



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

JUNE 15, 2022

A Special Meeting of the Council of the City of Vancouver was held on Wednesday, June 15, 2022, at 6:05 pm, in the Council Chamber, Third Floor, City Hall, for the purpose of convening a Business Licence Hearing to determine whether a 2022 Business Licence should be issued to Adam Rentz (the “Applicant”), for a short-term rental accommodation located at 3429 West 32nd Avenue (the “Premises”). This Special Council meeting was convened by electronic means as authorized by Part 14 of the *Procedure By-law* and the *Vancouver Charter*.

PRESENT: Councillor Rebecca Bligh, Chair
Councillor Sarah Kirby-Yung
Councillor Michael Wiebe

CITY CLERK’S OFFICE: 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.

**1. Business Licence Application 22-204219 (Short Term Rental)
3429 W 32nd Avenue**

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:

INDEX

Tab	Description	Date	Page
1	Notice of Hearing	1 Jun 2022	3
2	Case Summary and Timeline		5
3	Property documents <ul style="list-style-type: none">• Title Search Report• Address Relationship and CSG Information Report• Tax Attribute Report		7 8 9
4	Licence Application Verification Notice	12 Mar 2022	11
5	Emails re supporting documents for Licence Application		

Tab	Description	Date	Page
	<ul style="list-style-type: none"> Email from Applicant providing documentation Email from property owner Fatima Charania granting permission to Applicant for STR at 3429 W 32nd Email re documents submitted by Applicant and operational summary Email chain between Applicant, City and Fatima Charania 	31 May 2022 31 Mar 2022 9 Apr 2022 12 Apr 2022	15 20 22 29
6	Property Use Inspection documents <ul style="list-style-type: none"> Order to provide access for property inspection Inspection findings Inspection photos 	5 Jan 2022 7 Mar 2022 7 Mar 2022	36 38 39
7	Letter of Non-Support	27 Apr 2022	50
8	Email from Applicant appealing Non-Support	10 May 2022	52
9	Host Compliance Data	2 Jun 2022	54
Prior Enforcement			
10	Supporting documents <ul style="list-style-type: none"> BC Driver's Licence of Fatima Charania Shaw bill BC Hydro bill Shaw bill 	1 May 2019 23 Jul 2021 19 Oct 2021 23 Nov 2021	56
11	STR Complaint	20 Oct 2021	63
12	Audit Notification letter	10 Nov 2021	64
13	ICBC Address Search for Fatima Charania	29 Nov 2021	67
14	Correspondence: <ul style="list-style-type: none"> Email chain between Fatima Charania and City re business licence 21-232506 Email between Fatima Charania and City re renewing STR business licence Email from City staff confirming closure of business licence 22-172748 at 3429 W 32nd 	3 Dec 2021 10 Jan 2022 11 Mar 2022	68 76 79
Applicable By-law(s)			
15	Licence By-Law No. 4450, section 25.1		80

Robert LeBlanc, City Prosecutor, Legal Services, was present on behalf of the City of Vancouver. Adam Rentz, the Applicant, was present on their own behalf.

Mr. LeBlanc provided opening remarks and reviewed relevant legislation as set out in section 275 of the *Vancouver Charter* and sections 4(4) and 25.1(3) of *Licence By-law No. 4450*.

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

Mr. LeBlanc directed questions to Mr. Miyaji.

The Applicant provided opening remarks in defence of the allegations submitted by the witness.

The Applicant responded to questions from the Panel and Mr. LeBlanc.

Mr. LeBlanc provided closing submissions based on the evidence.

PANEL MEMBERS DISCUSSION

MOVED by Councillor Kirby-Yung

SECONDED by Councillor Wiebe

THAT the Business Licence Hearing Panel refuse to issue a 2022 Business Licence to Adam Rentz (the "Applicant"), for a short-term rental accommodation located at 3429 West 32nd Avenue, Vancouver, BC (the "Premises), on the basis that:

- the Applicant has failed to satisfy requirements related to proof of residence or provided sufficient or appropriate documentation to credibly prove the above-noted address is their primary residence.

CARRIED UNANIMOUSLY (Vote No. 08512)

ADJOURNMENT

MOVED by Councillor Wiebe

SECONDED by Councillor Kirby-Yung

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Business Licence Hearing Panel adjourned at 7:15 pm.

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