

Business Licence (Short-term Rental) Appeal re 1496 Dallas Road

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 Asta Mail (the “appellants”), for the operation of a short-term rental at 1496 Dallas Road.
2. The business licence was denied pursuant to section 4(b) of the Short-term Rental Regulation Bylaw, which states:

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 application for a short-term rental business licence at 1496 Dallas Road was denied as the space for the short-term rental is a self-contained dwelling unit that operates separately from the principal residence. Self-contained dwelling units, that are not a part of the principal residence, are suitable for long-term rentals or full-time residency and are not permitted to be used as standalone short-term rental units.

The information and evidence that identifies the space as a self-contained dwelling unit at the location includes photos on the rental website, photos taken during the bylaw officer’s inspection, multiple customer reviews, statements made by the appellant, statements in the advertising for the short-term rental, and the operating history. Additionally, the space operated as a long-term rental with a tenant prior to 2024 according to the appellant.

Some of the specifics that show the space is a self-contained dwelling unit include the existence of a kitchen, the external access, the lockable door to the basement from the appellant’s residence, and advertising references such as “a basement suite” and “a private entrance”, and customer references to “a suite” and “an apartment”. Additional details are provided in the Facts section of this report and in the appendix.

Of note, a licence was granted in 2024 before the definition of “kitchen” was amended in the Zoning Regulation Bylaw and based on the claims of the appellant about how the unit was to be operated. It is now clear that the space does not meet the requirements for a short-term rental business licence. It is known that the space was a self-contained dwelling unit in 2024 and operated without a licence 2025.

The Licence Inspector determined the appellant’s application does satisfy the requirements as per City of Victoria regulations and bylaws. It is therefore recommended that the denial of the license application be upheld.

III. Facts

5. The property at 1496 Dallas Road is owned by Walter J. Mail, the appellant’s father.
6. The property is a three-level home and according to a building permit BP089357, applied for on December 31, 1990, and issued on July 23, 1991, the approved use is Strata Duplex [Appendix C].
7. The property is zoned R-J, Low Density Attached Dwelling District. This zone does not permit short-term rentals except as a ‘home occupation’ under Schedule ‘D’.
8. On April 5, 2024, the appellants applied for a principal residence licence at 1496 Dallas Road [Appendix D].
9. On May 19, 2024, a Bylaw Officer 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. The property is a strata duplex, which the appellant confirmed they resided on one half and the other half is occupied by other residents. The Bylaw Officer was led through the inspection of 1496 Dallas Road by the appellant. The inspection revealed a three-level home, with the upper level featuring a primary bedroom with an ensuite, children’s bedrooms and a bathroom. The main level included a powder room, kitchen, play area and dining room. The lower level appeared to be a self-contained dwelling unit with a bedroom with an ensuite and living area with a kitchenette space. The lower level has a separate entrance. The Bylaw Officer observed the lower level to be fully furnished, and the kitchenette space contained a sink, fridge, dishes and coffee maker, but did not observe an element of cook. The appellant informed the Bylaw Officer that they had previously had a tenant in the space and that it was now set like a hotel. The Bylaw Officer noted that the dwelling unit contains two sets of washer and dryers, one on the lower level and one on the main level. The Bylaw Officer discussed the business plan with the appellant, who stated they intended to operate one room downstairs. In discussing the specifics, the appellant stated guests would be offered the basement suite and would access the separate entrance located in the carport. The Bylaw Officer asked if any common spaces would be shared with guests, the appellant stated the basement. The Bylaw Officer asked if the appellant would rent the whole home while away and the appellant stated no, they would prefer to have someone in the home [Appendix E].

10. Between May 18, 2024, and June 6, 2024, the application was reviewed in full including the results of the inspection and internal records. The review revealed several inconsistencies, including the application form listing a partnership between the appellant and the property owner, Walter J. Mail. As a principal resident licence can only be issued to the resident, and Walter J. Mail appeared to reside in Vancouver, staff flagged this as a concern. Additionally, the proposed short-term rental space appeared to be set up as a self-contained dwelling unit. At the time, the *Zoning Regulation Bylaw* included a definition of a self-contained dwelling unit but did not define a kitchen. In the absence of any City definition, it is consistent to use the Oxford Dictionary, which defines a kitchen as “a place to cook and prepare food”. While there was no element of cook observed in the guest space during the inspection, the appellant had declared a long-term tenant had previously occupied the space, raising concerns that the space was indeed intended to function as a self-contained dwelling unit. After identifying the concerns, staff determined that they required further information from the appellant before a license decision could be made [Appendix F].
11. On June 6, 2024, City staff contacted the appellant by email informing them additional information was required for their 2024 short-term rental application. The communication outlined the two main concerns: confirming eligibility of declared applicants and determining if the appellant’s business plan complied with the regulations. The appellant was asked to confirm whether the property was Walter J. Mail’s principal residence and provide a listing for each of the appellant’s business plans in order to assess compliance with the regulations [Appendix G].
12. On June 7, 2024, the appellant responded to City staff and informed them Walter J. Mail was the owner of the property, and the licence application had his full approval. Additionally, the appellant confirmed the intention was to operate while they were home and provided a capture of their Airbnb listing for review [Appendix G].
13. On June 13, 2024, the Licence Inspector reviewed the information provided by the appellant. The appellant confirmed to staff that the property was owned by Walter J. Mail and that they had full approval to apply for the licence but did not explicitly state if Walter J. Mail resided at the property which would qualify him to be included in the licensing. The appellant provided three images: a view of the calendar availability in June and July 2024, a capture of the listing title and a capture of the listing description. The listing title page stated, ‘Private room in a home’, offering 1 bedroom for two guests. The listing title page included an image of the kitchenette space, but no element of cook was visible in the image. The capture of the listing description stated, ‘newly redecorated basement suite with a private entrance’. The Licence Inspector still had concerns regarding the appellant’s proposed short-term rental complying with regulations. However, the listing title stated, ‘private room in a home’ and the appellant declared to the inspecting Bylaw Officer the basement would be shared. The proposed short-term rental did not include an element of cook at the time of inspection or in the listing images

provided. The Licence Inspector considered all the available information, including the current regulations and appellant's declaration, and determined that a licence could be issued once it was confirmed whether Walter J. Mail was eligible to be included in the application or needed to be removed [Appendix G].

14. On June 13, 2024, a City staff member called the appellant to explain the short-term rental licensing requirements and to verify the residency of Walter J. Mail. City staff explained to the appellant the application form listed Walter J. Mail as an applicant, and it was still unclear to staff from the appellant's communication whether Walter J. Mail resided at the property. In speaking with the appellant, City staff were able to confirm Walter J. Mail did not reside at the property and the appellant declared Walter J. Mail was included on the application form in error [Appendix F].
15. On June 13, 2024, the appellant was notified that their 2024 Principal Resident Short-Term Rental licence was approved.
16. Between January 13, 2025, and January 29, 2025, the appellant attempted to apply for a 2025 principal resident short-term rental licence. The appellant was required to resubmit as again; the licence was applied for as a partnership with Walter J. Mail and failed to provide the required consent signatures and proof of residency documents. City Staff continued to communicate with the appellant until a successful application was obtained [Appendix H].
17. On January 29, 2025, City staff did a preliminary review of the appellant's 2025 short-term rental licence application after receiving communication from the appellant stating they were 'awaiting your approval to book any further guests in the suite'. City staff reviewed and documented the appellant's Airbnb listing that stated, 'the suite is separate from the rest of the house by a locked door' and included a kitchenette, separate entrance and bathroom [Appendix H-I].
18. On February 20, 2025, a Bylaw Officer 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. The Bylaw Officer was met at the front entrance of the home by the appellant. The Bylaw Officer was informed by the appellant that the short-term rental space was located in the basement. The appellant asked the Bylaw Officer if their presence was required during the inspection or if the Bylaw Officer could make their own way around. The Bylaw Officer stated it did not matter and that they would return upstairs if they had questions. The Bylaw Officer proceeded downstairs to the proposed short-term rental space. Upon entering the unit, the Bylaw Officer observed a living room with a kitchenette, containing a microwave, coffee machine, sink and fridge. The Bylaw Officer continued the inspection to the bedroom and observed a large bed, small desk and two closets. The Bylaw Officer observed that the unit also contained a private bathroom with a washer and dryer. After completing the documentation of the proposed short-term rental space, the Bylaw

Officer returned upstairs and asked the appellant if they had any questions. The appellant asked the Bylaw Officer how long until a licence decision would be made. The Bylaw Officer provided an approximate timeline and noted many individuals were applying for licenses at this time [Appendix J].

19. Between February 20, 2025, and February 28, 2025, the application was reviewed in full including the appellant's current advertisement, open-source data, and results of the inspection on February 20, 2025. The current advertisement and other open-source data, reflect the appellant was operating a short-term rental in a self-contained dwelling unit. Additionally, it was identified and recorded that the appellant had updated their listing since January 29, 2025, with additional descriptions supporting the explicit intention to operate a self-contained dwelling unit. The information identified in the advertisements matched the results of the February 20, 2025, inspection. The short-term rental space was separate from the appellant's principal dwelling unit, and has a separate entrance, bathroom facilities, and a "kitchen" as defined in the Zoning Regulation Bylaw, and fully meeting the definition of a "dwelling unit" also defined in the Zoning Regulation Bylaw. As self-contained dwelling units are prohibited under this licence type, the licence was denied [Appendix A-K].

20. On February 28, 2025, the Licence Inspector advised the appellants that the application for a short-term rental licence at 1496 Dallas Road had been rejected as it failed to meet the requirements set out in the *Short-Term Rental Regulation Bylaw* and *Schedule D – Home Occupations* [Appendix L].

IV. Relevant Regulation

21. 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.*

22. 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.

23. A bedroom is defined in the *Zoning Regulation Bylaw* as 'a room within a dwelling unit which is used, designed, or intended for sleeping.'

24. A self-contained dwelling unit is defined in the *Zoning Regulation Bylaw* as "a suite of rooms in a building designed for occupancy of one family which has a separate entrance, and kitchen and bathroom facilities". A kitchen is defined in the bylaw as a 'space used, designed, or intended for cooking or preparing of food, which contains a:

- i. a) sink;
- ii. b) fridge;
- iii. and c) stove, hotplate, microwave, air fryer, toaster oven, or other heating or cooking appliance;

25. 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 evidence, satisfactory to the Licence Inspector, that the premises where the short-term rental will be operated are the operator's principal residence.

V. Argument

26. 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.

27. The City of Victoria regulations define short-term rentals as the renting of a dwelling unit, or any part of it, for a period of less than 30 nights. Therefore, the City considers any rental of more than 30 consecutive nights to be a long-term rental [Appendix A].

28. In order to be issued a short-term rental licence, applicants must provide proof satisfactory to the licence inspector that the premise where the short-term rental will occur is occupied by the operator as their principal residence. If the applicant satisfies the principal residence requirement, their business operation must comply with conditions of *Schedule D – Home Occupation* to be approved [Appendix A-B].
29. The regulations allow principal residents to rent out their entire home while away or up to two bedrooms while the operator is present. The rental must occur in the operator's principal dwelling unit, and the offered bedrooms cannot be part of a self-contained dwelling unit. This distinction is crucial for understanding what is permissible under the regulations and the specifics of the appellant's application [Appendix A-B].
30. Furthermore, it should be clear to staff that the short-term rental business complies with regulations. Transparency is important, not just because offering a self-contained dwelling is prohibited in the City, but because renting a room versus a self-contained unit is a distinctly different offering that guests would want to understand when selecting accommodations [Appendix A-B].
31. As homes vary widely in design, residents have become increasingly creative with their spaces, particularly in response to the lucrative short-term rental market. It has been progressively more difficult to regulate the operation of short-term rentals in spaces that clearly go beyond the City's intention and allowance of two bedrooms in the operator's principal dwelling unit. Residents argue that their proposed short-term rental space, while exceeding the basic use of a bedroom and often being physically separate from their own principal space, remains eligible for operation because it does not meet the definition of a self-contained dwelling unit. This argument was often accompanied with the claim that the City did not define 'kitchen' in the *Zoning Regulation Bylaw*. As a result, the City has made changes to further support the regulations created to protect spaces that can be used for long-term housing, such as the amendment to the *Zoning Regulation Bylaw* on August 1, 2024, to include a definition of kitchen.
32. Short-term rental licences are applied for annually, as an individual's eligibility may change, and to ensure compliance with the regulations. Discerning the appellant's 2024 business plan was challenging, as it was possible that they intended to occupy the lower level of the home in their daily activities and operate the one bedroom as a short-term rental. Then again, it was also possible that once the appellant received their 2024 licence, they would operate a short-term rental in a self-contained dwelling unit. At the time of the 2024 licensing decision the *Zoning Regulation Bylaw* did not include a definition of a kitchen. However, despite the licence being approved in 2024, the Licence Inspector had documented significant concerns at the time. The appellant had made inconsistent statements throughout the 2024 application process. During the May 19, 2024, inspection the appellant stated space had been previously occupied by a tenant, but they wanted to operate one room as a short-term rental. The appellant had referred to the space as a 'basement suite'. Conversely, when the Bylaw Officer asked the appellant which spaces would be shared, they responded 'the basement'. The inspection results also revealed no element of cook during the May 19, 2024, inspection but the space did

contain many amenities suitable for long-term housing. Moreover, the proposed advertisement listing provided to staff during the 2024 application review also reflected inconsistencies. The online listing described the rental as both a room and a suite but at the time there was no mention of an element of cook in either the description or images [Appendix D-G].

33. The review of the appellant's 2025 short-term rental licence application clearly demonstrates they are operating short-term rentals in a self-contained dwelling unit. The appellant's online advertisement was reviewed by City staff on January 29, 2025, and February 27, 2025. While the appellant had made changes to the listing after January 29, 2025, those updates added further descriptors that confirmed the short-term rental is a self-contained dwelling unit and is separate from the appellant's principal dwelling unit. The appellant has shown a clear and consistent intention to operate a short-term rental in a self-contained dwelling unit. In their own words, the advertisement states, 'the suite has a private entrance', as well as, 'the suite is separate from the rest of the house by a door', and 'guests are welcome in the basement suite area and the carport', and 'the rest of the house is a private home'. These statements all reinforce that they are renting a self-contained dwelling unit and not a bedroom in their principal dwelling unit. Additionally, the advertisement states guests have the following amenities: microwave, cooking basics (pots and pans, oil, salt and pepper), mini fridge, toaster, rice cooker. It also features an image of the kitchenette with a caption that reads: 'Small kitchenette includes fridge, coffee and espresso machine, microwave, and all you need for basic breakfasts and snacks'. The appellant's advertisement of the amenities and services provided to guests, matched the information obtained during the February 20, 2025, inspection. Moreover, the actual short term rental business occurring in a self-contained dwelling unit is supported by the guest reviews. Almost all the reviews since being approved in 2024 reflect guests describing their accommodation as a suite or apartment that contains a kitchenette and private entrance [Appendix I-K].
34. The appellant appeal relies on the assertion that they have already removed the microwave, unlocked the door separating the short-term rental from their principal residence, and intend to revise their online listing to comply with regulations. However, staff have little confidence in these assertions. The Licence Inspector takes notice that a hotplate, toaster oven, or similar heating or cooking appliance could be easily moved in and out of the space. Nevertheless, the appellant has demonstrated their short-term rental is intended to, and currently does, function as a self-contained dwelling unit. City Staff have continued to monitor the appellant's listing, and as of February 27, 2025, there have been no meaningful changes to the advertisement. As of May 15, 2025, the appellant continues to advertise and operate 30-night rentals using the same listing, with identical images and descriptions that plainly reflect a self-contained dwelling unit. Furthermore, the information from the B.C Short-Term Rental Data Portal confirms the appellant has continued to operate unlicensed short-term rentals, receiving guests that booked this specific offering. The appellant's claim they have made changes and efforts to comply with City of Victoria regulations is not supported by the facts. The appellant has continued to operate and advertise short-term rentals in a self-contained dwelling unit,

and any suggestion of their misunderstanding of the regulations or intention to comply in future is gross misrepresentation of reality and the actual use of the space. Given the appellant's consistent demonstration to operate unlawfully, staff have no confidence that the short-term rental would not operate as a self-contained dwelling unit [Appendix M-O].

35. The Licence Inspector is confident that the appellant is knowledgeable and understands the City regulations. Additionally, it is the Licence Inspector's opinion that the appellant is fully aware that the basement level is functioning as a self-contained dwelling unit. This is supported by the appellant's history renting the space to a long-term tenant and by their operation of a short-term rental within the same self-contained dwelling unit. The appellant's decision to appeal does not appear to be based on a belief that the Licence Inspector misapplied the regulations but rather an attempt to secure a licence to continue operating as they have. It is evident through the appellant's own words, in communications with staff and in their appeal, that the space is it's own unit as they continuously and consistently refer to the space as a 'suite' and 'basement suite'. The appellant also repeatedly distinguishes their personal living spaces from the short-term rental unit, referring to their residence as the 'main home', 'rest of the house is a private home', 'in the house above'. Furthermore, the upper and main level had personal items and were consistently referenced or identified by the appellant as space occupied by themselves or their family. In contrast the proposed short-term rental dwelling unit was found to have no personal items and set to receive accommodation. Together, these facts show an intention for the basement level to operate independently from the appellants' principal dwelling unit. This is a prime example of a long-term rental (albeit unpermitted), being removed from the long-term rental market and converted to a short-term rental [Appendix E-K, M-O].
36. The appellant appeal presents personal reasoning to support their request to overturn the Licence Inspector's decision to deny the short-term rental licence. While the Licence Inspector is sympathetic and acknowledges the appellant's desire to generate income, particularly given that the short-term rental business model is more lucrative than a long-term rental, unfortunately these factors do not justify granting a licence outside of the regulations. Even in the appellant's request, they refer to the rental as a suite and seek allowances that would keep guests separate from their principal dwelling unit. This demonstrates that the appellant has every intention to operate the rental as a self-contained dwelling unit.
37. The appellant's application is to offer short-term rentals in the basement level at 1496 Dallas Road, which is functioning as a self-contained dwelling unit and separate from their principal dwelling unit. As such, the Licence Inspectors determined the appellant would be offering a self-contained dwelling unit, which is prohibited under the regulations.
38. 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*.

39. Therefore, the Licence Inspector submits that this appeal should be dismissed and the decision to refuse a short-term rental business licence for 1496 Dallas Road be upheld.

ALL OF WHICH IS RESPECTFULLY SUBMITTED

Dated: May 22, 2025

Mark Fay, Manager of Bylaw and Licensing



SHORT-TERM RENTAL REGULATION BYLAW

BYLAW NO. 18-036

This consolidation is a copy of a bylaw consolidated under the authority of section 139 of the *Community Charter*.
(Consolidated on August 01, 2024 up to Bylaw No. 24-059)

This bylaw is printed under and by authority of the Corporate Administrator of the Corporation of the City of Victoria.

NO. 18-036

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

(Consolidated to include Bylaws No. 19-067, 24-059)

19-067

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 or Zoning Bylaw 2018 No. 18-072, and where permitted pursuant to section 528 of the *Local Government Act*.

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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

24-059	"dwelling unit" has the same meaning as in the <i>Zoning Regulation Bylaw</i> ;
24-059	"host" means the person who, either on their own behalf, or on behalf of the owner or occupier, arranges to offer premises for a short-term rental and includes anyone who manages advertising, booking, guest services, property maintenance, or other services related to short-term rental;
24-059	"operator" means a person who rents out, or offers for rent, any premises for short-term rental, and includes the owner, occupant, host, or manager of the premises offered as short-term rental, but does not include a platform service provider;

- 24-059 “platform service provider” has the same meaning as in the *Short-Term Rental Accommodations Act*;
- 24-059 “principal residence” means the residence in which an individual resides for a longer period of time in a calendar year than any other place;
- “responsible person” means a person designated by the operator as the primary contact under section 6.
- 24-059 “short-term rental” means the renting of a dwelling unit, or any part of it, for a period of less than 30 nights and includes strata hotels and vacation rentals but does not include time-shares when occupied by a time-share owner;
- “strata corporation”, “strata council”, and “strata lot” have the same meaning as in the *Strata Property Act*;
- 24-059 “strata hotel” has the same meaning as in the *Zoning Regulation Bylaw*.

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
- 24-059 (e) provide evidence, satisfactory to the Licence Inspector, that the premises where the short-term rental will be operated are the operator’s principal residence.
- 24-059 (3) The licence fee for purposes of subsection (2)(b) is \$150.

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

- 24-059 6 (1) 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.
- 24-059 (2) The operator may be the responsible person except when subsection (4 5) applies.
- (3) The responsible person must be able to attend at the short-term rental premises within two hours of being requested to do so.
- (4) 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

- 24-059 7 (1) A person commits an offence and is subject to the penalties imposed by this Bylaw, Bylaw Notice Adjudication 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

- 24-059 10 Repealed

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	<p>The following uses are permitted as <u>home occupations</u>:</p> <ul style="list-style-type: none">(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</u> to <u>duplex</u>, <u>multiple dwelling</u>, <u>boarding house</u>, <u>rooming house</u>, or <u>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	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> .
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 while the operator is temporarily away provided it is so used no more than 160 nights in a calendar year; and
- (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.

Amended August 1, 2024
Bylaw 24-060

Amending Bylaw 09-01 adopted Jan 19, 2009
Amending Bylaw 17-110 adopted Jan 11, 2018
Amending Bylaw 18-035 adopted March 8, 2018
Amending Bylaw 24-060 adopted August 1, 2024

Appendix C

LOCATION: 1496 DALLAS ROAD		9R 10 Eberts		
LOT: 14	BLOCK: 7	SECTION: FFLD	PLAN: 340	ROLL:
DATE: 90.12.31	PERMIT NO.: 89357	VALUE: \$200,000. ⁰⁰		
OWNER OR AGENT:				
ADDRESS:				
ARCHITECT:				
CONTRACTOR:				
OCCUPANCY: STRATA DUPLEX				
CONVERTED TO:	DATE:	PERMIT NO:		
TYPE OF CONSTRUCTION:				
SIZE OF BUILDING:	STOREYS:			
LOT SIZE:	SETBACKS: (SIDE)	(FRONT)	(REAR)	
PLANS				



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

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: 1496 Dallas Rd

Postal code: v8s 1a2

*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):

 FIRST NAME, LAST NAME

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

Asta Mail

(1) FIRST NAME, LAST NAME

Walter John Mail

(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: Husband/Son in Law

Name: Andrew Murgatroyd Email: _____

Address: 1496 Dallas Rd, Victoria BC V8S 1A2 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): Asta Mail

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 _____



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 Walter John Mail, as the legal owner of
(OWNER)
1496 Dallas Rd have read the
(UNIT/STREET ADDRESS)

Short-Term Rental Business Licence (address) Application Form submitted by Asta Mail
(APPLICANT)

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: Walter John Mail

Owner's signature: _____ Date: April 1 2024

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.



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 Wade Strass, as Strata Council Executive Member
(STRATA COUNCIL EXECUTIVE MEMBER; MUST NOT BE SAME AS APPLICANT)

for 10 Eberts Street have read the Short-Term Rental Business Licence Application Form
(UNIT AND STREET ADDRESS)

submitted by Asta Mail. 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): Wade Strass

Applicant's signature(s): 1. _____ Date: April 3 2024

(if applicable) 2. _____ Date: _____

Strata council executive member's name: Wade Strass

Strata council executive member's phone number: _____

Strata council executive member's email: _____

Strata council executive member's signature: _____ Date: _____

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): Asta Mail

Applicant's signature(s): 1. _____ Date signed: April 1, 2024

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

Date Stamp (office use only)

Appendix E

BYLAW OFFICER STATEMENT

Officer Rank/Number/Rank	BO Nelson DUARTE VBLs 1013
Date	Sunday, May 19, 2024
Time	9:30 AM
Subject	Walter J MAIL
Location	1496 Dallas Road
File	260738

On Sunday, May 19, 2024, at approximately 09:30 AM Bylaw Officer Nelson DUARTE attended 1496 Dallas Road to conduct a scheduled inspection of the primary residence seeking a Short-Term Rental business licence. DUARTE who was on duty and in full uniform met with the homeowners Asta and Walter MAIL at the front door.

DUARTE introduced himself as a Bylaw Officer for the City of Victoria and confirmed the reason for the attendance was to conduct an inspection of the home. Mr. MAIN acknowledged and welcomed DUARTE into the home, prior to entering DUARTE put on boot coverings to protect the floors. DUARTE then asked the MAINS' if they had previously experienced an inspection which they stated that they had not. DUARTE confirmed with the MAINS' that the inspection was for the entire property, confirming the building is a duplex which they reside on one half and someone else resides on the other half. DUARTE then explained that he would be taking photos of all spaces and following that a discussion on the proposed business plan, which the MAINS' agreed.

Miss MAIN led DUARTE to the lower level and the space proposed to guests as a short-term rental, DUARTE was surprised to find a full basement apartment with separate entrance/exit. The space was fully furnished, couch, dining area, wetbar/kitchenette, mini fridge, sink, dishes, coffee maker, no cooking element observed. Credenza and a wall mounted television. The space does have its own access through the carport with key-pad access, the unit also has access to the garage. Moving towards the bedroom, with smaller closet on either side, one of which was equipped with towels and linens. The bedroom was also furnished with queen sized bed, lounge chair, small desk space, ensuite with washer and dryer. MAIN did mention that they had a tenant in the space at one time and that it was set up just like a hotel.

The inspection continued upstairs to the main living room, a main floor powder room, dining room, kids play area and the kitchen. Continuing upstairs, Mr. MAIN took DUARTE to the primary bedroom which was to the left of the landing, ensuite, and access to the deck which faced Dallas Road, above the carport. Further down the hallway was a full piece bathroom, and a second child's bedroom. DUARTE did observe two laundry sets, one for the BSMT suite and one for the primary residence.

DUARTE and the MAINS' then retreated to the dining room and discussed the proposed business plan, where they were asked the following questions:

OPTION #1. Offering the whole home, while away. N/A.

Residents plan to offer their primary spaces on occasion, while away from the home.

The space being offered is their entire principal dwelling unit, meaning it is occupied by the resident daily.

OPTION #2. Offering up to two bedrooms with shared living spaces, while home. **Yes, OPTION # 2.**

Residents plan to offer up to two bedrooms with the inclusion of their shared primary spaces, while they are home.

Questions in obtaining shared spaces business plan:

1: How many bedrooms do you plan to offer in your home?

One room downstairs.

2: Which specific room(s) will be offered to guests?

The basement suite.

3: Which room is your primary bedroom?

Upper left, top of the stairs to the immediate left.

4: Which common spaces will be shared with guests?

Basement.

5: How will guests access the home?

Car port – separate entrance – keypad entry.

6: Do you plan to restrict access to any part of the home? if yes, which spaces

Upper level and garage. Primary living space.

7: How do you plan to advertise?

Airbnb.

8: What is the typical minimum length of stay you anticipate offering?

2 nights to start – up to several weeks.

9: If you were to go on vacation, would you continue to rent out the room while you were away?

No – prefer to always have someone in the home.

DUARTE then asked the homeowners if they had any questions, they asked how long the process would take and were told anywhere from two to four weeks.

concluded,

BO Nelson DUARTE, VBLS 1013

May 19, 2024, Inspection: 1496 Dallas Road, 51 images.

Images 1-3: Front entry ("A" on floor plan).

