



June 18, 2020

Monckton, Thaddeus
704 Robleda Cres
Victoria BC V8S 3K5

**Legislative and
Regulatory Services
Department**

**Bylaw and Licensing
Services Division**

1 Centennial Square
Victoria BC V8W 1P6

Re: Short-Term Rental Business Licence Appeal – 704 Robleda Cres

Your 2020 application was rejected due to non-compliance with City bylaws, including Schedule D of the Zoning Regulation Bylaw, which provides that a short-term rental cannot occupy an entire self-contained dwelling unit, except occasionally while the operator is away.

Per Schedule A of the Zoning Bylaw:

“Self-contained Dwelling Unit” means a suite of rooms in a building designed for occupancy of one family which has a separate entrance, kitchen and bathroom facilities.

On February 25, 2020, an inspection of 704 Robleda Cres was conducted and photos were taken confirming a self-contained suite – a separate entrance, kitchen, and bathroom.

Furthermore, you were advertising the space on FlipKey from Tripadvisor as “[a] self-contained private suite” (attached).

For these reasons, your 2020 application for a short-term rental business licence was rejected. Attached are two screenshots from your FlipKey listing, a photo of the separate entrance, kitchen and bathroom taken during the inspection of February 25th, as well as a copy of your occupancy certificate, indicating the presence of a suite at the property.

A handwritten signature in black ink, appearing to read "Kim Ferris".

Regards,

Kim Ferris
Bylaw Officer/Business Licence Inspector
Legislative & Regulatory Services Department
City of Victoria
1 Centennial Square, Victoria B.C. V8W 1P6

To Contact

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

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

High End Rockland Downtown Victoria BC Suite for Rent

Home Vacation Rentals Canada British Columbia Vancouver Island Victoria Capital Regional District Victoria Victoria Apartment: Home 8816301

155 Victoria Rentals



High End Rockland Downtown Victoria BC Suite for Rent – Home 8816301

Apartment 1 bedroom sleeps 3 4 nights min stay

BOOK WITH CONFIDENCE.

Pay on FlipKey to get Payment Protection for this rental. Never pay by bank or wire transfer.

KEY INFO

Child Friendly No pets allowed

Description from owner

Beautiful 1 one bedroom suite in Rockland area which is walking distance to downtown. Brand new home. You will love this self contained private suite.

From

\$155 /night

Check-in Check-out

2 guests

Book now

Contact owner



Book online with Payment Protection

Description from owner

Beautiful 1 one bedroom suite in Rockland area which is walking distance to downtown. Brand new home. You will love this self contained private suite.

FAMILIES

 Great for children of all ages  No pets allowed

BED & BATHROOM

 Bedroom 1: Queen Bed  1 Full bath
Beds in other rooms: Twin bed


AMENITIES

 Wireless Internet  Internet access
 Satellite TV

ACCESS

 Parking  Secure parking
 Not suitable for wheelchair users

POLICIES

 Check in time: 03:00, Check out time: 12:00
If you have any questions about check-in or check-out times, please contact the owner/manager.

Payment

This rental can only be paid for online through FlipKey using your credit/debit card or PayPal (never by bank or wire transfer).

