

**COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD MARCH 06, 2025**

For the Council meeting of March 13, 2025, the Committee recommends the following:

F.1 Draft Official Community Plan and Regulatory Directions

1. That Council receive for information the 10-Year OCP Update Engagement Summary Report (Attachment H).
2. That Council instruct the Director of Planning and Development to:
 - a. Report back on options to enable more three plus bedroom homes
 - b. Report back on options to better enable galley-style housing, without changing site coverage policies
 - c. Report back on options to remove or reduce ACCs for affordable homeownership units
 - d. Report back on options to strengthen references to future implementation of regional mass transit, including light rail
 - e. Report back on options to ensure flexibility in the OCP and related policy documents and taking a housing priority approach
 - f. Report back on options to expand priority growth areas around transit corridors and active transportation corridors to be at least a full block
 - g. Report back on options to reduce traffic blockages on transit corridors and create additional transit priority measures
 - h. Report back on options to reduce the minimum side setback to one metre, and the front setback to three metres, without changing site coverage
 - i. Report back on options to limit costs to non-profit housing providers for any new frontage work
 - j. Report back on the implications of allowing six-storey non-market developments citywide
 - k. Report back on options to add additional local villages to the OCP or convert proposed waterfront villages to local villages
 - l. Report back on options to reduce barriers to build car-lite or car-free housing.