



July 2, 2020

Greet, Philip
1743 Pembroke St
Victoria BC V8R 1W7

**Legislative and
Regulatory Services
Department**

**Bylaw and Licensing
Services Division**

1 Centennial Square
Victoria BC V8W 1P6

Re: Short-Term Rental Business Licence Appeal – 1743 Pembroke St

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.

We appreciate that you currently have a long-term tenant in the suite.

As mentioned in your letter dated February 11th (attached), adding a door to connect your suite to the remainder of the house would not allow you to use the suite for short-term rentals, as your suite would still meet the above definition of a self-contained suite.

The Short-Term Rental Bylaw was introduced in March 2018. As with all new Bylaws, we start with education and information and then move on to ensuring compliance, through the use of inspections.

For these reasons, your 2020 application for a short-term rental business licence was rejected.

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

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



To Whom It May Concern:

I am writing in response to the notice I was sent from your office on how I was to suspend using my suite in my house as a short-term rental. I have a three-fold response.

1. We have cleared our calendar with AirBnB for any future guests and nobody is able to book our suite until we have this issue resolved. Our AirBnB website and membership will still be up as the current AirBnB renters are long-term (6 months), so therefore we currently are legally operating according to the law.
2. The house originally had a door access from our upstairs suite (where we live) and we will be re-installing that opening. We were told by the inspector that if we have that open to our living quarters, we will be able to run as a short-term rental again. I would like confirmation on that from your office in writing.
3. Last year we were granted a business license from you to operate as a short-term rental. Could you explain what changed?

Thank you for your attention to this matter.

Phil Greet
1743 Pembroke Street
Victoria, BC V8R 1W7
Ph. [REDACTED]