



SPECIAL COUNCIL MEETING MINUTES (BUSINESS LICENCE HEARING)

SEPTEMBER 9, 2026

A Special Meeting of the Council of the City of Vancouver was held on Wednesday, September 9, 2026, at 9:33 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 Vanessa Louie (the "Applicant") for a short-term rental accommodation at 768 East 11th Avenue (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 Rebecca Bligh, Chair
Councillor Sarah Kirby-Yung
Councillor Brian Montague

CITY CLERK'S OFFICE: Cheryll Chingcuangco, Meeting Coordinator
Rowena Choi, 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. AL0253922 (Short-Term Rental) 768 East 11th Avenue

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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8	Notice of STR Non-Support dated May 11, 2026	370
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10	Letter of Appeal from Applicant	380
11	Sections from <i>Licence By-Law No. 4450</i>	381

Mr. LeBlanc, Litigation Counsel, Legal Services, was present on behalf of the City of Vancouver. Vanessa Louie, the Applicant, was present on their own behalf.

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

Mr. LeBlanc along with the Panel 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 the Panel and Mr. LeBlanc.

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

The Applicant provided closing submissions.

PANEL MEMBERS DISCUSSION

MOVED by Councillor Montague
SECONDED by Councillor Kirby-Yung

THAT the Business Licence Hearing Panel refuse the issuance of a 2026 business licence ("Business Licence"), to Vanessa Louie (the "Applicant") for a short-term rental accommodation at 768 East 11th Avenue (the "Premises"), on the basis of non-compliance with the Short-Term Rental By-law.

CARRIED UNANIMOUSLY (Vote No.11944)

ADJOURNMENT

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Montague

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Business Licence Hearing Panel adjourned at 10:48 am.

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