



SPECIAL COUNCIL MEETING MINUTES (BUSINESS LICENCE HEARING)

JULY 16, 2025

A Special Meeting of the Council of the City of Vancouver was held on Wednesday, July 16, 2025, at 9:32am, in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Business Licence Hearing to determine whether to deny, grant, or grant with conditions the application made by Michael Enriquez (the "Applicant") for a 2025 business licence ("Business Licence") for a short-term rental accommodation at 2606-1068 Hornby Street. 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 Lenny Zhou, Chair
Councillor Rebecca Bligh
Councillor Peter Meiszner

CITY CLERK'S OFFICE: Julie Emmerson, Meeting Coordinator
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 No. 24-158909 (Short Term Rental) 2606-1068 Hornby 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 Information	6
4.	Business Licences issued to Michael Enriquez (2022-2024)	8
5.	Audit <ul style="list-style-type: none">Audit Notification LetterOperational SummaryAudit documents	11 14 15

	<ul style="list-style-type: none">• Booking Calendars• Summary of Booking Calendars	22 35
6.	Property Inspection photos	36
7.	STR Licence Audit Meeting Notes	59
8.	Documents received after Audit Meeting	65
9.	Notice of STR Licence Non-Support	73
10.	Correspondence between Michael Enriquez and STR team	75
11.	Listing Data <ul style="list-style-type: none">• BC Data Portal• Hosting Compliance Data	93 96
12.	Intention to Appeal from counsel for Michael Enriquez	98
13.	<i>Licence By-Law No. 4450</i> , excerpts	116

Iain Dixon, Assistant Director - Regulatory Litigation, Legal Services, was present on behalf of the City of Vancouver. Michael Enriquez, the Applicant, was present and accompanied by Dan Barber, Lawyer, Singleton Urquhart Reynolds Vogue LLP, the Applicants' Counsel.

Iain Dixon provided opening remarks and reviewed relevant legislation as set out in section 275 of the *Vancouver Charter* and section(s) 28.1(3) of *Licence By-law No. 4450*.

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

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

The Applicant's Counsel also directed questions to the witness.

The Applicant's Counsel called Michael Enriquez, the Applicant as a witness.

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

The Applicant responded to questions.

Iain Dixon, provided closing submissions based on the evidence and reviewed the reasons for the business licence referral to Council.

The Applicants Counsel provided closing submissions.

PANEL MEMBERS DISCUSSION

MOVED by Councillor Meiszner

SECONDED by Councillor Bligh

THAT the Business License Hearing Panel deny the application made by Michael Enriquez (the “Applicant”) for a 2025 business licence (“Business Licence”) for a short-term rental accommodation at 2606-1068 Hornby Street, on the basis that: the Premises does not appear to be the Applicant’s principal residence based on the evidence presented.

CARRIED UNANIMOUSLY (Vote No. 10867)

ADJOURNMENT

MOVED by Councillor Meiszner
SECONDED by Councillor Bligh

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Business Licence Hearing Panel adjourned at 11:12 am.

* * * * *