



July 3, 2020

Van Ritzen, Kirsten
4 Gorge Rd E
Victoria BC V9A 1K8

**Legislative and
Regulatory Services
Department**

**Bylaw and Licensing
Services Division**

1 Centennial Square
Victoria BC V8W 1P6

Re: Short-Term Rental Business Licence Appeal – 4 Gorge Rd E

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 are reviewing every application, and investigating all known short-term rentals that are not operating in compliance.

On February 2nd, 2020, an inspection of the ground level suite at 4 Gorge Rd E was conducted and photos were taken confirming a self-contained suite – a separate entrance, kitchen, and bathroom.

Furthermore, you were advertising the space on AirBnb as “[a] spacious & private one bedroom suite” (attached).

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

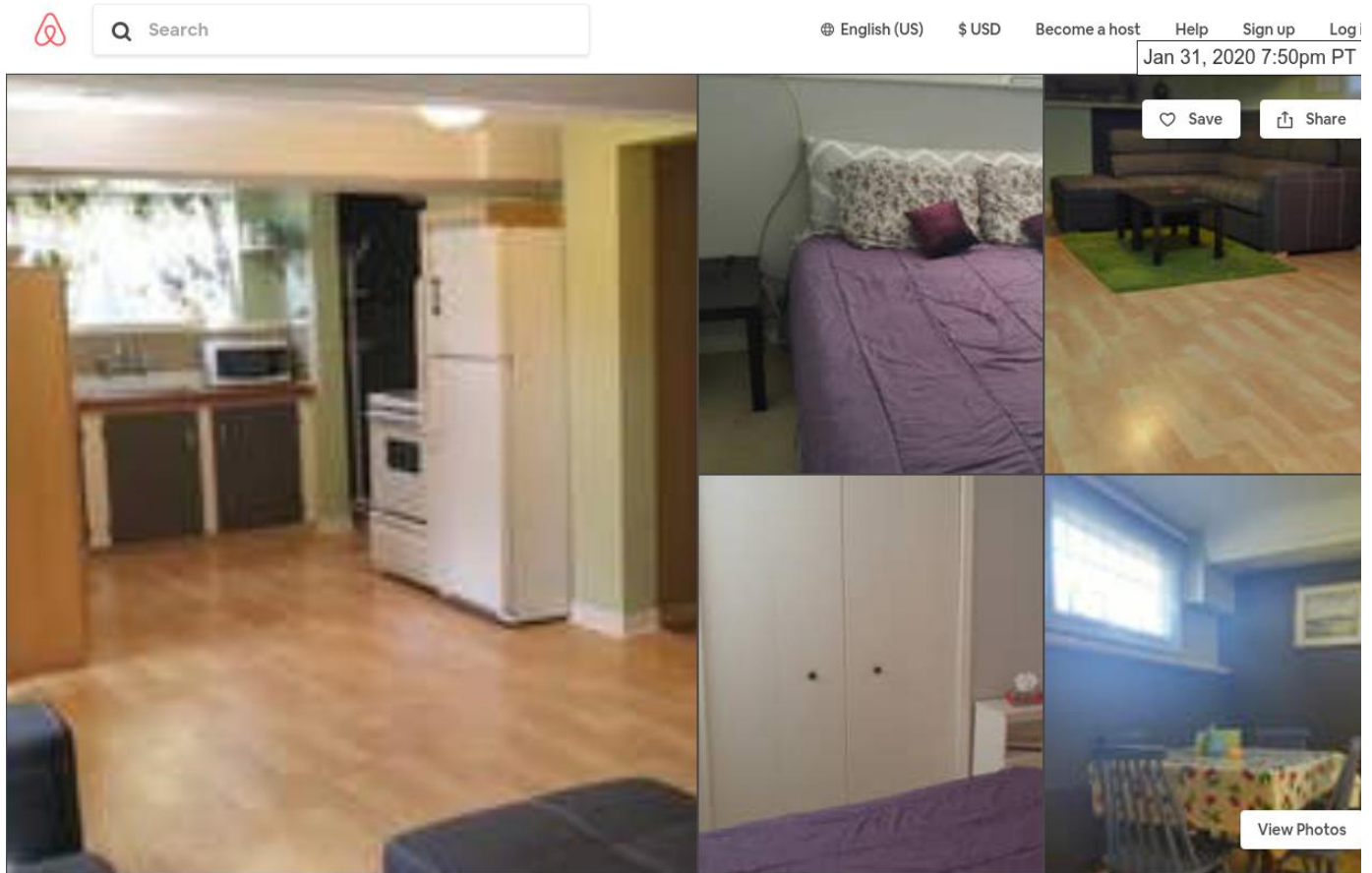
To Contact

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

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

January 31, 2020 - 08:50PM America/Vancouver

Screenshot printed at: 7/3/2020 3:40:56 PM



Spacious & private 1 Bedroom Suite

Victoria



Kirsten

4 guests 1 bedroom 1 bed 1 bath

Entire home

You'll have the guest suite to yourself.

