



June 25, 2020

Stubel, Celine  
2605 Belmont Ave  
Victoria BC V8R 4A7

**Legislative and  
Regulatory Services  
Department**

**Bylaw and Licensing  
Services Division**

1 Centennial Square  
Victoria BC V8W 1P6

**Re: Short-Term Rental Business Licence Appeal – 2605 Belmont Ave**

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.

Attached is a screenshot of your Airbnb listing from April 3rd, at which time you were still advertising the space as a studio, and as an “entire home”.

The listing further advertises coffee maker, dishes and silverware, microwave and refrigerator, as well as a private entrance.

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

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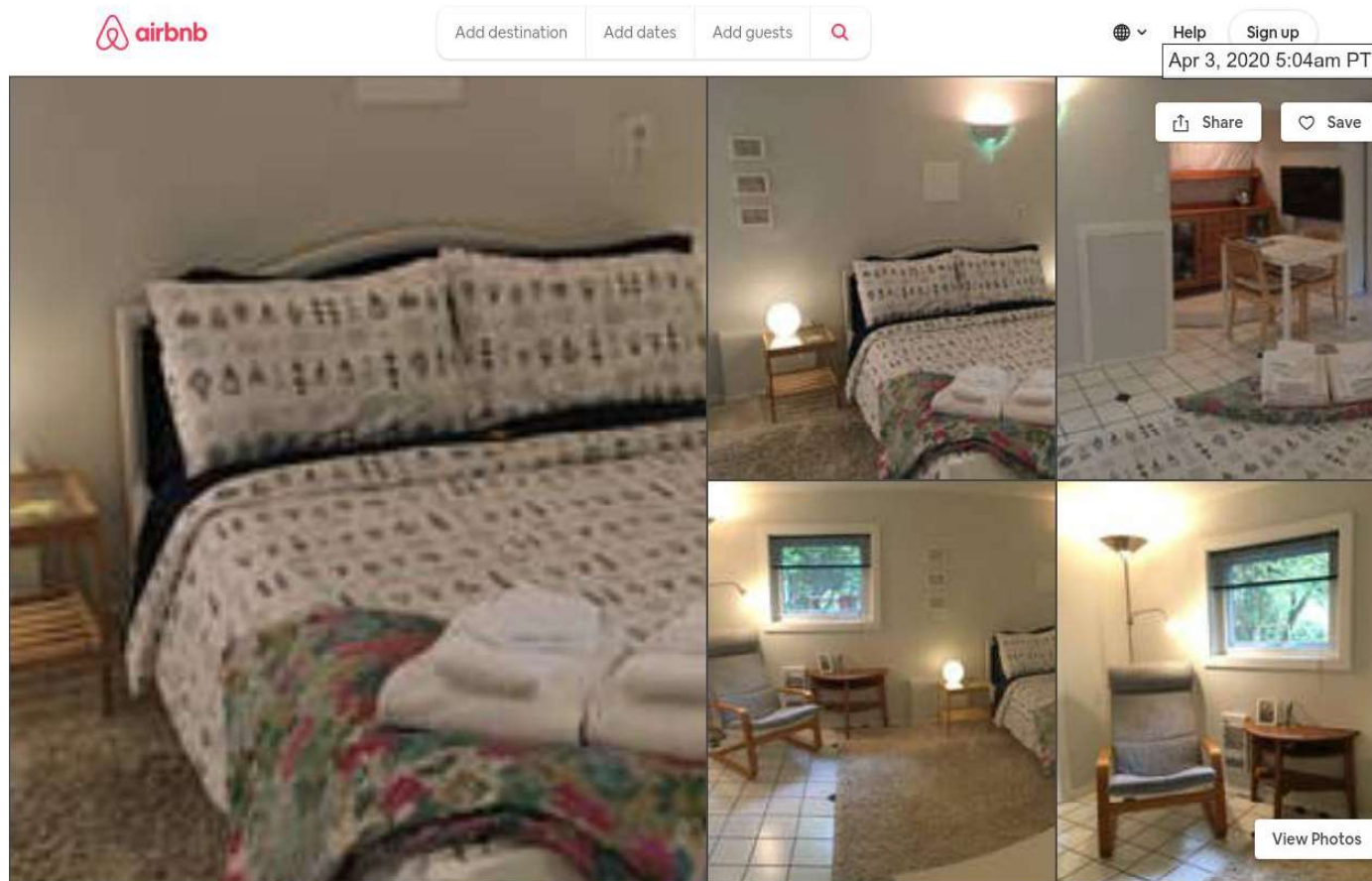
To Contact

Telephone: **250.361.0726**  
E-Mail: **[str@victoria.ca](mailto:str@victoria.ca)**

Fax: **250.361.0205**  
Web: **[www.victoria.ca](http://www.victoria.ca)**

April 03, 2020 - 05:04AM America/Vancouver

Screenshot printed at: 6/25/2020 3:13:52 PM



## Sweet Suite in Funky Fernwood

Jubilee, Victoria, British Columbia



Celine

3 guests Studio 1 bed 1 bath

### Entire home

*You'll have the house to yourself.*

### Sparkling clean

12 recent guests said this place was sparkling clean.