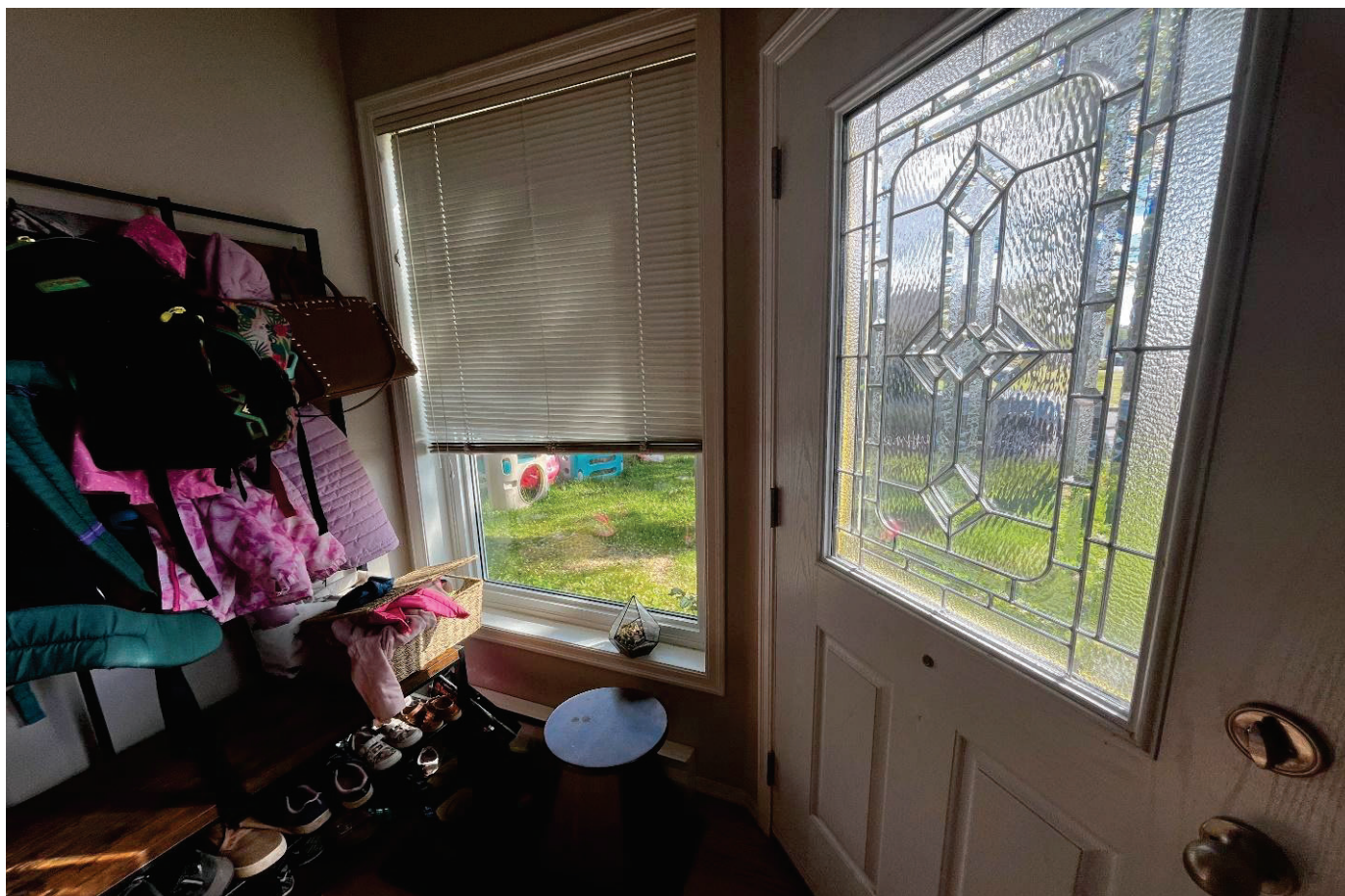
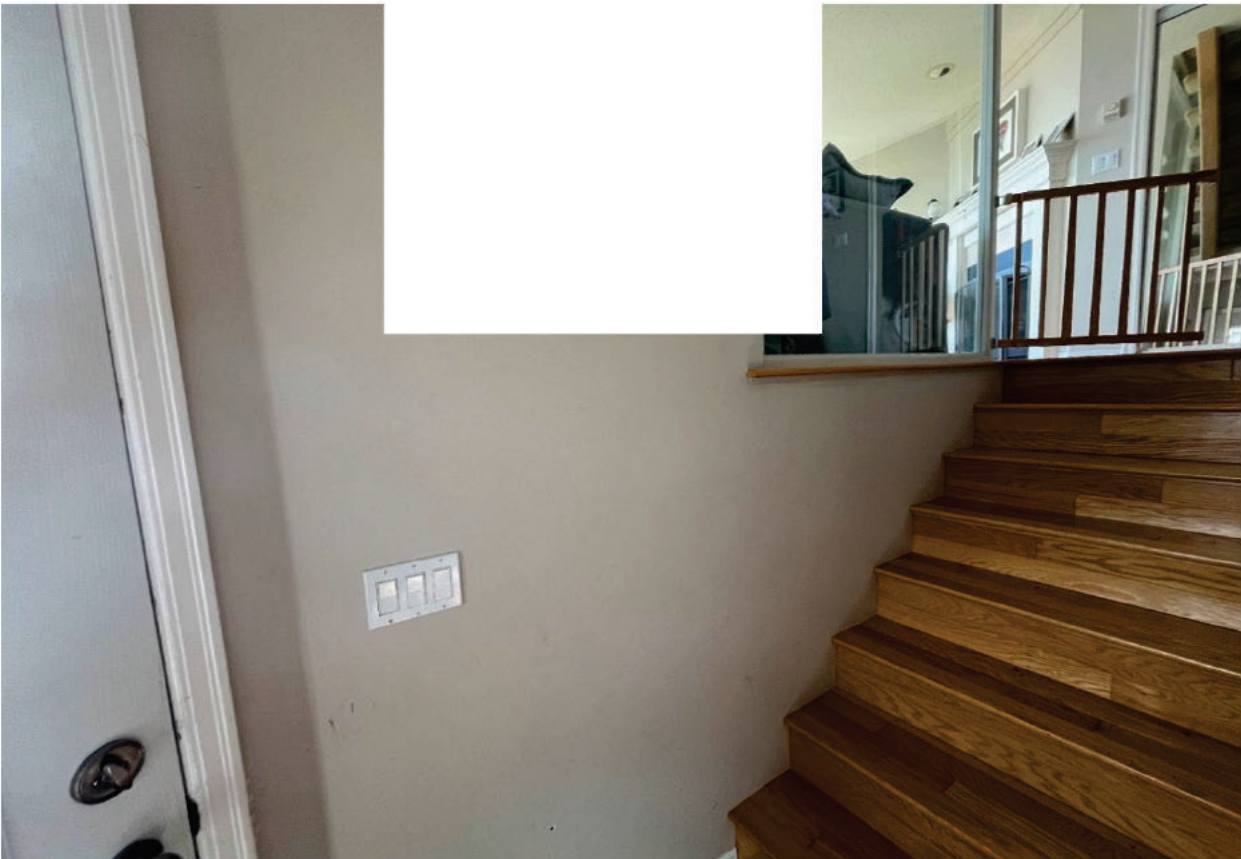


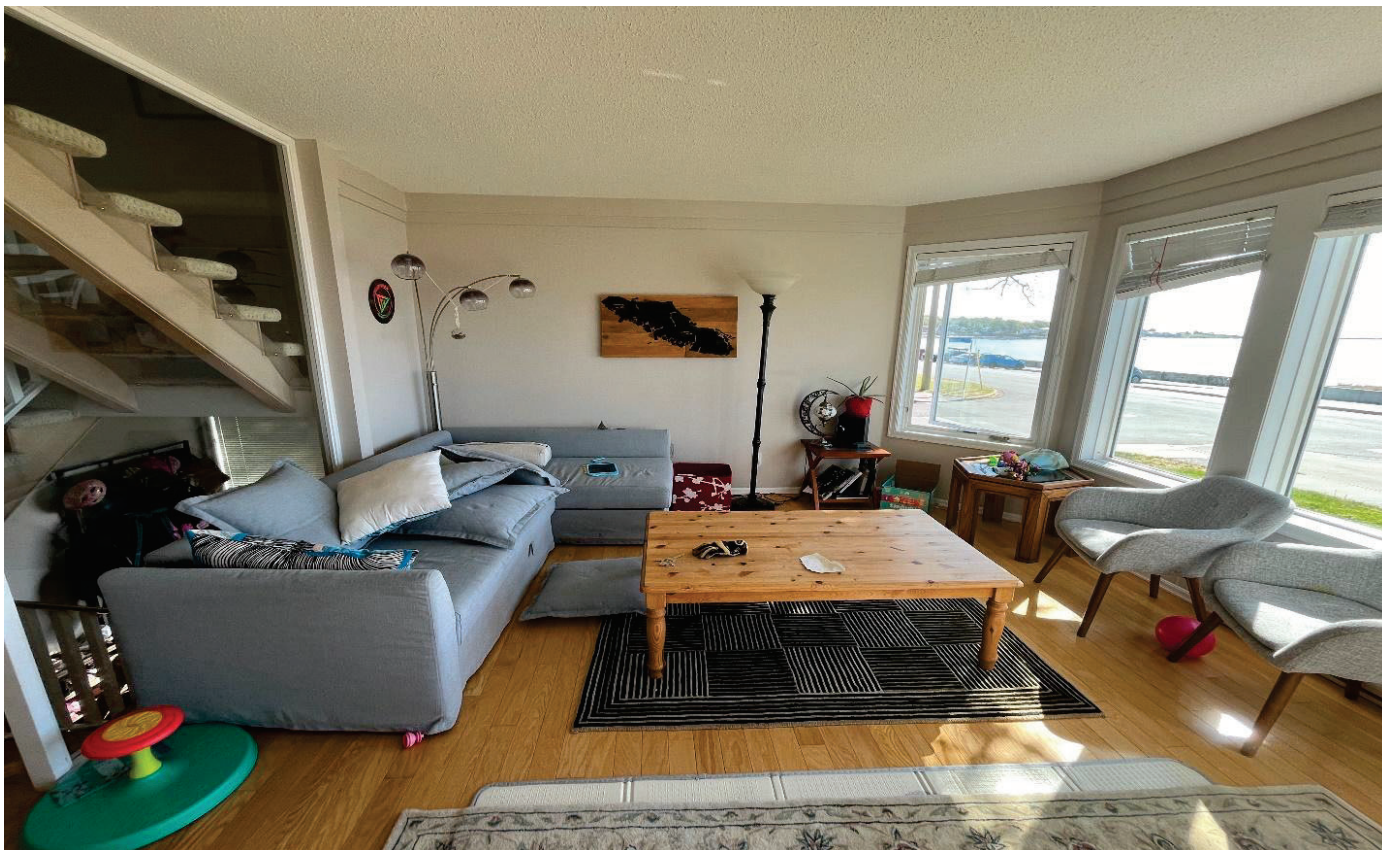


Image 4: Front entry going to main level.



Images 5-7: Living room on main level ('B' on floor plan).





Images 8-9: Living room on main level ('C' on floor plan).





Image 10: Hallway to powder room, kitchen and play room ('D' on floor plan).



Image 11: Closet main floor, washer and dryer ('D' on floor plan).



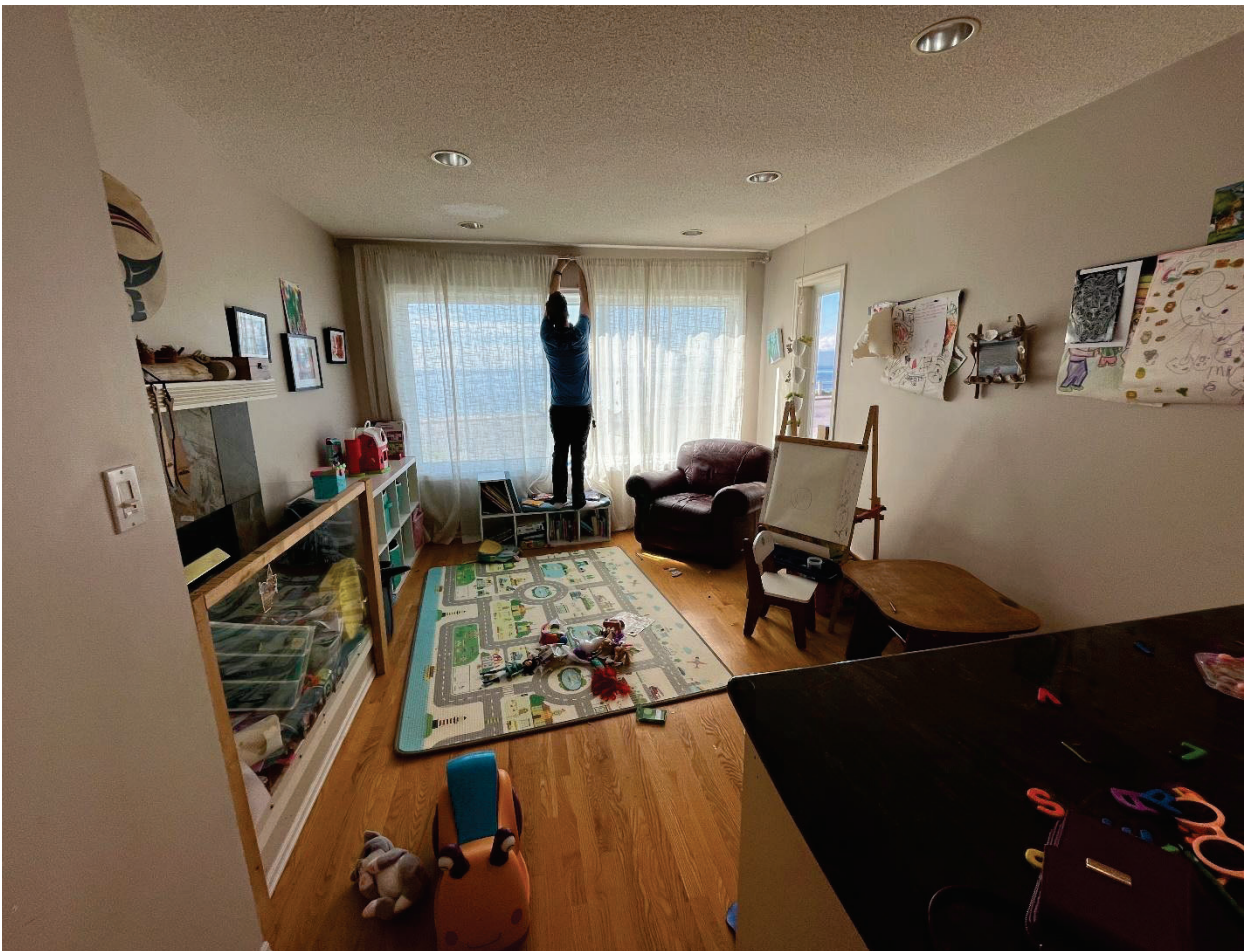
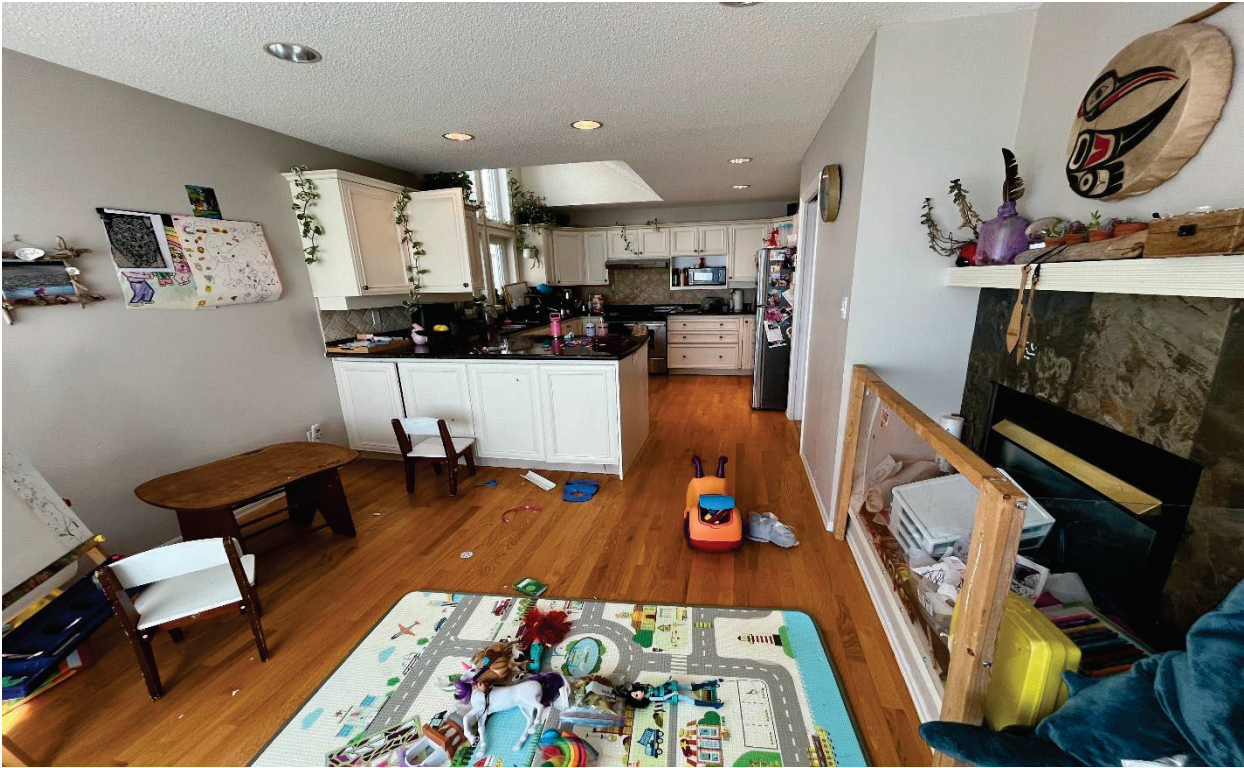
Images 12-14: Powder room, main floor.



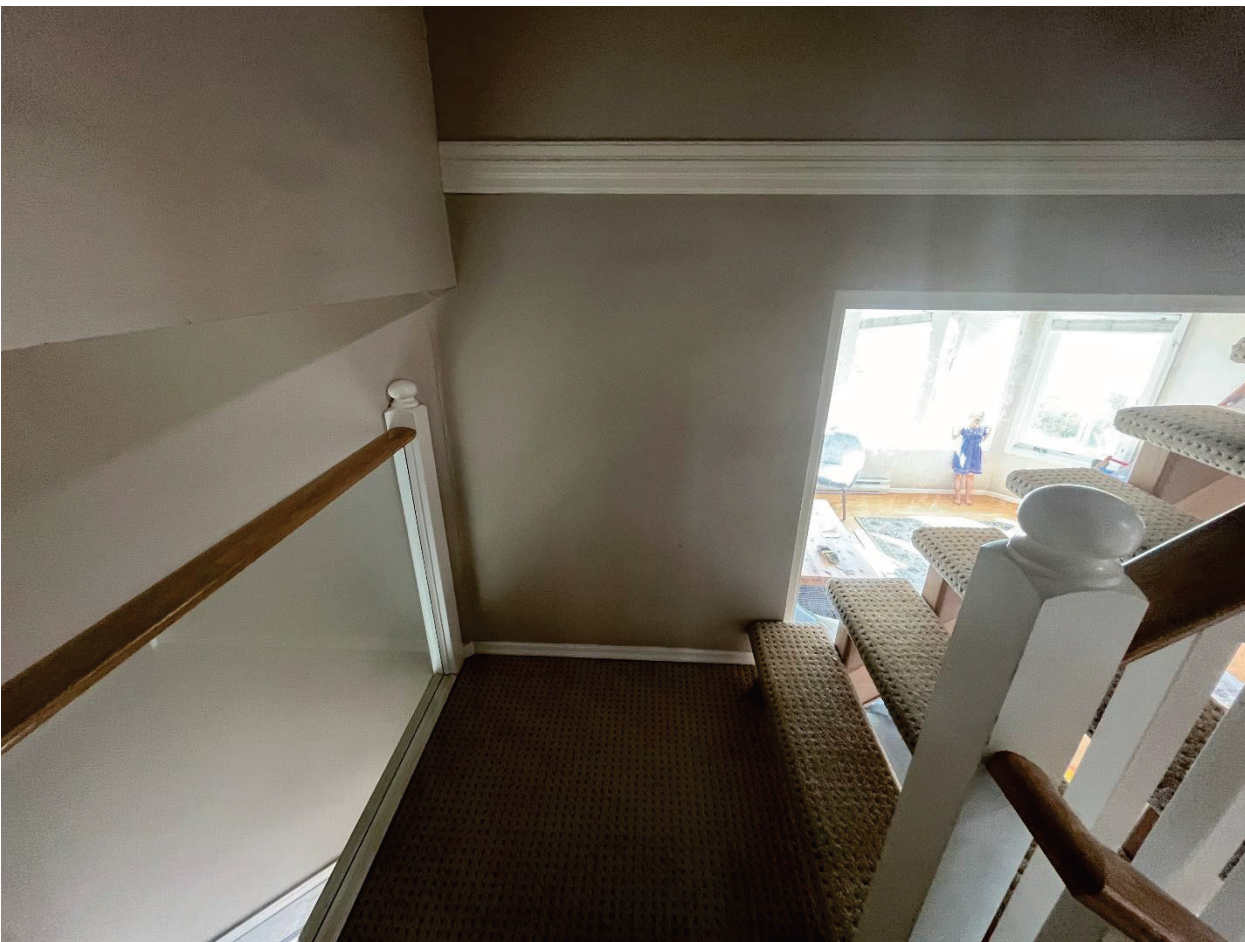


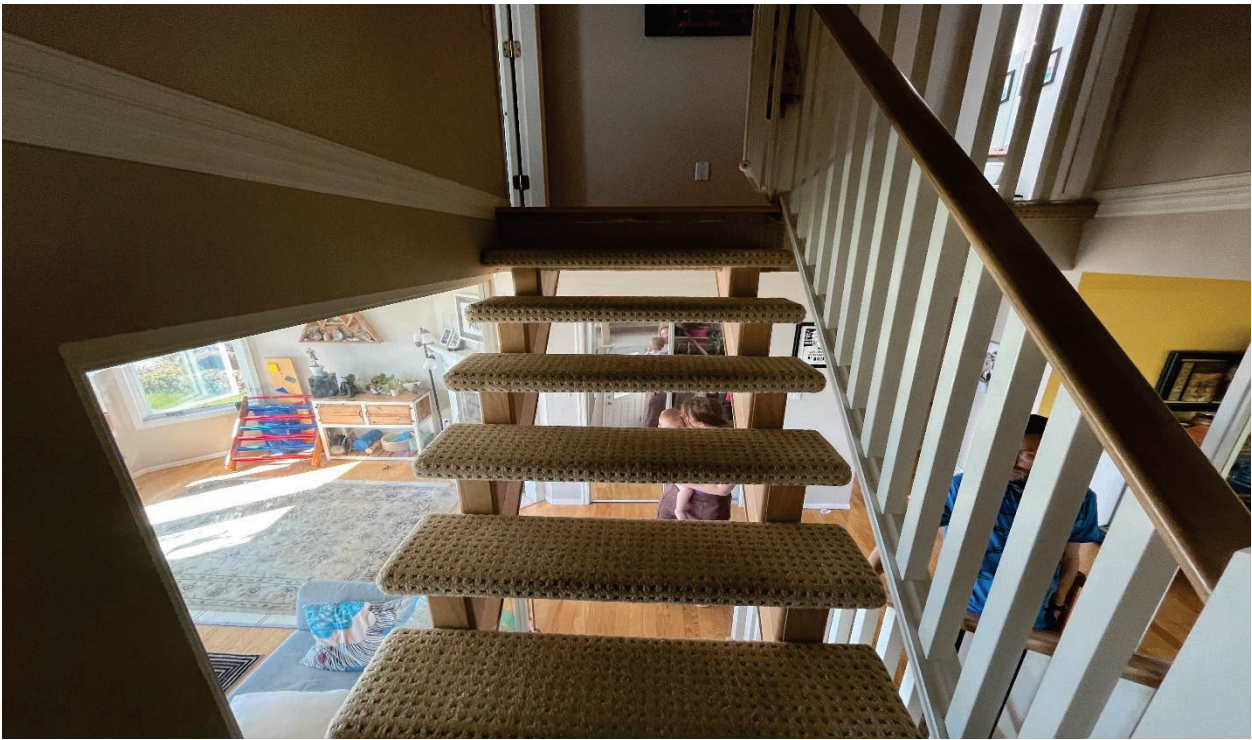
May 19, 2024, Inspection: 1496 Dallas Road

Images 15-16: Kitchen and play room ('E' on floor plan).



