



July 27, 2020

McCracken, James  
Tatlow, Nadia  
906 Fairfield Rd  
Victoria BC V8V 3S5

Legislative and  
Regulatory Services  
Department

Bylaw and Licensing  
Services Division

1 Centennial Square  
Victoria BC V8W 1P6

**Re: Short-Term Rental Business Licence Appeal – 906 Fairfield Rd**

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 advertise the unit as “[...] luxuriously appointed guest suite. Featuring a pleasant private entranceway through a tranquil garden, the suite’s slanted ceilings lend character to the open-plan space.”, as shown in the attached copy of the description of your AirBnb listing.

You also advertise a kitchenette (attached).

We consider a kitchen to be a place to prepare food. The removal of kitchen items does not qualify you to offer a self-contained dwelling unit.

An inspection conducted on January 30 confirmed these findings. 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**

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

Δ Plus

## Downtown Modern Heritage with Spa Bathroom



2 guests 1 bedroom 1 bed 1 bath

**Plus**  
ENTIRE GUEST SUITE IN VICTORIA  
★ 4.87 293 reviews

★ 4.87 293  
https://www.airbnb.ca/?loco=1

"A luxurious Victorian heritage home experience awaits!  
We love the character updates and spa bathroom

**\$31 /night**

**check availability**

2 guests 1 bedroom 1 bed 1 bath

Luxuriate in the swish spa bathroom with claw-foot tub and steam shower in this luxuriously appointed guest suite. Featuring a pleasant private entranceway through a tranquil garden, the suite's slanted ceilings lend character to the open-plan space.



"A luxurious Victorian heritage home experience awaits!  
We love the character updates and spa bathroom  
featuring marble from a local quarry. We hope you love  
it as much as we do!"

Hosted by James

**Tour this guest suite**



Living room



Bedroom • Queen bed



Kitchenette



Full bathroom

Explore all 17 photos

**plus**  
ENTIRE GUEST SUITE IN VICTORIA  
★ 4,872 93 reviews

**\$31 /night**

12:00 PM  
2020-01-30



View all rooms

## Living room

Indoor fireplace, Netflix



plus  
ENTIRE GUEST SUITE IN VICTORIA  
★ 4.87 293 reviews

\$31 /night

Check availability

View all rooms



plus ENTIRE GUEST SUITE IN VICTORIA  
★ 4.87 293 reviews

\$31 /night

Check availability

View all rooms

## Bedroom

Queen bed, Indoor fireplace, Netflix

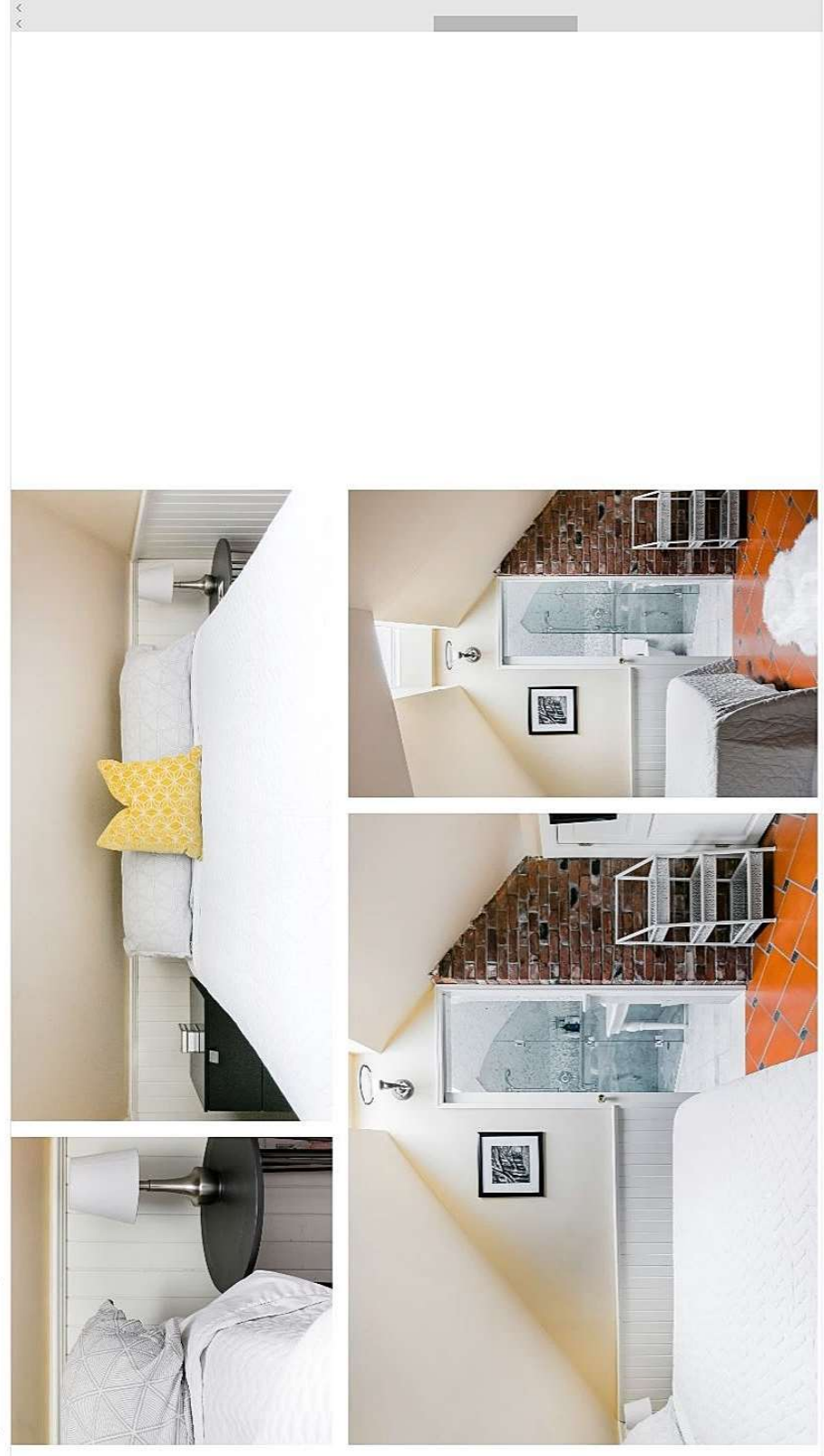


plus ENTIRE GUEST SUITE IN VICTORIA  
★ 487293 reviews

\$31 /night

Check availability

View all rooms



plus ENTIRE GUEST SUITE IN VICTORIA  
★4.87/293 reviews

\$31 /night

Check availability



View all rooms

# Kitchenette

Mini fridge, Coffee



plus ENTIRE GUEST SUITE IN VICTORIA  
★ 4.87 293 reviews

\$31 /night

Check availability





## Full bathroom

Heated floors, Walk-in shower, Soaking tub, Steam shower



**plus**  
ENTIRE GUEST SUITE IN VICTORIA  
★ 4.87 293 reviews

**\$31 /night**

**ENTIRE GUEST SUITE IN VICTORIA**  
 ↳ 4.97/5.0 (5 reviews)

**\$31 /night**

**Check availability**

View all rooms



plus  
ENTIRE GUEST SUITE IN VICTORIA  
★4.87/293 reviews

\$31 /night

Check availability