vehicle service provider must provide the Licence Inspector with a copy of the provincial authorization to operate and the number of passenger directed vehicles operating under the authority of that passenger directed vehicle service provider, including the number of accessible passenger directed vehicles and zero emission passenger directed vehicles;
 - (b) every passenger directed vehicle service provider must provide the Licence Inspector upon request, trip data of every passenger directed vehicle operating under its authority, including:
 - (i) the total number of pick-ups and drop-offs initiated and concluded within the City;
 - (ii) City block of each passenger drop-off location; and
 - (iii) the number of trips under subsection (i) taken by accessible passenger directed vehicles and zero emission passenger directed vehicles;
 - (c) if additional passenger directed vehicles begin operating under the provincial authorization of a passenger directed vehicle service provider after the annual licence fee for any year is paid, the passenger directed vehicle service provider shall:
 - (i) report the additional passenger directed vehicles to the Licence Inspector, indicating the total number of passenger directed vehicles added, including the number of accessible passenger directed vehicles and zero

emission passenger directed vehicles added, within 5 business days before the end of the month in which the passenger directed vehicles were added; and

- (ii) pay an additional licence fee in accordance with the Schedule of Licence Fees, if applicable, pro-rated by dividing the applicable additional annual licence fee by 12 and multiplying the resulting number by the number of whole or partial months remaining in that calendar year.”;
- (j) in line 6.(1) of the Schedule of Licence Fees, by deleting the word “his” and replacing it with “their”.

Consequential Amendments to the Streets and Traffic Bylaw

3 The Streets and Traffic Bylaw is amended:

- (a) in the Table of Contents, by deleting the words “74 Taxis and commercial vehicles in metered / pay station zones” and replacing it with the following:

“74 Passenger Directed Vehicle in Metered or Pay Station Zone”
- (b) in section 4 by deleting the definition of “passenger directed vehicle services”;
- (c) in section 4, by deleting the definition of “taxi” and replacing it with the following:

““taxi”

means a passenger directed vehicle that is operated under a licence pursuant to the *Passenger Transportation Act* (BC) that expressly authorizes the driver to transport passengers who hail the passenger directed vehicle from the street, or who cause the passenger directed vehicle to be hailed from the street;”;
- (d) by deleting the word “Services” in the title to section 74.

Consequential Amendments to the Vehicles for Hire Bylaw

4 The Vehicles for Hire Bylaw is amended in section 2 by deleting the definition of “taxi” and replacing it with the following:

““taxi”

means a passenger directed vehicle that is operated under a licence pursuant to the *Passenger Transportation Act* (BC) that expressly authorizes the driver to transport passengers who hail the passenger directed vehicle from the street, or who cause the passenger directed vehicle to be hailed from the street;”

Consequential Amendments to Bylaw Notice Adjudication Bylaw

5 The Bylaw Notice Adjudication Bylaw is amended as follows:

(a) in the Table of Contents, by inserting the word “Schedule” before G-1 and HH, respectively;

(b) in Schedule G by adding the following rows after the last row in the table:

37(a)	Fail to provide documents and information required by regulations	\$300	\$75	\$75
37(b)	Fail to provide information requested by Licence Inspector	\$250	\$62.50	\$62.50
37(c)(i)	Fail to report additional passenger directed vehicles	\$250	\$62.50	\$62.50
37(c)(ii)	Fail to pay additional licence fee	\$250	\$62.50	\$62.50

(c) in the title of Schedule G-1, by inserting the word “Schedule” ahead of “G-1” and reformatting it as follows:

**SCHEDULE G-1
CHECKOUT BAG REGULATION BYLAW CONTRAVENTIONS AND
PENALTIES**

Consequential Amendments to Ticket Bylaw

6 The Ticket Bylaw is amended in Schedule H by adding the following rows after the last row in the table:

Fail to provide documents and information required by regulations	37(a)	\$300	\$250
Fail to provide information	37(b)	\$250	\$200



Council Report For the Meeting October 10, 2024

To: Council **Date:** October 2, 2024
From: Curt Kingsley, City Clerk
Subject: Short-Term Rental Business Licence Appeal for 409-595 Pandora Avenue

RECOMMENDATION

That Council either grant or deny the Short-Term Rental Business Licence Appeal for the short-term rental unit at 409-595 Pandora Avenue.

EXECUTIVE SUMMARY

This report presents documents from an Appellant and the City's Licence Inspector for Council's consideration under the Short-term Rental Business Licence Appeal Process Policy.

The Short-term Rental Regulation Bylaw (Attachment A) establishes a short-term rental business licence and fee, eligibility for short-term rental business licence, the Licence Inspector's authority to refuse a licence, conditions for refusing a licence, operating requirements, offences, and penalties.

Each year short-term rental operators apply for a short-term rental business licence and a Licence Inspector determines whether to issue a licence or not. If an application is not compliant with the City's requirements for short-term rental units, a Licence Inspector may deny a business licence. In this instance, the Licence Inspector notifies the applicant of this decision and advises them how to seek Council's reconsideration as established under section 60(5) of the *Community Charter*. The City Clerk's Office coordinates the appeal process.

The Short-term Business Licence Appeal Process Policy (Attachment B) contains a process for an Appellant to seek an opportunity to be heard by Council for a denied business licence in accordance with the *Community Charter*, section 60(5). This policy establishes terms and conditions for reconsideration by Council, required documentation to submit as a part of the appeal process, next steps following Council's decision, and other matters.

The Policy establishes the following process:

1. An applicant may start an appeal by submitting a request to the City Clerk
2. The City Clerk replies to an Appellant to acknowledge the request
3. An Appellant makes a written submission (Attachment C)
4. The Licence Inspector makes a written submission in response to the Appellant (Attachment D)

5. An Appellant may also make a written submission in response to the Licence Inspector's reasons for denial of the Licence (Attachment E)
6. Once this process is complete, the City Clerk's Office informs the Appellant and Licence Inspector of the date that Council will consider the appeal
7. The City Clerk's Office consolidates these documents and submits them to Council for Council to determine whether the Licence Inspector's denial of the Licence is upheld or overturned.

Council's role is to review this information and to either grant or deny an appeal. Denying an appeal means a Licence Inspector will not issue a short-term rental business licence. Granting an appeal means that the Licence Inspector will issue a short-term rental business licence as soon as practicable.

In this instance the operator at 409-595 Pandora Avenue of a short-term rental unit was denied a principal resident operator license and has exercised the Community Charter right to have council reconsider the matter. The submissions of both the operator and the Licence Inspector are attached as noted above.

Respectfully submitted,

Curt Kingsley
City Clerk

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A – Short-Term Rental Regulation Bylaw
- Attachment B – Short-Term Rental Business Licence Appeal Policy
- Attachment C – Appellant's Submission
- Attachment D – Licence Inspector's Response to Appellant's Submission
- Attachment E – Appellant's Response to Licence Inspector

SHORT-TERM RENTAL REGULATION BYLAW
A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to provide for the regulation of short-term rentals including vacation rentals in operators' principal residences where permitted under the Zoning Regulation Bylaw No. 80-159 and where permitted pursuant to section 528 of the *Local Government Act*.

Contents

1	Title
2	Definitions
3	Licence Required
4	Power to Refuse a Licence
5	Licence Number to be Included in Advertising
6	Responsible Person
7	Offences
8	Penalties
9	Severability
10	Transition Provisions
11	Commencement

Pursuant to its statutory powers, including section 8(6) of the *Community Charter*, the Council of The Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

Title

- 1 This Bylaw may be cited as the "Short-Term Rental Regulation Bylaw".

Definitions

- 2 In this Bylaw

"operator" means a person who rents out, or offers for rent, any premises for short-term rental but does not include a person who acts as an intermediary between the short-term rental tenant and the person who receives the rent;

"principal residence" means the usual place where an individual makes their home;

"responsible person" means a person designated by the operator as the primary contact under section 6.

"short-term rental" means the renting of a dwelling, or any part of it, for a period of less than 30 days and includes vacation rentals;

"strata corporation", "strata council", and "strata lot" have the same meaning as in the *Strata Property Act*.

Licence Required

- 3 (1) A person must not carry on business as a short-term rental operator unless the person holds a valid licence issued under the provisions of this Bylaw and the Business Licence Bylaw.
- (2) A person applying for the issuance or renewal of a licence to operate a short-term rental must, in addition to meeting the requirements of the Business Licence Bylaw:
- (a) make an application to the Licence Inspector on the form provided for that purpose;
 - (b) pay to the City the applicable licence fee prescribed under subsection (3);
 - (c) provide, in the form satisfactory to the Licence Inspector, evidence that:
 - (i) the person owns the premises where the short-term rental will be offered, or
 - (ii) the owner of the premises where the short-term rental will be offered has consented to their use as a short-term rental;
 - (d) if the premises where the short-term rental will be offered are located within a strata lot, provide a letter from the strata council confirming that provision of short-term rental does not contradict any bylaws of the strata corporation or applicable provisions of the Strata Property Act; and
 - (e) provide, in the form satisfactory to the Licence Inspector,
 - (i) evidence that the premises where the short-term rental will be offered are occupied by the operator as their principal residence; or
 - (ii) provide the name and contact information for the responsible person in relation to the short-term rental premises.
- (3) The licence fee for purposes of subsection (2)(b) is:
- (a) \$150 where the short-term rental is offered in the operator's principal residence; or
 - (b) \$1,500 for all short-term rentals that do not qualify under paragraph (a).

Power to Refuse a Licence

- 4 The Licence Inspector may refuse to issue a licence for a short-term rental if, in the opinion of the Licence Inspector,
- (a) the applicant has failed to comply with section 3; or
 - (b) the short-term rental operation would contravene a City bylaw or another enactment.

Licence Number to be Included in Advertising

- 5 A person may offer to rent premises for rent as a short-term rental only if a valid business licence number is included in any advertising, listing, or promotion material that is intended to communicate availability of the premises for short-term rental.

Responsible Person

- 6 (1) A person may only operate a short-term rental in premises other than their principal residence if they designated a responsible person who, at all times that the short-term rental is operated, has access to the premises and authority to make decisions in relation to the premises and the rental agreement.
- (2) A person may only operate a short-term rental if they ensure that the name and contact information of the responsible person is prominently displayed in the short-term rental premises at all times when the short-term rental is operated.
- (3) The operator may be the responsible person except when subsection (5) applies.
- (4) The responsible person must be able to attend at the short-term rental premises within two hours of being requested to do so.
- (5) If a person who operates a short-term rental in their principal residence is going to be away during the term of the short-term rental, they must designate a responsible person and comply with this section.

Offences

- 7 (1) A person commits an offence and is subject to the penalties imposed by this Bylaw, the Ticket Bylaw and the Offence Act if that person
- (a) contravenes a provision of this Bylaw;
 - (b) consents to, allows, or permits an act or thing to be done contrary to this Bylaw; or
 - (c) neglects or refrains from doing anything required by a provision of this Bylaw.
- (2) Each instance that a contravention of a provision of this Bylaw occurs and each day that a contravention continues shall constitute a separate offence.

Penalties

8 A person found guilty of an offence under this Bylaw is subject to a fine of not less than \$100.00 and not more than \$10,000.00 for every instance that an offence occurs or each day that it continues.

Severability

9 If any provision or part of this Bylaw is declared by any court or tribunal of competent jurisdiction to be illegal or inoperative, in whole or in part, or inoperative in particular circumstances, it shall be severed from the Bylaw and the balance of the Bylaw, or its application in any circumstances, shall not be affected and shall continue to be in full force and effect.

Transition Provisions

10 (1) In the calendar year that this bylaw is adopted only, the fee payable under section 3 shall be prorated by 1/12 for each month in that year prior to the adoption of this bylaw, including the month the bylaw is adopted.

(2) Any operator who, at the time of adoption of this bylaw, holds a valid licence for a short-term rental under the Business Licence Bylaw shall be credited with amount paid for that licence towards the fee payable under section 3.

Commencement

11 This bylaw comes into force on adoption.

READ A FIRST TIME the	22nd	day of	February	2018
READ A SECOND TIME the	22nd	day of	February	2018
READ A THIRD TIME the	22nd	day of	February	2018
ADOPTED on the	8th	day of	March	2018

“CHRIS COATES”
CITY CLERK

“LISA HELPS”
MAYOR



COUNCIL POLICY

No.1

Page 1 of 2

SUBJECT:	Short-Term Rental Business Licence Appeal Process Policy	
PREPARED BY:	Monika Fedyczkowska	
AUTHORIZED BY:	Council	
EFFECTIVE DATE:	April 23, 2020	REVISION DATE:
REVIEW FREQUENCY:	Every 3 years	

A. PURPOSE

The purpose of the Short-Term Rental Business Licence Appeal Process Policy [the Policy] is to establish a process for applicants for short-term rental business licences to have Council reconsider a Licence Inspector's decision to reject their application in accordance with section 60 of the Community Charter.

B. DEFINITIONS

Appellant means "an applicant for a short term rental business licence who is appealing a decision by a Licence Inspector to Council"

City Clerk means "the City Clerk and delegates"

Council means "the Council of the City of Victoria"

Short-term Rental Business Licence means "a business licence established under the Short-term Rental Regulation Bylaw"

C. POLICY STATEMENTS

Under the Community Charter, section 60(5), if a municipal officer or employee exercises authority to grant, refuse, suspend, or cancel a business licence, the applicant or licence holder who is subject to the decision is entitled to have Council reconsider the matter.

Applicants must apply for a new short-term rental business licence each year.

D. PROCEDURES

1. Appeal Procedure

- a. An Appellant may start an appeal by submitting a request for an appeal to the City Clerk within 30 days after receiving notice from a Licence Inspector of a decision to reject the short-term rental business licence.
- b. The City Clerk must reply to the Appellant to acknowledge the request for an appeal and explain the appeal process.
- c. An Appellant must make a written submission to the City Clerk within 14 days. A written submission may include:
 - i. Reasons that Council should grant the appeal to issue a short-term rental business licence
 - ii. Any supporting documents

- d. A Licence Inspector must submit a document to the City Clerk responding to the Appellant's written submission. The Licence Inspector's document must include:
 - i. Reasons for refusing to issue a short-term rental business licence
 - ii. Any supporting documents
- e. An Appellant must provide a written submission in response to a Licence Inspector's response to the City Clerk within 7 days
- f. A Licence Inspector must prepare a report for Council that includes:
 - i. Reference(s) to relevant City Bylaw provisions
 - ii. Direction to Council on what they should/should not consider, and
 - iii. The following documents:
 - 1. The Appellant's business licence application
 - 2. The letter from a Licence Inspector giving notice of refusal to issue a business licence
 - 3. The Appellant's request to the City Clerk to appeal the refusal
 - 4. The City Clerk's acknowledgment of the request
 - 5. The Appellant's written submission and any supporting documents
 - 6. The Licence Inspector's written response and any supporting documents
 - 7. The Appellant's written response to the Licence Inspector's response
- g. The City Clerk will inform the Appellant of the date that Council will consider the appeal.

2. Council's Decision

- a. Council may grant or deny an appeal by a majority vote.
- b. Council will provide reasons for a decision, which may be accomplished by way of the rationale by Council members during deliberation preceding a vote if not included specifically in the motion of Council.
- c. If Council grants an appeal, a Licence Inspector must issue the relevant business licence as soon as practicable.
- d. If Council denies an appeal, an Appellant may not make a new business licence application for a business for 3 months, unless Council unanimously votes to allow an Appellant to apply for a short-term rental business licence sooner than 3 months.

E. REVISION HISTORY

Jonathan Rennison
409- 595 Pandora Ave.
V8W1N5 Victoria, B.C.

To whom it may concern,

I am writing to appeal the decision regarding my recent application for a principal residence rental license in the city of Victoria. I understand that the application has been denied due to the inability to establish the proposed space as my principal residence. I respectfully request reconsideration of this decision based on recent acknowledgments by city staff regarding the principal residence status of my property, along with the evidence I have provided below.

The bylaw officer declined to issue a license, citing the following statement:

“The assessment revealed the proposed space for the short-term rental is operating beyond the occasional use exception as a home occupation. As such, the application has failed to establish the proposed space as your principal residence”

I fail to understand how my property could be deemed to be operating beyond occasional use when I have resided there full-time for the past seven months, only renting my place for a total of 14 days total during that time span.

I would like to bring to your attention that my residency status has changed due to recent developments. Specifically, my previous residence is under contract of sale for redevelopment. As a result, the proposed space (409 - 595 Pandora Ave.) has become my principal residence and has been so since October of 2023.

I would like to highlight that I resided in the property (409 - 595 Pandora Ave.) for a full calendar year when I originally purchased it in 2021. This condo holds great personal significance to me and is not merely an investment property like many short-term rental owners might have. My decision to become a short-term host in 2022 was prompted by the delay in the sale of my house, which was caused by the municipal council's postponement of development permits until after the 2022 election.

During the waiting period for the finalization of development permits and completion of the sale of my house, I aim to earn some income to support my expenses during this transitional phase. Additionally, I see this as an opportunity to offer shared accommodation to guests visiting the city.

I would like to provide further clarification regarding my residency status and full-time presence at the building. As the strata council president, I have been residing at the building full-time since last October, and the proposed space has become my principal residence during this time.

As the strata council president of the building, I am writing to highlight that my full-time residency at the property since October (2023) which is widely known among owners, strata council members, management and residents. This knowledge extends from informal discussions, building maintenance, security and to official communications within the building community. To provide clarity and further support my case, I have several owners and residents willing to provide written documentation confirming my full-time residency at the property.

It is important to note that city staff have acknowledged my property as my principal residence for the purpose of permitting me 30-day rentals. Nevertheless, there seems to be a contradiction in acknowledging my property as my principal residence for the purpose of obtaining a principal residence license, which seems solely based on my rental activity in the spring and summer of 2023. This inconsistency appears arbitrary and capricious.

I want to clarify that, based on discussions with staff, I understood that withdrawing my original application and resubmitting another with a different business plan (*'two rooms with shared living space 'versus the entire place while away'*) was a viable option. However, I now realize there has been miscommunications regarding the specifics of the application process which is impacting my application.

During my interactions with staff, I was informed that I had the option to withdraw my original application (*entire place while away*) and resubmit another with a different business plan (*up to two bedrooms with shared living space*). I believe this course of action would better align with the nature of my property and address any concerns raised during the initial review process, as my property is well-suited for shared accommodations. I am confident that it meets the criteria for such a license.

However, subsequent to this initial communication, I received an email indicating that I would not be able to withdraw my original application as previously stated. This inconsistency in communication has led to confusion and has impacted the outcome of my application.

I would like to present evidence in support of my appeal, specifically screenshots of correspondence with city staff regarding the application process. Initially, I was informed that I could withdraw my original application and submit a revised one. However, following the denial, I was subsequently informed that the city staff would not entertain

another application regarding my revised plan of shared accommodation. Please find attached screenshots of this correspondence for your reference.

After careful consideration, I have developed a revised business plan that I believe addresses any concerns raised during the initial review process and better reflects the intended use of my property. I am committed to full compliance with all regulations and ensuring that my property contributes positively to the community. I want to ensure that the differing information provided by staff doesn't result in undue punishment, such as being unable to resubmit an application for three months or being denied a principal residence license.

If staff have the authority to deny both options (*entire place while away* or *up to two bedrooms with shared living space*) of principal residence licensing, it's reasonable to request that they consider this appeal under both options. Therefore, I respectfully request that my appeal be granted for consideration under both options of principal residence licensing. Additionally, I am asking to be granted this appeal in the form of a two-bedroom with shared living space.

During my inspection and interactions with the bylaw officer, I understand that one of the points of concern was my inability to provide vacation plans for the current year. I want to clarify that while I do not have vacations booked for this year, it does not indicate a lack of commitment to responsibly managing my property.

With the abundance of evidence I have provided, it should be unmistakably established that this property is indeed my principal residence. Therefore, I respectfully request to be granted the corresponding license accordingly, as this was the documented reason for denial.

I appreciate that recent changes in provincial legislation may pose challenges for staff in keeping up-to-date. However, I must note that there were numerous "clerical errors" in this application process. With the discrepancies documented in writing, I kindly hope that my appeal will be granted.

In light of the above, I respectfully request that you reconsider my application based on the revised business plan. I am dedicated to working closely with staff to ensure that my application is accurate and complete.

Sincerely,

Jonathan Rennison

From: str@victoria.ca <str@victoria.ca>

Sent: April 12, 2024 8:55 AM

To: Jon Rennison

Subject: RE: Principal residence license

Good morning Jon,

An operator, who rents up to two bedrooms of their principal dwelling with shared accommodations (shared kitchen, living space etc) while they are home may offer unlimited rentals with an approved and paid business licence.

If you wish to operate a short-term rental with a different business plan, you may withdraw your pervious application and resubmit under a new business plan. Our office may contact you requesting details of your business plan.

Should any changes be made to existing bylaws our office would be happy to process any new application. Pervious application will no be reconsidered.

Kind regards,

Emma Crockett

On Apr 22, 2024, at 15:27, str@victoria.ca wrote:

Good afternoon,

The pervious error was a clerical error of fee amounts.

If you wish to purse a non principal Short-Term Rental Business Licence, please submit a whole and complete application.

[2024-short-term-rental-business-application-form \(victoria.ca\)](#)

Kind regards,

Emma Crockett

Pronouns: she, her, hers

Short-Term Rental Administrator, Bylaw and Licensing Services

From: str@victoria.ca <str@victoria.ca>

Sent: April 29, 2024 10:10 AM

To: Jon Rennison

Cc: Michael Pickett

Subject: RE: 409-595 Pandora Ave - Principal residence license

Hello Jon,

|

Short-term rentals are permitted in operator's principal residence as a home occupation, provided no more than two bedrooms may be rented as short-term rental, except that the entire principal residence may be used only occasionally while the operator is temporarily away.

Your 2024 application for a principal residence licence was denied, which applies to the business plan of offering up to two bedrooms or the entire principal residence. We will not be processing any additional applications for a principal residence licence at 409-595 Pandora as a licence decision has been provided.

We have received a notification from Legislative Services that you have submitted your request for your appeal.

Business Licence (Short-term Rental) Appeal re 409-595 Pandora Avenue

Submission of the Licence Inspector

I. Introduction

1. This is an appeal from the decision of the Licence Inspector to refuse to issue a business licence to Jonathan Rennison (the appellant) for the operation of a short-term rental at 409-595 Pandora Avenue.
2. The business licence was denied pursuant to section 4(b) of the Short-term Rental Regulation Bylaw, which states:
 1. *The Licence Inspector may refuse to issue a licence for a short-term rental if, in the opinion of the Licence Inspector, ...*
 - (a) *the applicant failed to comply with section 3; or*
 - (b) *the short-term rental operation would contravene a city bylaw or another enactment.*
3. The appeal is brought pursuant to section 60(5) of the Community Charter, which requires that an applicant for a business licence has the right to have a staff decision to refuse such licence reconsidered by Council.
4. On a reconsideration such as this, Council can apply its own judgement and may either uphold the decision to refuse the licence or grant the licence.

