



June 18, 2020

Curran, Birute
42 Moss St
Victoria BC V8V 4L8

Legislative and
Regulatory Services
Department

Bylaw and Licensing
Services Division

1 Centennial Square
Victoria BC V8W 1P6

Re: Short-Term Rental Business Licence Appeal – 42 Moss 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.

You also advertise the unit as an entire apartment, as shown in the attached copy of your AirBnb listing.

Further, the zoning of the property is R1-B Single Family Dwelling. As the zoning of this property never changed, nor was the unit licensed prior to the bylaw changes that affected Transient Zoning, legal non-conforming use is not applicable at this address.

For these reasons, your 2020 application for a short-term rental business licence was rejected. Attached is a copy of your AirBnb listing.

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



Add a location Add dates Add guests

Help Sign up

Moss Street Garden Suite

★ 4.61 (39) · Victoria, British Columbia, Canada

Share Save



Show all photos

Entire apartment hosted by Birute





4 guests · 2 bedrooms · 3 beds · 1 bath



Entire home You'll have the apartment to yourself.

Add dates for prices ★ 4.61 (39)

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	

-  **Entire home**
You'll have the apartment to yourself.
-  **Clean and tidy**
4 recent guests said this place was sparkling clean.
-  **Great location**
100% of recent guests gave the location a 5-star rating.
-  **Free cancellation for 48 hours**
After that, cancel up to 7 days before check-in and get a 50% refund, minus the service fee.

The space
Garden suite close to Ocean, Downtown and Beacon Hill Park.

We work very hard to provide our guests with the best experience possible. All sheets and towels go through a sanitization clean and we place protective covers over all mattresses and pillows.

Our two bedroom suite provides its guests all amenities. On a quiet street just steps away from the beach and easy walk... [read more](#)

[Contact host](#)

Amenities

-  Free parking on premises
-  Kitchen

Add dates for prices ★ 4.61 (39)

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	

Check availability

 [Report this listing](#)

Photos Amenities Reviews Location

Amenities

- Free parking on premises
- Wifi
- Cable TV
- Dryer
- Hair dryer
- Kitchen
- TV
- Washer
- Essentials
- Heating

Show all 17 amenities

Add dates for prices ★ 4.61 (39)

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	

Check availability

[Report this listing](#)

Select check-in date

Add your travel dates for exact pricing

June 2020							July 2020						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6				1	2	3	4
7	8	9	10	11	12	13	5	6	7	8	9	10	11
14	15	16	17	18	19	20	12	13	14	15	16	17	18
21	22	23	24	25	26	27	19	20	21	22	23	24	25
28	29	30					26	27	28	29	30	31	

Photos Amenities Reviews Location

Add dates for prices

★ 4.61 (39)

Check availability

★ 4.61 (39 reviews)

Cleanliness  4.8

Communication  4.8

Check-in  4.9

Accuracy  4.7

Location  4.9

Value  4.6



Patricia
January 2020

Small and cozy suite. Great location.



Virginia
January 2019

Birute's place was such a nice surprise. It exceeded my expectations for location and cosiness. There are some nice conveniences at Cook's Village which we took advantage of. It was great for my dog as there is a wonderful dog-friendly beach within a two minute walk. The two bottles of wine and the box of chocolates was a very thoughtful gesture.



Pippa
December 2018

This Apartment is exactly as described. Quiet and comfortable and close to town and the waterfront. Would recommend without hesitation.



Leah
September 2018

The host canceled this reservation 7 days before arrival. This is an automated posting.



Susan
June 2018

What a wonderful place to stay! Birute was wonderful with communication and tips, and the space is very thoughtful with all the little touches that make travel easy. It was the per...

[read more](#)



Jennifer
February 2018

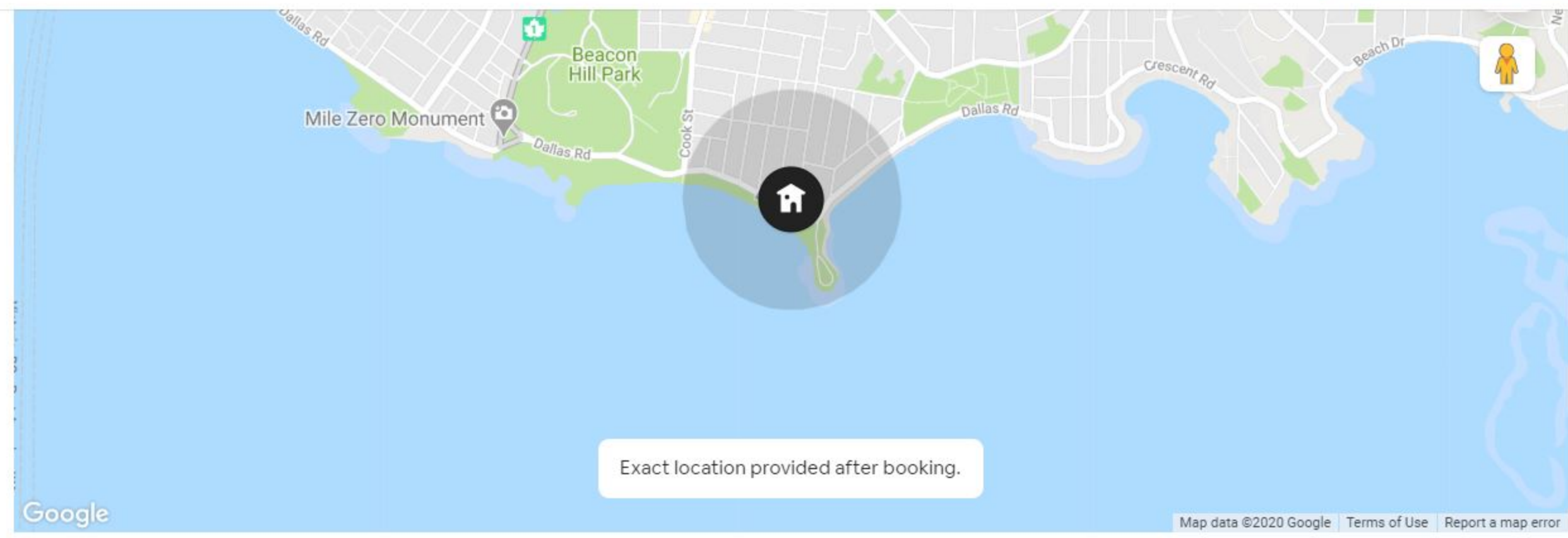
Really lovely suite! Very clean, well equipped and cozy. Fantastic location and only a few minutes drive from city centre. We would love to stay again :-)

Photos Amenities Reviews Location

Add dates for prices

★ 4.61 (39)

Check availability



Hosted by Birute

Joined in June 2013

★ 54 Reviews Identity verified

Response rate: 100%

Response time: within an hour

Contact host