



TOWN OF VIEW ROYAL COUNCIL REPORT

TO: Council

DATE: November 24, 2025

FROM: Leanne Taylor, MCIP, RPP
Director of Development Services

MEETING DATE: December 2, 2025

OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 1156, 2025

RECOMMENDATION:

THAT the report dated November 24, 2025 from the Director of Development Services titled Official Community Plan Amendment Bylaw No. 1156, 2025 be received for information.

PURPOSE:

The purpose of this report is to present Official Community Plan Bylaw No. 811, 2011, Amendment Bylaw No. 1156, 2025. The proposed bylaw ensures alignment with the Town's 5- and 20-year housing need calculated in the Town's 2024 Interim Housing Needs Report and refines housing policies that address each of the six classes of housing need identified in the Housing Need Report. The amendments also include the addition of a policy to encourage the provision of commercial or public use space in mixed-use developments four-storeys or greater.

BACKGROUND:

On November 4, 2025, a public hearing was held on *Official Community Plan Amendment Bylaw No. 1156, 2025*. Following the public hearing, Council declined third reading of the bylaw and passed the following motion:

THAT Official Community Plan Bylaw No. 811, Amendment Bylaw No. 1156, 2025 be referred back to staff to address concerns with respect to certain parcels being added to the new Small-Scale, Multi-Unit Housing Land Use Designation that are not currently zoned for small-scale, multi-unit housing in the Zoning Bylaw.

FURTHER THAT for parcels where small-scale, multi-unit housing is not permitted in accordance with the Zoning Bylaw, the current land use designations remain as Residential or Large Lot Residential in the Official Community Plan.

In response to Council's motion, staff made the following changes to Bylaw No. 1156:

- retained the *Residential* and *Large Lot Residential* land use designations for all parcels not currently zoned for small-scale, multi-unit housing (SSMUH) in the Zoning Bylaw;
- amended the land use designation from *Residential* and *Large Lot Residential* to the new SSMUH land use designation for those parcels with SSMUH zoning; and
- updated the existing land use designation table and map in the OCP to reflect the changes.

At the Council meeting on November 18, 2025, Council rescinded and gave a new second reading of Bylaw No. 1156. At this meeting, staff mentioned a few adjustments that should be made to the OCP land use map prior to the public hearing. The three additional changes to the map, to be considered prior to third reading of the bylaw, are as follows:

- retain the land use designation of a property on Plowright Road from the proposed SSMUH to the existing *Large Lot Residential* land use designation as the parcel is not currently zoned for SSMUH;
- change the land use designation of the park at the corner of Chilco Road and Carly Lane from SSMUH to the Park land use designation as it is a dedicated park; and
- retain the existing *Residential* land use designation for the parcel adjacent to the Helmcken Road Park and Ride as it is currently zoned P-4, Regional Institutional. The future land use designation of this parcel can be reviewed as part of the overall OCP update to be completed next year.

ANALYSIS:

The content required or permitted to be included in the OCP is regulated under section 473.1 of the *Local Government Act*. The proposed Bylaw No. 1156 satisfies these requirements. The land use designation map has also been updated accordingly.

It is recommended that Bylaw No. 1156 be given third reading.

Impacts and implications can be summarized as follows:

Community Impact: A Public Hearing gives the public to provide feedback on the proposed bylaw amendments.

Financial Implication: There are no additional costs associated with Bylaw 1156.

Inter-governmental

Relations Impact: The proposed bylaw amendments were referred to external agencies for review and comment prior to the Public Hearing that occurred on November 4, 2025.

ALIGNMENT:

The recommended option aligns with the Town's following core guiding documents as follows:

	<i>Sustainable Development</i> <i>Goal 1: Managed Growth</i> <i>Official Community Plan (OCP) review to align with Housing Needs Report and Zoning Bylaw, update Development Permit Area design guidelines, and other aspects of the OCP.</i> <i>Community Engagement and Good Governance</i> <i>Goal 1: Strong and active citizen participation in community engagement in Town of View Royal meetings, open houses, surveys, budget development.</i>
Strategic Plan:	
Official Community Plan:	<i>Goal 2: Create an inclusive community that provides housing, transportation and healthy living options, and services and facilities for families and individuals of diverse backgrounds, cultures, ages and economic means.</i> <i>Goal 9: Ensure that all citizens of View Royal have opportunities to be informed and meaningfully involved in planning and decision-making processes.</i>

Other Policy Documents: N/A

PUBLIC PARTICIPATION GOAL:

The desired level of public participation for the recommended option is:

- ☐ Inform
 ☒ Consult
 ☐ Involve
 ☐ Collaborate
 ☐ Empower
 ☐ N/A

TIME CRITICAL:

The report is time critical as the province requires the Town's OCP to align with the Town's Interim Housing Needs Report by December 31, 2025.

