

Business Licence (Short-term Rental) Appeal re 2438 Chambers Street

Submission of the Licence Inspector

Introduction

1. This is an appeal from the decision of the Licence Inspector to refuse to issue a business licence to Wayne Bahn for the operation of a short-term rental at 2438 Chambers Street.
2. The business licence was denied pursuant to section 4(b) of the *Short-term Rental Regulation Bylaw*, which states:
 1. *The Licence Inspector may refuse to issue a licence for a short-term rental if, in the opinion of the Licence Inspector,*
...
(b) the short-term rental operation would contravene a City bylaw or another enactment.
3. The appeal is brought pursuant to section 60(5) of the *Community Charter*, which requires that an applicant for a business licence has the right to have a staff decision to refuse such licence reconsidered by Council.
4. On a reconsideration such as this, Council can apply its own judgment and may either uphold the decision to refuse the licence or grant the licence.

I. Facts

5. The appellant owns the property at 2438 Chambers Street. The property is zoned R2 (two family district). Short-term rentals are not a permitted use under this zone. This property is a duplex, for which the appellant also owns the other half, 1158 Empress Avenue. Additionally, both addresses have self-contained dwelling units on the lower level, therefore there are 4 self-contained dwelling units in total.
6. The appellant applied for a business licence to operate a short-term rental in September 2022, after being found advertising online and operating without a valid short-term rental licence.
7. Two Licence Inspectors conducted an inspection of 2438 Chambers St on October 24th, 2022. The purpose of the inspection was to understand the layout of the unit and business plan for a potential short-term rental unit. Officers met with the owner's parents as the appellant was working out of town.

8. The Licence Inspectors who conducted the inspection recommended that the application be denied as they did not believe the appellant resided at 2438 Chambers St for the following reasons:
 - a. There were no personal items within the home.
 - b. The appellant's address is listed as 1224 Queens Ave. throughout current City records.
 - c. The appellant has his listing set to 4 available bedrooms to rent when there is a total of four bedrooms in the home.
 - d. The appellant's property houses four self-contained dwelling units.
9. During the 2022 inspection, the Inspector was informed one of the four suites was occupied by a relative. The use of the other two suites is unknown.
10. Despite the officer recommendations, the licence was approved and issued on November 3rd, after further correspondence between Bylaw and the appellant. The licence was issued with the understanding of the appellant that the approval was retroactive, as the appellant had already exceeded the total number of bookings permitted for the whole home in 2022. [see attached email correspondence, p.8-13]
11. On November 17th, 2022, the appellant was found to be advertising in contravention of the STR bylaw, as the whole home was being offered for less than 30 days. The appellant had already been informed he exceeded the number of whole home bookings allowed with a Principal Residence licence and continuing to advertise and operate less than 30 days did not comply with regulations. At this time, the STR office also identified two new listings, in addition to the whole home offering: 1) single room and 2) two bedrooms. [see attached email correspondence, p.14-15]
12. On November 18th, 2022, all three listings were changed to reflect a 30-day minimum.
13. On February 14th, 2023, the appellant applied for 2023 Short-Term Rental licence. The appellant was already operating at the time the application form was submitted. The 2022 business licence had expired on January 15th, 2023.
14. Three listings for the property were found to be actively operating on March 8th, and all three ads offered the primary room with jacuzzi. Two of the listings were offering short-term stays, and the third was offering the whole home on a 30-day minimum, including the primary bedroom the appellant has stated he occupies nightly. [see attached, p. 33-35]
15. The appellant did not provide sufficient documentation to support the 2022 application (the fortis bill showed a service address, but no mailing address. The entire copy of the fortis bill was supplied for 2023, and it showed a different mailing address, which matched the mailing address on file for the property for City tax and utility records.
16. The premises were re-inspected on March 25, 2023, for the 2023 application. [see attached bylaw officer statement, p.6-7]

17. On March 28th, the Business Licence Inspector submitted the inspection report to the STR Coordinators, noting that:
 - a. During the inspection, the appellant stated that he lives in the home and travels back and forth to Duncan, where he works as a pharmacist.
 - b. With the appellant's permission, the Licence Inspector opened the fridge and noted there were only two packs of yoghurt tubes and some water in the fridge, and noted there was no sign of long-term occupancy.
18. The Licence inspector's recommendation was to deny the application for failing to meet the requirements as set out in the *Short-Term Rental Regulation Bylaw* Section 3 (2)(e)(i):

"evidence that the premises where the short-term rental will be offered are occupied by the operator as their principal residence"
19. On April 24th, 2023, the Licence Inspector advised the appellant that the application for a short-term rental licence had been refused failing to meet the requirements as set out in the *Short-Term Rental Regulation Bylaw* Section 3 (2)(e)(i).
20. On June 5th, 2023, the appellant provided a BC Hydro bill and a CRA notice with the address to the property he is claiming to occupy as his principal residence.
21. Between April 24th and June 12th, the appellant and the STR office exchanged over a dozen emails, offering clarification to the appellant and offering opportunity for him to submit a new business plan, in line with regulations. [see attached emails, p 16-22]
22. On June 13th, the City informed the appellant that the denial would stand as he had failed to meet eligibility requirements, and to provide a business plan. The appellant's intent remained focused on maximizing revenue and offering the entire home as much as possible.

II. Relevant Regulations

23. The City regulates short-term rentals through the *Short-term Rental Regulation Bylaw* and through provisions of the zoning bylaws. In relation to the property, the relevant zoning bylaw is the *Zoning Regulation Bylaw*, which states, in part:

17 ...

(4) *Without limiting the generality of subsection (1), short-term rentals, whether as a principal or accessory use, are prohibited in all zones except*

(a) *where they are expressly permitted subject to regulation applicable in those zones;*

- (b) *rental of no more than two bedrooms in a self-contained dwelling unit, as home occupation, provided that:*
 - (i) *the self-contained dwelling unit is occupied by the operator of the short-term rental; and*
 - (ii) *short-term rental complies with all regulations in Schedule D as if it were a transient accommodation.*

24. A self-contained dwelling unit is defined in the *Zoning Regulation Bylaw* as “a suite of rooms in a building designed for occupancy of one family which has a separate entrance, and kitchen and bathroom facilities.” A kitchen is not defined in the bylaw. However, the Oxford English Dictionary defines “kitchen” as “a room where food is prepared and cooked”.

III. Argument

25. One of the objectives of the City’s regulations of the short-term rentals was to address the problem of self-contained dwelling units being diverted from the housing market to a vacation rental market. This is the rationale behind the provisions of the zoning bylaw which limit short-term rentals to a) up to two bedrooms within self-contained principal dwelling, with shared spaces and b) the whole home on occasion.
26. Although the appellant has declared he resides in the house at 2438 Chambers St, the premises that are offered for short-term rent are of an entire self-contained dwelling unit and/or are the areas of the home the appellant stated he would be occupying during the guest’s stay.
27. The appellant has 3 listings: one for the entire dwelling unit, one for two bedrooms, and one for a single bedroom. Further, the entire dwelling unit is currently being offered on Airbnb.ca for 30+ nights. There is full availability for the entire year. [see attached Airbnb listings, p.25-35]
28. All three listings (entire dwelling, single bedroom and two bedrooms) use the same photos, use similar descriptions, and fail to display images or features that would distinguish one from another. For example, no images of the single bedroom or the two bedrooms are shown in their corresponding listings, resulting in the inability to verify the offering.
29. All three listings state access to master room and bathroom: “Master has private glass enclosed rain-shower, 3 seat deep soaker jacuzzi tub, to relax & loosen sore/ tired muscles.” [see attached screenshots, p. 33-35]
30. The advertisements for the one room offering exclude any description of shared spaces. After being denied, the listing was updated to include the following:
“Shared amenities with private bath and bed”
31. The appellant relies on the fact that he provided a driver’s licence with the correct address. Such address changes can be done online without secondary checks.