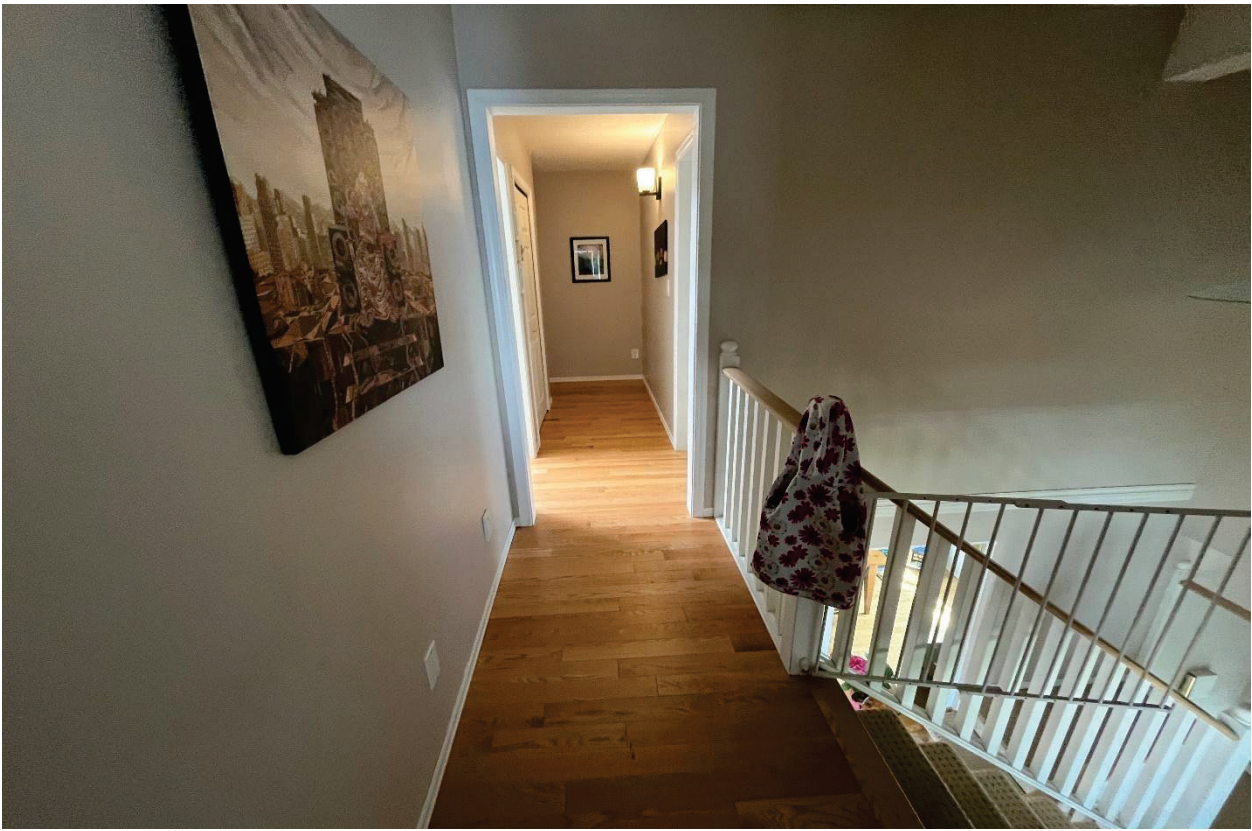
Images 17-19: Staircase from main floor to upper floor ('F' on floor plan)





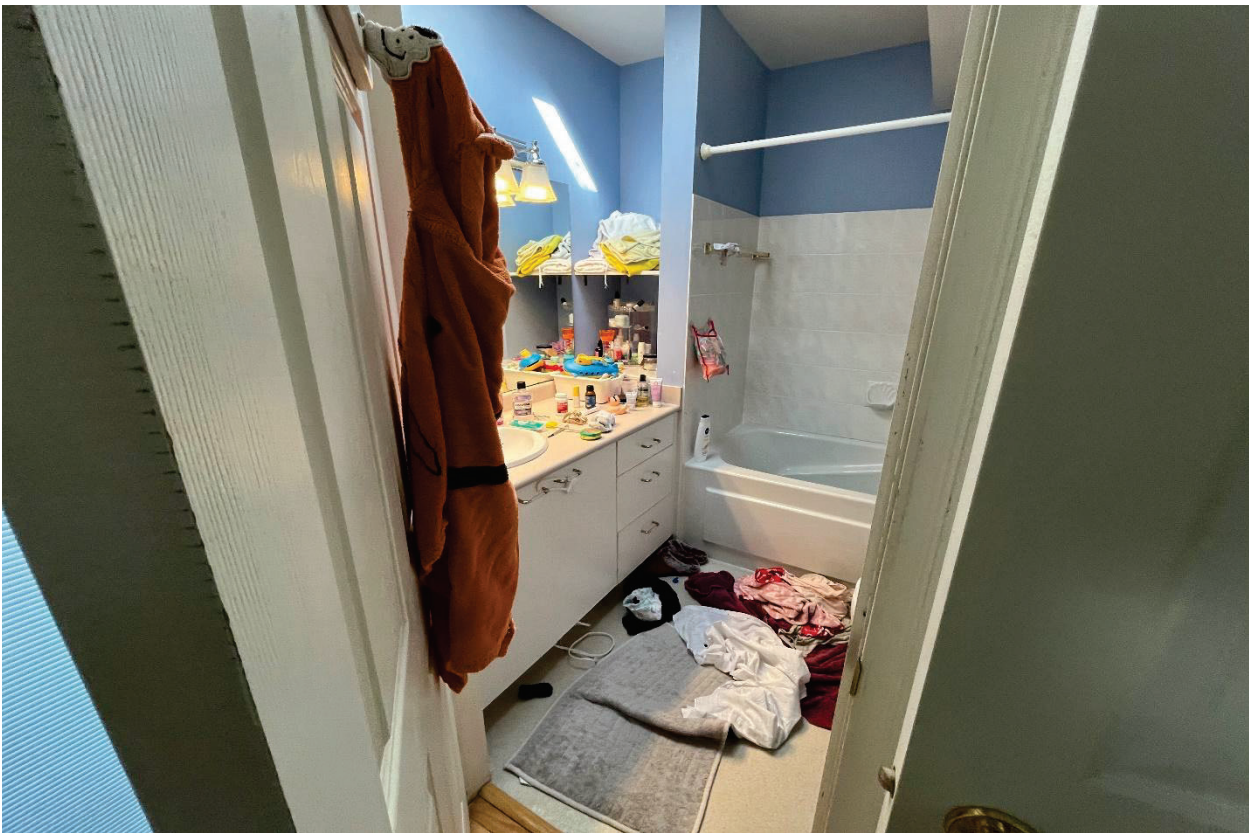
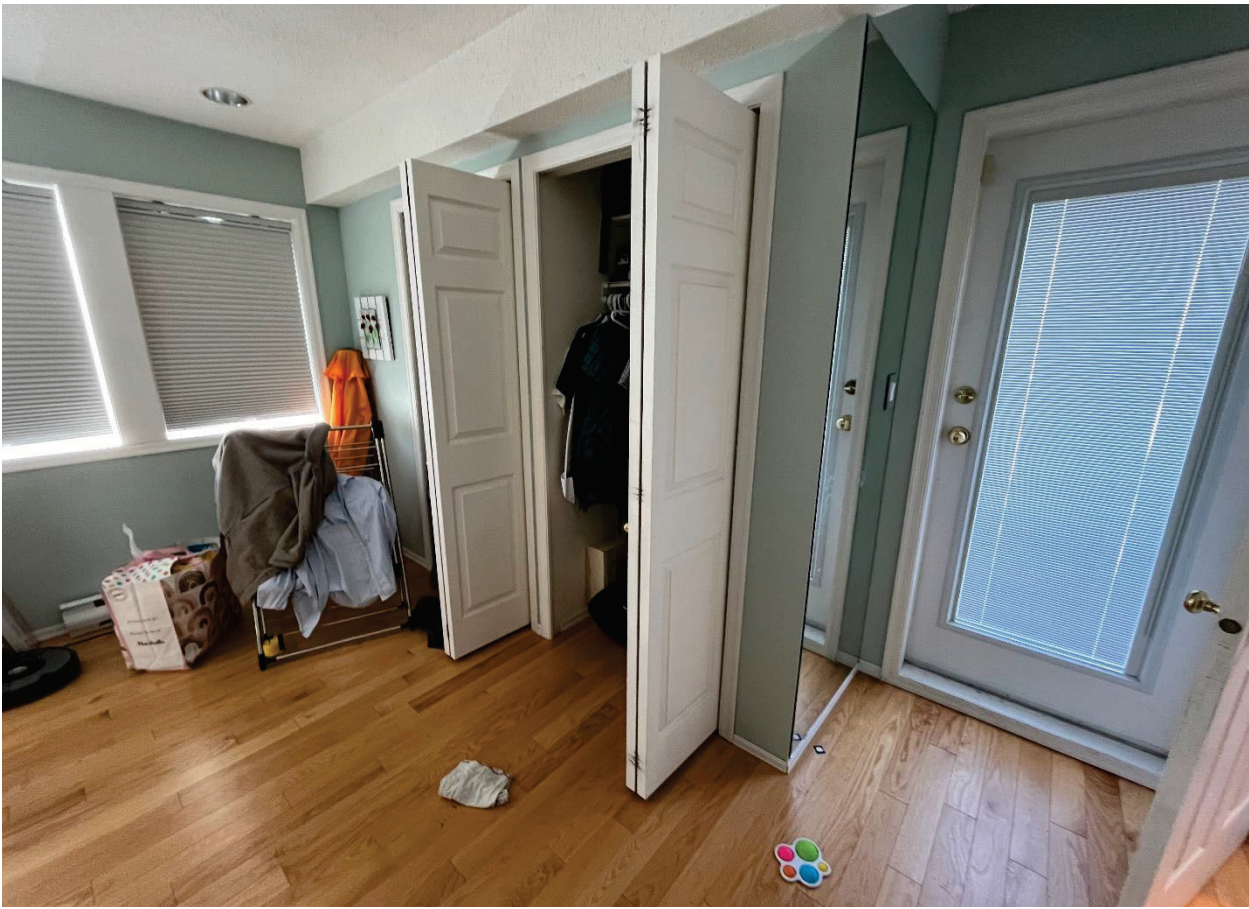
Images 20-21: Upper floor main landing





Images 22- 25: Primary bedroom ('G' on floor plan).





May 19, 2024, Inspection: 1496 Dallas Road



Image 26: Upper floor hallway to bedrooms.



Image 27: Bedroom two on upper floor ('H' on floor plan).



Image 28: Bathroom on upper floor ('I' on floor plan).



Images 29-30: Bedroom three on upper floor ('J' on floor plan).



Image 31: Lower-level view to main entry ('K' on floor plan).

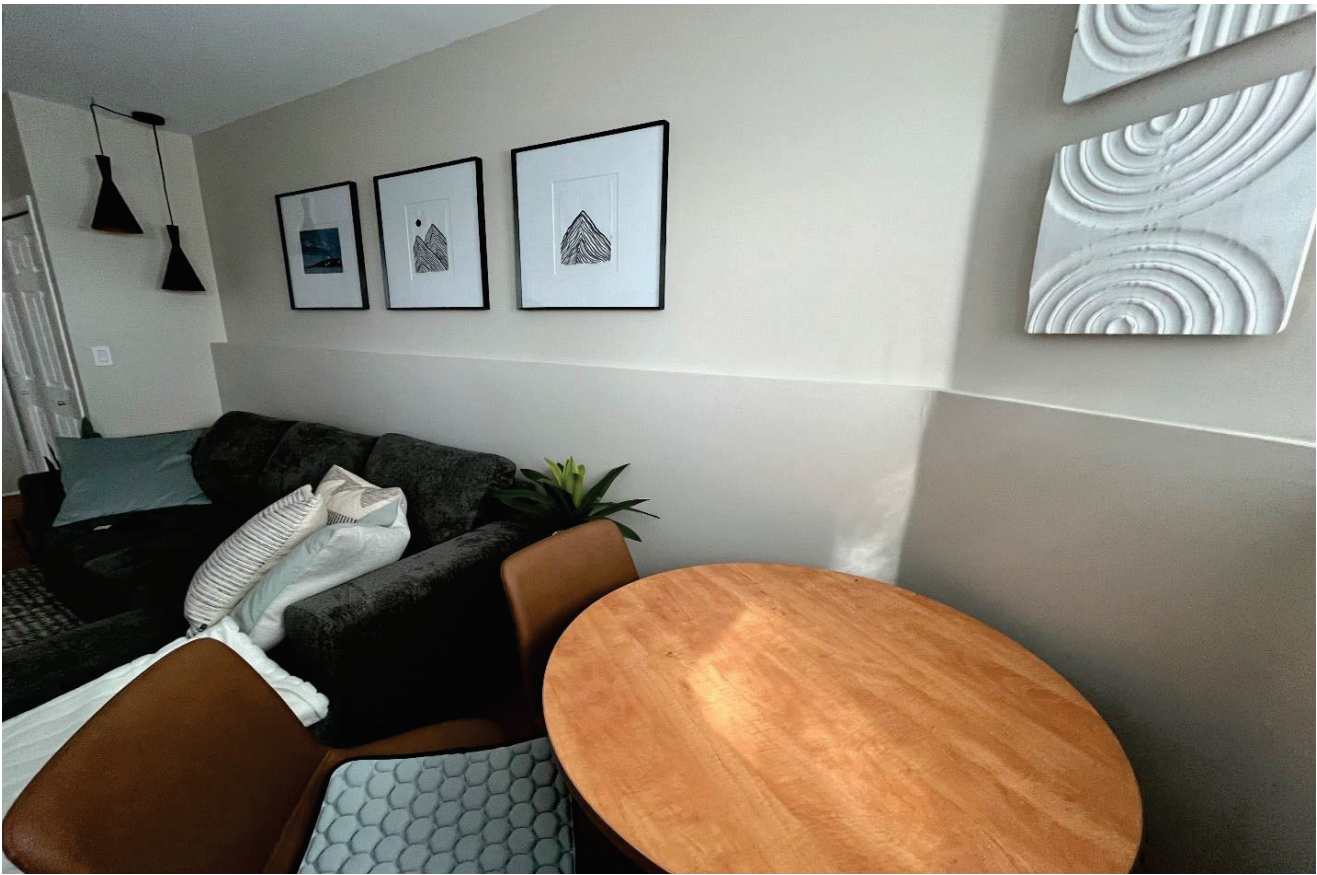


Image 32: Door separating lower level and upper level.



Images 33-37: Lower-level living room with kitchenette, short-term rental space ('L' on floor plan).

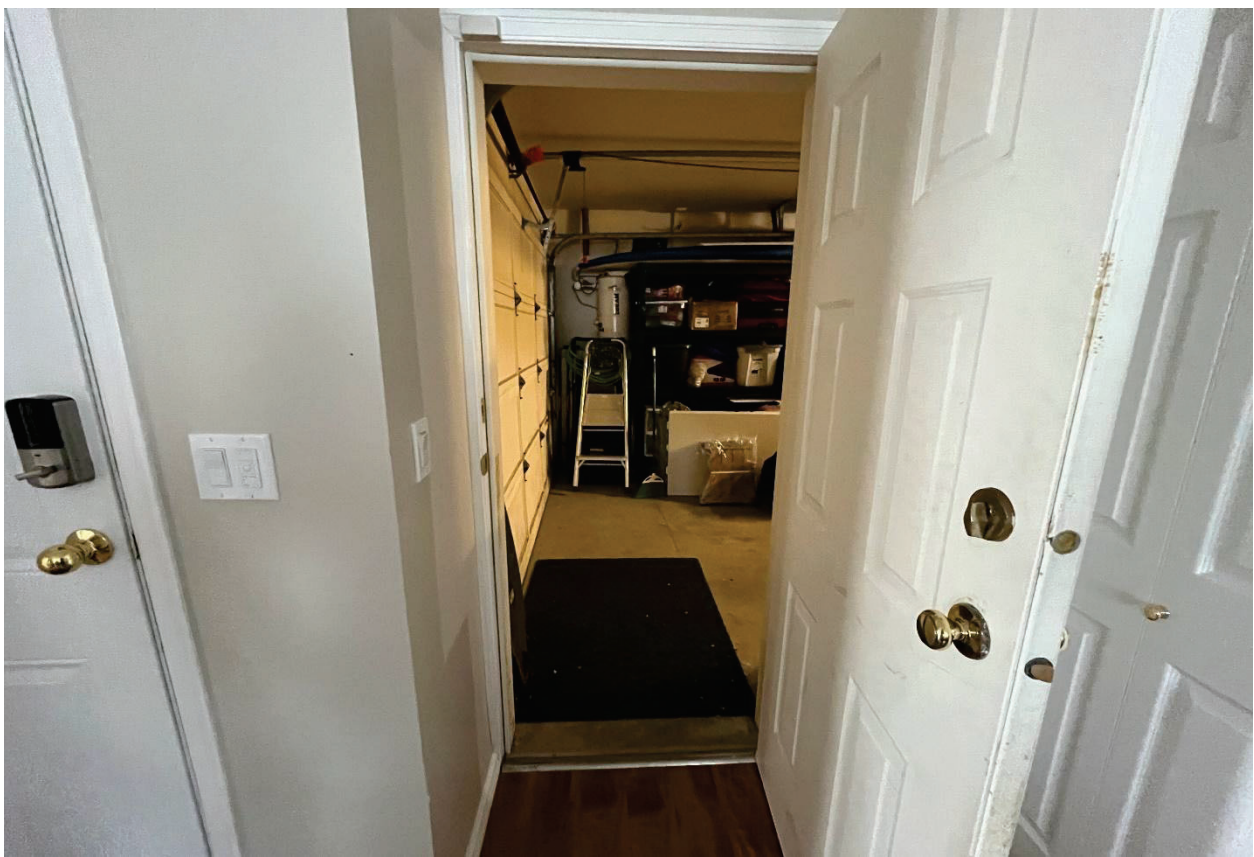




May 19, 2024, Inspection: 1496 Dallas Road



Images 38-39: Garage ('M' on floor plan).



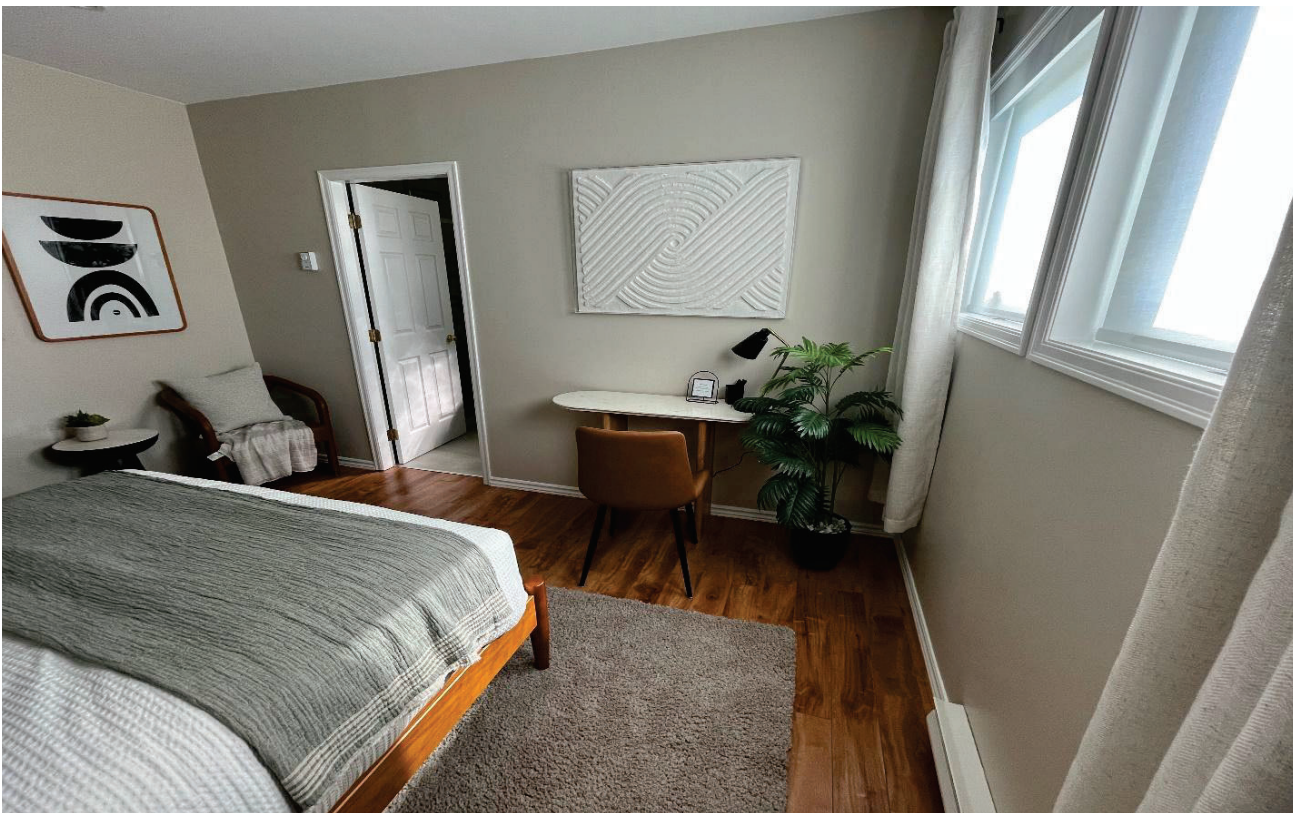


Images 40-44: Lower-level bedroom, short-term rental space ('N' on floor plan).





May 19, 2024, Inspection: 1496 Dallas Road



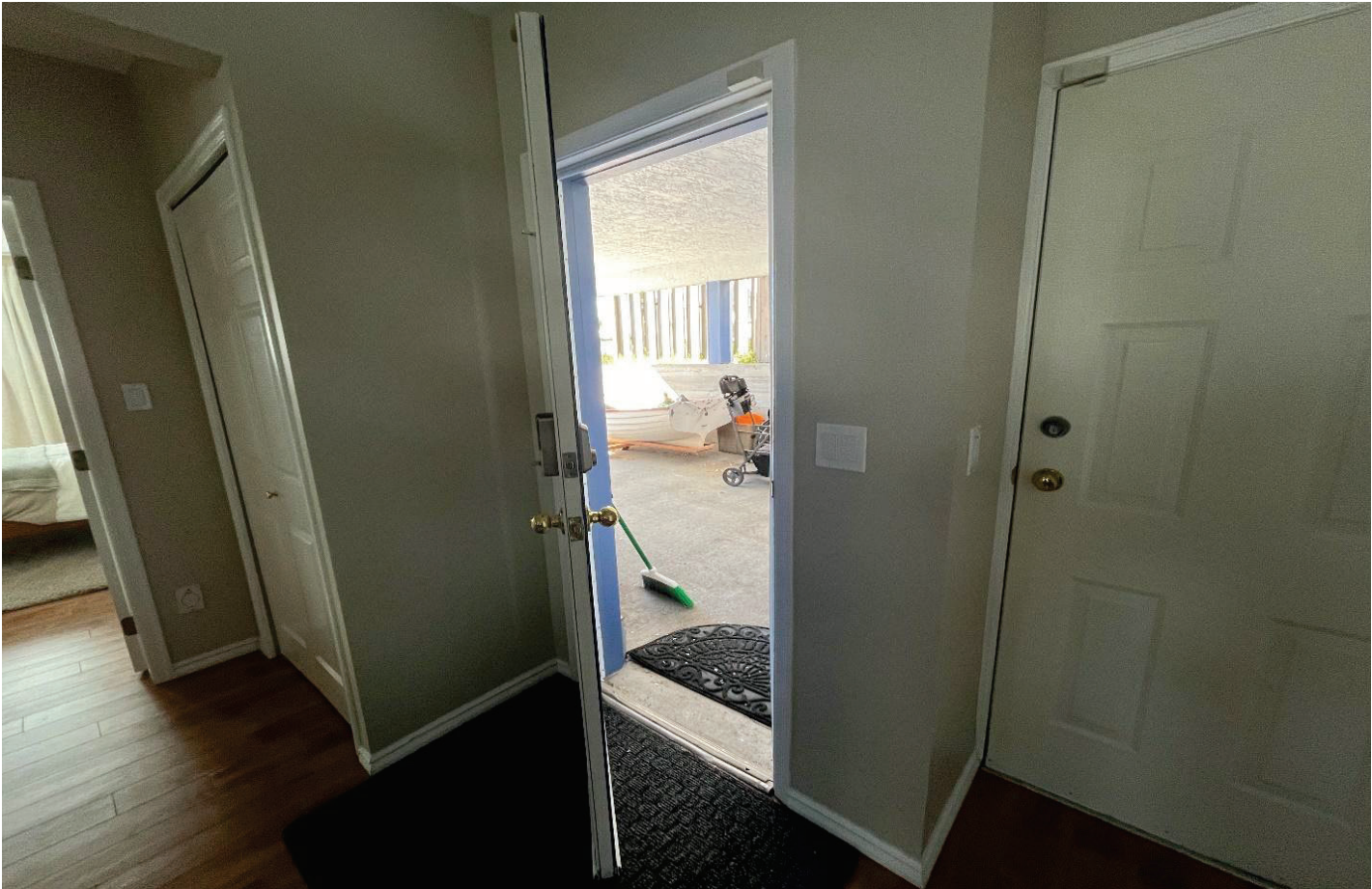
May 19, 2024, Inspection: 1496 Dallas Road

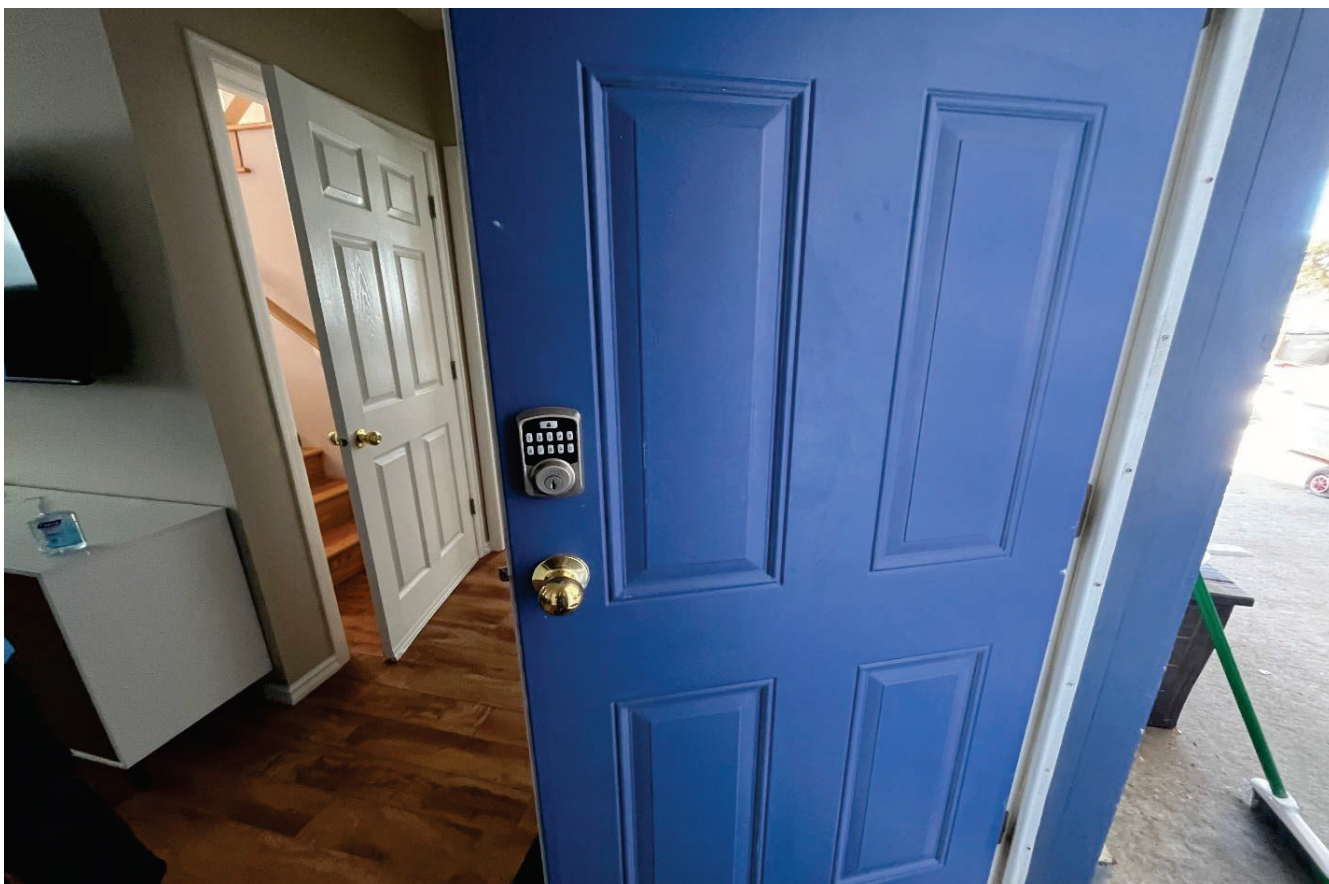
Images 45-47: Lower-level bathroom, short-term rental space ('O' on floor plan).





Images 48-49: External entrance to lower-level, short-term rental space ('P' on floor plan).





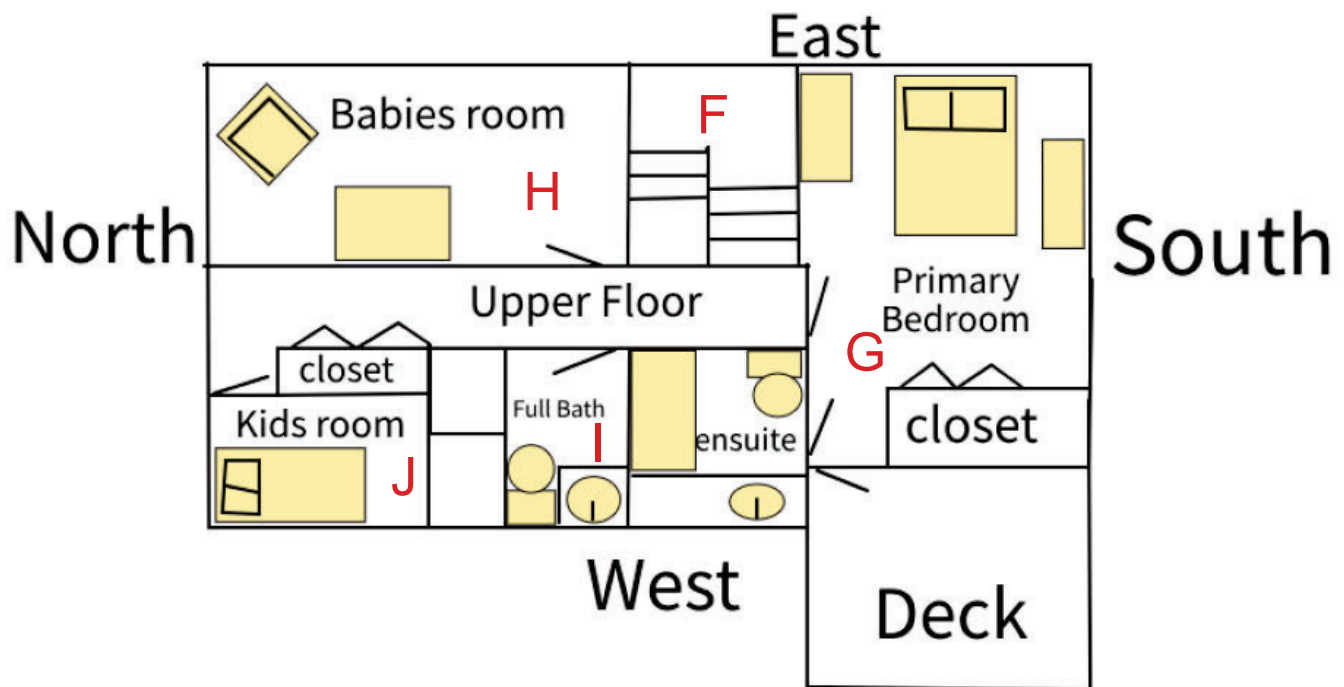
Images 50-51: External view of carport entrance to short-term rental space ('Q' on floor plan).