II. Summary

The property at 409-595 Pandora Avenue is not the principal residence of the owner based on some statements made by the owner, the observations made during the most recent property inspection, the rental availability, the stated business plan, the owner lives at another property, and the failure to provide the information volunteered by the owner to prove principal residency.

The appellant has persistently evaded the licensing requirements and operated the non-principal licence property as a full-time short-term rental since 2022 in violation of the regulations. In an apparent response to regulatory changes, the appellant is pursuing a principal residence licence to continue his full-time short-term rental business operation. The issue of the principal residency requirement and the persistent history of non-compliance are conditions that are not satisfactory to the licence inspector to issue a licence.

III. Facts

5. The appellant owns the property at 409-595 Pandora Avenue.
6. The property is zoned OTD-1 (Old Town District – 1 Zone). This zone does not permit short-term rentals except as a ‘home occupation’ under Schedule ‘D’.
7. On November 2, 2022, staff identified a listing for unlicensed short-term rentals at 409-595 Pandora Avenue, hosted by the appellant [Appendix C].
8. On November 3, 2022, staff mailed a letter to the appellant’s home in North Saanich, as listed in City records, informing him of the licensing and regulations for short-term rentals in the City of Victoria [Appendix D].
9. Between November 3- November 16, 2022, staff continued to monitor the listing for compliance. As the appellant continued to advertise and operate unlicensed short-term rentals, staff mailed a final letter on November 16, 2022, requesting compliance with the regulations [Appendix E].
10. On November 21, 2022, the appellant called staff in response to the two letters. The appellant confirmed to staff he was operating short-term rentals, informing them he had four more bookings in 2022 and planned to continue his operation in 2023. Staff informed the appellant of the regulations and invited him to apply for a 2022 and 2023 short-term rental licence. The appellant requested he not be required to obtain the \$1,500 non-principal short-term rental licence in 2022, explicitly stating he did not want to pay the licence fee and asking staff how it could be avoided. Staff again informed the appellant of the licensing and regulations, requesting immediate compliance [Appendix F].
11. Between November 22- December 23, 2022, staff assisted the appellant to comply with City of Victoria regulations. This included having the appellant obtain a valid 2022 Non-Principal Short-Term Rental Licence and applying for his 2023 licence.
12. On January 16, 2023, the appellant was notified his 2023 Non-Principal Licence had been approved and provided instructions for payment [Appendix G].
13. Between January 16 – May 29, 2023, the appellant operated full time short-term rentals without a valid licence. Staff repeatedly contact the appellant to request payment for the outstanding licence fee [Appendix H-I].
14. On May 29, 2023, Bylaw Officer Duarte contacted the appellant requesting payment [Appendix J].
15. On May 29, 2023, the appellant paid for his 2023 Non-Principal Short-Term Rental Licence, allowing him to operate lawful short-term rentals until January 16, 2024 [Appendix J].
16. On February 13, 2024, staff observed the appellant offering unlicensed short-term rental at 409-595 Pandora Avenue [Appendix K].
17. On February 21, 2024, the appellant submitted an application for a Principal Resident Short-Term Rental licence at 409-595 Pandora Avenue. However, due to a clerical error

staff entered the application as a Non-Principal Short-Term Rental Licence application [Appendix L].

18. On February 26, 2024, staff approved the 2024 Non-Principal Short-Term Rental Licence and notified the appellant [Appendix M].
19. On March 4, 2024, the appellant emailed staff to report the incorrect licence type had been processed [Appendix M].
20. On March 5, 2024, staff confirmed a clerical error had occurred and contacted the appellant to proceed with the principal resident short-term rental application. Staff noted the appellant's listing was still advertising and operating unlicensed short-term rentals [Appendix M].
21. On March 16, 2024, in preparation for the inspection, Bylaw Officer Carr reviewed the city records for 409-595 Pandora Avenue and the appellants business licence application. Bylaw Officer Carr observed the appellant to be operating without a valid licence, offering the whole home for a 3-night minimum stay [Appendix N].
22. On March 16, 2024, Bylaw Officer Carr inspected the home. The purpose of the inspection was to understand the layout of the home and business plan for a potential short-term rental. Upon arriving at 409-595 Pandora Avenue, Bylaw Officer Carr was greeted by the appellant and two other individuals. The inspection revealed that the property is a two-level home with three bedrooms, three bathrooms, a kitchen, a den, a storage room and a balcony. Bylaw Officer Carr noted the home appeared to be prepared for receiving accommodations, with minimal personal items and numerous labels and signs providing instructions. The electrical closet was fully stocked with linens, tools and cleaning supplies, while the primary closet contained only a limited number of shirts and pants, with few or no shoes. The application declared the appellant's girlfriend as the designated responsible person, stating she resided at 409-595 Pandora Avenue. Bylaw Officer Carr stated there appeared to be no women's clothing or belonging in the home [Appendix O-Q].
23. During the inspection of the home, Bylaw Officer Carr discussed the appellant's business plan and inquired about the changes since he previously operated under the non-principal licence. The appellant explained that he had sold his home in Sydney and was trying to sell his property in North Saanich. The appellant informed Bylaw Officer Carr he splits his time between his North Saanich home and the Pandora Avenue property. The appellant stated his North Saanich home would be demolished and developed at some point during the year. The appellant said that during spring and summer, he stays at the Pandora location unless his property is booked, as he prefers not to share spaces with guests. The appellant stated he does not take bookings between September to February. Bylaw Officer Carr informed the appellant that he was currently advertising and operating without a valid licence. The appellant acknowledged this by responding, 'yes'. The appellant asked Bylaw Officer Carr to document that he is the strata council president with access to the building cameras, which he would use to prove his residency. The appellant also stated he intended to appeal if the licence application was denied [Appendix O-Q].

24. Throughout the 2024 applicant, city staff monitored the appellant's listings for compliance with the regulations. The appellant continued to advertise and operate unlicensed short-term rentals at 409-595 Pandora Avenue, reflecting fully active and available calendars on multiple platforms [Appendix R].
25. On March 17, 2024, Bylaw Officer Carr contacted the appellant for clarification regarding his living situation, as the appellant claimed to be residing in between two properties. Bylaw Office Carr asked for the appellant to confirm that the home in North Saanich had been demolished or was uninhabitable [Appendix S].
26. On March 17, 2024, Bylaw Officer Carr spoke with the appellant on the phone. The appellant reiterated that he split his time between the 409-595 Pandora Avenue and his North Saanich home, but that his home in North Saanich was in 'bad shape' and 'in no condition to rent'. Bylaw Officer Carr expressed her confusion to the appellant, asking how he could be residing in the home if it was in such terrible condition. The appellant clarified the state of the home was not in 'such bad shape', but that he was waiting on a federal housing initiative. The appellant repeated to Bylaw Officer Carr, that when people book his condominium, he returns to his North Saanich property [Appendix T].
27. On March 26, 2024, the application was reviewed in full, including the results of the inspection, internal records, historical compliance, and the online advertisements.
28. On March 26, 2024, the Licence Inspector advised the appellant that the application for a principal resident short-term rental licence had been rejected because failed to demonstrate satisfactory to the Licence Inspector that the premises where the short-term rental will be offered is occupied by the operator as their principal residence, as set out in the *Short-Term Rental Regulation Bylaw Section 3 (2)(e)(i)*.

IV. Relevant Regulation

29. The City regulates short-term rentals through the *Short-term Rental Regulation Bylaw* and through provisions of the zoning bylaws. In relation to the property, the relevant zoning bylaw is the *Zoning Regulation Bylaw*, which states, in part:

17...

(4) *Without limiting the generality of subsection (1), short-term rentals, whether as a principal or accessory use, are prohibited in all zones except*

(a) *where they are expressly permitted subject to regulation applicable in those zones;*

(b) *rental of no more than two bedrooms in a self-contained dwelling unit, as home occupation, provided that:*

- (i) *the self-contained dwelling unit is occupied by the operator of the short-term rental; and*
- (ii) *short-term rental complies with all regulations in Schedule D as if it were a transient accommodation.*

30. The city regulates home based businesses, including principal resident short-term rentals, through *Schedule 'D' – Home Occupations*, which states, in part:

- (12) Subject to the following requirements, a short-term rental is permitted as a home occupation in a principal residence.
 - (1) subject to subsection (2), no more than two bedrooms may be used for short-term rental and the short-term rental cannot occupy an entire self-contained dwelling unit.

31. The City of Victoria regulates the principal resident requirement for a short-term rental through the *Short-Term Rental Regulation Bylaw*, which states in part:

3...

- (1) A person must not carry on business as a short-term rental operator unless the person holds a valid licence issued under the provisions of this Bylaw and the Business Licence Bylaw.
- (2) A person applying for the issuance or renewal of a licence to operate a short-term rental must, in addition to meeting the requirements of the Business Licence Bylaw:
 - (e) provide, in the form satisfactory to the Licence Inspector,
 - (i) evidence that the premises where the short-term rental will be offered are occupied by the operator as their principal residence;

V. Argument

32. One of the objectives of the City's regulations of short-term rentals was to address the problem of homes being diverted from the long-term market to a vacation rental market. The provisions of the *Short-Term Rental Regulation Bylaw* and *Schedule D – Home Occupation*, restrict short-term rentals to a person's principal dwelling unit.

33. The city first became aware of the appellant's full-time short-term rental business in November 2022, when staff identified the appellant operating unlicensed. Since then, staff have devoted considerable time and resources each year to achieve compliance with the regulations, despite the appellant acknowledging his understanding of the regulations.

34. In 2024, the anticipation of the provincial regulations influenced many operators to apply for principal resident licences, regardless of eligibility and business operation, as all non-principal licences would become unlawful as of May 1, 2024.
35. The results of the inspection revealed inconsistencies. The appellant claims 409-595 Pandora Avenue is the principal residence of both himself and his girlfriend. However, the property had few personal items but contained numerous signs and labels placed around the home to provide detailed instructions to occupants [Appendix L, O-P].
36. The appellant declared to Bylaw Officer Carr that he only intended to operate during the spring and summer months. However, this is inconsistent with his actual business operations, as the appellant continued to advertise and operate unlicensed short-term rental throughout the winter of 2024, even after his 2023 licence expired. Additionally, the appellants VRBO calendar revealed his intention to continue operating through the year. The calendar, which displays grey blocks for booked dates, blue font on available dates, and grey font for dates blocked by the operator, showed eighteen bookings totaling over 90 days, with 130 days available for rent, including full availability as of October 1, 2024. Additionally, there were eighteen days marked as blocked, which may indicate guest bookings through another platform. This analysis, combined with the appellant's continuous activity, clearly indicated the intention to operate the property as a full-time short-term rental business [Appendix O, R-S].
37. On August 26, 2024, staff obtained back-end data of the appellants listings through AirDNA, which reflected the property's availability as 273 days for the last 12 months. The number of dates available to book is similar to the observations made when viewing the listings, during the licence decision [Appendix U].
38. The appellant's appeal suggests that 409-595 Pandora Avenue is his principal residence by default, as he is pursuing development plans for North Saanich property. Further, the appellant claims that 409-595 Pandora Avenue has been his full-time principal residence since October 2023. However, this contradicts the statements provided to Bylaw Officer Carr, where he declared he is splitting his time between properties. The appellant plainly stated that his business plan is to reside in his North Saanich home every time he has a booking [Appendix T].
39. The city does require proof of residence documents to process a principal resident short-term rental application. While the documents assist in establishing an applicant's eligibility, they are not solely relied upon to verify a person's principal residence since address changes can be done online without secondary checks. Additionally, many utility bills offer e-billing options, making mailing addresses redundant.
40. Our records reflect the appellant has never claimed a B.C. Homeowner Grant at the 409-595 Pandora Avenue property. Like proof of residency documents, failing to claim the B.C.

Homeowner Grant is not sufficient proof a property is not a person's principal residence but is a strong indicator that the appellant owns and resides in another property in B.C.

41. The appellant appeal appears to rely on discrediting staff and suggesting their actions led to an unjust process. While the appellants 2024 application was initially processed as a non-principal, once identified it was immediately acknowledged and corrected. The appellant references communications, where he attempted to present alternative scenarios to persuade staff to approve his licence. The appellant's application was denied based on his ineligibility, as it failed to satisfy the Licence Inspector the premise was his principal residence. The communications referenced were provided without full knowledge of the appellants application, and he was promptly informed of the correct information multiple times thereafter. The appellants attempt to highlight staff errors is a distraction from the core issue, which is his failure to meet the eligibility requirements and comply with the City of Victoria Regulations.
42. A fundamental concern is the appellant's consistent disregard for regulations. The appellant has a history of blatantly seeking ways to avoid the licensing and regulations, all while continuing to operate full-time short-term rentals. The appellant has only complied with regulations after using months of staff time and resources. Even if granted the licence, there is zero confidence in the appellant's willingness to act lawfully, as evidenced by his actions over the years, which demonstrate a persistent pattern of non-compliance.
43. For all these reasons, the Licence Inspector submits that the appellant's application for a short-term rental business licence had to be refused as it contravened the *Short-Term Rental Bylaw, Schedule 'D' – Home Occupation and Zoning Regulation Bylaw*.
44. Therefore, the Licence Inspector submits that this appeal should be dismissed and the decision to refuse a short-term rental business licence for 409-595 Pandora Avenue be upheld.

ALL OF WHICH IS RESPECTFULLY SUBMITTED

Dated: September 13, 2024



Mark Fay, Manager of Bylaw and Licensing Services

NO. 18-036

SHORT-TERM RENTAL REGULATION BYLAW
A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to provide for the regulation of short-term rentals including vacation rentals in operators' principal residences where permitted under the Zoning Regulation Bylaw No. 80-159 and where permitted pursuant to section 528 of the *Local Government Act*.

Contents

1	Title
2	Definitions
3	Licence Required
4	Power to Refuse a Licence
5	Licence Number to be Included in Advertising
6	Responsible Person
7	Offences
8	Penalties
9	Severability
10	Transition Provisions
11	Commencement

Pursuant to its statutory powers, including section 8(6) of the *Community Charter*, the Council of The Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

Title

- 1 This Bylaw may be cited as the "Short-Term Rental Regulation Bylaw".

Definitions

- 2 In this Bylaw

"operator" means a person who rents out, or offers for rent, any premises for short-term rental but does not include a person who acts as an intermediary between the short-term rental tenant and the person who receives the rent;

"principal residence" means the usual place where an individual makes their home;

"responsible person" means a person designated by the operator as the primary contact under section 6.

"short-term rental" means the renting of a dwelling, or any part of it, for a period of less than 30 days and includes vacation rentals;

"strata corporation", "strata council", and "strata lot" have the same meaning as in the *Strata Property Act*.

Licence Required

- 3 (1) A person must not carry on business as a short-term rental operator unless the person holds a valid licence issued under the provisions of this Bylaw and the Business Licence Bylaw.
- (2) A person applying for the issuance or renewal of a licence to operate a short-term rental must, in addition to meeting the requirements of the Business Licence Bylaw:
- (a) make an application to the Licence Inspector on the form provided for that purpose;
 - (b) pay to the City the applicable licence fee prescribed under subsection (3);
 - (c) provide, in the form satisfactory to the Licence Inspector, evidence that:
 - (i) the person owns the premises where the short-term rental will be offered, or
 - (ii) the owner of the premises where the short-term rental will be offered has consented to their use as a short-term rental;
 - (d) if the premises where the short-term rental will be offered are located within a strata lot, provide a letter from the strata council confirming that provision of short-term rental does not contradict any bylaws of the strata corporation or applicable provisions of the Strata Property Act; and
 - (e) provide, in the form satisfactory to the Licence Inspector,
 - (i) evidence that the premises where the short-term rental will be offered are occupied by the operator as their principal residence; or
 - (ii) provide the name and contact information for the responsible person in relation to the short-term rental premises.
- (3) The licence fee for purposes of subsection (2)(b) is:
- (a) \$150 where the short-term rental is offered in the operator's principal residence; or
 - (b) \$1,500 for all short-term rentals that do not qualify under paragraph (a).

Power to Refuse a Licence

- 4 The Licence Inspector may refuse to issue a licence for a short-term rental if, in the opinion of the Licence Inspector,
- (a) the applicant has failed to comply with section 3; or
 - (b) the short-term rental operation would contravene a City bylaw or another enactment.

Licence Number to be Included in Advertising

- 5 A person may offer to rent premises for rent as a short-term rental only if a valid business licence number is included in any advertising, listing, or promotion material that is intended to communicate availability of the premises for short-term rental.

Responsible Person

- 6 (1) A person may only operate a short-term rental in premises other than their principal residence if they designated a responsible person who, at all times that the short-term rental is operated, has access to the premises and authority to make decisions in relation to the premises and the rental agreement.
- (2) A person may only operate a short-term rental if they ensure that the name and contact information of the responsible person is prominently displayed in the short-term rental premises at all times when the short-term rental is operated.
- (3) The operator may be the responsible person except when subsection (5) applies.
- (4) The responsible person must be able to attend at the short-term rental premises within two hours of being requested to do so.
- (5) If a person who operates a short-term rental in their principal residence is going to be away during the term of the short-term rental, they must designate a responsible person and comply with this section.

Offences

- 7 (1) A person commits an offence and is subject to the penalties imposed by this Bylaw, the Ticket Bylaw and the Offence Act if that person
- (a) contravenes a provision of this Bylaw;
 - (b) consents to, allows, or permits an act or thing to be done contrary to this Bylaw; or
 - (c) neglects or refrains from doing anything required by a provision of this Bylaw.
- (2) Each instance that a contravention of a provision of this Bylaw occurs and each day that a contravention continues shall constitute a separate offence.

Penalties

8 A person found guilty of an offence under this Bylaw is subject to a fine of not less than \$100.00 and not more than \$10,000.00 for every instance that an offence occurs or each day that it continues.

Severability

9 If any provision or part of this Bylaw is declared by any court or tribunal of competent jurisdiction to be illegal or inoperative, in whole or in part, or inoperative in particular circumstances, it shall be severed from the Bylaw and the balance of the Bylaw, or its application in any circumstances, shall not be affected and shall continue to be in full force and effect.

Transition Provisions

- 10 (1) In the calendar year that this bylaw is adopted only, the fee payable under section 3 shall be prorated by 1/12 for each month in that year prior to the adoption of this bylaw, including the month the bylaw is adopted.
- (2) Any operator who, at the time of adoption of this bylaw, holds a valid licence for a short-term rental under the Business Licence Bylaw shall be credited with amount paid for that licence towards the fee payable under section 3.

Commencement

11 This bylaw comes into force on adoption.

READ A FIRST TIME the	22nd	day of	February	2018
READ A SECOND TIME the	22nd	day of	February	2018
READ A THIRD TIME the	22nd	day of	February	2018
ADOPTED on the	8th	day of	March	2018

“CHRIS COATES”
CITY CLERK

“LISA HELPS”
MAYOR

**Schedule “D”
HOME OCCUPATIONS**

- | | | |
|----------------|---|--|
| | 1 | Where <u>home occupations</u> are permitted pursuant to the provisions of this bylaw, the following conditions shall apply to the use: |
| Location | 2 | For the purposes of a <u>home occupation</u> , the location of a business is the address at which the operations of the business are managed. |
| Exception | 3 | A <u>home occupation</u> is not required to be operated wholly within a <u>dwelling unit</u> where the work is undertaken entirely off the <u>lot</u> on which the <u>dwelling unit</u> is located. |
| Prohibition | 4 | The sale of goods to customers attending on the <u>lot</u> on which the <u>dwelling unit</u> is located is prohibited. |
| Permitted Uses | 5 | The following uses are permitted as <u>home occupations</u> :

(a) artist studio;

(b) mail order, provided that no merchandise is sold to customers attending on the <u>lot</u> on which the <u>dwelling unit</u> is located;

(c) making, processing and assembly of products on a small scale;

(d) manufacturing agent;

(e) personal and professional services, including barber, hairdresser, bookkeeper, medical therapy;

(f) teaching, provided that attendance is limited to 5 persons in a detached dwelling and to 1 person in a <u>duplex</u> or <u>multiple dwelling</u> ;

(g) testing, servicing and repairing of goods. |

Schedule “D”

- | | | |
|-----------------|---|---|
| Prohibited Uses | 6 | <p>(1) All uses that are noxious or offensive to any other dwelling units or the general public by reason of emitting odour, dust, smoke, gas, noise, effluent, radiation, broadcast interference, glare, humidity, heat, vibration, or hazard or any other emission are prohibited.</p> <p>(2) The following uses are prohibited:</p> <ul style="list-style-type: none"> (a) except as provided in Section 11, Bed and Breakfast; (b) car repairs and <u>garages</u>; (c) <u>clubs</u>; (d) kennels; (e) radio dispatch services; (f) <u>restaurants</u>; (g) retail stores; (h) salvage lots; (i) storage lots; (j) except as provided in Section 11, <u>transient accommodation</u>; (k) in any <u>building</u> which has been converted from <u>single family dwelling to duplex, multiple dwelling, boarding house, rooming house, or housekeeping apartment</u>, pursuant to the applicable provisions of this bylaw, music teaching or any business which results in the transmission of sound; (l) cannabis-related business; and; (m) except as provided in Section 12, <u>short-term rental</u>. |
| Stock in Trade | 7 | <p>Except for one licensed vehicle, which shall be a car, van, or pickup truck, no business-related materials, including machinery or vehicles, shall be visible at any time on any <u>lot</u> on which a <u>home occupation</u> is carried out nor shall any machinery or vehicles be parked or stored on the <u>lot</u> unless completely enclosed within a <u>building</u>.</p> |
| Limitation | 8 | <p>(1) Subject to this section, not more than one person shall be engaged in a <u>home occupation</u>, with the exception of urban agriculture, where up to two people are permitted to be engaged in the <u>home occupation</u>, and the person(s) shall reside on the <u>lot</u> on which the <u>home occupation</u> is carried on.</p> <p>(2) Where any <u>lot</u> upon which a <u>home occupation</u> is carried on has a boundary or portion of a boundary in common with any <u>lot</u> which is located in a zone which permits retail use, then no more than two persons may be engaged the <u>home occupation</u> where one of the persons resides on the <u>lot</u> on which the <u>home occupation</u> is carried on.</p> |

Amended Jan 11, 2018
Bylaw 17-110

Amended March 8, 2018
Bylaw 18-035

Schedule “D”
HOME OCCUPATIONS

(3) This section does not apply to any employees of a home occupation who at no time attend on the lot on which the home occupation is carried on, nor park in the immediate vicinity of the lot.

(4) More than one person may operate a short-term rental in their principal residence.

Amended March 8, 2018
Bylaw 18-035

9 No more than three home occupations shall be carried on in any one dwelling unit, provided that only one of the home occupations has customers that attend the dwelling unit.

