

Business Licence (Short-term Rental) Appeal re 1468 Rockland Avenue
Submission of the Licence Inspector

I. Introduction

1. This is an appeal from the decision of the Licence Inspector to refuse to issue a business licence to Jean-Sebastien Beauparlant (the “appellant”), for the operation of a short-term rental at 1468 Rockland Avenue.
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, ...*
 - (a) *the applicant failed to comply with section 3; or*
 - (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 judgement and may either uphold the decision to refuse the licence or grant the licence.

II. Summary

The applicant, who stated he lives in Montreal, requested a short-term rental licence for a property in a building with two self-contained living units with a total of 3912 square feet the addresses at 1468 and 1468A Rockland Avenue.

After being denied a licence the applicant modified the details to try to comply with licencing requirements. Modifications included adding his “girlfriend” to the application and them both saying they would live separately with one being the principal resident in each unit.

The modified claims made by the applicants to try to comply with the licencing requirements are not to the satisfaction of the licencing inspector due to the evidence and contradictory statements made by the applicants. Evidence in the form of photos and notes taken during a physical inspection show that the units do not serve as principal residences. The applicant’s own rental listing and other internet information show that one applicant lives and works in Montreal. The other applicant also stated during an inspection that she would live in one unit while the other unit would serve as the short-term rental indicating that it would not serve as a principal residence. Previous non-compliance with the

regulations in 2023 by the applicants such as renting more than two bedrooms in a unit is also an indication of future non-compliance.

III. Facts

5. The appellant Jean-Sebastien Beuparlant and Lydia Laflamme have owned the property at 1468 Rockland Avenue since November 25, 2020.
6. The property is zoned R1-A (Rockland Single Family Dwelling District).
7. Neither transient accommodations nor short-term rentals have ever been permitted use under the R1-A zone. The offering of short-term rentals is only permitted as a 'home occupation' under Schedule 'D'.
8. The property contains a single principal structure and according to an Occupancy Permit issued under BP0543501 on November 14, 2019, the approved use and occupancy of this structure is single family dwelling with secondary suite. The change of occupancy resulted in the property having two addresses: 1468 Rockland Avenue and 1468A Rockland Avenue [Appendix C].
9. On June 23, 2023, staff identified a listing for unlicensed short-term rentals at 1468 Rockland Avenue, hosted by the appellant. Between June 23 and July 13, 2023, staff actively monitored the non-compliant listing and mailed two letters to the property informing the appellant of the City regulations and licence requirements [Appendix D - E].
10. On July 7, 2023, the appellant Jean-Sebastien Beuparlant applied for a 2023 business licence to operate a short-term rental as a principal resident operator at 1468 Rockland Avenue [Appendix F].
11. On August 11, 2023, Bylaw Officer Nelson Duarte inspected the home. The purpose of the inspection was to understand the layout of the home and business plan for a potential short-term rental. Officer Duarte was led through the inspection by the appellant Jean-Sebastien Beuparlant.
12. The inspection of 1468 Rockland Avenue revealed a three-floor home with five bedrooms: one on the upper floor, three on the main floor, and one on the lower floor. The appellant declared the bedroom in the lower level as his primary.
13. During the inspection Officer Duarte asked to view the legal secondary suite, 1468A Rockland Avenue. The appellant stated the suite was occupied by a long-term tenant and was hesitant as he had not provided proper notice. Officer Duarte elected to not pursue his authority under the Community Charter, and the secondary suite was not inspected.

14. On August 18, 2023, the application was reviewed in full, including the results of the inspection on August 11, 2023. It was determined that the appellant and his business plan to offer two bedrooms in his home, one on the upper floor and one on the main level, for short-term rental at 1468 Rockland Avenue was eligible under the *Short-Term Rental Regulation Bylaw* and the *Zoning Regulation Bylaw*.
15. On August 18, 2023, the licence was approved for 1468 Rockland Avenue, and the appellant was notified.
16. On September 16, 2024, the appellant Jean-Sebastien Beuparlant again applied for a 2023 short-term rental licence, under a partnership with Lydia Laflamme, but for the legal secondary suite, 1468A Rockland Avenue [Appendix G].
17. On September 19, 2024, a revised application for the legal secondary suite at 1468A Rockland Avenue was submitted by the appellant Jean-Sebastien, removing Lydia Laflamme from the application [Appendix H].
18. Staff informed the appellant the application for the secondary suite could not be processed as he cannot have a principal residence in more than one home. The appellant stated that despite declaring himself the applicant on the form, he still resided at 1468 Rockland Avenue and Lydia Laflamme resided at 1468A Rockland Avenue.
19. On September 29, 2023, Bylaw Officer Nelson Duarte inspected the legal secondary suite. The appellant Jean-Sebastien Beuparlant was present during the inspection. However, Lydia Laflamme was absent but had informed Officer Duarte via email she would be living in the suite and operate as the host.
20. The inspection of the legal secondary suite at 1468A Rockland Avenue revealed a two-bedroom home, containing no personal items and minimal furniture.
21. During the inspection, the appellant Jean-Sebastien Beuparlant informed Officer Duarte that he owned the property with his girlfriend Lydia Laflamme. The appellant insisted he resided at 1468 Rockland Avenue and Lydia Laflamme would reside in the secondary suite, and they would both offer short-term rentals.
22. Prior to the inspection, Officer Duarte obtained open-source data that reflected Jean-Sebastien Beuparlant and Lydia Laflamme residing in Montreal, QB. During the inspection Officer Duarte asked the appellant Jean-Sebastien Beuparlant if he resided in Montreal. The appellant responded 'No, I live here. I have to live here because this is where I declared I lived' [Appendix P].
23. On October 20, 2023, the Licence Inspector advised the appellant that the application for a short-term rental licence at 1468A Rockland Avenue had been refused failing to meet the requirements as set out in the *Short-Term Rental Regulation Bylaw* and *Schedule D – Home Occupations*.
24. On November 7, 2023, staff identified a listing for the secondary suite at 1468A Rockland Avenue, offering full time unlicensed short-term rental by the appellant Jean-Sebastien Beuparlant [Appendix I].

25. On December 20, 2023, the appellant Jean-Sebastien Beuparlant applied for a 2024 business licence, to operate a short-term rental as a principal resident at 1468 Rockland Avenue [Appendix J].
26. On January 15, 2024, Officer Bylaw Officer Michael Pickett inspected both 1468 Rockland Avenue and 1468A Rockland Avenue, as part of the 2024 short-term rental licence application. The appellant Jean-Sebastien Beuparlant was present at the inspection. The appellant again declared that his primary space was the lower-level bedroom at 1468 Rockland Avenue, but stated the secondary suite at 1468A Rockland Avenue was currently untenanted [Appendix K-M].
27. On February 22, 2024, the application was reviewed in full, including the results of the inspection, internal records, historical compliance, and the appellants online advertisements. The review revealed the appellant operated short-term rentals in 2023 that contravened the regulations at both 1468 Rockland Avenue and 1468A Rockland Avenue [Appendix D-N].
28. The appellants did have a licence to offer up to two bedrooms at 1468 Rockland Avenue. However, the advertisements for these offerings reflected multiple guest reviews stating several rooms were occupied by other parties during their stay. This indicated the appellant operated more than two bedrooms. Moreover, the appellants host profile stated he resided in 'Montreal, Canada' and the reviews implied the appellant is absent during guests' stays [Appendix N].
29. Staff also reviewed the appellants 'Whole Home' listing for 1468 Rockland Avenue, including all five bedrooms in the offering. The listing shows a fully available calendar for all of 2024 and is currently being offered for rent [Appendix O].
30. On February 22, 2024, the Licence Inspector advised the appellant that the application for a short-term rental licence at 1468 Rockland Avenue had been rejected as it failed to meet the requirements as set out in the *Short-Term Rental Regulation Bylaw* and *Schedule D – Home Occupations*.

IV. Relevant Regulation

31. 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.*

32. The city regulates home based businesses, including principal resident short-term rentals, through *Schedule 'D' – Home Occupations*, which states, in part:

- (12) Subject to the following requirements, a short-term rental is permitted as a home occupation in a principal residence.
 - (1) subject to subsection (2), no more than two bedrooms may be used for short-term rental and the short-term rental cannot occupy an entire self-contained dwelling unit.

33. The City of Victoria regulates the principal resident requirement for a short-term rental through the *Short-Term Rental Regulation Bylaw*, which states in part:

3...

- (1) A person must not carry on business as a short-term rental operator unless the person holds a valid licence issued under the provisions of this Bylaw and the Business Licence Bylaw.
- (2) A person applying for the issuance or renewal of a licence to operate a short-term rental must, in addition to meeting the requirements of the Business Licence Bylaw:
 - (e) provide, in the form satisfactory to the Licence Inspector,
 - (i) evidence that the premises where the short-term rental will be offered are occupied by the operator as their principal residence;

V. Argument

34. One of the objectives of the City's regulations of short-term rentals was to address the problem of homes being diverted from the long-term 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.

35. Despite initially being found operating without a license, it was believed that the appellant understood the regulations and in future would comply with the *Short-Term Rental Regulation Bylaw* and *Schedule D – Home Occupation*.

36. During the first inspection on July 21, 2023, the appellant stated he resided in the lower-level bedroom at 1468 Rockland Avenue and wanted to offer only two of the other four available rooms in the home. The appellant also stated 1468A Rockland Avenue had a full-time tenant, which alleviated concerns of the secondary suite being used as a short-term rental.
37. Based on the information gathered at the time, it was determined the appellant was eligible and would operate in compliance with the regulations. As such, appellant's 2023 principal residence license was approved on August 18, 2023.
38. Just 34 days after approving the appellant's licence for 1468 Rockland Avenue, the appellant submitted another short-term rental application for the secondary suite at 1468A Rockland Avenue [Appendix G-H].
39. The application and inspection for 1468A Rockland Avenue revealed inconsistencies in the appellants initial narrative, which had significantly influenced the licence approval for 1468 Rockland Avenue.
40. It appeared there was never a long-term tenant for 1468A Rockland Avenue, and the appellant now claimed Lydia Laflamme was now residing in the secondary suite. However, there were no personal effects, minimal furniture in the secondary suite and Lydia Laflamme was absent from the inspection at 1468 Rockland Avenue.
41. Staff discovered that the appellant's social media accounts and Airbnb host profile declared Montreal, as the place where he resides. Additionally, owner Lydia Laflamme's social media also declared Quebec, as her principal location [Appendix P].
42. The application for 1468A Rockland Avenue was denied. However, it did not stop the appellant from operating the secondary suite as a full-time short-term rental. In fact, the appellant used the licence number from 1468 Rockland Avenue and falsely displayed it on the listing for 1468A Rockland Avenue to present as lawful in attempts to circumvent the regulations [Appendix I].
43. Staff made the decision not to pursue revocation of the issued license for 1468 Rockland Avenue due to the lengthy process and it was near the end of the licensing year. It was determined that staff resources would be better allocated elsewhere, and if the appellant reapplied in 2024, staff would diligently reassess eligibility.
44. The appellant provided the same business plan in his 2024 application as he had in 2023. However, staff now had the knowledge and evidence that proved the appellants proclamations to be false, that he is ineligible and would not operate in compliance with the regulations.
45. The appellant's assertion that 1468 Rockland Avenue is his principal residence is contradicted by his own listing offering of the entire home, all five bedrooms, for rent throughout the entire year in 2024 [Appendix O].
46. The inspection photos taken on January 15, 2024, show little personal items in both 1468 Rockland Avenue and 1468A Rockland Avenue. The appellant asserts the lower level at 1468 Rockland Avenue is his primary space, however the bedroom, closet is empty, and the bathroom had no personal items [Appendix K].

47. The appellants appeal solely relies on the fact that he owns the property and provides documentation reflecting the address. While proof of residence documents assists in establishing an applicant's eligibility, they are not solely relied upon to verify a person's principal residence since address changes can be done online without secondary checks. Additionally, many utility bills offer e-billing options, making mailing addresses redundant.
48. A fundamental concern is the appellant's persistent disregard for the regulations, illustrated by his consistent non-compliance. The appellant has distorted the reality of his business plan and made unreliable declarations that have been disproven by his own actions. The appellants pattern of deception is aimed at maintaining the ability to operate full-time short-term rentals in both 1468 Rockland Avenue and 1468A Rockland Avenue.
49. 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 *Short-Term Rental Bylaw, Schedule 'D' – Home Occupation and Zoning Regulation Bylaw*.
50. Therefore, the Licence Inspector submits that this appeal should be dismissed and the decision to refuse a short-term rental business licence for 1468 Rockland Avenue be upheld.

ALL OF WHICH IS RESPECTFULLY SUBMITTED

Dated: September 5, 2024

Mark Fay, Manager of Bylaw and
Licensing Services

NO. 18-036

SHORT-TERM RENTAL REGULATION BYLAW
A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to provide for the regulation of short-term rentals including vacation rentals in operators' principal residences where permitted under the Zoning Regulation Bylaw No. 80-159 and where permitted pursuant to section 528 of the *Local Government Act*.

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Pursuant to its statutory powers, including section 8(6) of the *Community Charter*, the Council of The Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

Title

- 1 This Bylaw may be cited as the "Short-Term Rental Regulation Bylaw".

Definitions

- 2 In this Bylaw

"operator" means a person who rents out, or offers for rent, any premises for short-term rental but does not include a person who acts as an intermediary between the short-term rental tenant and the person who receives the rent;

"principal residence" means the usual place where an individual makes their home;

"responsible person" means a person designated by the operator as the primary contact under section 6.

