



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

OCTOBER 10, 2024

A Special Meeting of the Council of the City of Vancouver was held on Thursday, October 10, 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 not support the issuance of a 2024 business licence to Kevin Wong and Jacqueline Fong for a short term rental accommodation located at 2749 E 8th Avenue. 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 Brian Montague, Chair
Councillor Adriane Carr
Councillor Mike Klassen

CITY CLERK'S OFFICE: David Yim, 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 No. 23-157974 (Short Term Rental)
2749 E 8th 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 identified in the index table below (*on file in the City Clerk's Office*) and the evidence of witnesses.

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Tab	Description	Page
1	Letter from City Clerk enclosing Notice of Hearing	1
2	Timeline of events	4
3	Property information	6

4	2022 <ul style="list-style-type: none"> • 2022 Business Licence 22-201865 • Licence Information Verification Notice dated March 16, 2022 • Applicants' Response to Verification Notice • Email thread between Appellants and City staff from March 16, 2022 to August 3, 2022 	9 10 14 20
5	2023 <ul style="list-style-type: none"> • 2023 Business Licence 23-157974 • Audit Notification letter dated August 16, 2023 • Audit documents submitted by Applicants • Email thread between City and Applicant between December 13, 2023 and January 31, 2024 	26 27 30 47
6	2024 <ul style="list-style-type: none"> • Screenshot of AirBnB listing of unlicensed STR taken on January 29, 2024 • Property Inspection photos taken March 26, 2024 • Email from City requesting calendar bookings, sent May 1, 2024 • Email from City re Audit Meeting • STR Licence Audit Meeting Script & Notes from June 7, 2024 meeting • Post-audit email from City staff requesting calendar bookings • Notice of Licence Suspension dated June 18, 2024 	61 69 92 94 97 108 110
7	Post-suspension <ul style="list-style-type: none"> • Notice of Intent to Appeal dated June 19, 2024 • Warning letter dated August 7, 2024 • Screenshot of AirBnB listing taken on September 26, 2024 	112 114 116
8	<i>Licence By-Law No. 4450, section 28.1</i>	124

Robert LeBlanc, Litigation Counsel, Legal Services, was present on behalf of the City of Vancouver. Kevin Wong and Jacqueline Fong, the Licencees, were present to represent themselves.

Mr. LeBlanc provided opening remarks and reviewed relevant legislation as set out in section 277 of the *Vancouver Charter* and sections 4(12) 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 for the City of Vancouver.

Mr. LeBlanc, along with the panel member, directed questions to the City of Vancouver's witness. Mr. Wong also posed questions to the witness.

Mr. Wong provided opening remarks and responded to the allegations submitted by the witness.

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

Mr. Wong provided closing submissions.

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The Committee recessed at 10:46 am and reconvened at 10:51 am.

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PANEL MEMBERS DISCUSSION

MOVED by Councillor Klassen
SECONDED by Councillor Carr

THAT the Business Licence Hearing Panel uphold the decision of the Chief License Inspector to not support the issuance of the Business Licence to the Licencees for a short-term rental accommodation located at 2749 E 8th Avenue, on the basis of the totality of the evidence provided to the panel for this hearing.

CARRIED (Vote No.10254)

ADJOURNMENT

MOVED by Councillor Carr
SECONDED by Councillor Klassen

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Business Licence Hearing Panel adjourned at 10:46 am.

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