Sparkling clean

17 recent guests said this place was sparkling clean.

Kirsten is a Superhost

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

Great location

95% of recent guests gave the location a 5-star rating.

\$57 per night

★ 4.85 (46 reviews)

Dates

02/02/2020 → Checkout

Guests

1 guest

Reserve

You won't be charged yet

Report this listing

Clean, spacious and private suite on the lower level of a unique Art Deco heritage home. Your own ground-level entrance leads to an open plan kitchen/living room, with a separate bedroom and full bathroom. Great location near the scenic Gorge waterway, close to Tillicum Mall and Uptown Mall for all your shopping needs. Whether you drive or catch the #11 bus it is only 10 minutes to Downtown Victoria and the beautiful Harbour.

City of Victoria Business License 00036317

The space

A private entrance into a large, bright suite on the basement level of a two story Art Deco heritage home. This is a clean, creative and colorful space for the traveller who prefers a homey feel, not high end luxury. :) The kitchen features a full-size stove, fridge and small appliances if you wish to prepare simple meals. Big comfy sectional sofa faces a Flat screen TV with full cable package. Dedicated high speed WiFi and a desk area for your laptop. Separate bedroom with a large closet. The bathroom has a tub with a shower. Windows looking onto the gardens open for fresh air.

the gardens open for fresh air.

NOTE: for guests over 6' tall - the ceilings are 6' 10" with bulkheads in the living/dining area.

Guest access

Windows face the greenery of the surrounding yard, with cedar trees and a unique Monkey Puzzle Tree. The house is on a corner with an intersection. You may hear traffic noise from the living room. The bedroom & bathroom are at the back and very quiet.

Other things to note

Please note there is an additional fee of \$25 pp for a 3rd or 4th guest whether that is an adult or child due to the extra bedding, towels, showers, etc.

[Hide ^](#)

Contact host



Amenities

Basic

Wifi

Continuous access in the listing

TV

Cable TV

Laptop-friendly workspace

A table or desk with space for a laptop and a chair that's comfortable to work in

Iron

Essentials

Towels, bed sheets, soap, and toilet paper

Heating

Central heating or a heater in the listing

Hot water

Facilities

Free parking on premises

Single level home

No stairs in home

Free street parking

Dining

Kitchen

Space where guests can cook their own meals

Coffee maker

Cooking basics

Pots and pans, oil, salt and pepper

Flour and raisins, Oil, Salt and pepper

Dishes and silverware

Microwave

Refrigerator

Oven

Stove

Guest access

Host greets you

Private entrance

Separate street or building entrance

Logistics

Luggage dropoff allowed

For guests' convenience when they have early arrival or late departure

Long term stays allowed

Allow stay for 28 days or more

Bed and bath

Hangers

Hair dryer

Shampoo

Bed linens

Extra pillows and blankets

Outdoor

Garden or backyard

Safety features

Fire extinguisher

Carbon monoxide alarm

Smoke alarm


First aid kit

Not included

Air conditioning

Washer

Sleeping arrangements



Bedroom 1
1 queen bed

Availability

This host offers 5% off if you stay a week and a 15% monthly discount.



[Clear dates](#)

Reviews

★ 4.85 | 46 reviews





Mukul
August 2019

Great stay!



Doris
July 2019

A very good experience.




Response from Kirsten:
thank you! happy travels.
July 2019



Alyssa
July 2019

Kirsten's place was very spacious and clean. Lots of thoughtful touches. It's a very short drive (5-7 min) from downtown Victoria, so it's very convenient to get around. There's also ample parking on the street. Kirsten was very responsive and flexible with our check in time. We...[Read more](#)



Response from Kirsten:
thanks so much! glad you enjoyed your stay :)
July 2019



Karen
July 2019

We loved staying at this basement suite. It is so large and clean. And since we came during Canada Day, Kirsten gave us a very special holiday- celebration gift basket. That was fun! We highly recommend this home for visiting Victoria.



Nathaniel

 June 2019

Outstanding hospitality! Kirsten and Ian are very thoughtful hosts, and the suite is outstanding.

 **Pamela**
June 2019

We had a lovely stay. The flat is conveniently located along a bus line into downtown Victoria, but we also walked the nearby trail to town a couple of times. The hosts were quick to communicate and thoughtful. The place was very clean, spacious and had everything we needed. One...[Read more](#)



Response from Kirsten:
Thank you so much!! So glad you had a great trip.