"short-term rental" means the renting of a dwelling, or any part of it, for a period of less than 30 days and includes vacation rentals;

"strata corporation", "strata council", and "strata lot" have the same meaning as in the *Strata Property Act*.

Licence Required

- 3 (1) A person must not carry on business as a short-term rental operator unless the person holds a valid licence issued under the provisions of this Bylaw and the Business Licence Bylaw.
- (2) A person applying for the issuance or renewal of a licence to operate a short-term rental must, in addition to meeting the requirements of the Business Licence Bylaw:
- (a) make an application to the Licence Inspector on the form provided for that purpose;
 - (b) pay to the City the applicable licence fee prescribed under subsection (3);
 - (c) provide, in the form satisfactory to the Licence Inspector, evidence that:
 - (i) the person owns the premises where the short-term rental will be offered, or
 - (ii) the owner of the premises where the short-term rental will be offered has consented to their use as a short-term rental;
 - (d) if the premises where the short-term rental will be offered are located within a strata lot, provide a letter from the strata council confirming that provision of short-term rental does not contradict any bylaws of the strata corporation or applicable provisions of the Strata Property Act; and
 - (e) provide, in the form satisfactory to the Licence Inspector,
 - (i) evidence that the premises where the short-term rental will be offered are occupied by the operator as their principal residence; or
 - (ii) provide the name and contact information for the responsible person in relation to the short-term rental premises.
- (3) The licence fee for purposes of subsection (2)(b) is:
- (a) \$150 where the short-term rental is offered in the operator's principal residence; or
 - (b) \$1,500 for all short-term rentals that do not qualify under paragraph (a).

Power to Refuse a Licence

- 4 The Licence Inspector may refuse to issue a licence for a short-term rental if, in the opinion of the Licence Inspector,
- (a) the applicant has failed to comply with section 3; or
 - (b) the short-term rental operation would contravene a City bylaw or another enactment.

Licence Number to be Included in Advertising

- 5 A person may offer to rent premises for rent as a short-term rental only if a valid business licence number is included in any advertising, listing, or promotion material that is intended to communicate availability of the premises for short-term rental.

Responsible Person

- 6 (1) A person may only operate a short-term rental in premises other than their principal residence if they designated a responsible person who, at all times that the short-term rental is operated, has access to the premises and authority to make decisions in relation to the premises and the rental agreement.
- (2) A person may only operate a short-term rental if they ensure that the name and contact information of the responsible person is prominently displayed in the short-term rental premises at all times when the short-term rental is operated.
- (3) The operator may be the responsible person except when subsection (5) applies.
- (4) The responsible person must be able to attend at the short-term rental premises within two hours of being requested to do so.
- (5) If a person who operates a short-term rental in their principal residence is going to be away during the term of the short-term rental, they must designate a responsible person and comply with this section.

Offences

- 7 (1) A person commits an offence and is subject to the penalties imposed by this Bylaw, the Ticket Bylaw and the Offence Act if that person
- (a) contravenes a provision of this Bylaw;
 - (b) consents to, allows, or permits an act or thing to be done contrary to this Bylaw; or
 - (c) neglects or refrains from doing anything required by a provision of this Bylaw.
- (2) Each instance that a contravention of a provision of this Bylaw occurs and each day that a contravention continues shall constitute a separate offence.

Penalties

- 8 A person found guilty of an offence under this Bylaw is subject to a fine of not less than \$100.00 and not more than \$10,000.00 for every instance that an offence occurs or each day that it continues.

Severability

- 9 If any provision or part of this Bylaw is declared by any court or tribunal of competent jurisdiction to be illegal or inoperative, in whole or in part, or inoperative in particular circumstances, it shall be severed from the Bylaw and the balance of the Bylaw, or its application in any circumstances, shall not be affected and shall continue to be in full force and effect.

Transition Provisions

- 10 (1) In the calendar year that this bylaw is adopted only, the fee payable under section 3 shall be prorated by 1/12 for each month in that year prior to the adoption of this bylaw, including the month the bylaw is adopted.
- (2) Any operator who, at the time of adoption of this bylaw, holds a valid licence for a short-term rental under the Business Licence Bylaw shall be credited with amount paid for that licence towards the fee payable under section 3.

Commencement

- 11 This bylaw comes into force on adoption.

READ A FIRST TIME the	22nd	day of	February	2018
READ A SECOND TIME the	22nd	day of	February	2018
READ A THIRD TIME the	22nd	day of	February	2018
ADOPTED on the	8th	day of	March	2018

“CHRIS COATES”
CITY CLERK

“LISA HELPS”
MAYOR

Schedule "D"
HOME OCCUPATIONS

- | | | |
|----------------|---|--|
| | 1 | Where <u>home occupations</u> are permitted pursuant to the provisions of this bylaw, the following conditions shall apply to the use: |
| Location | 2 | For the purposes of a <u>home occupation</u> , the location of a business is the address at which the operations of the business are managed. |
| Exception | 3 | A <u>home occupation</u> is not required to be operated wholly within a <u>dwelling unit</u> where the work is undertaken entirely off the <u>lot</u> on which the <u>dwelling unit</u> is located. |
| Prohibition | 4 | The <u>sale</u> of goods to customers attending on the <u>lot</u> on which the <u>dwelling unit</u> is located is prohibited. |
| Permitted Uses | 5 | The following uses are permitted as <u>home occupations</u> :

(a) artist studio;

(b) mail order, provided that no merchandise is sold to customers attending on the <u>lot</u> on which the <u>dwelling unit</u> is located;

(c) making, processing and assembly of products on a small scale;

(d) manufacturing agent;

(e) personal and professional services, including barber, hairdresser, bookkeeper, medical therapy;

(f) teaching, provided that attendance is limited to 5 persons in a detached dwelling and to 1 person in a <u>duplex</u> or <u>multiple dwelling</u> ;

(g) testing, servicing and repairing of goods. |

Schedule "D"

- Prohibited Uses 6 (1) All uses that are noxious or offensive to any other dwelling units or the general public by reason of emitting odour, dust, smoke, gas, noise, effluent, radiation, broadcast interference, glare, humidity, heat, vibration, or hazard or any other emission are prohibited.
- (2) The following uses are prohibited:
- (a) except as provided in Section 11, Bed and Breakfast;
 - (b) car repairs and garages;
 - (c) clubs;
 - (d) kennels;
 - (e) radio dispatch services;
 - (f) restaurants;
 - (g) retail stores;
 - (h) salvage lots;
 - (i) storage lots;
 - (j) except as provided in Section 11, transient accommodation;
 - (k) in any building which has been converted from single family dwelling to duplex, multiple dwelling, boarding house, rooming house, or housekeeping apartment, pursuant to the applicable provisions of this bylaw, music teaching or any business which results in the transmission of sound;
 - (l) cannabis-related business; and;
 - (m) except as provided in Section 12, short-term rental.
- Stock in Trade 7 Except for one licensed vehicle, which shall be a car, van, or pickup truck, no business-related materials, including machinery or vehicles, shall be visible at any time on any lot on which a home occupation is carried out nor shall any machinery or vehicles be parked or stored on the lot unless completely enclosed within a building.
- Limitation 8 (1) Subject to this section, not more than one person shall be engaged in a home occupation, with the exception of urban agriculture, where up to two people are permitted to be engaged in the home occupation, and the person(s) shall reside on the lot on which the home occupation is carried on.
- (2) Where any lot upon which a home occupation is carried on has a boundary or portion of a boundary in common with any lot which is located in a zone which permits retail use, then no more than two persons may be engaged the home occupation where one of the persons resides on the lot on which the home occupation is carried on.

Amended Jan 11, 2018
Bylaw 17-110

Amended March 8, 2018
Bylaw 18-035

Schedule "D"
HOME OCCUPATIONS

(3) This section does not apply to any employees of a home occupation who at no time attend on the lot on which the home occupation is carried on, nor park in the immediate vicinity of the lot.

(4) More than one person may operate a short-term rental in their principal residence.

Amended March 8, 2018
Bylaw 18-035

9 No more than three home occupations shall be carried on in any one dwelling unit, provided that only one of the home occupations has customers that attend the dwelling unit.

Amended Jan 11, 2018
Bylaw 17-110

Advertising

10 Except as expressly permitted in this bylaw, or in the Sign By-law, no sign or other advertising device or advertising matter may be exhibited or displayed on any lot on which a home occupation is being carried on.

11 Subject to the following requirements, where any building is used as a single family dwelling, up to two bedrooms may be used for transient accommodation as a home occupation.

(1) Notwithstanding Section 4, meals or food services may be provided to any customers but not after 12:00 noon.

(2) No liquor shall be provided to any customers.

(3) One parking space for each room available for transient accommodation shall be provided on the lot and a parking space may be located behind another parking space.

(4) No sign may be erected, used, or maintained for the purpose of advertising transient accommodation use within a single family dwelling.

(5) A single family dwelling may be used for transient accommodation whether or not the property contains a secondary suite or garden suite provided however that only one transient accommodation use is permitted on the property

Amended March 8, 2018
Bylaw 18-035

(6) Transient accommodation is restricted to no more than two bedrooms and cannot occupy an entire self-contained dwelling unit.

Amended March 8, 2018
Bylaw 18-035

12 Subject to the following requirements, a short-term rental is permitted as a home occupation in a principal residence.

Amended March 8, 2018
Bylaw 18-035

(1) subject to subsection (2), no more than two bedrooms may be used for short-term rental and the short-term rental cannot occupy an entire self-contained dwelling unit;

Schedule "D"

- (2) the entire principal residence may be used for a short-term rental only occasionally while the operator is temporarily away;
- (3) no liquor may be provided to short-term rental guest; and
- (4) No sign may be erected, used, or maintained for the purpose of advertising short-term rental.

Amending Bylaw 09-01 adopted Jan 19, 2009
Amending Bylaw 17-110 adopted Jan 11, 2018
Amending Bylaw 18-035 adopted March 8, 2018



OCCUPANCY COMPLETION PERMIT

The occupancy approved under this certificate refers to the construction authorized by the building permit(s) listed hereunder and such approval occupancy is applicable as of the date shown. The building or part thereof constructed under the authority of Building Permit(s) No.(s) **BP053501** may now be occupied in accordance with the approved occupancy herein described:

Building Address **1468 ROCKLAND AVE**

Legal Description **LOT 1, SECTION 68, VICTORIA, PLAN 10757**

Approved Occupancy **SINGLE FAMILY DWELLING WITH SECONDARY SUITE**

Permit Description **RENOVATE BASEMENT AND MAIN FLOOR, ADD SECONDARY SUITE, AND FRONT ADDITION. ALTER EXISTING ACCESSORY BUILDING ROOF TO MATCH PRINCIPLE RESIDENCE ROOF STYLE.**

Dated this day: **November 14, 2019**

A handwritten signature in blue ink, appearing to read "Drew Mark", is written over a horizontal line.

CHIEF BUILDING OFFICIAL

This permit is issued pursuant to the authority contained in the City of Victoria Building Bylaw. In addition, the issuing of this Permit shall not relieve the owner or occupier from the responsibility of complying with the Zoning and Development Bylaw or any other pertinent Bylaw, Acts or Regulations. This Permit is not a representation or warranty that the Bylaws of the City of Victoria or other enactments have been complied with, since resource at the City only permit random review and inspections. The City of Victoria will accept no responsibility or legal liability should any person suffer loss, injury or damage as a result of the building not complying with Bylaws. Accordingly, persons should make such independent investigations or inquiries as they see fit to determine whether the building complies with all relevant Bylaws or enactments.

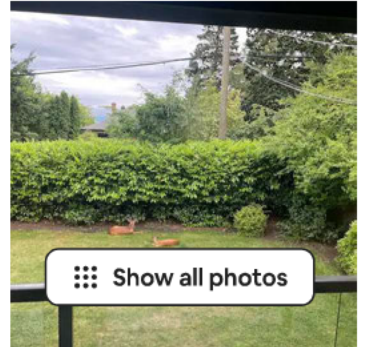
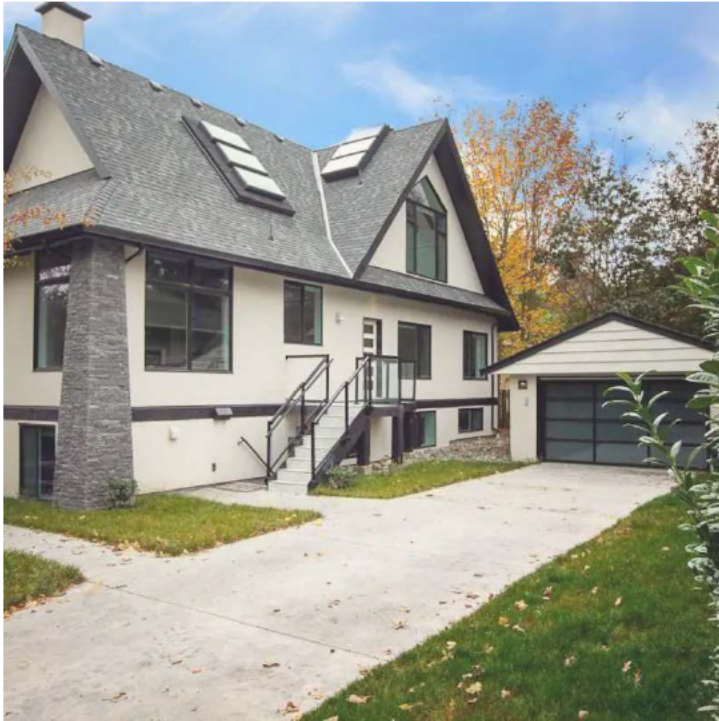


Appendix D

Rockland House Second Floor

★ New · [Victoria, British Columbia, Canada](#)

[Share](#) [Save](#)



Show all photos

Place to stay in a home hosted by Jean-Sébastien



2 guests · 1 bedroom · 1 bed · 1.5 baths

Park for free

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

Welcome to the house top suite.