32. During the inspection on March 25th, 2023, the appellant stated he was 'mostly' unaware of the requirement that the Short-term rental be a shared space in the appellant's principal residence.
33. Upon review of the inspection results for 2022 & 2023, along with the three listings, the STR Coordinator requested clarity from the appellant about his business plan.
34. The appellant did not provide a detailed business plan, despite several conversations with the STR Office.
35. For all these reasons, the Licence Inspector submits that the appellant's application for a short-term rental business licence had to be refused as it contravened the *Zoning Regulation Bylaw*.
36. Therefore, the Licence Inspector submits that this appeal should be dismissed and the decision to refuse a short-term rental business licence for 2438 Chambers St upheld.

ALL OF WHICH IS RESPECTFULLY SUBMITTED

Dated: August 31, 2023



Shannon Perkins, Manager of
Bylaw Services

BYLAW OFFICER STATEMENT

Officer Rank/Name/Number	BO Barry MCLEAN VBLS 946
Date	March 25, 2023
Time	11:00 AM
Subject	Wayne BANH
Location	2438 CHAMBERS
Bylaw File	211659
Licence Account	1037954

On March 25, 2023 at approximately 10:55 AM Bylaw Officer Barry MCLEAN attended 2438 Chambers to conduct a pre-scheduled STR Inspection of the residence seeking a principal residence short-term rental licence. MCLEAN was welcomed at the front entrance by the homeowner, Wayne BANH. MCLEAN was in full uniform and introduced himself as a Bylaw Officer for the City of Victoria. Prior to entering the residence MCLEAN put on boot covers.

MCLEAN then proceeded to explain the inspection process to BANH and that he would be walking through the residence and taking photographs documenting the interior of the home. MCLEAN acknowledged to BANH that an inspection had been conducted 6 months ago but that each new application requires an Officer attend to conduct an inspection. MCLEAN then asked if there were any areas of the home or objects that BANH did not wish photographed, and he replied not really. MCLEAN asked BANH what his plan was for the STR as he had noted that there are three listings under Airbnb. BANH stated that one listing for was 1 bedroom only, one listing was for 2 bedrooms and the third was for the entire house up to four times per year. BANH did not elaborate any further on how the shared space would be utilized.

MCLEAN was then directed to the main level of the home that supported the kitchen, living room, a main floor bedroom, main floor bathroom and dining room. BANH stated that he lives in the home and travels back and forth to Duncan to work as a pharmacist. BANH's son was present during the inspection and stayed in the living room watching television. There were some toys in the area located at the front door.

BANH then led MCLEAN to the upstairs level which included two more bedrooms and a master bedroom. There was also an upstairs three-piece bath. The master bathroom also contained a 4 piece bath with a jacuzzi tub. In one of the bedrooms BANH asked MCLEAN if he wanted his pants removed off the bed for the photo and MCLEAN said that was not necessary.

BANH and MCLEAN then returned to the main floor where MCLEAN advised BANH that he was going to photograph the pantry and the fridge. BANH stated ok but that he does not have much food in the fridge. MCLEAN observed there was two packages of TUBES yogurt and water in the fridge. No condiments of any kind were located inside indicating that no long-term occupant currently uses the appliance.

MCLEAN concluded the interior inspection and advised the homeowner that he would then be taking photos of the exterior, and then be returning to the office to write his report. MCLEAN advised BANH it could take a few days or up to two weeks to have the application reviewed and a decision rendered. MCLEAN thanked BANH for his cooperation and vacated the property.

MCLEANS observations lead him to believe that the house was staged for the inspection and that BAHN is not presently living there. Little effort would have been required to make it appear that someone was actively there by moving boxes and toys out of storage. Although the pantry did have some food items it was minimal and did not contain typical pantry items such as soups, rice, pastas, etc. It is noted that BAHN owns another property located at 1224 Queens Ave, Victoria BC V8T 1N2. This is where previous correspondence to BAHN has been sent.

MCLEAN considers that under the totality of his findings in conjunction with the historical documentation on file, that Mr. BAHN be denied the STR licence application for 2023 for failing to meet the requirements as set out in the Short-Term Rental Bylaw 3 (2) (e) (i) *evidence that the premises where the short-term rental will be offered are occupied by the operator as their principal residence;*

BO Barry MCLEAN, VBLS 946

Celine Kobenter

From: str@victoria.ca
Sent: November 3, 2022 10:46 AM
To: W B
Subject: RE: 2438 Chambers St

Hello,

Your application for account 1037954 has now been approved. Payment can be made using the link below. Once paid, the licence will be printed and mailed out.

[Online Payment System \(victoria.ca\)](#)

Your licence must be visibly displayed within the rental space. **You are also required to display the licence number on any advertisement, including listings.**

Thank you,

Celine Kobenter

Pronouns: she, her, hers
Short-Term Rental Coordinator, Bylaw and Licensing Services
Legislative and Regulatory Services Department
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6
[REDACTED]



The City of Victoria is located on the homelands of the Songhees and Esquimalt People.

From: W B [REDACTED]
Sent: October 31, 2022 3:46 PM
To: str@victoria.ca
Subject: Re: 2438 Chambers St

Hello Celine,
I will not allow any more bookings for this year unless it is at least 30 days or 1 and or 2 rooms. Is this ok?

NOTICE: This e-mail contains information that may be confidential. If you are not the intended recipient, any disclosure or other use of this e-mail or the information contained herein or attached hereto may be unlawful and is strictly

prohibited. If you have received this e-mail in error, please notify the sender immediately and delete this e-mail without reading, printing, copying or forwarding it to anyone. Thank you.

On Oct 31, 2022, at 2:55 PM, str@victoria.ca wrote:

Hi Wayne,

I see you have already had 4 bookings in 2022. Please block off the remainder of your calendar so that I may approve your application.

Thank you,

Celine Kobenter

Pronouns: she, her, hers

Short-Term Rental Coordinator, Bylaw and Licensing Services

Legislative and Regulatory Services Department

City of Victoria

1 Centennial Square, Victoria BC V8W 1P6



The City of Victoria is located on the homelands of the Songhees and Esquimalt People.

From: W B [REDACTED]
Sent: October 27, 2022 7:27 PM
To: str@victoria.ca
Subject: Re: 2438 Chambers St

Hello

I'd like to move forward with my application. Please advise when I may purchase a permit.

Thank you

NOTICE: This e-mail contains information that may be confidential. If you are not the intended recipient, any disclosure or other use of this e-mail or the information contained herein or attached hereto may be unlawful and is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately and delete this e-mail without reading, printing, copying or forwarding it to anyone. Thank you.

On Oct 26, 2022, at 4:08 PM, str@victoria.ca wrote:

Hi Wayne,

Your property does not allow for any additional bookings of an entire suite. You may rent up to two bedrooms while you are home, but for the entire suite, the max is 4.

Only specific condos with a legal nonconforming zoning can operate as full-time short-term rentals. Offering 30+ day bookings is the only other way to offer additional bookings.

Thank you,

Celine Kobenter

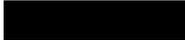
Pronouns: she, her, hers

Short-Term Rental Coordinator, Bylaw and Licensing Services

Legislative and Regulatory Services Department

City of Victoria

1 Centennial Square, Victoria BC V8W 1P6



The City of Victoria is located on the homelands of the Songhees and Esquimalt People.

