



SPECIAL COUNCIL MEETING MINUTES (BUSINESS LICENCE HEARING)

OCTOBER 14, 2025

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 14, 2025, at 9:36 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 not support the issuance of a 2025 business licence ("Business Licence") to Ping Wu (the "Applicant") for a short-term rental accommodation at 701-989 Nelson 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 Lucy Maloney, Chair
Councillor Rebecca Bligh
Councillor Brian Montague

CITY CLERK'S OFFICE: Julie Emmerson, Meeting Coordinator
Bonnie Kennett, 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. 25-201238 (Short Term Rental) 701-989 Nelson 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:

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1.	Letter from City Clerk enclosing Notice of Hearing	1
2.	Timeline of events	4
3.	Property Information	5
4.	Licence Application Verification Notice	10
5.	Documents in support of Application	14
6.	a. Emails between Strata Manager and STR Team	23
	b. Emails between STR Team, Appellant and Strata Manager	25
7.	Notice of STR Licence Non-Support dated April 22, 2025	31

8.	a. Email from Appellant to STR Team	33
	b. Letter from Strata Manager	35
	c. Confirmation from Landlord	36
	d. Emails between STR Team and Strata Manager	38
	e. Emails between STR Team and Appellant	40
9.	Notice of STR Licence Non-Support dated July 17, 2025	52
10.	a. Notice of Intention to Appeal	54
	b. Appeal follow-up	59
11.	<i>Licence By-Law No. 4450, sections 3(17) and 28.1</i>	63

Robert LeBlanc, Litigation Counsel, Legal Services, was present on behalf of the City of Vancouver. Ping Wu, the Applicant, was present on her own behalf. Ping Wu was assisted by Mandarin interpreter, Dorothy Jia.

Mr. LeBlanc provided opening remarks and reviewed relevant legislation as set out in section 275 of the *Vancouver Charter* and section(s) 3(17) of the City of Vancouver's *Licence By-law No. 4450*.

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

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

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

The Applicant, as the witness, responded to questions from the Panel.

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

The Applicant provided closing submissions.

PANEL MEMBERS DISCUSSION

MOVED by Councillor Bligh

SECONDED by Councillor Montague

THAT the Business Licence Hearing Panel overturn the decision of the Chief Licence Inspector to not support the issuance of a 2025 business licence ("Business Licence") to Ping Wu (the "Applicant") for a short-term rental accommodation at 701-989 Nelson Street and that the Business Licence be amended to include the following conditions:

- THAT the City of Vancouver continue the verification process to ensure all short-term rental operations and subsequent application at 701-989 Nelson Street are in order and fully compliant with the requirements set out in the

Short-Term Rental By-law, to the fulfillment and satisfaction of the by-law's intent and regulatory standards.

- Including the due diligence to verify the relationship between the owner and tenant is compliant with the Short-Term By-law in terms of establishing principal residence.

CARRIED UNANIMOUSLY (Vote No. 11025)

ADJOURNMENT

MOVED by Councillor Bligh
SECONDED by Councillor Montague

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Business Licence Hearing Panel adjourned at 11:29 am.

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