



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

JANUARY 28, 2025

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, January 28, 2025, at 9:37 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 2024 business licence (“Business Licence”) issued to Safana Jetha (the “Licencee”) for business premises located at 3470 Prince Edward Street, Vancouver, British Columbia (the “Premises”). This Special Council meeting was convened in person and via electronic means as authorized by Part 14 of the *Procedure By-law* and the *Vancouver Charter*.

PRESENT: Councillor Rebecca Bligh, Chair
Councillor Peter Meiszner
Councillor Pete Fry

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. Business Licence No. 24-159505 (Short Term Rental)
3470 Prince Edward Street**

The Business Licence Hearing Panel had before it for consideration an Evidence Brief, prepared by the City of Vancouver’s Legal Services Department, which contained the following material (*on file in the City Clerk’s Office*) and the evidence of witnesses:

Tab	Description	Page
1.	Letter from City Clerk enclosing Notice of Hearing	1
2.	Timeline of events	4
3.	Property Report	5
4.	Short Term Rental Operator details	7
5.	Audit <ul style="list-style-type: none">• Audit Notification Letter• Audit documents• Booking Calendar for June 2023-December 2024	9

6.	May 22, 2024 Property Inspection <ul style="list-style-type: none">• Notes• Photographs of property	32
7.	June 6, 2024 STR Licence Audit Meeting <ul style="list-style-type: none">• Notes• Post-Meeting Questionnaire• Post Meeting Documents	59
8.	Suspension <ul style="list-style-type: none">• Letter of Suspension• Letter from counsel for the Licencee• Email thread: Suspension upheld post-meeting	95
9.	<i>Licence By-Law No. 4450, section 28.1</i>	212

Robert LeBlanc, Litigation Counsel, Legal Services, was present on behalf of the City of Vancouver. Safana Jetha, the Licencee, was present and accompanied by Arash Ehteshami, Lawyer at Bright Law, the Licencee's Counsel.

Mr. LeBlanc provided opening remarks and reviewed relevant legislation as set out in section 275 of the *Vancouver Charter* and section 28.1 of *Licence By-law No. 4450*.

In support of the allegations set out in the evidence brief, Mr. LeBlanc called Sarah Hicks, Chief Licence Inspector as a witness for the City of Vancouver.

Mr. LeBlanc along with Panel members directed questions to the City's witness.

The Licencee's Counsel also directed questions to the City's witness.

The Licencee's Counsel provided opening remarks and responded to the allegations submitted by the City's witness.

The Licencee's Counsel called the following witnesses:

- Safana Jetha, the Licencee
- Imran Hirani, spouse of the Licencee

Safana Jetha and Imran Hirani responded to questions from Mr. LeBlanc.

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

The Licencee's Counsel provided closing submissions.

PANEL MEMBERS DISCUSSION

MOVED by Councillor Fry
SECONDED by Councillor Meiszner

THAT the Business Licence Hearing Panel uphold the decision of the Chief Licence Inspector to suspend the 2024 business licence ("Business Licence") issued to Safana Jetha (the "Licencee") on the basis that the evidence presented does not establish the property at 3470 Prince Edward Street as a Principal Residence, as defined by the City as the usual dwelling unit where an individual lives, makes their home and conducts their daily affairs, and is a condition of their short term rental business licence.

CARRIED UNANIMOUSLY (Vote No. 10489)

ADJOURNMENT

MOVED by Councillor Fry
SECONDED by Councillor Meiszner

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Business Licence Hearing Panel adjourned at 11:10 am.

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