Enjoy your private suite with view of the Mountains and deers in the garden. Explore the beauty of Victoria's gardens starting with the Governor's next door. Come home to relax in an high ceiling open space dining area. In your private suite, you will have plenty of ...

[Show more >](#)

What this place offers

- Kitchen
- Wifi
- Free parking on premises
- TV
- Washer
- Air conditioning
- Bathtub
- Security cameras on property
- ~~Carbon monoxide alarm~~
- ~~Smoke alarm~~

~~\$375 CAD~~ **\$300 CAD**
night

CHECK-IN 06-24-2023	CHECKOUT 06-25-2023
GUESTS 1 guest	

Reserve

You won't be charged yet

<u>\$375 CAD x 1 night</u>	\$375 CAD
<u>Special offer</u>	-\$75 CAD
<u>Airbnb service fee</u>	\$44 CAD
<u>Taxes</u>	\$53 CAD
Total	\$397 CAD

[Report this listing.](#)

Show all 40 amenities

1 night in Victoria

Jun. 24, 2023 - Jun. 25, 2023

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

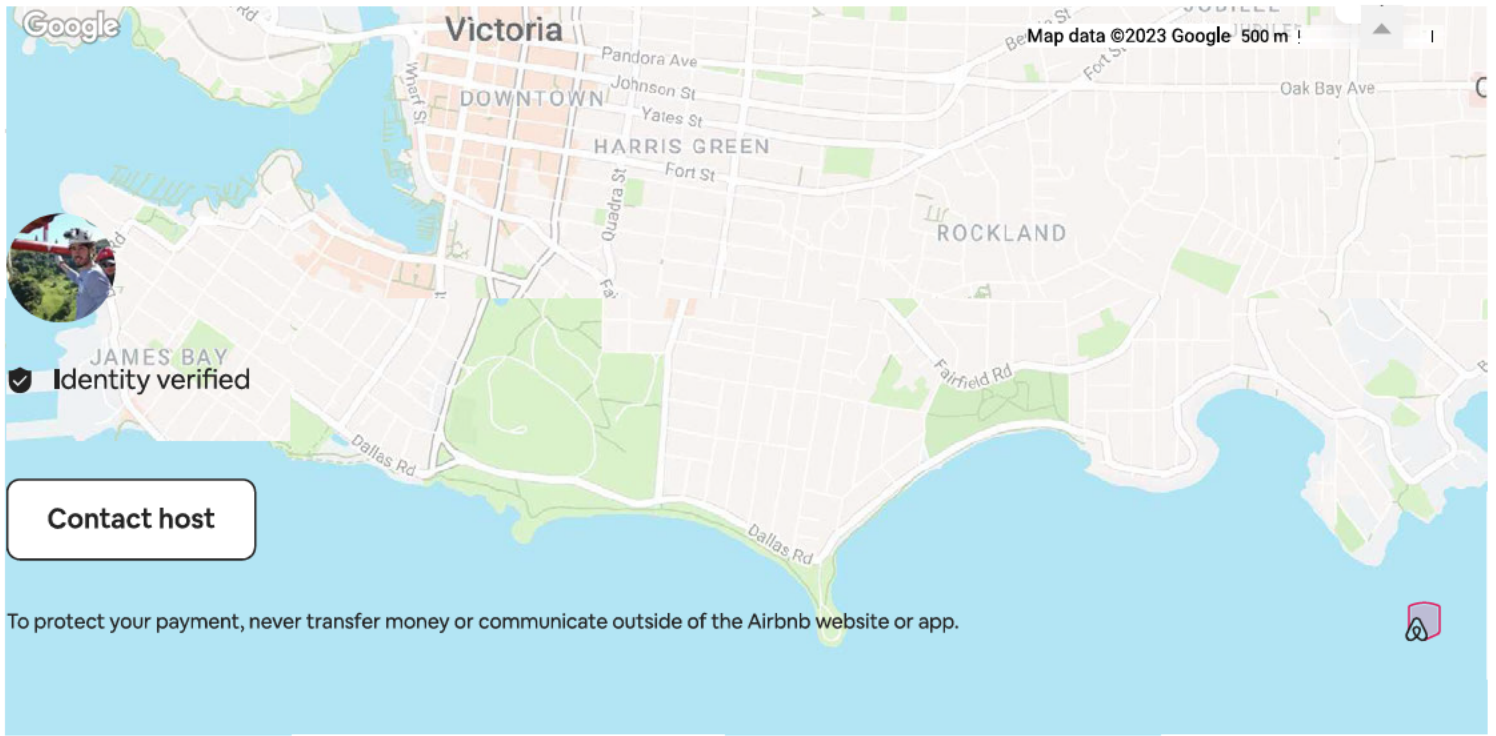
No reviews (yet)

Where you'll be

Victoria, British Columbia, Canada

Exact location provided after booking.

Public Transit



Things to know

House rules

Check-in after 3:00 p.m.

2 guests maximum

[Show more >](#)

Safety & property

Carbon monoxide alarm not reported

Smoke alarm not reported

Security camera/recording device

[Show more >](#)

Cancellation policy

Free cancellation before 3:00 p.m. on Jun. 23.

Review the Host's full cancellation policy, which applies even if you cancel for illness or disruptions caused by COVID-19.

[Show more >](#)

Explore other options in and around Victoria

Airbnb

Support

[Help Centre](#)

[AirCover](#)

[Supporting people with disabilities](#)

[Cancellation options](#)

[Our COVID-19 Response](#)

[Report a neighbourhood concern](#)

Community

[Airbnb.org: disaster relief housing](#)

[Combating discrimination](#)

Hosting

[Airbnb your home](#)

[AirCover for Hosts](#)

[Explore hosting resources](#)

[Visit our community forum](#)

[How to host responsibly](#)

Airbnb

[Newsroom](#)

[Learn about new features](#)

[Letter from our founders](#)

[Careers](#)

[Investors](#)

[Gift cards](#)

 [English \(CA\)](#)  [CAD](#)

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1 CENTENNIAL SQUARE, VICTORIA, BC V8W 1P6 | victoria.ca

Bylaw Services
Bylaw Services
#12 Centennial Square, Victoria, BC V8W 1P7
E bylawservices@victoria.ca T 250.361.0215 F 250.361.0205

LAFLAMME, LYDIA
BEAUPARLANT, JEAN-SEBASTIEN
1468 ROCKLAND AVE
VICTORIA BC V8S 1W1

Jun 26, 2023

Re: **Operating Without a Short-Term Rental Business Licence**

You currently do not hold a valid Short Term Rental licence to operate a short-term 1468 ROCKLAND AVE, despite advertising online and accepting bookings. Please submit your application as soon as possible.

Be advised, operating a short-term rental without a valid license is an offence for which penalties are prescribed. **The minimum penalty is a fine of \$500.00 per day for each that offence continues, pursuant to Section 3(1) of the Short-Term Rental Bylaw.**

Short-Term Rental Business Licences are only valid for one calendar year, and will expire every year on January 15. You will need to submit a new application along with current supporting documentation every year, as you will not receive an automatic invoice prompting you to renew your licence.

Please see the NEW application form effective immediately, available on our website at www.victoria.ca/str.

Please submit your application via email to str@victoria.ca, or submit by mail or in person to:

**Bylaw & Licensing Services
#12 Centennial Square
Victoria, BC V8W 1N8**

For more information on applying for a Short-Term Rental business licence, you can visit www.victoria.ca/str. If you have any questions or concerns, or if you no longer wish to operate a short-term rental, please contact the City of Victoria Bylaw & Licensing Services Department at 250-361-0726 or email str@victoria.ca.

Sincerely,

Bylaw and Licensing Services Department
Legislative and Regulatory Services
City of Victoria

De : str@victoria.ca <str@victoria.ca>
Envoyé : 10 juillet 2023 12:40
À : jean-sebastien beuparlant <
Objet : RE: Short rental request

Hello,

Thank you for submitting your 2023 Short-Term Rental Business Licence. Be advised your application is incomplete and can not be processed in it's current state.

Please provide the following missing item(s):

1. Valid government issued ID with property address
2. Recent Bill of Service with service and mailing address (Hydro bill, internet bill)
3. All registered owners' signatures on Owner Consent

Your application will be processed upon receipt of the above missing item(s).

Kind regards,

Emma Crockett
Pronouns: she, her, hers
Short-Term Rental Clerk, 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.

From: jean-sebastien beuparlant
Sent: Friday, July 7, 2023 4:42 PM
To: str@victoria.ca
Subject: Short rental request

Hi Victoria city team,

This is my request for short rentals for 1468 Rockland Avenue.

Please let me know how to proceed to payment.

Cordially,
JSB



Legislative and Regulatory Services Department
Bylaw and Licensing Services Division
1 Centennial Square
Victoria, BC V8W 1P6

str@victoria.ca
victoria.ca/str

2023 Short-Term Rental Business Licence Application

This application must be completed in full. You can submit your completed application and supporting documentation by email to str@victoria.ca, mail it to the above address or fax it to 250.361.0205. All related documentation and information are available at victoria.ca/str.

For information or assistance completing this form, please contact Bylaw and Licensing Services at 250.361.0215 or email str@victoria.ca.

Residence Type

Please check all boxes that apply.

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> Single Family Dwelling | <input type="checkbox"/> Duplex |
| <input checked="" type="checkbox"/> Single Family Dwelling with Suite | <input type="checkbox"/> Triplex |
| <input type="checkbox"/> Condominium/Apartment | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Update my information (If you need to make any changes to your existing application) | |

For definitions, please see Section 2 of the [Short-Term Rental Regulation Bylaw No. 18-036](#).

Short-Term Rental Address

Address: 1468 Rockland
(APARTMENT / UNIT # / STREET ADDRESS)

Postal code: V8S1W1

Is this your principal residence? (the place where you most often live)

- Yes
 No

If 'Yes', please attach two items of identification that prove this is your principal residence. One piece must be government-issued ID which includes your address (e.g., driver's licence, B.C. ID). The second piece of ID can be a recent utility bill or mail from the BC Medical Services Plan or the Canada Revenue Agency that includes your address.

Do you own or rent this residence?

- Own
 Rent

If there is more than one owner on title, or if you rent the above address, you are required to complete the *Owner Consent Form* within this application.

Is this residence part of a strata?

- Yes
 No

If part of a strata, complete the *Strata Consent Form* within this application.



Operator

An Operator can be the owner, tenant or management company of a property. Please check all that apply below.

Sole Proprietor's name: (If you plan to operate the business on your own, either under your own name or a business name):
Jean Sebastien Beuparlant

Partnership name(s): (If you plan to operate the business with one or more partners):

Limited/Incorporated company name: (If you plan to operate the business as a separate legal entity, separate from yourself and your personal assets):

Mailing address: 1468 Rockland
(APARTMENT / UNIT # / STREET ADDRESS)

Phone number: _____ Email: _____

Incorporation Information: (if applicable)

Incorporation number: _____

If applying as a Limited/Incorporated Company, have you included documents of Incorporation and Notice of Articles?

Yes

I authorize the City of Victoria to obtain the documents of Incorporation and Notice of Articles and acknowledge that a \$30 fee plus applicable taxes will be charged by the City of Victoria for this service [*Administrative Fees Bylaw No. 04-40*].

Host and Management Information: (required)

Host Name: Jean Sebastien Beuparlant Relationship to Operator (if different from Operator): _____



Do you manage the property on behalf of the Operator?

- Yes
- No

If yes, please complete the information below.

Management company name: _____

Issuing municipality: _____ Licence number: _____

If the issuing municipality is not the City of Victoria, is it:

- Inter-municipal
- Inter-community

Phone number: _____ Email: _____

Address: _____

Designated Responsible Person (If managed by an agency, the designated responsible person can be a representative from this agency.)

When the Operator is not available, the designated responsible person serves as the primary contact for the short-term rental (a person who, at all times that the short-term rental is operated, has access to the premises and has the authority to make decisions in relation to the premises and the rental agreement).

Relationship to Operator: _____

Name: _____ Email: _____

Address: _____ Phone number: _____

- The above Designated Responsible Person has consented to the use of their contact information.



Legislative and Regulatory Services Department
 Bylaw and Licensing Services Division
 1 Centennial Square
 Victoria, BC V8W 1P6

str@victoria.ca
victoria.ca/str

2023 Owner Consent Form

Short-Term Rental

This is to certify that I Jean Sebastien Beuparlant, as the legal owner of
 (OWNER)
1468 Rockland have read the
 (ADDRESS)

Short-Term Rental Business Licence (address) Application Form submitted by Jean Sebastien Beuparlant
 (OPERATOR)

and consent to the above premises being used as a Short-Term Rental in compliance with City of Victoria Bylaws.

I, the undersigned, confirm as the business owner(s)/operators(s) that the above noted information is true and will comply with ALL relevant provisions of the [Short-Term Rental Regulation Bylaw No. 18-036](#) and all other applicable City Bylaws.

Owner's name: Jean Sebastien Beuparlant

Owner's signature: _____ Date: 2023-06-01

Owner's name: _____

Owner's signature: _____ Date: _____

Owner's name: _____

Owner's signature: _____ Date: _____

If there is more than one registered owner, all owners are required to sign the Owner Consent Form.



