

## MEMORANDUM

January 13, 2026

TO: Mayor and Council

CC: Donny van Dyk, City Manager  
Armin Amrolia, Deputy City Manager  
Karen Levitt, Deputy City Manager  
Sandra Singh, Deputy City Manager  
Katrina Leckovic, City Clerk  
Tina Penney, Director, Legislative Operations  
Kevin Burris, Manager, Civic Agencies  
Council Liaison(s): Councillor Fry & Councillor Montague  
Staff Liaison: Graham Anderson, Planner, Housing Policy  
External Liaisons: Trustee Jennifer Reddy (VSB) & Trustee Alfred Chien (VSB alternate)

FROM: Renters Advisory Committee

SUBJECT: Renters Advisory Committee Report of Activities, 2024 – 2025

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### PURPOSE

To provide Vancouver City Council with a summary of the activities of the Renters Advisory Committee for the period of January 1, 2024 to December 31, 2025.

### BACKGROUND

Mandate and Scope:

- Advises Council and staff on strategic City priorities relating to renters including initiatives aimed at protecting renters and existing rental housing, creating new rental housing, and providing renter-focused services
- Advises Council and staff on enhancing access and inclusion for renters to fully participate in City services and civic life
- Considers the impacts of provincial and federal legislation affecting renters and provides information to Council and staff
- Works collaboratively with counterparts from other civic agencies to identify opportunities for joint action on issues of mutual interest

- Works co-operatively with external agencies and groups whose activities affect constituent communities
- Engages in outreach to disseminate information and encourage participation from constituent communities

## DISCUSSION

### 1. Significant Activities

For the period of January 1, 2024 to December 31, 2025 the following twelve motions were approved by the Renters Advisory Committee:

- Motion extending a formal invite to representatives from the Tenant Resource & Advisory Centre to present at the March 6, 2024 RAC meeting.
- Motion in support of the proposed rezoning application for 2108 and 2408 Cassiar Street (Skeena Terrace), in that it will provide additional secured non-market rental housing to support the critical need for affordable rental housing in the City of Vancouver.
- Motion in support of the proposed improvements and investments in the West End Commercial Streets, specifically in prioritizing public realm improvements for pedestrians and cyclists, and enhancing the public amenities along Davie Street and Robson Street.
- Motion that recommends that the City of Vancouver adopt a rental vacancy target rate, and incorporate the target rate into the Housing Vancouver Strategy & the Housing Vancouver 10 Year Housing Targets. It is recommended that Council request a report from staff outlining a proposed progressive rental vacancy target rate, as an additional tool to increase affordability and attainability of housing for renters in every neighbourhood.
- Motion inviting representatives from Canada Mortgage and Housing Corporation and BC Housing, to present at an upcoming RAC meeting.
- Motion recommending:
  - that Council direct staff to review and amend the Tenant Relocation and Protection Policy to extend the additional protections provided under the Broadway Plan to all areas of the city.
  - that Council direct staff to develop a Density Offset formula, similar to the model used in the City of Burnaby, which will calculate how much additional density is required to cover the costs of affordable replacement units, ensuring a balanced approach between new development and tenant protection.
  - that Council consider aligning the eligibility of tenant benefits under the Tenant Relocation and Protection Policy and Broadway Plan and other enhanced tenant protections with the date of an accepted rezoning or development permit application.
  - that Council direct staff to provide a report on the implementation of these changes, including expected timelines and any potential impacts on current and future development projects.
- Motion recommending:
  - Vancouver City Council advocate to the Province of British Columbia, through a motion to the Union of BC Municipalities (UBCM), to amend the Residential Tenancy Act to eliminate no-pet clauses and better protect renters with pets.
  - Vancouver City Council expand tenant protections within policies, including but not limited to the Tenant Relocation and Protection Policy (TRPP) and the

Broadway Plan. These policies should ensure that tenants displaced by redevelopment are guaranteed access to pet-friendly housing both in the interim, and upon return to the redeveloped unit.