Amended Jan 11, 2018
Bylaw 17-110

Advertising

10 Except as expressly permitted in this bylaw, or in the Sign By-law, no sign or other advertising device or advertising matter may be exhibited or displayed on any lot on which a home occupation is being carried on.

11 Subject to the following requirements, where any building is used as a single family dwelling, up to two bedrooms may be used for transient accommodation as a home occupation.

(1) Notwithstanding Section 4, meals or food services may be provided to any customers but not after 12:00 noon.

(2) No liquor shall be provided to any customers.

(3) One parking space for each room available for transient accommodation shall be provided on the lot and a parking space may be located behind another parking space.

(4) No sign may be erected, used, or maintained for the purpose of advertising transient accommodation use within a single family dwelling.

(5) A single family dwelling may be used for transient accommodation whether or not the property contains a secondary suite or garden suite provided however that only one transient accommodation use is permitted on the property

Amended March 8, 2018
Bylaw 18-035

(6) Transient accommodation is restricted to no more than two bedrooms and cannot occupy an entire self-contained dwelling unit.

Amended March 8, 2018
Bylaw 18-035

12 Subject to the following requirements, a short-term rental is permitted as a home occupation in a principal residence.

Amended March 8, 2018
Bylaw 18-035

(1) subject to subsection (2), no more than two bedrooms may be used for short-term rental and the short-term rental cannot occupy an entire self-contained dwelling unit;

Schedule "D"

- (2) the entire principal residence may be used for a short-term rental only occasionally while the operator is temporarily away;
- (3) no liquor may be provided to short-term rental guest; and
- (4) No sign may be erected, used, or maintained for the purpose of advertising short-term rental.

Amending Bylaw 09-01 adopted Jan 19, 2009
Amending Bylaw 17-110 adopted Jan 11, 2018
Amending Bylaw 18-035 adopted March 8, 2018

Appendix C

Luxurious Ocean View Penthouse w/ Secure Parking

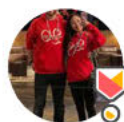
★ 5.0 · 20 reviews · Superhost · Victoria, British Columbia, Canada

[Share](#) [Save](#)




Entire condo hosted by Jonathan

6 guests · 3 bedrooms · 3 beds · 2.5 baths




 **Dedicated workspace**
A private room with wifi that's well suited for working.

 **Self check-in**
Check yourself in with the smartlock.

 **Jonathan is a Superhost**
Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

~~\$642 CAD~~
\$507 CAD night

★ 5.0 · 20 reviews

CHECK-IN 11-03-20...	CHECKOUT 11-06-20...
GUESTS 1 guest 	

Reserve

You won't be charged yet

\$642 CAD x 3 nights \$1,927 CAD








Every booking includes free protection from Host cancellations, listing inaccuracies, and other issues like trouble checking in.

[Learn more](#)

This rare, two-floor Penthouse is located in downtown Victoria & comes with 1 secured underground parking stall. Luxurious 2 bedrooms + den (or third bedroom), 2.5 bathrooms Penthouse overlooks downtown, the inner harbor & boasts a total of 1585 sq ft(148m2) of living space, making it the largest unit in the building. ...

[Show more >](#)

What this place offers

-  City skyline view
-  Harbour view
-  Public or shared beach access
-  Kitchen
-  Wifi

[Show all 73 amenities](#)

Special offer **-\$405 CAD**

Cleaning fee \$199 CAD

Service fee \$255 CAD

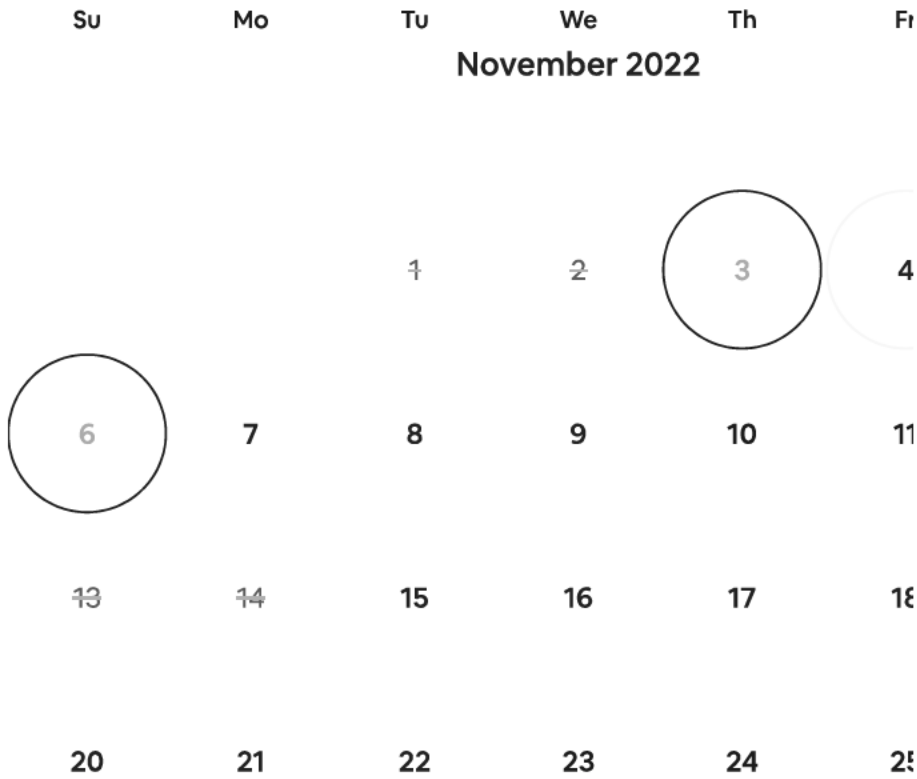
Taxes \$275 CAD

Total **\$2,251 CAD**

 [Report this listing](#)

3 nights in Victoria

Nov. 3, 2022 - Nov. 6, 2022



★ 5.0 · 20 reviews

Cleanliness	5.0
Accuracy	5.0
Communication	5.0
Location	5.0
Check-in	5.0
Value	5.0

Rosalina
October 2022

I don't usually leave reviews on here, but this is an exception since our family really enjoyed our stay at Jonathan's place. The location is very good - close to Chinatown, Downtown, and the Pier.

The place is very clean and we can tell that Jon takes a very good care of it. We can't thank Jon...

[Show more >](#)

Elizabeth

October 2022

Such a wonderful host & beautiful luxurious place! All the fixtures in this home are top tier! Down to the heated floors & the temperature adjustment kettle! Amazing knife set to prepare your home cooked meals & awesome Bluetooth features for your music! Great communication &...

[Show more >](#)

Ilit

October 2022

Amazing place, perfect location, BEST host!!!

Oscar

October 2022

Don't think about any other Airbnb, Jonathans place is definitely where you need to stay.

The location is excellent, communication is great and the house is in immaculate condition and...

[Show more >](#)

Ann

September 2022

We loved Jonathan's condo. Beautifully decorated, very clean, wonderful white linens on the beds and plenty of nice fluffy towels. The outdoor porches are amazing and accessible from each bedroom! Jonathan's attention to detail makes it a breeze to check in and out and utilize the...

[Show more >](#)

Nicholas

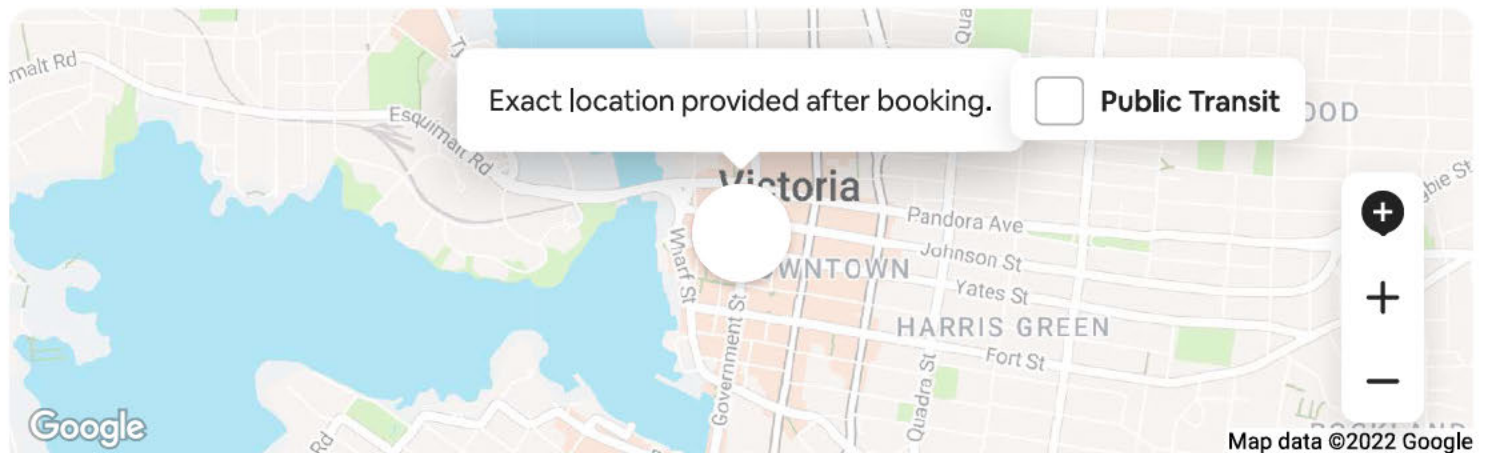
September 2022

Jonathan sets an incredibly high bar with his constant availability, professional and courteous communication and endless accommodations to provide a truly welcoming experience. His place was incredible and we had a phenomenal time. Highly recommended.

[Show more >](#)

Show all 20 reviews

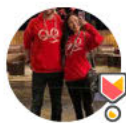
Where you'll be



Victoria, British Columbia, Canada

This hidden gem is centrally located in the core of downtown Victoria. **It's location** allows for privacy from neighboring buildings and is quiet despite being in the heart of the city. As this condo is located in the downtown core of of a busy city, on the weekends there will be some noi...

[Show more >](#)



Hosted by Jonathan

Joined in September 2015

★ 20 Reviews

✓ Identity verified

🏆 Superhost

Insta-gram: vi.oasis

Hello! I live in the capital city of beautiful British Columbia, Victoria, Canada. I enjoy traveling, hosting and meeting new people. Air BnB is a great way to do all things. Looking forward to meeting you and making some great memories along this journey:)

During your stay

I provide a five-star experience and cater to each set of guests individually. I am more than happy to provide recommendations to all my guests, from daytime activities, walking trails to restaurants and local coffee bars.

I can be reached 24/7 and pride myself on providing my guests with 5 star accommodation and service.

Jonathan is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Response rate: 100%

Response time: within an hour

Contact host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.



Things to know

House rules

- 🕒 Check-in: After 4:00 p.m.
- 🕒 Checkout: 10:00 a.m.
- 🔑 Self check-in with smart lock
- 🚭 No smoking
- 🚫 No parties or events
- 🐾 Pets are allowed

[Show more >](#)

Health & safety



JONATHAN RENNISON
9299 CANORA RD
NORTH SAANICH BC V8L 1P1

Nov 3, 2022

Re: **Operating Without a Short-Term Rental Business Licence**

You currently do not hold a valid Short Term Rental licence to operate a short-term rental at 409 595 PANDORA AVE, despite advertising online and accepting bookings. Please submit your application as soon as possible.

Be advised, operating a short-term rental without a valid license is an offence for which penalties are prescribed. **The minimum penalty is a fine of \$500.00 per day for each that offence continues, pursuant to Section 3(1) of the Short-Term Rental Bylaw.**

Short-Term Rental Business Licences are only valid for one calendar year, and will expire every year on January 15. You will need to submit a new application along with current supporting documentation every year, as you will not receive an automatic invoice prompting you to renew your licence.

Please see the NEW application form effective immediately, available on our website at www.victoria.ca/str.

Please submit your application via email to str@victoria.ca, or submit by mail or in person to:

**Bylaw & Licensing Services
#12 Centennial Square
Victoria, BC V8W 1N8**

For more information on applying for a Short-Term Rental business licence, you can visit www.victoria.ca/str. If you have any questions or concerns, or if you no longer wish to operate a short-term rental, please contact the City of Victoria Bylaw & Licensing Services Department at 250-361-0726 or email str@victoria.ca.

Sincerely,

Bylaw and Licensing Services Department
Legislative and Regulatory Services
City of Victoria

To Contact

Telephone: **250.361.0726**
E-Mail: str@victoria.ca

Fax: **250.361.0205**
Web: www.victoria.ca



JONATHAN RENNISON
9299 CANORA RD
NORTH SAANICH BC V8L IPI

Nov 16, 2022

Legislative and
Regulatory Services
Department

Bylaw and Licensing
Services Division

1 Centennial Square
Victoria BC V8W 1P6

Re: **Operating Without a Short-Term Rental Business Licence – Final Warning**

You currently do not hold a valid Short Term Rental licence to operate a short-term rental at 409 595 PANDORA AVE, despite advertising online and accepting bookings. **Please submit your application as soon as possible.**

Be advised, operating a short-term rental without a valid license is an offence for which penalties are prescribed. **The minimum penalty is a fine of \$500.00 per day for each that offence continues, pursuant to Section 3(1) of the Short-Term Rental Bylaw.**

Short-Term Rental Business Licences are only valid for one calendar year, and will expire every year on January 15. You will need to submit a new application along with current supporting documentation every year, as you will not receive an automatic invoice prompting you to renew your licence.

Please see the NEW application form effective immediately, available on our website at www.victoria.ca/str.

Please submit your application via email to str@victoria.ca, or submit by mail or in person to:

**Bylaw & Licensing Services
#12 Centennial Square
Victoria, BC V8W 1N8**

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Sincerely,

Bylaw and Licensing Services Department
Legislative and Regulatory Services
City of Victoria

To Contact

Telephone: **250.361.0726**
E-Mail: str@victoria.ca

Fax: **250.361.0205**
Web: www.victoria.ca

Appendix F

NOTE Nov 21, 2022 1:10 PM MARISSA PELUSO

JONATHAN CALLED RE OPERATING W.O LICENCE LETTER. ASKED WHAT THE BEST WAY FORWARD WOULD BE, I STATED HE SHOULD SUBMIT AN APPLICATION FOR 2022 AND 2023. HE WAS VERY APPREHENSIVE TO APPLY FOR THE 2022 LICENCE AT \$1500 A YEAR. JONATHAN CONFIRMED HE HAD OPERATED ALL 2022 AND WAS GOING TO OPERATE IN 2023. I EXPLAINED OPERATING OR ADVERTISING W.O A LICENCE IS NON COMPLAINT AND CAN BE RETRO ACTIVELY ENFORCED FOR 6 MONTHS. HE STATED HE HAD ANOTHER 4 NIGHTS BOOKED FOR 2022, BUT DID NOT WANT TO PAY THIS YEARS LICENCE AND HOW TO AVOID IT. I STATED AN APPLICATION NEEDED TO BE SUBMITTED TO CONTINUE OPERATING, OR CHANGE THE MINIMUM STAY TO PLUS 30 FOR COMPLIANCE MOVING FORWARD. THIS WOULD NOT PREVENT ENFORCEMENT FROM PREVIOUS OFFENCES, THAT WOULD BE AT THE DISCRETION OF THE BYLAW OFFICERS. AND THAT A RETRO ACTIVE LICENCE FEE FOR 2022 MAY BE APPLICABLE.

From: str@victoria.ca
Sent: January 18, 2023 2:06 PM
To:
Subject: City of Victoria

Hello,

We are please to inform you that your 2023 Short-Term Rental licence has been approved!

The following information provides details of your next steps to comply with regulations:

1. Payment can be made using the link: [Online Payment System \(victoria.ca\)](#)
Your account number is:
2. Display 'City of Victoria Licence Number 000XXXXXX' in all advertising, it can be included in the title or the description, or an image of your licence can be uploaded.
Your licence number will be provided during the online transaction (we recommend noting your licence number if you plan to advertise before receiving the physical licence in the mail):

Licensing Account Details

Verify your Licensing Account information below.

Account Number:

Trade Name:

Displaying a valid licence in all advertising is a requirement of the *SHORT-TERM REGULATION BYLAW*, failure to comply permits a \$250 fine per day. A licence is only valid once approved and paid.

3. Display printed licence in the accommodation space. Once paid, licences will arrive in the mail within 7-10 business days.

If you have any issues or concerns, please contact our office immediately.

Thank you,

Marissa Peluso

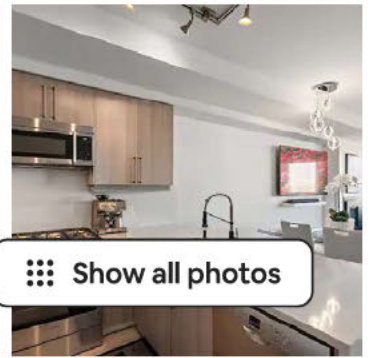
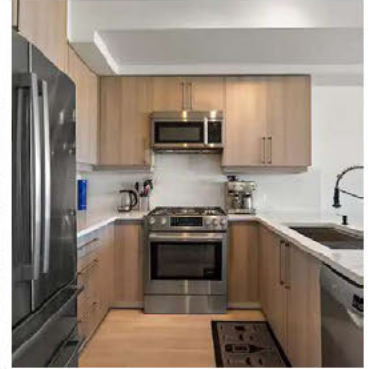
Pronouns: she, her, hers
Short-Term Rental Coordinator, Bylaw and Licensing Services
Legislative and Regulatory Services Department
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6
T 250.361.0726

Appendix H

Luxurious Ocean View Penthouse w/ Secure Parking

★ 5.0 · [25 reviews](#) · 🏠 Superhost · [Victoria, British Columbia, Canada](#)

[Share](#) [Save](#)



[Show all photos](#)

Entire condo hosted by Jonathan

6 guests · 3 bedrooms · 3 beds · 2.5 baths



Dedicated workspace
A room with wifi that's well-suited for working.

Self check-in
Check yourself in with the smartlock.

Jonathan is a Superhost
Superhosts are experienced, highly rated Hosts who are committed to providing great stays for guests.

License # 00043670

This rare, two-floor Penthouse is located in downtown Victoria & comes with 1 secured u/g parking stall. Luxurious 2 bedrooms + den (or third bedroom), 2.5 bathrooms Penthouse overlooks downtown, the inner ...

[Show more >](#)

What this place offers

- City skyline view
- Harbour view
- Public or shared beach access
- Kitchen
- Wifi

\$749 CAD night

★ 5.0 · [25 reviews](#)

CHECK-IN 05-29-20...	CHECKOUT 06-01-20...
GUESTS 1 guest	

Reserve

You won't be charged yet

\$749 CAD x 3 \$2,247 CAD
nights






Cleaning fee \$199 CAD

Airbnb service fee \$363 CAD

Taxes \$429 CAD

Total \$3,238 CAD

[Report this listing](#)

-  Dedicated workspace
-  Free parking garage on premises – 1 space
-  Pets allowed
-  80" HDTV with Netflix, premium cable
-  Elevator

Show all 74 amenities

3 nights in Victoria

May 29, 2023 - Jun. 1, 2023



June 2023

Su	Mo	Tu	We	Th	F
				1	2
4	5	6	7	8	9
11	12	13	14	15	16
18	19	20	21	22	23
25	26	27	28	29	30



★ 5.0 · 25 reviews

Cleanliness	5.0
Accuracy	5.0
Communication	5.0
Location	5.0
Check-in	5.0
Value	5.0

Marilú

May 2023

The place is unique, beautiful, modern, so well decorated and had lovely details like champagne, flowers and chocolates. We couldn't have had anything better.

There were several things for us to eat and drink...

[Show more >](#)

Alexa

May 2023

Absolutely fantastic location and gorgeous suite. My family and I of 6 stayed for 10 days and Jonathan was a great and extremely responsive host. Even went out and bought us new fans when we mentioned the office was a bit warm. Would recommend for families or bigger groups...

[Show more >](#)

Sohni

November 2022

Jonathan was an extremely attentive and kind host. He handled any mixups like a true host and showed the best hospitality we have ever experienced. If we ever needed him, he responded quickly. The unit is right in the heart of downtown Victoria, making walking to points of interest like

[Show more >](#)

Deborah

November 2022

We had a wonderful stay at Jonathan's condo! The condo is amazing, luxurious and comfortable. The location is perfect for exploring Victoria and there are numerous restaurants, coffee shops, bars/pubs, and stores right at your doorstep. Jonathan is a sensational host -- excellent...

[Show more >](#)

Mark

October 2022

Our stay at Jonathan's place was amazing. The condo is in a perfect location. Within walking distance to all our activities. Checking in and out were flawless processes.

...

[Show more >](#)

Rosalina

October 2022

I don't usually leave reviews on here, but this is an exception since our family really enjoyed our stay at Jonathan's place. The location is very good - close to Chinatown, Downtown, and the Pier. The place is very clean and we can tell that Jon takes a very good care of it. We can't thank Jon enough...

[Show more >](#)

Show all 25 reviews

Where you'll be

Victoria, British Columbia, Canada

This hidden gem is centrally located in the core of downtown Victoria. It's location allows for privacy from neighboring buildings and is quiet despite being in the heart of the city. As this condo is located in the downtown core of of a busy city, on the weekends there will be some noise from...

[Show more >](#)



Hosted by Jonathan

Joined in September 2015

★ 25 Reviews

✔ Identity verified

🏆 Superhost

Insta-gram: vi.oasis

Hello! I live in the capital city of beautiful British Columbia, Victoria, Canada. I enjoy traveling, hosting and meeting new people. Air BnB is a great way to do all things. Looking forward to meeting you and making some great memories along this journey:)

During your stay

I provide a five-star experience and cater to each set of guests individually. I am more than happy to provide recommendations to all my guests, from daytime activities, walking trails to restaurants and local coffee bars.

I can be reached 24/7 and pride myself on providing my guests with 5 star accommodation and service.

Jonathan is a Superhost

Superhosts are experienced, highly rated Hosts who are committed to providing great stays for guests.

Response rate: 100%

Marissa Peluso

From: str@victoria.ca
Sent: May 18, 2023 11:43 AM
To:
Subject: OUTSTANDING FEE REMINDER 409-595 PANDORA

Hello,

Our office is contacting you as you currently do not hold a valid Short Term Rental licence to operate a short-term rental at 409-595 PANDORA AVE, despite advertising online and accepting bookings.

A licence is only valid once approved and paid. Your 2023 Short-Term Rental licence was approved but payment was never made.

The following actions must be taken:

1. Pay your 2023 licence fee. Once we have payment received, you can resume operating a short-term rental in the City of Victoria.
2. Change your listing to 30-day min stay.

Be advised, operating a short-term rental without a valid license is an offence for which penalties are prescribed. The minimum penalty is a fine of \$500.00 per day for each that offence continues, pursuant to Section 3(1) of the Short-Term Rental Bylaw.

Payment can be made using the link: [Online Payment System \(victoria.ca\)](#)

Your account number is:

Failure to comply with the actions above by FRIDAY MAY 19TH AT 9 AM could result in further legal consequences.

