

April 1, 2024

Bylaw & Licensing Services
Legislative & Regulatory Services Department
City of Victoria
1 Centennial Square, Victoria BC V8W 1P8

Re: 3150 Balfour Ave – Letter of Appeal

I received your letter dated March 12, 2024 regarding the decision to decline my renewal application for a 2024 short-term rental license application for the property located at 3150 Balfour Avenue. I am writing this letter to appeal the decision made by the City of Victoria.

As per your letter dated March 12, 2024, the reason for my application being denied is due to the proposed space as my principal dwelling unit and that I am operating beyond the occasional use exception as a home occupation. I can confirm that the property located at 3150 Balfour Ave is my primary residence.

At the time of the inspection performed by Lauren Carr on February 6, 2024, I was asked about my vacations and time away from my primary residence for the year of 2024. I had difficulties answering as I was unsure of what exact schedule and vacations would look like for the entire year at that point in time. Since then and due to personal reasons, I have now shifted my lifestyle to ensure my work and personal time are located within the South Island. My partner and designated responsible person, Mandy Doxtator, is also present and available.

To rectify additional issues noted by your team, I have recently hired a contractor to remove the bar area (including sink, counter, cabinets, dishwasher and fridge) from my personal space located on the bottom floor. I have also now secured my personal space with locking deadbolts, as Lauren Carr mentioned that it is a great idea to keep personal space(s) secured. Please see attached to this letter the updated property plans and updated pictures of the changes to my personal space. As well, I have updated the advertisement reflecting the specific areas within and on the property which guests have access to.

As recommended by your team, I have consulted with the City of Victoria Building Permit Department. This department requested changes be made to the property located at 3150 Balfour Ave which included the following:

- Building permit to be pulled to update property drawings and plumbing permit

- Increase the size of the main water line from the street to the house
- Complete electrical safety survey of all electrical work completed on the house
- Complete plumbing survey of all plumbing work completed on the house

The building permit is currently in process and I'm working with the Building Permit Department to satisfy their inquiries. The main water line was completed at the end of 2023, which resulted in excess costs due to excavation and plumbing fees, but I was unable to obtain an inspection until March 2024 due to the significant winter disasters that plumbing companies were dealing with. All electrical in the house has been inspected and passed based on current Canadian electrical codes. The plumbing permit will have to be pulled once the building permit is in motion, according to the plumbing inspector. I have paid for all the appropriate permits that have been pulled and completed at this time.

When I spoke with Lauren Carr (inspector), I told her that I have used AirBNB and VRBO in the past and met with great hosts. I always love to show my friends and family that visit Victoria of its beauty and Westcoast lifestyle. I have passed on all my knowledge and local insight to any guests that I host. Victoria has just so many beautiful features and hidden treasures that everyone should enjoy when they come to visit. Tourism is Victoria's largest income revenue so it's amazing to meet with new and returning guests in our amazing city.

