



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

MARCH 1, 2023

A Special Meeting of the Council of the City of Vancouver was held on Wednesday, March 1, 2023, at 6:03 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 cancel the business licence (“Business Licence”) issued to Chi Wah (Shirley) Pang (the “Licencee”) for business premises located at 1397 West 41st 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 Mike Klassen, Chair
Councillor Lisa Dominato
Councillor Pete Fry

CITY CLERK’S OFFICE: Lesley Matthews, Acting Deputy City Clerk
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 No. 23-163309 - Cancellation (Short-term Rental)
1397 West 41st 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:

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3	Business Licence #23-163309	20 Dec 2022	6

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4	Property documents <ul style="list-style-type: none"> • Title Search Report • Property Report • Tax Attribute Report 		7 8 9
5	Airbnb listing <ul style="list-style-type: none"> • Screenshot of listing • Applicant's Profile 		11 16
6	Letter from City re premises being occupied as rooming house	9 Sep 2020	21
7	Development and Building Permit DB-2022-03143	14 Sep 2022	24
8	Licence Information Verification Notice	12 Dec 2022	27
9	Documents received for Licence Verification <ul style="list-style-type: none"> • BC driver's licence • Listing photos • City of Vancouver 2023 Advance Property Tax Notice • Operational Summary 		30 31 37 38
10	Letter of Business Licence Cancellation	5 Jan 2023	39
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12	Host Compliance Screenshots - VRBO		45
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The Business Licence Hearing Panel also had before it for consideration the following additional evidence:

- 1397 W 41 Ave visitation notes from KM (*on file in the City Clerk's Office*).

Robert LeBlanc, Litigation Counsel, Legal Services, was present on behalf of the City of Vancouver. Chi Wah (Shirley) Pang, 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 sections 4(3), 25.1(1) and 30(1) of the City of Vancouver's *Licence By-law No. 4450*.

In support of the allegations set out in the above-noted evidence, 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 the witness.

The Licencee provided opening remarks and responded to the allegations submitted by the witness.

The Licencee responded to questions from the Panel.

Mr. LeBlanc provided closing submissions based on the evidence and reviewed the reasons for the business licence cancellation.

The Licencee provided closing submissions.

PANEL MEMBERS DISCUSSION

MOVED by Councillor Dominato

SECONDED by Councillor Fry

THAT the Business Licence Hearing Panel cancel the 2023 Business Licence issued to Chi Wah (Shirley) Pang (the "Licencee") for a short-term rental accommodation at 1397 West 41st Avenue (the "Premises"), on the basis that:

- section 25.1(1) of the City of Vancouver's *Licence By-law No. 4450* was breached repeatedly; Short Term Rentals took place without a Business Licence;
- the Licencee pleaded guilty in Provincial Court for breaching By-law 4450; and
- the Licencee appears to be operating a rooming house without a Business Licence and the home has multiple unresolved life/safety issues.

CARRIED UNANIMOUSLY (Vote No. 09066)

ADJOURNMENT

MOVED by Councillor Fry

SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Business Licence Hearing Panel adjourned at 8:03 pm.

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