CONCURRENCE:

Initials Comments

Chief Administrative Officer	SS	I concur with the recommendation.
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REVIEWED BY:	Initials
Director of Corporate Administration	n/a
Director of Finance & Technology	n/a
Director of Development Services	LT
Director of Engineering	n/a
Director of Protective Services	n/a

ATTACHMENTS:

Attachment 1: Bylaw No. 1156

Attachment 2: Council Report with attachments dated November 18, 2025.



TOWN OF VIEW ROYAL BYLAW NO. 1156

A BYLAW TO AMEND OFFICIAL COMMUNITY PLAN NO. 811, 2011 TO INTRODUCE NEW LAND USE DESIGNATIONS FOR THE SMALL-SCALE, MULTI-UNIT HOUSING (SSMUH) AND HOSPITAL TRANSIT-ORIENTED AREA, AND NEW HOUSING POLICIES TO ALIGN THE OFFICIAL COMMUNITY PLAN WITH THE 5 AND 20-YEAR HOUSING NEED IN ACCORDANCE WITH THE PROVINCE OF BC'S BILL 44 – HOUSING STATUTES (RESIDENTIAL DEVELOPMENT) AMENDMENT ACT, 2023 AND BILL 47 – HOUSING STATUTES (TRANSIT-ORIENTED AREAS) AMENDMENT ACT, 2023

The Council of the Town of View Royal, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as “Official Community Plan Bylaw, No. 811, 2011, Amendment Bylaw No. 1156, 2025”.
2. Official Community Plan Bylaw, No. 811, 2011, is amended as follows:
 - (a) By deleting the map titled “Schedule L Land Use Designations” in its entirety and replacing it with the map in Schedule 1 of this Bylaw.
 - (b) By deleting the two tables titled “Policy LU1.5 Land Use Designations” in their entirety and replacing them with the following, as Policy LU1.5 Land Use Designations:

Policy LU1.5 Land Use Designations

The OCP establishes the following land use designations, as mapped on Schedule L and listed in the following table.

Land Use, Form & Character*	Examples
Small-Scale, Multi-Unit Residential <i>Uses include Detached and Attached Dwellings, such as Detached Residential,</i>	

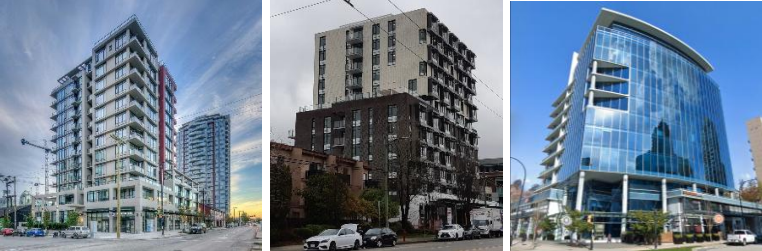
<i>Duplex, Secondary Suite, Garden Suite, Rowhouse, Townhouse, House-plex, and Apartments.</i> • <i>Up to 3 storeys</i> • <i>Up to a maximum of 6 dwelling units</i>	
Mixed Residential • <i>Small Lot Detached Houses, Townhouses and Low-Rise Apartments</i> • <i>Up to 3 Storeys/1.25 FSR Permitted</i> • <i>4 Storeys/1.6 FSR Permitted for Apartment Dwellings</i>	
Neighbourhood Mixed Use • <i>Commercial with Townhouses and Low-Rise Apartments</i> • <i>Up to 3 Storeys</i> • <i>1.5 FSR Permitted</i>	
Neighbourhood Centre • <i>Commercial with Apartments</i> • <i>Up to 6 storeys</i> • <i>3.0 FSR Permitted</i>	
Intensive Mixed Use • <i>Commercial with Townhouses and Low-Rise Apartments</i> • <i>Up to 4 Storeys</i> • <i>2.5 FSR Permitted</i>	

Commercial

- *Retail, Office, Technology and Service Commercial*
- *Up to 4 Storeys*
- *2.5 FSR Permitted*

**Hospital Transit-Oriented Area**

- *Uses include Mixed-use with Apartments, Visitor Accommodations, Restaurants, Retail, Office, Institutional (i.e. Hospital), and Civic Use (e.g. daycares, libraries, public gathering and amenity spaces).*
- *Up to 10 Storeys*
- *Up to 3.5 FSR permitted*

