



**TOWN OF VIEW ROYAL
OFFICIAL COMMUNITY PLAN REVIEW
ADVISORY COMMITTEE MEETING**

**MONDAY, FEBRUARY 24, 2025 @ 7:00 PM
COUNCIL CHAMBERS**

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
(motion to approve)
- 3. MINUTES, RECEIPT & ADOPTION OF**
 - a) Minutes of the Official Community Plan Review Advisory Committee meeting held January 13, 2025 Pg.2-3
(motion to adopt)
- 4. CHAIR'S REPORT**
- 5. PETITIONS & DELEGATIONS**
- 6. BUSINESS ARISING FROM PREVIOUS MINUTES**
- 7. REPORTS**
 - 7.1 STAFF REPORTS**
- 8. CORRESPONDENCE**
 - a) Email dated February 2, 2025 from P. Gooch, Re: Official Community Plan Feedback Pg. 4-7
 - b) Email dated February 23, 2025 from Mayor Tobias, Re: Official Community Plan Review Advisory Committee (OCPAC) Meeting Pg. 8-12
- 9. NEW BUSINESS**
 - a) Draft Land Use and Housing SurveyPg.13-22
 - b) Verbal Update on March Engagement Week
- 11. TERMINATION**



TOWN OF VIEW ROYAL

MINUTES OF AN OFFICIAL COMMUNITY PLAN REVIEW ADVISORY COMMITTEE MEETING
HELD ON MONDAY, JANUARY 13, 2025
VIEW ROYAL MUNICIPAL OFFICE – COUNCIL CHAMBERS

PRESENT: Mayor S. Tobias, Chair
Councillor Lemon
K. Abraham
C. Harris
S. Kilpatrick
M. Lloyd
K. Peatt
J. Priest
E. Willis

REGRETS: T. Allan

PRESENT ALSO: L. Taylor, Director of Development Services
S. Scory, Senior Planner
L. Curtis, Community Planner/Recording Secretary

0 members of the public
0 members of the press

1. **CALL TO ORDER** – The Chair called the meeting to order at 7:00 p.m.
2. **WELCOME TO MEMBERS**
 - a) **Committee and Staff Introductions**
3. **APPROVAL OF AGENDA**

MOVED BY: M. Lloyd
SECONDED: E. Willis

THAT the agenda be approved as presented.

CARRIED

4. **MINUTES, RECEIPT & ADOPTION OF**
5. **CHAIR'S REPORT**
6. **PETITION & DELEGATIONS**
7. **BUSINESS ARISING FROM PREVIOUS MINUTES**
8. **REPORTS**
 - 8.1 **STAFF REPORTS**
9. **CORRESPONDENCE**
10. **NEW BUSINESS**
 - a) **Overview of OCP Advisory Committee Terms of Reference**
Staff Presentation – OCP Advisory Committee Terms of Reference

The Committee discussed the Official Community Plan (OCP) workplan as well as roles and responsibilities of the Committee. The Chair clarified that a consultant has been hired to assist with the OCP, the workplan has already been endorsed by Council, and the role of the Committee will be to review content generated from that workplan.

The Committee discussed how OCP success will be measured. The new OCP will identify short, medium, and long-term goals and actions in its implementation and monitoring section. An evaluation may take place at the end of Phase 1 between staff and the consultant, to determine if Phase 2 will be undertaken by the same consultant and if so, what may need to be modified in approach for Phase 2. The Committee also discussed the possibility of an agreement to define and measure the success of the Committee.

**b) Official Community Plan Review – Phase 1 Project Overview
Staff Presentation – Phase 1 Project Overview**

The Committee discussed why engagement for the 2022 draft OCP was considered unsuccessful and how lessons learned are to be applied to the 2024-2026 OCP review.

MOVED BY: G. Lemon
SECONDED: S. Kilpatrick

THAT staff presentations (10. a) and (10. b) be received for information.

CARRIED

c) Draft Community Vision and Guiding Principles Survey

The Committee provided comment on the draft survey. Feedback included:

- make questions concise and clear;
- consider creating two versions of the survey;
- accept incomplete surveys;
- simplify the Likert scale in Question 2;
- include open ended questions with caution as they can be difficult for some participants; and
- communicate the survey's purpose and use of results clearly.

Staff will reach out to Committee members once a date for the next meeting has been determined.

11. TERMINATION

MOVED BY: E. Willis
SECONDED: M. Lloyd

THAT this meeting terminates at 9:05 p.m.

