



July 9, 2020

Legislative and  
Regulatory Services  
Department

Bylaw and Licensing  
Services Division

1 Centennial Square  
Victoria BC V8W 1P6

[REDACTED]  
95 Wellington Ave  
Victoria BC V8V 4H5

**Re: Short-Term Rental Business Licence Appeal – 95 Wellington 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.

On February 10th, 2020, an inspection of the ‘Fairfield Suite’ and ‘Ocean Loft’ on the second and third floors at 95 Wellington Ave was conducted and photos were taken confirming two self-contained suites – each with a separate entrance, kitchen, and bathroom. (Both Airbnb listings attached)

Furthermore, you were advertising both spaces on AirBnb as ‘large suites’, both with private entrances. Also included is a photo of the kitchen set-up in the Ocean Loft, which was undergoing some upgrades while the inspection was being conducted.

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

A handwritten signature in black ink, appearing to be "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](mailto:str@victoria.ca)

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



February 08, 2020 - 01:25AM America/Vancouver


Screenshot printed at: 7/9/2020 11:06:56 AM




English (US)   \$ USD   Become a host   Help   Sign up   Log in

Feb 8, 2020 12:25am PT

 Save    Share




**Maeve**  
 September 2017  
 ★★★★★  
 Had a lovely stay at [REDACTED]. The mountain and ocean views abound. Very comfortable. The space itself is comfortable, clean, and has everything you may need. Had a lovely night sleep in the bedrooms of space to spread out between the kitchen/dining areas [REDACTED] and [REDACTED]. Would absolutely recommend and stay again.

[View Photos](#)

## ☀️ Bright & Sunny Ocean Loft - Stunning Views! ☀️

Victoria

2 guests   1 bedroom   2 beds   1 bath

### 🏠 Entire home

You'll have the guest suite to yourself.

### 🔑 Self check-in

Check yourself in with the keypad.

### 🧼 Sparkling clean

13 recent guests said this place was sparkling clean.

### 🌟 [REDACTED] a Superhost

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

Large, light-filled suite with STUNNING OCEAN & MOUNTAIN views! Perfect for couples, solo adventurers & business travelers.

- Steps to the ocean
- Private balcony with AMAZING views of the ocean + Olympic Mountains
- Nearby hiking trails & parks
- Close to restaurants & shopping
- ★ "This home is a must stay!!" ★
- › Free on-street parking
- › 5-10 minute walk to restaurants & shops of Cook Street Village
- › 5 minute drive / 25 minute walk to the Inner Harbour / Downtown
- › Multiple nearby bus routes

### The space

★ "All together this space is super cozy, functional, clean and all around great. I had high expectations and you surpassed them!" ★

\$74 per night

Dates

02/09/2020 → Checkout

Guests

1 guest

Reserve

You won't be charged yet

 Report this listing

→ Is this your first time booking on Airbnb? Use this link to receive as much as \$50 off your stay: <https://www.airbnb.ca/c/jandersen184>

→ A real gem in the heart of Fairfield. Live like a local in a historic character house built in 1913 as the Honorary German Consulate.

→ The space is a quiet and comfortable 600 sq feet with a queen size bed and a pull-out couch. Accessible by private entrance and located on the third floor, the loft is easily reached by a private outdoor staircase.

→ Enjoy a drink from your private balcony with views of Mt. Baker, the Olympic Mountains & the Trial Islands, with amazing sunrises and sunsets.

- › The bathroom features a clawfoot tub with a European style shower.
- › The space is clean, has new windows and has been freshly painted.
- › Includes free wifi with a strong connection. There's also a TV with a premium cable package (HBO, etc).
- › Light breakfast items are provided when you check-in: instant oatmeal, tea & coffee, etc.

→ The apartment is not child proofed and there are steep stairs, so please no children or guests with mobility concerns.

BL# 34883

#### Guest access

→ You have full access to your suite, as well as a beautiful private balcony with some of the best views in the city!

→ Access to the suite is via an exterior staircase and you'll be sent a unique access code for the keypad on the door.