June 2019

 **Kate**
June 2019 **LAST MINUTE TRIP**

Stayed in Victoria for 3 days and everything was so close by. Had an amazing time! Kirsten was wonderful and the place was as expected! Would definitely stay again :)

1 2 3 ... 7 >

Hosted by Kirsten



Victoria, Canada · Joined in March 2017

★ 46 Reviews  Verified

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

My spouse and I are professionals in the entertainment industry and have worked across Canada. He is an award-winning author, theatre director and TV producer. I am an actress, comedienne and theatre creator. (If you are looking for entertainment options on your visit, we can...[Read more](#)

Interaction with guests

We are happy to give tourist tips! My spouse and I live upstairs and are readily available if you need anything. Otherwise we are quiet (no kids or pets) and will respect your privacy.

Response rate: **100%**

Response time: **within an hour**

[Contact host](#)

Always communicate through Airbnb · To protect your payment, never transfer money or communicate outside of the Airbnb website or app. [Learn more](#)

About this place

When you stay in an Airbnb, you're staying at someone's place.

This is Kirsten's place.



Ian helps host.



The neighborhood

Kirsten's place is located in Victoria, British Columbia, Canada.

Quiet safe residential family-friendly neighbourhood with shops, pubs and restaurants nearby. Close to Tillicum Mall (movie cinema, gym, groceries, shops) and Uptown Mall (Walmart, Best Buy and more) for all your shopping needs.

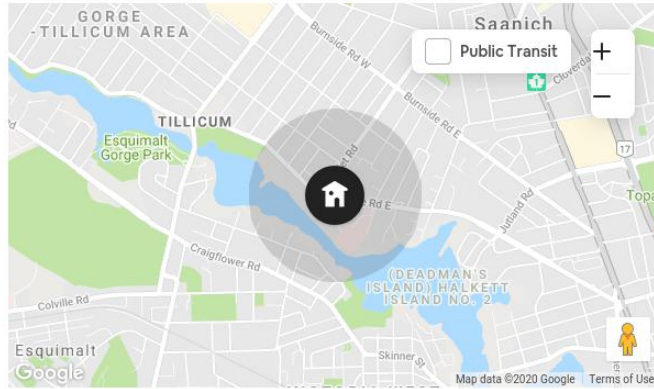
Enjoy a quiet nature walk along the beautiful Gorge Waterway to Gorge Park. Rent a kayak and get on the water, or rent a bike and discover the popular Galloping Goose bike Trail. Our home guide has all the details and lots of tourist brochures to make the most of your visit!

Getting around

Park in our driveway. Bus Stop for Transit Routes #8, #11, #26. (#11 Bus is direct to downtown/harbour in 10 minutes.) YYJ Airport Shuttle has a drop off/pickup service to nearby Travelodge Inn.

[Hide ^](#)

Show guidebook



Exact location information is provided after a booking is confirmed.

Things to keep in mind

Check-in: 4:00 PM - 10:00 PM

Checkout: 10:00 AM

House Rules

- Not suitable for infants (under 2 years)
- No smoking
- No pets
- No parties or events

You must also acknowledge

Security deposit - if you damage the home, you may be charged up to \$378

Additional rules

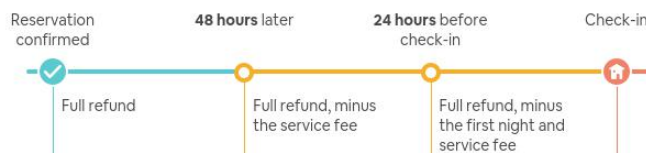
No smoking of nicotine or cannabis on the property.

[Hide rules ^](#)

Cancellations

Free cancellation for 48 hours

After that, cancel up to 24 hours before check-in and get a full refund, minus the service fee.

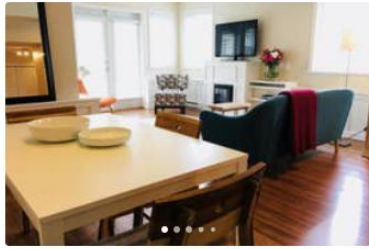


[Get full details](#)

[Hide policies ^](#)

More homes you may like

More homes you may like



Entire guest suite · 2 beds
Beautiful Suite in Oaklands
\$57 / night

★4.97 (145)



Entire guest suite · 1 bed
New, Private Suite in Victoria's Hippest Area
\$67 / night

★4.92 (139)



Private room · 1 bed
Lugrin Place Suite
\$60 / night

★4.88 (113)

Things to do near this home



DINNER PARTY
Plant Based Cookin' Class & Dinner Party
From \$46/person · Food, Drinks included
5.0★ (10)



PHOTO WALK
Photoshoot in Downtown Victoria
From \$53/person · Equipment included
5.0★ (30)



BIKE RIDE
VeloGuide's Discover Victoria Tour
From \$78/person · Food, Drinks included
5.0★ (13)



DESSERT TASTING
Sinfully Delicious Chocolate & Churches
From \$43/person · Food included
5.0★ (4)

Explore other options in and around Victoria

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Kelowna
Bellevue
Surrey

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Whistler
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Tofino
Hood River
Coeur d'Alene