Sincerely,

Emma Crockett
Short-Term Rental Clerk, Bylaw and Licensing Services
Legislative and Regulatory Services Department
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6
T 250.361.0726



The City of Victoria is located on the homelands of the Songhees and Esquimalt People.

Appendix J

NOTE May 29, 2023 1:00 PM NELSON DUARTE
ATTEMPT CONTACT, MAY 29

On Monday, May 29, 2023, at approximately 1:00 PM, Bylaw Officer DUARTE left a voice mail for Jonathan RENNISON requesting a call back.

NOTE May 29, 2023 2:00 PM NELSON DUARTE
PHONE CONVERSATION NOTES, MAY 29

On Monday, May 29 at approximately 2:00 PM Jonathan contacted DUARTE. DUARTE mentioned the outstanding balance, Jonathan stated he would be paying it immediately.

NOTE May 30, 2023 7:36 AM NELSON DUARTE
BALANCE OWING HAS BEEN PAID

After a brief discussion with the SOC, RENNISON on Monday, May 29, DUARTE observed the balance owing on his 2023 business licence has been paid.

Account Summary - [REDACTED] - RENNISON, JONATHAN	
Name(s)	RENNISON, JONATHAN .Edit
Mailing Address	409 595 PANDORA AVE VICTORIA BC V8W 1N5
Phone Number	
Email Address	
Category	BUSINESS LICENCES

Transaction Details

Record # 5 Account [REDACTED]
Category BUSINESS LICENCES

Main | Batch Details | AP Contact Info | Payment Distribution | GL Postings | Cash Receipt

Description: PAYMENT

Payment Amount: -1,500.00 Effective Date: May 29, 2023

Receipt Number: 205

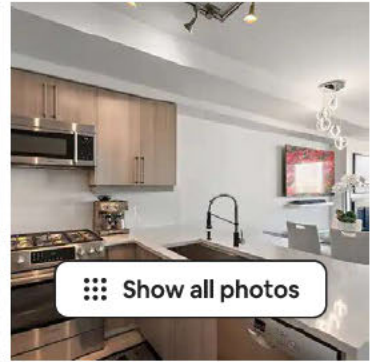
Reference: ECOMPYMT

Note:

Appendix K

Luxurious Penthouse Family Friendly with Parking

[Share](#) [Save](#)



Show all photos

Entire condo in Victoria, Canada

6 guests · 3 bedrooms · 2.5 baths



5.0
★★★★★

36
[Reviews](#)



Hosted by Jonathan

Superhost · 8 years hosting



Dedicated workspace

A room with wifi that's well-suited for working.



Self check-in

Check yourself in with the smartlock.



Free cancellation before February 17

Some info has been automatically translated.

[Show original](#)

License # 00043670

This rare, two-floor Penthouse is located in downtown Victoria & comes with 1 secured u/g parking stall. Luxurious 2 bedrooms + den (or third bedroom), 2.5 bathrooms Penthouse overlooks downtown, the inner harbor & boasts a total of 1585 sq ft(148m2) of living spac...

[Show more](#) >

What this place offers



City skyline view



Harbour view



Public or shared beach access



Kitchen

\$599 CAD night

CHECK-IN 3/18/2024	CHECKOUT 3/21/2024
GUESTS 1 guest	

Reserve

You won't be charged yet

~~\$599 CAD~~ x 3 nights \$1,797 CAD

Cleaning fee \$199 CAD

Airbnb service fee \$296 CAD

Taxes \$350 CAD

Total \$2,642 CAD

[Report this listing](#)

Wifi – 47 Mbps

Dedicated workspace

Free parking garage on premises – 1 space

Pets allowed

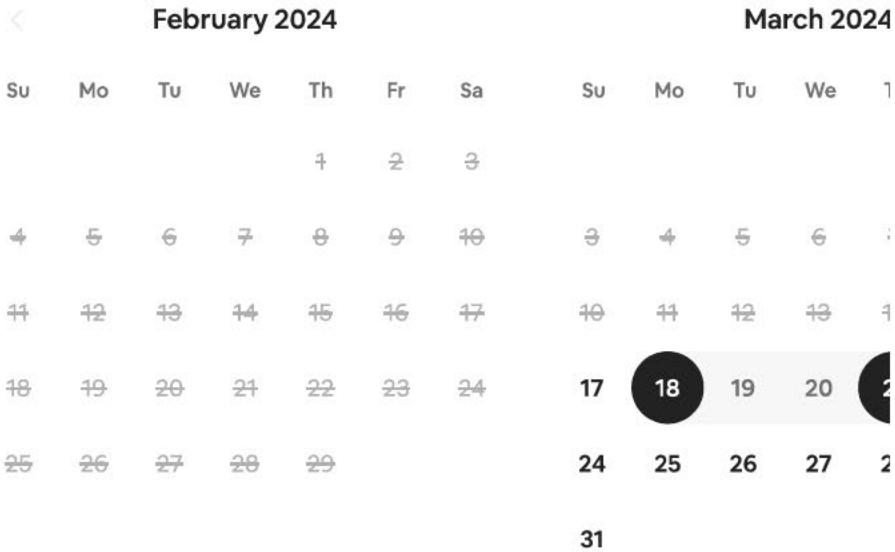
80" HDTV with Netflix, premium cable

Elevator

Show all 74 amenities

3 nights in Victoria

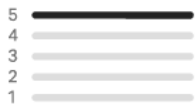
Mar 18, 2024 - Mar 21, 2024



Guest favourite

One of the most loved homes on Airbnb based on ratings, reviews, and reliability

Overall rating



Cleanliness

5.0



Accuracy

5.0



Check-in

5.0



Communication

5.0



Location

5.0



Value

5.0



Karmen

Seattle, Washington

★★★★★ · September 2023 · Stayed with kids

Jonathan was a great host! Not only did he provide a list of recommendations, he also helped us find a great bakery for my 2 year old's birthday. Incredibly helpful, communicative, and provided goodies for us in the house. The house is very clean and has a wonderful location. We'll definitely be back!

[Show more](#)

Lisa

Green Cove Springs, Florida

★★★★★ · September 2023 · Group trip

Jonathan went above and beyond to prepare everything to welcome us. Unfortunately, at the very last minute, we were unable to go to Canada because we misplaced our passports (in a hotel safe) during the multi-week road trip leading up to our Canada stay. We literally had to cancel the morning of our expected arrival. Jonathan was extremel...

[Show more](#)

Edna

Tepic, Mexico

★★★★★ · August 2023 · Group trip

excellent super place,, lots of welcome touches
is one of the best airbnb's we have been
to thank you

Matthew

San Francisco, California

★★★★★ · August 2023 · Group trip

Jonathan's place was simply amazing. The space was immaculately clean, well equipped with essentials, and luxurious. Even better than the penthouse was the host. Jonathan greeted us in person and gave us a full tour. What's more, he made a wonderful dinner reservation for my family and several recommendations throughout our stay. From start to...

[Show more](#)

Derek

6 months on Airbnb

★★★★★ · August 2023 · Stayed a few nights

Jonathan's condo is fantastic, located downtown and walking distance to many restaurants and attractions. It is modern, very clean, stocked with snacks and drinks and has a wonderful rooftop patio where you can relax and enjoy the magnificent views....

[Show more](#)

Michael

Singapore

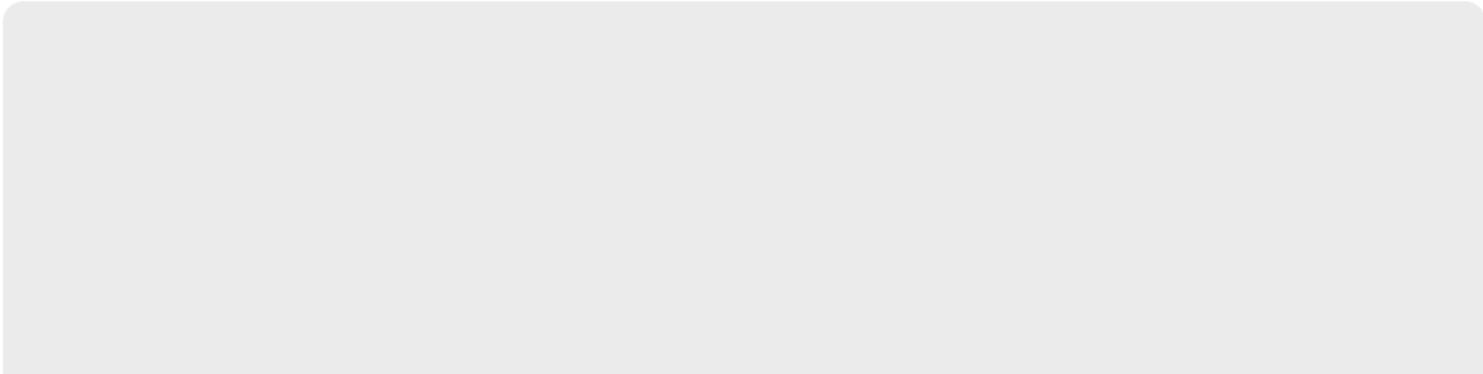
★★★★★ · August 2023 · Stayed with kids

A pleasure staying at Jonathan's Airbnb, and I must say he was an exceptional host. His responsiveness was remarkable, addressing requests promptly and even going the extra mile by delivering extra keys on a Saturday night at short notice. The apartment itself boasts a stunning balcony view that offers breathtaking sunsets. The security...

[Show more](#)

Show all 36 reviews

Where you'll be



Victoria, British Columbia, Canada

This hidden gem is centrally located in the core of downtown Victoria. It's location allows for privacy from neighboring buildings and is quiet despite being in the heart of the city. As this condo is located in the downtown core of a busy city, on the weekends there will be some noise from neighboring restaurants & city traffic. When all windows and...

[Show more >](#)



Hosted by Jonathan

Joined in September 2015

★ 36 Reviews

✔ Identity verified

🏆 Superhost

Insta-gram: vi.oasis

Hello! I live in the capital city of beautiful British Columbia, Victoria, Canada. I enjoy traveling, hosting and meeting new people. Air BnB is a great way to do all things. Looking forward to meeting you and making some great memories along this journey:)

During your stay

I provide a five-star experience and cater to each set of guests individually. I am more than happy to provide recommendations to all my guests, from daytime activities, walking trails to restaurants and local coffee bars. I can be reached 24/7 and pride myself on providing my guests with 5 star accommodation and service.

Jonathan is a Superhost

Superhosts are experienced, highly rated Hosts who are committed to providing great stays for guests.

Response rate: 100%

Response time: within an hour

Contact host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.



Things to know

House rules

Check-in after 4:00 p.m.

Checkout before 10:00 a.m.

6 guests maximum

Show more >

Safety & property

Nearby lake, river, other body of water



Legislative and Regulatory Services Department
Bylaw and Licensing Services Division
1 Centennial Square
Victoria, BC V8W 1P6

str@victoria.ca
victoria.ca/str

2024 Short-Term Rental Business Licence Application

emailed BAA owner consent

Important Notice:

There are new provincial laws that may affect your future eligibility to operate a short-term rental. If at some point you become ineligible to operate a short-term rental as a result of provincial legislation, you will not be reimbursed or receive a discount on your 2024 licence fee.

This application must be completed in full and submitted with all required supporting documents. You can submit your completed package by email to str@victoria.ca, or mail it to the above address.

Any submissions that do not meet the requirements above will result in having to reapply. Owner and Strata Consent must be provided by signing pages 4 and 5 of the application.

All related documentation and information are available at victoria.ca/str. For information or assistance completing this form, please contact Bylaw and Licensing Services at 250.361.0215 or email str@victoria.ca.

*Short-Term Rental Address (APARTMENT / UNIT # / STREET ADDRESS)

Address: 409- 595 Pandora Ave

Postal code: V8W 1N5

*Applicant Information (WHO THE LICENCE IS ISSUED TO)

An application can be submitted by an owner, tenant or management company of a property. Please select one of the following options:

Sole Proprietor's name: (If you plan to operate the business on your own, either under your own name or a business name):

Jonathan Rennison

FIRST NAME, LAST NAME

Partnership name(s): (If you plan to operate the business with one or more partners):

(1) FIRST NAME, LAST NAME

(2) FIRST NAME, LAST NAME

Limited/Incorporated company name: (If you plan to operate the business as a separate legal entity, separate from yourself and your personal assets):

BUSINESS NAME

Limited/Incorporation Information: (if selected above)

Incorporation number: _____

Have you included documents of Incorporation and Notice of Articles?

Yes

No. I authorize the City of Victoria to obtain the documents of Incorporation and Notice of Articles and acknowledge that a \$30 fee plus applicable taxes will be charged by the City of Victoria for this service [Administrative Fees Bylaw No. 04-40]. Please note, documents must be provided with submission. Any documents provided historically will not be considered.



Legislative and Regulatory Services Department
 Bylaw and Licensing Services Division
 1 Centennial Square
 Victoria, BC V8W 1P6

str@victoria.ca
 victoria.ca/str

2024 Short-Term Rental Business Licence Application

*Applicant Contact:

Phone number _____ Email: _____

Mailing address (the address where the applicant receives mail, including the physical licence):

- Same address as short-term rental property
- Other: _____

*Licence Type

- Non-Principal Residence
- Principal Residence

Select all business plans that apply:

- Offering whole home, while you are away Offering up to two bedrooms with shared living spaces, while you are home.

If 'Principal Residence' is selected, please attach two items of identification that prove this is your principal residence. One piece must be a valid and current government-issued ID which states your address (e.g., driver's licence, BC Services Card). The second piece of ID can be a current utility bill that states the billing period, service address and mailing address.

*Designated Responsible Person

(If managed by an agency, the designated responsible person can be a representative from this agency.)

When an operator is not available, the designated responsible person serves as the primary contact for the short-term rental (a person who, at all times that the short-term rental is operated, has access to the premises and has the authority to make decisions in relation to the premises and the rental agreement). The responsible person must be able to attend the short-term rental premises within two hours of being requested to do so.

Relationship to Operator: Partner

Name: Erin Giesbrecht Email: _____

Address: 409-595 Pandora Ave Phone number: _____

- The above Designated Responsible Person has consented to the use of their contact information.

*Business Plan / Advertisement

Host Name (the profile and or name used to offer the short-term rental): Jonathan Rennison

Relationship to applicant (if not the same person): _____

Do you have another person, property manager or service company that participates in your short-term rental business? (this may include but not limited to advertisement, management of bookings and communications with guests)

- No, only the individual(s) declared as the applicant will participate in the business
- Yes

If yes, please complete the information below (including page 3)

Select all that apply:

- Property manager / property management company Family member
- Cleaning service Other _____



Legislative and Regulatory Services Department
 Bylaw and Licensing Services Division
 1 Centennial Square
 Victoria, BC V8W 1P6

str@victoria.ca
victoria.ca/str

2024 Strata Council Consent Form Short-Term Rental

***Is this property part of a strata?** Yes No If yes, please complete the information below.

This is to certify that I Zena Crabtree-Greene, as Strata Council Executive Member
(STRATA COUNCIL EXECUTIVE MEMBER; MUST NOT BE SAME AS APPLICANT)

for 409- 595 Pandora Ave. have read the Short-Term Rental Business Licence Application Form
(UNIT AND STREET ADDRESS)

submitted by Jonathan Rennison. I can confirm that our Strata has no bylaws prohibiting the above
(APPLICANT)

address from operating as a Short-Term Rental in compliance with City of Victoria Bylaws.

I, the undersigned, confirm as the business owner(s)/operators(s)/licencee(s) that the above noted information is true and will comply with all relevant provisions of the Short-Term Rental Regulation Bylaw No. 18-036 and all other applicable City Bylaws.

Applicant's name(s): Jonathan Rennison

Applicant's signature(s): 1. _____ Date: January 8, 2024

(if applicable) 2. _____ Date: _____

Strata council executive member's name: Zena Crabtree-Greene

Strata council executive member's phone number: _____

Strata council executive member's email: _____

Strata council executive member's signature: _____ Date: January 8, 2024

If your application is received more than 60 days after consent is given above, it is not considered valid consent.



Legislative and Regulatory Services Department
 Bylaw and Licensing Services Division
 1 Centennial Square
 Victoria, BC V8W 1P6

str@victoria.ca
victoria.ca/str

2024 Short-Term Rental Business Licence – Important Information

Completion of this application does not guarantee approval. Approved licences will be issued **only** upon receipt of payment of the Short-Term Rental Business Licence fee. Operating a Short-Term Rental without a valid licence is an offence for which penalties are prescribed. A person found guilty of an **offence** under this Bylaw is subject to a fine of not less than \$250 and not more than \$500 for every instance that an offence occurs or each day that it continues (*Short-Term Rental Regulation Bylaw No. 18-036; Sec. 8*).

Licences are effective from January 16 to January 15 of the following year, are non-transferable and the licence fee(s) paid are non-refundable. Short-Term Rental Business Licences must be re-applied for at the start of each calendar year and must include up-to-date supporting documentation.

Please see website for:

[Short-Term Rental Regulation Bylaw No.18-036](#)

[Schedule D – Home Occupations; Zoning Regulation Bylaw No. 80-159](#)

Privacy Notification: This information is being collected for the purpose of determining the Operator's eligibility for a Short-Term Rental Business Licence in the City of Victoria pursuant to its Bylaw(s). In providing this information, you have consented to its use for the above-described purpose and declare that all the information provided herein is correct. This information may be shared with applicable City of Victoria departments and related agencies for the purpose of required inspections and approval of this licence application. The legislated authority to collect your personal information is Section 26 (c) of the *Freedom of Information and Protection of Privacy Act* and Section 3 (2) of the *Short-Term Rental Regulation Bylaw*. If you wish to obtain further information regarding the collection of your personal information, please contact the Information Access and Privacy Analyst Archives and Records Management, 1 Centennial Square, Victoria, BC V8W 1P6 250.361.0347 or email foi@victoria.ca.

***Declaration:**

I, the undersigned, confirm as the business owner(s)/operators(s) that the above noted information is true and will comply with ALL relevant provisions of the *Short-Term Rental Regulation Bylaw No. 18-036* and all other applicable City Bylaws. Further, failure to meet these obligations may result in the business licence being suspended or reported to City Council for possible revocation. **I understand I cannot commence business until such time as a Short-Term Rental Business Licence has been approved, paid in full, and issued.**

Applicants's name(s) (printed): Jonathan Rennison

Applicant's signature(s): 1 _____ Date signed: January 8, 2024

(if applicable) 2. _____ Date signed: _____, 20 _____

Date Stamp (office use only)



Legislative and Regulatory Services Department
Bylaw and Licensing Services Division
1 Centennial Square
Victoria, BC V8W 1P6

str@Victoria.ca
victoria.ca/str

2024 Short-Term Rental Business Licence Application

Property Manager / Property Management Company

Name of management company: _____

Name of property manager or main contact: _____

Phone Number: _____ Email: _____

Business Address: _____

Issuing municipality: _____ Licence number: _____

If the issuing municipality is not the City of Victoria, is it:

- Inter-municipal
- Inter-community

Cleaning Service / Other Business

Name of management company: _____

Name of property manager or main contact: _____

Phone Number: _____ Email: _____

Business Address: _____

Issuing municipality: _____ Licence number: _____

If the issuing municipality is not the City of Victoria, is it:

- Inter-municipal
- Inter-community

Family Member

Name of individual: _____

Relationship to applicant: _____

Phone Number: _____ Email: _____

Address: _____



Legislative and Regulatory Services Department
 Bylaw and Licensing Services Division
 1 Centennial Square
 Victoria, BC V8W 1P6

str@victoria.ca
victoria.ca/str

2024 Owner Consent Form Short-Term Rental

***If there is more than one registered owner, all owners are required to sign the Owner Consent Form.**

This is to certify that I _____, as the legal owner of
 _____,
 _____ have read the

 Short-Term Rental Business Licence (address) Application Form submitted by _____

and consent to the above premises being used as a Short-Term Rental in compliance with City of Victoria Bylaws.

I, the undersigned, confirm as the business owner(s)/operators(s) that the above noted information is true and will comply with ALL relevant provisions of the Short-Term Rental Regulation Bylaw No. 18-036 and all other applicable City Bylaws.

Owner's name: _____

Owner's signature: _____ Date: _____

Owner's name: _____

Owner's signature: _____ Date: _____

Owner's name: _____

Owner's signature: _____ Date: _____

If your application is received more than 60 days after consent is given above, it is not considered valid consent.

DRIVER'S LICENCE and SERVICES CARD
British Columbia CAN

RENNISON,
JONATHAN ANDREW CHARLES



Issued: 2021-Sep-01
Expires: 2026-May-01

Restrictions:
Endorsements:

Class: 5

Wt. 86.0 kg Ht. 178 cm

Sex: M Eyes: BLU Hair: BRN



BRITISH
COLUMBIA

409/595 PANDORA AVE
VICTORIA BC V8W 1N5

1

Your bill highlights

Your bill for Sep 14, 2023 to Nov 14, 2023

- Your bill includes a one-time rate adjustment charge as a result of a 0.4% rate increase that has been applied retroactively to April 1, 2022. For more information, visit bchydro.com/rates.
- Thank you for your payment of \$150.00 on Nov 2, 2023.
- Your account contains additional charges. Please see bill details for more information.
- Your account includes a transferred balance of -\$4.25. Please refer to bill details for more information.
- To track your electricity usage, visit bchydro.com/login.

Total Due

\$122.13

Due by Dec 8, 2023

Turn for bill details →

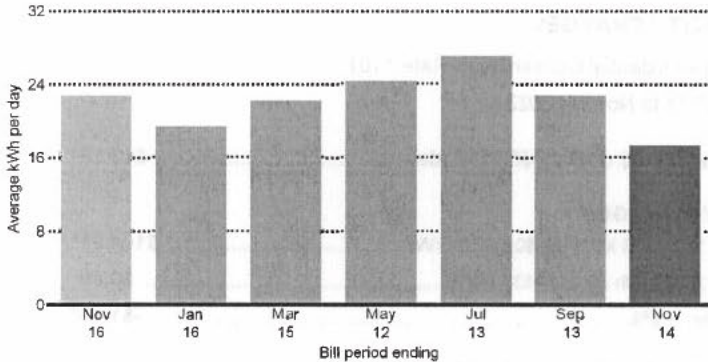
Your electricity usage over time

23%

decrease of 5 kWh per day in electricity used compared to the same period last year

\$1.88

average daily cost of electricity this bill period



■ Same period last year ■ Past usage ■ This period

Did you know?

You used a total of 1,076 kWh from Sep 14, 2023 to Nov 14, 2023.

Use our online tracking tools to view your detailed electricity use by the month, week, day or even hour – up to the previous day. Visit bchydro.com/login.