Legislative and Regulatory Services Department
 Bylaw and Licensing Services Division
 1 Centennial Square
 Victoria, BC V8W 1P6

str@victoria.ca
victoria.ca/str

2023 Strata Council Consent Form Short-Term Rental

This is to certify that I _____, as Strata Council Executive Member
 (STRATA COUNCIL EXECUTIVE MEMBER; MUST NOT BE SAME AS OPERATOR)
 for _____ have read the Short-Term Rental Business Licence Application Form
 (ADDRESS)
 submitted by _____. I can confirm that our Strata has no bylaws prohibiting the above
 (OPERATOR)
 address from operating as a Short-Term Rental in compliance with City of Victoria Bylaws.

I, the undersigned, confirm as the business owner(s)/operators(s) that the above noted information is true and will comply with ALL relevant provisions of the [Short-Term Rental Regulation Bylaw No. 18-036](#) and all other applicable City Bylaws.

Operator's name: _____

Operator's signature: _____ Date: _____

Strata council executive member's name: _____

Strata council executive member's signature: _____ Date: _____



Legislative and Regulatory Services Department
 Bylaw and Licensing Services Division
 1 Centennial Square
 Victoria, BC V8W 1P6

str@victoria.ca
victoria.ca/str

2023 Short-Term Rental Business Licence – Important Information

Completion of this application does not guarantee approval. Approved licences will be issued **only** upon receipt of payment of the Short-Term Rental Business Licence fee. Operating a Short-Term Rental without a valid licence is an offence for which penalties are prescribed. A person found guilty of an **offence** under this Bylaw is subject to a fine of not less than \$250 and not more than \$500 for every instance that an offence occurs or each day that it continues (*Short-Term Rental Regulation Bylaw No. 18-036; Sec. 8*).

Licences are effective from January 16 to January 15 of the following year, are non-transferable and the licence fee(s) paid are non-refundable. Short-Term Rental Business Licenses must be re-applied for at the start of each calendar year and must include up-to-date supporting documentation.

Please see website for:

[Short-Term Rental Regulation Bylaw No.18-036](#)

[Schedule D – Home Occupations; Zoning Regulation Bylaw No. 80-159](#)

Privacy Notification: This information is being collected for the purpose of determining the Operator’s eligibility for a Short-Term Rental Business Licence in the City of Victoria pursuant to its Bylaw(s). In providing this information, you have consented to its use for the above-described purpose and declare that all the information provided herein is correct. This information may be shared with applicable City of Victoria departments and related agencies for the purpose of required inspections and approval of this licence application. The legislated authority to collect your personal information is Section 26 (c) of the *Freedom of Information and Protection of Privacy Act* and Section 3 (2) of the *Short-Term Rental Regulation Bylaw*. If you wish to obtain further information regarding the collection of your personal information, please contact the Information Access and Privacy Analyst Archives and Records Management, 1 Centennial Square, Victoria, BC V8W 1P6 250.361.0347 or email foi@victoria.ca.

Declaration:

I, the undersigned, confirm as the business owner(s)/operators(s) that the above noted information is true and will comply with ALL relevant provisions of the *Short-Term Rental Regulation Bylaw No. 18-036* and all other applicable City Bylaws. Further, failure to meet these obligations may result in the business licence being suspended or reported to City Council for possible revocation. **I understand I cannot commence business until such time as a Short-Term Rental Business Licence has been approved, paid in full, and issued.**

Operator’s name (Individual completing form): Jean Sebastien Beuparlant

Operator’s signature: _____ Date signed: 06-01, 2023

Licence # (office use only)

Date Stamp (office use only)

Appendix G

From: Lydia Laflamme
Sent: September 16, 2023 6:09 AM
To: str@victoria.ca
Subject: Short Term Rental Business Licence 1468A Rockland
Attachments: Short-term Rental Form 2023 Full Version_1468A.pdf

Categories: ID/Util Bill

Good day,

Please find attached the application form for 1468A Rockland ave. Victoria BC, V8S 1W1.

Thank you,

Lydia Laflamme
Jean Sebastien Beuparlant (



Legislative and Regulatory Services Department
Bylaw and Licensing Services Division
1 Centennial Square
Victoria, BC V8W 1P6

str@victoria.ca
victoria.ca/str

2023 Short-Term Rental Business Licence Application

This application must be completed in full. You can submit your completed application and supporting documentation by email to str@victoria.ca, mail it to the above address or fax it to 250.361.0205. All related documentation and information are available at victoria.ca/str.

For information or assistance completing this form, please contact Bylaw and Licensing Services at 250.361.0215 or email str@victoria.ca.

Residence Type

Please check all boxes that apply.

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> Single Family Dwelling | <input type="checkbox"/> Duplex |
| <input checked="" type="checkbox"/> Single Family Dwelling with Suite | <input type="checkbox"/> Triplex |
| <input type="checkbox"/> Condominium/Apartment | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Update my information (If you need to make any changes to your existing application) | |

For definitions, please see Section 2 of the [Short-Term Rental Regulation Bylaw No. 18-036](#).

Short-Term Rental Address

Address: 1468A Rockland ave, Victoria BC, V8S 1W1

(APARTMENT / UNIT # / STREET ADDRESS)

Postal code: V8S 1W1

Is this your principal residence? (the place where you most often live)

- Yes
 No

If 'Yes', please attach two items of identification that prove this is your principal residence. One piece must be government-issued ID which includes your address (e.g., driver's licence, B.C. ID). The second piece of ID can be a recent utility bill or mail from the BC Medical Services Plan or the Canada Revenue Agency that includes your address.

Do you own or rent this residence?

- Own
 Rent

If there is more than one owner on title, or if you rent the above address, you are required to complete the *Owner Consent Form* within this application.

Is this residence part of a strata?

- Yes
 No

If part of a strata, complete the *Strata Consent Form* within this application.



Legislative and Regulatory Services Department
 Bylaw and Licensing Services Division
 1 Centennial Square
 Victoria, BC V8W 1P6

str@victoria.ca
victoria.ca/str

2023 Short-Term Rental Business Licence Application

Operator

An Operator can be the owner, tenant or management company of a property. Please check all that apply below.

Sole Proprietor's name: (If you plan to operate the business on your own, either under your own name or a business name):

Partnership name(s): (If you plan to operate the business with one or more partners):

Lydia Laflamme, Jean Sébsatien Beuparlant

Limited/Incorporated company name: (If you plan to operate the business as a separate legal entity, separate from yourself and your personal assets):

Mailing address: 1468 Rockland ave, Victoria BC, V8S 1W1

(APARTMENT / UNIT # / STREET ADDRESS)

Phone number: _____

Email: _____

Incorporation Information: (if applicable)

Incorporation number: _____

If applying as a Limited/Incorporated Company, have you included documents of Incorporation and Notice of Articles?

Yes

I authorize the City of Victoria to obtain the documents of Incorporation and Notice of Articles and acknowledge that a \$30 fee plus applicable taxes will be charged by the City of Victoria for this service [Administrative Fees Bylaw No. 04-40].

Host and Management Information: (required)

Host Name: Lydia Laflamme Relationship to Operator (if different from Operator): _____



Do you manage the property on behalf of the Operator?

- Yes
- No

If yes, please complete the information below.

Management company name: _____

Issuing municipality: _____ Licence number: _____

If the issuing municipality is not the City of Victoria, is it:

- Inter-municipal
- Inter-community

Phone number: _____ Email: _____

Address: _____

Designated Responsible Person (If managed by an agency, the designated responsible person can be a representative from this agency.)

When the Operator is not available, the designated responsible person serves as the primary contact for the short-term rental (a person who, at all times that the short-term rental is operated, has access to the premises and has the authority to make decisions in relation to the premises and the rental agreement).

Relationship to Operator: _____

Name: _____ Email: _____

Address: _____ Phone number: _____

- The above Designated Responsible Person has consented to the use of their contact information.



Legislative and Regulatory Services Department
 Bylaw and Licensing Services Division
 1 Centennial Square
 Victoria, BC V8W 1P6

str@victoria.ca
victoria.ca/str

2023 Owner Consent Form

Short-Term Rental

This is to certify that I Lydia Laflamme, as the legal owner of

 (OWNER)
1468A Rockland ave. Victoria BC, V8S 1W1 have read the

 (ADDRESS)

Short-Term Rental Business Licence (address) Application Form submitted by Lydia Laflamme

 (OPERATOR)

and consent to the above premises being used as a Short-Term Rental in compliance with City of Victoria Bylaws.

I, the undersigned, confirm as the business owner(s)/operators(s) that the above noted information is true and will comply with ALL relevant provisions of the [Short-Term Rental Regulation Bylaw No. 18-036](#) and all other applicable City Bylaws.

Owner's name: Jean Sebastien Beauparlant

Owner's signature: _____ Date: 2023-09-15

Owner's name: Lydia Laflamme

Owner's signature: _____ Date: 2023-09-14

Owner's name: _____

Owner's signature: _____ Date: _____

If there is more than one registered owner, all owners are required to sign the Owner Consent Form.



Legislative and Regulatory Services Department
 Bylaw and Licensing Services Division
 1 Centennial Square
 Victoria, BC V8W 1P6

str@victoria.ca
victoria.ca/str

2023 Strata Council Consent Form Short-Term Rental

This is to certify that I _____, as Strata Council Executive Member
 (STRATA COUNCIL EXECUTIVE MEMBER; MUST NOT BE SAME AS OPERATOR)
 for _____ have read the Short-Term Rental Business Licence Application Form
 (ADDRESS)
 submitted by _____. I can confirm that our Strata has no bylaws prohibiting the above
 (OPERATOR)
 address from operating as a Short-Term Rental in compliance with City of Victoria Bylaws.

I, the undersigned, confirm as the business owner(s)/operators(s) that the above noted information is true and will comply with ALL relevant provisions of the [Short-Term Rental Regulation Bylaw No. 18-036](#) and all other applicable City Bylaws.

Operator's name: _____

Operator's signature: _____ Date: _____

Strata council executive member's name: _____

Strata council executive member's signature: _____ Date: _____



Legislative and Regulatory Services Department
 Bylaw and Licensing Services Division
 1 Centennial Square
 Victoria, BC V8W 1P6

str@victoria.ca
victoria.ca/str

2023 Short-Term Rental Business Licence – Important Information

Completion of this application does not guarantee approval. Approved licences will be issued **only** upon receipt of payment of the Short-Term Rental Business Licence fee. Operating a Short-Term Rental without a valid licence is an offence for which penalties are prescribed. A person found guilty of an **offence** under this Bylaw is subject to a fine of not less than \$250 and not more than \$500 for every instance that an offence occurs or each day that it continues (*Short-Term Rental Regulation Bylaw No. 18-036; Sec. 8*).

Licences are effective from January 16 to January 15 of the following year, are non-transferable and the licence fee(s) paid are non-refundable. Short-Term Rental Business Licenses must be re-applied for at the start of each calendar year and must include up-to-date supporting documentation.

Please see website for:

[Short-Term Rental Regulation Bylaw No.18-036](#)

[Schedule D – Home Occupations; Zoning Regulation Bylaw No. 80-159](#)

Privacy Notification: This information is being collected for the purpose of determining the Operator’s eligibility for a Short-Term Rental Business Licence in the City of Victoria pursuant to its Bylaw(s). In providing this information, you have consented to its use for the above-described purpose and declare that all the information provided herein is correct. This information may be shared with applicable City of Victoria departments and related agencies for the purpose of required inspections and approval of this licence application. The legislated authority to collect your personal information is Section 26 (c) of the *Freedom of Information and Protection of Privacy Act* and Section 3 (2) of the *Short-Term Rental Regulation Bylaw*. If you wish to obtain further information regarding the collection of your personal information, please contact the Information Access and Privacy Analyst Archives and Records Management, 1 Centennial Square, Victoria, BC V8W 1P6 250.361.0347 or email foi@victoria.ca.

Declaration:

I, the undersigned, confirm as the business owner(s)/operators(s) that the above noted information is true and will comply with ALL relevant provisions of the *Short-Term Rental Regulation Bylaw No. 18-036* and all other applicable City Bylaws. Further, failure to meet these obligations may result in the business licence being suspended or reported to City Council for possible revocation. **I understand I cannot commence business until such time as a Short-Term Rental Business Licence has been approved, paid in full, and issued.**

Operator’s name (Individual completing form): Lydia Laflamme

Operator’s signature: _____ Date signed: September 14, 2023

Licence # (office use only)

Date Stamp (office use only)

From: Jean-Sébastien Beauparlant
Sent: September 19, 2023 2:41 PM
To: str@victoria.ca
Subject: Short term License 1468A Rockland
Attachments: Short-term Rental Form 2023 Full Version_Suite.pdf

Hi,

I would like to apply for a short term rental for the address 1468A Rockland.

Please see attached document.

Best regards,



Legislative and Regulatory Services Department
Bylaw and Licensing Services Division
1 Centennial Square
Victoria, BC V8W 1P6

str@victoria.ca
victoria.ca/str

2023 Short-Term Rental Business Licence Application

This application must be completed in full. You can submit your completed application and supporting documentation by email to str@victoria.ca, mail it to the above address or fax it to 250.361.0205. All related documentation and information are available at victoria.ca/str.

For information or assistance completing this form, please contact Bylaw and Licensing Services at 250.361.0215 or email str@victoria.ca.

Residence Type

Please check all boxes that apply.

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> Single Family Dwelling | <input type="checkbox"/> Duplex |
| <input checked="" type="checkbox"/> Single Family Dwelling with Suite | <input type="checkbox"/> Triplex |
| <input type="checkbox"/> Condominium/Apartment | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Update my information (If you need to make any changes to your existing application) | |

For definitions, please see Section 2 of the [Short-Term Rental Regulation Bylaw No. 18-036](#).

