



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

**JULY 15, 2025**

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, July 15, 2025, at 9:31 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 Deeno Mazhari (the "Licencee") for business premises located at 1907-1050 Burrard 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 Pete Fry, Chair  
Councillor Mike Klassen  
Councillor Lisa Dominato

**CITY CLERK'S OFFICE:** David Yim, Meeting Coordinator  
Julie Emmerson, 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. 24-158594 (Short Term Rental) 1907 – 1050 Burrard 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 witness:

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Iain Dixon, Assistant Director - Regulatory Litigation, Legal Services, was present on behalf of the City of Vancouver. Deeno Mazhari, the Licencee, was present and accompanied by James Christie, Lawyer at Lesperance Mendes Lawyers, the Licencee's Counsel.

Mr. Dixon 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. Dixon called Alina Urloiu, Deputy Chief Licence Inspector as a witness for the City of Vancouver.

Mr. Dixon 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 Deeno Mazhari, the Licencee as a witness.

The Licencee's Counsel along with Panel members directed questions to the witness.

The witness responded to questions from Mr. Dixon.

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

The Licencee's Counsel provided closing submissions.

The panel members asked additional questions of City Counsel and the Deputy Chief Licence Inspector.

## **PANEL MEMBERS DISCUSSION**

MOVED by Councillor Dominato

SECONDED by Councillor Klassen

THAT the Business Licence Hearing Panel deny the application made by Deeno Mazhari (the “Licencee”) for a 2025 business licence (“Business Licence”) of a short-term rental accommodation at 1907 – 1050 Burrard Street, on the basis that the evidence presented does not establish the property at 1907-1050 Burrard 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. 10866)

## **ADJOURNMENT**

MOVED by Councillor Klassen  
SECONDED by Councillor Dominato

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Business Licence Hearing Panel adjourned at 12:23 pm.

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