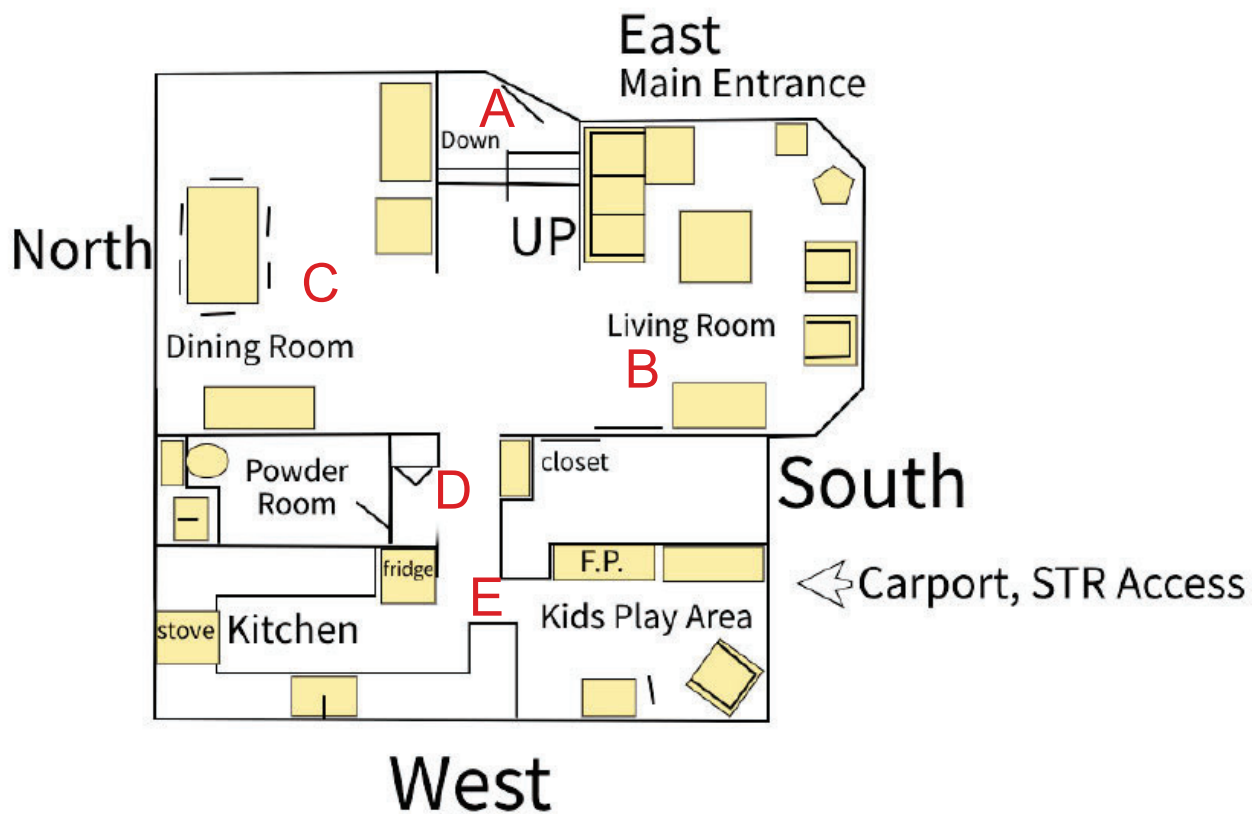


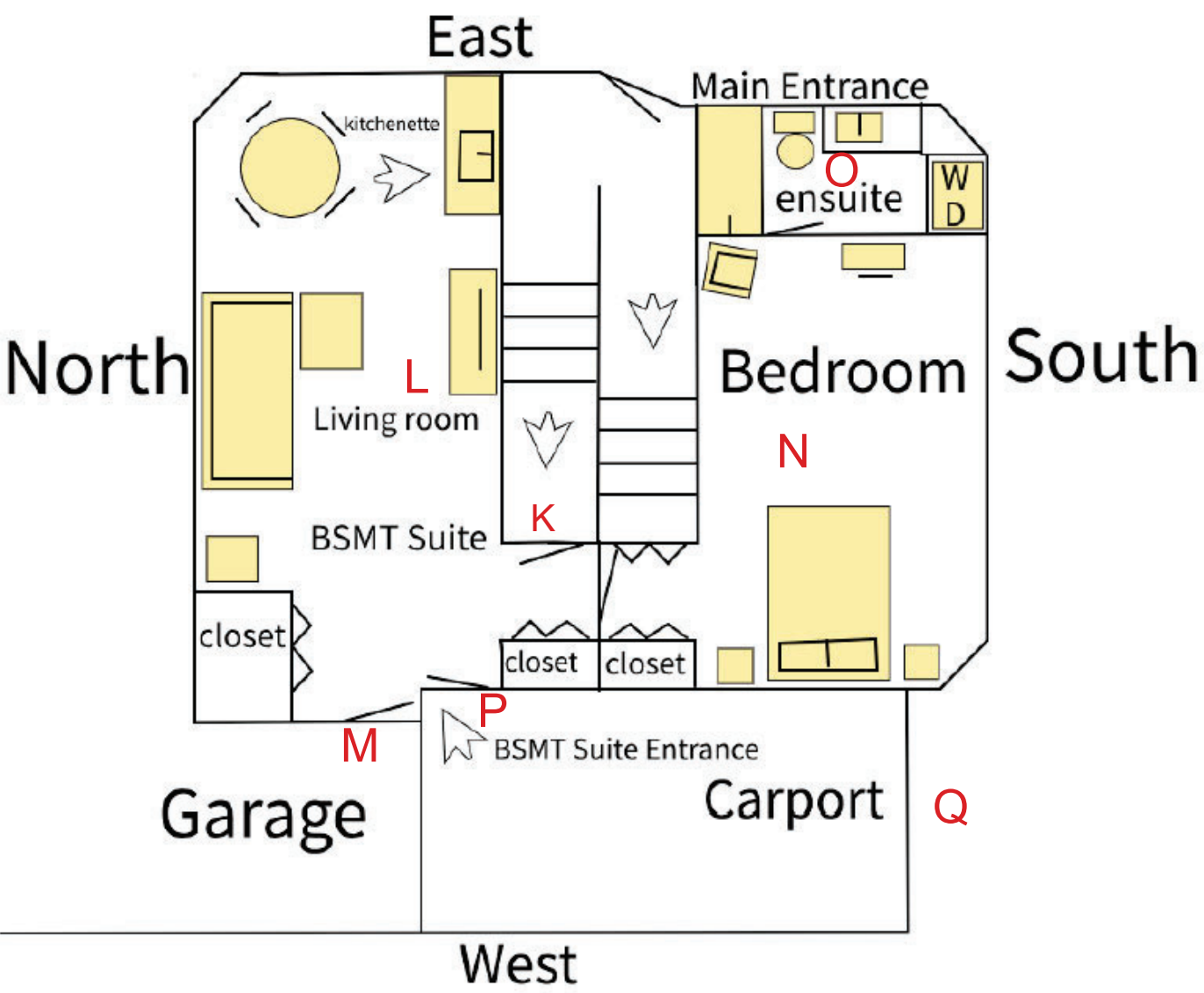
May 19, 2024, Inspection: 1496 Dallas Road

UPPER LEVEL



MAIN LEVEL





REQUEST FOR SERVICE DETAIL

Workgroup BYLAW AND LICENSING SERVICES

Call 260737 Apr 11, 2024 3:47 PM

Status ASSIGNED Feb 3, 2025 11:21 AM

Follow up NO **Internal** NO

Class SHORT TERM RENTAL

Problem APPLICATION

Priority NORMAL **Reference** DENIED 2025 -

Bring Forward May 19, 2024 **Repeat**

Location	Requestor
ASTA MAIL 1040649	STR ADMIN
1496 DALLAS RD VICTORIA BC V8S 1A2	

Call Detail

RO: WALTER JOHN MAIL / HOST: ASTA MAIL
<https://www.airbnb.ca/rooms/1132973269348572992?>
PRINCIPAL: TWO BEDROOMS
BC PORTAL DATA UPDATED: FEB 2025

Workflow	Date	Name1	Name2	File No
ENTERED	Apr 11, 2024 3:47 PM	EMMA CROCKETT		
ASSIGNED	Apr 11, 2024 3:48 PM	EMMA CROCKETT		
	2024 STR PRINCIPAL APPLICATION RECEIVED			
NOTE	Apr 11, 2024 3:55 PM	EMMA CROCKETT		
	LINKED TO INSPECTION CFS 260738			
NOTE	Jun 6, 2024 12:53 PM	MARISSA PELUSO		
	2024 LICENCE REVIEW AND NOTIFIED			
	June 6, 2024 PELUSO reviewed inspection results and internal records.			
	PELUSO was unable to concluded if the applicants and business plan is eligible for a principal residence licence.			
	Application declared partnership between Asta Mail and Walter John Mail, records indicate Walter John Mail does not reside at the property.			
	STR space did not have element of cook but applicant declared did previously have long-term tenant.			
	Applicant contacted for confirmation on principal resident of applicant and eligible business plan and listing.			
	Applicant notified by email regarding options moving forward.			

NOTE Jun 13, 2024 1:17 PM MARISSA PELUSO
PHONE CALL PELUSO AND ASTA MAIL

June 13, 2024, PELUSO spoke with Asta MAIL regarding 2024 application and eligibility of both licensees declared on the application. MAIL stated her father has given full permission to offer the space. PELUSO asked MAIL if her father resided at the property, as the application declares. MAIL stated no. PELUSO informed MAIL to approve the licence the application needs to be revised to remove him as the applicant and can be done with her permission in this conversation. PELUSO explained she is unable to approve a principal resident licence to an individual that is not a resident. MAIL stated she understood and approved the amendment to the application. PELUSO stated the licence would be approved and she would receive an email shortly.

NOTE Jun 13, 2024 1:24 PM MARISSA PELUSO
2024 LICENCE APPROVED AND NOTIFIED

June 13, 2024, PELUSO reviewed listing, inspection results and internal records. PELUSO concluded applicant and business plan is eligible for a principal residence licence.

ASSIGNED Jun 19, 2024 2:09 PM STR COORDINATOR
ASSIGNED FOR 2025 MONITORING

NOTE Jun 19, 2024 2:09 PM EMMA CROCKETT
2024 STR LICENCE PAID:
on June 19 2024 CROCKETT observed BL# in listing

EMAIL Jun 19, 2024 2:10 PM
SHORT-TERM RENTAL Call number: 260737 1496 DALLAS RD

NOTE Oct 28, 2024 10:28 AM EMMA CROCKETT
NOT COMPLIANT WITH ZONING REGULATIONS

NOTE Jan 29, 2025 10:48 AM EMMA CROCKETT
EMAIL RO TO STR:

"Just wanted to check in to ensure everything was in order now for my application to proceed. I have changed my listing to only stays of 30 days or longer and am awaiting your approval to book any further guests in the suite."

NOTE Jan 29, 2025 3:57 PM MARISSA PELUSO
REVIEW OF LISTING

January 29, 2025, PELUSO reviewed listing after receiving communication from owner stating the space was a 'suite'

NOTE Jan 29, 2025 3:58 PM MARISSA PELUSO
EMAIL STR TO MAIL

ASSIGNED Feb 3, 2025 11:21 AM EMMA CROCKETT
2025 STR APPLICATION RECEIVED

NOTE Feb 3, 2025 11:58 AM EMMA CROCKETT
LINKED TO INSPECTION CFS 285064

FEB 20 AT 930

NOTE Feb 27, 2025 10:44 AM MARISSA PELUSO
2025 APPLICATION DENIED – NOTIFIED
February 27, 2025, PELUSO reviewed listing, inspection results and internal records. PELUSO concluded the applicant and business plan is ineligible for a principal residence licence.
Letter mailed February 28, 2025

NOTE Feb 28, 2025 12:44 PM EMMA CROCKETT
PHONE CALL MAIL TO STR:
statement attached

NOTE Mar 3, 2025 8:27 AM MARISSA PELUSO
EMAIL STR TO MAIL
See attached

NOTE Mar 3, 2025 12:52 PM MARISSA PELUSO
APPEAL REQUEST - APPELLANT PACKAGE
See Attached

NOTE Mar 6, 2025 10:33 AM MARISSA PELUSO
EMAIL STR TO MAIL
March 6, 2025, PELUSO responds to Asta MAIL regarding communication. PELUSO notes that MAIL references issues with long-term rentals. The 2024 inspection statement also referenced MAIL informing the bylaw officer of the space being tenanted.

NOTE Apr 10, 2025 11:58 AM MARISSA PELUSO
AIRBNB LISTING REVIEW
April 10, 2025, PELUSO reviewed listing and observed the description still describes and offers a self-contained dwelling unit

NOTE Apr 10, 2025 11:58 AM MARISSA PELUSO
EMAIL STR TO MAIL
April 10, 2025, PELUSO responds to Asta MAIL regarding communication. see attached

NOTE May 14, 2025 9:43 AM MARISSA PELUSO
EMAIL MAIL TO STR
May 14, 2025, PELUSO responded to Asta MAIL communication regarding appeal that appeared to be sent to str in error.

NOTE May 14, 2025 10:04 AM MARISSA PELUSO
AIRBNB LISTING REVIEW
May 14, 2025, PELUSO reviewed Airbnb Listing, appellant still offering self-contained dwelling unit

Appendix G

Marissa Peluso

From: Asta Mail
Sent: June 7, 2024 11:40 AM
To: str@victoria.ca; Mail, John
Subject: Re: City of Victoria - 1496 Dallas Rd
Attachments: Screen Shot 2024-06-07 at 11.36.39 AM.png; Screen Shot 2024-06-07 at 11.36.30 AM.png; Screen Shot 2024-06-07 at 11.36.13 AM.png

Greetings Marrison,

Thank you so much for your consideration of our application. I hope I can provide you with all the information you need and that we can begin accepting guests in the near future.

The responses to your queries are as follows;

A. I am the principal resident of 1496 Dallas Rd. My father, Walter John Mail, is the owner of the property. I have applied for the short term rental license in my name with his full approval. He is cc'd on this email for your reference.

B. We are attaching information for 2024 for a license for : Up to 2 bedrooms, while you are home.

Since I don't yet have city approval, my full listing is not yet available on Air BNB, but the link is prepped and all the information is ready to go.

Here is the link to the Air BNB listing as it currently stands:

www.airbnb.ca/h/palaceondallas

I've attached some photos of the listing for your reference.

Thank you!

On Thu, Jun 6, 2024 at 12:50 PM str@victoria.ca <str@victoria.ca> wrote:

Hello Asta and Walter,

Our office is currently reviewing your 2024 short-term rental application and require further information before a decision can be made.

For best comprehension, I have broken up the email into 2 parts:

- A. Eligible individuals.
- B. Eligible business plan.

A. Eligible individuals

Short-term rental licences will only be issued to individuals who occupy the dwelling unit as their principal residence. The paper application declared a partnership and the eligible individuals to be:

1. Asta Mail
2. Walter John Mail

Please provide confirmation that 1496 Dallas Rd is the principal residence for both Asta Mail and Walter John Mail, as declared on the licence application. As our initial review indicates Walter John Mail may not reside at 1496 Dallas and therefore not eligible for this licence.

B. Eligible business plan

It should be clear to our office how you intend to offer short-term rentals in your home, this includes your advertisement, in compliance with the regulations. This may include up to 2 business plans, offering:

1. The whole home, while away on occasion
2. Up to 2 bedrooms, while you are home.

Both above offerings are different business plans. Please provide our office with one listing, on the platform you wish to operate (Airbnb, VRBO, UsedVictoria etc.), for each business plan you intend to offer as short-term rental accommodations in your home. Please ensure the listings links that are viewable but not bookable.

Each listing will need to include the following elements that match the space being offered in the business plan:

- a. Images
- b. Descriptions
- c. Listing titles
- d. Amenities
- e. Capacity indicators (Number of guests, bedrooms, beds, bathrooms)

Additionally, it should be clear in the whole home business plan which spaces are being offered and/or not offered.

Once we've received the information requested in sections A and B, our office will review the information in consideration of your 2024 Short-Term Rental application.

If required, our office will work with you to review your business plan and advertisement to reflect an eligible business plan. Our department is committed to supporting applicants to create a business plan that will result in successfully obtaining a short-term rental licence and operate in compliance with regulations.

Kind regards,

Marissa Peluso (she/her/hers)

Short-Term Rental Coordinator

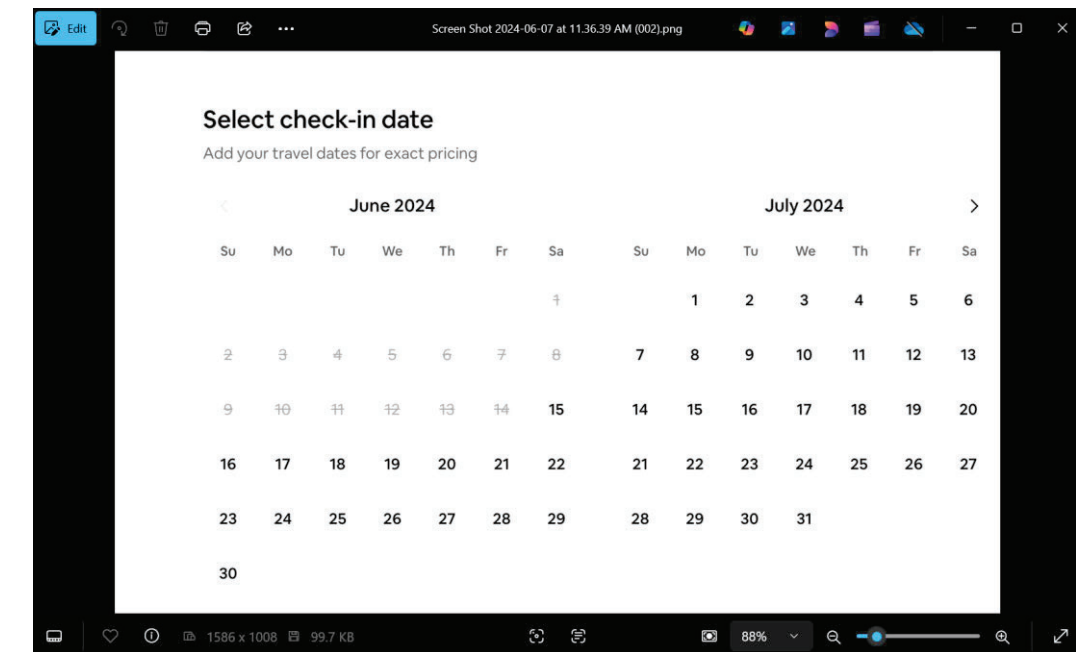
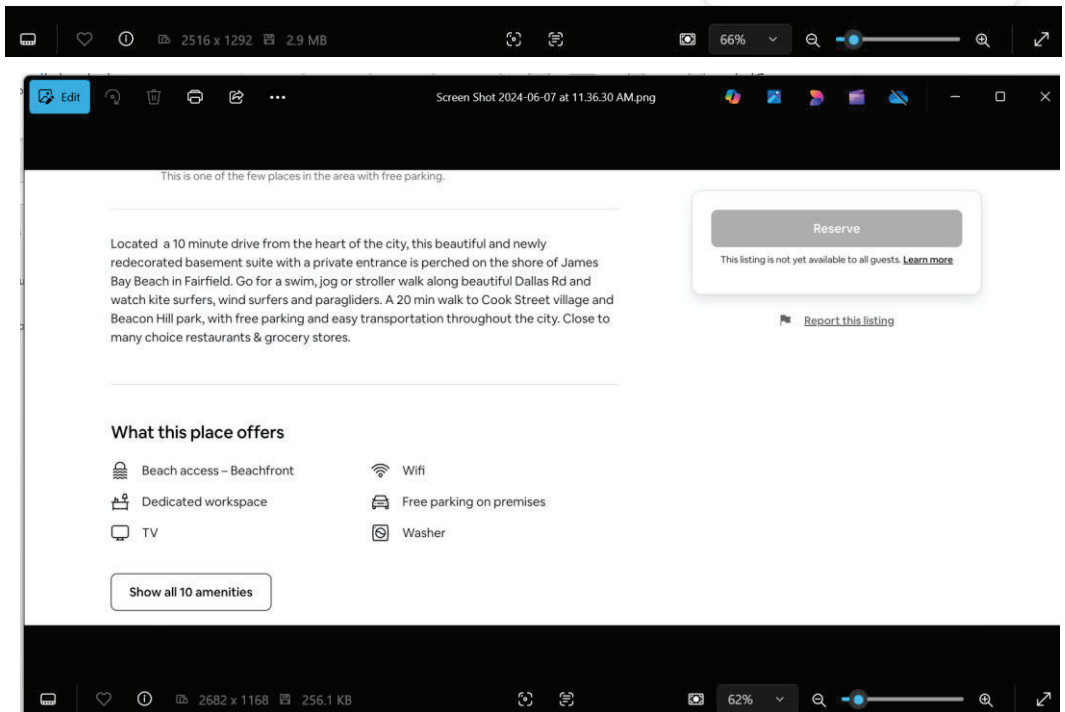
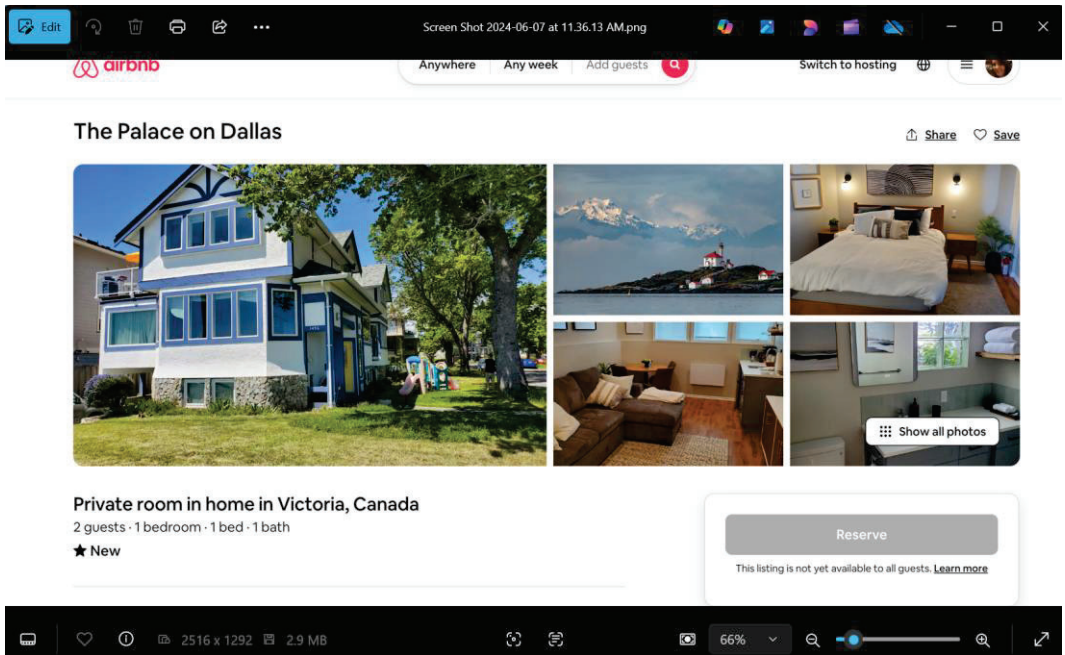
Bylaw Services

City of Victoria

1 Centennial Square, Victoria BC V8W 1P6



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



Appendix H

Marissa Peluso

From: Asta Mail
Sent: January 13, 2025 10:13 PM
To: str@victoria.ca
Subject: Short Term Rental Renewal of License
Attachments: IMG_1495.jpeg; 2025 Short-Term Rental Business Application Form.pdf; IMG_1558.jpeg
Categories: ID/Util Bill

Hi there,

Thank you for your email. In response here is the following documents:

- Driver's License with address
- BC Hydro bill
- Application form
- Copy of House Insurance invoice

Thank you for your consideration.

Asta Mail



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

str@victoria.ca
victoria.ca/str

2025 Short-Term Rental Business Licence Application

The City of Victoria regulates short-term rentals for the benefit of residents and visitors alike. Licensing and any enforcement actions are carried out in alignment with the [City of Victoria's Strategic Plan](#) and pertinent regulations and bylaws. Please see the [Short-Term Rental](#) page if you require more information.

Important Notice:

If at some point you become ineligible to operate a short-term rental as a result of regulation changes, you will not be reimbursed or receive a discount on your licence fee.

This application must be completed in full and submitted as one package with all required supporting documents. You can submit your completed package by email to str@victoria.ca or mail it to the above address. Please note that all sections marked with an asterisk (*) are mandatory.

Any submissions that do not meet the requirements above will result in having to reapply. Owner and strata consent must be provided by signing page five and six of the application.

All related documentation and information is available at victoria.ca/str. For information or assistance completing this form, please contact Bylaw and Licensing Services at 250.361.0726 or email str@victoria.ca.

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

Address: 1496 Dallas Rd Victoria BC

Postal code: v8s 1a2

*Applicant Information (WHO THE LICENCE IS ISSUED TO)

An application can be submitted by an owner, tenant or management company of a property. Legal first and last names are required. 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)

LEGAL FIRST NAME, LAST NAME

☐ I use a preferred name: _____

☒ **Partnership names:** (If you plan to operate the business with one or more partners)

ASTA MAIL

(1) LEGAL FIRST NAME, LAST NAME

☐ I use a preferred name:

WALTER JOHN MAIL

(2) LEGAL FIRST NAME, LAST NAME

☐ I use a preferred name:

John Mail

☐ **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/Incorporated Company Information (if selected)

Incorporation number: _____

Have you included your Incorporation and Notice of Articles documents?

- ☐ 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.

***Applicant Contact**

Phone number: _____ Email: _____

***Business Plan and Required Documents**

Principal Residence Requirement – If eligible, you may use your principal dwelling unit for the following purposes per Schedule D – Home Occupations.

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

Please attach the following documents for proof of residence. All documents must be current, valid, not folded and easy to read.

