



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

**NOVEMBER 23, 2022**

A Special Meeting of the Council of the City of Vancouver was held on Wednesday, November 23, 2022, at 6:02 pm, 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 (“Business Licence”) issued to Puneet Kochar (the “Licencee”), for a short-term rental accommodation at 802 - 183 Keefer Place (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 Adriane Carr, Chair  
Councillor Pete Fry  
Councillor Lenny Zhou

**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 22-157207 (Short Term Rental)  
802 – 183 Keefer Place**

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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Robert LeBlanc, Lawyer, Legal Services, was present on behalf of the City of Vancouver. Puneet Kochar, the Licencee, was present on her own behalf.

Mr. LeBlanc provided opening remarks and reviewed relevant legislation as set out in section 275 of the *Vancouver Charter* and section 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, along with Panel members, directed questions to Mr. Miyaji.

The Licencee directed questions to Mr. Miyaji.

The Licencee provided opening remarks in defense of the allegations and responded to questions from Panel members.

Mr. LeBlanc provided closing submissions

The Licencee provided closing submissions.

## **PANEL MEMBERS DISCUSSION**

MOVED by Councillor Fry  
SECONDED by Councillor Zhou

THAT the Business Licence Hearing Panel suspend the 2022 Business Licence issued to Puneet Kochar (the "Licencee") for a short-term rental accommodation at 802 - 183 Keefer Place (the "Premises"), on the basis that:

- the unit is not the primary residence of the Licencee as evidenced by the investigation of the Premises and the listings; and
- additionally, the Licencee's advertisement of an unlicensed long-term rental accommodation in response to their short-term license suspension.

CARRIED UNANIMOUSLY (Vote No. 08888)

## **ADJOURNMENT**

MOVED by Councillor Zhou  
SECONDED by Councillor Fry

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Business Licence Hearing Panel adjourned at 8:28 pm.

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