Ways to pay your bill

We offer several options for you to pay your bill.



bchydro.com/login – direct withdrawal from your bank account through MyHydro



Auto-pay – have your bills paid automatically from your bank account



Online banking – visit your bank's website or pay in person at your local branch



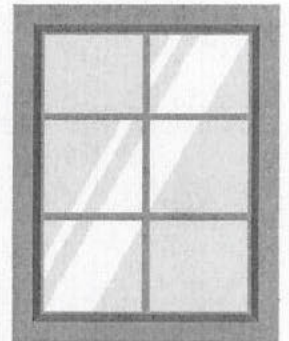
Credit card – pay through Paymentus, a third party service provider that charges a service fee

For more information, visit bchydro.com/payments.

Seal up those gaps

Apply draftproofing to drafty gaps around windows and doors to prevent heat loss in the winter, and heat gain in the summer.

Get more tips at bchydro.com/hometips



Meter reading information

Energy

Meter number

Starting Sep 14, 2023..... 51019
Ending Nov 14, 2023..... 52095
Difference..... 1076

1,076 kWh used over 62 days



You're charged the Step 1 rate for electricity up to a certain threshold in each billing period, and a higher Step 2 rate for all electricity use beyond that threshold. This billing period you stayed in the lower Step 1 rate. You were 300 kWh below your Step 2 threshold of 1,376 kWh this billing period.

Your next meter reading is on or around Jan 15, 2024.

Go paperless

Get access to your account online.
To get started, visit bchydro.com/gopaperless.

Maintaining your account

If we receive your payment after the due date, you may be charged a late payment fee. To learn more about your account with BC Hydro, visit bchydro.com/customerservicerules.

Privacy

Protecting your personal information is an obligation we take seriously. For more information, visit bchydro.com/privacy.

GST Registration # R121454151

Have a question?

Visit bchydro.com/gethelp
Call us at 1 800 BCHYDRO (1 800 224 9376).

Bill details

Sep 14, 2023 to Nov 14, 2023

PREVIOUS BILLING PERIOD

Previous bill..... \$145.86
Payment received Nov 2, 2023..... -\$150.00

BALANCE FORWARD

-\$4.14

ACCOUNT CHARGES

Late payment charge..... \$2.12
Rate Rider on rate adjustment..... -\$0.10
Electricity rate adjustment..... \$6.50
GST on rate adjustment..... \$0.32
Interest on rate adjustments..... \$0.13
Transferred balance from your closed account
(1102-1010 View St, Victoria)..... -\$4.25
Security deposit interest..... -\$1.15

ACCOUNT CHARGES SUBTOTAL

\$3.57

ELECTRICITY CHARGES

Based on Residential Conservation Rate 1101
Sep 14, 2023 to Nov 14, 2023

Basic Charge 62 days @ \$0.2117 /day..... \$13.13*

ENERGY CHARGES

Step 1: 1,076 kWh @ \$0.0975 /kWh..... \$104.91*
Step 2: 0 kWh @ \$0.1408 /kWh..... \$0.00
Rate rider -1.0%..... -\$1.18*

TAXES ON ELECTRICITY CHARGES

* GST 5% on \$116.86..... \$5.84

ELECTRICITY CHARGES SUBTOTAL

\$122.70

TOTAL DUE **\$122.13**

JON A RENNISON
409-595 PANDORA AVE
VICTORIA BC V8W 1N5

From: str@victoria.ca
Sent: March 5, 2024 11:27 AM
To: 'Jon Rennison'
Subject: RE: CITY OF VICTORIA
Attachments: Schedule D.pdf; Short-term Rentals Info.pdf; STR Regulation Bylaw.pdf; Bylaw Inspections-What You Need to Know.pdf

Good morning Jon,

Our office enters the information into the system as it is declared on each application. As we are manually entering all application, there are clerical errors that can occur. After reviewing your account, our office processed your application as a non-principal licence application and not a principal resident application.

We have corrected the application and the next step in a principal resident application is to schedule an inspection.

Bylaw Officer CARR is available:

Saturday March 9th at 930am

Or

Saturday March 9th at 1pm

If these options do not work with your schedule, please let me know at your earliest convenience and I will look at future dates. Please note the applicant must attend the inspection.

I have attached a few helpful documents for your review.

Please note, as stated in the attached document “What You Need to Know” if the Inspecting Officer determines that there is a valid reason to inspect an area, you will be asked to grant access. Unless it is unreasonable to inspect those areas at that time, you are required to provide access.

Kind regards,

Emma Crockett

Pronouns: she, her, hers

Short-Term Rental Administrator, Bylaw and Licensing Services

Legislative and Regulatory Services Department

City of Victoria

1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0726



The City of Victoria is located on the homelands of the Songhees and Esquimalt People.

From: Jon Rennison
Sent: Monday, March 4, 2024 1:03 AM
To: str@victoria.ca
Subject: Re: CITY OF VICTORIA

Hello,

I am left very confused after clicking the link to pay for my STR Principal Residence license. Under the link I was sent in the email below www.victoria.ca/str, I have taken a screen shot to show that a principal residence license costs \$150.00, but I have been sent a link to pay \$1500.00. Why am I being charged \$1500 (LNC rate) when I have applied for a principal residence license for where I live?

I have reviewed my application and I have outlined clearly that I was applying for a principal residence license, sent it my identification and BC Hydro bill. I look forward to some clarification on this.

Many thanks,

Jon

Sent from [Outlook](#)

From: str@victoria.ca <str@victoria.ca>
Sent: February 26, 2024 10:23 AM
To:
Subject: CITY OF VICTORIA

Hello,

We are please to inform you that your 2024 Short-Term Rental licence has been approved!

The City of Victoria is currently reviewing its Short-Term Rental Regulation Bylaw. For current information regarding short-term rental regulations and future updates, please visit: www.victoria.ca/str

Please read the following information in full, as it outlines in detail the next required steps to comply with regulations:

1. Payment can be made using the link: [Online Payment System \(victoria.ca\)](#)

Your account number is:

2. Display 'City of Victoria Licence Number 000XXXXXX' in all advertising, it can be included in the title or the description of each listing.

Your licence number will be provided during the online transaction. We recommend noting your licence number if you plan to advertise before receiving the physical licence in the mail.

Licensing Account Details

Verify your Licensing Account information below.

Account Number:

Trade Name:

A grey rectangular box redacting the account number and trade name information.

Displaying a valid licence in all advertising is a requirement of the *SHORT-TERM REGULATION BYLAW*, failure to comply permits a \$250 fine per day. A licence is only valid once approved and paid.

3. Display printed licence in the accommodation space. Once paid, licences will arrive in the mail within 7-10 business days.

Bylaw and Licensing Services

Legislative and Regulatory Services Department

City of Victoria

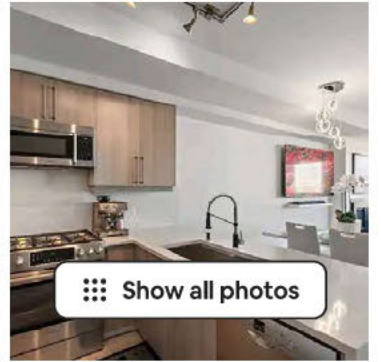
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0726

Appendix N

Luxurious Penthouse Family Friendly with Parking

[Share](#) [Save](#)



Entire condo in Victoria, Canada

6 guests · 3 bedrooms · 2.5 baths



5.0
★★★★★

36
[Reviews](#)



Hosted by Jonathan
Superhost · 9 years hosting



Self check-in
Check yourself in with the smartlock.



Furry friends welcome
Bring your pets along for the stay.



Great location
100% of recent guests gave the location a 5-star rating.

Some info has been automatically translated.
[Show original](#)

License # 00043670

This rare, two-floor Penthouse is located in downtown Victoria & comes with 1 secured u/g parking stall. Luxurious 2 bedrooms + den (or third bedroom), 2.5 bathrooms Penthouse overlooks downtown, the inner harbor & boasts a total of 1585 sq ft(148m2) of living spac...

[Show more](#) >

What this place offers



City skyline view



Harbour view



Public or shared beach access

\$599 CAD night

CHECK-IN 3/17/2024	CHECKOUT 3/20/2024
GUESTS 1 guest	

Reserve

You won't be charged yet

\$599 CAD x 3 nights \$1,797 CAD

Cleaning fee \$199 CAD

Airbnb service fee \$296 CAD

Taxes \$350 CAD

Total \$2,642 CAD




Only 16 hours left to book

The host will stop accepting bookings for your dates soon.

[Report this listing](#)

 Kitchen

 Wifi – 47 Mbps

 Dedicated workspace

 Free parking garage on premises – 1 space

 Pets allowed

 80" HDTV with Netflix, premium cable

 Elevator

Show all 74 amenities

3 nights in Victoria

Mar 17, 2024 - Mar 20, 2024

March 2024							April 2024				
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th
					1	2		1	2	3	4
3	4	5	6	7	8	9	7	8	9	10	11
10	11	12	13	14	15	16	14	15	16	17	18
17	18	19	20	21	22	23	21	22	23	24	25
24	25	26	27	28	29	30	28	29	30		
31											



Guest favourite

One of the most loved homes on Airbnb based on ratings, reviews, and reliability

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	5.0 	5.0 	5.0 	5.0 	5.0 	5.0

Karmen

Seattle, Washington

★★★★★ · September 2023 · Stayed with kids

Jonathan was a great host! Not only did he provide a list of recommendations, he also helped us find a great bakery for my 2 year old's birthday. Incredibly helpful, communicative, and provided goodies for us in the house. The house is very clean and has a wonderful location. We'll definitely be back!

[Show more](#)

Lisa

Green Cove Springs, Florida

★★★★★ · September 2023 · Group trip

Jonathan went above and beyond to prepare everything to welcome us. Unfortunately, at the very last minute, we were unable to go to Canada because we misplaced our passports (in a hotel safe) during the multi-week road trip leading up to our Canada stay. We literally had to cancel the morning of our expected arrival. Jonathan was extremel...

[Show more](#)

Edna

Tepic, Mexico

★★★★★ · August 2023 · Group trip

excellent super place,, lots of welcome touches
is one of the best airbnb's we have been
to thank you

Matthew

San Francisco, California

★★★★★ · August 2023 · Group trip

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[Show more](#)

Derek

7 months on Airbnb

★★★★★ · August 2023 · Stayed a few nights

Jonathan's condo is fantastic, located downtown and walking distance to many restaurants and attractions. It is modern, very clean, stocked with snacks and drinks and has a wonderful rooftop patio where you can relax and enjoy the magnificent views....

[Show more](#)

Michael

Singapore

★★★★★ · August 2023 · Stayed with kids

A pleasure staying at Jonathan's Airbnb, and I must say he was an exceptional host. His responsiveness was remarkable, addressing requests promptly and even going the extra mile by delivering extra keys on a Saturday night at short notice. The apartment itself boasts a stunning balcony view that offers breathtaking sunsets. The security...

[Show more](#)

Show all 36 reviews

Where you'll be

This hidden gem is centrally located in the core of downtown Victoria. It's location allows for privacy from neighboring buildings and is quiet despite being in the heart of the city. As this condo is located in the downtown core of a busy city, on the weekends there will be some noise from neighboring restaurants & city traffic. When all windows and...

[Show more >](#)

Meet your Host

Lives in Victoria, Canada

Insta-gram: vi.oasis Hello! I live in the capital city of beautiful British Columbia, Victoria, Canada. I enjoy traveling, hosting and meeting new people. Air BnB is a great way to do all things. Looking forward to meeting you and...

[Show more >](#)

Jonathan is a Superhost

Superhosts are experienced, highly rated Hosts who are committed to providing great stays for guests.

Host details

Response rate: 100%
Responds within an hour

[Message Host](#)

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.

Things to know

House rules

Check-in after 4:00 p.m.

Checkout before 10:00 a.m.

6 guests maximum

[Show more >](#)

Safety & property

Nearby lake, river, other body of water

Carbon monoxide alarm

Smoke alarm

[Show more >](#)

Cancellation policy

This reservation is non-refundable.

Review the Host's full cancellation policy, which applies even if you cancel for illness or disruptions caused by COVID-19.

[Show more >](#)

[Airbnb](#) > [Canada](#) > [British Columbia](#) > [Capital](#) > [Victoria](#)

Explore other options in and around Victoria

Surrey
Vacation rentals

Richmond
Vacation rentals

North Vancouver
Vacation rentals

Vancouver Island
Vacation rentals

Seattle
Vacation rentals

Burnaby
Vacation rentals

Squamish
Vacation rentals

Forks
Vacation rentals

Portland
Vacation rentals

Other types of stays on Airbnb

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Appendix O



BYLAW OFFICER

OFFICER NAME		Bylaw Officer (BO) CARR			
DATE/TIME	2024-03-16 1:00 PM	CFS#	257145	LOCATION	409 595 Pandora Ave
INDIVIDUAL PRESENT	<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No		
NAME	Jonathan RENNISON			D.O.B. (YYYY-MM-DD)	

STATEMENT

On **Saturday, March 16, 2024**, at approximately 1:00 PM, Bylaw Officer (BO) CARR, and SLEIGHTHOLME were working in full uniform, at 409 595 Pandora Ave to conduct a short-term rental (STR) inspection. Upon arrival, CARR and SLEIGHTHOLME located the building and buzzed the last name RENNISON. A male answered and CARR announced herself and advised that she was there for an inspection. The male stated that he was the brother of Jonathan RENNISON and that he had a unit in the building as well. He also stated that he thought STRs were no longer allowed. CARR asked if he could buzz her in so that she could execute the inspection at the correct unit. RENNISON’s brother did so, and officers took the elevator up to unit 409. Officers identified themselves as bylaw officers for the City of Victoria and provided RENNISON with a copy of the ‘Bylaw Inspections’ handout. Officers explained that they would be putting on boot covers before entering the suite.

Upon entering, officers observed that the condo was in the process of being re-painted. Two additional people were present in the home. There were no personalized photographs on the walls, and many labels with directions for guests. A key hook was fixed to the wall with several additional keys with fobs. CARR then advised RENNISON that she would need to take photographs of the entire home. RENNISON agreed and CARR began taking photographs at the front entrance where she saw a bathroom, closet, small office/den (which is advertised as a room with a bed in the AirBnB add), storage under the stairs, and an electrical closet full of cleaning supplies, tools, and linens. Officers then moved into the main living space where there was a kitchen and living room which also had a lack of personal items and appeared to be ready to receive accommodation. It is worth noting that the previous 2 years the condo had been licenced under a non principal business licence.

Officers then moved to the top floor where there was a bathroom, 1 bedroom which was very clean and free of personal items. CARR then moved through the hallway, which was complete with many signs for guests, and moved to the primary bedroom. A backpack sat on the bed. RENNISON moved it out of the way when officers entered the bedroom. The primary had a closet and bathroom as well. The closet contained several shirts, and pairs of pants, but very few or no shoes. Much signage was visible in the room, as well as an entrance to the deck. It was noted that there did not appear to be any women’s clothing present in the home however, RENNISON listed the responsible person as his girlfriend, and wrote that her address was also 409 595 Pandora.

Officers then moved to the main floor to discuss the business plan. CARR noticed that RENNISON called one of the 2 additional people in the condo his mom and gestured to the younger female when mentioning his girlfriend. CARR asked RENNISON what had changed since last year when he held a non-principal licence for the condo. RENNISON stated that he sold a home in Sydney, and has now lived at 409 595 Pandora for roughly a year. He was trying to sell a property in North Saanich (9299 CANORA RD). He states that he splits his time between the home in North Saanich, and Pandora. RENNISON advised that the North Saanich home will be

torn down and built upon at some point this year. Currently on pause pending changes to federal building initiatives. Once the North Saanich address has been demolished, he will live full time at his Pandora Address. However, he currently splits time.

CARR then stated to RENNISON that he was currently advertising without a licence. To which RENNISON said "yes". CARR stated that he could receive an MTI for that. CARR does not have the enforcement file on this property. As such, she did not make a statement regarding enforcement actions. While going through the business plan (see the attachment in the file), RENNISON stated that he would like for it to be documented that he is the strata council president for the building and has access to all the cameras in the building which could prove that he lives at 409 595 Pandora. He then stated that he will appeal if his licence is denied.

RENNISON advised that he does not take bookings from September-February. During the spring and summer, he is at the Pandora location unless somebody books his property. He stated that he doesn't want to share space so will leave when people have booked. He stated that if the limit is to do so 4x a year, then he will only do so 4x a year. CARR thanked RENNISON for the inspection and departed from the condo.

Twenty-Six (26) photos were taken (attached to CFS).

Bylaw Officer (BO) CARR
Victoria Bylaw Services

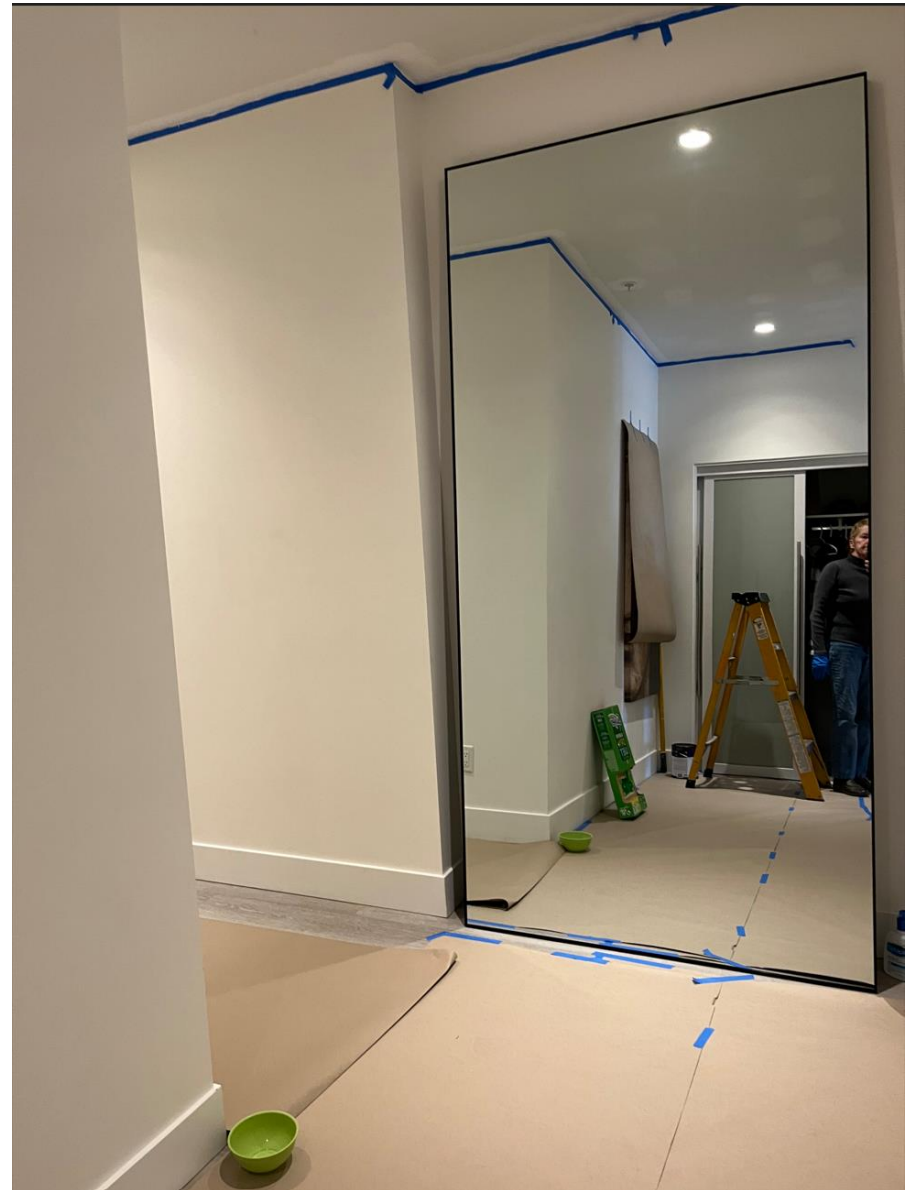
Appendix P

Inspection: 409-595 Pandora Avenue, 25 images.

Image 1: Exterior front door.



Images 2: Interior front entrance ('A' on floor plan).



Images 3-4: Front entry with signage ('A' on floor plan).