### Great check-in experience

95% of recent guests gave the check-in process a 5-star rating.

### Great communication

95% of recent guests rated Celine 5-star in communication.

★ 4.75 (185 reviews)

### Dates

4/4/2020 → Checkout

### Guests

1 guest

You won't be charged yet

[Report this listing](#)

Your space is a private suite in the basement of our home. You'll have your own private entrance, your own bathroom and a few kitchen essentials, but no kitchen. Our home is close to public transit and parks, and steps away from a coffee shop and local general store. You'll love my place because it's cozy, and very clean. My place is good for couples and solo adventurers.

### The space

This is a private suite in our basement, and we live upstairs. Your suite is beautifully clean, with fresh linens and everything you need to feel comfortable.

[Hide](#)[Contact host](#)

Amenities

Basic

Wifi  
Continuous access in the listing

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

Facilities

Free street parking

Dining

Coffee maker

Dishes and silverware

Microwave

Refrigerator

Guest access

Private entrance  
Separate street or building entrance

Bed and bath

Hangers

Hair dryer

Shampoo

Outdoor

Garden or backyard

Safety features

Carbon monoxide alarm

Smoke alarm

Not included

Kitchen

Air conditioning

TV

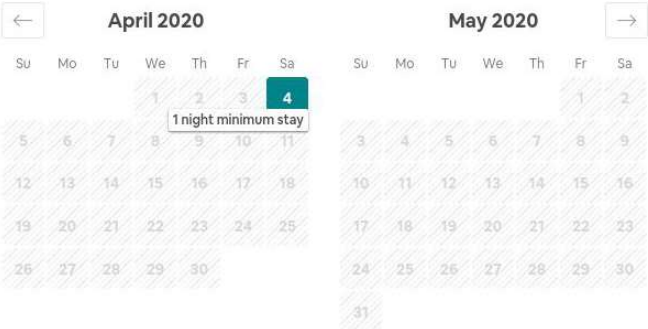
Sleeping arrangements



Common spaces  
1 double bed

Availability

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



[Clear dates](#)

Reviews

★ 4.75 | 185 reviews

Search reviews

Check-in	4.9	Cleanliness	4.9
Communication	4.9	Accuracy	4.9
Location	4.8	Value	4.7



Omar  
March 2020

clean family place - close to coffee place , easy access to downtown via 13min bus



Mark  
February 2020

Clean stay and great place for my girlfriend and I.



Laurent  
September 2019

Great place, super clean, wonderful friendly host. Bring earplugs, this is an older home and quite a bit of noise/vibration transfers through to this basement suite.



Laurent  
September 2019

Great spot, many thoughtful touches, friendly host, I'm staying again in 4 days if that tells you anything!



**Neeven**  
September 2019

Clean, efficient place if you are just looking for a place to hang your (Email hidden by Airbnb) fy bed. The only thing to note is that there are very low ceilings. My partner who is 6'6 couldn't stand up very comfortable in most of it and had to hunch down in the shower.



**Matt & Melissa**  
July 2019

Great location close to public transit, private, clean, and has everything a solo traveler or couple would need. Please note that this lower floor apartment is right below the main living space for the family above; the sound traveled between floors more than we anticipated, but...[Read more](#)



**William**  
June 2019

Celine's place was clean, comfortable and convenient. Easy check in. Host was a good communicator I will book this again. Easy walk to local market and coffee. Mall and "downtown Fernwood" are within range too. Access to washer/dryer was a plus.

1 2 3 ... 27 >

## Hosted by Celine



Victoria, Canada · Joined in September 2013

★ 331 Reviews · Verified

I'm an actress based in Victoria and I travel often with my work. It is my sincere pleasure to share my home with travellers through Air BnB. I love the sense of community and sharing it fosters.

Languages: **English**

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: After 3:00 PM

Checkout: 11:00 AM

### House Rules

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 \$141

[Hide rules](#) ^

### Cancellations





More homes you may like



Hotel room · 1 bed  
Deluxe Suite with Terrace  
\$172 / night



Hotel room · 1 bed  
Persia Suite at the Villa Marco Polo Inn  
\$162 / night



Hotel room · 1 bed  
Zanzibar Suite at the Villa Marco Polo Inn  
\$162 / night

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