- Vancouver City Council set a progressive and inclusive percentage requirement for new purpose-built rental buildings to be pet-friendly. This measure will help alleviate pressures such as scarcity, insecurity, and unaffordability, and appropriate language should be integrated into the Housing Strategy Review and other housing documents and plans going forward.
- Motion supporting the Members' Motion entitled "Protecting Renters by Establishing a Tenant Advocacy Office" submitted by Councillor Maloney
- Motion to Maintain and Strengthen the City of Vancouver Renters Advisory Committee
- Motion supporting the staff proposal to extend the development permit for temporary modular housing to a maximum of 20 years as presented to the committee on September 24, 2025.
- Motion to request staff from the City of Vancouver's Housing Development Office attend an upcoming committee meeting to provide a presentation on their mission, current strategies, and future plans related to rental housing development and delivery.
- Motion recommending that Vancouver City Council consider a range of financial, regulatory, procedural and partnership-based measures to increase the viability of affordable purpose-built rental housing development, while simultaneously ensuring that existing tenant protection policies are protected, strengthened and communicated widely.

During this time period, we also actively engaged with City staff during our regular committee meetings on such things as:

- Zoning and Development By-law Amendments for Development Permit Extensions for Temporary Modular Housing
- Tenant Relocation and Protection Policy & Info Campaign
- Buildings Seismic Risk Reduction Action Plan
- Healthy City Strategy Update
- Housing Three-Year Action Plan (2024-2026)
- Seniors' Housing Strategy
- Municipal Election Report Back and Future Planning
- Healthy City Refresh

## 2. Future Directions

Continue to work in support of the following objectives, as outlined in the approved 2023-2026 Work Plan of the Renters Advisory Committee.

### **Objective 1: Support Pro-Renter Projects, Motions, City Plans and Reports**

- The Renters Advisory Committee aims to actively engage with, advocate for, and contribute to projects, motions, city plans, and reports that prioritize the well-being and rights of renters. By fostering partnerships with local stakeholders, policymakers, and community members, the RAC seeks to enhance the quality of rental housing, promote fair and inclusive policies, and amplify the voices of renters in shaping a more equitable and sustainable living environment.
- This objective is related to Council Strategic Priority #2, "Housing."

**Objective 2: Champion Tenant and Renter Rights**

- By exploring current trends and resources available to tenants, as well as advocating for increased access to those resources, this objective relates directly to the enhancement of access and inclusion for renters outlined in the mandate.
- This objective is related to Council Strategic Priority #7, “Healthy, inclusive, and equitable.”

**Objective 3: Support the Delivery of Market and Non-Market Supply**

- Central priorities for Renters in the city include the affordability, availability, and attainability of rental units. As such, the Committee will advocate for policies, projects, and initiatives that dramatically increase the delivery of both market and non-market rental units across every neighbourhood of Vancouver.
- This objective is related to Council Strategic Priority #2, “Housing.”

**Objective 4: Focus on At-Risk, Underrepresented Groups’ Housing Needs**

- This objective is linked to the access and inclusion for renters outlined in the mandate; in particular, learning about the challenges/needs that at-risk and underrepresented communities face as renters in order to help the Committee better identify gaps in City policy.
- This objective is related to Council Strategic Priority #7, “Healthy, inclusive, and equitable.”

**3. Self-Assessment**

Over the 2024–2025 term, the Renters Advisory Committee believes its work remained closely aligned with its Terms of Reference, approved Work Plan, and Council’s strategic priorities - particularly around housing affordability, tenant protections, and equity. The Committee advanced concrete, renter-focused motions and engaged consistently with City policy initiatives affecting renters. Members continue to see the RAC as an appropriate and necessary mechanism for bringing renter perspectives and lived experience into City decision-making, especially given ongoing redevelopment pressures and affordability challenges.

Committee members were engaged and committed, and generally felt their time and expertise were used meaningfully. That said, the Committee operates within real constraints: advisory work is volunteer-based, resourcing is limited, and participation from external liaisons was uneven over the term. Clearer feedback from Council on referred motions, more consistent liaison participation, and modest improvements in training and support would strengthen the Committee’s effectiveness. The RAC also recognizes the need to continue improving inclusion and representation so that the Committee better reflects the diversity of Vancouver’s renter population.

**CONCLUSION**

The foregoing is presented to Vancouver City Council for information.