



**SPECIAL COUNCIL MEETING MINUTES
(BUSINESS LICENCE HEARING)**

MARCH 8, 2022

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, March 8, 2022, at 9:31 am, in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Business Licence Hearing to consider the decision of the Chief Licence Inspector to suspend the Business Licence issued to Daniel Piecuch and Sheena Graham (the “Licencees”), for a short-term rental accommodation at 1351 East 19th Avenue, Vancouver, British Columbia (the “Premises”). This Council meeting was convened by electronic means as authorized under the Part 14 of the Procedure By-law.

PRESENT: Councillor Christine Boyle, Chair
Councillor Melissa De Genova
Councillor Michael Wiebe

CITY CLERK’S OFFICE: Kirsty Colquhoun, Meeting Coordinator
Tina Hildebrandt, Meeting Coordinator

WELCOME

The Chair acknowledged we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh People. We thank them for having cared for this land and look forward to working with them in partnership as we continue to build this great city together.

The Chair also recognized the immense contributions of the City of Vancouver’s staff who work hard every day to help make our city an incredible place to live, work, and play.

**1. Suspension of Business Licence No. 21-158773 (Short Term Rental)
1351 East 19th Avenue, Vancouver, BC**

The Business Licence Hearing Panel had before it for consideration an Evidence Brief, prepared by the City of Vancouver’s Legal Department, which contained the following material (*on file in the City Clerk’s Office*) and the evidence of witnesses:

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Tab	Description	Date
1	Notice of Hearing	23 Feb 2022
2	2021 Business Licence for STR	

3	Order to provide access to property for inspection	20 Aug 2021
4	Inspection Report	27 Sep 2021
5	Notice of Licence Suspension	7 Oct 2021
6	Intention to Appeal, Short Term Rental Licence Suspension	18 Oct 2021
7	Screen shot of Airbnb listing	18 Oct 2021
8	Host Compliance Screenshot	28 Jan 2022
9	Licence By-Law No. 4450, section 25.1	

Iain Dixon, Assistant Director – Regulatory Litigation, Legal Services, was present on behalf of the City of Vancouver. Daniel Piecuch and Sheena Graham, the Licencees, were present on their own behalf.

Mr. Dixon provided opening remarks, reviewed relevant legislation as set out in sections 275 and 277 of the *Vancouver Charter*, and section 25.1(4) of *Licence By-law No. 4450*, to consider the suspension of the Short Term Rental Business license of Licensees Daniel Piecuch and Sheena Graham.

In support of the allegations set out in the evidence brief, Mr. Dixon called Koji Miyaji, Assistant Director, Community Standards, Development, Buildings and Licencing, as a witness.

Mr. Dixon, along with the Panel, directed questions to Mr. Miyaji who, for clarity, provided reasons why the Licencees would no longer qualify for a business licence due to having an illegal suite and lack of permitting.

The Licencees also directed questions to Mr. Miyaji.

Daniel Piecuch and Sheena Graham, the Licencees, provided opening remarks and reviewed the reasons for starting a short term rental. The Licencees provided a detailed summary of the steps they took to follow procedure and communicate with the City.

The Licencees responded to questions from the Panel.

Mr. Dixon provided closing submissions based on the evidence and reviewed the reasons for the business licence suspension.

The Licencees provided closing comments.

PANEL MEMBERS DISCUSSION

MOVED by Councillor De Genova
SECONDED by Councillor Wiebe

THAT the Business Licence Hearing Panel uphold the decision of the Chief License Inspector to suspend the 2021 business licence (“Business Licence”) issued to Daniel Piecuch and Sheena Graham (the “Licencees”) for a short-term rental accommodation

at 1351 E 19th Avenue, Vancouver, BC, on the basis that the property in question is not currently eligible for Short Term Rental (STR) under the City of Vancouver's License By-law No. 4450;

FURTHER THAT, if brought into compliance there is no reason 1351 E 19th Avenue, Vancouver, BC, would not be eligible for a Short Term Rental (STR) under the City of Vancouver's License By-law No.4450

CARRIED UNANIMOUSLY (Vote No. 08176)

ADJOURNMENT

MOVED by Councillor Wiebe
SECONDED by Councillor De Genova

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Business Licence Hearing Panel adjourned at 11:12 am.

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