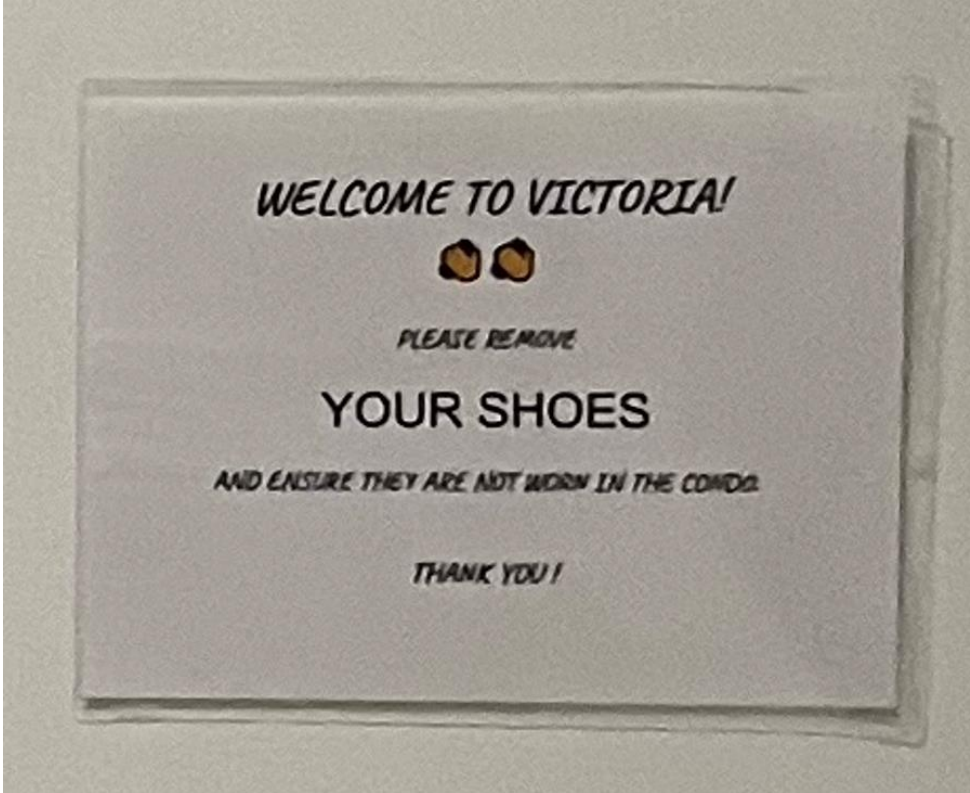
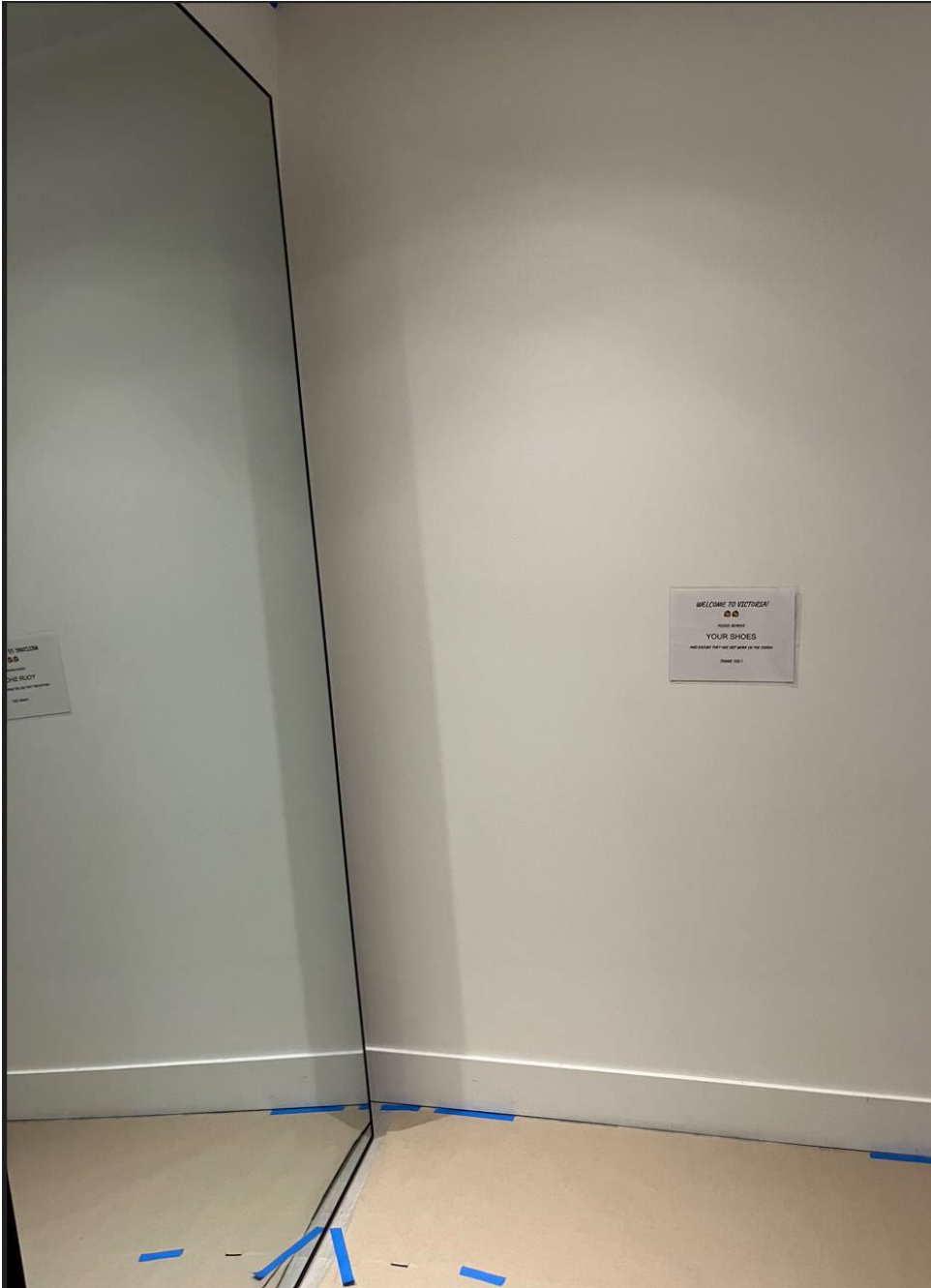
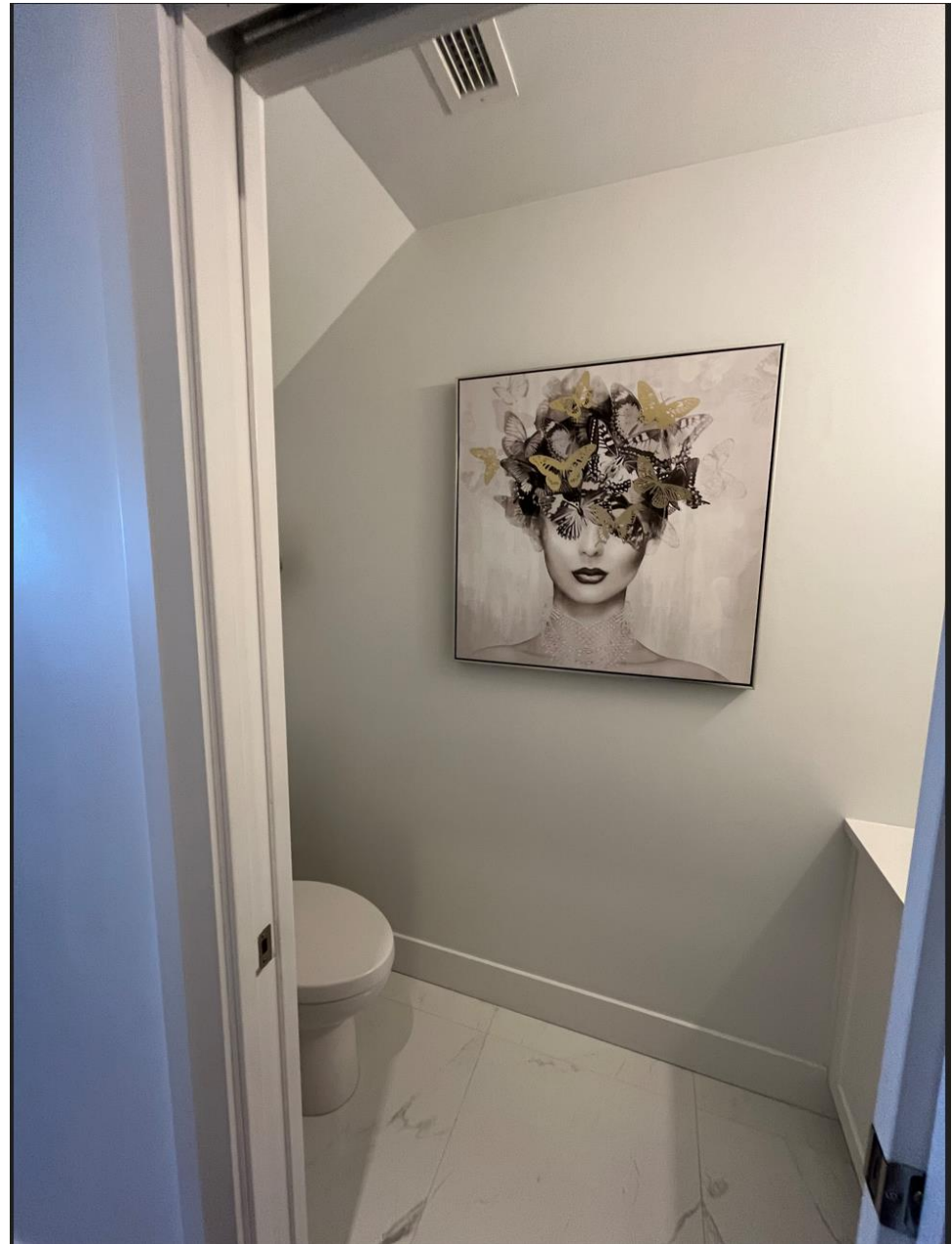


Image 5: Key holder and signage.



Image 6: Main floor bathroom ('B' on floor plan).



Images 7-8: Storage room with signage ('C' on floor plan).

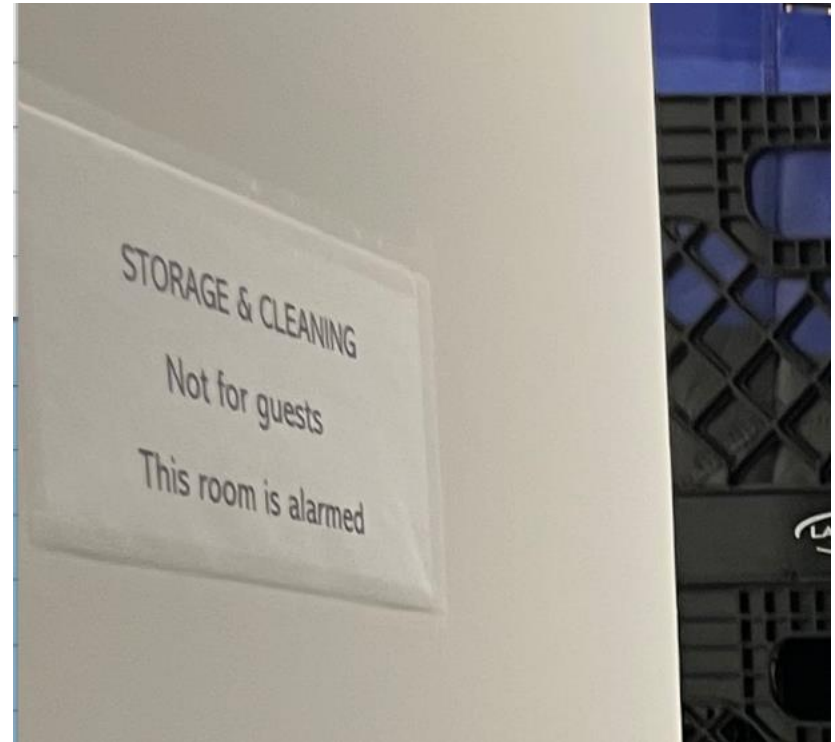
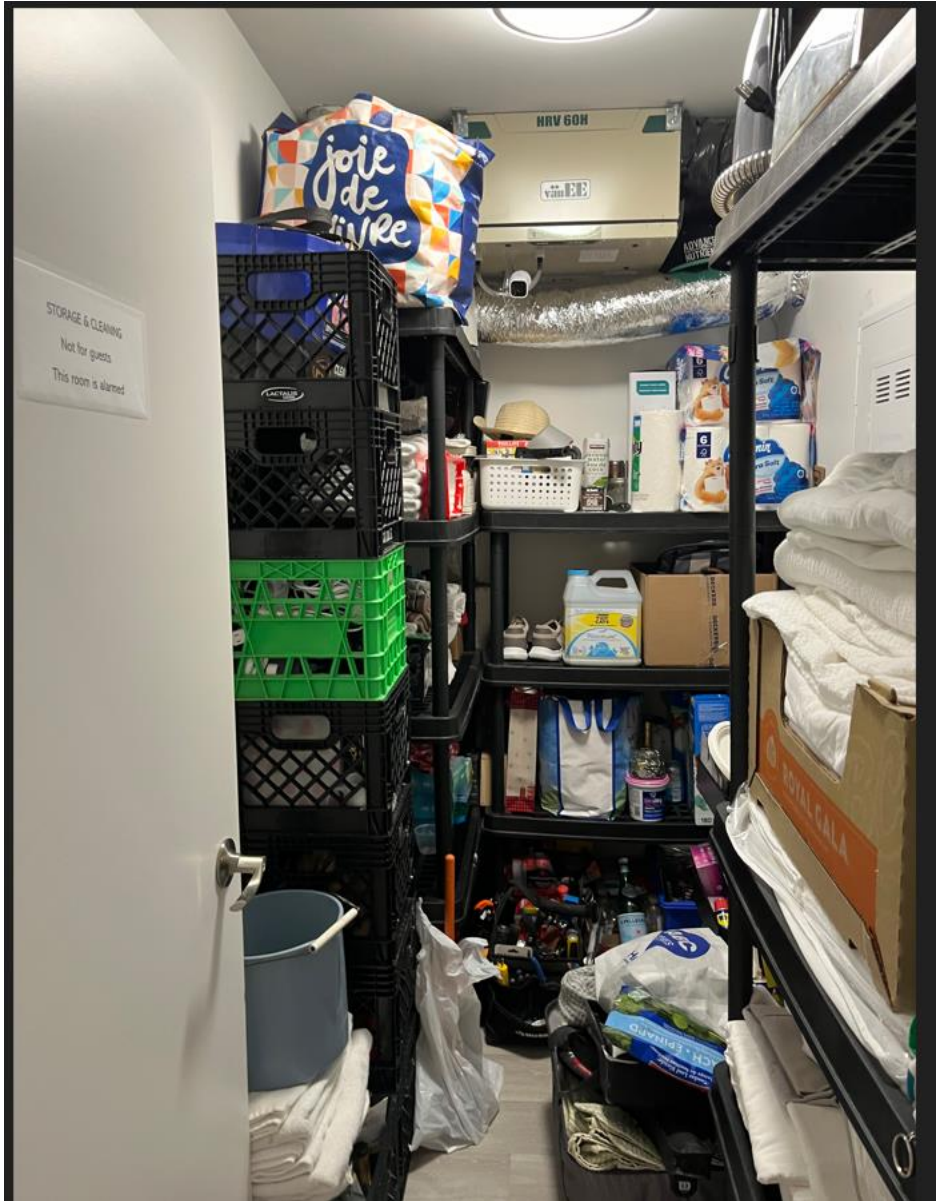


Image 9: Den ('D' on floor plan).



Image 10: Storage under stairwell with signage.

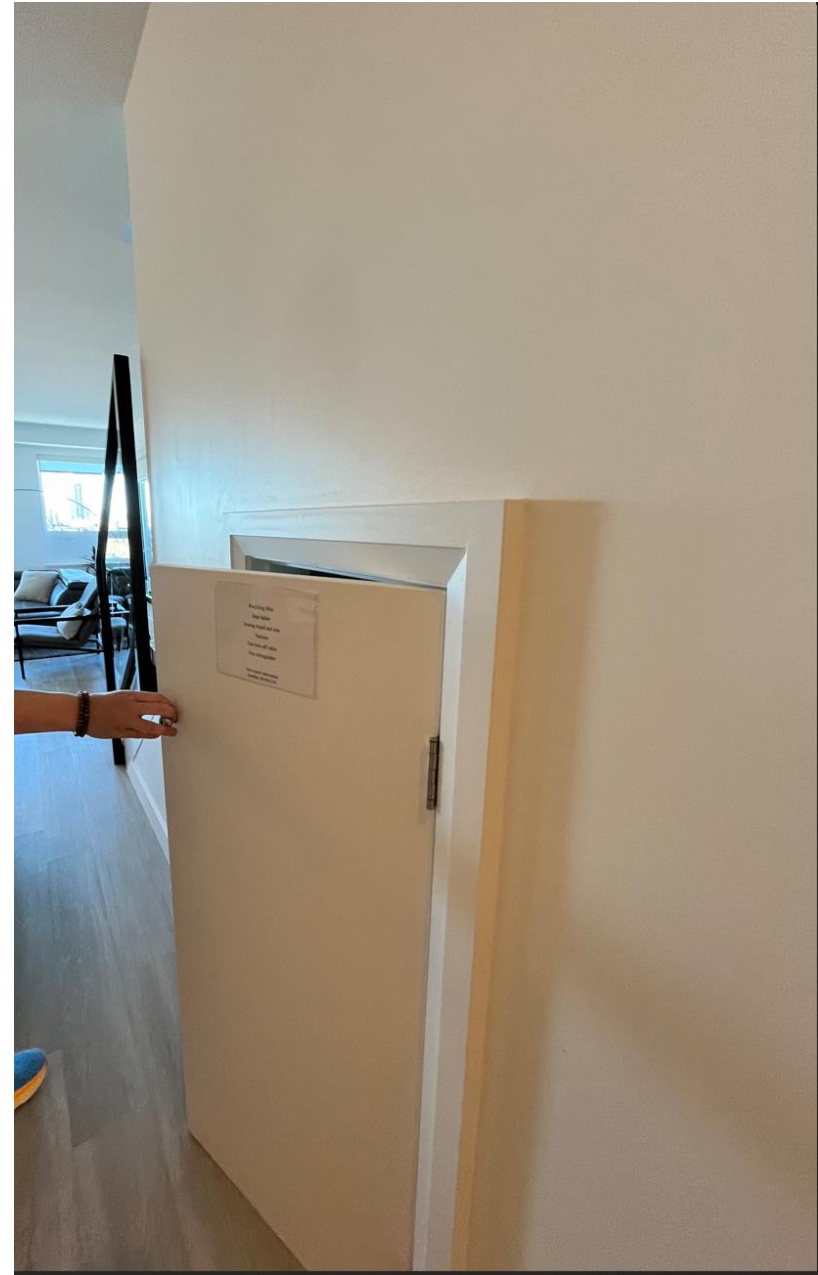


Image 11: Kitchen ('E' on floor plan).



Image 12: Living room ('F' on floor plan).

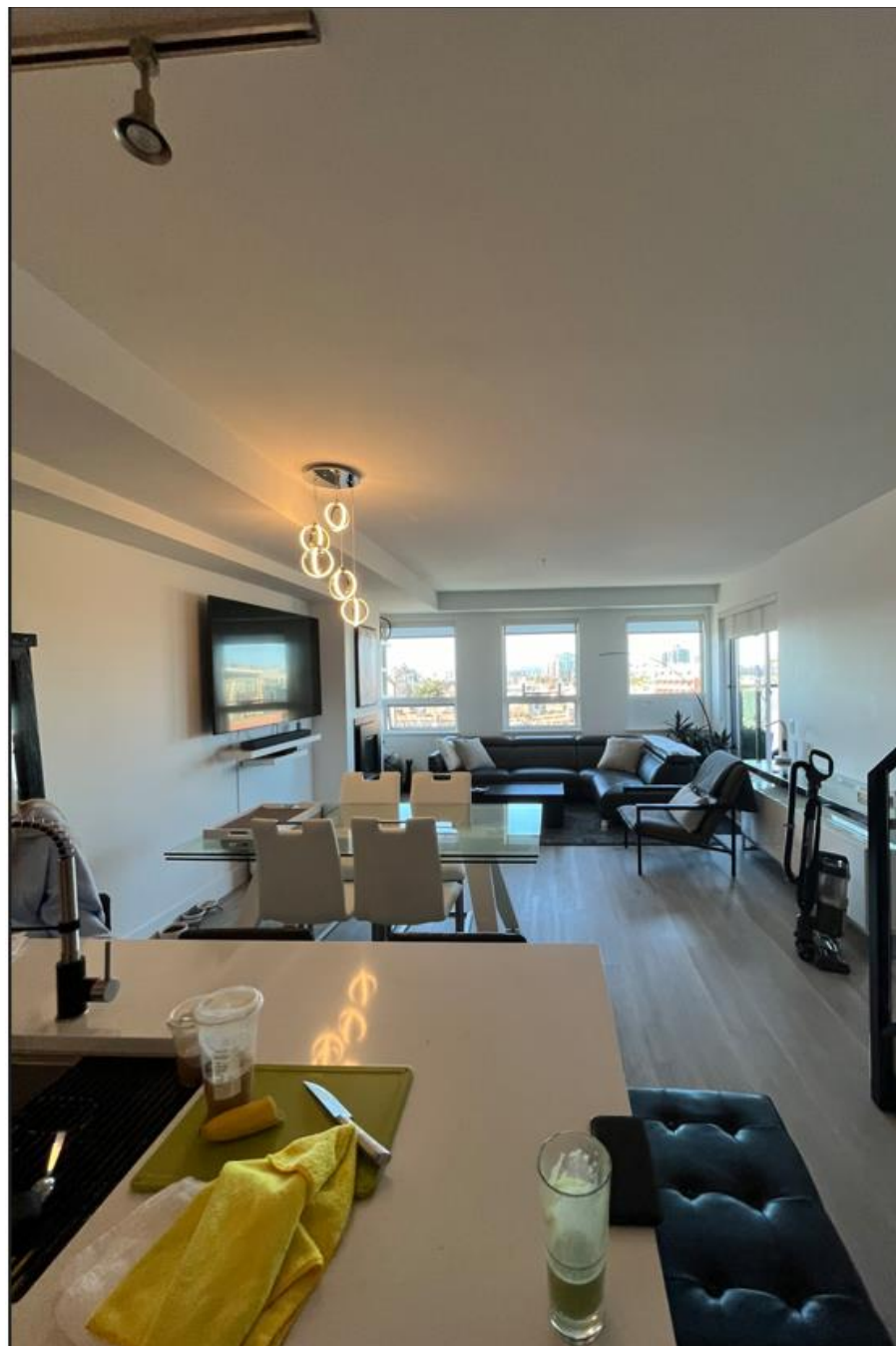


Image 13: Stairwell ('G' on floor plan).

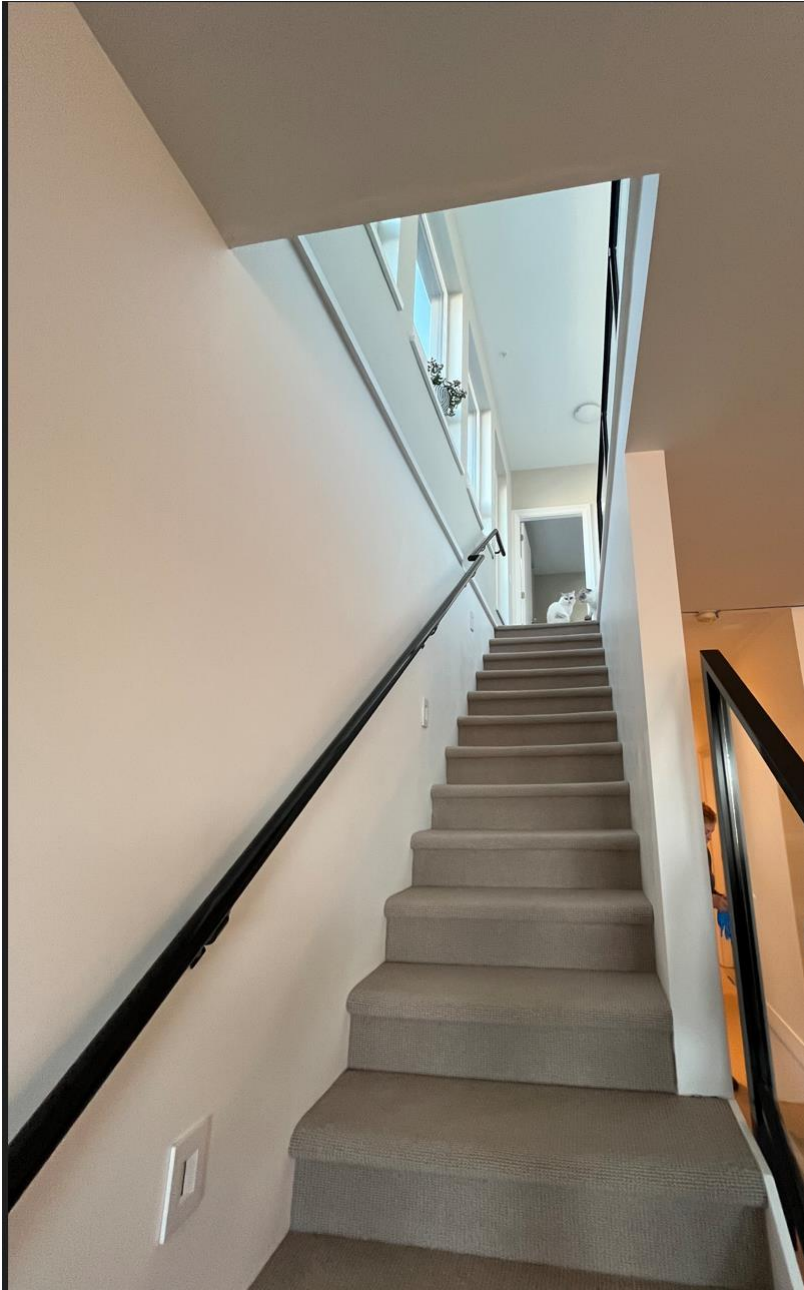


Image 14: Upper-level hallway ('H' on floor plan).