- Government issued ID which states your address (e.g., driver's licence, BC Services Card)
- Home or rental insurance policy (stating property address, mailing address and policy holder)
- Utility bill (stating 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: Husband

Name: Andrew Murgatroyd Email: _____

Address: 1496 Dallas Rd Victoria BC V8S 1A2 Phone number: _____

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



***Business Plan and Required Documents Continued**

Host name (the profile and/or name used to offer the short-term rental): Asta Mail

Relationship to applicant (if not the same person): 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 be limited to advertisement, management of bookings and communications with guests)

☒ No, only those declared as applicants will participate in the business

☐ Yes

If yes, please complete the information below

Select all that apply:

☐ Property manager or management company

☐ Family member

☐ Cleaning service

☐ Other _____

Property Manager or Management Company

Name of management company: _____

Name of property manager or main contact: _____

Phone number: _____ Email: _____

Business address: _____

Licence number: _____ Issuing municipality: _____

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

☐ Inter-municipal

☐ Inter-community

Cleaning Service or Other Business

Name of company: _____

Name of main contact: _____

Phone number: _____ Email: _____

Business address: _____

Licence number: _____ Issuing municipality: _____

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

☐ Inter-municipal

☐ Inter-community



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

str@victoria.ca
victoria.ca/str

2025 Short-Term Rental Business Licence Application

Family Member

Name of individual: _____

Relationship to applicant: _____

Phone number: _____ Email: _____

Address: _____

Other

Name of individual: _____

Relationship to applicant: _____

Phone number: _____ Email: _____

Address: _____



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

str@victoria.ca
victoria.ca/str

2025 Owner Consent Form Short-Term Rental

***All owners are required to sign the Owner Consent Form.**

Only digitally verified signatures or signatures physically signed in ink will be accepted.

This is to certify that I John Mail, as the legal owner of
(OWNER)

1496 Dallas Rd have read the
(UNIT / STREET ADDRESS)

Short-Term Rental Business Licence Application Form submitted by Asta Mail
(APPLICANT)

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 owner(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: Walter John Mail

Owner's signature: _____ Date: January 9, 2025

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.



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

str@victoria.ca
victoria.ca/str

2025 Strata Council Consent Form Short-Term Rental

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

Only digitally verified signatures or signatures physically signed in ink will be accepted.

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

for 1496 Dallas Rd have read the Short-Term Rental Business Licence Application Form
(UNIT / STREET ADDRESS)

submitted by Asta Mail. 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): Wade Strass

Applicant's signature(s): 1. _____ Date: _____

(if applicable) 2. _____ Date: _____

Strata Council Executive Member Information

I, the undersigned, confirm as the strata council executive member 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.

Name: Wade Strass

Phone number: _____

Email: _____

Signature: _____ Date: _____

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



2025 Short-Term Rental Business Licence Application

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](#)

[Short-Term Rental Regulation Bylaw Amendment 24-059](#)

[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 bylaws. 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.**

Applicant name(s) (printed): Asta Mail

Applicant signature(s): 1. _____ Date signed: January 9, 2025

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

Only digitally verified signatures or signatures physically signed in ink will be accepted.

Date Stamp (office use only)

Marissa Peluso

From: Asta Mail
Sent: January 15, 2025 12:53 PM
To: str@victoria.ca
Subject: Str application
Attachments: IMG_1496.jpeg; 2025 Short-Term Rental Business Application Form.pdf; IMG_1561.jpeg; IMG_1560.jpeg; IMG_1559.jpeg; IMG_1558.jpeg

Categories: Strata Consent, ID/Util Bill, INSURANCE POLICY

Hi there;

Here is the following;

- 1) application form
- 2) drivers license with address
- 3) insurance forms including policy info
- 4) utility bill showing address.

Hope this is sufficient!

Marissa Peluso

From: Asta Mail
Sent: January 30, 2025 12:03 PM
To: str@victoria.ca
Subject: Re: City of Victoria - 1496 Dallas Rd
Attachments: 1 applicant-2025 Short-Term Rental Business Application Form (1).pdf; IMG_1495 (1).jpeg; ShawInvoice_01283542968_16Jan2025.pdf; Screen Shot 2025-01-30 at 11.55.44 AM.png

Thank you again for your continued support. I am getting the idea of what you need and am doing everything I can do to get this right.

This time, I have included:

- 1) A signed application with myself as sole applicant. I have removed Wade Strass from the applicant section and he has signed as strata council member. My father is included as a part of the management team.
- 2) I have included a home internet invoice which is considered a utility with my address and name as primary residence.
- 3) My driver's license once more with principal address
- 4) The specific BCAA insurance page explaining our policy for the 1496 Dallas Rd property with the address highlighted.

If this isn't sufficient, is there any way I could arrange a chat with you about it? I might waste less of your time if we just go through the application form over the phone.

Thank you so much once again, I appreciate your diligence!

Asta Mail

On Wed, Jan 29, 2025 at 3:56 PM str@victoria.ca <str@victoria.ca> wrote:

Hello Asta,

Our department is unable to process your application as your application failed to meet the requirements.

We recommend carefully reviewing all previous communications and the application form before attempting to resubmit.

For best comprehension, I have broken up the email into 2 parts:

- A. Eligible individuals.
- B. Fail points in the application.

A. Eligible individuals

Our department provided you with the exact same information during your 2024 application:

Short-term rental licences will only be issued to individuals who occupy the dwelling unit as their principal residence. The paper application declared a partnership and the eligible individuals to be:

1. Asta Mail
2. Walter John Mail

In 2024, we informed you the regulations only allow for the principal resident to obtain a licence. In speaking to you during the 2024 application process, you declared to our department that your father, Walter John Mail, was the owner but did not reside at the property. As such the application was revised to only reflect you as the applicant.

Your 2025 submission has again declared Walter John Mail as the applicant. The application includes documents that reflect Walter John Mail resides at VANCOUVER BC V5Z and as such, cannot be processed for the property at 1496 Dallas Rd.

B. Fail points in the application

Our department has reviewed your submissions and provided a detailed explanation regarding the reasons the application and required documents are insufficient. We highly recommend carefully reviewing the application as it explicitly states what each document must state to be used in the application.

Your application submissions failed to:

1. Provide a utility bill (stating billing period, service address and mailing address)

The wording above is taken from the application form. One utility bill provided has a mailing address VANCOUVER BC V5Z . Another document was for a wireless telephone, which is not a utility bill (service to the home).

2. Provide home or rental insurance policy (stating property address, mailing address and policy holder).

The wording above is taken from the application. The home insurance provided states the VANCOUVER BC V5Z

3. The strata consent form has been signed by Mr. Strass as both the applicant's signature AND the Strata Council Executive Member. You, the applicant, must sign the form as the applicant.

The application, including all required documentation, should only reflect the principal resident and property address of the proposed short-term rental. The application must be submitted as whole and complete in order to be reviewed.

Please ensure you have carefully reviewed the application and required documents before resubmitting.

Kind regards,

Marissa Peluso (she/her/hers)

Short-Term Rental Coordinator

Bylaw Services

City of Victoria

1 Centennial Square, Victoria BC V8W 1P6



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

From: Asta Mail <
Sent: January 29, 2025 10:36 AM
To: str@victoria.ca
Subject: Re: Trying once again!

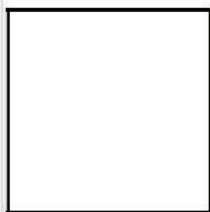
Hi Emma,

Just wanted to check in to ensure everything was in order now for my application to proceed. I have changed my listing to only stays of 30 days or longer and am awaiting your approval to book any further guests in the suite.

Asta Mail

On Mon, Jan 27, 2025 at 2:05 PM Asta Mail

wrote:



New 2025 Short-Term Rental Business...

Emma,

You're a saint for putting up with me! Here, as requested, are the following:

- 1) The fully signed document including operator's signature and Strata Representative's Signature
- 2) Utility Bill for Roger's Internet including the address of the rental property under my name
- 3) Driver's License
- 4) House Insurance Document

Thanks again!

Asta Mail



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

str@victoria.ca
victoria.ca/str

2025 Short-Term Rental Business Licence Application

The City of Victoria regulates short-term rentals for the benefit of residents and visitors alike. Licensing and any enforcement actions are carried out in alignment with the [City of Victoria's Strategic Plan](#) and pertinent regulations and bylaws. Please see the [Short-Term Rental](#) page if you require more information.

Important Notice:

If at some point you become ineligible to operate a short-term rental as a result of regulation changes, you will not be reimbursed or receive a discount on your licence fee.

This application must be completed in full and submitted as one package with all required supporting documents. You can submit your completed package by email to str@victoria.ca or mail it to the above address. Please note that all sections marked with an asterisk (*) are mandatory.

Any submissions that do not meet the requirements above will result in having to reapply. Owner and strata consent must be provided by signing page five and six of the application.

All related documentation and information is available at victoria.ca/str. For information or assistance completing this form, please contact Bylaw and Licensing Services at 250.361.0726 or email str@victoria.ca.

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

Address: 1496 Dallas Road, Victoria British Columbia

Postal code: V8S 1A2

*Applicant Information (WHO THE LICENCE IS ISSUED TO)

An application can be submitted by an owner, tenant or management company of a property. Legal first and last names are required. 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)

Asta Mail

LEGAL FIRST NAME, LAST NAME

☐ I use a preferred name: _____

☐ **Partnership names:** (If you plan to operate the business with one or more partners)

(1) LEGAL FIRST NAME, LAST NAME

☐ I use a preferred name:

(2) LEGAL FIRST NAME, LAST NAME

☐ I use a preferred 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/Incorporated Company Information (if selected)

Incorporation number: _____

Have you included your Incorporation and Notice of Articles documents?

- ☐ 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.

***Applicant Contact**

Phone number: _____ Email: _____

***Business Plan and Required Documents**

Principal Residence Requirement – If eligible, you may use your principal dwelling unit for the following purposes per Schedule D – Home Occupations.

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

Please attach the following documents for proof of residence. All documents must be current, valid, not folded and easy to read.

- Government issued ID which states your address (e.g., driver's licence, BC Services Card)
- Home or rental insurance policy (stating property address, mailing address and policy holder)
- Utility bill (stating 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: Andrew Murgatroyd Email: _____

Address: 1496 Dallas Road Victoria BC V8S 1A2 Phone number: _____

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



***Business Plan and Required Documents Continued**

Host name (the profile and/or name used to offer the short-term rental): Asta Mail Murgatroyd

Relationship to applicant (if not the same person): 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 be limited to advertisement, management of bookings and communications with guests)

☒ No, only those declared as applicants will participate in the business

☒ Yes

If yes, please complete the information below

Select all that apply:

☐ Property manager or management company

☐ Family member

☐ Cleaning service

☐ Other _____

Property Manager or Management Company

Name of management company: _____

Name of property manager or main contact: _____

Phone number: _____ Email: _____

Business address: _____

Licence number: _____ Issuing municipality: _____

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

☐ Inter-municipal

☐ Inter-community

Cleaning Service or Other Business

Name of company: _____

Name of main contact: _____

Phone number: _____ Email: _____

Business address: _____

Licence number: _____ Issuing municipality: _____

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

☐ Inter-municipal

☐ Inter-community



Family Member

Name of individual: Walter John Mail

Relationship to applicant: Father

Phone number: _____ Email: _____

Address: Vancouver BC V8S

Other

Name of individual: _____

Relationship to applicant: _____

Phone number: _____ Email: _____

Address: _____



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

str@victoria.ca
victoria.ca/str

2025 Owner Consent Form Short-Term Rental

***All owners are required to sign the Owner Consent Form.**

Only digitally verified signatures or signatures physically signed in ink will be accepted.

This is to certify that I Walter John Mail, as the legal owner of
(OWNER)
1496 Dallas Road Victoria BC V8S 1A2 have read the
(UNIT / STREET ADDRESS)

Short-Term Rental Business Licence Application Form submitted by Asta Mail
(APPLICANT)

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 owner(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: Walter John Mail

Owner's signature: _____ Date: January 25, 20\25

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.



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

str@victoria.ca
victoria.ca/str

2025 Strata Council Consent Form Short-Term Rental

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

Only digitally verified signatures or signatures physically signed in ink will be accepted.

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

for 1496 Dallas Rd/10 Eberts Street have read the Short-Term Rental Business Licence Application Form
(UNIT / STREET ADDRESS)

submitted by Asta Mail. 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): Asta Mail

Applicant's signature(s): 1 _____ Date: January 26, 2025

(if applicable) 2. _____ Date: _____

Strata Council Executive Member Information

I, the undersigned, confirm as the strata council executive member 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.

Name: Wade Strass

Phone number: _____

Email: _____

Signature: _____ Date: January 27, 2025

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



2025 Short-Term Rental Business Licence Application

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](#)

[Short-Term Rental Regulation Bylaw Amendment 24-059](#)

[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 bylaws. 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.**

Applicant name(s) (printed): Asta Mail

Applicant signature(s): 1. _____ Date signed: 26 January, 2025

(if applicable) 2. _____ Date signed: _____, 2025

Only digitally verified signatures or signatures physically signed in ink will be accepted.

Date Stamp (office use only)

Appendix I

January 29, 2025, Listing Review: [https://www.airbnb.ca/rooms/1132973269348572992?](https://www.airbnb.ca/rooms/1132973269348572992?source_impression_id=p3_1738185654_P3ha5Z2GYHM1rAvm&modal=DESCRIPTION)

Photos

Amenities

Reviews

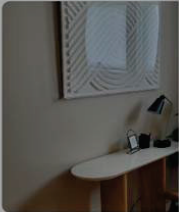
Location

Go for a swim, jog or stroll along beautiful Dallas Rd and watch kite surfers, wind surfers and paragliders.

A 18 min walk to Cook Street Village and Beacon Hill park, with free parking and easy transportation throughout the city.

[Show more >](#)

Where you'll sleep



Bedroom

1 queen bed, 1 sofa bed

What this place offers

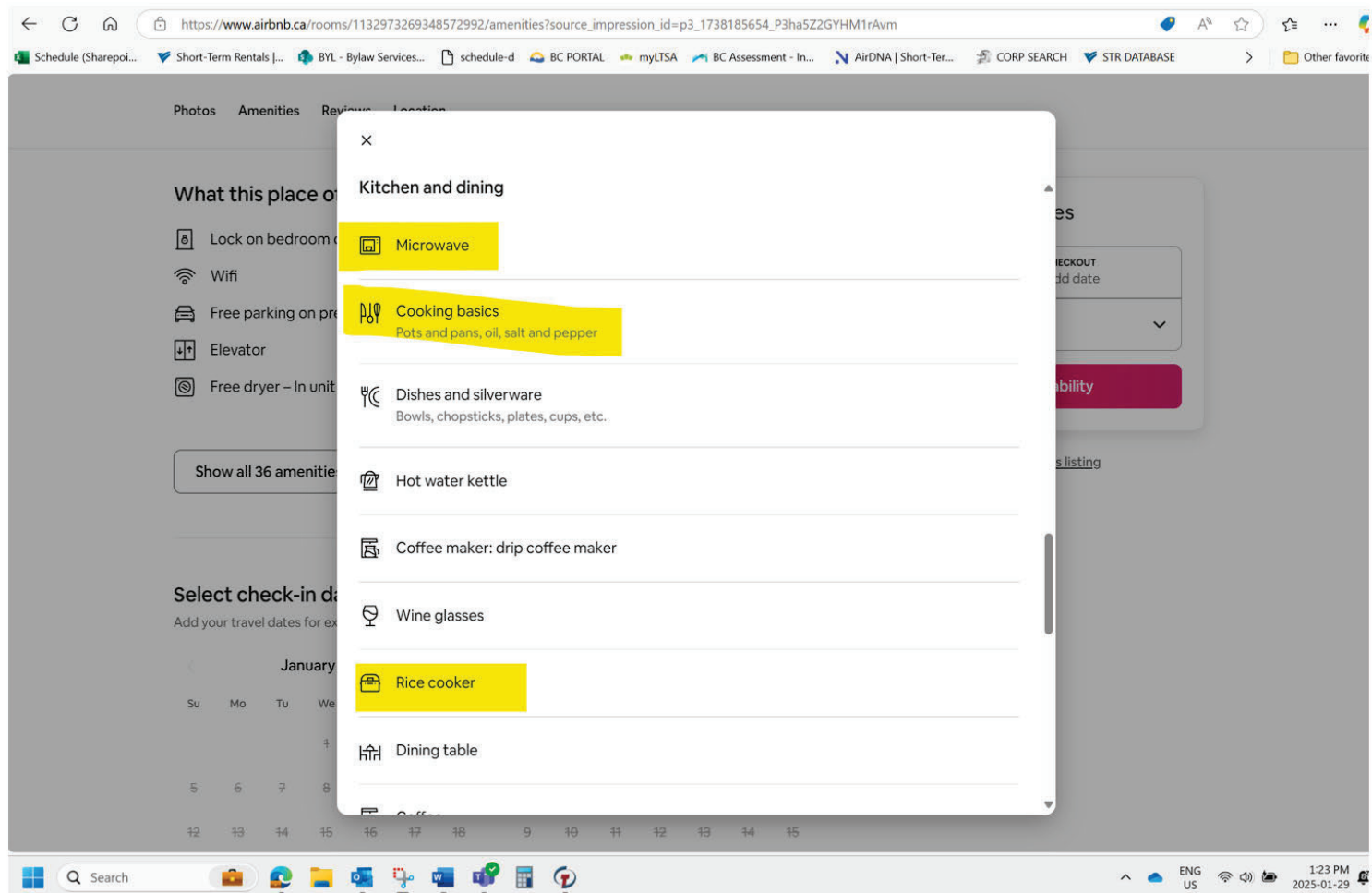
Lock on bedroom door

Beach access – Beachfront

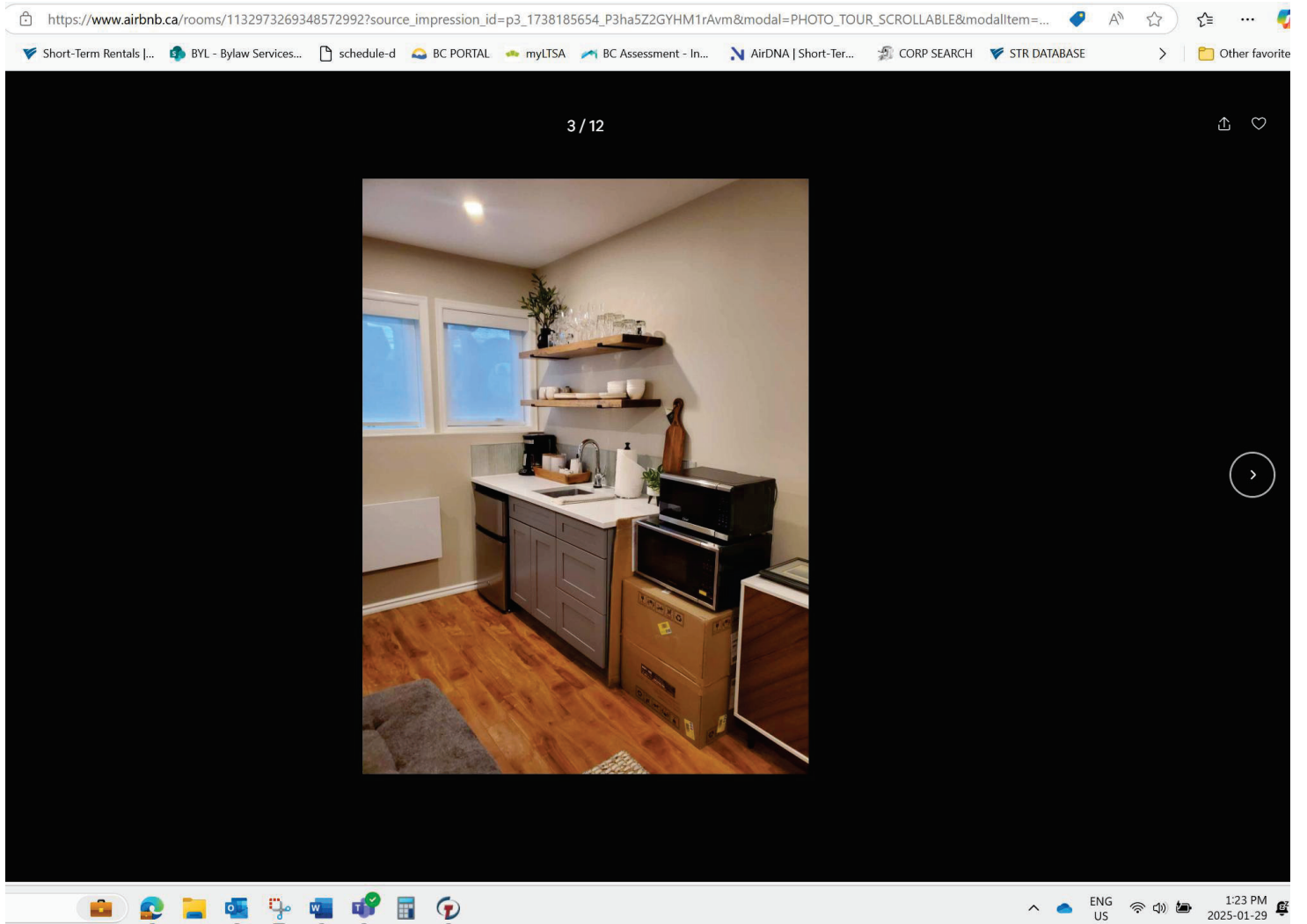
Wifi

Dedicated workspace

</



January 29, 2025, Listing Review: <https://www.airbnb.ca/rooms/1132973269348572992?>



January 29, 2025, Listing Review: <https://www.airbnb.ca/rooms/1132973269348572992?>

4 / 12



https://www.airbnb.ca/rooms/1132973269348572992/reviews?source_impression_id=p3_1738185654_P3ha522GYHM1rAvm&scroll_to_review=1327786771063011696

Short-Term Rentals | BYL - Bylaw Services... | schedule-d | BC PORTAL | myLISA | BC Assessment - In... | AirDNA | Short-Ter... | CORP SEARCH | STR DATABASE

Photos Amenities Reviews Location

Add dates for prices Check availability

Overall rating

★★★★★ 4.92

Guest favourite
This home is in the **top 5%** of eligible listings based on ratings, reviews, and reliability

37 reviews [Learn how reviews work](#)

Most recent ▾

Search reviews

Sabina
Calgary, Canada

★★★★★ · September 2024 · Stayed a few nights

This is a wonderful Airbnb in an amazing location! If you are undecided, don't be - book now! This lower suite is spacious and bright (more so than the photos let on), and supremely clean. It's well equipped with a stocked kitchenette, is elegantly decorated, and has been designed with thoughtful luxury touches like a rain shower, heated bathroom floor, and oversized bath towels. The host is responsive and friendly. The location is fabulous. Doesn't really get much better than waking up to the sound of the sea breaking on the shore!

Ed
Victoria, Canada

★★★★★ · September 2024 · Stayed a few nights

Had a great stay at Astas place. Beautifully decorated, quiet, and in an excellent location (very near the water). Would definitely stay with Asta again.

Denis
9 years on Airbnb

★★★★★ · September 2024 · Stayed a few nights

Beautiful place ideally located on one of the most beautiful streets of the city. Beachfront a few meters from the house. Amazing viewpoint and ubiquitous wildlife.
Listing with lots of premium amenities

Overall rating

★★★★★ 4.92

Cleanliness 5.0

Accuracy 5.0

Check-in 5.0

Communication 5.0

Location 5.0

Value 4.9

January 29, 2025, Listing Review: <https://www.airbnb.ca/rooms/1132973269348572992?>

https://www.airbnb.ca/rooms/1132973269348572992/reviews?source_impression_id=p3_1738185654_P3ha5Z2GYHM1rAvm&scroll_to_review=1327786771063011696

Photos Amenities Reviews Location

Add dates for prices [Check availability](#)

Overall rating

5
4
3
2
1

4.92

Guest favourite

This home is in the **top 5%** of eligible listings based on ratings, reviews, and reliability

Overall rating

5
4
3
2
1

★★★★★

Asta w friends

★★★★★

It is situ waterfi equipp

Show n

★★★★★

We had

so comfortable and the location can't be beat. Asta was en

37 reviews

[Learn how reviews work](#)

Most recent ▾

Q Search reviews

Stephen

4 years on Airbnb

★★★★★ · August 2024 · Stayed a few nights

Asta is an amazing host! She came out to meet us when we arrived and suggested many places to visit. The place was very quiet and extremely private. If it wasn't for entering the suite from the carport, we wouldn't have realized it was part of a home. The separate entrance made it perfect! We will be coming back and staying here when visiting my daughter. Thank you for an excellent experience! This will be our go-to place to stay!

Ashish

Jersey City, New Jersey

★★★★★ · August 2024 · Stayed a few nights

Asta's place was so wonderful. Everything was extremely modern and well-kept. The styling of the home itself was well done and I felt very much at home. Asta was a great host answering all my questions and even letting us stay a bit past the check out time since I was running late. I hope that it is available when I return to Victoria.

Minh Bao

Vancouver, Canada

★★★★★ · August 2024 · Stayed a few nights

Love the place from the first sight. The suite is lovely and well-appointed. We like the modern furniture such as washer/dryer or electric bidet. Asta - our host was

January 29, 2025, Listing Review: <https://www.airbnb.ca/rooms/1132973269348572992?>

schedule (Sharepoi... Short-Term Rentals [... BYL - Bylaw Services... schedule-d BC PORTAL myLISA BC Assessment - In... AirDNA | Short-Ter... CORP SEARCH STR DATABASE > Other fa

Photos Amenities Reviews Location

Add dates for prices Check availability

4.92

Guest favourite

This home is in the **top 5%** of eligible listings based on ratings, reviews, and reliability

Overall rating

5

4

3

2

1

Cleanliness

5.0

Accuracy

5.0

Check-in

5.0

Communication

5.0

Location

5.0

Value

4.9

37 reviews

Learn how reviews work

Most recent

Search reviews

wonderful walking paths.

Darcella

Victoria, Canada

★★★★★ · July 2024 · Stayed a few nights

Beautiful, clean and serene place to stay. There is a separate entrance and I was able to park my rental in the carport. I enjoyed walking across the road to the ocean. Asta was very helpful and checked-in to make sure everything was good. I highly recommend this for your stay in Victoria!

Elizabeth

Vancouver, Canada

★★★★★ · July 2024 · Stayed a few nights

New and modern furnishings
Very comfortable

Suzanne

Bellingham, Washington

★★★★★ · July 2024 · Stayed a few nights

Elegant, comfortable, with scenic views of the Olympic Mountains across the water. Walking distance to Cook St Village: cafes, shops, a bookstore - everything you need :)

January 29, 2025, Listing Review: <https://www.airbnb.ca/rooms/1132973269348572992?>

STR Licensing Inspection – Officer Statement – Part 1**OFFICER NAME**

- ☐ Nelson Duarte – Bylaw Officer
- ☐ Michael Pickett – Bylaw Officer
- ☐ Lauren Carr – Bylaw Officer
- ☒ Robert Halkett – Bylaw Officer
- ☐ Andrew Dolan – STR Supervisor

ADDRESS

1469 Dallas Road

INSPECTION DATEFebruary 20th, 2025**INSPECTION TIME**

9:30 AM

LICENCE ACCT#

1040649

BYLAW FILE / CFS#

285064

LICENCE TYPE

- ☒ Short-term Rental (STR) ☐ Bed & Breakfast (B&B)

OFFICER ATTIRE

- ☒ Full uniform (with PPE including vest)
- ☐ Uniform (with PPE but no vest)
- ☐ Uniform (without PPE)
- ☐ Civilian clothes (with PPE but no vest)
- ☐ Civilian clothes (without PPE)

FOOT COVERINGS

- ☒ Yes
- ☐ No
- ☐ Not required – Why?