CARRIED

CHAIR

RECORDING SECRETARY

From: Patricia Gooch

Sent: February 2, 2025 7:36 PM

To: Mayor And Council Email <mayorandcouncil@viewroyal.ca>

Cc: janedev.lee; Linda Jeurond

Subject: Official Community Plan Feedback for Consideration - View Royal 2050 and Sectioned Stratas

Dear View Royal Mayor and Council,

Please accept this feedback regarding the Official Community Plan, View Royal 2050.

I am a resident of View Royal and also a resident of Vancouver. I split my time between these two cities. I am a member of the View Royal Climate Coalition (VRCC) and I also sit on the City of Vancouver Accessibility Committee.

I have some concerns and feedback regarding commercial/residential mixed stratas that have been constructed in other municipalities. These stratas have a commercial component for part of the building and a residential strata for other parts of the building. The idea is that both sections work together to manage common/shared areas and then each section is responsible for their own areas independently of each other. Common examples of mixed stratas are condos with cafes, offices, or clinics at street level. They typically share parkades, trash collection rooms, and sometimes lobbies and elevators. They also have to coordinate maintenance of shared walls, roofs, electrical vaults, ventilation systems and so on.

As a person who lives with a disability, I have noticed some glaring problems with this type of strata. I would like to suggest that restrictions or limitations on the types of commercial activities be put in place for any mixed commercial-residential stratas in View Royal. You have an opportunity to learn from the mistakes of others.

On the surface, mixed stratas are great for urban density and "walk score". However, some uses in the commercial sections are extremely problematic. For example, cafes with grills, nail salons, hair salons, medi-spas and the like cause air quality issues for people like me with asthma, allergies, COPD, Sarcoidosis etc. Medi-spas also have human biological waste from procedures that should not be sharing trash facilities with regular residential garbage. This can include microdermabrasion supplies, dental waste, hair waxing waste, and other biohazards. Restaurants and pubs that are open late and have commercial kitchen fans cause noise and vibrations to residents above. There have even been kitchen fires that displace residents. In Vancouver, two examples are a ramen restaurant at 888 Nelson Street in Vancouver in 2022 and a Michelin star resto-bar at 209 East 6th Avenue in Vancouver in 2023. These are only two examples off the top of my head, but there are many more (high heat kitchens like ramen, pizza ovens, and flame-grills tend to be the worst). I have also seen bad rodent infestations in mixed stratas that have restaurants or grocery stores underneath residences and generate huge amounts of compost plus "grease trap" dumpsters.

Another problem with these mixed stratas involves accessibility for people with vestibular and visual issues. For example, I live with several vestibular conditions including BPPV (Benign Paroxysmal Positional Vertigo) Right Canal Variant as well as PoTS (Postural Orthostatic Tachycardia Syndrome) and dysautonomia. Many commercial establishments now have moving digital menus and moving screens with loud music in their businesses to "activate" the spaces and create a sense of "energy" for shoppers. One example is the new Adidas Terrex store on Robson Street in Vancouver. They have 20' TV screens with moving video clips on a rotation to show their products in action. Alongside this is blaring music with vibrating bass. If these types of moving screens and menu boards were in my home, I would be dizzy and falling over if I had to see these on my way into my home. My friend who has an autistic child deals with the repercussions of these noises and moving images since they cause autistic meltdowns for her child. I do not support this being integrated into residential housing. Mixed stratas are inherently much more difficult to make accessible just by their more complex and multi-faceted nature.

I generally do not support mixed stratas that merge commercial activities into the same building as residences. In the past, municipal zoning has protected residents from sharing buildings with commercial interests. Please do not forego these protections just for carte blanche, laxidactical densification. In my view, the only acceptable businesses for mixed commercial/residential stratas would be low traffic offices with no food preparation or fumes such as accounting firms, real estate offices, lawyer's offices, property management, banks and other quiet daytime offices.

Please allow me to share some anecdotal experiences as I looked for strata real estate in the past:

1) "Pacific Robson Palais" - 1688 Robson Street, Vancouver - This mixed strata has three restaurants on ground level and condos above. Upon viewing, I learned of the ongoing issues from restaurants leaving produce boxes in the common strata areas and attracting rats. Fire escapes were blocked since the facility could not accommodate the number of boxes and deliveries required by the restaurants. The City of Vancouver and health inspector had been dispatched numerous times, to no avail. Strata minutes revealed ongoing problems between the two strata sections' property managers as they attempted to work with amateur strata councils to coordinate funding, budget and services for the building. The minutes also highlighted ongoing issues with the parkade where late night commercial vehicle access allowed entry of trespassers and thieves into the residential parkade. The underground swimming pool smelled of both chlorine and ramen broth steam. A resto-bar that stayed open until 11pm attracted patrons to smoke in the alcove of the residences. There was animosity between the strata sections.