Image 15: Primary bedroom ('1' on floor plan).



Image 16: Primary deck with signage ('1' on floor plan).



Image 17: Primary closet and ensuite ('J' on floor plan).



Image 18: Primary closet ('J' on floor plan).



Images 19-21: Access to deck with signage ('K' on floor plan).

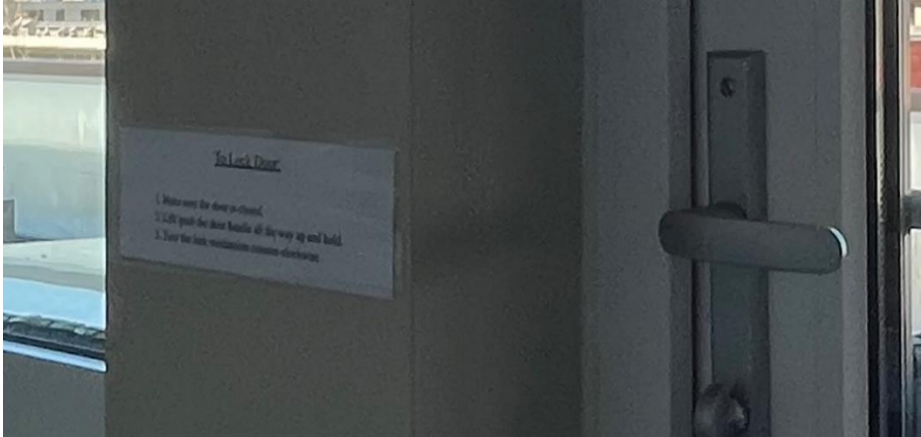


Image 22: Upper-level bathroom ('L' on floor plan).



Image 23: upper-level signage.

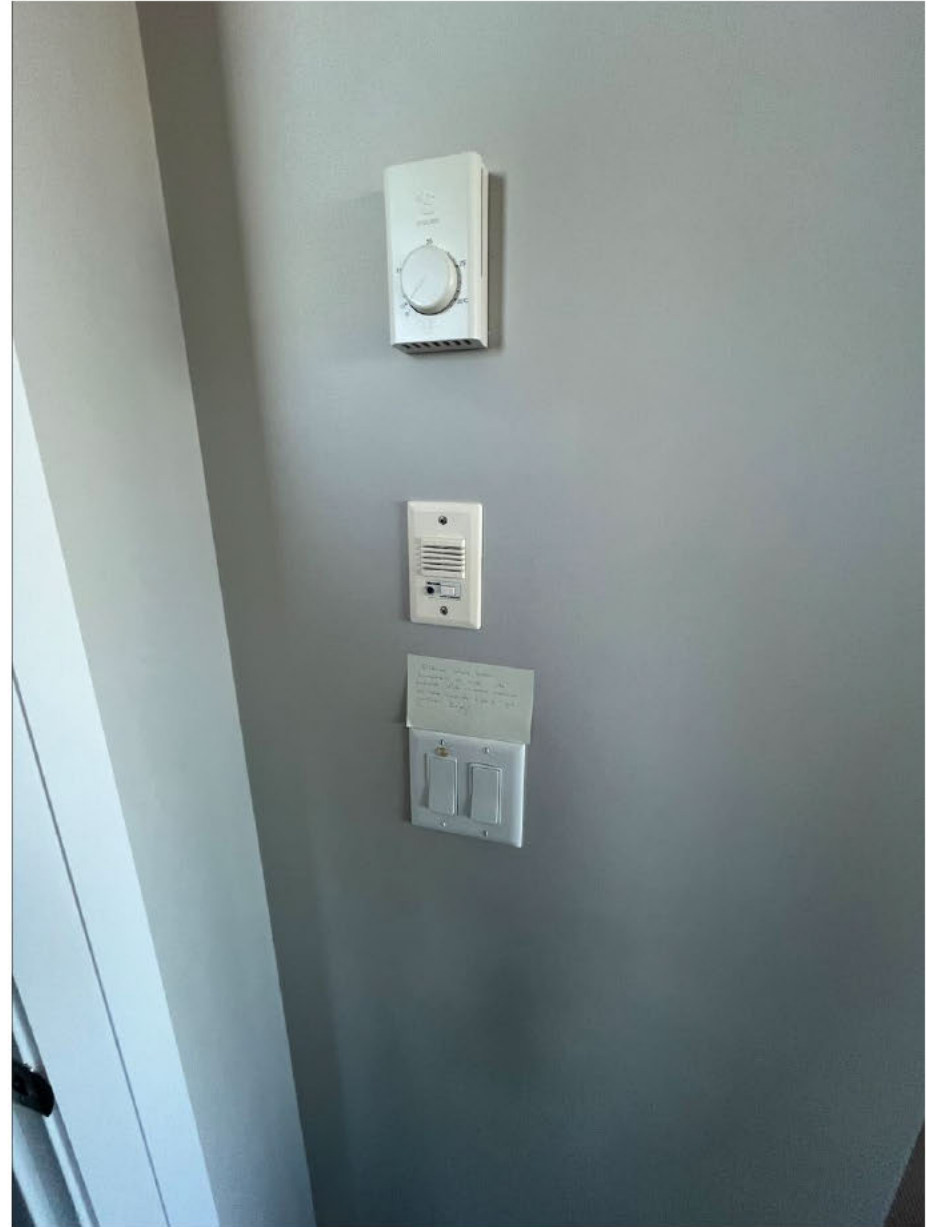
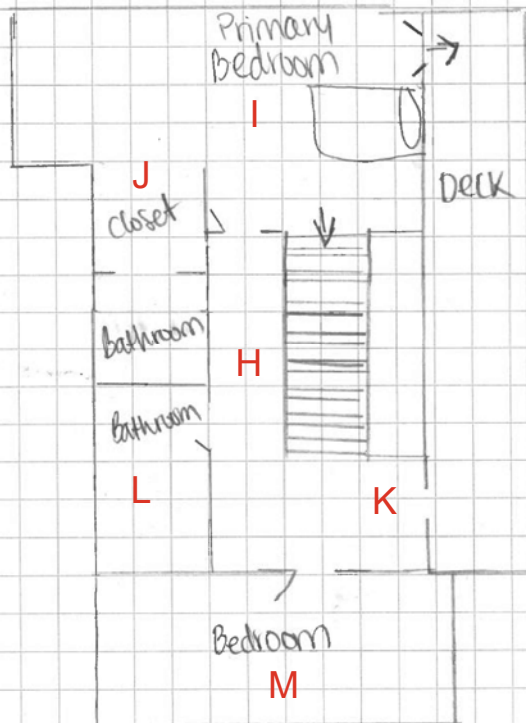
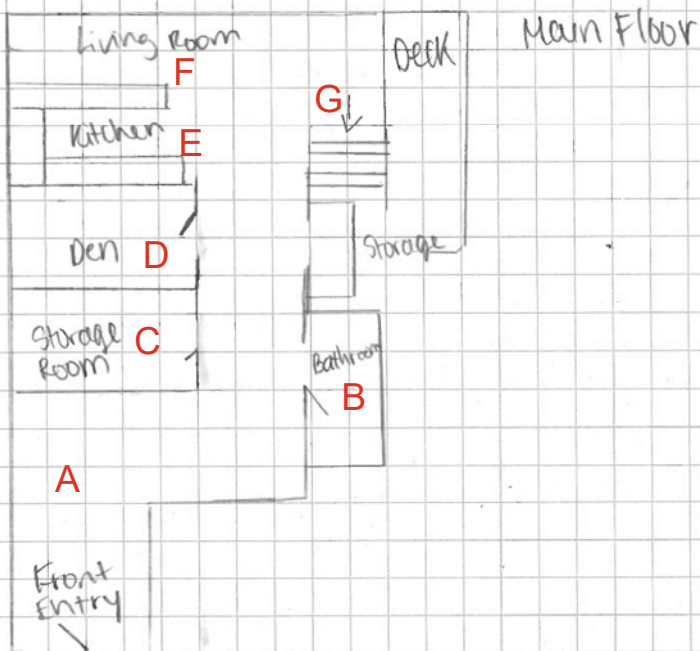


Image 24-25: Bedroom with signage ('M' on floor plan).



Appendix Q

469 595 Pandora
Inspected 2024-03-16
Bo Carr



Luxurious, Ocean View 2 Story Penthouse - Downtown - Secure Parking
10/10 Exceptional
See all 27 reviews >

3 bedrooms • 2+ bathrooms • Sleeps 6 • 2100 sq ft

Popular amenities
Kitchen, Washer, Dryer, Pet friendly, Free WiFi, Air conditioning

Check out the area
Chinatown (2 min walk), Victoria Harbour (15 min walk), Victoria Clipper Ferry Terminal (19 min walk), Victoria, BC (YYJ-Victoria Intl.) (29 min drive)

Price: \$441 avg per night
Add dates for total pricing

Calendar: Start date → End date. April 2024. Selected dates: 26, 27, 28, 29, 30.

Sign in: Earn OneKeyCash each time you stay at a place that feels like home.

Become a Vrbo host: and earn extra money. See how

Luxurious, Ocean View 2 Story Penthouse - Downtown - Secure Parking
10/10 Exceptional
See all 27 reviews >

3 bedrooms • 2+ bathrooms • Sleeps 6 • 2100 sq ft

Popular amenities
Kitchen, Washer, Dryer, Pet friendly, Free WiFi, Air conditioning

Check out the area
Chinatown (2 min walk), Victoria Harbour (15 min walk), Victoria Clipper Ferry Terminal (19 min walk), Victoria, BC (YYJ-Victoria Intl.) (29 min drive)

Price: \$441 avg per night
Add dates for total pricing


Calendar: Start date → End date. May 2024 and June 2024. Selected dates: 29, 30, 31 in May; 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 in June.

Sign in: Earn OneKeyCash each time you stay at a place that feels like home.

Become a Vrbo host: and earn extra money. See how

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Schedule (Sharepoi... BC Assessment - In... CRD Regional Map Short-Term Rentals... CORP SEARCH BVL - Bylaw Service... STR DATABASE schedule-d Short-Term Rental... PM TRACKER.xlsx Internal Plan Search... STR Presentation fo... Other favorites



Overview Amenities Policies Location Host Save

Condo

Luxurious, Ocean View 2 Story Penthouse - Downtown - Secure Parking

10/10 Exceptional
See all 27 reviews >

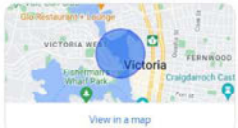
3 bedrooms 2+ bathrooms Sleeps 6 2100 sq ft

Popular amenities

- Kitchen
- Washer
- Dryer
- Pet friendly
- Free WiFi
- Air conditioning

See all property amenities >

Check out the area



- Chinatown 2 min walk
- Victoria Harbour 15 min walk
- Victoria Clipper Ferry Terminal 19 min walk
- Victoria, BC (YYJ-Victoria Intl.) 29 min drive

View in a map See more >

Victoria, BC

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[Sign in](#)

\$441 avg per night

Add dates for total pricing

Start date → End date


< July 2024 August 2024 >

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Schedule (Sharepoi... BC Assessment - In... CRD Regional Map Short-Term Rentals... CORP SEARCH BVL - Bylaw Service... STR DATABASE schedule-d Short-Term Rental... PM TRACKER.xlsx Internal Plan Search... STR Presentation fo... Other favorites



Overview Amenities Policies Location Host Save

Condo

Luxurious, Ocean View 2 Story Penthouse - Downtown - Secure Parking

10/10 Exceptional
See all 27 reviews >

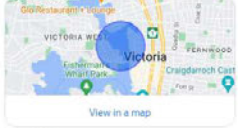
3 bedrooms 2+ bathrooms Sleeps 6 2100 sq ft

Popular amenities

- Kitchen
- Washer
- Dryer
- Pet friendly
- Free WiFi
- Air conditioning

See all property amenities >

Check out the area



- Chinatown 2 min walk
- Victoria Harbour 15 min walk
- Victoria Clipper Ferry Terminal 19 min walk
- Victoria, BC (YYJ-Victoria Intl.) 29 min drive

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\$441 avg per night

Add dates for total pricing


Start date → End date

< September 2024 October 2024 >

S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7				1	2	3	4
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Overview Amenities Policies Location Host Save

Condo

Luxurious, Ocean View 2 Story Penthouse - Downtown - Secure Parking

10/10 Exceptional
See all 27 reviews >

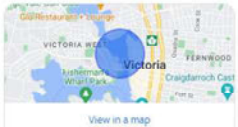
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Popular amenities

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- Dryer
- Pet friendly
- Free WiFi
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See all property amenities >

Check out the area



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See more >

Victoria, BC

Earn OneKeyCash each time you stay at a place that feels like home

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\$441 avg per night

Add dates for total pricing

Start date → End date

November 2024							December 2024						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
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17	18	19	20	21	22	23	22	23	24	25	26	27	28
24	25	26	27	28	29	30	29	30	31				

[Clear dates](#) [Submit](#)

Spaces

- Deck or patio
- Porch or lanai
- Kitchen
- Balcony
- Separate dining area

See all rooms and beds details

About this property

Luxurious, Ocean View 2 Story Penthouse - Downtown - Secure Parking

License # 00043670

This rare, two-floor Penthouse is located in downtown Victoria and comes with secured underground parking. This luxurious furnished 2 bedroom + den (or third bedroom), 2.5 bathrooms Penthouse overlooks downtown and the inner harbor and boasts a total of 1205 sq ft (140m²) of living space, making it the largest unit in the building.

This one-of-a-kind unit features a 400 sq ft primary patio with a full dining table, 2 tanning recliners, couches and a fireplace, plenty of room to enjoy outdoor dining. The primary bedroom has a separate patio for two to enjoy the sunsets, wine and ocean views. The main floor patio has a gas BBQ.

This hidden gem is centrally located in the core of downtown Victoria. Its location allows for privacy from neighboring buildings and is quiet despite being in the heart of the city. Steps away from bistros, coffee shops, shopping and Canada's oldest Chinatown. Minutes away from the harbor, theater district, The Empress Hotel and Parliament. As this condo is located in the downtown core of a busy city, on the weekends there will be some noise from neighboring restaurants city traffic. When all windows and doors are closed, the noise is very quiet.

This building was originally built in 1987 for the Ministry of Forests Service and was revitalized into a condo building only 5 years ago in 2017. It was then completely renovated in 2021 with premium fixtures and finishes throughout, heated floors featured in all bathrooms. Fabulous layout with the bedrooms completely separate and the two floors gives a feeling of a townhouse versus a condo. Fantastic livability in this unit.

Features:

- Elevator
- Gym
- Seamless secure access

\$441 avg per night

Add dates for total pricing

Start date End date

Travelers
2 travelers

[Price details](#)

[Check availability](#)

[Contact host](#)

https://www.vrbo.com/25974267?dateless=true&pwa=1&fr=HSR&pwa_ts=1711478007491&referrerUrl=HR0cHM6Ly93d3cudnliby5jb20vS90ZWwtU2VhcmNo&useRewards=true&adults=2®ion=...

Overview Amenities Policies Location Host Save

Spaces

- Deck or patio
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Luxurious, Ocean View 2 Story Penthouse - Downtown - Secure Parking

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- Gym
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\$441 avg per night

Add dates for total pricing

Start date End date

Travelers
2 travelers

[Price details](#)

[Check availability](#)

[Contact host](#)

Appendix R

https://www.airbnb.ca/rooms/576485902646496037?source_impression_id=p3_1709663567_Yz%2FtAkti7OaJY50&guests=1&adults=1#availability...

Schedule (Sharepoi... BC Assessment - In... CRD Regional Map Short-Term Rentals... CORP SEARCH BYL - Bylaw Service... STR DATABASE schedule-d Short-Term Rental... Other favorites

Entire condo in Victoria, Canada
6 guests · 3 bedrooms · 2.5 baths

Guest favourite One of the most loved homes on Airbnb, according to guests

Hosted by Jonathan
Superhost · 9 years hosting

Dedicated workspace
A room with wifi that's well-suited for working.

Self check-in
Check yourself in with the smartlock.

Jonathan is a Superhost
Superhosts are experienced, highly rated Hosts.

Some info has been automatically translated. [Show original](#)

License # 00043670

This rare, two-floor Penthouse is located in downtown Victoria & comes with 1 secured u/g parking stall. Luxurious 2 bedrooms + den (or third bedroom), 2.5 bathrooms

Select dates
Add your travel dates for exact pricing

CHECK-IN Add date CHECKOUT Add date

March 2024 April 2024

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24	25	26	27	28	29	30	28	29	30				
31													

Clear dates Close

11:01 AM 2024-03-05



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License # 00043670

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Add dates for prices

Select dates
 Add your travel dates for exact pricing

CHECK-IN Add date CHECKOUT Add date

May 2024							June 2024						
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26	27	28	29	30	31		23	24	25	26	27	28	29
							30						

Clear dates Close



Show all photos

Entire condo in Victoria, Canada

6 guests · 3 bedrooms · 2.5 baths



Guest favourite

One of the most loved homes on Airbnb, according to guests



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Dedicated workspace

A room with wifi that's well-suited for working.



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Add dates for prices

Select dates

Add your travel dates for exact pricing

CHECK-IN Add date | CHECKOUT Add date

July 2024							August 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6				1	2	3	
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21	22	23	24	25	26	27	18	19	20	21	22	23	24
28	29	30	31				25	26	27	28	29	30	31

Clear dates | Close



Show all photos

Entire condo in Victoria, Canada

6 guests · 3 bedrooms · 2.5 baths



Guest favourite

One of the most loved homes on Airbnb, according to guests



Hosted by Jonathan
Superhost · 9 years hosting



Dedicated workspace
A room with wifi that's well-suited for working.



Self check-in
Check yourself in with the smartlock.



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Select dates

Add your travel dates for exact pricing

CHECK-IN
Add date

CHECKOUT
Add date

< **September 2024** **October 2024** >

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22	23	24	25	26	27	28	20	21	22	23	24	25	26
29	30						27	28	29	30	31		

[Clear dates](#) Close

Some info has been automatically translated. [Show original](#)

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Show all photos

Entire condo in Victoria, Canada

6 guests · 3 bedrooms · 2.5 baths



Guest favourite

One of the most loved homes on Airbnb, according to guests



Hosted by Jonathan
Superhost · 9 years hosting



Dedicated workspace
A room with wifi that's well-suited for working.



Self check-in
Check yourself in with the smartlock.



Jonathan is a Superhost
Superhosts are experienced, highly rated Hosts.

Add dates for prices

Select dates

Add your travel dates for exact pricing

CHECK-IN Add date

CHECKOUT Add date

November 2024							December 2024						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	1	2	3	4	5	6	7
3	4	5	6	7	8	9	8	9	10	11	12	13	14
10	11	12	13	14	15	16	15	16	17	18	19	20	21
17	18	19	20	21	22	23	22	23	24	25	26	27	28
24	25	26	27	28	29	30	29	30	31				

[Clear dates](#) **Close**

Some info has been automatically translated. [Show original](#)

License # 00043670

This rare, two-floor Penthouse is located in downtown Victoria & comes with 1 secured u/g parking stall. Luxurious 2 bedrooms + den (or third bedroom), 2.5 bathrooms

Marissa Peluso

From: Lauren Carr
Sent: March 17, 2024 8:09 AM
To:
Subject: Follow Up

Good morning, Jonathan.

I'm emailing to follow up with our conversation from our inspection on 2024-03-16. I left a message with the phone number you provided on your application as well.

Looking for some clarification regarding your living situation. You stated that you split time between 595 Pandora, and 9299 Canora. However, my notes show that you advised that home has either been demolished or not fit for living/renting. Could you please clarify/correct me if this is incorrect?

Regards,

Lauren Carr
Bylaw Officer
Bylaw & Licensing Services
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6
Tel: 2364648178



The City of Victoria is located on the homelands of the Songhees and Esquimalt People.

Appendix T

NOTE Mar 17, 2024 1:45 PM LAUREN CARR
PHONE CALL WITH RENNISON - 2024-03-17

On March 17, 2024 at approximately 11:30 AM, BO CARR called Jonathan RENNISON at to follow up with him. During the initial inspection, RENNISON stated that his home in North Saanich was in bad shape and in no condition to rent. He stated that he splits time between his Pandora condo and North Saanich home. However, CARR was confused how he was staying in the North Saanich home if it was in such bad shape.

RENNISON clarified during the phone call that it was not in such bad shape but was going to be demolished once a federal housing initiative came through. He stated that when people book his condo, he'll go back to stay at the North Saanich home. He did not want to share space and be at the condo when guests were there.

The information from the phone call was reflected in the officer statement



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Amenities

For Sale

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♡ Save



Short-term Rental Listing Overview

🏠 3

🏠 2.5

👤 6

★ 5

Luxurious Penthouse Family Friendly with Parking

Market: [Victoria](#) Market Score: 71 Type: Apartment Price Tier: Luxury

\$140.5K

Revenue Potential ⓘ

273

Days Available ⓘ

\$109.2K

Annual Revenue ⓘ

56%

Occupancy ⓘ

\$709

Average Daily Rate ⓘ

How has this listing performed historically?

🔒 Advanced

Occupancy Rate ▾ over the Last 12 mo.

What key amenities does this listing offer?

Map 📍

This appeal is made regarding the decision of the Licence Inspector to deny the business license for a principal residence short-term rental license at 409-595 Pandora Avenue, held by Jonathan Rennison. The decision, based on section 4(b) of the Short-term Rental Regulation Bylaw, overlooks critical aspects of my case that demonstrate compliance and address the points raised in the denial.

Dear City Council,

I am writing to address the City Council regarding the Inspector's report. It is essential that the council considers the report as it currently stands, reflecting the errors present in the copy staff provided me, rather than relying on any last-minute changes that could undermine the integrity of the process.

I want to emphasize that the copy of the inspector's report provided to me, signed and dated September 13, 2024, (please see attached photo) contains fundamental errors. Specifically, the report rejected a license for an entirely different building and unit number, which raises serious questions about its validity.