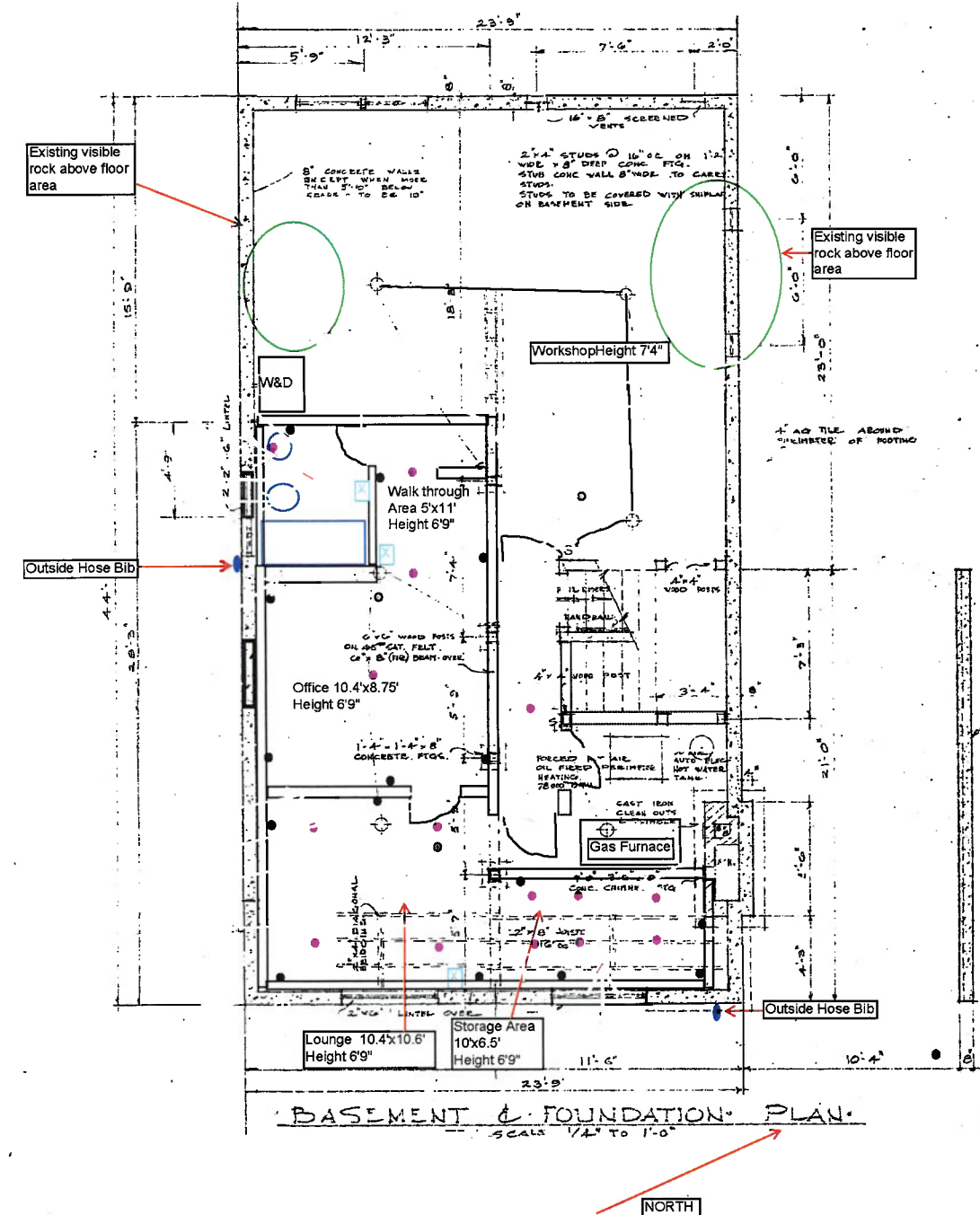
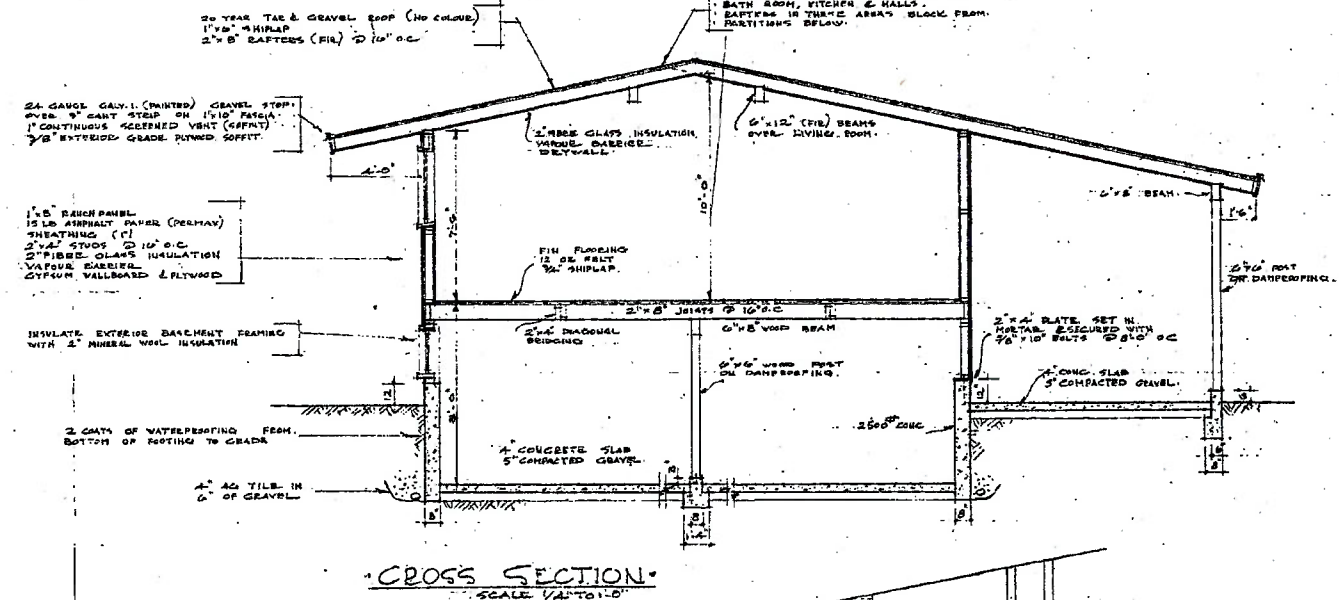
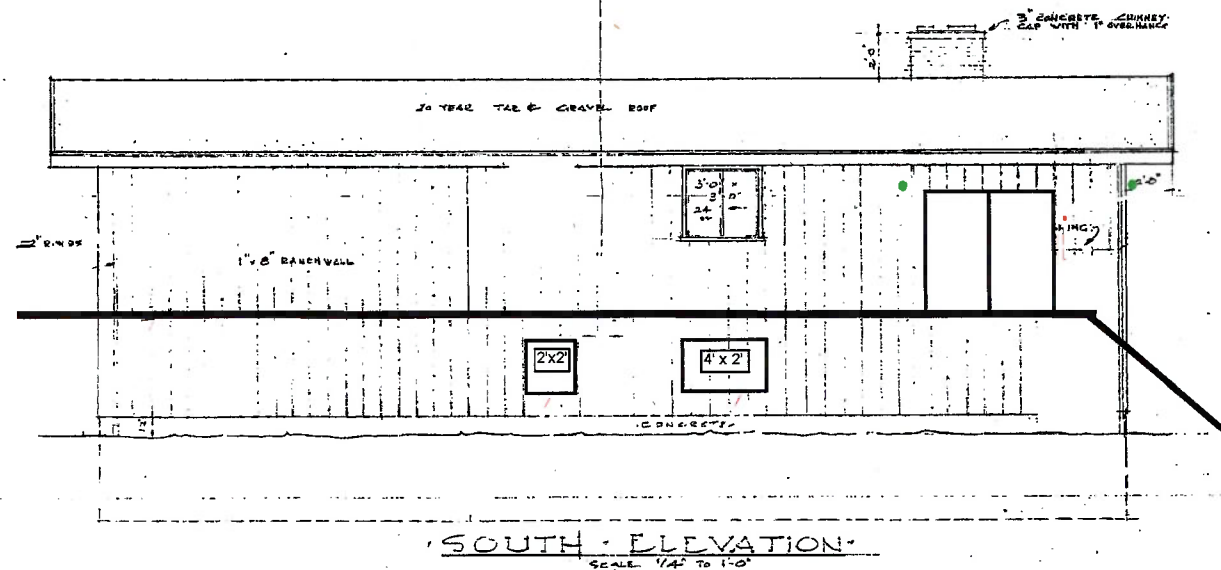
I trust that I have now met all the requirements to obtain a 2024 short-term rental license for the property located at 3150 Balfour Ave and formally request a review of the original decision to decline my application.