<https://www.rew.ca/buildings/8611/pacific-robson-palais-vancouver-bc>

2) "The Zone Condos" - 1068 West Broadway, Vancouver - This mixed strata has a nail salon, a skin laser medi-spa, and a dental clinic at street level, with condos above, shared

parking, and a shared fountain. Upon visiting for a real estate showing, the fumes at street level from the nail salon gave me an asthma exacerbation that infiltrated the residential lobby. The unit was fine, but upon opening the window, the fumes from the nail salon entered the residential unit. On a tour of the parkade and amenity room, I could see that dental biowaste and spa waste was being mixed with residential household garbage. This included medical tubing and bloody gauzes on the trash room floor. Upon reviewing the minutes, it became apparent that a major water fountain repair was being delayed, despite leaking into the parkade, due to an impasse between the commercial and residential sections of the strata. It appeared to be a stalemate with neither section having the authority to get the work done. As a result, general building maintenance was falling to the wayside.

This building also had several backlit commercial signs that were uninviting and would have definitely caused me visual issues at night. This also increases light pollution in urban areas and contravenes "Dark Sky" best practices for residences.

<https://www.rew.ca/buildings/9025/the-zone-vancouver-bc>

3) "Black and White" Building - 1033 Cook Street, Victoria - Upon visiting this mixed use strata for a showing, I was overwhelmed by the grill and deep fryer smell of the restaurant vents from "Bear & Joey Cafe", which has since closed. The smell of burning cooking grease and pork filled the residential entranceway and lobby of the condominiums. Customers from the cafe were loitering and vaping at the outdoor residential address, using the entryway alcove as a windbreak. Upon viewing the suite, the balcony looked out onto an industrial loading bay where truck drivers for the commercial section were banging equipment and smoking. There was also a makeshift patio for staff to sit outside and smoke or vape while chatting loudly. This building was too new to see how the two sections would function together but **I decided not to pursue any mixed stratas after that.**

<https://www.rew.ca/buildings/9724/black-and-white-victoria-bc>

In the end, I settled on a fully residential strata that is still walkable and dense, but does not rely on a commercial and residential section managing the building in tandem. In View Royal, the condos on Aldersmith Place are a fine example. They are fully residential but are a stone's throw from Thrifty Foods, Rexall, Post Office, Canadian Tire and other walkable amenities. These condos have two sections of residential condos that are working together to manage shared roadways and amenities. They are fully nonsmoking.

<https://www.rew.ca/properties/307-125-aldersmith-place-view-royal-bc>

In Vancouver, my condo at 1200 West Georgia is another great example. It is a fully residential strata with two towers, a row of townhouses and a heritage house, all part of ONE residential strata section. It is a stone's throw from grocery stores, pharmacies, post offices, transit, walk-in clinics, movie theatres, cafes, bike lanes, restaurants, etc. There is no commercial section to this strata but it is incredibly dense and has 480 strata units within one city block, as well as a large greenspace and public facing art. The buildings and grounds are fully nonsmoking.

<https://www.rew.ca/buildings/8688/residences-on-georgia-vancouver-bc>

In Victoria, developments like Dockside Green offer a nice precedent where there is livability with density and amenities nearby, but sectioned commercial/residential stratas are avoided.

Thank you for taking the time to consider this feedback as View Royal shapes next steps between balancing growth to allow for densification while maintaining the health, safety, and quality of life for residents.

Sincerely,

Patricia Gooch, BA, BLA (Honours), LAA (Cert)
Fund Administrator, Aaron Learmont Memorial Fund

For more information regarding sectioned stratas, please visit:

<https://www.bcfsa.ca/industry-resources/real-estate-professional-resources/knowledge-base/strata-management-resources/managing-strata-corporations-with-sections>

For more information regarding accessibility, please visit:

<https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/21019>

<https://bchrc.net/stratas-and-human-rights/>

https://www.technicalguidelines.ubc.ca/technical/universal_access.html

<https://www.rickhansen.com/become-accessible>

<https://www.smokefreehousingbc.ca/>

<https://balanceanddizziness.org/>

<https://www.uadi.ca/universal-design1>

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Please consider the environment before printing this email.

From: Sid Tobias <mayortobias@viewroyal.ca>

Sent: February 23, 2025 12:16 PM

To:

Subject: Re: Official Community Plan Review Advisory Committee (OCPAC) Meeting

Hello Folks,

Upon reviewing the draft survey for Land Use I have come to appreciate my feedback is a bit long and therefore sharing it by email for the record vice trying to take too much time tomorrow evening.