Short-Term Rental Address

Address: 1468A Rockland
(APARTMENT / UNIT # / STREET ADDRESS)

Postal code: V8S1W1

Is this your principal residence? (the place where you most often live)

- Yes
 No

If 'Yes', please attach two items of identification that prove this is your principal residence. One piece must be government-issued ID which includes your address (e.g., driver's licence, B.C. ID). The second piece of ID can be a recent utility bill or mail from the BC Medical Services Plan or the Canada Revenue Agency that includes your address.

Do you own or rent this residence?

- Own
 Rent

If there is more than one owner on title, or if you rent the above address, you are required to complete the *Owner Consent Form* within this application.

Is this residence part of a strata?

- Yes
 No

If part of a strata, complete the *Strata Consent Form* within this application.



Operator

An Operator can be the owner, tenant or management company of a property. Please check all that apply below.

Sole Proprietor's name: (If you plan to operate the business on your own, either under your own name or a business name):
Jean Sebastien Beauparlant

Partnership name(s): (If you plan to operate the business with one or more partners):

Limited/Incorporated company name: (If you plan to operate the business as a separate legal entity, separate from yourself and your personal assets):

Mailing address: 1468 Rockland
(APARTMENT / UNIT # / STREET ADDRESS)

Phone number: _____ Email _____

Incorporation Information: (if applicable)

Incorporation number: _____

If applying as a Limited/Incorporated Company, have you included documents of Incorporation and Notice of Articles?

Yes

I authorize the City of Victoria to obtain the documents of Incorporation and Notice of Articles and acknowledge that a \$30 fee plus applicable taxes will be charged by the City of Victoria for this service [*Administrative Fees Bylaw No. 04-40*].

Host and Management Information: (required)

Host Name: Jean Sebastien Beauparlant Relationship to Operator (if different from Operator): Lydia Laflamme



Do you manage the property on behalf of the Operator?

- Yes
- No

If yes, please complete the information below.

Management company name: _____

Issuing municipality: _____ Licence number: _____

If the issuing municipality is not the City of Victoria, is it:

- Inter-municipal
- Inter-community

Phone number: _____ Email: _____

Address: _____

Designated Responsible Person (If managed by an agency, the designated responsible person can be a representative from this agency.)

When the Operator is not available, the designated responsible person serves as the primary contact for the short-term rental (a person who, at all times that the short-term rental is operated, has access to the premises and has the authority to make decisions in relation to the premises and the rental agreement).

Relationship to Operator: _____

Name: _____ Email: _____

Address: _____ Phone number: _____

- The above Designated Responsible Person has consented to the use of their contact information.



Legislative and Regulatory Services Department
 Bylaw and Licensing Services Division
 1 Centennial Square
 Victoria, BC V8W 1P6

str@victoria.ca
victoria.ca/str

2023 Owner Consent Form

Short-Term Rental

This is to certify that I Jean Sebastien Beuparlant, as the legal owner of
 (OWNER)
1468A Rockland have read the
 (ADDRESS)

Short-Term Rental Business Licence (address) Application Form submitted by Jean Sebastien Beuparlant
 (OPERATOR)

and consent to the above premises being used as a Short-Term Rental in compliance with City of Victoria Bylaws.

I, the undersigned, confirm as the business owner(s)/operators(s) that the above noted information is true and will comply with ALL relevant provisions of the [Short-Term Rental Regulation Bylaw No. 18-036](#) and all other applicable City Bylaws.

Owner's name: Jean Sebastien Beuparlant

Owner's signature: _____ Date: 2023-09-15

Owner's name: Lydia Laflamme

Owner's signature: _____ Date: 2023-09-14

Owner's name: _____

Owner's signature: _____ Date: _____

If there is more than one registered owner, all owners are required to sign the Owner Consent Form.



Legislative and Regulatory Services Department
 Bylaw and Licensing Services Division
 1 Centennial Square
 Victoria, BC V8W 1P6

str@victoria.ca
victoria.ca/str

2023 Strata Council Consent Form Short-Term Rental

This is to certify that I _____, as Strata Council Executive Member
 (STRATA COUNCIL EXECUTIVE MEMBER; MUST NOT BE SAME AS OPERATOR)
 for _____ have read the Short-Term Rental Business Licence Application Form
 (ADDRESS)
 submitted by _____. I can confirm that our Strata has no bylaws prohibiting the above
 (OPERATOR)
 address from operating as a Short-Term Rental in compliance with City of Victoria Bylaws.

I, the undersigned, confirm as the business owner(s)/operators(s) that the above noted information is true and will comply with ALL relevant provisions of the [Short-Term Rental Regulation Bylaw No. 18-036](#) and all other applicable City Bylaws.

Operator's name: _____

Operator's signature: _____ Date: _____

Strata council executive member's name: _____

Strata council executive member's signature: _____ Date: _____



Legislative and Regulatory Services Department
 Bylaw and Licensing Services Division
 1 Centennial Square
 Victoria, BC V8W 1P6

str@victoria.ca
victoria.ca/str

2023 Short-Term Rental Business Licence – Important Information

Completion of this application does not guarantee approval. Approved licences will be issued **only** upon receipt of payment of the Short-Term Rental Business Licence fee. Operating a Short-Term Rental without a valid licence is an offence for which penalties are prescribed. A person found guilty of an **offence** under this Bylaw is subject to a fine of not less than \$250 and not more than \$500 for every instance that an offence occurs or each day that it continues (*Short-Term Rental Regulation Bylaw No. 18-036; Sec. 8*).

Licences are effective from January 16 to January 15 of the following year, are non-transferable and the licence fee(s) paid are non-refundable. Short-Term Rental Business Licenses must be re-applied for at the start of each calendar year and must include up-to-date supporting documentation.

Please see website for:

[Short-Term Rental Regulation Bylaw No.18-036](#)

[Schedule D – Home Occupations; Zoning Regulation Bylaw No. 80-159](#)

Privacy Notification: This information is being collected for the purpose of determining the Operator’s eligibility for a Short-Term Rental Business Licence in the City of Victoria pursuant to its Bylaw(s). In providing this information, you have consented to its use for the above-described purpose and declare that all the information provided herein is correct. This information may be shared with applicable City of Victoria departments and related agencies for the purpose of required inspections and approval of this licence application. The legislated authority to collect your personal information is Section 26 (c) of the *Freedom of Information and Protection of Privacy Act* and Section 3 (2) of the *Short-Term Rental Regulation Bylaw*. If you wish to obtain further information regarding the collection of your personal information, please contact the Information Access and Privacy Analyst Archives and Records Management, 1 Centennial Square, Victoria, BC V8W 1P6 250.361.0347 or email foi@victoria.ca.

Declaration:

I, the undersigned, confirm as the business owner(s)/operators(s) that the above noted information is true and will comply with ALL relevant provisions of the *Short-Term Rental Regulation Bylaw No. 18-036* and all other applicable City Bylaws. Further, failure to meet these obligations may result in the business licence being suspended or reported to City Council for possible revocation. **I understand I cannot commence business until such time as a Short-Term Rental Business Licence has been approved, paid in full, and issued.**

Operator’s name (Individual completing form): Jean Sebastien Beauparlant

Operator’s signature: _____ Date signed: September 15, 2023

Licence # (office use only)

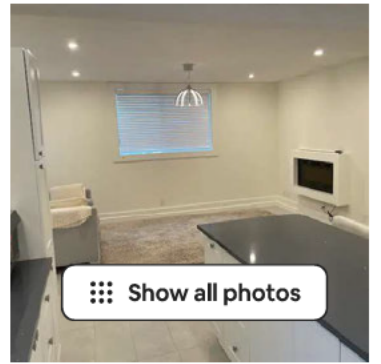
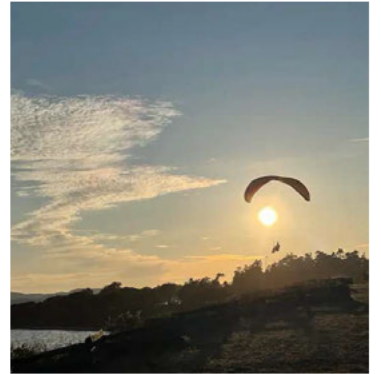
Date Stamp (office use only)

Appendix I

Rockland House Basement floor

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

[Share](#) [Save](#)



Show all photos

Place to stay in a home hosted by Jean-Sébastien



2 guests · 1 bedroom · 1 bed · 1 private bath



Jean-Sébastien is a Superhost

Superhosts are experienced, highly rated Hosts.



Park for free

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



Free cancellation before 3:00 p.m. on November 7

Welcome to the house basement floor.

Explore the beauty of Victoria's gardens starting with the Governor's next door. Come home to relax in an private floor all to yourself with kitchen and living room. Walking distance from the ocean, Cook street village and downtown area....

[Show more >](#)

What this place offers

- Kitchen
- Wifi
- Dedicated workspace
- Free parking on premises
- Washer
- Free dryer - In unit
- Air conditioning
- Bathtub
- Carbon monoxide alarm

~~\$150 CAD~~ \$120 CAD
night

CHECK-IN 11-08-2023	CHECKOUT 11-09-2023
GUESTS 1 guest ▼	

Reserve

You won't be charged yet

\$150 CAD x 1 night	\$150 CAD
<u>Special offer</u>	-\$30 CAD
<u>Airbnb service fee</u>	\$18 CAD
<u>Taxes</u>	\$21 CAD
Total	\$159 CAD

Special offer: save \$30 CAD. This Host is offering a deal on their first 3 bookings.



[Report this listing](#)

Show all 21 amenities

1 night in Victoria

Nov. 8, 2023 - Nov. 9, 2023

November 2023							December 2023				
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th
			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									

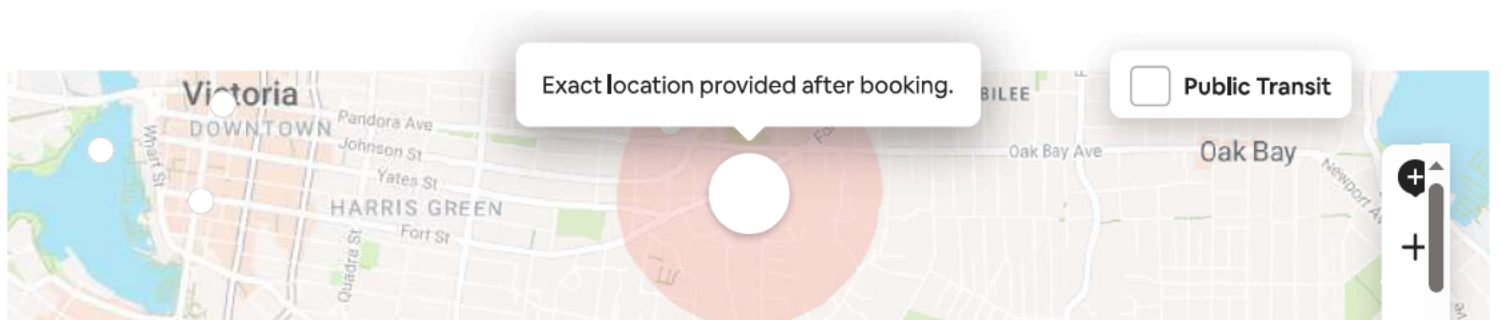
No reviews (yet)

This host has 9 reviews for other places to stay. [Show other reviews](#)



Where you'll be

Victoria, British Columbia, Canada





Hosted by Jean-Sébastien

Joined in August 2014

★ 9 Reviews

✔ Identity verified

🏆 Superhost

Jean-Sébastien is a Superhost

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

Response rate: 100%

Response time: within an hour

Contact host

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



Things to know

House rules

2 guests maximum

[Show more >](#)

Safety & property

Carbon monoxide alarm not reported

Smoke alarm

[Show more >](#)

Cancellation policy

Free cancellation before 3:00 p.m. on Nov. 7.

Review the Host's full cancellation policy, which applies even if you cancel for illness or disruptions caused by COVID-19.

[Show more >](#)

Airbnb

Support

Help Centre

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighbourhood concern

Hosting

Airbnb your home

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb

Newsroom

New features

Careers

Investors

Gift cards

Airbnb.org emergency stays

 English (CA) \$ CAD

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Legislative and Regulatory Services Department
Bylaw and Licensing Services Division
1 Centennial Square
Victoria, BC V8W 1P6

str@victoria.ca
victoria.ca/str

2024 Short-Term Rental Business Licence Application

Important Notice:

There are new provincial laws that may affect your future eligibility to operate a short-term rental. If at some point you become ineligible to operate a short-term rental as a result of provincial legislation, you will not be reimbursed or receive a discount on your 2024 licence fee.

This application must be completed in full and submitted with all required supporting documents. You can submit your completed package by email to str@victoria.ca, or mail it to the above address.

Any submissions that do not meet the requirements above will result in having to reapply. Owner and Strata Consent must be provided by signing pages 4 and 5 of the application.

All related documentation and information are available at victoria.ca/str. For information or assistance completing this form, please contact Bylaw and Licensing Services at 250.361.0215 or email str@victoria.ca.

*Short-Term Rental Address (APARTMENT / UNIT # / STREET ADDRESS)

Address: 1468 Rockland

Postal code: V8S1W1

*Applicant Information (WHO THE LICENCE IS ISSUED TO)

An application can be submitted by an owner, tenant or management company of a property. Please select one of the following options:

Sole Proprietor's name: (If you plan to operate the business on your own, either under your own name or a business name):

Jean Sebastien Beuparlant

FIRST NAME, LAST NAME

Partnership name(s): (If you plan to operate the business with one or more partners):

(1) FIRST NAME, LAST NAME

(2) FIRST NAME, LAST NAME

Limited/Incorporated company name: (If you plan to operate the business as a separate legal entity, separate from yourself and your personal assets):

BUSINESS NAME

Limited/Incorporation Information: (if selected above)

Incorporation number: _____

Have you included documents of Incorporation and Notice of Articles?