From: W B [REDACTED]
Sent: October 26, 2022 3:58 PM
To: str@victoria.ca
Subject: Re: 2438 Chambers St

Hi Celine

What other options do I have if I would like to have more bookings? Could you let me know what I may apply for so I may make an informed decision.

Thank you

NOTICE: This e-mail contains information that may be confidential. If you are not the intended recipient, any disclosure or other use of this e-mail or the information contained herein or attached hereto may be unlawful and is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately and delete this e-mail without reading, printing, copying or forwarding it to anyone. Thank you.

On Oct 26, 2022, at 1:15 PM, str@victoria.ca wrote:

Hi Wayne,

That is the way Council set the bylaw in 2018, but if you are ever away for periods of 30+ days at a time, you can take monthly bookings in addition to 4 short-term bookings.

Thank you,

Celine Kobenter

Pronouns: she, her, hers

Short-Term Rental Coordinator, Bylaw and Licensing Services

Legislative and Regulatory Services Department

City of Victoria

1 Centennial Square, Victoria BC V8W 1P6



The City of Victoria is located on the homelands of the Songhees and Esquimalt People.

From: W B [REDACTED]
Sent: October 26, 2022 12:51 PM
To: str@victoria.ca
Subject: Re: 2438 Chambers St

Hi Celine

Why is there a limit if only 4 bookings a year? I plan on taking vacation time during the year and it seems 4 is too limited and I will not be able to claim any expenses. What other options are there?

Thanks

NOTICE: This e-mail contains information that may be confidential. If you are not the intended recipient, any disclosure or other use of this e-mail or the information contained herein or attached hereto may be unlawful and is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately and delete this e-mail without reading, printing, copying or forwarding it to anyone. Thank you.

On Oct 26, 2022, at 12:00 PM, str@victoria.ca wrote:

Hi Wayne,

Thank you for providing additional clarification.
A principal resident operator licence would allow you to accept up to 4 bookings of your entire unit per year, is this what you have in mind?

Thank you,

Celine Kobenter

Pronouns: she, her, hers

Short-Term Rental Coordinator, Bylaw and Licensing Services

Legislative and Regulatory Services Department

City of Victoria

1 Centennial Square, Victoria BC V8W 1P6



The City of Victoria is located on the homelands of the Songhees and Esquimalt People.

From: W B [REDACTED]
Sent: October 25, 2022 9:35 PM
To: str@victoria.ca
Subject: Re: 2438 Chambers St

Hi Celine

I was hoping to recover some of the costs of my home when I am away for work or vacation. Everything has gone up in costs and I thought this would be a good option to help out while still allowing me to enjoy my home. Let me know if this answers your question.

Thanks

NOTICE: This e-mail contains information that may be confidential. If you are not the intended recipient, any disclosure or other use of this e-mail or the information contained herein or attached hereto may be unlawful and is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately and delete this e-mail without reading, printing, copying or forwarding it to anyone. Thank you.

On Oct 25, 2022, at 4:50 PM,
str@victoria.ca wrote:

Hi Wayne,

Thank you for accommodating our office's inspection of your home yesterday.

As you were unable to attend, I was hoping to get a little more information from you regarding how you intend to operate.

Could you please provide a brief description of your business plan?

Thank you,

Celine Kobenter

Pronouns: she, her, hers

Short-Term Rental Coordinator, Bylaw and Licensing Services

Legislative and Regulatory Services

Department

City of Victoria

1 Centennial Square, Victoria BC V8W 1P6



The City of Victoria is located on the homelands of the Songhees and Esquimalt People.

Email Correspondence Re: Compliance with 2022 STR Application

From: str@victoria.ca
To: [W.B](#)
Subject: RE: 2438 Chambers Airbnb Listings
Date: November 18, 2022 9:32:00 AM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)

Hello Wayne,

Your licence number is 00043401. The licence was mailed and should arrive shortly. When it does arrive, please make sure it is displayed in the home.

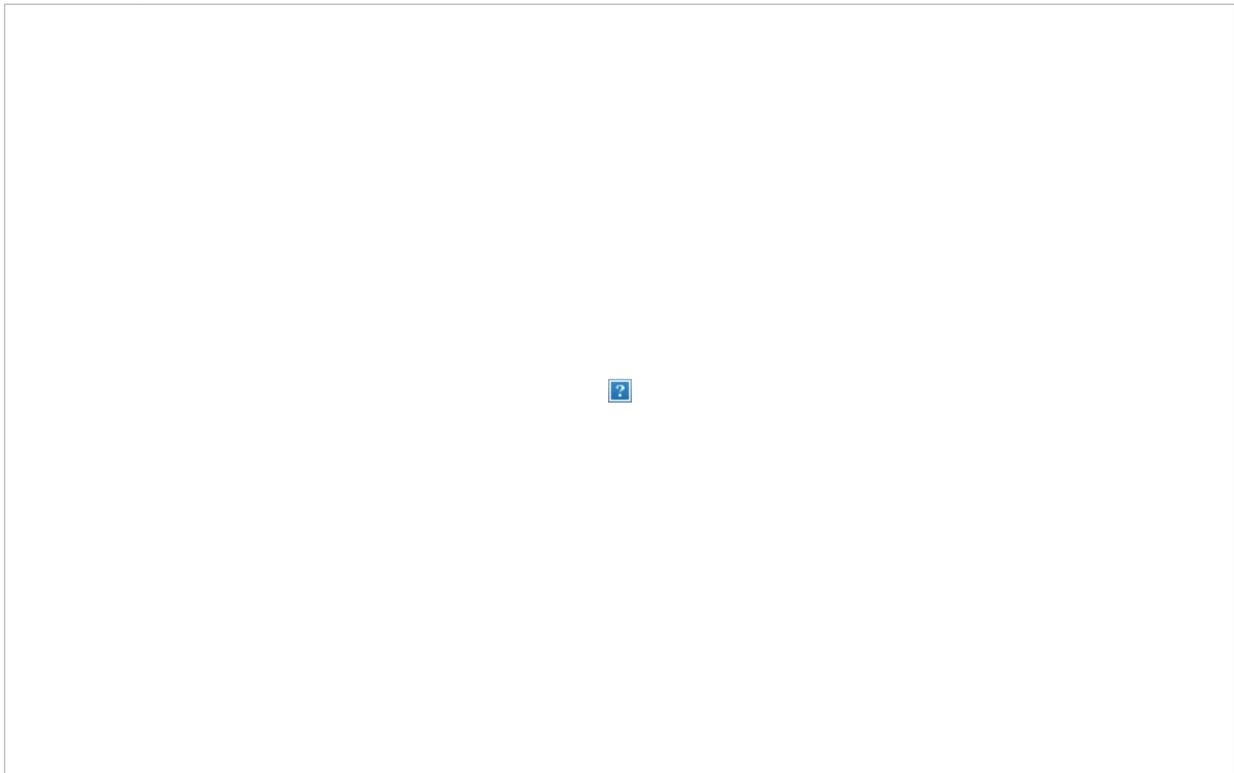
You have multiple listings on Airbnb for this address. Listings advertising the entire home need blocked off, changed to 30 nights minimum or deactivated, to comply with the regulation of your licence as you have reached the number of whole home bookings for 2022. Please see the following changes to each listing to follow City Bylaws:

LISTING 1: 2 Bedroom executive home near downtown. www.airbnb.ca/rooms/760284253478268358

As the listing states: *Entire home* twice in the advertisement, please make the following changes:

1. Change to 30 night minimum stay, deactivate or block off calendar **OR** change 'Entire Home' to reflect one or two bedrooms in shared home, and "Two Bedroom Home" to two bedrooms in shared home.
2. Add Licence Number to advertisement, if advertising less than 30 days.

