



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

**NOVEMBER 18, 2025**

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, November 18, 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 Deputy Chief Licence Inspector to not support the issuance of a 2025 business licence ("Business Licence") to Arya Mahdavi-Baramchi (the "Applicant") for a short-term rental accommodation at 605-1050 Burrard 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 Sean Orr, Chair  
Councillor Lucy Maloney  
Councillor Peter Meiszner

**CITY CLERK'S OFFICE:** Connie Law, Meeting Coordinator  
Cassia Nasralla, Meeting Coordinator  
Cheryll Chingcuangco, 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. 24-159393 (Short Term Rental) 605-1050 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 witnesses:

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1	Letter from City Clerk enclosing Notice of Hearing	1
2	Timeline of events	4
3	Property information <ul style="list-style-type: none"><li>• Property Report</li><li>• Title Search Report</li></ul>	8

4	Business Licences issued to Arya Mahdavi-Baramchi <ul style="list-style-type: none"><li>• 23-197250</li><li>• 24-159393</li></ul>	12
5	Verification documents submitted by Arya Mahdavi-Baramchi	14
6	Audit <ul style="list-style-type: none"><li>• Audit Notification Letter</li><li>• Audit documents</li><li>• Booking Calendars</li><li>• Booking Calendar summary</li></ul>	27
7	Property Use Inspection photos	55
8	Transcript of Audit Meeting	85
9	Additional documents submitted <ul style="list-style-type: none"><li>• Medical records</li><li>• Travel documentation</li></ul>	111
10	Notice of STR Non-Support	125
11	<ul style="list-style-type: none"><li>• Notice of Intention to Appeal</li><li>• Letter from counsel for Arya Mahdavi-Baramchi</li></ul>	127
12	Email exchanges between City's STR Team and Arya Mahdavi-Baramchi and/or counsel for Arya Mahdavi-Baramchi	134
13	Sections from <i>Licence By-Law No. 4450</i>	207

Robert LeBlanc, Litigation Counsel, Legal Services, was present on behalf of the City of Vancouver. Arya Mahdavi-Baramchi, the Applicant, was present and accompanied by James Vander Woude, Lawyer, Citadel Law Corporation, the Applicant's Counsel. Arya Mahdavi-Baramchi was assisted by Persian interpreter, Sara Molavi.

Mr. LeBlanc provided opening remarks and reviewed relevant legislation as set out in section 275 of the *Vancouver Charter* and section 25.1(3) 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's Counsel also directed questions to the witness.

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

The Applicant's Counsel called Arya Mahdavi-Baramchi, the Applicant, as a witness.

The Applicant's Counsel directed questions to the witness.

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

\* \* \* \* \*

*At this point of the proceedings, it was*

*MOVED by Councillor Meiszner*

*SECONDED by Councillor Maloney*

*THAT under section 2.8 of the Procedure By-law, the Business Licence Hearing Panel extend the meeting past noon in order to complete the business on the agenda.*

**CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY**

\* \* \* \* \*

*The Business Licence Hearing Panel recessed at 11:58 am and reconvened at 12:02 pm.*

\* \* \* \* \*

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

The Applicant's Counsel provided closing submissions.

## **PANEL MEMBERS DISCUSSION**

**MOVED by Councillor Meiszner**

**SECONDED by Councillor Maloney**

**THAT** the Business Licence Hearing Panel uphold the decision of the Deputy Chief Licence Inspector's decision to not support the issuance of a 2025 business licence ("Business Licence") to Arya Mahdavi-Baramchi (the "Applicant") for a short-term rental accommodation at 605-1050 Burrard Street, on the basis that:

- The unit is not the Applicant's principal residence unit as defined by the City of Vancouver's *Licence Bylaw No. 4450*.

**CARRIED UNANIMOUSLY (Vote No. 11139)**

**ADJOURNMENT**

MOVED by Councillor Meiszner

SECONDED by Councillor Maloney

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Business Licence Hearing Panel adjourned at 12:38 pm.

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