Yes

No. I authorize the City of Victoria to obtain the documents of Incorporation and Notice of Articles and acknowledge that a \$30 fee plus applicable taxes will be charged by the City of Victoria for this service [*Administrative Fees Bylaw No. 04-40*]. Please note, documents must be provided with submission. Any documents provided historically will not be considered.



***Applicant Contact:**

Phone number: _____ Email: _____

Mailing address (the address where the applicant receives mail, including the physical licence):

- Same address as short-term rental property
- Other: _____

***Licence Type**

- Non-Principal Residence
- Principal Residence

Select all business plans that apply:

- Offering whole home, while you are away
- Offering up to two bedrooms with shared living spaces, while you are home.

If 'Principal Residence' is selected, please attach two items of identification that prove this is your principal residence. One piece must be a valid and current government-issued ID which states your address (e.g., driver's licence, BC Services Card). The second piece of ID can be a current utility bill that states the billing period, service address and mailing address.

***Designated Responsible Person**

(If managed by an agency, the designated responsible person can be a representative from this agency.)

When an operator is not available, the designated responsible person serves as the primary contact for the short-term rental (a person who, at all times that the short-term rental is operated, has access to the premises and has the authority to make decisions in relation to the premises and the rental agreement). The responsible person must be able to attend the short-term rental premises within two hours of being requested to do so.

Relationship to Operator: Person of Trust

Name: Tessa Cleveland Email: _____

Address: 1468A Rockland Phone number: _____

- The above Designated Responsible Person has consented to the use of their contact information.

***Business Plan / Advertisement**

Host Name (the profile and or name used to offer the short-term rental): Jean Sebastien Beuparlant

Relationship to applicant(if not the same person): _____

Do you have another person, property manager or service company that participates in your short-term rental business?(this may include but not limited to advertisement, management of bookings and communications with guests)

- No, only the individual(s) declared as the applicant will participate in the business
- Yes

If yes, please complete the information below (including page 3)

Select all that apply:

- Property manager / property management company
- Family member
- Cleaning service
- Other _____



Property Manager / Property Management Company

Name of management company: _____

Name of property manager or main contact: _____

Phone Number: _____ Email: _____

Business Address: _____

Issuing municipality: _____ Licence number: _____

If the issuing municipality is not the City of Victoria, is it:

Inter-municipal

Inter-community

Cleaning Service / Other Business

Name of management company: _____

Name of property manager or main contact: _____

Phone Number: _____ Email: _____

Business Address: _____

Issuing municipality: _____ Licence number: _____

If the issuing municipality is not the City of Victoria, is it:

Inter-municipal

Inter-community

Family Member

Name of individual: _____

Relationship to applicant: _____

Phone Number: _____ Email: _____

Address: _____



Legislative and Regulatory Services Department
 Bylaw and Licensing Services Division
 1 Centennial Square
 Victoria, BC V8W 1P6

str@victoria.ca
victoria.ca/str

2024 Owner Consent Form Short-Term Rental

***If there is more than one registered owner, all owners are required to sign the Owner Consent Form.**

This is to certify that I Jean Sebastien Beuparlant, as the legal owner of
(OWNER)
1468 Rockland have read the
(UNIT/STREET ADDRESS)
 Short-Term Rental Business Licence (address) Application Form submitted by Jean Sebastien Beuparlant
(APPLICANT)

and consent to the above premises being used as a Short-Term Rental in compliance with City of Victoria Bylaws.

I, the undersigned, confirm as the business owner(s)/operators(s) that the above noted information is true and will comply with ALL relevant provisions of the [Short-Term Rental Regulation Bylaw No. 18-036](#) and all other applicable City Bylaws.

Owner's name: Jean Sebastien Beuparlant

Owner's signature: _____ Date: December, 16 2023

Owner's name: Lydia Laflamme

Owner's signature: _____ Date: December 18, 2023

Owner's name: _____

Owner's signature: _____ Date: _____

If your application is received more than 60 days after consent is given above, it is not considered valid consent.



Legislative and Regulatory Services Department
 Bylaw and Licensing Services Division
 1 Centennial Square
 Victoria, BC V8W 1P6

str@victoria.ca
victoria.ca/str

2024 Strata Council Consent Form Short-Term Rental

***Is this property part of a strata?** Yes No If yes, please complete the information below.

This is to certify that I _____, as Strata Council Executive Member
(STRATA COUNCIL EXECUTIVE MEMBER; MUST NOT BE SAME AS APPLICANT)

for _____ have read the Short-Term Rental Business Licence Application Form
(UNIT AND STREET ADDRESS)

submitted by _____. I can confirm that our Strata has no bylaws prohibiting the above
(APPLICANT)

address from operating as a Short-Term Rental in compliance with City of Victoria Bylaws.

I, the undersigned, confirm as the business owner(s)/operators(s)/licencee(s) that the above noted information is true and will comply with all relevant provisions of the [Short-Term Rental Regulation Bylaw No. 18-036](#) and all other applicable City Bylaws.

Applicant's name(s): _____

Applicant's signature(s): 1. _____ Date: _____

(if applicable) 2. _____ Date: _____

Strata council executive member's name: _____

Strata council executive member's phone number: _____

Strata council executive member's email: _____

Strata council executive member's signature: _____ Date: _____

If your application is received more than 60 days after consent is given above, it is not considered valid consent.



Legislative and Regulatory Services Department
 Bylaw and Licensing Services Division
 1 Centennial Square
 Victoria, BC V8W 1P6

str@victoria.ca
victoria.ca/str

2024 Short-Term Rental Business Licence – Important Information

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[Short-Term Rental Regulation Bylaw No.18-036](#)

[Schedule D – Home Occupations; Zoning Regulation Bylaw No. 80-159](#)

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***Declaration:**

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Applicants’s name(s) (printed): Jean Sebastien Beauparlant

Applicant’s signature(s): 1. _____ Date signed: December 16, 2023

(if applicable) 2. _____ Date signed: _____, 20 _____

Date Stamp (office use only)

Appendix K

Inspection: 1468 Rockland Avenue (images 1-36) and 1468A Rockland Avenue, Legal Secondary Suite (images 37-51)

Images 1 – 4: exterior of 1468 Rockland Avenue







Image 5: front door ('A' on floor plan)



Image 6-7: water closet ('B' on floor plan)



Image 8: living room ('C' on floor plan)



Images 9-10: kitchen ('D' on floor plan)



Images 11-12: 'STR Bedroom 1' ('E' on floor plan)





Images 13-15: STR bedroom 1 ensuite and walk in closet ('F' on floor plan)





Image 16: office/bedroom 2 ('G' on floor plan)



Image 17: office /bedroom 3 ('H' on floor plan)



Images 18-19: main floor full bathroom ('1' on floor plan)



Images 20 -28: upper floor bedroom and ensuite ('J' in floor plan)











Images 29- 31: lower level, primary bedroom ('K' on floor plan)







Image 32 – lower level hall, doors (left to right) to legal secondary suite, bathroom and laundry ('L' on floor plan)



Images 33-34: lower level bathroom ('M' on floor plan)





Image 35: lower-level laundry room ('N' on floor plan)



Image 36: View into 1468A Rockland Avenue ('O' in floor plan)

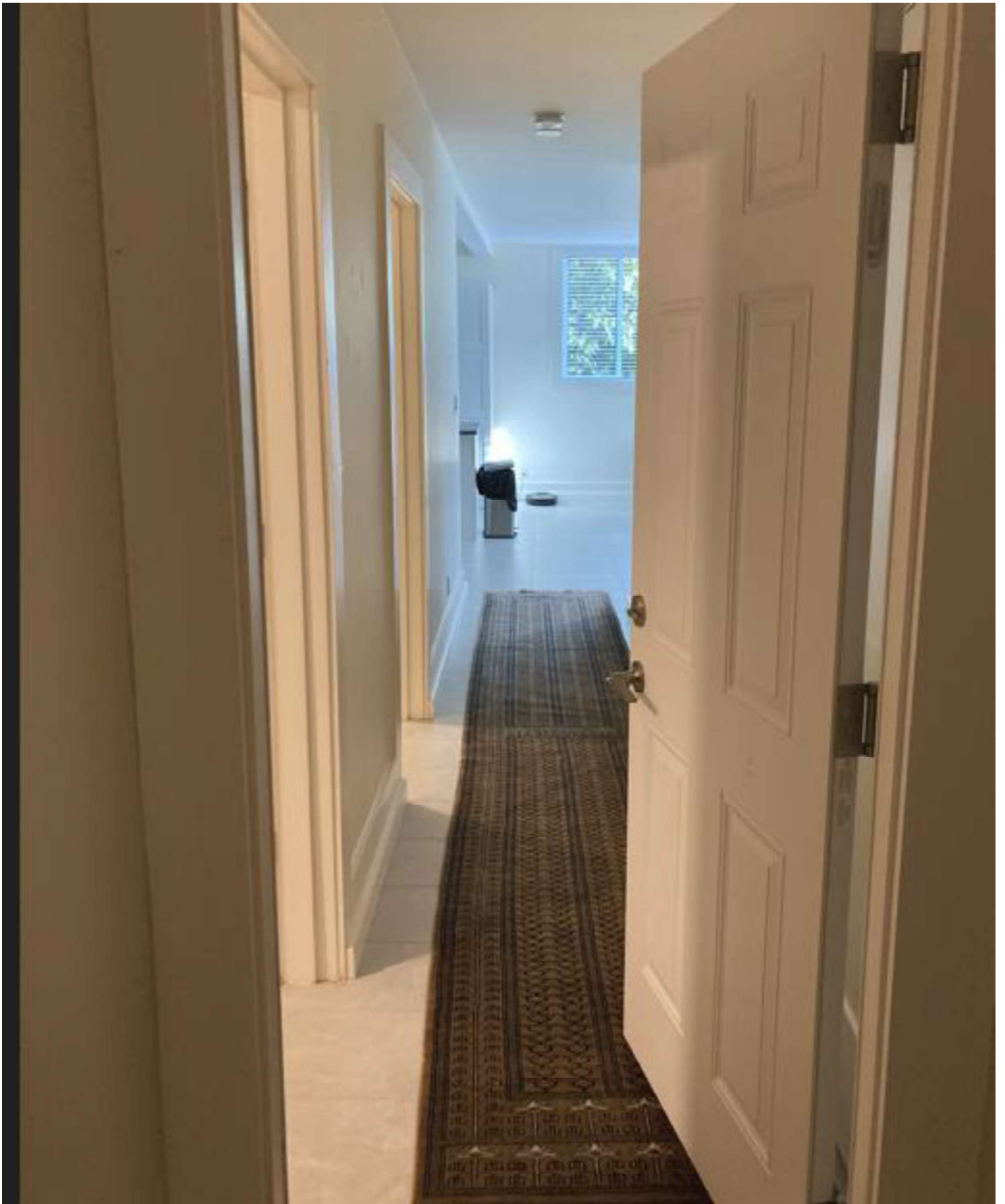


Image 37-39:1468A Rockland Ave – Legal Secondary Suite, exterior ('P' on floor plan)







Image 40: entrance/exit to exterior, 1468A Rockland Avenue ('Q' on floor plan)



Images 41-42: kitchen, 1468A Rockland Avenue ('R' in floor plan)





Images 43-44: living room, 1468A Rockland Ave ('S' on floor plan)



Image 45: laundry room, 1468A Rockland Ave ('T' on floor plan)



Images 46-48: bedroom 2, 1468A Rockland Avenue ('U' on floor plan)





Image 49: Door to main dwelling, view into 1468 Rockland Avenue ('W' in floor plan)