The listing category, description and self-check in all indicate you are not at the property during the stay.



LISTING 2: Private Suite centrally located near downtown. <https://www.airbnb.ca/rooms/756696207243786651?>

The listing is advertising a Private Suite, which would indicate the guest is not sharing spaces with the host. Please make the following changes:

1. Change to 30 night minimum stay, deactivate or block off calendar **OR** change 'Private Suite' to reflect one or two bedrooms in shared home, removing the word suite from any part of the advertisement.
2. Add Licence Number to advertisement, if advertising less than 30 days.

LISTING 3: Executive home centrally located walk to downtown <https://www.airbnb.ca/rooms/695037369723841802?>

No changes are required, as it is set to 30 night minimum stay and is not a short term rental. If in future the minimum stay is changed for this listing, a valid licence number would need to be included in the advertisement.

Please note that the above instructions and regulations to comply with City Bylaws apply for any other advertisements you may have (VRBO, Bookings.com, etc.). Be advised that a courtesy email may not be provided if future listings are found to not comply with City of Victoria regulations, and it may be assigned to a Bylaw Officer for investigation.

Please make the requested changes by Tuesday November 22, and let us know when it is complete.

Kind regards,

Marissa Peluso

Pronouns: she, her, hers
Short-Term Rental Coordinator, Bylaw and Licensing Services
Legislative and Regulatory Services Department
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



The City of Victoria is located on the homelands of the Songhees and Esquimalt People.

From: W B [REDACTED]
Sent: November 17, 2022 5:05 PM
To: str@victoria.ca
Subject: Re: 2438 Chambers Airbnb Listings

Hello

I paid but did not receive my licence. Do you have the licence number? Are you stating I can not rent out 1 room or 2 rooms at the moment?

Thanks

NOTICE: This e-mail contains information that may be confidential. If you are not the intended recipient, any disclosure or other use of this e-mail or the information contained herein or attached hereto may be unlawful and is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately and delete this e-mail without reading, printing, copying or forwarding it to anyone. Thank you.

On Nov 17, 2022, at 11:17 AM, str@victoria.ca wrote:

Hi Wayne,

I see that you have just added new listings for your property.

This one should also be set to 30-days or blocked off as a whole until January, as you have already hit your limit for whole home bookings for 2022:

www.airbnb.ca/rooms/760284253478268358

Further, please make sure your licence number is visibly listed on all of your listings.

Thank you,

Celine Kobenter

Pronouns: she, her, hers
Short-Term Rental Coordinator, Bylaw and Licensing Services
Legislative and Regulatory Services Department
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

Correspondence Re: 2023 Licensing & Business Plan

From: str@victoria.ca
To: [W B](#)
Subject: RE: Business plan 2438 Chambers
Date: June 23, 2023 10:39:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hello Wayne,

Our office has thoroughly reviewed your application for a Principal Residence Licence and provided guidance regarding the eligibility criteria for a Principal Residence Short-Term Rental licence, and the necessary information required for submission for our office to successfully conduct an additional review. This included providing details for each way you plan to operate (each business plan): when you will be residing at the property, when you will be away from the property, and revisions to your current advertisement(s) reflecting the business plan provided.

The information provided in your business plans was insufficient in demonstrating how your proposed operations would comply with the Short-Term Regulation bylaws. The decision to deny your 2023 application for a Principal Residence Licence has been upheld.

If you disagree with the decision and wish to appeal, please contact the City Clerk's Office at legislativeservices@victoria.ca. The deadline to submit an appeal is July 13, 2023.

Kind regards,

Marissa Peluso

Pronouns: she, her, hers
Short-Term Rental Coordinator, Bylaw and Licensing Services
Legislative and Regulatory Services Department
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6
[REDACTED]



The City of Victoria is located on the homelands of the Songhees and Esquimalt People.

From: W B [REDACTED]
Sent: Wednesday, June 21, 2023 2:33 PM
To: str@victoria.ca

Subject: Re: Business plan 2438 Chambers

Hi

I'm not sure what isn't clear. I don't intend to rent out 2 bedrooms or less when I'm not home. Does it not work with my proposal to have up to 4 times a year when I'm away and to rent 2 bedrooms or less other times?

Please advise what needs clarification or what you need to move forward

Thanks

NOTICE: This e-mail contains information that may be confidential. If you are not the intended recipient, any disclosure or other use of this e-mail or the information contained herein or attached hereto may be unlawful and is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately and delete this e-mail without reading, printing, copying or forwarding it to anyone. Thank you.

On Jun 13, 2023, at 8:42 AM, str@victoria.ca wrote:

Hello Wayne,

The way you plan to operate a short-term rental, in compliance with City of Victoria regulations, is still not clear to our department. Therefore, our office is upholding the denial issued by letter on April 24, 2023.

If you wish to have Council reconsider your business application, you may request an appeal by sending an e-mail to the City Clerk's Office at legislativeservices@victoria.ca.

You will have an opportunity to submit your reasons for reconsideration and Council may decide to either uphold or deny your appeal for a business licence. Please note you will not be authorized to advertise and operate a short-term rental during this process.

More information regarding the appeal process can be found here: [Short-Term Rental Business Licence Appeal Process Policy](#).

Kind regards,

Marissa Peluso

Pronouns: she, her, hers

Short-Term Rental Coordinator, Bylaw and Licensing Services

Legislative and Regulatory Services Department

City of Victoria

1 Centennial Square, Victoria BC V8W 1P6



[<image001.png>](#)

[<image002.png>](#)

[<image003.png>](#)

[<image004.png>](#)

The City of Victoria is located on the homelands of the Songhees and Esquimalt People.

From: W B [REDACTED]
Sent: Monday, June 12, 2023 12:53 PM
To: str@victoria.ca
Subject: Re: Business plan 2438 Chambers

Hello Marissa

Prime tourist season is here. It is now June 13th. Friday June 16 would mean half the year is over!

I don't want to waste any more of my time or yours. I feel this process is difficult and hostile rather than cooperative.

I'm happy to chat to revise my business plan as outlined. The ads on Airbnb currently are out of your jurisdiction as it is not short term rental. There has to be some kind of change to streamline the process for everyone now and in the future.

Please outline which city councilors I should file grievances with otherwise if you don't feel my application can be approved by the end of this week (June 16th).
Thank you for your time.

NOTICE: This e-mail contains information that may be confidential. If you are not the intended recipient, any disclosure or other use of this e-mail or the information contained herein or attached hereto may be unlawful and is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately and delete this e-mail without reading, printing, copying or forwarding it to anyone. Thank you.

On Jun 8, 2023, at 9:34 PM, W B [REDACTED] wrote:

Hi Marissa

I work out of town but am home after work. The ads have not been changed as they are for a minimum of 30 days which falls outside of short term rental.

Is there something wrong with my ads currently as they are all not for short term. I deleted pictures of the master bedroom and en-suite bathroom for the 1 and 2 bedroom ads. This is my room and not available.

If you'd like 2 plans, I'd like to make it clear that I would like to rent the entire place up to 4 times a year as permitted by the city. This make the most sense financially.

If I am able to rent out 4 times, the place will no longer be available for less than 30 days.

If I am not there, I do lot intend to rent the entire place for a single or just 2 bedrooms. Financially, this makes no sense. I live there and do not want to give up my space unless it's compensated accordingly. Why would I rent for a big cost reduction and let someone stay there otherwise? If it's ever rented for 1 or 2 bedrooms, the place will be shared.