#### Other things to note

→ Please remember, this is a house not a hotel. We live below the suite - therefore we ask you to be mindful of noise levels as well as heavy footsteps. Not that you have to feel like you're walking on egg-shells, just please no jumping jacks at odd hours :)

[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 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

### Bed and bath

Hangers

Hair dryer

Shampoo

Bed linens

Extra pillows and blankets

### Outdoor

Patio or balcony

### Safety features

Fire extinguisher

Carbon monoxide alarm

Smoke alarm

First aid kit

### Not included

Kitchen

Air conditioning



7.1K reviews and ratings

Weather

### Sleeping arrangements



**Bedroom 1**  
1 queen bed



**Common spaces**  
1 sofa bed

### Accessibility

Handheld shower head

### Availability

This host offers a 5% weekly discount.



[Clear dates](#)

### No reviews (yet)

This host has 324 reviews for other properties.

[View other reviews](#)



We're here to help your trip go smoothly. Every reservation is covered by Airbnb's [Guest Refund Policy](#).

### Hosted by

Victoria, Canada · Joined in June 2012

★ 814 Reviews · 1 Reference · Verified



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

We are two free spirited love birds always looking for the next destination. We are partners in travel, work and life! BC native, he's lived in Victoria for over 15 years. He will be there to answer any questions, give you recommendations, map it out for...[Read more](#)

### Interaction with guests

→ The place is yours to enjoy! We live in the house downstairs but we don't believe in micro-hosting. We are fully accessible or highly invisible. It's completely your choice.

Response rate: 93%

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.

**The neighborhood**

[REDACTED] place is located in Victoria, British Columbia, Canada.

We're one block from Dallas Road Beach (Clover Point), an absolutely beautiful park on the ocean. You can take the long way downtown with a casual cliff top stroll past the breakwater or (for the more adventurous!) along the rocky oceanfront.

If you're looking for some exercise while here, there is a great yoga studio just one block away, as well as a world famous jogging trail on Dallas Road, at the end of the block beside the ocean.

Restaurants and groceries are readily available in Cook St village, just a 5-10 minute walk away.

**Getting around**

- › Uber & Lyft do not operate in BC, however we have many taxi companies to help you get around (Blue Bird, Yellow Cab)
- › Several nearby bus routes

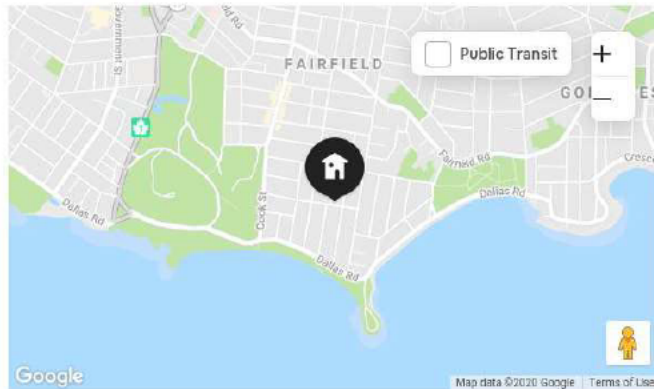
★ We want you! Please reach out with any questions you may have. ★

→ Add our listing to your wishlist by clicking the ♥ in the upper-right corner.

→ Don't forget to claim your discount, if this is your first time booking on AirBnB! Use the following link for up to \$50 USD off:

[https://www.airbnb.ca/c/\[REDACTED\]](https://www.airbnb.ca/c/[REDACTED])

[Hide](#) ^

**Show guidebook**

The map shows this place's specific location.

