



Council Member Motion
For the Committee of the Whole Meeting of April 24, 2025

To: Committee of the Whole
From: Councillor Dave Thompson
Subject: Waterfront villages

Date: April 18, 2025

Background

In the deliberations on the Official Community Plan (OCP) Update, a decision was made to re-designate draft waterfront villages as community villages. The intention was to encourage more mixed use (residential and ground-floor commercial) opportunities in waterfront areas.

However, the re-designation, because it makes commercial use mandatory, could have the unintended effect of making existing commercial less viable, or of discouraging housing, for instance where an existing ground floor café makes other ground floor cafés nearby less viable and thus the project less viable.

The goal of encouraging mixed use could be achieved with incentives. Examples of incentives could include different development options, speedier reviews, or tax treatments.

In addition, design options could make residential and commercial uses more flexible, e.g. higher ceilings on ground floors, removable walls between units and more flexible plumbing rough-ins.

Staff could advise on such incentives and their implications, with the result that the City can achieve mixed use, while not making it more challenging for existing commercial or future residential.

Time Sensitivity Rationale

This motion is time sensitive because staff are preparing bylaws and other policy work for OCP Update next steps, including CRD review.

Recommendation

That Council directs staff to advise on and bring forward opportunities, including within draft bylaws, to restore waterfront village zoning in the OCP Update with development, tax and any other incentives to make mixed use and commercial more viable.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Dan Thompson", with a long horizontal flourish extending to the right.

Councillor Thompson