Am I able to have business plan #2? This would start when I no longer am able to rent the entire house. Are there restrictions to having plan 1 then 2 or am I restricted to only 1 plan? Please advise

Thanks

NOTICE: This e-mail contains information that may be confidential. If you are not the intended recipient, any disclosure or other use of this e-mail or the information contained herein or attached hereto may be unlawful and is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately and delete this e-mail without reading, printing, copying or forwarding it to anyone. Thank you.

On Jun 8, 2023, at 1:02 PM, str@victoria.ca wrote:

Hello Wayne,

Thank you for speaking with me yesterday with regards to your 2023 application for a Principal Resident Operator short-term rental licence. As we discussed, you were going to supply a business plan, which is required to complete the review of your application.

Unfortunately, the plan you provided below appears to consist of two separate business plans, which does not meet the requirements as previously outlined in our email correspondences and phone conversation, and you did not provide revised advertisements that correspond with each business plan.

Additionally, it remains unclear as to when you will be residing at the property; will you be away for long periods of time, or travelling daily but home each night? You also declared it is possible your son may be living at the property for a period when you are gone. Each of these scenarios will impact how you are able to operate a short-term rental in compliance with regulations, and without a clear understanding of your business plan, our office is unable to approve a business licence.

We kindly request that you revise and resubmit your business plan. It must be abundantly clear how you intend to operate your business of offering short-term rental, when you will:

1. be away for work and/or vacation and guests will have access to your home because you are away temporarily, on occasion;
- and/or
2. be residing at the property, offering up to two bedrooms in shared spaces.

If you intend to offer (1) your whole home and (2) up to two bedrooms, we need a clear written business plan and advertisement for each. The advertisement must reflect the business plan within the images, description and amenities listed.

If you wish to only advertise one way, you may want to consider only operating one of the business plans.

We are committed that applicants achieve successful outcomes in business licensing, and providing a complete and well-defined business plan is a crucial step towards that goal.

Kind regards,

Marissa Peluso

Pronouns: she, her, hers

Short-Term Rental Coordinator, Bylaw and Licensing Services

Legislative and Regulatory Services Department

City of Victoria

1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0726

The City of Victoria is located on the homelands of the Songhees and Esquimalt People.

-----Original Message-----

From: W B [REDACTED]

Sent: Wednesday, June 7, 2023 9:17 PM

To: str@victoria.ca

Subject: Business plan 2438 Chambers

Hello Marissa

Upon consideration, I'd like to propose the following business plan.

I'd like to rent the full house short term up to 4 times a year from June 1st to September 30th. Once it had been rented, I will only rent 2 bedrooms as a shared accommodations short

term. The living room, kitchen, laundry and bathrooms are shared.

Please let me know if this is a suitable plan or if it needs further elaboration.

Thank you for the chat today. It was helpful

NOTICE: This e-mail contains information that may be confidential. If you are not the intended recipient, any disclosure or other use of this e-mail or the information contained herein or attached hereto may be unlawful and is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately and delete this e-mail without reading, printing, copying or forwarding it to anyone. Thank you.

June 7, 2023
Phone Call Statement
Marissa Peluso

On June 7, 2023, Marissa PELUSO called Wayne BAHN regarding his last communication email to the Short-Term Rental office, stating his want to appeal the current denial decision and for assistance with a business plan. BAHN answered the phone and PELUSO identified herself as a Short-Term Rental Coordinator for the City of Victoria. PELUSO stated that the intention of the call was to provide clarity of the current standing and options for BAHN moving forward. PELUSO explained that BAHN could appeal the current denial in front of council, which could take 3-4 months and he would not be able to offer str during this time. Alternatively, BAHN could provide a detailed business plan for each way he intended to operate and corresponding listing links that accurately reflect the business plan. PELUSO then explained that the offering of the whole home on occasion is one business plan, and offering up to two bedrooms in your home while you are there and sharing space is another business plan.

BAHN stated he would be having his son come live at the house for the summer and he would then be gone. BAHN stated he was unaware of the exact bylaws and rules of operating a STR in the COV, and that he was frustrated and confused when we contacted him to say he was not operating in compliance. BAHN stated his friend in Penticton does STR and he assumed he could do the same. PELUSO explained that our office has conversations with applicants with the understanding that individuals have a basic understanding of the bylaws and eligibility requirements because they signed a declaration in the application that they read, understood, and would follow the STR and any related COV bylaws. BAHN then stated he has since read them; he was referencing receiving an operating without a licence letter when he first began operating.

PELUSO stated again the options for BAHN in the process, he could appeal the decision or he could submit an in-depth business plan with corresponding advertisements for each business plan provided. Once we reviewed the plan, we would approve or deny the revised application. If approved BAHN would need to operate according to the business plan and if he operated outside of his business plan in a way that breached the condition of the licence, our office would take further action. If the revised application was denied BAHN would still be able to appeal the decision with the council.

BAHN stated that he was confused why he was not allowed to offer his home as an str, stating it has one bedroom and one kitchen and all the spaces are shared. BAHN stated he's gone more than 4 months a year and it sits empty, offering str helps pay his bills. BAHN stated he wants to get as many str offerings as possible and then he will change to 30 days. PELUSO stated that he currently has listings offering the whole home for 30 days and 1 bedroom for 30 days min stay, with a fully available calendar for the year. PELUSO stated it is unclear to our office how you can offer your whole home for 30 day min stay all year while you reside there. BAHN states he is always traveling for work, and it is his only principal residence. PELUSO stated neither listing advertises that BAHN is home sharing spaces with the guests. BAHN stated he travels and is gone all day up island but is home every night. PELUSO stated that the information he provided me in this conversation needs to be put in the business plan and included in the advertisements, because as it stands there is no indication guests are sharing spaces. BAHN stated he would forgo the bedroom business plan and only offer the whole home on vacation, but he didn't know

when that would be as he is self-employed and wants to travel more but hasn't planned anything. PELUSO stated he may consider submitting the business plan once he has a plan for his vacation. PELUSO stated to BAHN that we are unable to approve the licence with the current information provided to our office, as he is asking for a business licence and we are unaware of how he intends to operate the business. PELUSO stated we need to see exactly how he plans to operate and the advertisements he will use to communicate the offering to guests. BAHN stated he understood and would submit a business plan. PELUSO stated that our office would review it once submitted.

Calendar Availability of the airbnb listing for the entire home in 2023

Entire home hosted by Wayne
8 guests · 4 bedrooms · 4 beds · 3 baths

Great for remote work
Fast wifi at 325 Mbps, plus a dedicated workspace.

Self check-in
Check yourself in with the lockbox.

Great check-in experience
100% of recent guests gave the check-in process a 5-star rating.

4 Bdrm, 3 full bath, 2400 sq ft 'Executive' custom built by Downt hardwood flooring / Italian ceramic heated tiles, granite counter burner commercial gas stove, w/ industrial Size oven. Master has shower, 3 seat deep soaker Jacuzzi hot-tub, to relax & loosen so perfect way to taper off day.

[Show more >](#)

Select dates
The closest available check-in date is Jul. 5.

June 2023 | **July 2023**

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3							1
4	5	6	7	8	9	10	2	3	4	5	6	7	8
11	12	13	14	15	16	17	9	10	11	12	13	14	15
18	19	20	21	22	23	24	16	17	18	19	20	21	22
25	26	27	28	29	30		23	24	25	26	27	28	29
							30	31					

[Clear dates](#) [Close](#)

Where you'll sleep

Entire home hosted by Wayne
8 guests · 4 bedrooms · 4 beds · 3 baths

Great for remote work
Fast wifi at 325 Mbps, plus a dedicated workspace.