If you have any questions or further concerns, I am available to discuss them with you and can be reached via phone or email

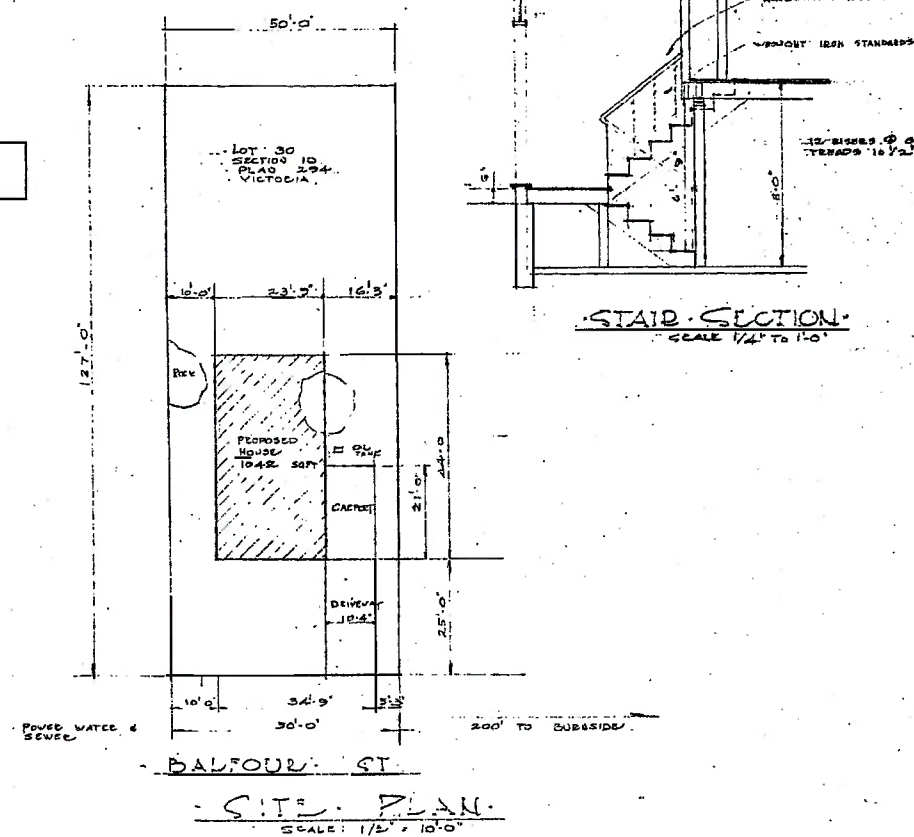
I look forward to hearing from your team.

Kind Regards,

Bryan Dobinson



- Electrical Detail: Electric heater device. All electric heater devices are controlled with a separate thermostat at the entrance beside door where the light switches are located
- Electrical Detail: Electrical Plug
- Electrical Detail: Interior ceiling light
- Electrical Detail: Exterior Wall mounted light
- Electrical Detail: Smoke Detector



PROPOSED HOUSE

FOR

MR. D. QUINN - OWNER

3150 Balfour Ave Victoria B.C.
 Lot 30, Block 1, Plan VIP924, Section 10,
 Victoria Land District PID: 005-468-701

SCALE: AS NOTED
 OCT. 1959

DRAWN: ANNE MCGEE