**Things to keep in mind**

Check-in: After 3:00 PM

Checkout: 11:00 AM

Self checkin with keypad

**House Rules**

Not suitable for children and infants

No smoking

No pets

No parties or events

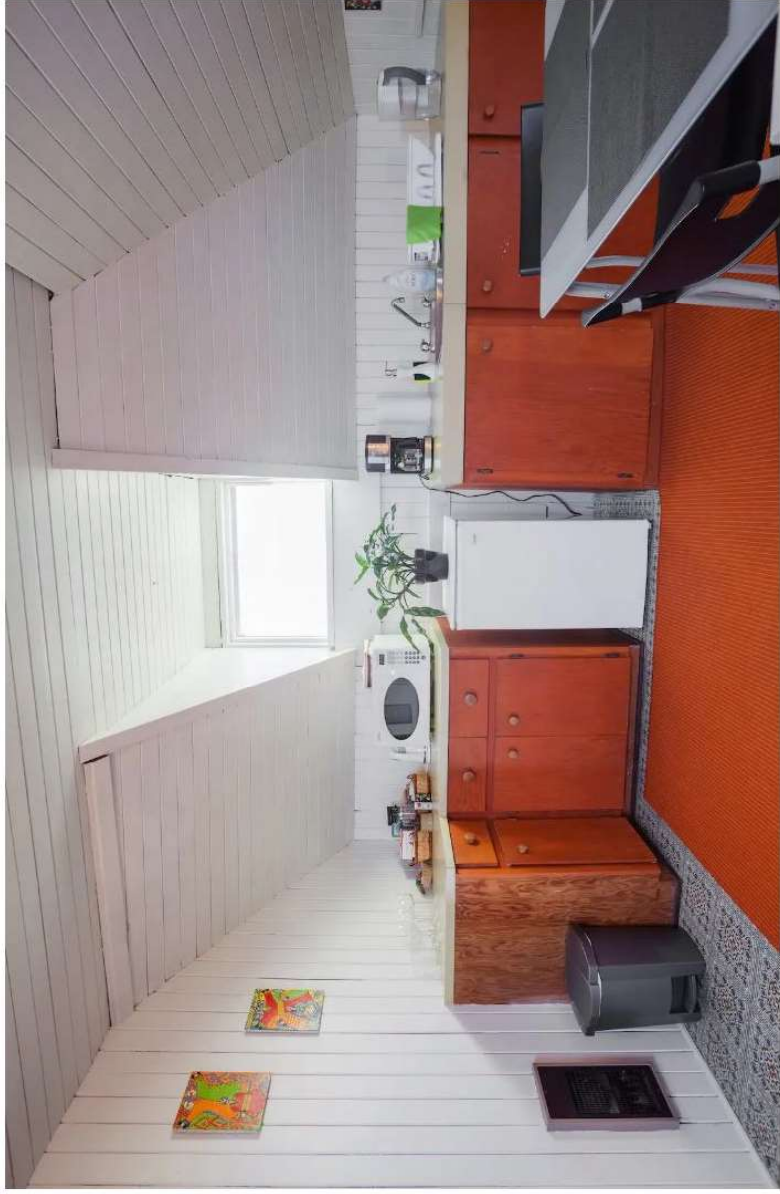
✕ Close

8 / 24

🏠

🔖

👤




Kitchenette with mini-fridge, microwave, and complimentary snacks.







February 08, 2020 - 12:55AM America/Vancouver

Screenshot printed at: 7/9/2020 11:04:56 AM



English (US) \$ USD Become a host Help Sign up Log in

Feb 7, 2020 11:55pm PT

Save Share

Emily  
December 2017  
★★★★

This is THE best place to stay if you're looking for value. [redacted] were so quick to respond and gave us so much attention to detail. The space is minimalist and so close to the water and cook at villa [redacted] again!

View Photos

## ☀️Light-filled Fairfield Suite, steps to Ocean!☀️

Victoria

2 guests 1 bedroom 2 beds 1 bath

### Entire home

You'll have the guest suite to yourself.

### Self check-in

Check yourself in with the smartlock.

### Sparkling clean

15 recent guests said this place was sparkling clean.

### [redacted] a Superhost

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

Large, private suite in the heart of Fairfield. Enjoy a coffee on your private, east-facing balcony and catch the amazing sunrise!