Self check-in
Check yourself in with the lockbox.

Great check-in experience
100% of recent guests gave the check-in process a 5-star rating.

4 Bdrm, 3 full bath, 2400 sq ft 'Executive' custom built by Downt hardwood flooring / Italian ceramic heated tiles, granite counter burner commercial gas stove, w/ industrial Size oven. Master has shower, 3 seat deep soaker Jacuzzi hot-tub, to relax & loosen so perfect way to taper off day.

[Show more >](#)

Select dates
Minimum stay: 30 nights

August 2023 | **September 2023**

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4	5					1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30

[Clear dates](#) [Close](#)

Where you'll sleep

Calendar Availability of the airbnb listing for the entire home in 2023

Photos Amenities Reviews Location

bed, 1 couch

What this place offers

- Kitchen
- Dedicated workspace
- Private hot tub
- TV
- Free dryer - In unit
- Fast wifi - 32
- Free parking
- Pets allowed
- Free washer
- Air conditioner

Show all 49 amenities

Select check-in date

Minimum stay: 30 nights

August 2023 September 2023

1 2 3 4 5 1 2

Add dates for prices

★ 4.60 · 5 reviews

Select dates

Minimum stay: 30 nights

CHECK-IN Add date CHECKOUT Add date

October 2023 November 2023

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7				1	2	3	4
8	9	10	11	12	13	14	5	6	7	8	9	10	11
15	16	17	18	19	20	21	12	13	14	15	16	17	18
22	23	24	25	26	27	28	19	20	21	22	23	24	25
29	30	31					26	27	28	29	30		

Clear dates Close

Photos Amenities Reviews Location

bed, 1 couch

What this place offers

- Kitchen
- Dedicated workspace
- Private hot tub
- TV
- Free dryer - In unit
- Fast wifi - 32
- Free parking
- Pets allowed
- Free washer
- Air conditioner

Show all 49 amenities

Select check-in date

Minimum stay: 30 nights

August 2023 September 2023

1 2 3 4 5 1 2

Add dates for prices

★ 4.60 · 5 reviews

Select dates

Minimum stay: 30 nights

CHECK-IN Add date CHECKOUT Add date

December 2023 January 2024

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2							
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
24	25	26	27	28	29	30	28	29	30	31			
31													

Clear dates Close

Calendar Availability of the airbnb listing for one private room and bathroom in 2023

Room in a home hosted by Wayne

1 queen bed Private attached bathroom

Room in a home
Your own room in a home, plus access to shared spaces.

Self check-in
Check yourself in with the lockbox.

Park for free
This is one of the few places in the area with free parking.

Meet your Host

6 Reviews

Select dates
Minimum stay: 30 nights

CHECK-IN Add date CHECKOUT Add date

June 2023							July 2023						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
													1
4	5	6	7	8	9	10	2	3	4	5	6	7	8
11	12	13	14	15	16	17	9	10	11	12	13	14	15
18	19	20	21	22	23	24	16	17	18	19	20	21	22
25	26	27	28	29	30		23	24	25	26	27	28	29
							30	31					

Clear dates Close

Calendar Availability of the airbnb listing for one private room and bathroom in 2023

Room in a home hosted by Wayne

1 queen bed | Private attached bathroom

Room in a home
Your own room in a home, plus access to shared spaces.

Self check-in
Check yourself in with the lockbox.

Park for free
This is one of the few places in the area with free parking.

Meet your Host
Wayne
6 Reviews

Select dates
Minimum stay: 30 nights

August 2023

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4	5					1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30

September 2023

Clear dates | Close

October 2023

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7				1	2	3	4
8	9	10	11	12	13	14	5	6	7	8	9	10	11
15	16	17	18	19	20	21	12	13	14	15	16	17	18
22	23	24	25	26	27	28	19	20	21	22	23	24	25
29	30	31					26	27	28	29	30		

November 2023

Clear dates | Close

Calendar Availability of the airbnb listing for one private room and bathroom in 2023

Room in a home hosted by Wayne

- 1 queen bed
- Private attached bathroom

Room in a home
Your own room in a home, plus access to shared spaces.

Self check-in
Check yourself in with the lockbox.

Park for free
This is one of the few places in the area with free parking.

Meet your Host
Wayne
6 Reviews

Select dates
Minimum stay: 30 nights

December 2023

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

January 2024

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6		
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Clear dates Close

Calendar Availability of the airbnb listing for two beds/two baths in 2023

The screenshot shows an Airbnb listing page for a property with two bedrooms and two bathrooms. A date selection calendar is open, showing availability for June and July 2023. The calendar indicates that the minimum stay is 30 nights. The listing details include a 'Message Host' button, a 'Show more' link, and a description of the property. The 'Where you'll sleep' section shows a bedroom with 2 queen beds.

Select dates
Minimum stay: 30 nights

Check-in: Add date
Check-out: Add date

June 2023							July 2023						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3							1
4	5	6	7	8	9	10	2	3	4	5	6	7	8
11	12	13	14	15	16	17	9	10	11	12	13	14	15
18	19	20	21	22	23	24	16	17	18	19	20	21	22
25	26	27	28	29	30		23	24	25	26	27	28	29
							30	31					

[Clear dates](#) **Close**

About this place
2 bedrooms shared with 2full bath, 2400 sq ft 'Executive' custom shared with host. Brazilian cherry hardwood flooring / Italian cer counter-tops, Bistro chef - 6 burner commercial gas stove, w/ in has glass enclosed rain-shower, 3 seat deep soaker Jacuzzi hot-t / tired muscles.. perfect way to taper off day. This special place making it easy to plan your visit....

[Show more >](#)

Where you'll sleep

Bedroom
2 queen beds

Calendar Availability of the airbnb listing for two beds/two baths in 2023

Photos Amenities Reviews Location

[Show more >](#)

Message Host

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

About this place

2 bedrooms shared with 2full bath, 2400 sq ft 'Executive' custom shared with host. Brazilian cherry hardwood flooring / Italian cer counter-tops, Bistro chef - 6 burner commercial gas stove, w/ in has glass enclosed rain-shower, 3 seat deep soaker Jacuzzi hot-t / tired muscles.. perfect way to taper off day. This special place making it easy to plan your visit....

[Show more >](#)

Where you'll sleep

Bedroom
2 queen beds

Select dates
Minimum stay: 30 nights

August 2023

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

September 2023

Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

Check-in: Add date **Check-out:** Add date

[Clear dates](#) **Close**

13°C Cloudy 9:56 AM 2023-06-09

Photos Amenities Reviews Location

[Show more >](#)

Message Host

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

About this place

2 bedrooms shared with 2full bath, 2400 sq ft 'Executive' custom shared with host. Brazilian cherry hardwood flooring / Italian cer counter-tops, Bistro chef - 6 burner commercial gas stove, w/ in has glass enclosed rain-shower, 3 seat deep soaker Jacuzzi hot-t / tired muscles.. perfect way to taper off day. This special place making it easy to plan your visit....

[Show more >](#)

Where you'll sleep

Bedroom
2 queen beds

Select dates
Minimum stay: 30 nights

October 2023

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

November 2023

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4			
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Check-in: Add date **Check-out:** Add date

[Clear dates](#) **Close**

13°C Cloudy 9:56 AM 2023-06-09

Calendar Availability of the airbnb listing for two beds/two baths in 2023

The screenshot shows an Airbnb listing page for a property with two bedrooms and two bathrooms. A date selection calendar is overlaid on the page, showing the availability for December 2023 and January 2024. The calendar indicates that the property is available for most dates, with a minimum stay of 30 nights. The calendar also shows the check-in and check-out dates and the total price for the stay.

