



July 27, 2020

Prilusky, Roberta
1132 Chapman St
Victoria BC V8V 2T6

Legislative and
Regulatory Services
Department

Bylaw and Licensing
Services Division

1 Centennial Square
Victoria BC V8W 1P6

Re: Short-Term Rental Business Licence Appeal – 1132 Chapman 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.

You advertise the unit on AirBnb and VRBO as a suite, and as a “Third floor loft suite”, and advertise that you reside “on the middle floor suite”, as shown in the attached copy of the description of your AirBnb listing.

An inspection conducted on June 17th 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

To Contact

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

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



Add a location Add dates Add guests

Help Sign up

Loft close to ocean & downtown!

★ 4.98 (52) · Superhost · [Victoria, British Columbia, Canada](#)

Share Save



Entire loft hosted by Roberta

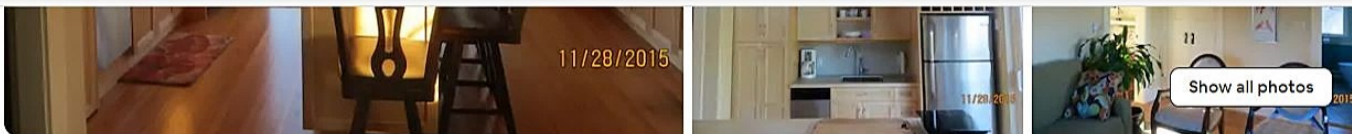
4 guests · 1 bedroom · 0 beds · 1 bath



★ Entire home
You'll have the loft to yourself.

Add dates for prices ★ 4.98 (52)

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	



Entire loft hosted by Roberta

4 guests · 1 bedroom · 0 beds · 1 bath



Entire home

You'll have the loft to yourself.



Sparkling clean

5 recent guests said this place was sparkling clean.



Roberta is a Superhost

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



Free cancellation for 48 hours

After that, cancel up to 7 days before check-in and get a 50% refund, minus the service fee.

Add dates for prices

★ 4.98 (52)

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	

Check availability

[Report this listing](#)

This newly renovated loft is nestled in the elegant and trendy Cook Street Village (close to ocean and downtown!) **This third floor loft suite** sleeps up to 4 people (1 bedroom and queen pullout in living room) and is in a 100 year old heritage home!

The unit has its own entrance and we are taking extra precautions with sanitizing (due to Covid) to ensure that your stay feels safe and comfortable.

The space

The 100 year old house is surrounded by unique plants and flowers, and with your private patio you can enjoy the heat of the day and setting sun!

Waiting for you will be:

Photos Amenities Reviews Location

*BBQ

*Outdoor eating area

*The BEACH! (only 5 min walk away to popular Dallas Road)

*A popular Victorian pub (the Beagle) right across the street

*Grocery stores/shops/coffee/bakery/restaurants literally a stones throw away

This suite is located in the heart of Cook Street Village (you literally could not be ANY closer.) Cook Street Village is a hot spot for hipsters and locals to hang out/eat/shop/beach. People in Cook Street are generally always friendly (and happy.)

Beacon hill park is across the street and is one of Victoria's most beautiful city parks (with a renowned outdoor petting zoo.) Not to mention they have an unbelievable outdoor park, complete with a state of the art flying fox for kids (ok adults too....)

Cook Street boasts bakery's, organic grocery shops, a masterful butcher, a plethora of coffee shops, antique furniture shops, clothing stores etc. Not to mention every house in the area is like being transported back to the early 1900's.

You will be walking distance to downtown (10 minutes), and we will gladly provide you with directions! There is a constant flow of buses on the street nearby which can take you wherever you want to go in and around Victoria.

During your stay, there may be people living below you. The house manager is committed to ensuring you have the best, most relaxing stay possible!

*The house is stocked with spices and condiments, as well as basic toiletries.

Other things to note

Note: No stove/oven. However we do have new BBQ, state of the art hot plate and toaster oven.

Add dates for prices ★ 4.98 (52)

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	

Check availability

 [Report this listing](#)

Photos Amenities Reviews Location

Amenities

- Free parking on premises
- Wifi
- Indoor fireplace
- Cable TV
- Washer
- Kitchen
- Air conditioning
- TV
- Laptop-friendly workspace
- Carbon monoxide alarm

Show all 25 amenities

Add dates for prices ★ 4.98 (52)

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	

Check availability

[Report this listing](#)

Select check-in date

This host offers 10% off if you stay a week and a 20% monthly discount.

May 2020						June 2020							
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2		1	2	3	4	5	6
3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27

X

★ **4.98 (52 reviews)**

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



Taina
October 2018

We could not ask for a better "home away from home" in Victoria! Located in the trendy area of Cook Village, super close to restaurants and grocery stores, yet on a very quiet street... a perfect place for a Victoria holiday. The loft is super clean, with high-end furnishings and comfortable furniture. Our teenage daughter slept on the pull-out couch, and found it comfortable too. Good internet connection, and a very well equipped kitchen made it easy to feel right at home.



Phillip And Amanda
September 2018

The space was very nice and comfortable. The home had nice character and we enjoyed the large balcony. The area was amazing for walkability, the park, and restaurants. We would like to stay here again!



Terry
June 2018

Fantastic loft in a great location, close to the city yet in a quiet area. Host was great to deal with, would highly recommend this rental and would definitely stay there again.



Theresa
June 2018

Photos Amenities Reviews Location

Add dates for prices

★ 4.98 (52)

Check availability



Hosted by Roberta

Joined in August 2014

★ 61 Reviews Verified Superhost

Greetings! My name is Roberta. I have just moved to Victoria from Sidney on the island. Previously I lived in Yukon (3rd generation). I am so excited to be able to reside here Chapman House and meet and greet you! This the loveliest location in Victoria as you shall see. The ocean, - 4 blocks away, the park -2 blocks away, and Cook Street Village at your doorstep. I love to travel and know that this is one special place in this world that you must visit!

During your stay

My husband and I live on the middle floor suite- so we are only a knock or a call away. You will however have complete privacy in your secluded suite.

Roberta is a Superhost

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

Response rate: 100%

Response time: within a few hours

Contact host



To protect your payment, never transfer money or communicate outside of the Airbnb website or app.

Things to know

House rules

🕒 Check-in: After 3:00 p.m.

Cancellation policy

Free cancellation for 48 hours