



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

**NOVEMBER 19, 2024**

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, November 19, 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 refuse the issuance of a 2024 business licence to Uira L'Amour for a short term rental accommodation located at 703-188 Keefer Place and to consider the decision of the Chief Licence Inspector to suspend the 2024 business licence issued to Aygul Sharipova for a short-term rental accommodation at 903-180 E 2<sup>nd</sup> 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 Peter Meiszner, Chair  
Councillor Pete Fry  
Councillor Brian Montague

**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. 24-215651 (Short Term Rental)  
703-188 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 identified in the index table below (*on file in the City Clerk's Office*) and the evidence of witnesses.

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16	<i>Licence By-Law No. 4450</i> , section 28.1	294

Iain Dixon, Litigation Counsel, Legal Services, was present on behalf of the City of Vancouver. Jeremy Shragge, Lawyer, Shields Harney Law Corporation, represented Mr. Amour, the applicant.

Mr. Dixon 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. Dixon called Sarah Hicks, Chief Licence Inspector, as a witness for the City of Vancouver.

Mr. Dixon, along with the panel member, directed questions to the City of Vancouver’s witness. Mr. Shragge also posed questions to the witness.

Mr. Shragge provided opening remarks and responded to the allegations submitted by the City of Vancouver’s witness.

Mr. Dixon provided closing submissions based on the evidence and reviewed the reasons for the refusal of the business licence application.

Mr. Shragge provided closing submissions.

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*The Committee recessed at 10:18 am and reconvened at 10:23 am.*

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## PANEL MEMBERS DISCUSSION

MOVED by Councillor Fry  
SECONDED by Councillor Montague

THAT the Business Licence Hearing Panel uphold the decision of the Chief License Inspector to refuse the issuance of the Business Licence to the Licencees for a short-term rental accommodation located at 703-188 Keefer Place, on the basis that: the City has determined that in consideration of the totality of information, including past violations and history.

CARRIED (Vote No.10330)  
(Councillor Montague Opposed)

## 2. Business Licence Application No. 24-159069 (Short Term Rental) 903-180 E 2<sup>nd</sup> 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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5	2024 Business Licence 24-159069 issued to Appellant	25
6	Audit <ul style="list-style-type: none"><li>• Audit Notification Letter</li><li>• Email exchange between City STR staff and Appellant</li><li>• Documents submitted in response to Audit notice</li></ul>	26

7	Suspension <ul style="list-style-type: none"><li>• Letter of Suspension</li></ul>	107
8	Appeal <ul style="list-style-type: none"><li>• Notice of Intent to Appeal dated October 7, 2024</li><li>• Documents submitted with Appeal notice</li><li>• Email exchange between City STR staff and Appellant</li></ul>	109
9	<i>Licence By-Law No. 4450</i> , section 28.1	133

Iain Dixon, Litigation Counsel, Legal Services, was present on behalf of the City of Vancouver. Aygul Sharipova, the applicant, represented herself.

Mr. Dixon 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. Dixon called Sarah Hicks, Chief Licence Inspector, as a witness for the City of Vancouver.

Mr. Dixon, along with the panel member, directed questions to the City of Vancouver's witness. Ms. Sharipova also posed questions to the witness.

Ms. Sharipova provided opening remarks and responded to the allegations submitted by the City of Vancouver's witness.

Mr. Dixon provided closing submissions based on the evidence and reviewed the reasons for the refusal of the business licence application.

Ms. Sharipova provided closing submissions.

## **PANEL MEMBERS DISCUSSION**

MOVED by Councillor Fry  
SECONDED by Councillor Montague

THAT the Business Licence Hearing Panel uphold the decision of the Chief License Inspector to suspend the Business Licence to the Licensee for a short-term rental accommodation located at 903-180 E 2nd Avenue, on the basis that: the licensee is unable to provide strata council authorization, per requirements under 28.1 (7) of Business License By-law No. 4450.

CARRIED (Vote No.10331)  
(Councillor Montague opposed)

## **ADJOURNMENT**

MOVED by Councillor Montague

SECONDED by Councillor Fry

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Business Licence Hearing Panel adjourned at 11:41 am.

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