Calendar Data:

Month	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
December 2023						1	2							
January 2024								1	2	3	4	5	6	
December 2023	3	4	5	6	7	8	9	7	8	9	10	11	12	13
January 2024	14	15	16	17	18	19	20	21	22	23	24	25	26	27
December 2023	24	25	26	27	28	29	30	28	29	30	31			
January 2024	31													

Listing Details:

- About this place:** 2 bedrooms shared with 2 full bath, 2400 sq ft 'Executive' custom shared with host. Brazilian cherry hardwood flooring / Italian cer counter-tops, Bistro chef - 6 burner commercial gas stove, w/ in has glass enclosed rain-shower, 3 seat deep soaker Jacuzzi hot-t / tired muscles.. perfect way to taper off day. This special place making it easy to plan your visit...
- Where you'll sleep:** Bedroom (2 queen beds)

Photos Amenities Reviews Location

Great for remote work
Fast wifi at 325 Mbps, plus a dedicated workspace.

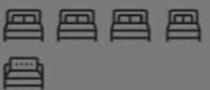
Self check-in
Check yourself in with the lockbox.

Great check-in experience
100% of recent guests

4 Bdrm, 3 full bath, 2400 sq ft
hardwood flooring / Italian
burner commercial gas stove
shower, 3 seat deep soaker
perfect way to taper off day
...

[Show more >](#)

Where you'll sleep



Bedroom

3 queen beds, 1 double bed, 1 couch

Add dates for prices

★ 4.60 · [5 reviews](#)

CHECKOUT
Add date



Availability

[Listing](#)



Airbnb Listing Description of whole home

About this space

4 Bdrm, 3 full bath, 2400 sq ft 'Executive' custom built by Downtown Vic! Brazilian cherry hardwood flooring / Italian ceramic heated tiles, granite counter-tops, Bistro chef - 6 burner commercial gas stove, w/ industrial Size oven. Master has glass enclosed rain-shower, 3 seat deep soaker Jacuzzi hot-tub, to relax & loosen sore / tired muscles.. perfect way to taper off day.

If you have any questions regarding costs or shorter or longer stay, message me.

00043401

Photos Amenities Reviews Location

Show more >

Message Host

Add dates for prices

X Airbnb Listing Description of two bed/two bath

About this place

2 bedrooms shared with 2full bath, 2400 sq ft 'Executive' custom built by Downtown Vic shared with host. Brazilian cherry hardwood flooring / Italian ceramic heated tiles, granite counter-tops, Bistro chef - 6 burner commercial gas stove, w/ industrial Size oven. Master has glass enclosed rain-shower, 3 seat deep soaker Jacuzzi hot-tub, to relax & loosen sore / tired muscles.. perfect way to taper off day. This special place is close to everything, making it easy to plan your visit.

00043401

Guest access

Shared home with access to entire home except for host bedroom and storage

During your stay

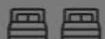
Please feel free to message me if there are any questions or requests

About this place

2 bedrooms shared with shared with host. Brazilia counter-tops, Bistro che has glass enclosed rain-s / tired muscles.. perfect making it easy to plan yo

Show more >

Where you'll sleep



Bedroom

2 queen beds

Photos Amenities Reviews Location

Show more >

Message Host

Add dates for prices

✕ Airbnb Listing Description of one bedroom and bathroom

About this place

'Executive' custom built home by Downtown Vic! Brazilian cherry hardwood flooring / Italian ceramic heated tiles, granite counter-tops, Bistro chef - 6 burner commercial gas stove, w/ industrial Size oven.

Master has private glass enclosed rain-shower, 3 seat deep soaker Jacuzzi hot-tub, to relax & loosen sore / tired muscles.. perfect way to taper off day.

60 in tv for night at the movies 📺, large variety of board games and Stephen King novels.

