



June 25, 2020

Clement-Reynier, Nicole
302 Moss St
Victoria BC V8V 4M8

**Legislative and
Regulatory Services
Department**

**Bylaw and Licensing
Services Division**

1 Centennial Square
Victoria BC V8W 1P6

Re: Short-Term Rental Business Licence Appeal – 302 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.

An inspection was conducted at 302 Moss St on January 14th, which confirmed the presence of a separate entrance, a bathroom, and a kitchenette. For these reasons, your application was rejected on January 31st.

Attached is a screenshot of your Airbnb listing from March 26th, at which time you were still advertising the space as a studio, and as an “entire home”. The listing further advertises “coffee maker, cooking basics (pots and pans, oil, salt and pepper), dishes and silverware, microwave and refrigerator”.

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

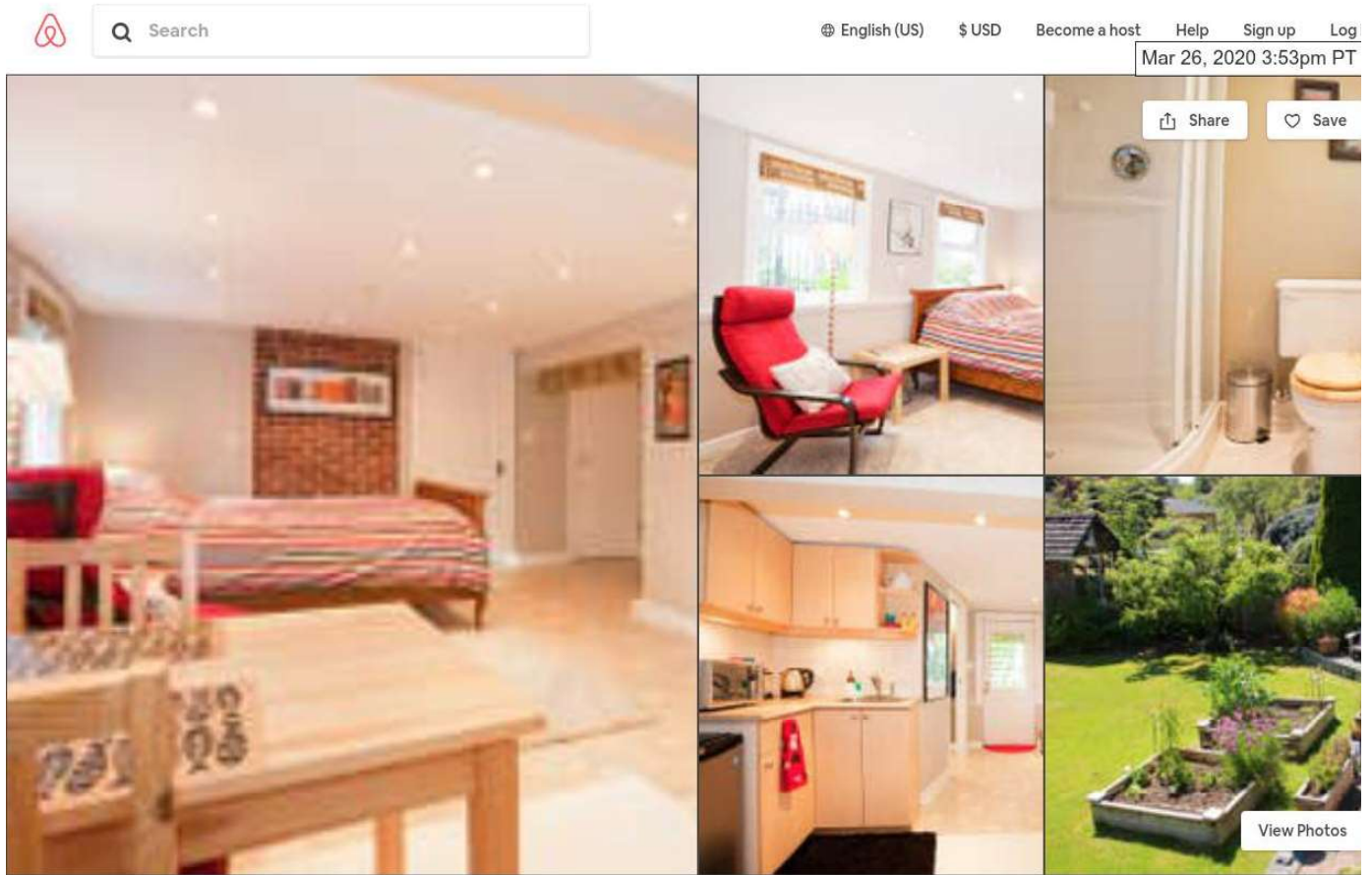
To Contact

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

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

March 26, 2020 - 03:53PM America/Vancouver

Screenshot printed at: 6/25/2020 2:22:52 PM



Cook St Village Studio Near Downtown

Victoria



Nicole & Gilles

2 guests Studio 1 bed 1 bath

Entire home

You'll have the guest suite to yourself.

Self check-in

Check yourself in with the keypad.

Sparkling clean

10 recent guests said this place was sparkling clean.

Nicole & Gilles is a Superhost

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

★ 4.90 (355 reviews)

Dates

3/27/2020 → Checkout

Guests

1 guest

You won't be charged yet

Report this listing

In the heart of Fairfield, our studio is in a quiet and friendly neighbourhood within walking distance to downtown, beautiful coastal views and the fun shops and restaurants of Cook St. Village. We're also a short stroll from a fantastic Farmer's Market every Saturday!