Feedback on the Draft Land Use and Housing Survey.

I based my feedback on the International Association for Public Participation (IAP2) framework, the Land Use and Housing Survey for View Royal can believe it can be improved by enhancing clarity, inclusivity, and engagement levels. Below are suggestions for key areas for improvement and suggested survey questions to better align with IAP2 engagement principles.

General Survey Improvements (Based on IAP2 Best Practices)

1. Clarify the Purpose & Use of Results

The introduction should explicitly state how the survey results will influence land use planning decisions. Specifically, are we going to identify all the issues raised, collate them and if appropriate that would require decision develop a mitigation for Council to consider.

2. Enhance Engagement Through Transparency

Where applicable, include brief descriptions of alternative land-use scenarios to help respondents make informed choices.

3. Improve Accessibility & Inclusivity

Use plain language for complex planning terms (e.g., explain “mixed-use” with real-world examples). Other concepts that are difficult to define such as market affordability and give practical numbers wherever possible such as the market rate for greater Victoria (according to Zumper is):

Studio Apartments: Approximately \$1,791 per month.

One-Bedroom Apartments: Around \$2,165 per month.

Two-Bedroom Apartments: Approximately \$2,964 per month.

Three-Bedroom Apartments: Around \$4,284 per month.

Ensure questions acknowledge diverse needs, including accessibility, affordability, and sustainability.

4. Allow for More Nuanced Feedback

- *Instead of binary choices (Yes/No), provide a Likert scale or open-ended responses where appropriate.*

Suggested Questions to Improve the Survey

1. Clarifying Future Growth Preferences

Existing Question:

“Where do you feel residential density should be focused in our community?”

Improved Question:

“Where do you feel new housing should be located? Consider factors such as proximity to transit, amenities, and environmental sustainability. Please drop pins on the map and briefly explain why you chose those areas.”

Why?

Provides context for responses.

Helps identify factors that influence people’s choices.

2. Expanding Input on Neighbourhood Centres

We need a good definition of what a Neighbourhood Centre is and why we should consider one:

Example:

a Neighbourhood Center is a mixed-use focal point within a community that serves as a hub for local commercial, social, and recreational activities. It is designed to be walkable, accessible, and integrated with surrounding residential areas, providing essential services and gathering spaces for residents.

Key Features of a Neighbourhood Center:

Mixed-Use Development – Includes a blend of retail, offices, housing, and public spaces.

Walkability and Accessibility – Designed with pedestrian-friendly streetscapes, cycling infrastructure, and public transit access.

Community-Oriented Amenities – Features shops, restaurants, small businesses, libraries, schools, community centers, and parks.

Compact and Human-Scale Design – Buildings are often low- to mid-rise, creating a comfortable and engaging environment.

Transit Connectivity – Located along public transit routes to encourage reduced car dependency.

Public Spaces and Placemaking – Incorporates plazas, parks, and green spaces to foster community interaction.

Local Economic Support – Encourages small businesses and local entrepreneurship.

Sustainability Principles – Often integrates green infrastructure, energy-efficient buildings, and stormwater management systems.

Existing Question:

“Do you support continued growth and change in the form of higher-density residential and

mixed-use development in these existing Neighbourhood Centres?”

Improved Question:

“How do you feel about increasing residential density in Neighbourhood Centres? (Select all that apply)”

- I strongly support increased density.*
- I support increased density but only in specific locations (please specify).*
- I support limited density increases with strict design guidelines.*
- I do not support increased density in Neighbourhood Centres.*
- I’m unsure, and I would like more information.*

Why?

*Captures more nuanced opinions rather than a simple Yes/No.
Identifies concerns early in the process.*

3. Addressing Mixed-Use & Accessibility Concerns

New Question:

“What types of businesses or services would you like to see in mixed-use developments? (Select all that apply)”

- Local cafes & restaurants*
- Professional services (doctors, accountants, etc.)*
- Small retail stores*
- Daycare & community services*
- No preference*
- Other (please specify)*

Why?

*Responds to feedback about commercial-residential conflicts (e.g., noise, air quality).
Helps prioritize community needs.*

4. Exploring Height & Density Preferences

Existing Question:

“Would you support increasing the maximum number of storeys in Neighbourhood Centres?”

Improved Question:

“What factors would influence your support for taller buildings in Neighbourhood Centres? (Select all that apply)”

- Access to public transportation*
- Affordable housing options*
- Design guidelines to reduce shadowing and maintain views*
- Inclusion of green spaces and community amenities*
- I do not support taller buildings*

Other (please specify)

Why?