Damage deposit: \$200.00

 Smoking
No smoking at this property

CANCELLATIONS

From

\$155 /night

Check-in  Check-out 

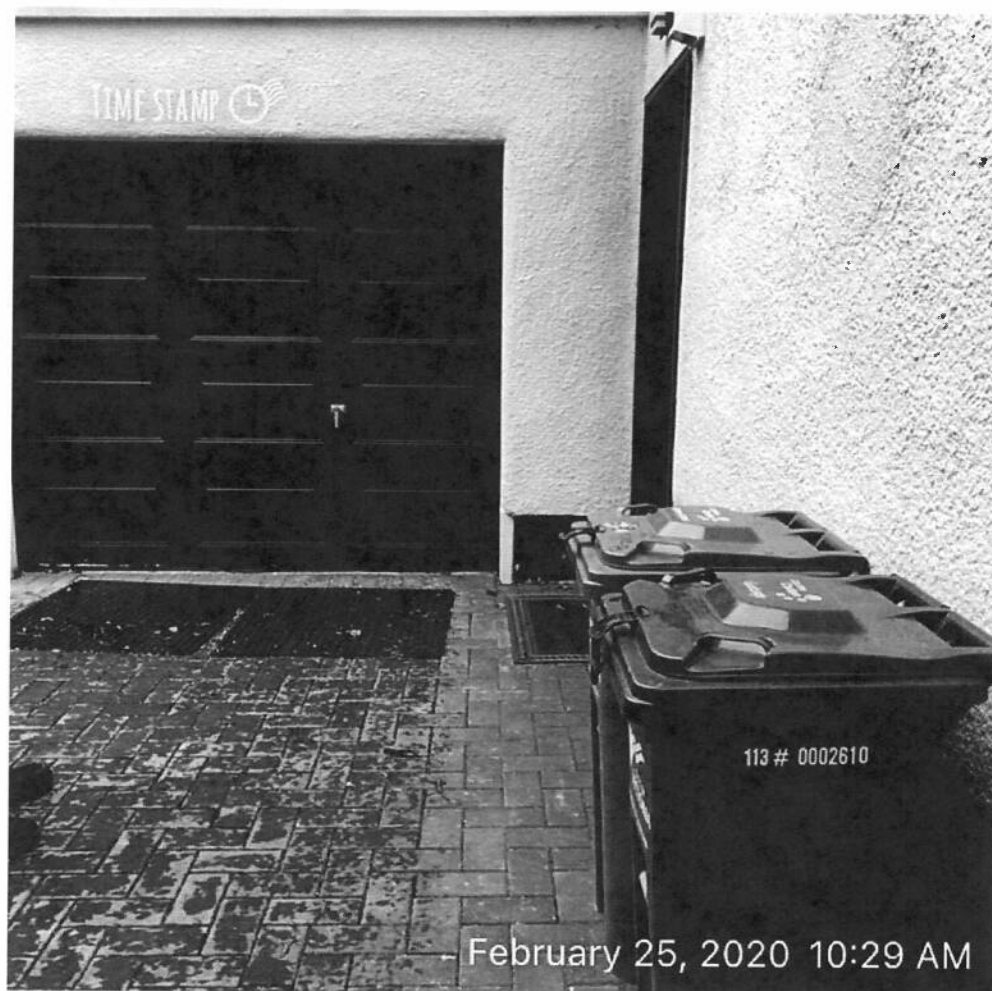
2 guests 

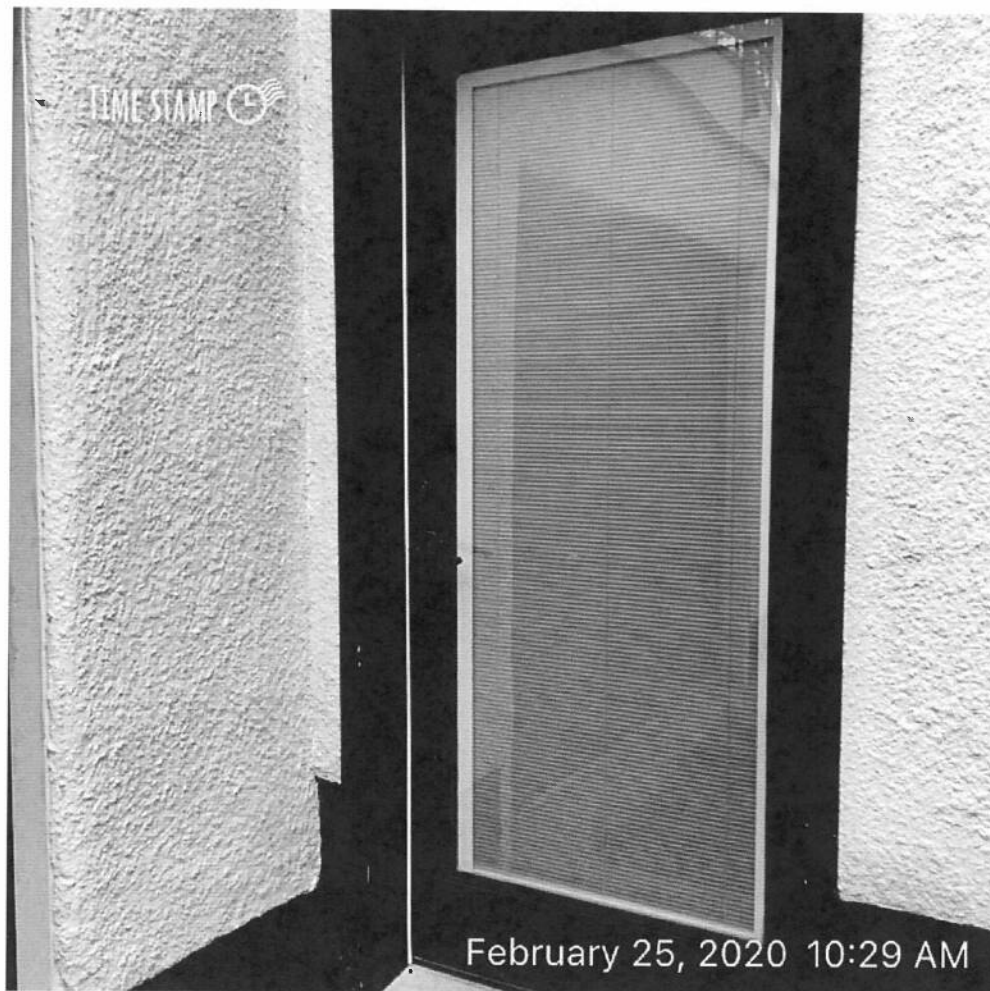
Book now

Contact owner



Book online with Payment Protection





TIME STAMP 

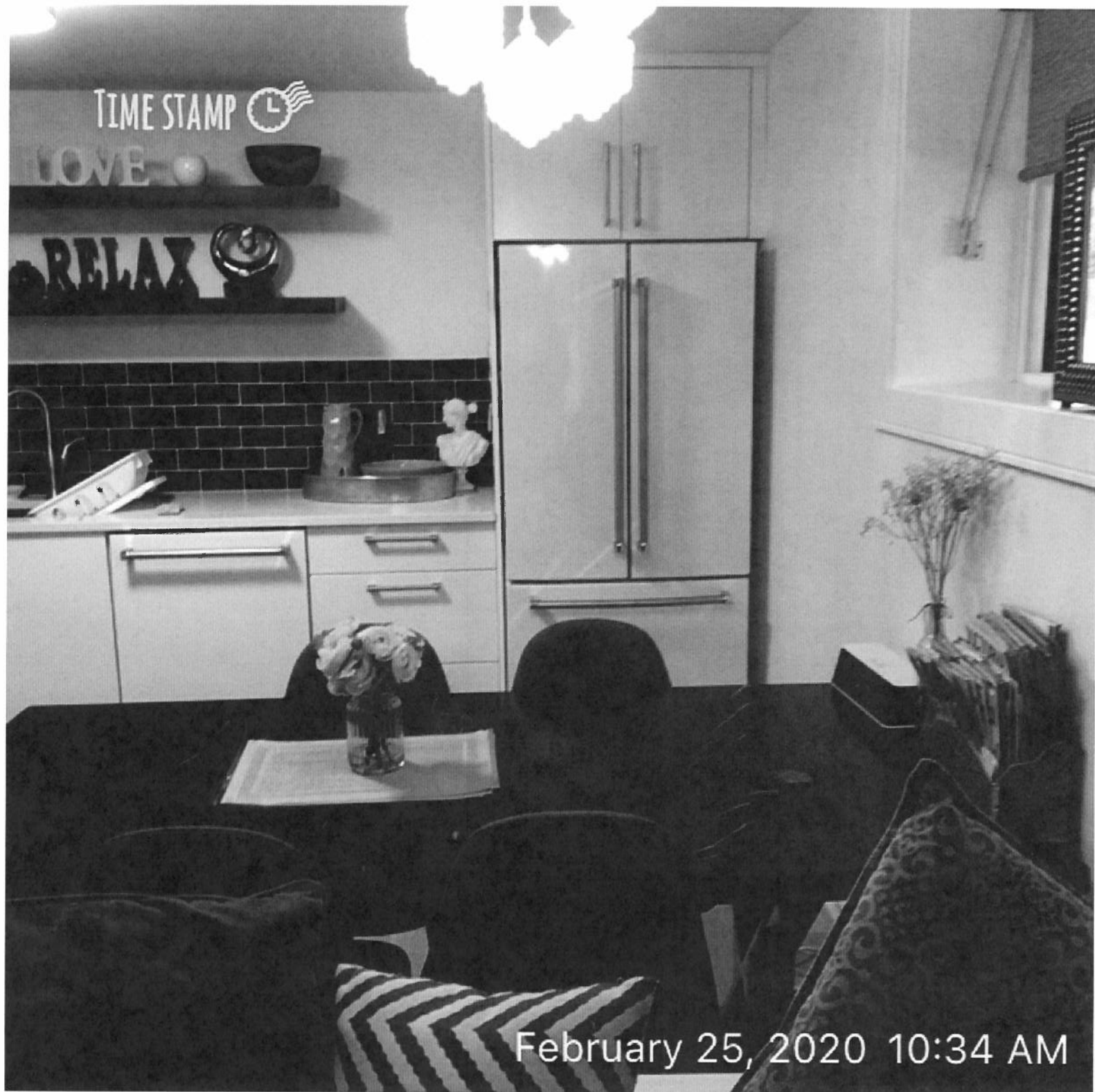


February 25, 2020 10:33 AM

TIME STAMP 



February 25, 2020 10:34 AM



TIME STAMP



February 25, 2020 10:32 AM

OCCUPANCY COMPLETION PERMIT

The occupancy approved under this certificate refers to the construction authorized by the building permit(s) listed hereunder and such approval occupancy is applicable as of the date shown. The building or part thereof constructed under the authority of Building Permit(s) No.