After an extensive 130-day review period (typically 30-60 days), it is alarming that not only was my unit number misdocumented, but the address of the building itself was also incorrect. Such errors raise serious questions about the thoroughness and accuracy of the inspection and review process. Having the wrong address begs the question of whether the inspector was even referencing the correct notes or report. If the inspector is simply copying and pasting addresses or making such fundamental mistakes, it highlights a significant flaw in the entire review process. This lack of attention to detail undermines the validity of the conclusions drawn regarding my eligibility. The assertion that my appeal relies solely on discrediting staff overlooks the critical impact of these inaccuracies.

As the inspector has the ability to amend the report prior to submission to the council, I am concerned that these inaccuracies may not be rectified in a transparent manner. I worry that when the council receives the final submission, it may include changes that have not been properly documented.

I urge the council to reconsider the basis of the Licence Inspector's recommendations in light of these huge inaccuracies. Addressing these errors is not a diversion; rather, it is a crucial part of ensuring that all aspects of the application process adhere to the City of Victoria Regulations. If foundational details are misrepresented, how can one expect to trust the conclusions drawn regarding my compliance and eligibility?

Definition of a principal residence from the CRA website:

A property qualifies as your principal residence for any year if it meets **all** of the following **four** conditions:

- It is a housing unit, a leasehold interest in a housing unit, or a share of the capital stock of a co-operative housing corporation you acquire only to get the right to inhabit a housing unit owned by that corporation
- You own the property alone or jointly with another person
- You, your current or former spouse or common-law partner, or any of your children lived in it at some time during the year
- You designate the property as your principal residence

According to the definition of a principal residence from the Government of BC website:

“People who have multiple homes can only claim the principal residence exemption on the **home they live in for the longest period in the calendar year.**” Video footage from security cameras at 595 Pandora Avenue clearly documents my residence at the building for 7 to 9 months of the year. Given this evidence, I struggle to understand how it could be deemed anything other than my principal residence.

I have a very unusual set of circumstances that could easily be misconstrued, and it unfortunately appears that this has happened based on the inspector’s report. I am hopeful that the council will take the time to thoroughly review my appeal letter to gain a clear understanding of my situation. Thank you in advance for considering the complexities involved as you assess my case.

Upon reviewing the inspectors report, it seems that a council member or any neutral observer might perceive my character as discredited. I will point out that typical response time for reviews or an appeal process is usually within 30 days for initial acknowledgment and 30 to 60 days for the inspector’s review. This extended timeframe is particularly concerning because, should the council deny my application, I would be unable to reapply for three months. Had the inspector responded in a timely manner, I would have had the opportunity to reapply by now if my appeal had been denied.

The inspector's report contains numerous mistakes, assumptions, and assertions that, at best, reflect speculative theories tinged with uncertainty. For instance, they inaccurately labeled my short-term rental as a 'full-time short-term rental,' based on calendar availability, which is easily contradicted by my rental calendar (attached). It is misleading to categorize my unit as such when it has never been rented out in total for more than five months (150 days) of the calendar year.

It needs to be stated, contrary to the inspectors report that suggests I may have operated all throughout 2024, I have not hosted one guest past May 1, 2024. Furthermore, I canceled any

stays that I had booked past May 1, 2024, which is documented on my Airbnb and VRBO calendars.

I want to be transparent to the council for their review about the actual number of days I have rented out my property over the four years of ownership across the two platforms I previously used, Airbnb and VRBO. I will also include screenshots (attached) of all my bookings to verify this information:

2021: I lived there full time and did not rent out short term.

2022: 149 days

2023: 99 days

2024: 15 days

I ask the council to note that my short-term rentals are not characterized by a high turnover rate like many others. Given the size of my property, I cater specifically to large families with multiple children, who often cannot visit the city otherwise, as they are reluctant to split their family members across multiple hotel rooms. This is also documented in the attached screenshots, which detail the number of adults and children for each stay.

I made it clear to the bylaw officers who conducted the inspection that I am the strata council president and requested that they note this in their report. The security cameras at the building can document my presence there for the majority of the year, which is a fact that cannot be disputed. Additionally, numerous full-time owners and residents are willing to sign notarized affidavits affirming that I live in the building for most of the year, unfortunately I was not able to have these prepared for submission with only seven days to respond to the report. I can however have those prepared and signed at council's request.

It is unjust for the bylaw officers to make assumptions about my living situation based on my minimalist lifestyle, the tidiness of my condominium, or the presence of linens and tools in my storage room. As a journeyman carpenter, having tools on hand is entirely normal and not a red flag. Additionally, signs in my home regarding shoe removal and optimal use of bathroom heaters do not indicate that I am operating a full-time short-term rental. Furthermore, the report overlooked important indicators of my residency, such as the presence of two litter boxes and my two cats. In fact, one of the bylaw officers even took a picture of my Scottish Fold cats, acknowledging their unique breed. These details are significant and demonstrate that I live in the unit, countering any assumptions made about my living situation.

Evidence from 2021, 2022, 2023, and 2024, consistently shows that I hosted for under **150** days each year. It is misleading that the inspector has focused on the total number of 'rental availability' in the calendar year rather than my actual booked and dates my unit was rented out. The inspector claims to have "zero confidence in the appellant's willingness to act lawfully." However, it's important to note that under the recent amendment to Schedule D 12 (2), "the

entire principal residence may be used for a short-term rental while the operator is temporarily away provided it is so used no more than 160 nights in a calendar year.” The amount of guest stays I have accommodated totals 77 stays in the four years I have owned the property. I have never approached the allowable number of days for a principal resident license making the inspector's assertion of zero confidence quite confusing, given that my rental history has not approached this threshold.

Context:

When I started doing part time rentals, I initially offered 30-day stays, which did not require a license at the time, and I was unaware that a license was needed for short-term rentals. Upon receiving notification in November 2022, I found myself in a financial position where I could not afford the license. After the pandemic, many considerations for concessions and relief emerged, prompting me to inquire about discontinuing hosting for the remainder of the year to alleviate licensing costs. Unfortunately, the inspector has misconstrued this inquiry in a way that attempts to discredit me. In 2023, I delayed hosting anyone until late April, believing that a license was only necessary once I began operating, not merely for advertising on short-term platforms. This was a mistake in not understanding the licensing process.

I respectfully disagree with the assertion that I have consistently disregarded regulations. My actions have always been guided by a desire to understand and comply with the licensing requirements. While I acknowledge that there may have been misunderstandings in the past, my intent has never been to evade regulations. I have taken significant steps to align myself with the requirements, including seeking guidance from staff and proactively addressing any issues that arose. It is essential to recognize that compliance (paid licenses) has often come after clarification and support from city staff, rather than willful disregard for the rules. Moreover, I have never operated my short-term rental as a full-time business, and my history should not be characterized solely by past challenges. I have made considerable efforts to become familiar with the regulations, as evidenced by my active involvement in my strata council and my encouragement of other hosts to comply. My commitment to acting lawfully is sincere, and I believe that my actions demonstrate a willingness to correct any missteps rather than a persistent pattern of non-compliance.

As it states in the inspectors report that my property was listed as available for 273 days over the last 12 months, it is essential to clarify that having an open calendar does not necessarily indicate active operation as a full-time short-term rental. Though I have never rented my place out over the fall or winter months, I have deliberately kept my calendar open to maintain flexibility in accommodating various situations. This approach would have allowed me to assist individuals in need due to emergencies, such as flooding or pending insurance claims. Thus, the open calendar serves as an option rather than a reflection of ongoing rental activity. It's important to distinguish between availability and actual bookings; my rental activity has been limited to specific periods that align with my personal circumstances and responsibilities and again, has never gone above the 160 day threshold for a principal residence license.

I have completed a total of 77 stays, in four years of ownership at 595 Pandora Ave. This number reflects under 26 hosted stays a year. I am not the type of short-term host that the Province aims to transition into long-term rentals, as my situation does not reflect that of my condominium. I do not have hundreds or thousands of completed bookings and reviews, I have a total of 39 on Airbnb and 38 on VRBO. (see attached photos)

While I do split my time between properties periodically, this does not diminish the fact that 409-595 Pandora Avenue is my principal residence. My ongoing plans for affordable housing development at my North Saanich property do not imply that I have vacated my primary home. In fact, my North Saanich property has significant issues, including seasonal flooding and a leaky roof, which I do not intend to repair as I await its development. This situation prevents me from renting it out full-time. My business plan involves residing at the North Saanich home periodically, while conducting necessary seasonal work to keep property insurance valid, which seems to have been misunderstood by the bylaw office. Furthermore, my principal residence status is supported by various forms of evidence, including security camera footage and witness accounts from neighbors. My commitment to 409-595 Pandora Avenue as my primary home remains steadfast, and my time split is a practical decision based on the circumstances surrounding my properties.

We all strive to do our best, but one thing I have learned over my three years on the strata council is that times, dates, and deadlines can sometimes be mixed up or overlooked—it's simply part of life. While assumptions by bylaw officers can occur, the video footage confirming my residence at the building is indisputable. I have missed deadlines for obtaining a Non-Principal STR license in the past, yet I was still granted the license and allowed to pay for it retroactively. In 2023, I considered applying for a Principal Resident license based on the limited days I actually planned to rent, but ultimately after talking with staff, found it easier to pursue the Non-Principal STR license at that time. I should not be penalized by the City Council or staff for previous late applications, documented stays on my calendars are not assumptions, they are facts.

While I recognize that my appeal may raise concerns about staff actions, my intention is not to discredit them but to emphasize the procedural issues that may have affected my case. The initial processing of my 2024 Principal Residence application involved more than just a simple oversight; my initial application and supporting documents were reviewed and accepted by staff, only to be later rejected. A subsequent application was lost by staff, and on my third attempt, a completely different license was issued by staff. Additionally, I presented alternative scenarios in good faith, seeking clarification and a fair assessment of my situation. Despite spending time at two properties, the focus should remain on whether I meet the eligibility requirements, which I assert I do, rather than on perceived distractions stemming from staff errors.

While I acknowledge that I have made mistakes in applying for licenses late in the past, I have always met the requirements when it comes to actual compliance. If you are willing to overlook fundamental mistakes present in the Inspector's report, I hope you will also consider overlooking my previous application errors and grant me the Principal Residence license. This would enable

me to rent my property to families when suitable, aligning my practices with the city's regulations.

Lastly, the Inspector's report raises concerns about my potential non-compliance with city bylaws. However, it's important to recognize that new provincial regulations will implement monitoring and data sharing across hosting platforms. This shift means that non-compliance will be a significant issue primarily for illegal short-term rentals, rather than for those of us operating legally under the new framework. As a compliant license holder, I am committed to adhering to all regulations moving forward.

Given the context of my residency, I respectfully request that the city council approve my principal residence business license instead of requiring me to restart the application process in three months, followed by another delay for inspection. Considering the extensive time already invested and the inaccuracies in the inspector's report, it would be more efficient and just to move forward with my current application. If the council approves my principal residence license, I will ensure my property is available on a calendar for no more than the maximum 160 days. If the council decides not to approve my principal residence license, I ask that, due to the delay in receiving the inspector's report and the numerous clerical mistakes throughout this process, including the wrong address on the inspector's report, the council allows me to restart the application process immediately.

Thank you for considering this request.

About the Host



Jonathan
 Superhost

39
Reviews

5★
Rating

9
Years hosting

VRBO report 2022 — Locked

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Formula Table Chart Text Shape Media Comment

Sheet 1

	A	B	C	D	E	F	G	H	I	J	
1	Property	Unit ID	Address	Reservat	Traveler	Traveler	Booking	Check-in	Check-out	Nights	P
2	597426	167846	595 Panc	HA-BZ2H			Reserve	March 15, 2022	March 19, 2022	4	M
3	597426	167846	595 Panc	HA-YDLF5			Reserve	March 23, 2022	March 24, 2022	1	M
4	597426	167846	595 Panc	HA-DMN9			Reserve	May 27, 2022	May 31, 2022	4	M
5	597426	167846	595 Panc	HA-DHSJ			Reserve	June 13, 2022	June 17, 2022	4	J
6	597426	167846	595 Panc	HA-FL1T3			Reserve	June 24, 2022	June 27, 2022	3	J
7	597426	167846	595 Panc	HA-FL1T3			Reserve	June 24, 2022	June 27, 2022	3	J
8	597426	167846	595 Panc	HA-TDXQ			Reserve	July 2, 2022	July 5, 2022	3	J
9	597426	167846	595 Panc	HA-VWK4			Reserve	July 6, 2022	July 10, 2022	4	J
10	597426	167846	595 Panc	HA-Q1TP			Reserve	July 18, 2022	July 21, 2022	3	J
11	597426	167846	595 Panc	HA-JDD1			Reserve	August 5, 2022	August 8, 2022	3	A
12	597426	167846	595 Panc	HA-7KM1			Reserve	August 8, 2022	August 11, 2022	3	A
13	597426	167846	595 Panc	HA-4N9V			Reserve	August 12, 2022	August 16, 2022	4	A
14	597426	167846	595 Panc	HA-VS56			Reserve	August 19, 2022	August 21, 2022	2	A
15	597426	167846	595 Panc	HA-CNY9			Reserve	August 25, 2022	August 28, 2022	3	A
16	597426	167846	595 Panc	HA-9R4F			Reserve	September 2, 2022	September 5, 2022	3	S
17	597426	167846	595 Panc	HA-340Q			Reserve	September 15, 2022	September 19, 2022	4	S
18	597426	167846	595 Panc	HA-7D3V			Reserve	September 23, 2022	September 26, 2022	3	S
19	597426	167846	595 Panc	HA-JF3Lk			Reserve	September 27, 2022	September 29, 2022	2	S
20	597426	167846	595 Panc	HA-NWD.			Reserve	October 7, 2022	October 11, 2022	4	C
21	597426	167846	595 Panc	HA-1579			Reserve	December 8, 2022	December 11, 2022	3	C
22									TOTAL DAYS	63	

Airbnb 409 - 595 reservations 2022 — Lo

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Sheet 1

	A	B	C	D	E	F	G	H	I	J	B
1	Confirma	Status	Guest na	Contact	# of adul	# of child	# of infan	Start date	End date	# of nights	
2	HMFRTYH	Past gues			2	3	1	11-25-2022	11-27-2022	2	2
3	HM8DSF	Past gues			4	1	1	11-12-2022	11-15-2022	3	2
4	HM2PRJE	Past gues			3	2	0	10-28-2022	10-31-2022	3	2
5	HMHSKW	Past gues			4	3	0	10-24-2022	10-26-2022	2	2
6	HMP5TC	Past gues			3	2	1	10-14-2022	10-18-2022	4	2
7	HMNAK5	Past gues			4	2	0	10-03-2022	10-06-2022	3	2
8	HMTJPJN	Past gues			4	2	1	09-29-2022	10-03-2022	4	2
9	HMCSF5J	Past gues			4	0	0	09-12-2022	09-15-2022	3	2
10	HM5QSK	Past gues			5	2	0	08-29-2022	09-02-2022	4	2
11	HMC3HR	Past gues			3	2	0	08-21-2022	08-24-2022	3	2
12	HM3CZ2	Past gues			5	2	0	07-14-2022	07-18-2022	4	2
13	HMRPBC	Past gues			3	3	0	07-10-2022	07-13-2022	3	2
14	HMEFSB	Past gues			5	2	0	06-04-2022	06-07-2022	3	2
15	HM39HF	Past gues			4	3	0	05-22-2022	05-27-2022	5	2
16	HMZBBA	Past gues			4	1	0	05-19-2022	05-22-2022	3	2
17	HMMQB3	Past gues			6	1	0	05-08-2022	05-15-2022	7	2
18	HMWJZS	Past gues			3	3	0	04-29-2022	05-06-2022	7	2
19	HMQHXX	Past gues			5	2	0	04-24-2022	04-28-2022	4	2
20	HMYERD	Past gues			4	2	0	04-14-2022	04-23-2022	9	2
21	HM3D38	Past gues			4	3	0	04-05-2022	04-10-2022	5	2
22	HMJ3FZZ	Past gues			2	4	0	04-01-2022	04-04-2022	3	2
23	HMT2NN	Past gues			5	0	0	03-18-2022	03-20-2022	2	2
24									TOTAL DAYS	86	

VRBO Report 2023 — Locked

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Formula Table Chart Text Shape Media Comment

Sheet 1

	A	B	C	D	E	F	G	H	I	J
1	Property	Unit ID	Address	Reservat	Traveler	Traveler	Booking	Check-in	Check-out	Nights
2	2597426	3167846	595 Panc	HA-1579			Reserve	December 8, 2022	December 11, 2022	3
3	2597426	3167846	595 Panc	HA-88WV			Reserve	May 17, 2023	May 20, 2023	3
4	2597426	3167846	595 Panc	HA-BS4R			Reserve	May 22, 2023	May 27, 2023	5
5	2597426	3167846	595 Panc	HA-FTLV			Reserve	June 5, 2023	June 8, 2023	3
6	2597426	3167846	595 Panc	HA-72L9			Reserve	June 23, 2023	June 27, 2023	4
7	2597426	3167846	595 Panc	HA-9TW3			Reserve	July 29, 2023	August 1, 2023	3
8	2597426	3167846	595 Panc	HA-S7JM			Reserve	August 11, 2023	August 14, 2023	3
9	2597426	3167846	595 Panc	HA-8XRR			Reserve	September 18, 2023	September 22, 2023	4
10	2597426	3167846	595 Panc	HA-12QS			Reserve	September 22, 2023	September 26, 2023	4
11	2597426	3167846	595 Panc	HA-5R1K			Reserve	November 23, 2023	November 25, 2023	2
12									TOTAL DAYS	34

409 - 595 reservations 2023 — Loc

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Sheet 1

	A	B	C	D	E	F	G	H	I	J
1	Confirma	Status	Guest na	Contact	# of adul	# of chilc	# of infa	Start date	End date	# of nigh
2	HM5RC3	Past gues			3	2	0	10-11-2023	10-14-2023	3
3	HMD4BYI	Past gues			2	0	0	10-06-2023	10-08-2023	2
4	HMMYAT	Past gues			4	1	1	09-12-2023	09-15-2023	3
5	HMKZ55I	Past gues			5	3	0	08-27-2023	08-29-2023	2
6	HMFHY5	Past gues			5	2	0	08-24-2023	08-27-2023	3
7	HMBSAH	Past gues			3	1	0	08-16-2023	08-22-2023	6
8	HMXWSA	Past gues			5	3	0	08-09-2023	08-11-2023	2
9	HMY5YTE	Past gues			4	1	0	08-01-2023	08-07-2023	6
10	HMDFCX	Past gues			4	2	0	07-26-2023	07-29-2023	3
11	HMZ9BEI	Past gues			5	1	0	07-22-2023	07-26-2023	4
12	HMWCS5	Past gues			4	0	0	07-16-2023	07-19-2023	3
13	HMFKFY3	Past gues			6	3	0	07-11-2023	07-15-2023	4
14	HM8EF8S	Past gues			6	3	0	07-02-2023	07-07-2023	5
15	HMCJJCQ	Past gues			5	3	0	06-15-2023	06-18-2023	3
16	HMW4QC	Past gues			4	2	0	05-20-2023	05-22-2023	2
17	HM2SQS	Past gues			3	4	0	05-11-2023	05-15-2023	4
18	HMPCTQ	Past gues			6	3	0	04-28-2023	05-08-2023	10
19	HMFHP22	Past gues			5	3	0	04-17-2023	04-28-2023	11
20									TOTAL DAYS	76

VRBO 2024 — Locked

View 125% Formula Table Chart Text Shape Media Comment

Sheet 1

	A	B	C	D	E	F	G	H	I	J
1	Property	Unit ID	Address	Reservat	Traveler	Traveler	Booking	Check-in	Check-out	Nights
2	597426	3167846	595 Pand	HA-RFQM			Reserve	March 21, 2024	March 24, 2024	3
3										
4									TOTAL DAYS	3

409 -595 Reservations 2024

View 125% Formula Table Chart Text Shape Media Comment

Sheet 1

	A	B	C	D	E	F	G	H	I	J
1	Confirma	Status	Guest na	Contact	# of adul	# of child	# of infan	Start date	End date	# of night
2	HMMCZA	Past gues			5	3	0	04-20-2024	04-23-2024	3
3	HMW5W	Past gues			5	2	0	04-06-2024	04-09-2024	3
4	HMABP4	Past gues			3	2	0	03-28-2024	03-31-2024	3
5	HMYJPD	Past gues			5	3	0	03-25-2024	03-28-2024	3
6									TOTAL DAYS	12
7										

evidenced by his actions over the years, which demonstrate a persistent pattern of non-compliance.

43. For all these reasons, the Licence Inspector submits that the appellant's application for a short-term rental business licence had to be refused as it contravened the *Short-Term Rental Bylaw, Schedule 'D' – Home Occupation and Zoning Regulation Bylaw*.
44. Therefore, the Licence Inspector submits that this appeal should be dismissed and the decision to refuse a short-term rental business licence for 310-528 Pandora Avenue be upheld.

ALL OF WHICH IS RESPECTFULLY SUBMITTED



Dated: September 13, 2024

Mark Fay, Manager of Bylaw and Licensing Services



Dashboard



Inbox



Calendar



MarketMaker™



Reservation manager



Performance



Property



Reviews

All stays

38 total stays

Need response

Respond to reviews

Need rating

Rate your travelers



Filter By

Traveler

Dates stayed ▼

Property ▼

From:
Sent: October 8, 2024 11:08 AM
To: Legislative Services email
Subject: FW: Appeal 409- 595 Pandora Ave Principal Residence license.

From: Jon Rennison
Sent: Monday, October 7, 2024 3:54:00 PM
To: Jeremy Caradonna (Councillor) <jcaradonna@victoria.ca>
Subject: Appeal 409- 595 Pandora Ave Principal Residence license.

Dear Jeremy,

Re: 409- 595 Pandora Ave Principal Residence license.

I am reaching out ahead of the council's review of my appeal on October 10, 2024. While my appeal is already scheduled for review, I wanted to connect with you personally to highlight the negligence in the inspector's report.

I want to bring to your attention a critical error in the license inspector's final report regarding the recommendation to deny my application. The report cited not only the wrong unit number but also referenced an entirely different building from where I live. These inaccuracies have significantly impacted the assessment of my case, and I believe they warrant a thorough review.

Throughout the application process, I have faced numerous challenges, including having to submit my application three separate times. I believe these repeated submissions highlight a series of mistakes that have compounded the difficulties I have encountered. I urge you to consider these issues carefully as you review my appeal.

I have a unique situation that led me to consider short-term rentals, which I detail in my full appeal letter. I sincerely hope you will take the time to review it thoroughly, as it covers much more than the negligence and blanket statements noted in the inspector's report. I am not the type of short-term host the Province aims to transition into long-term rentals; my circumstances differ significantly from those seeking to rent short-term, full-time.

I sincerely appreciate your time and attention to my appeal and the circumstances surrounding it. Your consideration of these matters is vital in ensuring a fair and accurate evaluation of my application.

Thank you for your understanding and support. I look forward to your thoughtful review of my appeal.

Sincerely,

Jon Rennison