Moves beyond height limits to trade-offs that could make higher density more acceptable.

5. Ensuring Affordable & Diverse Housing

New Question:

*“What types of housing options should be prioritized to meet View Royal’s future needs?
(Select all that apply)”*

- Affordable rental housing*
- Market-rate rental apartments*
- Co-op or non-profit housing*
- Secondary suites/garden suites*
- Multi-generational housing*
- Other (please specify)*

Why?

Recognizes that affordability and diversity are key concerns in housing planning.

6. Supporting Active & Sustainable Transportation

New Question:

“How important are the following factors in deciding where future housing growth should occur? (Rank from 1-5, with 5 being most important.)”

Walkability (proximity to shops, schools, etc.)

Access to public transit

Availability of green spaces

Reduced traffic congestion

Environmental impact

Why?

Encourages consideration of sustainability & livability, not just housing numbers.

7. Open-Ended Community Vision

Existing Question:

“Do you support the concept of a Town Centre in View Royal?”

I believe we need to define the concept of a Town Centre and contrast it with a Neighbourhood Centre:

A Town Centre is a larger, more regional hub that serves multiple neighbourhoods or an entire municipality. It typically features:

Higher density mixed-use development, including residential, commercial, office, and

institutional spaces.

Major transit connections, often serving as a hub for buses, light rail, or rapid transit.

Larger retail and commercial spaces, including shopping malls, big-box stores, entertainment venues, and government offices.

Greater employment opportunities, with office buildings, civic institutions, and business headquarters.

Public spaces, such as major parks, plazas, and cultural centers.

Examples: Downtown Victoria, Uptown (Saanich), Langford's City Centre.

Improved Question:

“In one or two sentences, describe your ideal vision for View Royal’s future Town Centre.”

Why?

Encourages big-picture thinking rather than just Yes/No responses.

Final Recommendations for Survey Design

- 1. Use a Progress Bar – Helps respondents see how far along they are.*
- 2. Group Related Questions – E.g., Keep all “growth & density” questions in one section.*
- 3. Visual Elements – Use maps, diagrams, and examples to illustrate complex topics.*
- 4. Avoid Leading Questions – Ensure neutrality in wording.*

Respectfully,

Sid

Sid Tobias MSM, CD, MA

Mayor

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Main: 250.479.6800

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Land Use and Housing Survey Backgrounder

The following guide provides land use definitions and housing information to help you complete the Town's Land Use and Housing Survey. If you have any questions, feel free to ask the project team via email at ocp@viewroyal.ca!

Land Use

Land use refers to the broad use of how a parcel of land may be used. A land use designation (LUD) map in an Official Community Plan (OCP) clearly shows how land is classified at a high level (e.g., residential, commercial, mixed-use, park, etc.) which makes up a critical component of the OCP. Together with land use policies and the map, the two inform how land may be used within a community.

Official Community Plan & Zoning Bylaw

The OCP describes the long-term vision of a community. It is a statement of objectives and policies that guides decisions on municipal planning and land use management, while a Zoning Bylaw is a regulatory tool that translates those OCP policies into land use, density, height, and building siting regulations on individual properties.

Current Community Growth Framework

The Community Growth Framework in the current OCP is a reflection of the Town's current OCP [Vision](#), as well as recognition of areas in the Town that have the potential for growth and change. The intent of the framework is to promote compact and walkable places, respect the charm and scale of established residential areas, revitalize commercial areas, and protect natural areas and resources. Neighbourhood Centres, Town Centre and Community Corridors are identified as growth areas in the framework, which are defined as follows:

Neighbourhood Centre: are local-serving, mixed-use centres that fit within the scale and character of their surroundings. These centres support existing residential neighbourhoods by providing shops, services, and employment opportunities. A Neighbourhood Centre has higher density housing forms and is designed to be highly walkable.

Town Centre: is a compact, high-density, transit-oriented development with a diverse mix of residential, commercial, and civic and cultural uses. The Town's existing 2011 OCP identifies Fort Victoria RV Park as a potential site for the Town Centre. This site was selected by the community for its large land area, central location, and proximity to transportation infrastructure.

Community Corridor: are areas situated along major transportation routes and/or activity hubs. Development of land within Community Corridors consider land use and transportation in tandem, allowing these areas to function as both a centre and a destination, and providing a connection between neighbourhoods in the community.

Small-Scale, Multi-Unit Housing (SSMUH):

In 2023, the Province of B.C. adopted Bill 44 – Small-Scale, Multi-Unit Housing (SSMUH), to create more diverse, affordable housing choices and increase housing supply across BC.