→ Steps to the ocean

→ Private balcony with mountain views &amp; ocean glimpses

→ Close to restaurants &amp; shopping

★ "This is THE best place to stay if you're looking for a great central location at a super value" ★

› Free on-street parking

› 5-10 minute walk to restaurants &amp; shops of Cook St Village

› 5 minute drive / 25 minute walk to the Inner Harbour / Downtown

### The space

★ "Of all the places we've stayed (and we've stayed at a lot of AirBnBs) [redacted] places are at the top of the list!" ★

Is this your first time booking on Airbnb? Use this link to receive as much as \$50

\$74 per night

★ 4.94 (324 reviews)

### Dates

02/09/2020 → Checkout

### Guests

1 guest

Reserve

You won't be charged yet

Report this listing



→ Is this your first time booking on Airbnb? Use this link to receive as much as you can off your stay: <https://www.airbnb.ca/c/1baurzl>

→ A real gem in the heart of Fairfield. Live like a local in a historic character house built in 1913 as the Honourary German Consulate.

→ The space is a great size - a quiet and comfortable 600 sq feet with a queen size bed and a futon couch. Accessible by private entrance and located on the second floor, the loft is easily reached by a private outdoor staircase.

→ Enjoy a beverage from your balcony overlooking the neighbourhood, with beautiful sunrises and sunsets.

- › The three piece (toilet, sink and shower) bathroom is newly renovated.
- › The apartment is clean, has new windows and has been freshly painted.
- › Free WIFI with a strong connection.
- › TV with a premium cable package (HBO, etc).
- › Light breakfast items are provided when you check-in: instant oatmeal, tea & coffee, etc.

→ The apartment is not child proofed and there are steep stairs, so please no children or guests with mobility concerns.

→ Free on-street parking, and steps to public transit.

BL# 34883

#### Guest access

→ You have full access to your suite, as well as a beautiful private balcony with some wonderful views!

→ Access to the suite is via an exterior staircase and you'll be sent a unique access code for the keypad on the door.

#### Other things to note

This suite is located within our home. As such, you may / probably will hear some footsteps, maybe the odd voice, etc. That being said, we're not loud people by any means, and the suite is only accessible by you.

[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 street parking

### Dining

Coffee maker

Dishes and silverware

Microwave

Refrigerator

### Guest access

Private entrance

Separate street or building entrance

Smart lock

### Logistics

Luggage dropoff allowed

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

### Bed and bath

Hangers

Hair dryer

Shampoo

Bed linens

Extra pillows and blankets

### Outdoor

Patio or balcony

### Safety features

Fire extinguisher

Carbon monoxide alarm

Smoke alarm

First aid kit

### Not included

Kitchen

Air conditioning

Washer

## Sleeping arrangements



Bedroom 1  
1 queen bed



Common spaces  
1 sofa bed

## Availability

This host offers a 10% weekly discount.



[Clear dates](#)

## Reviews

★ 4.94 | 324 reviews

Search reviews

Communication	5.0	Cleanliness	5.0
Check-in	5.0	Accuracy	5.0
Location	4.9	Value	4.9



Cassie  
December 2019

Delightful hosts. Clean, private loft in the house with clean and functional space. Walking distance to the park and local restaurants and cafes. Cozy, lots of natural light. Would stay again!



Response from [redacted]  
Thanks again for staying with us - come back anytime! :)  
December 2019



Paige  
October 2019 **LAST MINUTE TRIP**

[redacted] place was such a lovely place to land in Victoria. It was close to everything my girlfriend and I wanted to see (including a walk to the ocean for a beautiful sunrise!) and was very comfortable and cute. Booking, check in, accessing the space and check out were all...[Read more](#)



Response from [redacted]  
Glad you had fun in Victoria! Come back again :)  
October 2019



Katina  
October 2019 **LAST MINUTE TRIP**

Fantastic and easy communication. Great location and recommendations. The fluffiest towels and great snack basket. There really isn't anything that [redacted] haven't thought of. Glad I choose to use Airbnb this trip!



Tyler  
October 2019

Great place, we were only here for one night, but it was really nice. Really good bed & pillows, and shower. Very close to the shore. Would definitely stay here again!



