



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

**JUNE 10, 2026**

A Special Meeting of the Council of the City of Vancouver was held on Wednesday, June 10, 2026, at 9:31 am, in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Business Licence Hearing to consider whether to grant or refuse a 2026 business licence to Wayne Lam (the “Applicant”) for a short-term rental accommodation at 6165 Main 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 Peter Meiszner, Chair  
Councillor Lucy Maloney  
Councillor Brian Montague

**CITY CLERK’S OFFICE:** Cheryll Chingcuangco, Meeting Coordinator  
Connie Law, 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 Application No. AL0227857 (Short-term Rental)  
6165 Main 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:

<b>Tab</b>	<b>Description</b>	<b>Page</b>
1	Letter from City Clerk enclosing Notice of Hearing	1
2	Timeline of events	5
3	Property Information <ul style="list-style-type: none"><li>• Property Report</li><li>• Title Search Report</li></ul>	7 8
4	Business Licences (2024 and 2025)	9

5	Audit <ul style="list-style-type: none"> <li>• Audit Notification Letter</li> <li>• Audit Documents</li> </ul>	11 14
6	Booking Calendars <ul style="list-style-type: none"> <li>• Screenshot of Bookings – VRBO</li> <li>• Screenshot of Bookings – Booking.com</li> <li>• Screenshot of Bookings - Airbnb</li> <li>• Screenshot of Bookings - Hostaway</li> </ul>	22 23 24 26
7	Property Inspection Photos – November 21, 2025	32
8	Portal <ul style="list-style-type: none"> <li>• BC Data Portal Listing VRBO – 4165088</li> <li>• BC Data Portal Listing Booking – 12674249</li> <li>• BC Data Portal Listing - 1211982918172173669</li> </ul>	72 76 80
9	Listings <ul style="list-style-type: none"> <li>• Screenshot of VRBO Listing - September 1, 2025</li> <li>• Screenshot of Booking.com Listing - December 22, 2025</li> <li>• Screenshot of Airbnb Listing - November 30, 2025</li> </ul>	84 88 91
10	Application <ul style="list-style-type: none"> <li>• SN Application Correspondence - AL0227857</li> <li>• Applicant’s documents in support of licence application</li> <li>• Property Use Inspection Photos – March 5, 2026</li> </ul>	94 105 116
11	Audit Meeting – MS Teams Transcript of Meeting March 19, 2026	170
12	Email Threads between STR team and Appellant	194
13	Business Licences (2019 and 2020)	197
14	Booking Calendar Summary 2024 and 2025	198
15	Permit - DB442793 <ul style="list-style-type: none"> <li>• Permit</li> <li>• Change Notice Development and Building Permit</li> <li>• Permit Viewer</li> <li>• Permit Viewer Prism Change Notice</li> </ul>	200 202 204 205
16	AMANDA Screenshot	206
17	Licence By-Law No. 4550	208

Robert LeBlanc, Litigation Counsel, Legal Services, was present on behalf of the City of Vancouver. Wayne Lam, the Applicant, was present and accompanied by Jeffrey Lee, the Applicant’s representative.

Counsel LeBlanc provided opening remarks and reviewed relevant legislation as set out in

section 275 of the *Vancouver Charter* and section 28.1 of the City of Vancouver's *Licence By-law No. 4450*.

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

Counsel LeBlanc, along with the Panel members, directed questions to the witness.

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

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

The Applicant responded to questions from the Panel and Counsel LeBlanc.

The Applicant's representative also responded to questions from the Panel and Counsel Leblanc.

Counsel LeBlanc provided closing submissions based on the evidence and reviewed the reasons for the business licence refusal.

The Applicant's representative provided closing submissions.

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*The Business Licence Hearing Panel recessed at 10:30 am and reconvened at 10:33 am.*

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## **PANEL MEMBERS DISCUSSION**

MOVED by Councillor Montague  
SECONDED by Councillor Maloney

THAT the Business Licence Hearing Panel refuse the issuance of a 2026 business licence ("Business Licence"), to Wayne Lam (the "Applicant") for a short-term rental accommodation at 6165 Main Street (the "Premises"), on the basis that evidence shows this is not the primary residence of the Applicant, as required under Section 28.1(3) of the City of Vancouver's *Licence By-law No. 4550*.

CARRIED UNANIMOUSLY (Vote No.11748)

## **ADJOURNMENT**

MOVED by Councillor Maloney  
SECONDED by Councillor Montague

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Business Licence Hearing Panel adjourned at 10:35 am.

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