



RENTERS ADVISORY COMMITTEE

MINUTES

November 19, 2025

A meeting of the Renters Advisory Committee was held on Wednesday, November 19, 2025, at 5:32 pm, in the Cascadia Room, 3rd Floor, City Hall, and via electronic means.

PRESENT: Colleen Wickstrom, Chair
Heather Barclay
Margareta Dovgal*
Tatjana Gjesdal
Wen He*
Sam Ibrahim
Nicolas Poppell, Co-Chair
Scott Robinson
James Tod

ABSENT: Kawa Ada
Georgia Henshaw (Leave of Absence)

ALSO PRESENT: Councillor Pete Fry, Council Liaison
Trustee Jennifer Reddy, Vancouver School Board Liaison

CITY CLERK'S OFFICE: Alyse Stewart, Meeting Coordinator

*Denotes absence for a portion of the meeting.

WELCOME

The Chair acknowledged we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh Peoples. 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.

Leave of Absence Requests

MOVED by Scott Robinson
SECONDED by James Tod

THAT the Renters Advisory Committee approve a leave of absence for Georgia Henshaw, for this meeting.

CARRIED UNANIMOUSLY

Approval of Minutes

MOVED by Scott Robinson
SECONDED by Nicolas Poppell

THAT the Renters Advisory Committee approve the minutes from the meeting of Wednesday, September 24, 2025, as circulated.

CARRIED UNANIMOUSLY

1. Buildings Seismic Risk Reduction Action Plan

Staff from Planning, Urban Design and Sustainability provided a presentation and responded to questions and comments.

2. Working Session Updates

The Chair provided an update on the working session held Wednesday, October 15, 2025.

3. Liaison Updates

The Council Liaison provided an update on the following:

- Upcoming vote on the [2026 Operating and Capital Budget](#)
- [FIFA by-laws](#)
- Upcoming Members' Motions
 - [Right of First Refusal: Building Pathways to Affordable Non-Market Housing](#)
 - [Promoting Cultural Inclusion and Economic Vitality: Advancing the Main Street Filipino Cultural Centre and Hotel Project](#)
- [Vancouver's Social Housing Initiative](#)

4. Subcommittee Updates

Subcommittee leads provided updates and responded to questions.

5. New Business

MOVED BY Scott Robinson
SECONDED BY James Tod

WHEREAS

1. The City of Vancouver's Housing Development Office is responsible for leading the City's own housing delivery, including the creation of affordable and non-market rental housing; and

2. The Renters Advisory Committee has a mandate to advise City Council on policies and projects that impact renters, including affordability, stability, and the expansion of rental housing options.

THEREFORE BE IT RESOLVED THAT the Renters Advisory Committee request that 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.

CARRIED UNANIMOUSLY
(Wen He absent for the vote)

MOVED BY Scott Robinson
SECONDED BY James Tod

WHEREAS

1. Vancouver continues to experience a prolonged housing crisis, with rental vacancy rates remaining near historic lows despite modest increases in new supply, indicating ongoing pressures on affordability and availability for renters;
2. Purpose-built rental housing remains a critical component of the City's housing strategy, yet the economic viability of such projects has been increasingly challenged by rising construction costs, higher interest rates, radically expanding municipal charges, and market uncertainty;
3. Evidence from CMHC and industry reports identifies that increasing construction costs, development charges, permit fees, and approval times have collectively added considerable barriers to the feasibility and timely delivery of new purpose-built rental projects;
4. Opportunities exist for the City of Vancouver to explore financial and regulatory tools to improve the viability of new rental housing. These include but are not limited to:
 - a. reducing or deferring fees and development cost charges
 - b. streamlining approval processes; and
 - c. increasing allowable density for purpose-built rental housing projects;
5. The City's Tenant Relocation and Protection Policy provides an essential framework for supporting renters impacted by redevelopment, but ongoing experience and community feedback indicate the need for continued strengthening to ensure that all tenants, particularly those with low incomes, are adequately protected and supported through disruptions;
6. Ensuring that efforts to increase the supply of new rental housing are matched by robust tenant protections will help the City balance the priorities of expanding affordable housing options and preventing displacement or housing insecurity among existing renters;

THEREFORE BE IT RESOLVED THAT the Renters Advisory Committee recommends 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.

CARRIED UNANIMOUSLY
(Wen He absent for the vote)

ADJOURNMENT

MOVED by Sam Ibrahim
SECONDED by Nic Poppell

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY
(Wen He absent for the vote)

Next Meeting:

DATE: Wednesday, January 14, 2026
TIME: 5:30 pm
PLACE: Business Centre Meeting Room, 2nd Floor,
City Hall
/ Teams Meeting

The Committee adjourned at 7:14 pm.

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