00043401

About this place

'Executive' custom built Italian ceramic heated tile stove, w/ industrial Size

Master has private glass relax & loosen sore / tired

Show more >

Where you'll sleep



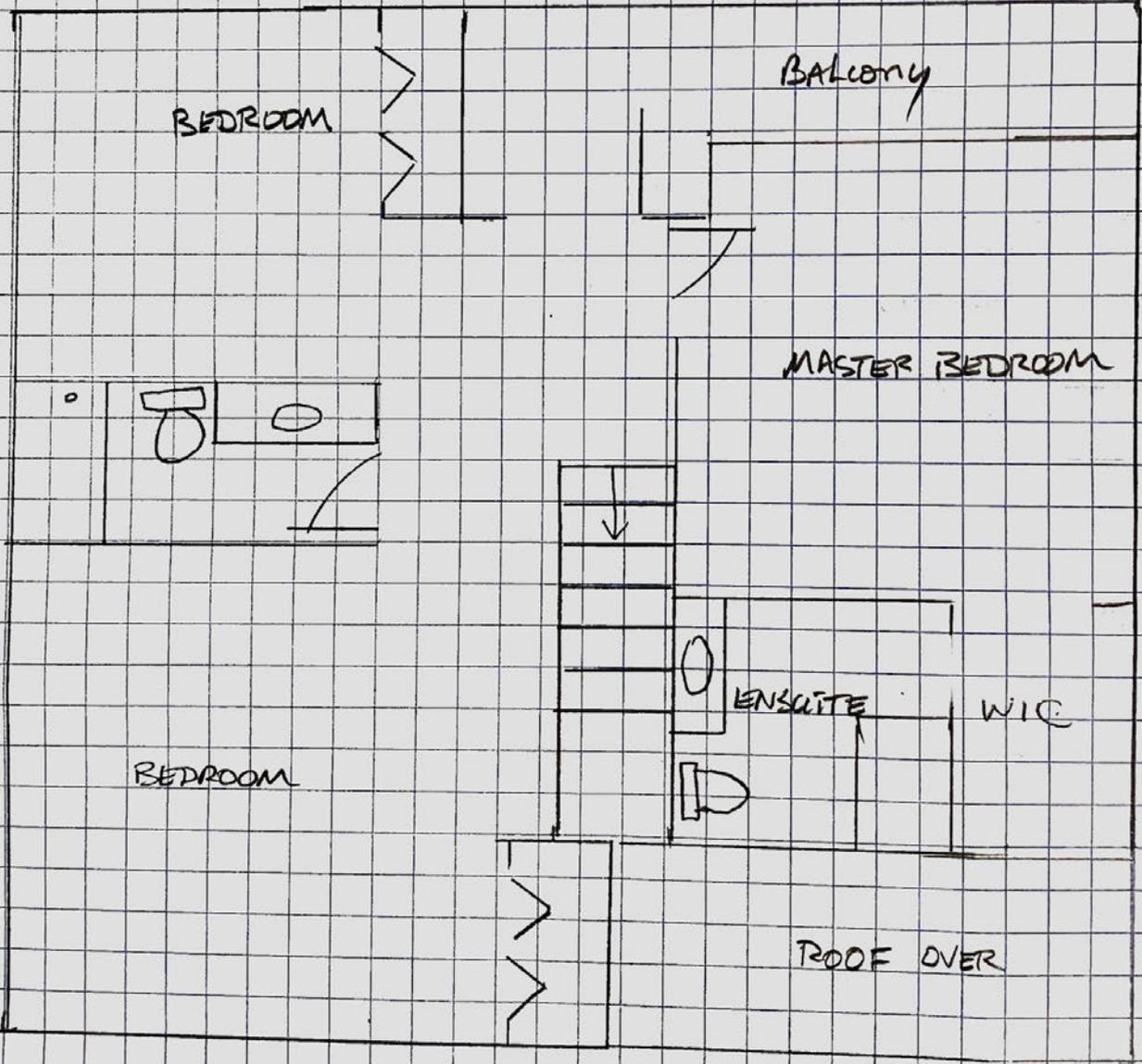
Bedroom

1 queen bed

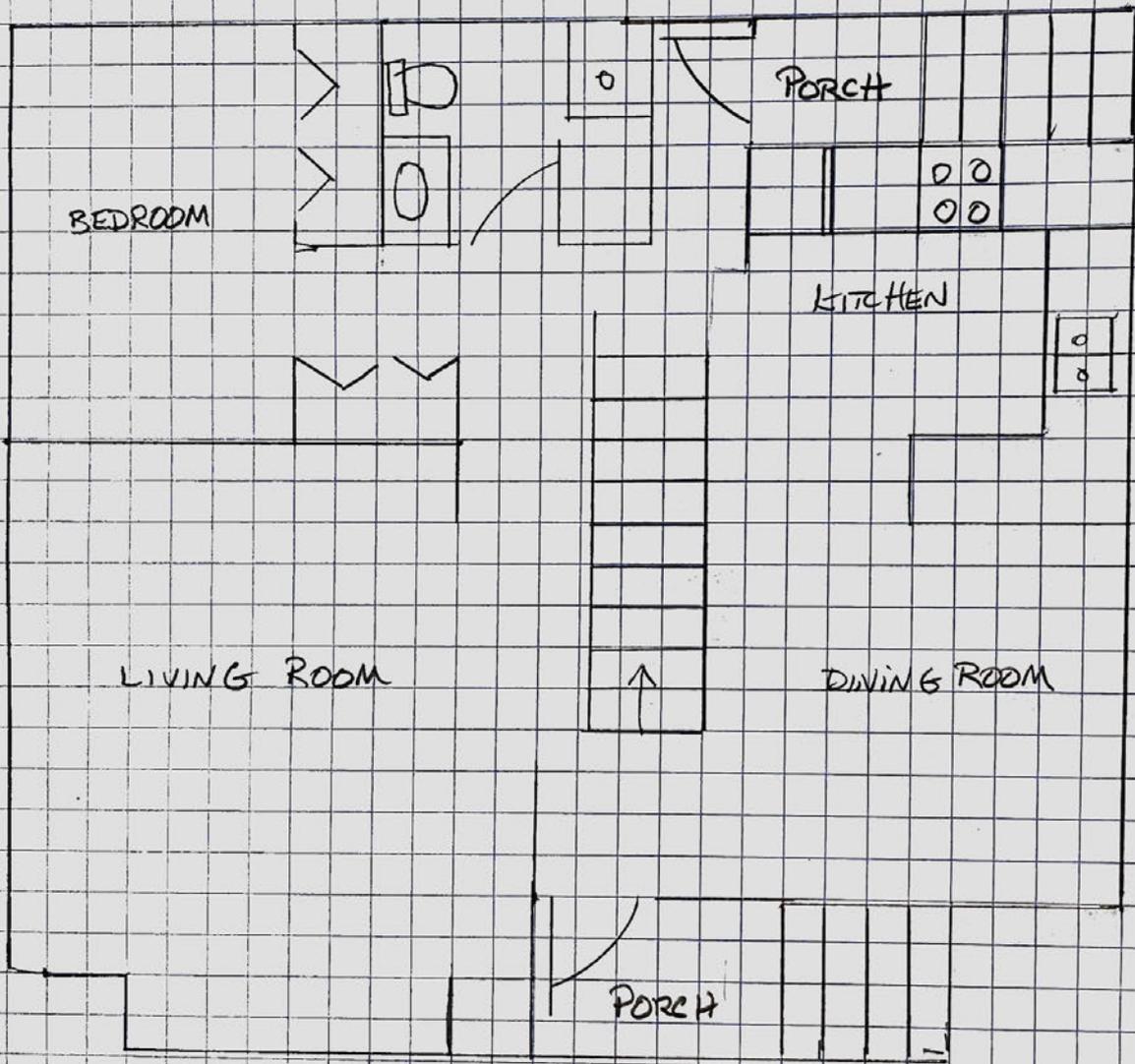
Private room listing, offering Primary bedroom and en-suite



PLAN - MAIN FLOOR



2438 CHAMBERS UPPER
CFS 211659
BD MCLEAN 20230328



2438 CHAMBERS
CFS 211659
BO MCLEAN 20230328



Victoria Bylaw VBLS 946
2400–2498 Chambers St
Capital
+48.434652, -123.349361
25 MAR 2023
SAT 10:51



2022-10-24, 1:10 PM
+48.434567,-123.349433
1158 Empress Ave
Victoria BC V8T 1P4
B23 #1012



Victoria Bylaw VBLS 946
2435B Chambers St
Capital
+48.434651,-123.349288
25 MAR 2023
SAT 11:00



Victoria Bylaw VBLS 946
2400-2498 Chambers St
Capital
+48.434597,-123.349406
25 MAR 2023
SAT 11:01



Victoria Bylaw VBLS 946
2438 Chambers St
Capital
+48.434639,-123.349560
25 MAR 2023
SAT 11:01

STAINLESS STEEL | ACIER INOXYDABLE
Large Capacity
Grande Capacité
3 Functions including FAST No Preheat Option
2 YEAR



Victoria Bylaw VBLS 946
2438 Chambers St
Capital
+48.434582,-123.349561
25 MAR 2023
SAT 11:03



Victoria Bylaw VBLS 946
2438 Chambers St
Capital
+48.434582,-123.349561
25 MAR 2023
SAT 11:03



Victoria Bylaw VBLS 946
2438 Chambers St
Capital
+48.434639,-123.349560
25 MAR 2023
SAT 11:01



Victoria Bylaw VBLS 946
2438 Chambers St
Capital
+48.434639,-123.349560
25 MAR 2023
SAT 11:01



Victoria Bylaw VBLS 946
2438 Chambers St
Capital
+48.434639,-123.349560
25 MAR 2023
SAT 11:01



Victoria Bylaw VBLS 946
2438 Chambers St
Capital
+48.434639,-123.349560
25 MAR 2023
SAT 11:01



Victoria Bylaw VBLS 946
2438 Chambers St
Capital
+48.434639,-123.349560
25 MAR 2023
SAT 11:01



THE SHORT R...
give...
IT WOULD BE...
USE IT & IT'D BE WORTH IT

Victoria Bylaw VBLS 946
2400-2498 Chambers St
Capital
+48.434597,-123.349406

25 MAR 2023

SAT 11:01



51

2022-10-24, 1:03 PM
+48.434582,-123.349564
2438 Chambers St
Victoria BC V8T 0B5
B23 #1012



Victoria Bylaw VBLS 946
2438 Chambers St
Capital

+48.434639,-123.349560

25 MAR 2023

SAT 11:02



Victoria Bylaw VBLS 946
2438 Chambers St
Capital
+48.434639,-123.349560
25 MAR 2023
SAT 11:02



Victoria Bylaw VBLS 946
2438 Chambers St
Capital
+48.434639, -123.349560
25 MAR 2023
SAT 11:02



Victoria Bylaw VBLS 946
2438 Chambers St
Capital
+48.434639,-123.349560
25 MAR 2023
SAT 11:02



Victoria Bylaw VBLS 946
2438 Chambers St
Capital

+48.434639,-123.349560

25 MAR 2023

SAT 11:02