

**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.