ATTENDANCE

- ☐ Owner – Name:
- ☐ Host – Name:

Appendix J

Appendix J

	<input type="checkbox"/> Property Manager – Name: <input checked="" type="checkbox"/> Other – Name: Asta MAIL (owner's daughter)
STR Licensing Inspection – Officer Statement – Part 2	
OBSERVATIONS:	
<p>At the above date and time, BO HALKETT attended 1469 Dallas Road to conduct a formal Short-Term Rental (STR) Inspection. HALKETT was met at the front entrance to the home by the occupant and homeowner's daughter, Asta MAIL. MAIL welcomed HALKETT inside and asked if he needed anything from her. She explained that the rental unit was in the basement, but she would be upstairs if he needed anything. He asked her if she was part of the previous inspection, and she stated she was, and that last year was her first time using Airbnb. She added that she was very pleased with the results and guests that stayed at her place. She stated that the makeup of the unit is good for 1-2 days but not much more than that, so it works great with Airbnb. She asked HALKETT if he wanted her downstairs or if he was okay finding his way around on his own. HALKETT told her it did not matter to him and that he could always come back upstairs if he had any questions for MAIL. From here, MAIL went back upstairs, and HALKETT made his way into the rental unit.</p> <p>Once in the unit, to the right was a living room and small kitchenette in the corner. The kitchen area consisted of a microwave, coffee machine, mini-fridge, and sink. HALKETT photographed the whole area as well as the accessible closets and doors within the space. HALKETT then made his way back into the hallway that connected over to the bedroom. The bedroom consisted of a large bed, small desk and two closets. Off the bedroom was a full ensuite bathroom with washer and dryer inside as well. Once all photos were captured, HALKETT made his way back upstairs and met up with MAIL again. He informed MAIL that he was finished the inspection and asked her if she had any questions. She asked approximately how long until she would hear back, and HALKETT informed her it could be 2-3 weeks as there is a large influx of inspections and licences going through at this time. She also asked HALKETT if he knew if there seemed to be more STR's in the city than previous years. HALKETT stated that he was unsure at this time. He mentioned that he previously worked full time in the STR department but had been out of the department for over a year, so he was not up to date with everything within STR's in the city. Before leaving, HALKETT provided MAIL with his business card and thanked her for her time.</p>	
OFFICER SIGNATURE	Robert Halkett
COMPLETION DATE	February 20 th , 2025

February 20, 2025, Inspection: 1496 Dallas Road, 26 images.

Images 1-2: Internal access to short-term rental unit.



Feb 20, 2025 at 9:38:13 AM
1496 Dallas Rd
Victoria BC V8S 1A2
Canada



Image 3: Internal locking door separating lower and main level.



Images 4-5: Living area of short-term rental unit.



Feb 20, 2025 at 9:35:11 AM
1496 Dallas Rd
Victoria BC V8S 1A2
Canada

Feb 20, 2025 at 9:34:46 AM
2-98 Eberts St
Victoria BC V8S 5L6
Canada



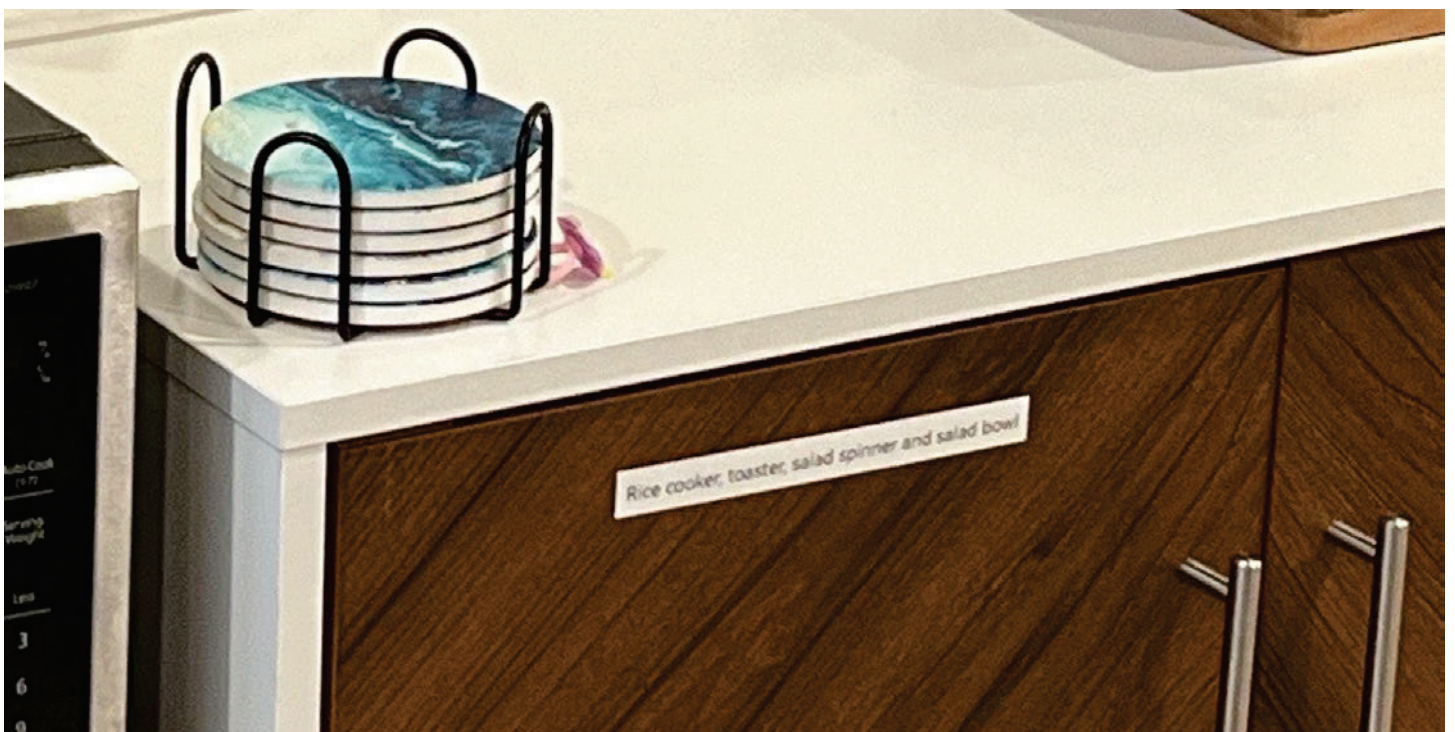
Image 6: Guest guidebook in short-term rental unit.



Feb 20, 2025 at 9:35:20 AM
1496 Dallas Rd
Victoria BC V8S 1A2
Canada

The Palace on Dallas Guide Book

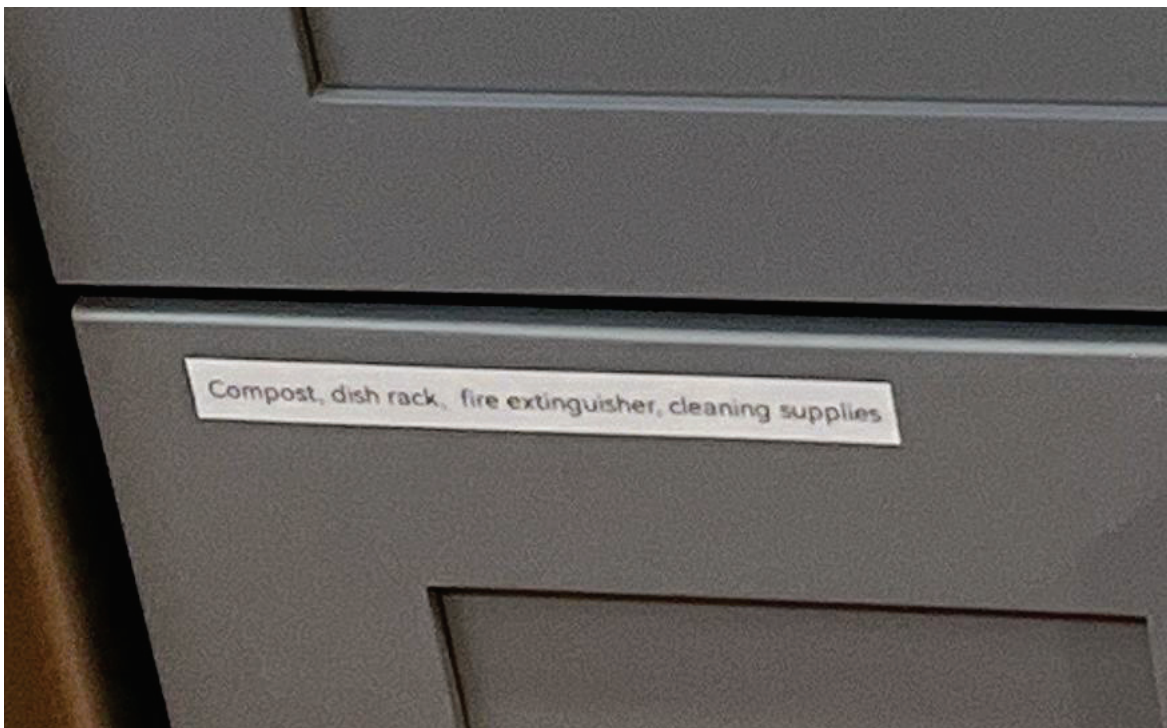
Images 7-11: Kitchenette in short-term rental unit, including a fridge, sink, microwave, rice cooker and toaster.



February 20, 2025, Inspection at 1496 Dallas Road



Feb 20, 2025 at 9:34:55 AM
2-98 Eberts St
Victoria BC V8S 5L6
Canada





February 20, 2025, Inspection at 1496 Dallas Road

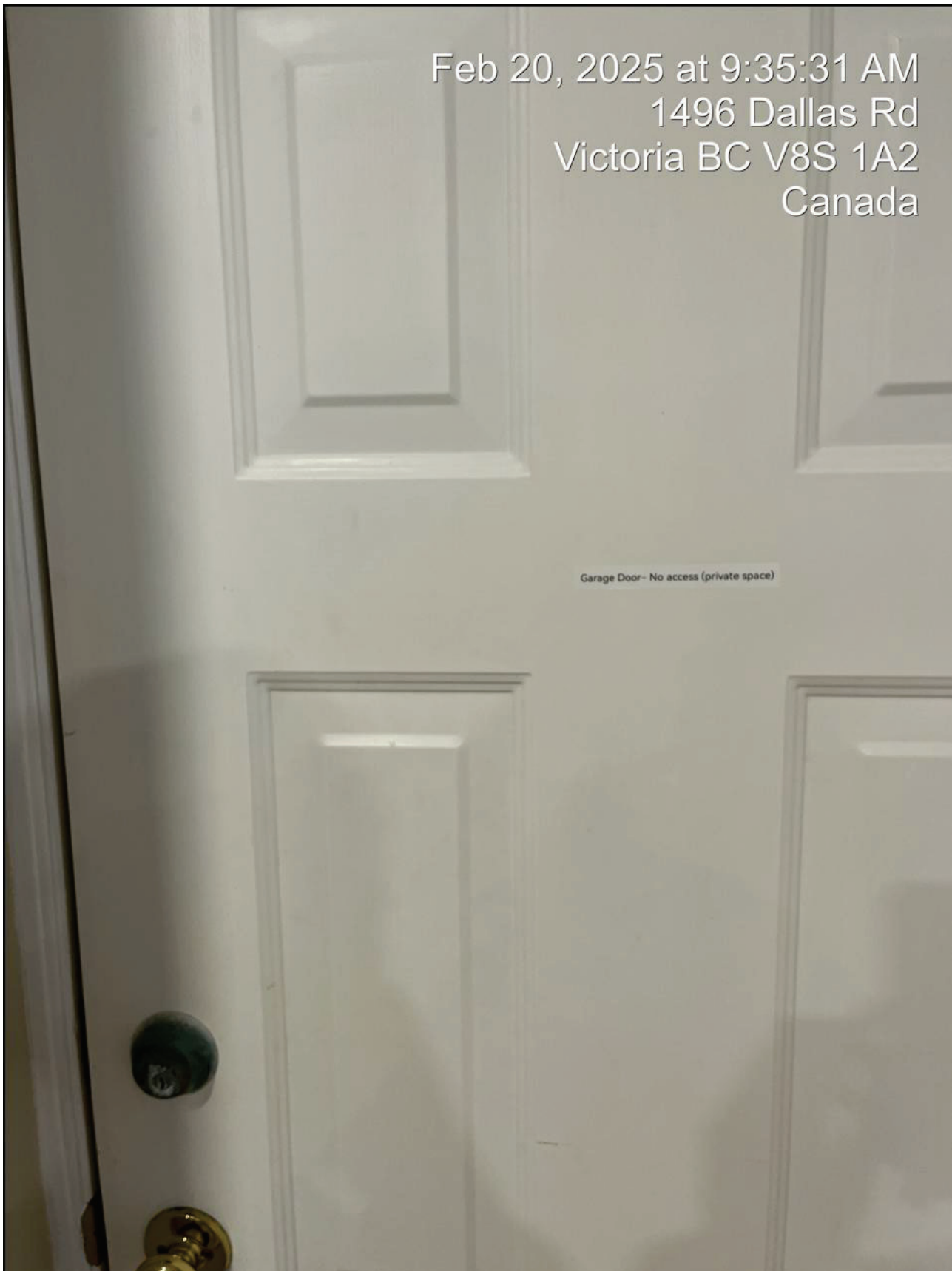
Images 12: Sofa bed in living room.



Images 13: Closet in living room of short-term rental unit.



Images 14: Door to garage, located in living room of the short-term rental unit.



Images 15: Door to bedroom in short-term rental unit.



Images 16: Closet in short-term rental unit.



February 20, 2025, Inspection at 1496 Dallas Road

Images 17: Closet in short-term rental unit.



February 20, 2025, Inspection at 1496 Dallas Road

Images 18: Bedroom closet in short-term rental unit.



Images 19-22: Bedroom in short-term rental unit.

Feb 20, 2025 at 9:36:18 AM
1496 Dallas Rd
Victoria BC V8S 1A2
Canada

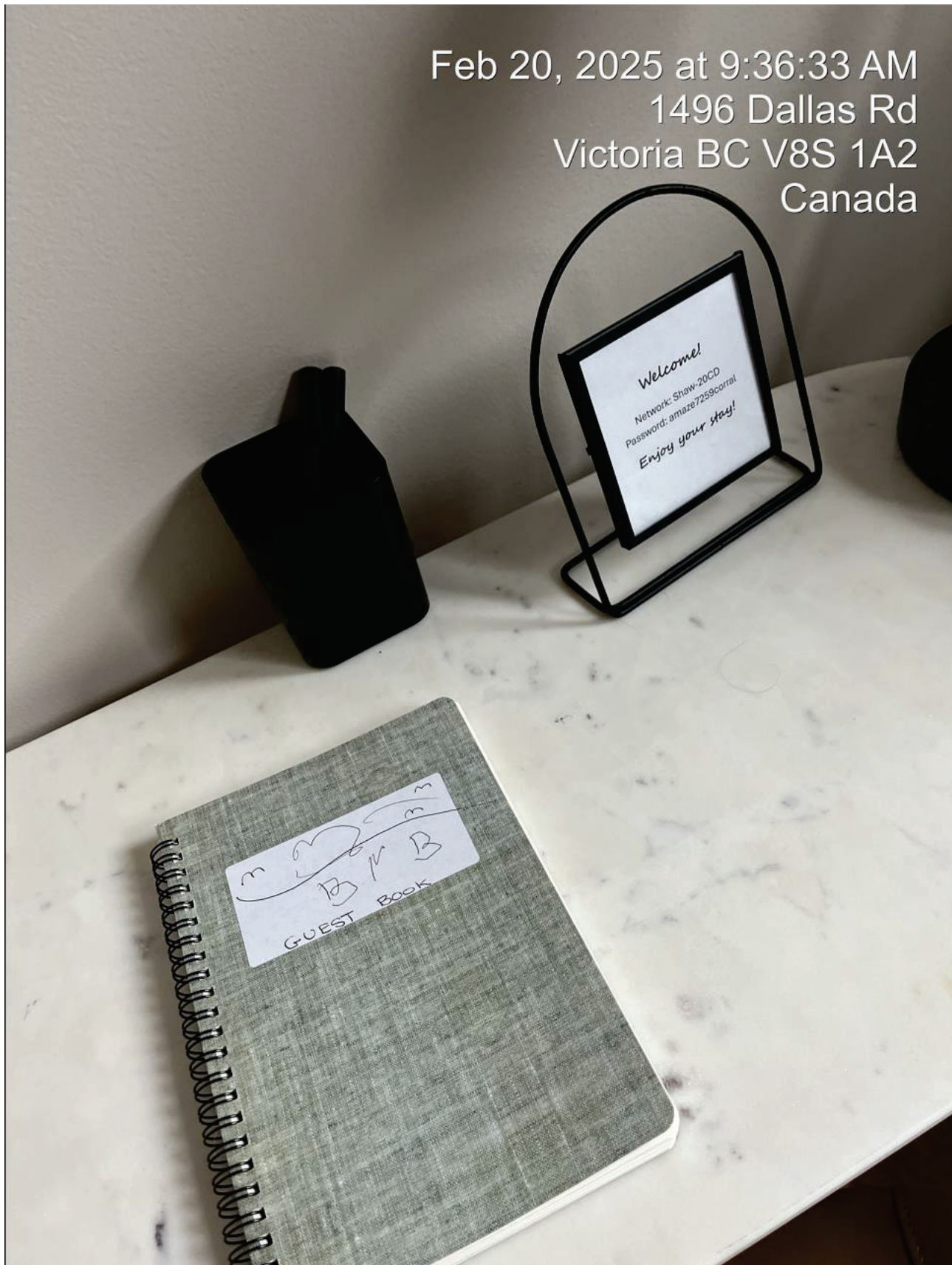


February 20, 2025, Inspection at 1496 Dallas Road

Feb 20, 2025 at 9:36:27 AM
1496 Dallas Rd
Victoria BC V8S 1A2
Canada



Feb 20, 2025 at 9:36:33 AM
1496 Dallas Rd
Victoria BC V8S 1A2
Canada



Feb 20, 2025 at 9:37:19 AM
2-98 Eberts St
Victoria BC V8S 5L6
Canada



Images 23-25: Bathroom in short-term rental unit.



February 20, 2025, Inspection at 1496 Dallas Road

Feb 20, 2025 at 9:36:59 AM
1496 Dallas Rd
Victoria BC V8S 1A2
Canada



Feb 20, 2025 at 9:36:50 AM
1496 Dallas Rd
Victoria BC V8S 1A2
Canada

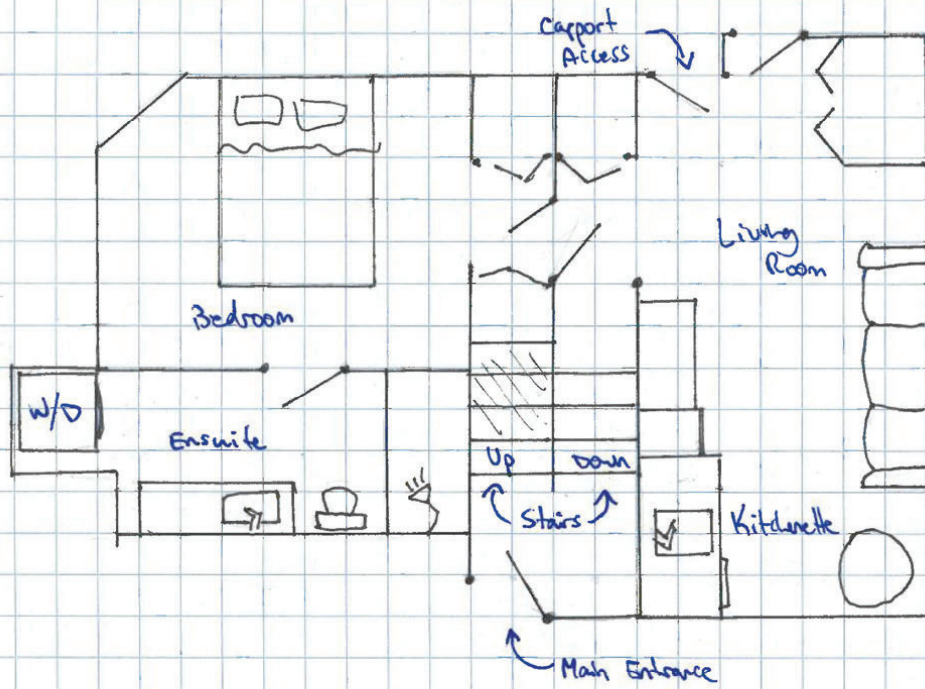
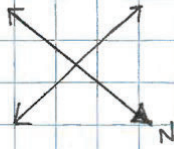


Images 26: Exterior access to short-term rental unit from carport.



February 20, 2025, Inspection at 1496 Dallas Road

1496 Dallas Rd.



Appendix K
Listing Review February 27, 2025

[https://www.airbnb.ca/rooms/1132973269348572992?](https://www.airbnb.ca/rooms/1132973269348572992?source_impression_id=p3_1740680891_P3272EVmJTqawPX&modal=DESCRIPTION)

Photos

Amenities

Reviews

Location

Stay with Asta

8 months hosting

Top 5% of homes

This home is highly rated

Room in a home

Your own room in a home

Self check-in

Check yourself in

About this place

Located a 10 minute drive from the heart of the city, this private suite inside a family home has its own guest entrance and beach views. It is perched on the shore of Ross Bay Beach in Fairfield. Go for a swim, jog or stroll along beautiful Dallas Rd and watch kite surfers, wind surfers and paragliders. A 18 min walk to Cook Street Village and Beacon Hill park, with free parking and easy transportation throughout the city. Close to many choice restaurants & grocery stores.

The space

The suite has a private entrance through the carport. You can park in the carport adjacent to the suite for free.

The suite is separated from the rest of the house by a locked door. Features include: kitchenette, dining table, pull out couch (best for one person or child), newly renovated bathroom with heated toilet seat and bidet, rain shower, and laundry facility.

Ross Bay beach is a pebble beach located right across the street. It's adjacent to Clover Point, a beautiful lookout point to marvel at the Olympic mountains across the strait. The ocean here has beautifully clear, yet very cold (4-8 degrees C almost year round) waters, and is a popular spot for cold water swimmers, kayakers, windsurfers, kites, paddle boarders and paragliders. It's a beautiful beach, but make sure you pack a jacket or windbreaker year-round when visiting.

You can walk to all the amenities you need from our home in 30 minutes or less, including a variety of restaurants and retail stores. There are all the major food delivery services available to our address as well.

A cab to Victoria's downtown core is approximately \$15, and to the airport is approximately \$70.

Where you'll sleep

ENG

US

10:29 AM


2025-02-27


Listing Review February 27, 2025, 1496 Dallas Road


← ↻ 🏠 https://www.airbnb.ca/rooms/1132973269348572992?source_impression_id=p3_1740680891_P3272EVrmJTqawPX&modal=DESCRIPTION A ☆ ⋮


Schedule (Sharepoi... Short-Term Rentals [... BYL - Bylaw Services... schedule-d BC PORTAL myLTA BC Assessment - In... AirDNA | Short-Ter... CORP SEARCH STR DATABASE > Other favorite

Photos Amenities Reviews Location

 **Stay with Asta**
8 months hosting

 **Top 5% of homes**
This home is highly rated

 **Room in a home**
Your own room in a private home

 **Self check-in**
Check yourself in

About this place

Located a 10 minute drive from the beach, this home has its own guest house. It's a beautiful beach in Fairfield. Go for a swim, jog or stroll on the beach and paragliders. A 18 min walk to Cook's Bay.

[Show more >](#)

Where you'll sleep

✕

Ross Bay beach is a pebble beach located right across the street. It's adjacent to Clover Point, a beautiful lookout point to marvel at the Olympic mountains across the strait. The ocean here has beautifully clear, yet very cold (4-8 degrees C almost year round) waters, and is a popular spot for cold water swimmers, kayakers, windsurfers, kites, paddle boarders and paragliders. It's a beautiful beach, but make sure you pack a jacket or windbreaker year-round when visiting.

You can walk to all the amenities you need from our home in 30 minutes or less, including a variety of restaurants and retail stores. There are all the major food delivery services available to our address as well.

A cab to Victoria's downtown core is approximately \$15, and to the airport is approximately \$70.

Important note: There are children living in the house above, and we do our best to keep them respectful of their sound levels above the suite. Please be wary if you are a light sleeper as the children play in the living space above. We do our best to ensure you have a peaceful rest in the house but kids are kids!


Guest access
Guests are welcome in the basement suite area and the carport. The rest of the house is a private home. There is a separate entrance to the suite through the car port.

During your stay
You can get in touch through the Air BnB app or by phone if you have any issues.

Registration number
46750

Listing Review February 27, 2025, 1496 Dallas Road

4 / 22



Windows are at ground level so the suite is bright and cozy. Couch folds out to a bed if needed. TV has lots of different streaming options. This is the view from the private entrance doorway.

'Windows are at ground level so **the suite** is bright and cozy. Couch folds out to a bed if needed. TV has lots of different streaming options. This is the view from the **private entrance** doorway.'

Image includes sink, fridge and microwave.

Listing Review February 27, 2025, 1496 Dallas Road

https://www.airbnb.ca/rooms/1132973269348572992/reviews?source_impression_id=p3_1747241044_P3qr8eE4T5PoSvN&check_in=2025-09-16&guests=1&adults=...

Photos Amenities Reviews Location

Add dates for prices [Check availability](#)

4.93

40 reviews
[Learn how reviews work](#)

Guest favourite
This home is in the **top 5%** of eligible listings based on ratings, reviews, and reliability

Overall rating

5	4	3	2	1
5.0	4.9	4.8	4.7	4.6

Cleanliness	5.0
Accuracy	5.0
Check-in	5.0
Communication	5.0
Location	5.0
Value	4.9

Elsa
Watson, Canada

★★★★★ · February 2025 · Stayed over a week

Wonderful place to stay. The suite was beautifully decorated, lots of large windows and was well appointed. Comfortable couch, with a kitchenette, dining table and chairs. Large bedroom, comfortable bed, and crisp, clean linens. The bathroom has all the amenities you could want. Great location for walking and close proximity to restaurants, grocery stores, coffee shops and pubs. Asta and Drew were wonderful hosts, very kind and responsive to all our inquiries. Highly recommend! Thank you for a pleasant two weeks.

Salvatore
6 years on Airbnb

★★★★★ · January 2025 · Stayed a few nights

Asta was helpful and kind. Will recommend to family and friends. Will stay at The Palace again if available.

Elsa, February 2025

Wonderful place to stay. **The suite** was beautifully decorated, lots of large windows and was well appointed. Comfortable couch, **with a kitchenette**, dining table and chairs. Large bedroom, comfortable bed, and crisp, clean linens. The bathroom has all the amenities you could want. Great location for walking and close proximity to restaurants, grocery stores, coffee shops and pubs. Asta and Drew were wonderful hosts, very kind and responsive to all our inquiries. Highly recommend! Thank you for a pleasant two weeks.

https://www.airbnb.ca/rooms/1132973269348572992/reviews?source_impression_id=p3_1747241044_P3qr8eE4T5PoSvvN&check_in=2025-09-16&guests=1&adults=... Add dates for prices Check availability

4.93

Guest favourite

This home is in the **top 5%** of eligible listings based on ratings, reviews, and reliability

Overall rating

5	4	3	2	1
5.0	5.0	5.0	5.0	4.9

Cleanliness 5.0

Accuracy 5.0

Check-in 5.0

Communication 5.0

Location 5.0

Value 4.9

40 reviews

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Beautiful place right on the ocean. Impeccably clean with many extras. Very flexible and let us drop off luggage before check-in. Some noise from upstairs, but host was respectful of the quiet hours. A great stay!

Louis

8 years on Airbnb

★★★★★ · December 2024 · Stayed a few nights

It is situated in a beautiful location overlooking the waterfront. The apartment is very luxurious and fully equipped.

Response from Asta

December 2024

Thank you so much Louis!! Very kind of you to say.