Pets considered and kids very welcome.

To comply with recent changes to short term rentals, the studio is rented based on 30 days. Please contact us for terms and rates!

The space

Private and comfortable lower-level studio located in lovely Fairfield, within walking distance to ocean-side strolls and all the great cafes, restaurants and shops of Cook St Village.

Guest access

You have your own private entrance with a 3-piece bathroom and kitchenette as

well as a Queen-sized bed, wireless internet and dining for two. Enjoy your coffee in the relaxing, sunny back patio and yard or wander just up the street to check out the Moss St Farmer's market every Saturday morning (Apr – Nov) for great local food, crafts and music.

- Free On-Street Parking
- Small Refrigerator
- Microwave
- Electric Kettle
- French Press
- Tea & Coffee Provided

Bath Amenities:

- Shower Gel
- Shampoo & Conditioner
- Hand Soap
- Towels (bath, hand & wash cloths)
- Hair Dryer

Other Items:

- Iron and ironing board
- Graco Pack n Play on request for little ones

Other things to note

Coffee and tea are provided as well as shared laundry facilities, full closet and storage options for bikes and luggage for those wanting to stay longer.

We will accommodate guests with small dogs for an additional cleaning fee.

Please note there is a beam that runs across the ceiling of the suite so those taller than 6'1" will have to duck!

Sorry, no smokers please.

[Hide](#) ^

[Contact host](#)



Amenities

Basic

Wifi

Continuous access in the listing

TV

Laptop-friendly workspace

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

Washer

In the building, free or for a fee

Iron

Dryer

In the building, free or for a fee

Essentials

Towels, bed sheets, soap, and toilet paper

Heating

Central heating or a heater in the listing

Hot water

Family features

Baby bath

Pack 'n Play/travel crib

Room-darkening shades

Facilities

Free parking on premises

Free street parking

Dining

Coffee maker

Cooking basics

Pots and pans, oil, salt and pepper

Dishes and silverware**Microwave****Refrigerator****Guest access**

Keypad

Check yourself into the home with a door code

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

Patio or balcony

Garden or backyard

Safety features

Fire extinguisher

Carbon monoxide alarm

Smoke alarm


First aid kit

Not included

Kitchen

Air-conditioning

Sleeping arrangements



Common spaces
1 queen bed

Availability

This host offers 12% off if you stay a week and a 15% monthly discount.



[Clear dates](#)

Reviews

★ 4.90 | 355 reviews

Search reviews




Richard
December 2019

It was very tidy, comfortable, amenities very good. The hosts were exceptionally attentive and communication was always there.



Andy
June 2019

From the minute we arrived after traveling all day from Lawrence, Kansas, it felt like we were home. It was a perfect location for everything we did during our three nights there. We will definitely stay there again if we ever visit again and will highly recommend them to...[Read more](#)



Natalie
April 2019

Great place for a relaxing vacation!



Robin
March 2019

Nicole and Gilles offer a compact, but fully equipped smart, clean and comfortable studio. Tea, coffee, sparkling water, juice and snack facilities were a welcome boon for our late night arrival. The location is just a five minute walk from the centre of Cook Village which offers...[Read more](#)



Dan
January 2019 **LAST MINUTE TRIP**

Nice n cozy, full kitchen, good privacy.



Whitney
December 2018

Nicole & Gilles's place was great! My husband and I stayed in Victoria our whole stay and the house is walking distance to everything! The hosts are very friendly, helpful, and respectful of privacy. We loved our stay and would definitely stay again.



Chelsea
November 2018

Nicole and Gilles place is perfectly located and has the personal touches of feeling 'at home.' Nicole was very prompt with details and tailored local recommendations! They are a quick walk to the coast, trails and downtown! We appreciated all of the local recommendations and the...[Read more](#)

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Hosted by Nicole & Gilles



Victoria, Canada · Joined in October 2012

★ 355 Reviews

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



We love to travel and have lived in England, France and Canada. We look forward to hosting visitors from all around and are happy to help guests explore this beautiful city with its amazing coastal surroundings.

Interaction with guests

The studio is in our home so we are available for our guests but we will also leave you in peace if desired.

Languages: **English, Français**

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](#)

Things to keep in mind

Check-in: 3:00 PM - 12:00 AM

Checkout: 12:00 PM

Self check-in with keypad

House Rules

- No smoking
- No parties or events
- Pets are allowed

You must also acknowledge

- Pet(s) live on property - We have a small Havanese pup (Otis) that stays in our home but is not allowed in the suite.

Additional rules

We enjoy hosting but do ask that you please respect our neighbours, we appreciate quiet time after 11pm.

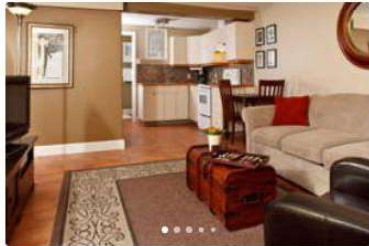
Please remove your shoes at the door and before departure, please turn down the heat and do your dishes if you have time.

Thanks!
Nicole and Gilles

Hide rules ^

Cancellations

More homes you may like



Private room · 2 beds
Garden Suite-King-Ensuite
\$125 / night



Entire apartment · 1 bed
Downtown by the Park
\$70 / night



Entire apartment · 2 beds
Perfect Downtown Condo, free secure onsi...
\$63 / night

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