Response from [redacted]



Thanks so much for staying with us, Tyler! It was a pleasure to host you :)

October 2019



Adam

October 2019

Good clean place, reasonably priced. Good location, quick taxi away from downtown. Recommended



Response from [REDACTED]

Thanks Adam! Was a pleasure to host you on your quick trip to Victoria.

October 2019



Michelle

September 2019

LAST MINUTE TRIP

This place is so dang cute ya'll. [REDACTED] have done a fantastic job on turning their home into a fantastic getaway for guests. I loved the neighborhood, just down the street was one of the most beautiful ocean views I've seen. The bed was super comfortable and the bathroom...[Read more](#)



Response from [REDACTED]

Aww thanks for such kind words. We loved having you stay with us, and are glad you enjoyed not just the suite, but also the beautiful neighbourhood as well. Come back again sometime!

September 2019



Krista

September 2019

The place was quiet, beautiful, and so spic and span. They really thought of everything from coffee and tea to a hairdryer in the bathroom. Definitely do not hesitate to book with [REDACTED]



Response from [REDACTED]

Thanks again for staying with us! Glad you were able to make use of the backup toothpaste :)

September 2019

1 2 3 ... 47 >

## Hosted by [REDACTED]

Victoria, Canada · Joined in June 2012

★ 814 Reviews · 1 Reference · Verified



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

We are [REDACTED] two free spirited love birds always looking for the next destination. we are partners in travel, work and life! [REDACTED] BC native, he's lived in Victoria for over 15 years. He will be there to answer any questions, give you recommendations, map it out for...[Read more](#)

### Interaction with guests

→ The place is yours to enjoy! We live in the house but we don't believe in micro-hosting. We are fully accessible or highly invisible. It's completely your choice.

Response rate: 93%

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.



## The neighborhood

[Redacted] place is located in Victoria, British Columbia, Canada.

We're one block from Dallas Road Beach (Clover Point), an absolutely beautiful park on the ocean. You can take the long way downtown with a casual cliff top stroll past the breakwater or (for the more adventurous!) along the rocky oceanfront.

If you're looking for some exercise while here, there is a great yoga studio just one block away, as well as a world famous jogging trail on Dallas Road, at the end of the block beside the ocean.

Restaurants and groceries are readily available in Cook St village, just a 5-10 minute walk away.

### Getting around

- › Uber & Lyft do not operate in BC, however we have many taxi companies to help you get around (Blue Bird, Yellow Cab)
- › Several nearby bus routes

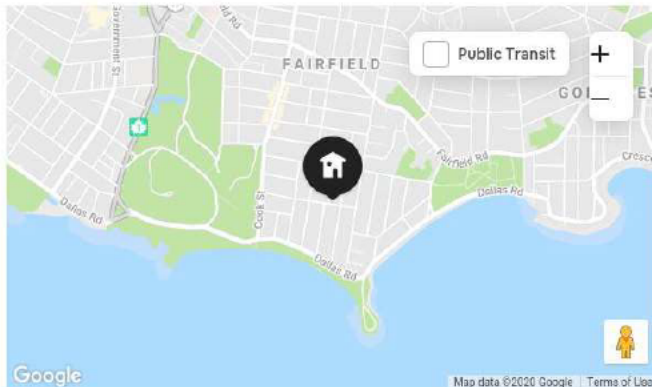
★ We want you! Please reach out with any questions you may have. ★

→ Add our listing to your wishlist by clicking the ♥ in the upper-right corner.

→ Don't forget to claim your discount, if this is your first time booking on AirBnB!  
Use the following link for up to \$50 USD off:  
<https://www.airbnb.ca/c/fjandersen184>

Hide ^

### Show guidebook



The map shows this place's specific location.

## Things to keep in mind

Check-in: After 3:00 PM

Checkout: 11:00 AM

Self checkin with smart lock

### House Rules

- Not suitable for children and infants
- No smoking
- No pets
- No parties or events

### You must also acknowledge

- Pet(s) live on property