Chris

Vancouver, Canada

★★★★★ · December 2024 · Stayed with kids

Asta is a very gracious and responsive host. The suite is beautifully designed, with thoughtful layout and high quality furnishings and artwork. Absolutely incredible location across the road from the ocean. The only downside is sound transmission between the upstairs and downstairs, but its clear these hosts have done what they can to make this the best possible cozy-modern stay. If you're early to bed and early rise it should work out great for you. If you are a night owl

Louis, December 2024

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https://www.airbnb.ca/rooms/1132973269348572992/reviews?source_impression_id=p3_1747241044_P3qr8eE4T5PoSvVN&check_in=2025-09-16&guests=1&adults=...

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4.93

40 reviews [Learn how reviews work](#) Most recent

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Midori
Kingcome Inlet, Canada

★★★★★ · December 2024 · Stayed a few nights

We had a fantastic stay - the space is stylish, well supplied & so comfortable and the location can't be beat. Asta was so thoughtful with personal touches that we really appreciated. 10/10 hope we can stay again sometime

Damen
6 years on Airbnb equipped

Chris, December 2024

Asta is a very gracious and responsive host. **The suite** is beautifully designed, with thoughtful layout and high quality furnishings and artwork. Absolutely incredible location across the road from the ocean. The only downside is sound transmission **between the upstairs and downstairs**, but its clear these hosts have done what they can to make this the best possible cozy-modern stay. If you're early to bed and early rise it should work out great for you. If you are a night owl and like to sleep late, this isn't likely to be a good fit. Best to manage your expectations and **be aware that there is a family upstairs**, and enjoy **the lovely suite** and location earlier than later.

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4 3 2 1

4.93

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Guest favourite
This home is in the **top 5%** of eligible listings based on ratings, reviews, and reliability

Overall rating

5
4
3
2
1

Cleanliness 5.0

Accuracy 5.0

Check-in 5.0

Communication 5.0

Location 5.0

Value 4.9

Everything was perfect! We loved it and will definitely be back here on our next trip to Victoria.
Translated from French [Show original](#)

Kathryn
Vancouver, Canada
★★★★ - October 2024 - Stayed a few nights
Very modern suite! Asta was lovely, warned about the young kids- didn't bother us but worth consideration depending on the purpose of the trip!

Shiella
Coquitlam, Canada
★★★★ - October 2024 - Stayed a few nights
The pictures do not do the suite justice
It was squeaky clean
Roomy
Fantastic view
I will be back

Teri
Germantown, Tennessee
★★★★ - September 2024 - Stayed a few nights
equipped.

Lovely stay here

Wonderful lots of couch, Show n

Beautiful many ex check-in. Some noise from upstairs, but host was respectful ...

Kathryn, October 2024

Very modern suite! Asta was lovely, warned about the young kids- didn't bother us but worth consideration depending on the purpose of the trip! The pictures do not do **the suite** justice. It was squeaky clean. Roomy. Fantastic view. I will be back

https://www.airbnb.ca/rooms/1132973269348572992/reviews?source_impression_id=p3_1747241044_P3qr8e54T5PoSvN&check_in=2025-09-16&guests=1&adults=...

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4.93

40 reviews [Learn how reviews work](#)

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Guest favourite
This home is in the **top 5%** of eligible listings based on ratings, reviews, and reliability

Overall rating

5	██████████
4	██████████
3	██████████
2	██████████
1	██████████

Cleanliness	5.0
Accuracy	5.0
Check-in	5.0
Communication	5.0
Location	5.0
Value	4.9

Stefan
11 years on Airbnb

★★★★★ · September 2024 · Stayed a few nights

From the moment we entered Asta's appartement we felt completely at home. The place has been created extremely tastefully, thoughtfully and very comfortable. Everything one could think of has been provided and we have never before encountered such a well equipped and high quality vacation home. In each and every regard 5 stars aren't sufficient to do this place justice. On top of everything the location is magnificent. We hardly ever used our vehicle, as we could walk to so many nice places. And the beach is only a few steps away. Thank you Asta and Drew, for all you have put into creating The Palace on Dallas. Hopefully we can come back soon.

AI
Los Angeles, California

★★★★★ · September 2024 · Stayed a few nights

Wow! The Palace on Dallas lived up to its billing. Amazing location right across from the beach on Dallas road. The suite was comfortable with thoughtful amenities and high end finishes throughout. We really enjoyed meeting Asta and her lovely family as well. We would definitely love to stay here again!

Stefan, September 2024

From the moment we entered **Asta's appartement** we felt completely at home. The place has been created extremely tastefully, thoughtfully and very comfortable. Everything one could think of has been provided and we have never before encountered such **a well equipped and high quality vacation home**. In each and every regard 5 stars aren't sufficient to do this place justice. On top of everything the location is magnificent. We hardly ever used our vehicle, as we could walk to so many nice places. And the beach is only a few steps away. Thank you Asta and Drew, for all you have put into creating The Palace on Dallas. Hopefully we can come back soon.

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4.93

40 reviews

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Guest favourite
This home is in the top 5% of eligible listings based on ratings, reviews, and reliability

Overall rating

5	4	3	2	1
[Bar chart showing 4.93 rating]				

Cleanliness	5.0
Accuracy	5.0
Check-in	5.0
Communication	5.0
Location	5.0
Value	4.9

Sabina
Calgary, Canada

★★★★★ · September 2024 · Stayed a few nights

This is a wonderful Airbnb in an amazing location! If you are undecided, don't be - book now! This lower suite is spacious and bright (more so than the photos let on), and supremely clean. It's well equipped with a stocked kitchenette, is elegantly decorated, and has been designed with thoughtful luxury touches like a rain shower, heated bathroom floor, and oversized bath towels. The host is responsive and friendly. The location is fabulous. Doesn't really get much better than waking up to the sound of the sea breaking on the shore!

Ed
Victoria, Canada

★★★★★ · September 2024 · Stayed a few nights

Had a great stay at Astas place. Beautifully decorated, quiet, and in an excellent location (very near the water). Would definitely stay with Asta again.

Denis
10 years on Airbnb

★★★★★ · September 2024 · Stayed a few nights

Beautiful place ideally located on one of the most beautiful streets of the city. Beachfront a few meters from the house. Amazing viewpoint and ubiquitous equipped.

Sabina, September 2024

This is a wonderful Airbnb in an amazing location! If you are undecided, don't be - book now! **This lower suite** is spacious and bright (more so than the photos let on), and supremely clean. It's well **equipped with a stocked kitchenette**, is elegantly decorated, and has been designed with thoughtful luxury touches like a rain shower, heated bathroom floor, and oversized bath towels. The host is responsive and friendly. The location is fabulous. Doesn't really get much better than waking up to the sound of the sea breaking on the shore!

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4.93

40 reviews

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Guest favourite

This home is in the top 5% of eligible listings based on ratings, reviews, and reliability

Overall rating

5	4	3	2	1
5.0	5.0	5.0	5.0	4.9

Cleanliness 5.0

Accuracy 5.0

Check-in 5.0

Communication 5.0

Location 5.0

Value 4.9

Kathy

3 years on Airbnb

★★★★★ - August 2024 - Stayed a few nights

We've stayed in many rentals and this was one of the best! The kitchen and bathroom were sparkling clean. There were many amenities that were fun.....special shower, warm bathroom floor, lights around the bathroom mirror as well as a defogger!! The hosts provided coffee, tea, milk and fruit. They also gave us very good suggestions for adventures and restaurants. The house is right across the street from the water, beautiful view. However, my favorite thing about the rental was the decor.....gorgeous!

Stephen

4 years on Airbnb

★★★★★ - August 2024 - Stayed a few nights

Asta is an amazing host! She came out to meet us when we arrived and suggested many places to visit. The place was very quiet and extremely private. If it wasn't for entering the suite from the carport, we wouldn't have realized it was part of a home. The separate entrance made it perfect! We will be coming back and staying here when visiting my daughter. Thank you for an excellent experience! This will be our go-to place to stay!

Kathy, August 2024

We've stayed in many rentals and this was one of the best! **The kitchen** and bathroom were sparkling clean. There were many amenities that were fun.....special shower, warm bathroom floor, lights around the bathroom mirror as well as a defogger!! The hosts provided coffee, tea, milk and fruit. They also gave us very good suggestions for adventures and restaurants. The house is right across the street from the water, beautiful view. However, my favorite thing about the rental was the decor.....gorgeous!

Stephan, August 2024

Asta is an amazing host! She came out to meet us when we arrived and suggested many places to visit. The place was very quiet and **extremely private**. If it wasn't for entering the **suite** from the carport, we wouldn't have realized it was part of a home. **The separate entrance** made it perfect!

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4 3 2 1

Guest favourite

This home is in the **top 5%** of eligible listings based on ratings, reviews, and reliability

Overall rating

5 4 3 2 1

Cleanliness 5.0

Accuracy 5.0

Check-in 5.0

Communication 5.0

Location 5.0

Value 4.9

40 reviews

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to Victoria.

M Minh Bao
Vancouver, Canada

★★★★★ · August 2024 · Stayed a few nights

Love the place from the first sight. The suite is lovely and well-appointed. We like the modern furniture such as washer/dryer or electric bidet. Asta - our host was so kind and responsive with messages. Only one thing that would make the place even better is that we would be able to adjust the heating in Living room area as it is quite cold out there during night time. However, there is a portable heater, so it would not be a big problem.

Nicole
Eugene, Oregon

★★★★★ · August 2024 · Stayed with kids

Wonderful stay!! The place itself was lovely, very clean, and the perfect size for our family. The location too was beautiful. It's right on the water and has wonderful walking paths.

Darcella
Victoria, Canada

July 2024 · Stayed a few nights

equipped.

★★★★★
Lovely stay here

★★★★★
Wonderful stay!! The place itself was lovely, very clean, and the perfect size for our family. The location too was beautiful. It's right on the water and has wonderful walking paths.

★★★★★
Beautiful many ex
check-in. Some noise from upstairs, but host was respectful ...

Minh Bao, August 2024

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4.93

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★★★★★ August 2024 · Stayed with kids
Wonderful stay!! The place itself was lovely, very clean, and the perfect size for our family. The location too was beautiful. It's right on the water and has wonderful walking paths.

Darcella
Victoria, Canada

★★★★★ July 2024 · Stayed a few nights
Beautiful, clean and serene place to stay. There is a separate entrance and I was able to park my rental in the carport. I enjoyed walking across the road to the ocean. Asta was very helpful and checked-in to make sure everything was good. I highly recommend this for your stay in Victoria!

Elizabeth
Vancouver, Canada

★★★★★ July 2024 · Stayed a few nights
equipped.

Overall rating

5
4
3
2
1

Cleanliness 5.0

Accuracy 5.0

Check-in 5.0

Communication 5.0

Location 5.0

Value 4.9

Guest favourite
This home is in the top 5% of eligible listings based on ratings, reviews, and reliability

Lovely stay here

Wonderful stay, lots of couch, Show more

Beautiful place, many excellent check-in. Some noise from upstairs, but host was respectful ...

Nicole, August 2024

Wonderful stay!! The place itself was lovely, very clean, and **the perfect size for our family**. The location too was beautiful. It's right on the water and has wonderful walking paths.

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Beautiful, clean and serene place to stay. **There is a separate entrance** and I was able to park my rental in the carport. I enjoyed walking across the road to the ocean. Asta was very helpful and checked-in to make sure everything was good. I highly recommend this for your stay in Victoria!

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4.93

40 reviews

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Guest favourite

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Overall rating

5 4 3 2 1

Cleanliness 5.0

Accuracy 5.0

Check-in 5.0

Communication 5.0

Location 5.0

Value 4.9

thumps but nothing bothersome. Very very well appointed.

Krista

North Carolina, United States

★★★★★ · July 2024 · Stayed with kids

Asta's place is a lovely basement apartment that was clean and well decorated. Many small and thoughtful touches including half-and-half in the fridge for morning coffee, and a pack-and-play for our little to sleep in. Excellent location and easy walking distance to Beacon Hill Park. We thoroughly enjoyed being a little removed from the touristy downtown area and exploring Fairfield Neighborhood. Thanks for having us!

Kerryn

10 years on Airbnb

★★★★★ · July 2024

We loved our few days spent here, the location was fantastic, we had a swim each morning. Asta was a wonderful host, very responsive and welcoming. The place was spotless, and attention to detail. Restaurants were within walking distance and plenty to choose from. I would highly recommend The Palace on Dallas!

Lan

8 years on Airbnb

equipped.

Kirsta, July 2024

Asta's place is a lovely **basement apartment** that was clean and well decorated. Many small and thoughtful touches including half-and-half in the fridge for morning coffee, and a pack-and-play for our little to sleep in. Excellent location and easy walking distance to Beacon Hill Park. We thoroughly enjoyed being a little removed from the touristy downtown area and exploring Fairfield Neighborhood. Thanks for having us!

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4.93

Guest favourite
This home is in the **top 5%** of eligible listings based on ratings, reviews, and reliability

40 reviews
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Claire
8 years on Airbnb

★★★★★ · July 2024 · Stayed a few nights
The reception was very pleasant. Asta is responsive in messages. When it came to the place, everything was great. It is brand new, cozy and very well decorated. It feels like home!! And the sea just across the street is very nice. I recommend!!!
Thanks for the welcome!
Translated from French [Show original](#)

Emily
Edmonton, Canada

★★★★★ · June 2024 · Stayed a few nights
I had a wonderful stay at Asta's place in Victoria. Communications and check-in instructions were clear, helpful, and friendly. The suite was perfect, even nicer than the photos. Bright, clean, and beautifully decorated throughout, with a well-appointed little kitchenette and a lovely brand-new bathroom (with its own washer and dryer). The location is unbeatable, with the ocean directly across the street. The host lives with her young family upstairs, and noise does transmit fairly easily into the suite, but that is to be expected in a family home, and earplugs were very considerably available in the suite for this reason. I would highly recommend Asta's place to anyone, and would love to book with again her the next time I'm in Victoria.

Overall rating

Cleanliness	5.0
Accuracy	5.0
Check-in	5.0
Communication	5.0
Location	5.0
Value	4.9

★★★★★ Lovely stay here

★★★★★ Wonderful lots of couch, Show more

★★★★★ Beautiful many ex check-in. Some noise from upstairs, but host was respectful... equipped.

Emily, June 2024

I had a wonderful stay at Asta's place in Victoria. Communications and check-in instructions were clear, helpful, and friendly. **The suite** was perfect, even nicer than the photos. Bright, clean, and beautifully decorated throughout, with a well-appointed little **kitchenette** and a lovely brand-new bathroom (with its own washer and dryer). The location is unbeatable, with the ocean directly across the street. The **host lives with her young family upstairs**, and noise does transmit fairly easily into **the suite**, but that is to be expected in a family home, and earplugs were very considerably available **in the suite** for this reason. I would highly recommend Asta's place to anyone, and would love to book with again her the next time I'm in Victoria.

February 28, 2025

ASTA MAIL
1496 DALLAS RD
VICTORIA BC V8S 1A2

RE: 1496 DALLAS ROAD

The City has completed a review of your 2025 short-term rental licence application for the property located at 1496 Dallas Road.

The *Short-Term Rental Regulation Bylaw* states:

(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.

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.*

Your 2025 application was reviewed on February 28, 2025, including your current advertisement, open-source data, and results of the inspection on February 20, 2025. Your current advertisement and other open-source data, reflect your are operating a short-term rental in a self-contained dwelling unit. Additionally, all elements of a self-contained dwelling unit were present during the inspection February 20, 2025.

A self-contained dwelling unit is defined in the Zoning Regulation Bylaw as “a suite of rooms in a building designed for occupancy of one family which has a separate entrance, and kitchen and bathroom facilities”. A kitchen is defined in the bylaw as a ‘space used, designed, or intended for cooking or preparing of food, which contains a:

- i. a) sink;
- ii. b) fridge;
- iii. and c) stove, hotplate, microwave, air fryer, toaster oven, or other heating or cooking appliance;

The proposed short-term rental space is separate from your principal dwelling unit, and has a separate entrance, bathroom facilities, and a kitchen, fully meeting the definition of a self-contained dwelling unit. As self-contained dwelling units are unpermitted under this licence type, the licence was denied.

For more information on the *Short-Term Rental Regulation Bylaw* and *Schedule D* and home based business licences, please visit: [SHORT-TERM RENTAL REGULATION BYLAW](#) and [Schedule D.pdf \(victoria.ca\)](#).

Through the regulation requirements for business licensing under the *Community Charter* and the *Short-Term Rental Business Licence Appeal Process Policy*, you may request to have an appeal go before Council. The request to appeal can be made within 30 days of the date on this letter. Should you wish to pursue an appeal, the Licence Inspector report will provide all relevant information and regulations used in decision.

As per policy and procedure, our department does not respond directly to appellants regarding appeals. The appeal process is managed by Legislative Services through the City Clerk's office. All communication is passed through the City Clerk in Legislative Services, they oversee the process and will ensure all necessary information is provided to you.

For any further inquiries regarding an appeal, including acknowledgment of emails and updates, please contact Legislative Services directly at LegislativeServices@victoria.ca.

If you have any questions regarding short-term rentals or business licensing options, please contact our office by phone at 250.361.0726, or by email at str@victoria.ca.

Regards,

Bylaw & Licensing Services Department
City of Victoria
1 Centennial Square, Victoria B.C. V8W 1P6

Appendix M

The Palace on Dallas

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



Room in Victoria, Canada
3 beds · Private attached bathroom

Guest
favourite

4.93
★★★★★

40
Reviews



Stay with Asta
11 months hosting



Top 5% of homes
This home is highly ranked based on ratings, reviews, and reliability.



Self check-in
Check yourself in with the keypad.



Room in a home
Your own room in a home, plus access to shared spaces.

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	

Check availability

[Report this listing](#)

About this place

Located a 10 minute drive from the heart of the city, this basement suite inside a family home has its own guest entrance and beach views. It is perched on the shore of Ross Bay Beach in Fairfield. Go for a swim, jog or stroll along beautiful Dallas Rd and watch kite surfers, wind surfers and paragliders. A 18 min walk to Cook Street Village and Beacon Hill park, with free parking and easy transportation throughout the city. Close to many choice restaurants & grocery stores....

[Show more](#)

Where you'll sleep



Bedroom









1 queen bed, 1 sofa bed





Living room

1 queen bed, 1 couch, 1 crib

What this place offers

-  Lock on bedroom door
-  Beach access – Beachfront
-  Wifi
-  Dedicated workspace
-  Free parking on premises
-  TV
-  Elevator
-  Washer

 Free dryer – In unit

 Luggage drop-off allowed

Show all 48 amenities

Select check-in date

Add your travel dates for exact pricing

May 2025							June 2025				
S	M	T	W	T	F	S	S	M	T	W	T
				1	2	3	1	2	3	4	5
4	5	6	7	8	9	10	8	9	10	11	12
11	12	13	14	15	16	17	15	16	17	18	19
18	19	20	21	22	23	24	22	23	24	25	26
25	26	27	28	29	30	31	29	30			

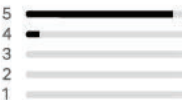


4.93

Guest favourite

This home is in the **top 5%** of eligible listings 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

4.9



Hal

Nelson, Canada

★★★★★ · April 2025 · Stayed a few nights

Lovely place to stay. All was more than perfect. Would like to stay here again.

Samuel

Bellingham, Washington

★★★★★ · March 2025 · Stayed a few nights

Asta was incredibly accommodating, kind, and responsive. The basement room was clean and spacious, and the living room was perfect for relaxing after a night on the town. There was definitely some noise from the kids upstairs in the early morning, but it was never excessive and Asta continuously made sure we were comfortable. The ocean view was ...

[Show more](#)**Elsa**

Watson, Canada

★★★★★ · February 2025 · Stayed over a week

Wonderful place to stay. The suite was beautifully decorated, lots of large windows and was well appointed. Comfortable couch, with a kitchenette, dining table and chairs. Large bedroom, comfortable bed, and crisp, clean linens. The bathroom has all the amenities you could want....

[Show more](#)**Salvatore**

6 years on Airbnb

★★★★★ · January 2025 · Stayed a few nights

Asta was helpful and kind. Will recommend to family and friends. Will stay at The Palace again if available.

Cindy

Houston, Canada

★★★★★ · January 2025 · Stayed a few nights

Beautiful place right on the ocean. Impeccably clean with many extras. Very flexible and let us drop off luggage before check-in. Some noise from upstairs, but host was respectful of the quiet hours. A great stay!

[Show more](#)**Louis**

8 years on Airbnb

★★★★★ · December 2024 · Stayed a few nights

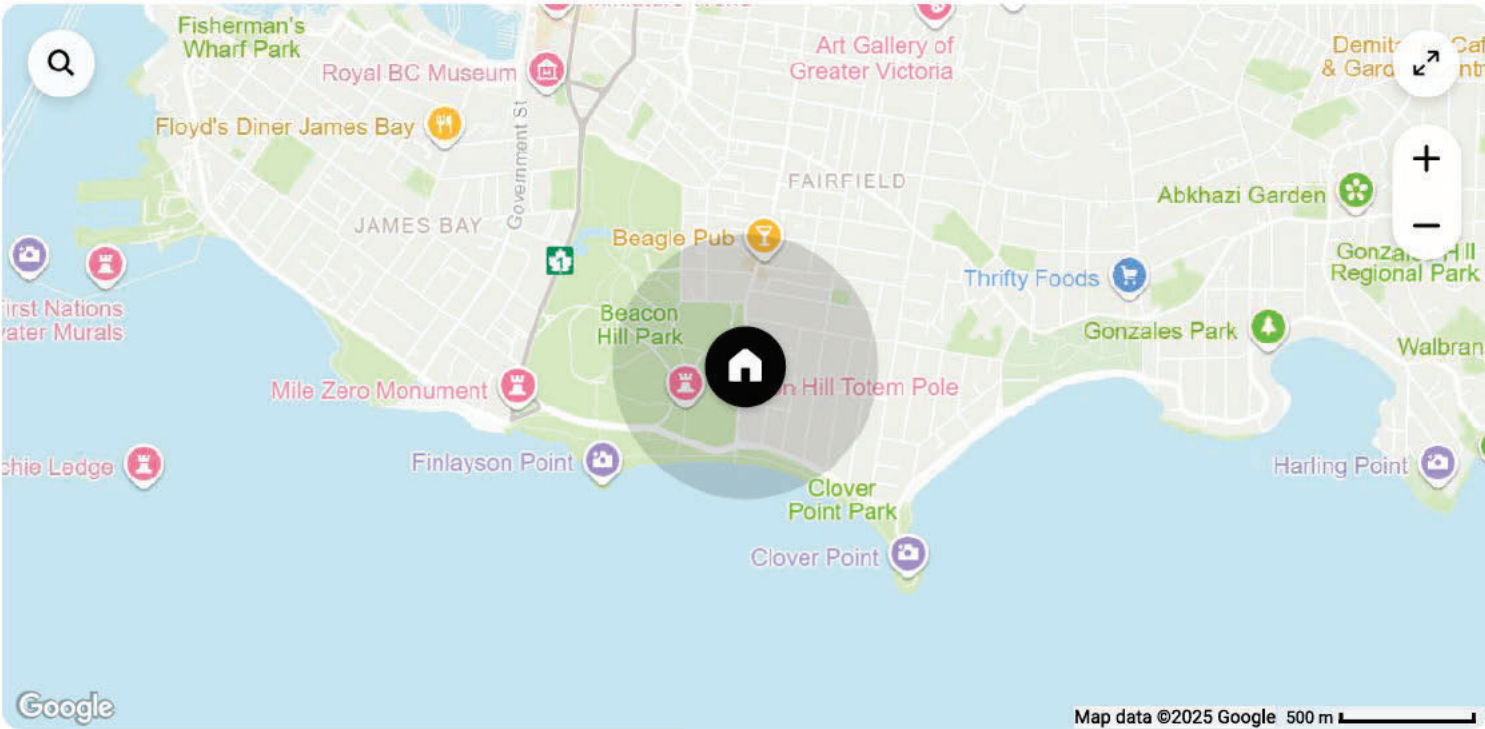
It is situated in a beautiful location overlooking the waterfront. The apartment is very luxurious and fully equipped.

[Show more](#)[Show all 40 reviews](#)



[Learn how reviews work](#)

Where you'll be

Victoria, British Columbia, Canada



Meet your host



40



Reviews

4.93★

Rating

11

Months hosting

-  What makes my home unique: I live in paradise!
-  I'm happy to spend time with my guests or give them space

Victorian author and adventurer with a love for the sea! Let me show you all the best parts of our beautiful island home.

Host details

Response rate: 100%
Responds within a day

Message host

 To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know

House rules

- Check-in after 3:00p.m.
- Checkout before 11:00 a.m.
- 2 guests maximum

[Show more >](#)
Safety & property

- Carbon monoxide alarm
- Smoke alarm

[Show more >](#)
Cancellation policy

Add your trip dates to get the cancellation details for this stay.

