



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

JANUARY 31, 2024

A Special Meeting of the Council of the City of Vancouver was held on Wednesday, January 31, 2024, at 9:30 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 2023 business licence (“Business Licence”) issued to Julee Kaye (the “Licencee”) and to refer the Licencee to Council to decide if it should be upheld, overturned, or have conditions attached to the Business Licence. 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 Christine Boyle, Chair
Councillor Mike Klassen
Councillor Peter Meiszner

CITY CLERK’S OFFICE: Cassia Nasralla, 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. 4107 W 13th Avenue: Business Licence 23-157001 (Short Term Rental)

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 material identified in the index table below (*on file in the City Clerk’s Office*) and the evidence of witnesses.

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The Business Licence Hearing Panel also had before it for consideration the following additional evidence:

Tab	Description	Date	Page
1	Letter from Acting City Clerk enclosing Notice of Hearing	9 Jan 2024	1
2	Timeline of events	undated	4
3	Business Licence #23-163309	11 Dec 2022	6

4	Floor Plan of basement suite of 4107 W 13 th Avenue	Undated	7
5	Emailed Complaint re: 4107 W 13 th Avenue (redacted)	10 Aug 2023	8
6	Audit Notification Letter	25 Aug 2023	11
7	Email thread between City and Licencee	25 Aug – 25 Sep 2023	14
8	Audit Documents received from Licencee by mail (redacted)		21
9	Airbnb booking calendar: Sept 2022 to Aug 2023	27 Sep 2023	27
10	Property Use Inspection Findings	12 Dec 2023	35
11	Photos taken at Inspection	12 Dec 2023	36
12	Letter of Business Licence Cancellation	21 Dec 2023	54
13	Email thread between City and Licencee, including Appeal of Business Licence Cancellation	25 Aug – 29 Dec 2023	56
14	Airbnb Host Compliance Listing Screenshot		68
15	Airbnb Host Compliance Listing Data		72
16	Licence By-Law No. 4450, section 25.1		75

Robert LeBlanc, Litigation Counsel, Legal Services, was present on behalf of the City of Vancouver. Julee Kaye, 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 Sarah Hicks, Chief Licence Inspector, 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 Meiszner
SECONDED by Councillor Klassen

THAT the Business Licence Hearing Panel suspend the 2023 Business Licence issued to Julee Kaye (the "Licencee"), Business Licence 23-157001 (Short Term Rental), for business premises located at 4107 W 13th Avenue, Vancouver, on the basis that short-term rental premises is not the principal residence unit of the Licencee, contrary to section 25.1(3) of the City of Vancouver's Licence By-law No. 4450.

CARRIED UNANIMOUSLY (Vote No. 04107)

ADJOURNMENT

MOVED by Councillor Klassen
SECONDED by Councillor Meiszner

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Business Licence Hearing Panel adjourned at 11:07 am.

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