



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

**APRIL 21, 2026**

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, April 21, 2026, 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 not support the application of the 2026 business licence (“Business Licence”) made by Joon Park (the “Applicant”) for a short-term rental accommodation located at 1801-1788 Columbia 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 Lenny Zhou, Chair  
Councillor Sean Orr  
Councillor Brian Montague

**CITY CLERK’S OFFICE:** Sonia Lotay, 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.

The Chair also recognized the immense contributions of the City of Vancouver’s team members who work hard every day to help make our city an incredible place to live, work, and play.

**1. Business Licence AL0188353 (Short Term Rental)  
1801-1788 Columbia St**

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.	Property information <ul style="list-style-type: none"><li>• Property Report</li><li>• Title Search Report</li></ul>	7 8

4.	Applicant's documents in support of licence application	12
5.	Property Use Inspection photos	21
6.	Detailed Listing Information from Short-Term Rental Data Portal	56
7.	Screenshot of Airbnb listing	59
8.	Audit Meeting – January 8, 2026 <ul style="list-style-type: none"><li>• Meeting Notes</li><li>• MS Teams Transcript of Meeting</li></ul>	62 70
9.	Notice of STR Non-Support dated January 16, 2026	98
10.	Notice of Intent to Appeal	100
11.	Email threads between STR team and Applicant	101
12.	Sections from <i>Licence By-Law No. 4450</i>	112

Robert LeBlanc, Litigation Counsel, Legal Services, was present on behalf of the City of Vancouver. Joon Park, the Applicant, was present.

Mr. LeBlanc 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. LeBlanc called Sarah Hicks, Chief Licence Inspector, as a witness for the City of Vancouver.

Mr. LeBlanc, along with Councillor Montague, directed questions to the City's witness.

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

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

The Applicant responded to questions from Mr. LeBlanc.

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

The Panel members asked questions of the Applicant and the Chief Licence Inspector.

## **PANEL MEMBERS DISCUSSION**

MOVED by Councillor Montague

SECONDED by Councillor Orr

THAT the Business Licence Hearing Panel uphold the decision of the Chief Licence Inspector to not support the application of the 2026 business licence ("Business Licence") made by Joon Park (the "Applicant") on the basis that:

- The Business Licence Hearing Panel is not satisfied that the property is the primary residence of the Applicant as defined by the City of Vancouver's *Licence Bylaw No. 4450*.

CARRIED UNANIMOUSLY (Vote No. 11541)

## **ADJOURNMENT**

MOVED by Councillor Orr  
SECONDED by Councillor Montague

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Business Licence Hearing Panel adjourned at 10:22 am.

\* \* \* \* \*