Town of View Royal Council adopted Zoning Bylaw No. 900, 2014, Amendment Bylaw No. 1135 in June 2024, in accordance with this new legislation, to allow secondary suites and/or garden suites, and a minimum of 3, 4, and 6 dwelling units on lots that were previously zoned exclusively for a single-family dwelling or duplex.

Interim Housing Needs Report (IHNR) & Growth Demand

All local governments in BC were required to complete an INHR by January 1, 2025. The report identifies the number of housing units required to meet the local government's current and anticipated housing needs for the next 5 and 20 years. The Town will need 842 new housing units in the next 5 years, and 2889 new units in the next 20 years.

A copy of the Town's Interim Housing Needs Report is available on the Town's website here: [Housing Needs Report & Interim Housing Needs Report](#), to ensure that the OCP statements, maps, and land use designations permit the number of housing units needed over the next 20 years.

View Royal 2050: Our Future View – Land Use and Housing Survey

Date To Be Released: TBD

The Town is completing a review and update of its Official Community Plan (OCP) between 2024 and 2026. An OCP is an important document that acts as a blueprint for our community; it serves an important role in our decision-making processes, related to land use, transportation, parks, environment, economic development, and more.

This survey is focused on updating our **existing Community Growth Framework, including our neighbourhood centres, community corridors, and Town Centre**, which identify areas in the Town that are likely to develop and grow in the future. The OCP guides what may be developed by outlining the desired types of land uses, building height, and density of a property.

Completion of this survey is optional and anonymous. You will not be asked for personal information to complete the survey nor are you required to complete all questions. Skipping questions or providing partial answers is okay. An incomplete survey is still valuable and may be submitted. All feedback will be used to inform the update of the OCP's Community Growth Framework, including the Town's existing neighbourhood centres, community corridors, and Town Centre. The Town wants to hear from you, so be sure to have your say!

This survey should take approximately 15 minutes to complete. It will be open until **11:59 pm on XXXX, XXXX, 2025**.

To demonstrate the Town's gratitude for your participation, you will be prompted to enter a draw to win one of three gift card certificates to a local business in View Royal upon completion of the survey. Participation in this draw is optional. Prize winners will be announced after the survey closes.

Disclaimer: The Town of View Royal is collecting information to inform the review and update of its Official Community Plan. Participation in this survey is not mandatory. As part of this process, the Town of View Royal is collecting limited personal information for data analysis with respect to engagement. The data collected will help identify missing gaps in potential participants in our community that are missing or underrepresented.

Before beginning this survey, please review the following link Land Use and Housing Backgrounder **{Insert link}** that explains important concepts and terms.

1. Based on the findings of the Interim Housing Needs Report **{Insert Link to document}** completed in 2024, the Town is expected to grow. The Town’s future housing needs are as follows:

- 5-year need: 842 new units
- 20-year need: 2889 new units

Per the legislation, the Town must plan for these 5- and 20-year housing needs to be updated every five years. Where do you feel residential density should be focused in our community? **{Insert Map}**. Please drop pins on the map indicating where you think growth should occur in View Royal. (Options -Pin: Additional Density Here, Pin: No Density Here)

2. The 2011 OCP has four existing Neighbourhood Centres, including Lakeside Village, Atkins Neighbourhood Centre, Burnside Corner, and Hospital **{Insert Map of Neighbourhood Centres}** which have been areas of growth and change in our community. Do you support continued growth and change in the form of higher density residential and mixed-use development in these existing Neighbourhood Centres?

- Yes
- No
- I am not sure
- Other (Please Specify) _____

3. To facilitate future growth over the next 20 years, would you support expansion of our existing Neighbourhood Centres to provide higher density residential and mixed-use development (residential and commercial) in these areas?

	Yes, I support expansion	No, I do not support expansion	I am not sure	Other (Please Specify)
Lakeside Village				
Atkins Neighbourhood Centre				
Burnside Corner				
Hospital				

4. The Town has four Community Corridors, including the Western Gateway, Northern Gateway, Helmcken-Harbour, and Eastern Gateway **{Insert Map of Community Corridors}**. Do you support higher density residential and mixed-use (residential and commercial) development along these existing Community Corridors, to support transit use and transit-oriented development?

Transit-oriented development (TOD) means mixed-use development clustered around a transit station or stop designed to encourage transit use. Many communities define the TOD area using a walking radius of ¼ mile or ½ mile from the transit station, and apply minimum residential densities required to support the particular form of transit.

- Yes
- No
- I am not sure
- Other (Please Specify)_____

5. To facilitate future growth over the next 20 years, would you support expansion of our existing Community Corridors, to support transit use and transit-oriented development?