[Add dates >](#)

Airbnb > Canada > British Columbia > Capital Regional District > Victoria

Explore other options in and around Victoria

Greater Vancouver A Richmond

Vacation rentals

Vacation rentals

Surrey
Vacation rentals

Burnaby
Vacation rentals

Forks
Vacation rentals

Vancouver Island
Vacation rentals

Portland
Vacation rentals

Vancouver
Vacation rentals

Whistler
Vacation rentals

Support

- Help Centre
- AirCover
- Anti-discrimination
- Disability support
- Cancellation options
- Report neighbourhood concern

Hosting

- Airbnb your home
- AirCover for Hosts
- Hosting resources
- Community forum
- Hosting responsibly
- Join a free hosting class
- Find a co-host

Airbnb

- 2025 Summer Release
- Newsroom
- New features
- Careers
- Investors

[Gift cards](#)

[Airbnb.org emergency stays](#)

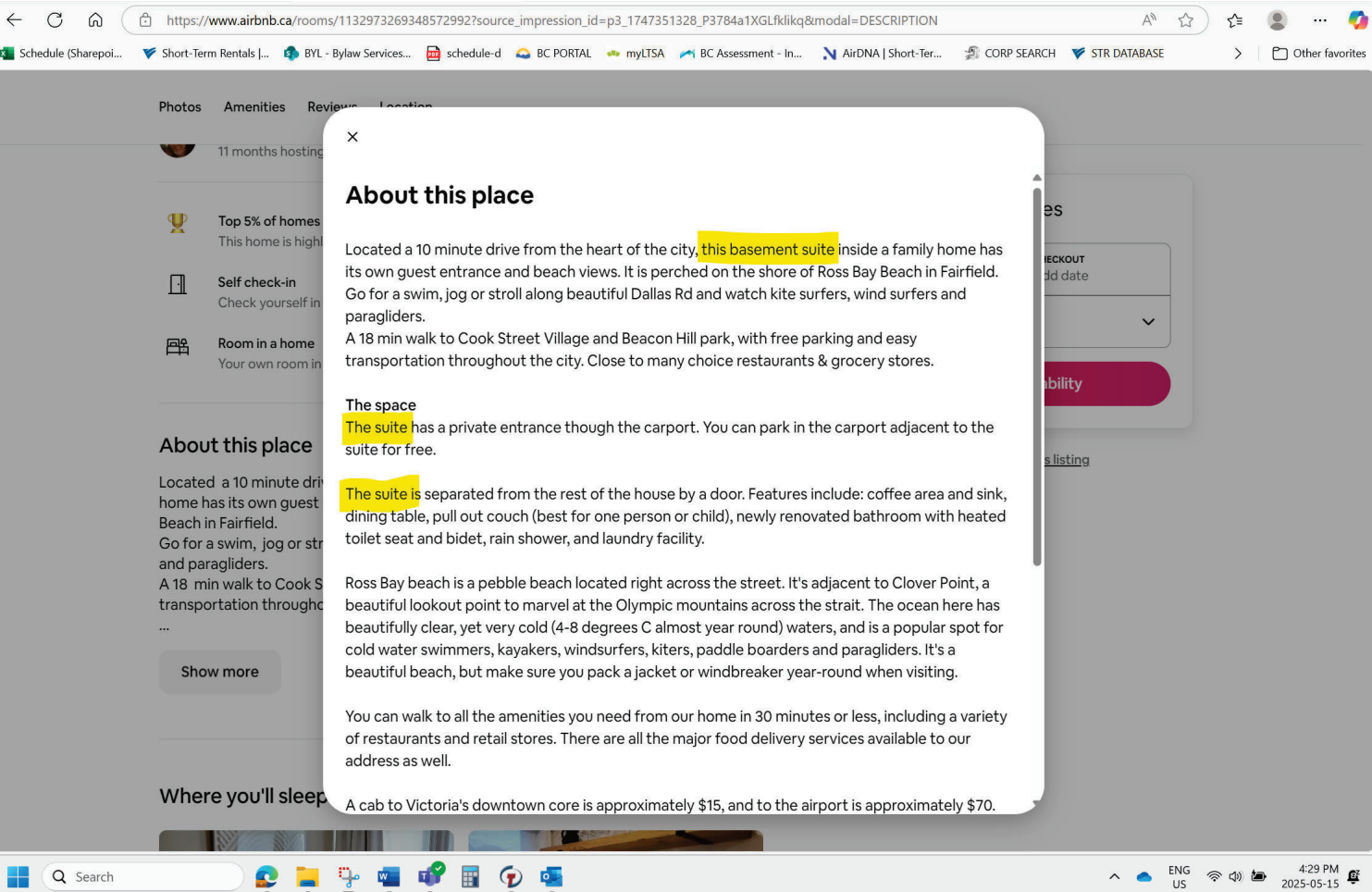
 [English \(CA\)](#) [\\$ CAD](#)

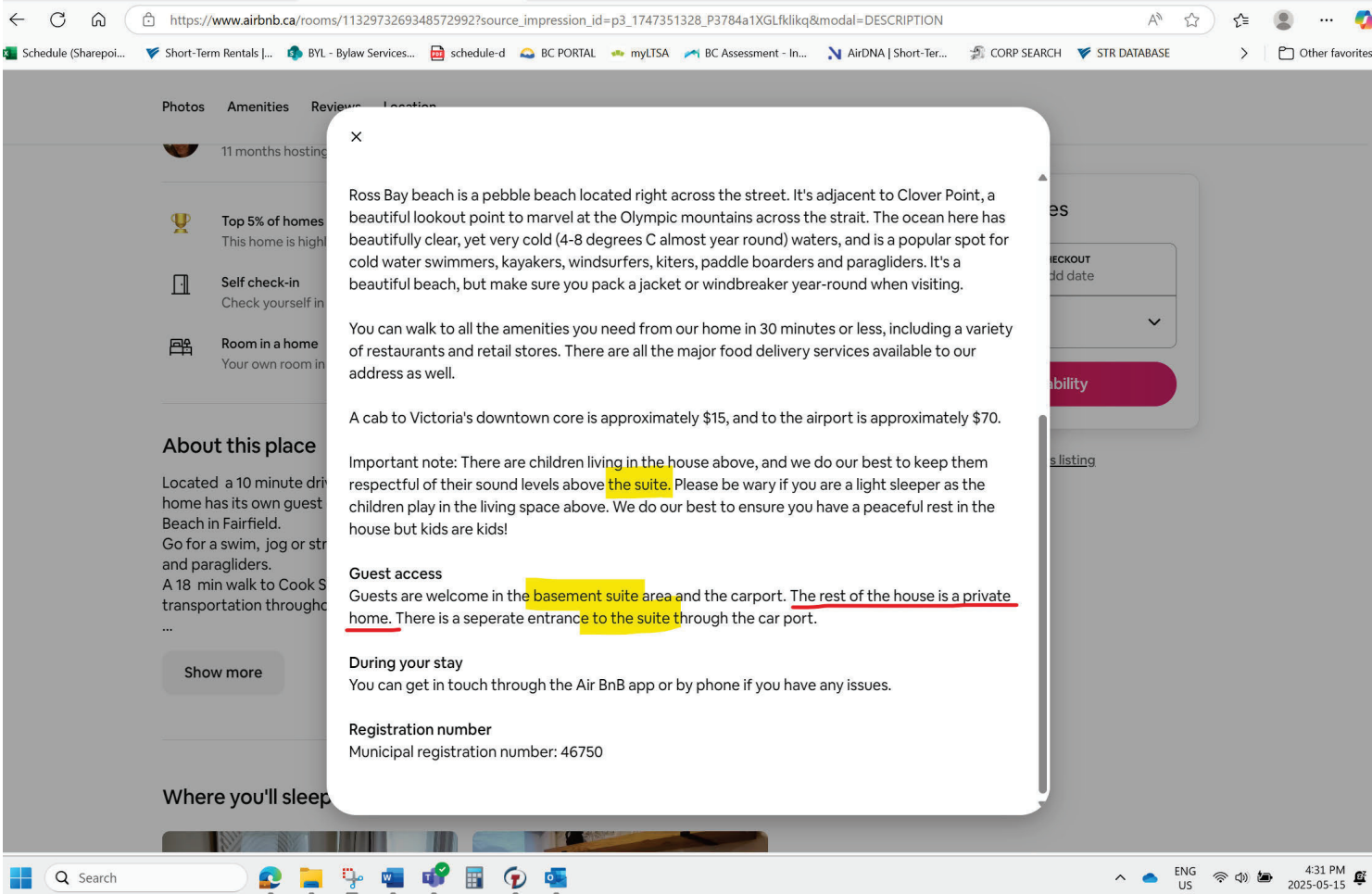
  

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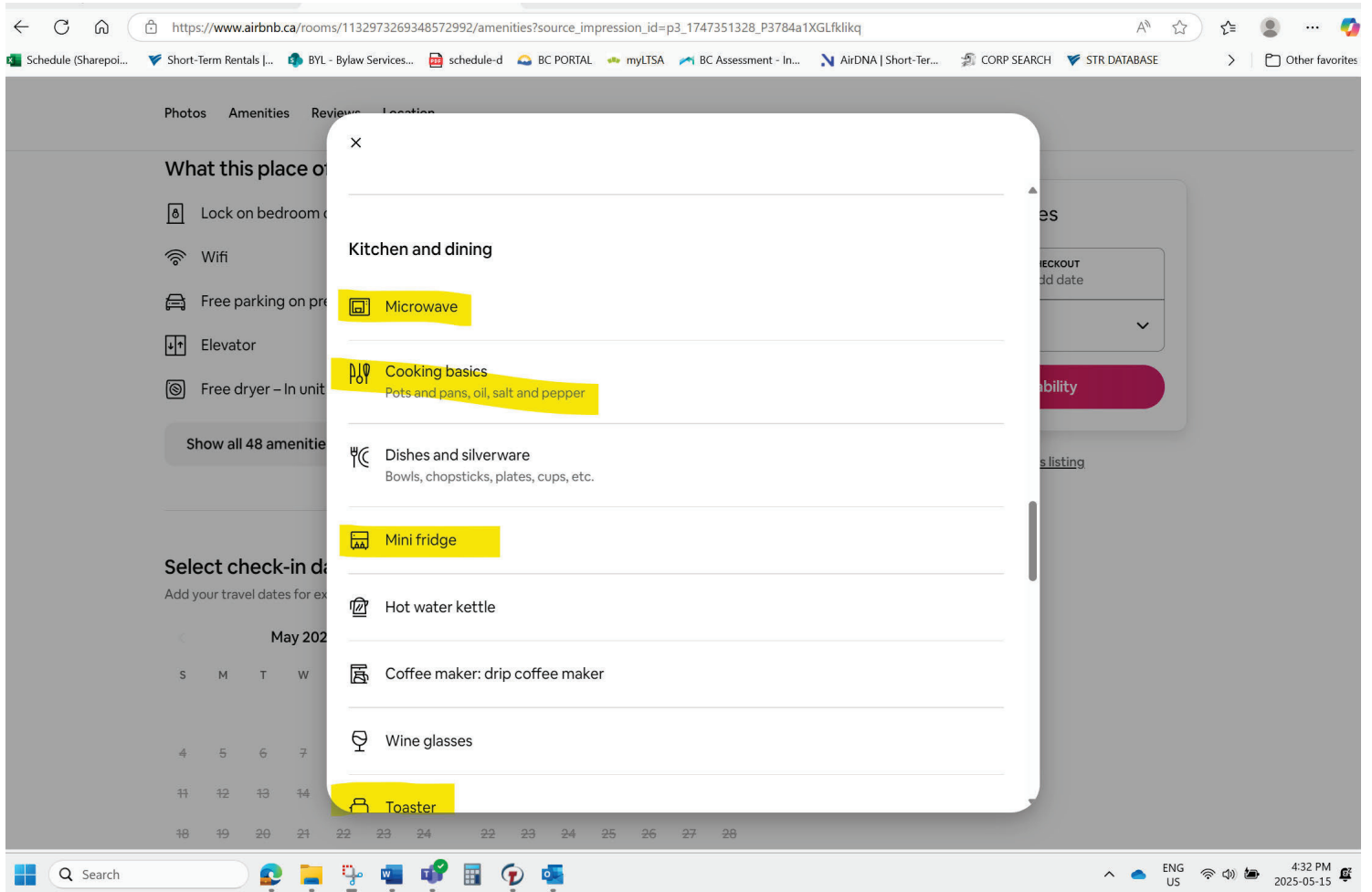
Appendix N

May 15, 2025, Listing Review 1496 Dallas Road

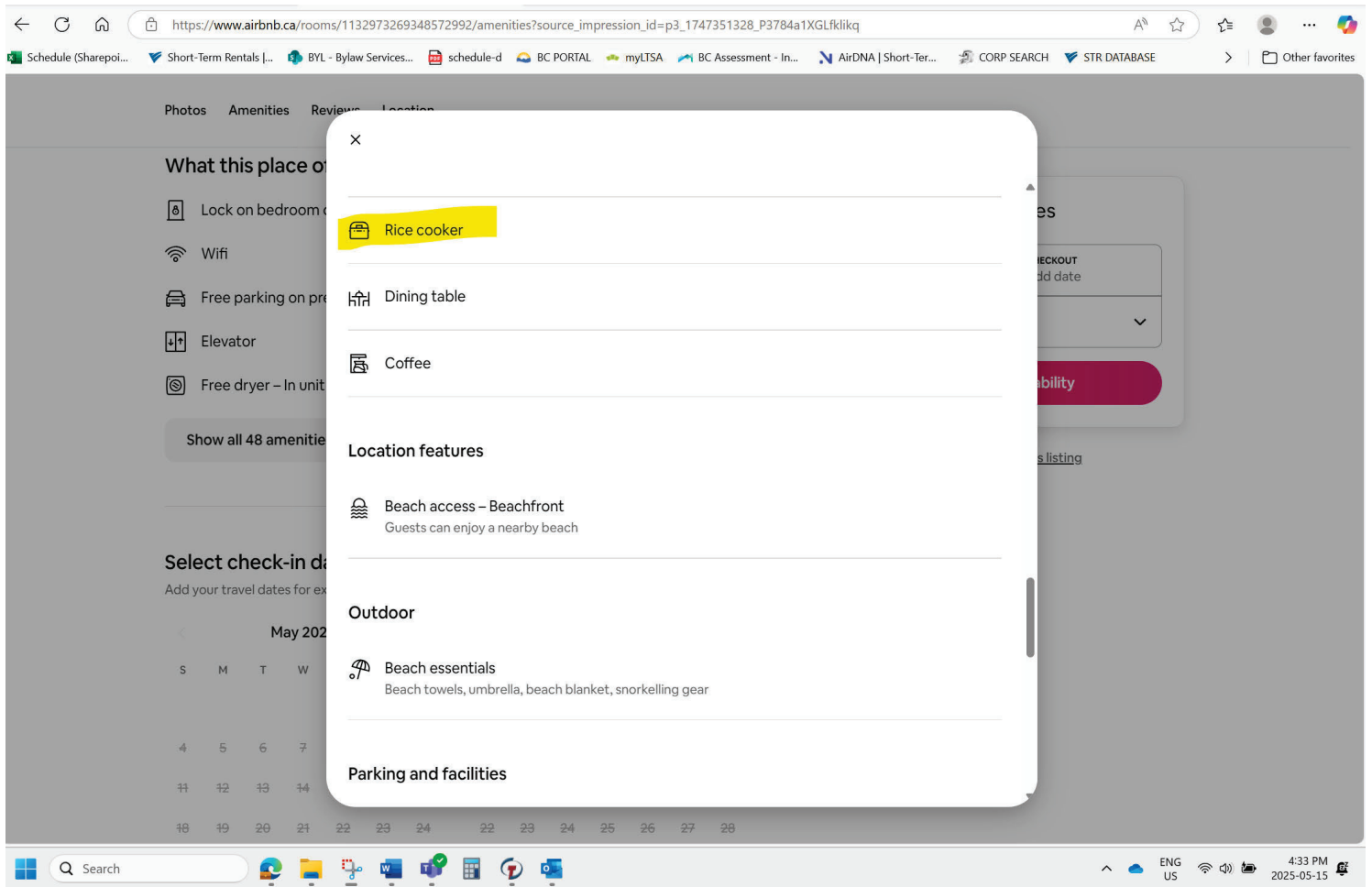




May 15, 2025, Listing Review 1496 Dallas Road



May 15, 2025, Listing Review 1496 Dallas Road




May 15, 2025, Listing Review 1496 Dallas Road

← ↻ 🏠 https://www.airbnb.ca/rooms/1132973269348572992?source_impression_id=p3_1747351328_P3784a1XGLfkliq&modal=PHOTO_TOUR_SCROLLABLE&modalItem=19... 🔍 ⭐ ⚙️ 👤 ⋮ 🌈

Schedule (Sharepoi... Short-Term Rentals [...] BYL - Bylaw Services... schedule-d BC PORTAL myLTSa BC Assessment - In... AirDNA | Short-Ter... CORP SEARCH STR DATABASE > Other favorites

✕ Close 1 / 22 ⬆️ ⬇️ ⬅️ ➡️ ⬆️ ⬇️ ⬅️ ➡️ ⬆️ ⬇️ ⬅️ ➡️

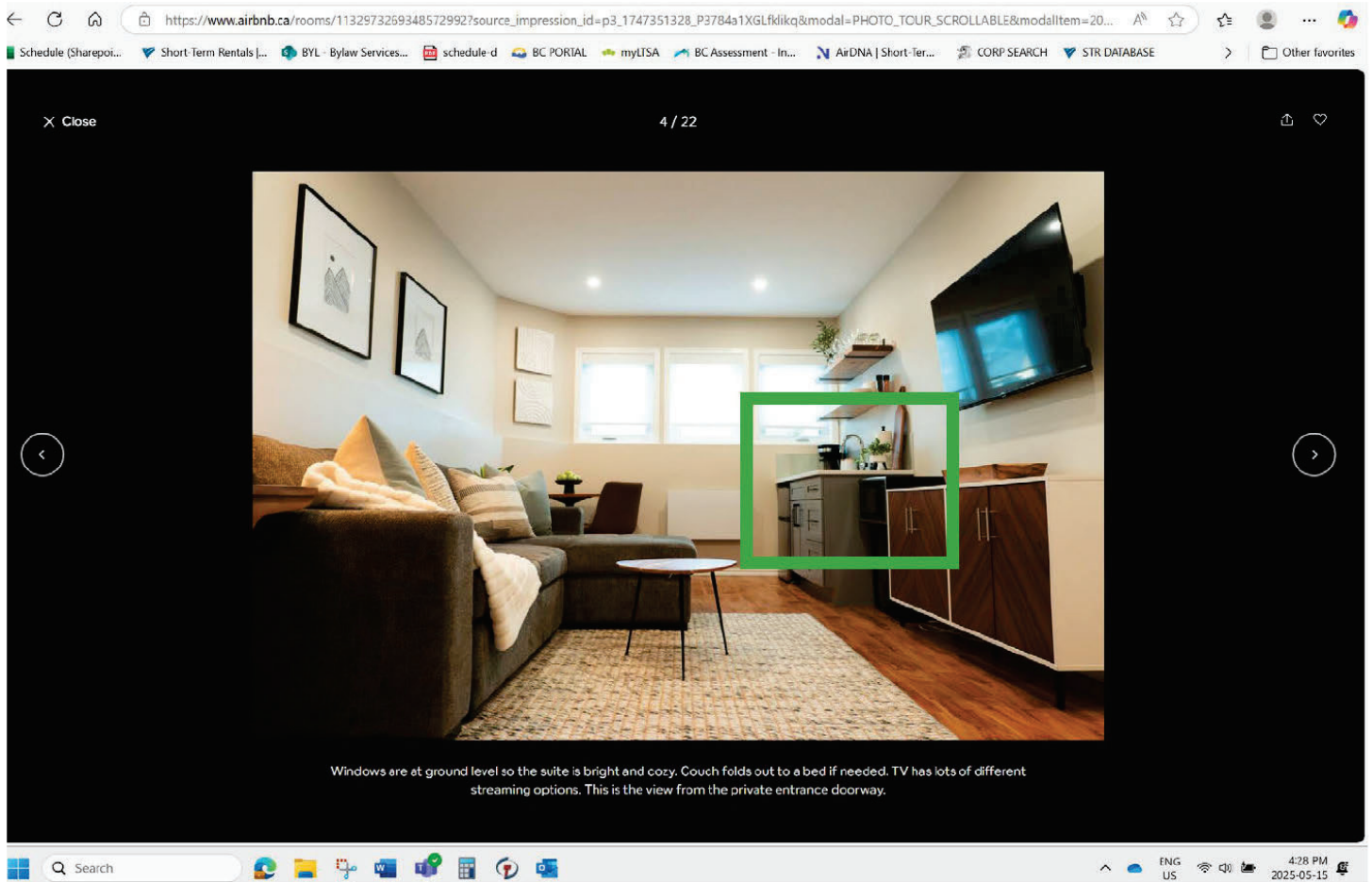


Small kitchenette includes fridge, coffee and espresso machine, microwave, and all you need for basic breakfasts and snacks.

Windows Taskbar: Search, Edge, File Explorer, Teams, Word, Outlook, Chrome, Settings, Task View, Power Button. System Tray: Network, Volume, ENG US, 4:27 PM, 2025-05-15.

‘Small kitchenette **includes fridge**, coffee and espresso machine, **microwave**, and all you need for basic breakfasts and snacks.’

May 15, 2025, Listing Review 1496 Dallas Road





May 15, 2025, Listing Review 1496 Dallas Road



May 15, 2025, Listing Review 1496 Dallas Road



The suite was fully redecorated by a professional in 2024. The décor is mid-century modern with a coastal twist. Extra bedding, pillows and linens are all provided.

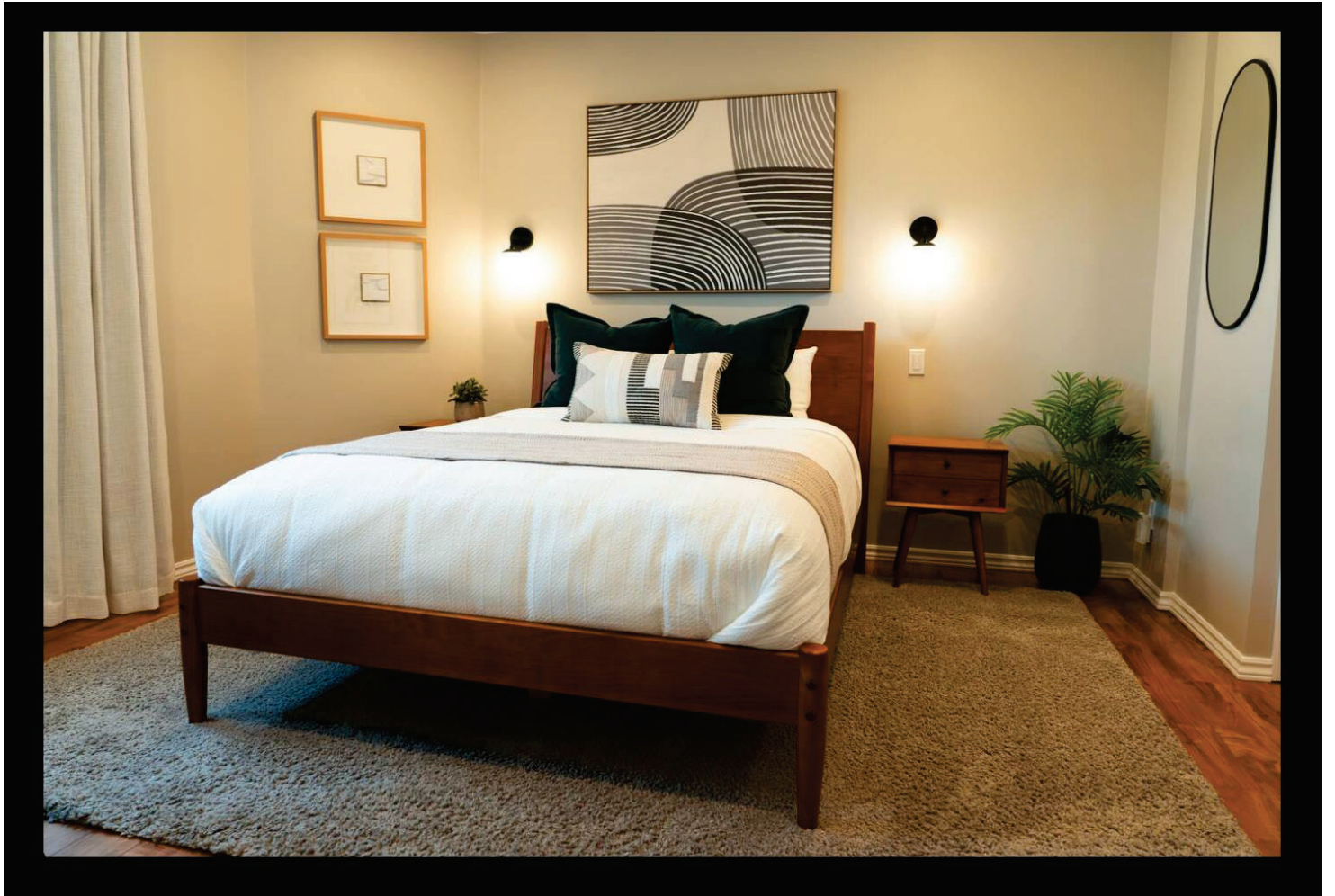
‘The suite was fully redecorated by a professional in 2024. The décor is mid-century modern with a coastal twist. Extra bedding, pillows and linens are all provided.’

May 15, 2025, Listing Review 1496 Dallas Road



The bedroom has windows that face the ocean and a lovely warm light. There are both drapes and blinds on the windows if you'd prefer a dark room but you will wake to one of the most glorious sunrises you'll ever see!

May 15, 2025, Listing Review 1496 Dallas Road



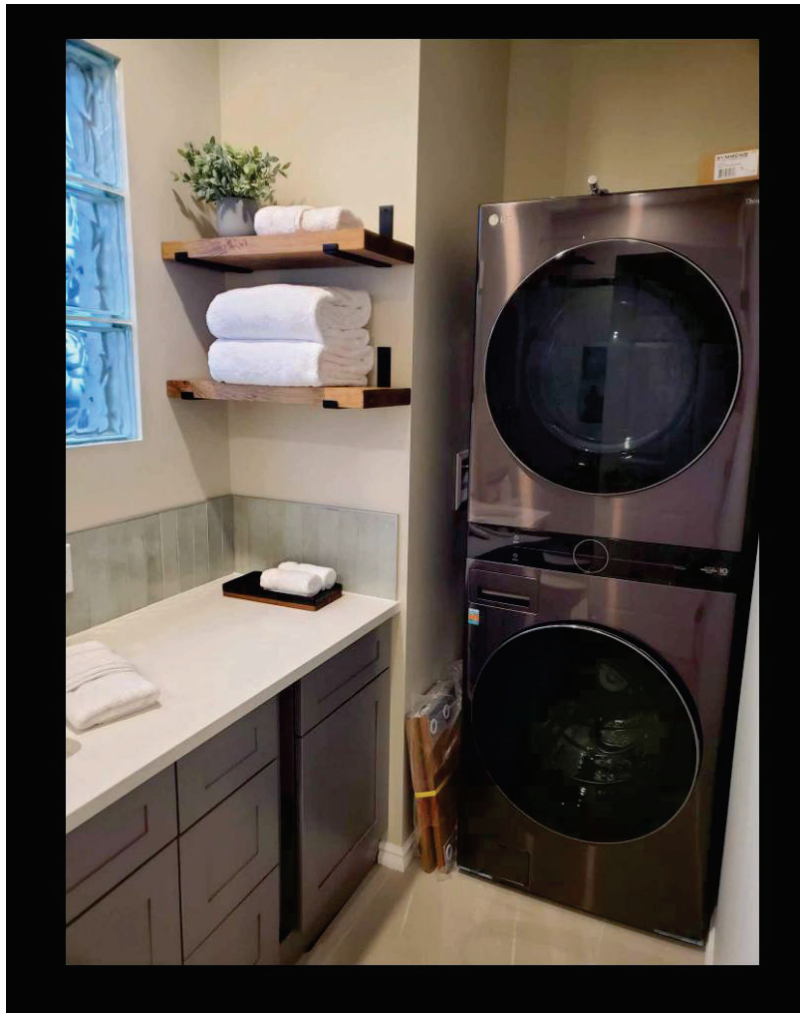
May 15, 2025, Listing Review 1496 Dallas Road



We have excellent Wi Fi to use on your work trip or to stream with. There are two workspaces for you to use: this bedroom desk or the kitchen table.



May 15, 2025, Listing Review 1496 Dallas Road



May 15, 2025, Listing Review 1496 Dallas Road



Located facing the ocean on Dallas Road, our home is ready to welcome you! You'll be staying in a private basement suite with it's own entrance. The suite is well furnished, cozy and perfect for a couple's getaway.

Located facing the ocean on Dallas Road, our home is ready to welcome you! You'll be staying in a **private basement suite with it's own entrance**. **The suite** is well furnished, cozy and perfect for a couple's getaway

May 15, 2025, Listing Review 1496 Dallas Road

Detailed Listing Information for

[1132973269348572992](#)


Assigned to: City of Victoria

Platform Information

Platform Report Month: 2025-04

Platform: Airbnb

Listing Status: Active A

Address (Best Match): 1496 Dallas Rd, Victoria, BC 

Address (Platform Listing): 1496 Dallas Rd, Victoria, BC V8S 1A2, Canada

Entire Unit? (Platform Listing): No

Number of Bedrooms (Platform Listing): 1

Business Licence on Listing: 46750

Property Host (Platform Listing): Asta Mail


Property Host Address: 1496 Dallas rd, Victoria, BC

Email:

Phone:

Listing History (for This Listing ID)

Night Stayed (12M): 121

Month	Nights Stayed	 Separate Reservations
2025-04	4	1
2025-03	2	1
2025-02	14	1
2025-01	5	2
2024-12	4	3
2024-11	7	2
2024-10	17	6
2024-09	25	7
2024-08	22	9
2024-07	18	9
2024-06	3	1

Address History

Type	Platform Address	Best Match Address	Date	User
Platform Data	1496 Dallas Rd, Victoria, BC V8S 1A2, Canada	1496 Dallas Rd, Victoria, BC	2024-07-16	System

Action History

Action	Date	User
Notice of Non-Compliance	2025-01-16	Crockett, Emma

Business Licence Information		BL Records Last Uploaded: 2025-02-07
Business Name: MAIL, ASTA		
STR Address: 1496 DALLAS RD		
Business Licence Number:		
Licence Type: PRINCIPAL RESIDENT OPERATOR - OWNER		
Expiry Date: 2025-12-31		
Status: Pending ⓘ		
Operator Name: MAIL, ASTA		
Folio Number: 03241079		
Parcel Identifier (PID): 017-389-925		