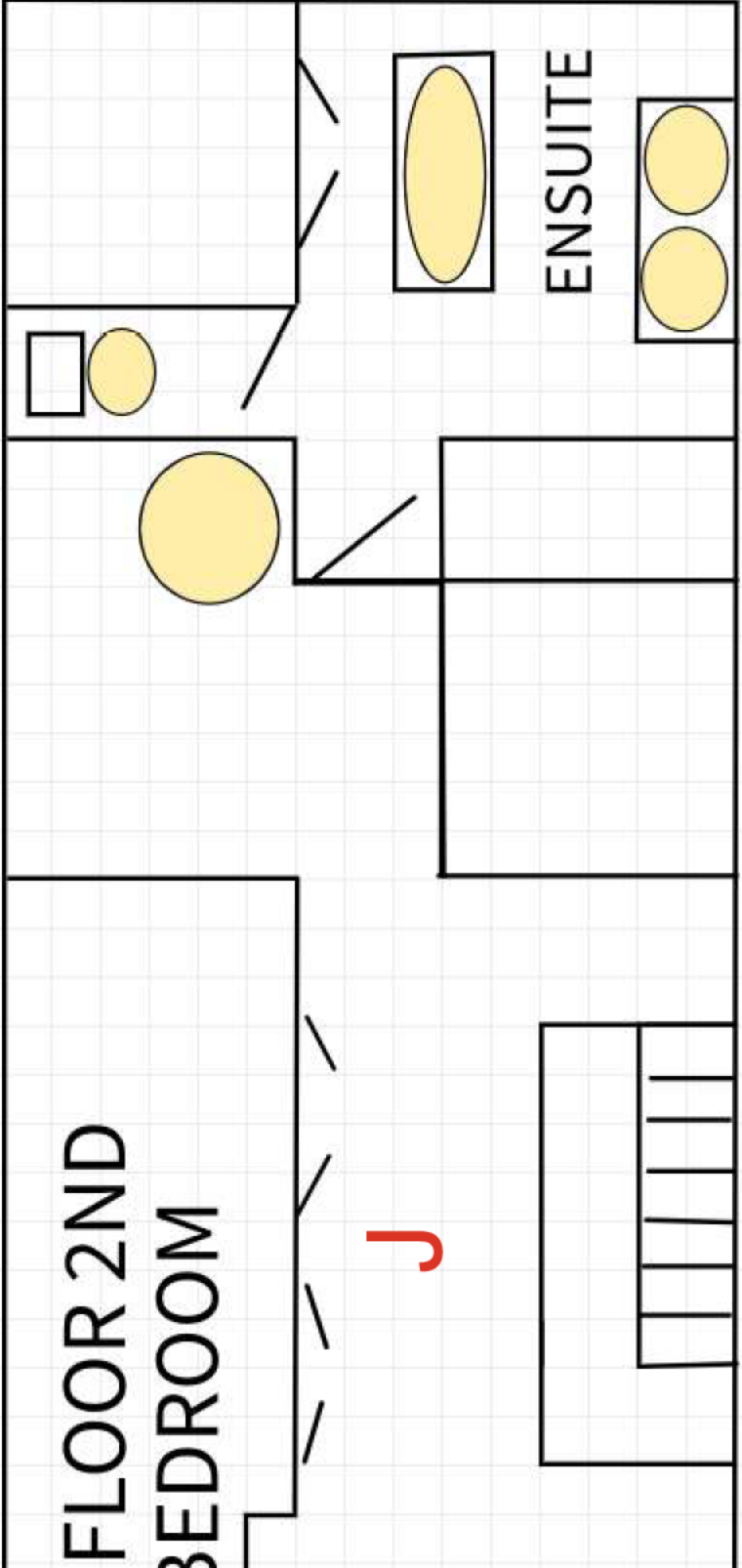
Image 50: bedroom 1, 1468A Rockland Avenue ('V' on floor plan)



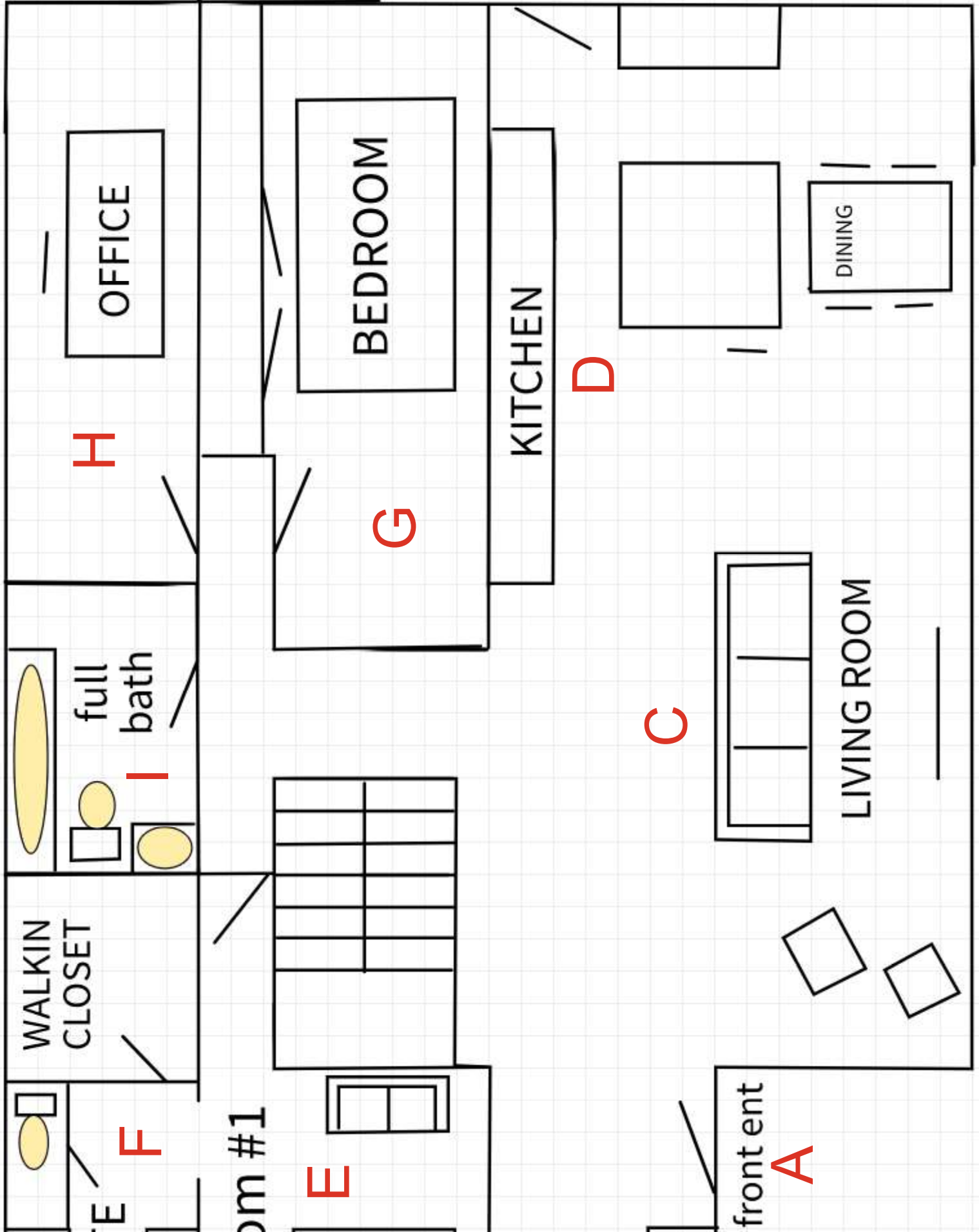
Image 51: full bathroom, 1468 Rockland Ave ('X' on floor plan)



1468 Rockland Ave

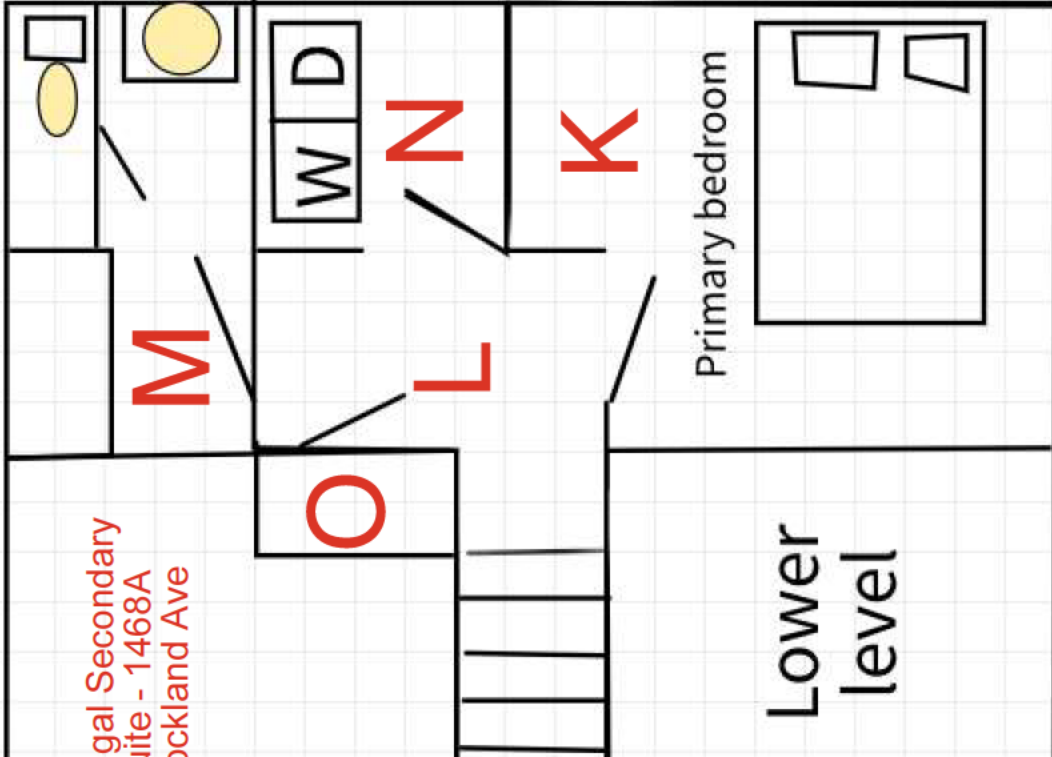


1468 R



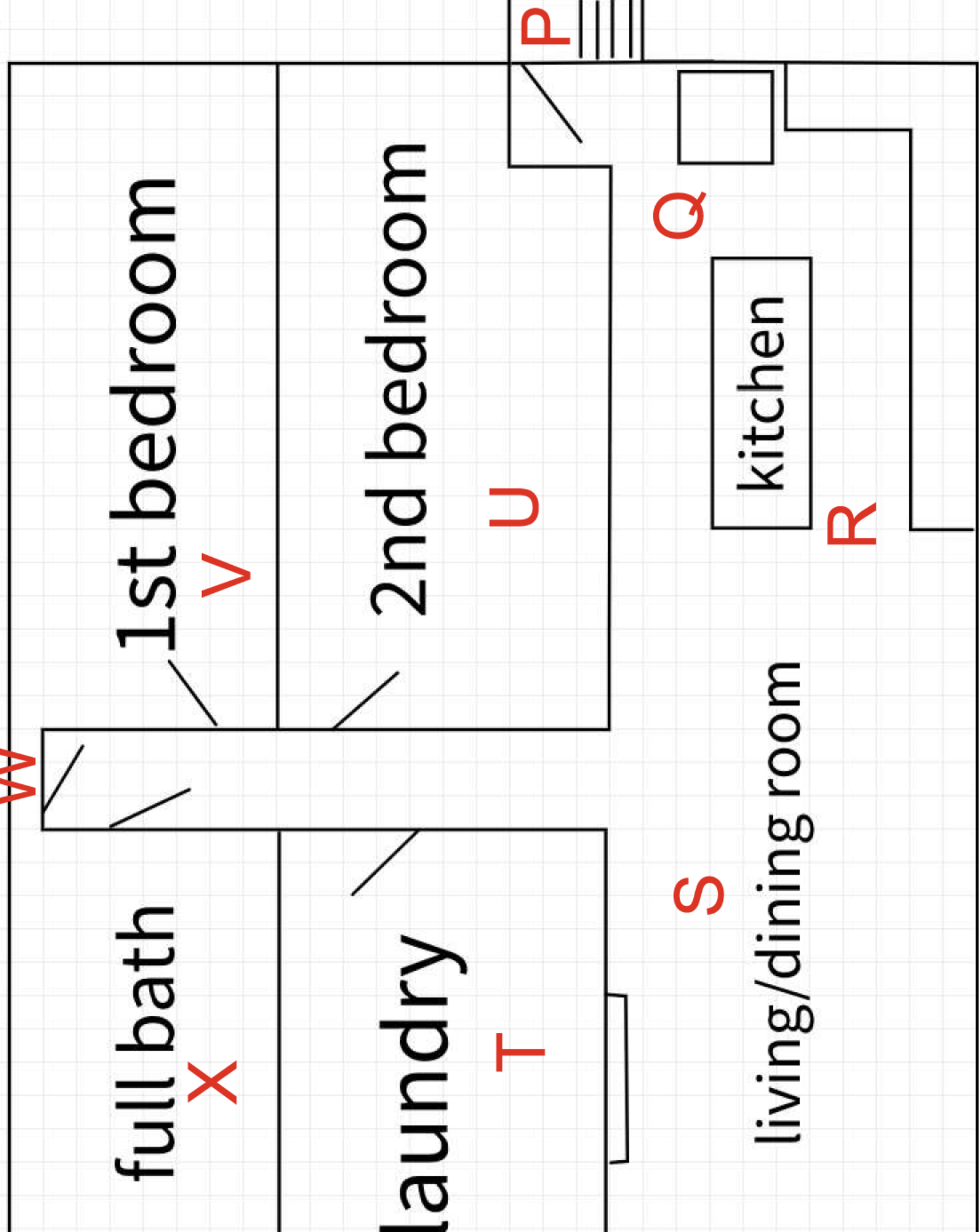
Gal Secondary
Suite - 1468A
Rockland Ave

1468 Rockland Avenue - Lower Level



Lower
level

Primary bedroom



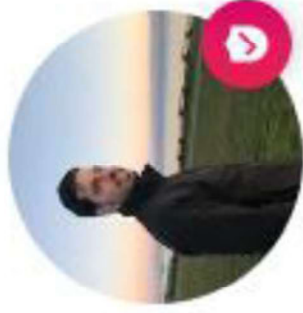
Legal Secondary Suite - 1468A Rockland Ave

Appendix N

Review - Airbnb Listings for 1468 Rockland Avenue and 1468A Rockland Avenue

1. Jean-Sebastien Airbnb Host Profile – Lives in Montreal, Canada

Meet your Host



**Jean-
Sébastien**
Superhost

15

Reviews

4.8 ★

Rating

1

Year hosting

 Lives in Montreal, Canada

[Show more >](#)

2. Review from Gail in September 2023 for 1 bedroom listings at 1468 Rockland Ave.

'... Easy self check in.... Other guests were in private rooms but we didn't them in the few days we stayed....'