	Yes, I would support expansion	No, I would not support expansion	I am not sure	Other (Please Specify)
Western Gateway Community Corridor				
Northern Gateway Community Corridor				
Helmcken-Harbour Community Corridor				
Eastern Gateway Community Corridor				

6. To supplement the Town’s existing Neighbourhood Centres and Community Corridors, the concept of “Neighbourhood Village” is being explored to support mixed-use (residential and commercial) development at major intersections or where there are some small-scale commercial buildings.

This concept would explore buildings up to four storeys with a mix of ground floor commercial uses (i.e., doctors office, coffee shop, convenience store, etc.,) and housing above to support the concept of complete neighbourhoods.

- 6A. A map showing the Town’s existing Neighbourhood Centres and Community Corridors is shown here for reference **{Insert Map}**. Do you support adding “Neighbourhood Villages” in our community?

- Yes

- No
- I am not sure
- Other (Please Specify)_____

6B. **{Logic Question}** If you selected “Yes” above, where would you like to see “Neighbourhood Villages”? Please use the map to identify potential locations. **{Insert Map}** (Pin Option – New Neighbourhood Village)

7. The Town’s existing OCP identifies a Town Centre at the Fort Victoria RV Park site. The OCP envisions the Town Centre to be the heart of the Town, and include compact, high-density, transit-oriented development with a diverse mix of residential, commercial, civic and cultural uses. **{Insert Map}** Do you support the concept of creating a Town Centre in the Town?

- Yes
- No
- I am not sure
- Other (Please Specify)_____

7A. If you support the Town Centre concept, is Fort Victoria RV Park site still a desirable location? **{Insert Map}**

- Yes
- No
- I am not sure
- Other (Please Specify)

7B. **{Logic Question – No}** If you do not support the existing location of the Town Centre, but you would like to see a Town Centre elsewhere in the community, please use the map **{Insert Map}** to identify an alternative location for a Town Centre in View Royal. Please place a pin identifying the alternative location. (Pin Options – New location for Town Centre)

8. The existing Western Gateway Community Corridor **{Insert Map of Western Gateway Community Corridor}** is an employment and service hub in our community and presents a unique opportunity for future development. Protecting employment lands is crucial to provide jobs close to homes and encourage economic development opportunities in the Town. How should the Town’s Western Gateway Community Corridor develop in the future?

- Commercial and light industrial (e.g., manufacturing, processing, assembly, high tech, research and development) uses
- Commercial uses

- Commercial and light industrial uses with some residential
- I am not sure
- Other (Please Clarify)_____

9. The Town’s existing OCP supports residential and mixed-use development in our Neighbourhood Centres. To meet future housing demand over the next 20 years, provide services, and ensure development is financially viable, the Town wants to explore the possibility of increasing the maximum number of storeys permitted in these areas. Please complete the table below to indicate your support for building heights in the centres.

	Up to 6 Storeys	Up to 10 Storeys	More than 10 Storeys	No, I do not support an increase in height	I am not sure	Other Please Specify
Lakeside Village						
Atkins Neighbourhood Centre						
Burnside Corner						
Hospital						

10. In the current OCP, the existing Helmcken-Harbour ,Northern Gateway,, and Eastern Gateway Community Corridors are major transportation corridors, **{Insert Map}** and recognized as areas for new housing and mixed-use development with a focus on transit-oriented development. To meet future housing demand over the next 20 years, provide services, and ensure development is financially viable in neighbourhood centres, the Town wants to explore the possibility of increasing the maximum number of storeys permitted in these areas. Please complete the table below to indicate your support of building heights.

	Up to 6 Storeys	Up to 10 Storeys	More than 10 Storeys	No, I do not support an increase in height	I am not sure	Other Please Specify
Helmcken-Harbour Community Corridor						
Northern Gateway Community Corridor						
Eastern Gateway Corridor						

11. In the current OCP, the existing Western Gateway Community Corridor is a major transportation corridor, **{Insert Map}**. It is envisioned as an employment and service hub in our community and presents a unique opportunity for economic development. To support this vision, the Town wants to explore the possibility of increasing the maximum number of storeys permitted in along this corridor. Please complete the table below to indicate your support of building heights.

	Up to 6 Storeys	Up to 10 Storeys	More than 10 Storeys	No, I do not support an increase in height	I am not sure	Other Please Specify
Western Community Corridor						

Tell Us About Yourself

These questions help us understand who is participating in the survey and will be used for reporting and analysis to ensure we are hearing from everyone in our community.

