



RENTERS ADVISORY COMMITTEE

MINUTES

July 8, 2026

A meeting of the Renters Advisory Committee was held on Wednesday, July 8, 2026, at 5:35 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
Scott Robinson*
James Tod

ABSENT: Kawa Ada (Extended Leave of Absence)
Georgia Henshaw (Leave of Absence)

CITY CLERK'S OFFICE: Alyse Stewart, Meeting Coordinator

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 Nick Poppell
SECONDED by Scott Robinson

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 Sam Ibrahim

THAT the Renters Advisory Committee approve the minutes from the meeting of Wednesday, May 13, 2026, as circulated.

CARRIED UNANIMOUSLY

1. Working Session Updates

The Chair provided an update on the working session held Wednesday, June 10, 2026, at which Committee members received information on the following topics:

- [Villages program](#) support
- [Protecting Tenants at 75 East 8th Avenue Through the Tenant Relocation and Protection Policy Review support](#) and future effects on TRPP

2. Liaison Updates

None.

3. Subcommittee Updates

None.

4. New Business

MOVED by Scott Robinson
SECONDED by Nick Poppell

WHEREAS

1. The City of Vancouver is experiencing an acute housing affordability crisis and a severe lack of secure rental housing choices, which underscores the urgent need to create equitable opportunities for renters to live in diverse, stable neighbourhoods across the entire city;
2. The Villages Plan directly advances the Vancouver Official Development Plan's principle of *Equitable Housing and Complete Neighbourhoods* by purposefully legalizing a diverse mix of ground-oriented missing middle housing and low-rise apartments, explicitly prioritizing the creation of new secure rental housing within a short 5-minute walking distance of neighbourhood shopping areas;
3. The proposed land use concept supports more housing options that better meet the unique needs of a wide diversity of households in the 17 proposed villages and enables much-needed rental housing delivery, allowing the inclusion of secure rental density in neighbourhoods that have historically been exclusionary, low-density residential communities;
4. The plan includes strong tenant protections that will actively mitigate tenant displacement as redevelopment occurs, extending the City's *Tenant Relocation*

and Protection Policy into Village Areas while supporting enhanced requirements to protect tenants living in privately owned primary or secondary rental housing in an effort to preserve deep affordability and mitigate disruption to renters;

5. The inclusion of below-market rental housing in each village is critically important to support the demographic vibrancy of each neighbourhood, and ensure that the City grows to supply a wide variety of housing options for all demographic groups in every neighbourhood. Throughout the process to create the Villages Plan, City Staff engaged in economic viability analysis to determine which areas and development types could support below-market inclusionary requirements without detrimentally limiting overall project viability, determining that enhanced affordability requirements will generally apply in the Villages located on the West side of the City;
6. The plan's introduction of inclusionary zoning, pre-set Amenity Cost Charges (ACCs), and below-market rental requirements, particularly on the West Side, fosters a fairer and more inclusive multi-income delivery model for new construction while successfully securing crucial public benefits on-site; and
7. The expansion of active Village High Streets and local-serving retail spaces directly reduces car dependency and enables a healthier, more climate-resilient lifestyle, acknowledging that renters often rely heavily on neighbourhood amenities and services outside of their buildings, and that improvements to the surrounding neighbourhood and public realm are inherently pro-renter.

THEREFORE BE IT RESOLVED

- A. THAT the City of Vancouver's Renters Advisory Committee formally expresses its enthusiastic support for the final adoption of the Villages Planning Program, Villages Plan and the associated City-Initiated Rezoning, with particular commendation for the inclusive land-use shifts and foundational tenant protections;
- B. THAT the City of Vancouver's Renters Advisory Committee strongly encourages Vancouver City Council to expeditiously pass the Villages Plan and implement its corresponding City-initiated rezonings, to unlock vibrant, inclusive, and deeply needed secure rental housing across all 17 identified village neighbourhoods; and
- C. THAT the City of Vancouver's Renters Advisory Committee supports the inclusion of below-market rental housing in every neighbourhood of the city, recognizes the need to deliver more below-market rental housing in the near future, and encourages the City to ensure the delivery of more below-market rental housing in all parts of the City, particularly on the West side, through the inclusion of an enhanced affordability requirement.

CARRIED UNANIMOUSLY
(James Tod ineligible to vote due to conflict of interest)

MOVED by Nick Poppell
SECONDED by member Colleen Wickstrom

THAT the Renters Advisory Committee supports the Members' Motion entitled "[Renewed Renters' Office for Vancouver Residents](#)" submitted by Councillor Fry.

CARRIED
(Margareta Dovgal opposed)
(James Tod ineligible to vote due to conflict of interest)

ADJOURNMENT

MOVED by Sam Ibrahim
SECONDED by James Tod

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY
(Scott Robinson absent for the vote)

Next Meeting:

DATE: Wednesday, September 16, 2026
TIME: 5:30 pm
PLACE: Cascadia Room, 3rd Floor, City Hall
/ Teams Meeting

The Committee adjourned at 6:38 pm.

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