Photos Amenities Reviews Location

2 reviews

Average rating will appear after 3 reviews

Wondeosen
Calgary, Canada

★★★★★ - September 2023 · Stayed a few nights
Loved the stay

Gail
Kelowna, Canada

★★★★★ - September 2023 · Stayed a few nights
It was our first time booking this type of rental space. Was a bit hesitant that we would feel awkward. Not so. We were pleasantly surprised. When we arrived at Jeans beautiful home we were pleased at how well kept the outside of the home was. Nice big yard. Driveway park space. Easy self check in. The inside spaces are impressive. The large modern magazine kitchen, dining & living room spaces felt very welcoming. Our private room space was new, bright & located at the whole top floor of the house. Our own private huge bathroom was impressive, I really enjoyed getting ready in this bright space with its large vaulted ceiling & skylights. Other guests were there in private rooms but we didn't see them nor hear them in the few days we stayed, so for us it felt very private in a beautiful large home. Really appreciated Jean making an exception to his no pet policy, accepting our quiet, well behaved, tiny senior dog. Great value for this space. We will definitely be staying again.

Most recent

Check availability

https://www.airbnb.ca/rooms/919022316872006181/reviews?source_impression_id=p3_1708641568_oZ1K2L7pwVLDvMe8&scroll_to_review=9726...
BC Assessment - In... CRD Regional Map Short-Term Rentals... CORP SEARCH BYL - Bylaw Services... STR DATABASE schedule-d Short-Term Rental...

3. Review from Claire in September 2023 for 1 bedroom listings at 1468 Rockland Ave.

'The doorknob to our unit... We also couldn't find a trash can in our bedroom or bathroom for our unit...Anything that required more immediate attention, we were able to reach out to Jean Sebastien and he responded quickly...'

https://www.airbnb.ca/rooms/917568230028921138/reviews?source_impression_id=p3_1721661078_P38BUlqzN3ir6wpz

BC Assessment - In... CRD Regional Map Short-Term Rentals... CORP SEARCH BYL - Bylaw Service... STR DATABASE schedule-d Short-Term Rental... PM TRACKER.xlsx Internal Plan Search... STR Presentation Fo...

Add dates for prices

11 reviews

Search reviews

Most recent

Overall rating

5
4
3
2
1

Cleanliness 4.7

Accuracy 4.8

Check-in 4.8

Communication 5.0

Location 4.9

Value 4.8

Claire
Friendswood, Texas

★★★★★ - September 2023 - Stayed a few nights
We had a lovely stay at Jean-Sebastien's place! The neighborhood is nice and his place is walking distance from a bus route that goes into downtown. My jaw dropped when I stepped into the house—it's gorgeous, modern, and our room had a huge bathroom and walk-in closet. We ran into some minor issues during our stay. The "doorknob" to our unit was attached via command strip (it seemed like it was a coat hanger being used as a door handle), so it would come off in your hand when you would close the door as you were leaving the unit; we were able to reattach it whenever this happened. We also couldn't find a trash can in the bedroom or bathroom for our unit; there are trash cans throughout the rest of the house, just not in the unit we stayed in. Anything that required more immediate attention, we were able to reach out to Jean-Sebastien and he responded quickly. Overall, the location and the house itself made up for any minor issues we ran into. We would definitely stay here again!

Wondeosen
Calgary, Canada

★★★★★ - September 2023 - Stayed about a week
A nice stay I had in Victoria

Alula
Burnaby, Canada

4. Review from Lauren in May 2024 for 1468A Rockland Ave, legal secondary suite.

‘I was in town working at the jubilee for a month and had an awesome stay in the basement suite.... Jean Sebastien was super responsive... unfortunately the people renting above me were waking up earlier than me each morning and would wake me up from walking around/pulling chairs on the floor.’

The screenshot shows a web browser window displaying a hotel listing page. The URL is https://www.airbnb.ca/rooms/1011840819183851213/reviews?source_impression_id=p3_1721681454_p3Csj081aj44eYK&scroll_to_review=1162536528677251032. The page features a navigation bar with tabs for Photos, Amenities, Reviews, and Location. A prominent red button labeled "Check availability" is visible. The main content area displays a review section for "2 reviews". The first review is from Lauren, dated May 2024, with a rating of "No rating yet" and a note that the average rating will appear after 3 reviews. The second review is from Drew, dated December 2023, with a 5-star rating and the text "Great stay!". The review text for Lauren is: "I was in town working at the jubilee for a month and had an awesome stay in the basement suite! It was very spacious and had large windows that let in lots of light. The location in Rockland was super central to downtown/work and was perfect for biking. Jean Sebastien was super responsive. There were a few items I needed for the kitchen and for cleaning during my month stay and he was quick to get me what I needed. The only downside to this suite would be the poor noise insulation from the upstairs. Unfortunately the people renting above me were waking up earlier than me each morning and would wake me up from walking around/pulling chairs on the floor. Overall the suite and location outweighed the noise issues. I would recommend this space to fellow travel nurses!". The review text for Drew is: "Stayed with a partner in December 2023. Great stay!". The page also includes a search bar for reviews and a "Check availability" button.

Appendix O

AIRBNB 2024 Calendar 1468 Rockland Avenue, Whole home – 5 Bedroom and 4.5 Bathrooms

Captured February 16, 2024:

Entire home in Victoria, Canada
10 guests · 5 bedrooms · 5 beds · 4.5 baths
★ New

Hosted by Jean-Sébastien
Superhost · 7 months hosting

Jean-Sébastien is a Superhost
Superhosts are experienced, highly rated hosts.

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

This stylish place to stay is perfect for group trips.

What this place offers

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

Select dates
Add your travel dates for exact pricing

February 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		

March 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

11:49 AM 2024-02-16

Entire home in Victoria, Canada
10 guests · 5 bedrooms · 5 beds · 4.5 baths
★ New

Hosted by Jean-Sébastien
Superhost · 7 months hosting

Jean-Sébastien is a Superhost
Superhosts are experienced, highly rated hosts.

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

This stylish place to stay is perfect for group trips.

What this place offers

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

Select dates
Add your travel dates for exact pricing

April 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				

May 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	

11:50 AM 2024-02-16

https://www.airbnb.ca/rooms/1091505426271390809?guests=1&adults=1&children=0&unique_share_id=695786bc-233f-4878-b418-4fcc3aa4ec14&source_impression_id=p3_1708112722_geAAUje...



Entire home in Victoria, Canada
10 guests · 5 bedrooms · 5 beds · 4.5 baths

★ New

Hosted by Jean-Sébastien
Superhost · 7 months hosting

Jean-Sébastien is a Superhost
Superhosts are experienced, highly rated Hosts.

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

This stylish place to stay is perfect for group trips.

What this place offers

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

Add dates for prices


Select dates
Add your travel dates for exact pricing

CHECK-IN Add date CHECK-OUT Add date

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

Clear dates Close

https://www.airbnb.ca/rooms/1091505426271390809?guests=1&adults=1&children=0&unique_share_id=695786bc-233f-4878-b418-4fcc3aa4ec14&source_impression_id=p3_1708112722_geAAUje...



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Select dates
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CHECK-IN Add date CHECK-OUT Add date

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

Clear dates Close

https://www.airbnb.ca/rooms/1091505426271390809?guests=1&adults=1&s=67&unique_share_id=695786bc-233f-4878-8418-4fcc3aa4ec14&source_impression_id=p3_1708112722_geAAUje...



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Select dates
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CHECK-IN Add date CHECK-OUT Add date

October 2024							November 2024						
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

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- Indoor fireplace

11:50 AM 2024-02-16

https://www.airbnb.ca/rooms/1091505426271390809?guests=1&adults=1&s=67&unique_share_id=695786bc-233f-4878-8418-4fcc3aa4ec14&source_impression_id=p3_1708112722_geAAUje...



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Add dates for prices

Select dates
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CHECK-IN Add date CHECK-OUT Add date

December 2024							January 2025						
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	31	

Clear dates Close

What this place offers

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- Carbon monoxide alarm
- Wifi
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- Washer
- Indoor fireplace

11:51 AM 2024-02-16

Captured July 5, 2024

Entire home in Victoria, Canada
10 guests · 5 bedrooms · 5 beds · 4.5 baths
★ No reviews yet

Hosted by Jean-Sébastien
Superhost · 1 year hosting

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Park for free
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Welcome to the Rockland house. Explore the beauty of Victoria's the Governor's mansion and garden next door. Come home to an open space marble kitchen and living room. To fit your private large ensuite and personal patio facing the garden. Perfectly located famous Oak bay street and Cook Street village in the historical F

What this place offers

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Add dates for prices

Select dates
Add your travel dates for exact pricing

CHECK-IN Add date CHECKOUT Add date

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

Clear dates Close

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★ No reviews yet

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Select dates
Add your travel dates for exact pricing

CHECK-IN Add date CHECKOUT Add date

September 2024							October 2024							
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	5
8	9	10	11	12	13	14	6	7	8	9	10	11	12	
15	16	17	18	19	20	21	13	14	15	16	17	18	19	
22	23	24	25	26	27	28	20	21	22	23	24	25	26	
29	30						27	28	29	30	31			

Clear dates Close

Entire home in Victoria, Canada

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★ No reviews yet









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Superhost · 1 year hosting

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Add dates for prices

Select dates

Add your travel dates for exact pricing


CHECK-IN **CHECK-OUT**
Add date Add date

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

Clear dates Close

Social Media Review

1. LinkedIn: Jean-Sebastien Beauparlant, resides in Montreal, Canada



The header image features a circular profile picture of Jean-Sébastien Beauparlant on the left. The background is a dark blue dashboard with various financial charts, including line graphs and bar charts, with white and light blue data points.

Jean-Sébastien Beauparlant
Analytics & Investment Manager at PSP Investments
Montreal, Quebec, Canada
566 followers · 500+ connections

[See your mutual connections](#)

[Join to view profile](#)

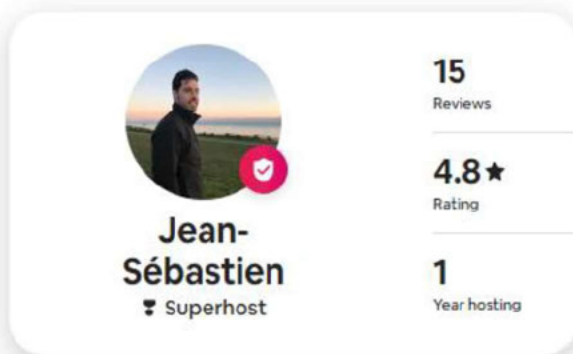
PSP Investments
HEC Montréal

About

Experienced Consulting Specialist with a demonstrated history of working in the financial industry. Skilled in Financial Modeling using Python, R, SQL, Power BI, Matlab. Strong consulting professional with a Master's degree focused in Financial Engineering from HEC Montréal.

2. Airbnb Host Profile: Jean-Sebastien Beauparlant, resides in Montreal, Canada

Meet your Host



The card features a circular profile picture of Jean-Sébastien on the left, with a red heart icon overlaid. To the right of the photo, the text displays his statistics: 15 Reviews, a 4.8 star Rating, and 1 Year hosting. Below the photo, his name 'Jean-Sébastien' is written in bold, followed by the Superhost badge.

15
Reviews

4.8★
Rating

1
Year hosting

Jean-Sébastien
Superhost



 Lives in Montreal, Canada

[Show more >](#)

3. Facebook: Jean-Sebastien Beuparlant, resides in Montreal, Canada

https://www.facebook.com/jeansebastien.sebstyle/about?locale=fr_CA

Schedule (Sharepoi... VicMap Bylaws | Victoria BYL - Bylaw Service... Internal Plan Search... Tobacco & Vapour... Clean Air Bylaw | CRD



Jean-Sébastien Beuparlant Add friend Envoyer un message

Posts À Propos de... Amis Photos Vidéos Visites More

À Propos de...

- Site d'entreprise**
- Emploi et scolarité
- Lieux de résidence
- Informations générales et coordonnées
- Famille et relations
- Détails sur Jean-Sébastien
- Événements marquants

- Aucun lieu de travail à afficher
- No schools to show
- Habite à **Montreal, Quebec**
- De **Montreal, Quebec**
- Aucune information sur la relation à afficher

Amis

4. RocketReach: Jean-Sébastien Beauparlant, resides in Montreal, Canada

RocketReach Log In Sign Up

Jean-Sébastien Beauparlant Email
Manager, Natural Resources @ PSP Investments

[View Jean-Sébastien's Email \(It's Free\)](#) 5 free lookups per month. No credit card required.

JEAN-SÉBASTIEN BEAUPARLANT'S LOCATION
Montreal, QC, CA



JEAN-SÉBASTIEN BEAUPARLANT'S WORK
Manager, Natural Resources @ PSP Investments
Senior Financial Engineer @ BCI
Derivatives Analyst @ BCI
[see more](#)

JEAN-SÉBASTIEN BEAUPARLANT'S EDUCATION
HEC Montréal
Master's degree (Financial Engineering)
2014 - 2016
Université de Montréal
Bachelor's degree (Mathematics)
2009 - 2012

JEAN-SÉBASTIEN BEAUPARLANT'S SKILLS
Financial Analysis
Financial Modeling
Risk Management
[see more](#)

5°C Light rain 3:55 PM 2024-02-27



5. LinkedIn: Lydia Laflamme, resides in Quebec, Canada



Lydia Laflamme
Étudiante en science politique (Université Laval)
Québec, Quebec, Canada
117 followers · 110 connections

See your mutual connections

[Join to view profile](#)

 CLESSN
 Université Laval

Activity



Très heureux, fier et privilégié de vous annoncer que je suis l'un des 5 boursiers-stagiaires de la Fondation Jean-Charles-Bonenfant pour l'année...

Liked by Lydia Laflamme



J'ai le plaisir de commencer un post-doctorat à Columbia University avec Andrew Gelman et Robert Shapiro portant