1. What is your relationship with the Town of View Royal? (select all that apply):

- Resident of View Royal
- Business owner in View Royal
- Student at a school in View Royal
- Work in View Royal
- Shop in View Royal
- Access recreation or other activities in View Royal
- None of the above

2. What neighbourhood do you live in? (Provide Map of Neighbourhoods – pg 19 OCP)

- Atkins
- Burnside
- Craigflower
- Harbour
- Helmcken
- Hospital
- Thetis
- Wilfert
- None of the Above, resident of another community in the Capital Regional District
- None of the Above, live in a community outside of the Capital Regional District

3. Please indicate your age group:

- 14 years and younger
- 15 to 19 years
- 20 to 24 years
- 25 to 34 years
- 35 to 39 years

- | | | |
|---|---|---|
| <input type="checkbox"/> 40 to 44 years | <input type="checkbox"/> 65 to 69 years | <input type="checkbox"/> 90 to 94 years |
| <input type="checkbox"/> 45 to 49 years | <input type="checkbox"/> 70 to 74 years | <input type="checkbox"/> 95 to 99 years |
| <input type="checkbox"/> 50 to 54 years | <input type="checkbox"/> 75 to 79 years | <input type="checkbox"/> 100 years and over |
| <input type="checkbox"/> 55 to 59 years | <input type="checkbox"/> 80 to 84 years | |
| <input type="checkbox"/> 60 to 64 years | <input type="checkbox"/> 85 to 89 years | |

4. What type of housing do you live in?

- Single detached house
- Duplex
- Townhouse/Row house
- Apartment/Condo (fewer than 5 storeys)
- Apartment/Condo (more than 5 storeys)
- Secondary suite in a house
- Housing co-op
- Other (please specify): _____ (text limit)

5. If you live in View Royal, does your household own or rent your home?

- Own
- Rent
- I don't live in View Royal
- Other (text limit)

6. Please indicate if you self-identify with any of the groups below. Select all that apply.

- I am Indigenous, First Nations, Métis or Inuk (Inuit)
- I identify as a visible minority or marginalized person
- I identify as a multi/bi-racial person
- I identify as 2SLGBTQ+
- I or someone in my household has a disability
- I or someone in my household was born outside of Canada
- I am new to Canada (moved to Canada within the last five years)
- I am new to View Royal (moved to View Royal within the last five years)
- English is not my first language
- I am a caregiver for children (includes parent, grand parent, foster parent, etc.)
- I am a caregiver for an aging parent or family member
- I identify as belonging to an equity-deserving group (equity-deserving communities are groups who face unequal access to opportunities, resources, funding, and support or who experience systemic discrimination and oppression)
- None of the above
- Prefer not to answer

7. How did you find out about this public engagement process?

- Town of View Royal website
- Social media
- Council/Staff
- Local newspaper
- Town newsletter
- Word of mouth/from a friend, family member, or colleague
- Other (please specify): _____ (50 character limit)

Thank you!

Thank you for completing the View Royal 2050: Our Future View – Creating a Vision and Guiding Principles survey. If you have additional questions, please contact the project team at ocp@viewroyal.ca.

Prize Draw Entry

The Town is offering a grand prize for those who complete a Survey as part of the OCP Review and Update. Collection of your personal information will be completed under Section 26(D & E) of *Freedom of Information and Protection of Privacy Act* (FOIPPA). Information collected will be used solely for awarding a prize(s) to participants. A prize(s) of \$15 will be awarded to a local business in View Royal. Collection of the Prize must be in-person at View Royal Town Hall: 45 View Royal Avenue, Victoria, BC, V9B 1A6.

To complete your entry, please fill in your information below. If you are 18 years or younger, please have a parent or guardian complete the information below.

- Name: _____
- Phone Number: _____
- Email Address: _____



Source: Geography Division, Statistics Canada, Boundary Files, 2006 Census 92-190-XWE/00VF. Other data supplied by the Capital Regional District and the Town of View Royal. Note: For graphical reference only; data accuracy pending verification.

April 19, 2011



Schedule K Community Development Framework

- Town Centre
- Neighbourhood Centre
- Community Corridor
- New Residential Area
- Schools
- Other Community Features
- Urban Growth Boundary
- Parks, Trails, and Shoreline Access
- Water Features
- Property Boundaries
- Municipal Boundaries

Major Transportation Routes

- Proposed North-South Link
- Key Pedestrian and Bike Connections
- Major Multimodal Roads
- Proposed Rapid Transit Route
- Trans-Canada Highway
- Island Highway
- E & N Railway
- Regional Trails (Existing and Planned)