(s) **BP052408** may now be occupied in accordance with the approved occupancy herein described:

Building Address **704 ROBLEDA CRES**

Legal Description **LT 6 PL 8248 SEC FFLD VICTORIA**

Approved Occupancy **SINGLE FAMILY DWELLING WITH SECONDARY SUITE**

Permit Description **ADDITION TO REAR AND SIDE YARD. ADDITION TO FRONT
FACADE. CHANGE OF USE FROM SINGLE FAMILY DWELLING
TO SINGLE FAMILY DWELLING WITH SECONDARY SUITE**

Dated this day: **JUNE 14, 2016**



CHIEF BUILDING OFFICIAL

This permit is issued pursuant to the authority contained in the City of Victoria Building Bylaw. In addition, the issuing of this Permit shall not relieve the owner or occupier from the responsibility of complying with the Zoning and Development Bylaw or any other pertinent Bylaw, Acts or Regulations. This Permit is not a representation or warranty that the Bylaws of the City of Victoria or other enactments have been complied with, since resource at the City only permit random review and inspections. The City of Victoria will accept no responsibility or legal liability should any person suffer loss, injury or damage as a result of the building not complying with Bylaws. Accordingly, persons should make such independent investigations or inquiries as they see fit to determine whether the building complies with all relevant Bylaws or enactments.