



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

**MARCH 5, 2025**

A Special Meeting of the Council of the City of Vancouver was held on Wednesday, March 5, 2025, 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 2024 business licence (“Business Licence”) issued to Sukhvinder Sandhu (the Licencee”) for a short term rental accommodation at 2303-128 W Cordova Street (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 Peter Meiszner, Chair  
Councillor Brian Montague  
Councillor Mike Klassen

**CITY CLERK’S OFFICE:** Connie Law, Meeting Coordinator  
Rowena Choi, 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. 24-159924 (Short Term Rental)  
2303-128 W Cordova 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:

<b>Tab</b>	<b>Description</b>	<b>Page</b>
1.	Letter from City Clerk enclosing Notice of Hearing	1
2.	Timeline of events	4
3.	Business Licences <ul style="list-style-type: none"><li>• 19-214774</li><li>• 23-258612</li><li>• 24-159924</li></ul>	6
4.	Property Information	9

5.	Audit <ul style="list-style-type: none"><li>• Audit Notification Letter</li><li>• Documents provided by the Licencee</li></ul>	17
6.	September 19, 2024 Property Inspection <ul style="list-style-type: none"><li>• Inspection Notes</li><li>• Photographs</li></ul>	50
7.	STR Audit Meeting <ul style="list-style-type: none"><li>• Email thread</li><li>• Meeting Notes taken at November 15, 2024 Audit Meeting</li></ul>	80
8.	Notice of Licence Suspension dated November 20, 2024	95
9.	Post-suspension <ul style="list-style-type: none"><li>• Evidence of unlicensed advertising</li><li>• Warning email to Licencee from City of Vancouver</li></ul>	97
10.	<i>Licence By-Law No. 4450</i> , section 28.1	105

Iain Dixon, Assistant Director - Regulatory Litigation, Legal Services, was present on behalf of the City of Vancouver. Sukhvinder Sandhu, the Licencee, was present on their own behalf.

Iain Dixon provided opening remarks and reviewed relevant legislation as set out in section 275 of the *Vancouver Charter* and section 25.1(3) of *Licence By-law No. 4450*.

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

Iain Dixon along with Panel members directed questions to the witness.

The Licencee also directed questions to the witness.

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

The Licencee did not have witnesses.

Panel members directed questions to the Licencee.

The Licencee responded to questions from the Panel.

Iain Dixon directed questions to the witness for the City of Vancouver.

The Licencee provided closing submissions.

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*The Committee recessed at 10:06 am and reconvened at 10:17 am.*

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## **PANEL MEMBERS DISCUSSION**

MOVED by Councillor Montague  
SECONDED by Councillor Klassen

THAT the Business Licence Hearing Panel uphold the decision of the Chief Licence Inspector to suspend the 2024 Business Licence No. 24-159924 for a Short Term Rental (“Business Licence”) issued to Sukhvinder Sandhu (the “Licencee”) for the premises located at 2303-128 W Cordova Street, Vancouver, BC, on the basis that the requirement of principle residency has not been proven to the satisfaction of this Panel.

CARRIED UNANIMOUSLY (Vote No. 10557)

## **ADJOURNMENT**

MOVED by Councillor Montague  
SECONDED by Councillor Klassen

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Business Licence Hearing Panel adjourned at 10:19 am.

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