**Neighbourhood Village**

- *Uses include Small-scale, Mixed-use buildings, such as Multi-unit Housing and community serving Commercial and Civic uses (schools, offices, restaurants, retail, small grocery store, and community spaces).*
- *Up to 6 storeys*
- *Up to 2.5 FSR permitted*



Park, Open Space, Recreation • <i>Local and Regional Parks and Trails</i> • <i>Protected Natural Areas and Open Space</i>	
Community Facility • <i>Government Buildings & Publicly Owned Facilities, including Schools</i> • <i>Community Centres</i>	
Rural • <i>Agricultural, Recreation and Large Lot Residential</i> • <i>Up to 2 Storeys</i> • <i>1 unit per 10 hectares</i>	
Comprehensive Development Areas (CDAs) <i>Areas with unique Comprehensive Development designations.</i>	

* Allowable density is expressed as a Floor Space Ratio (FSR) for mixed use and commercial land uses. Density for all land uses will be specified in the Zoning Bylaw. Additional density may be determined for development applications with increased community amenities such as affordable housing, public art, child care facilities and park dedication.

(c) By adding a new policy, “LU4.14 Mixed Commercial Development” to Section 1: Land Use and Urban Design, as follows:

Policy LU4.14 Mixed Commercial Development

Development four-storeys or greater should incorporate commercial or public use space.

- (d) By adding the sub-section “Housing Need Requirements” under Section 3: *Housing*, with the following, to be inserted immediately after “View Royal Today”:

Housing Need Requirements

In 2023, the Local Government Act was amended to require municipalities to prepare an Interim Housing Needs Report (IHNR) by January 1, 2025, and to use the Housing Need Requirement Method to identify 5- and 20-year housing need in their community. Furthermore, municipalities are required to update their Official Community Plan by December 31, 2025, to ensure that the housing requirement identified in the IHNR is viable and permitted in the land use designations of the OCP over the next 20 years.

Housing needs reports help communities better understand their current and future housing needs and identify gaps in housing supply by collecting and analyzing quantitative and qualitative data about local demographics, household incomes, housing supply, as well as other local and regional factors.

The Town’s 5-year housing need is 842 units, and the Town’s 20-year housing need is 2,889 units, to meet housing needs related to extreme core housing need, persons experiencing homelessness, suppressed household formation, anticipated growth, rental vacancy adjustment, and local demand in View Royal.

The form and tenure of housing that the Town chooses to enable and encourage will influence who can and will choose to live in the Town. Supporting more age-friendly, family-friendly, housing may support a more inclusive community and support more families and seniors, while a focus on rental housing may support lower income earners, and provide housing for a diversity of jobs and incomes.

Housing Needs

<i>Housing Need By Type</i>	<i>5-year Housing Need</i>	<i>20-year Housing Need</i>
<i>Extreme Core Housing Need</i>	43.59	174.36
<i>Persons Experiencing Homelessness</i>	28.32	56.65
<i>Suppressed Household Formation</i>	35.56	142.24
<i>Anticipated Growth</i>	621.66	2064.76
<i>Rental Vacancy Rate Adjustment</i>	11.57	46.28
<i>Additional Local Demand</i>	101.11	404.44
<i>TOTAL</i>	842	2889

- (e) By deleting the policy “Policy HS1.9 Innovative Approaches” from *Section 3: Housing* in its entirety, and replacing the policy as follows:

Policy HS1.9 Innovative Approaches

Support innovative approaches to creating affordable housing including market rental, cooperatives, shelters for persons experiencing homelessness and housing for those at risk of homelessness, co-housing and other forms of shared ownership, mixed market and non-market projects, and public-private partnerships.

- (f) By adding a new policy “HS1.12 Non-Market Units” to *Section 3 Housing*, as follows:

Policy HS1.12 Non-Market Units

Support the development of non-market housing to serve lower-income populations through collaborative efforts with agencies and non-profits, housing providers, developers, local and regional governments, and Songhees and Esquimalt Nations.

Where possible, development incentives may be negotiated to improve development viability.

READ A FIRST TIME THIS 7th DAY OF OCTOBER, 2025

READ A SECOND TIME THIS 7th DAY OF OCTOBER, 2025

PUBLIC HEARING HELD THIS 4th DAY OF NOVEMBER, 2025

SECOND READING RESCINDED THIS 18th DAY OF NOVEMBER, 2025

READ A SECOND TIME AS AMENDED THIS 18th DAY OF NOVEMBER, 2025

PUBLIC HEARING HELD THIS ____ DAY OF _____, 2025

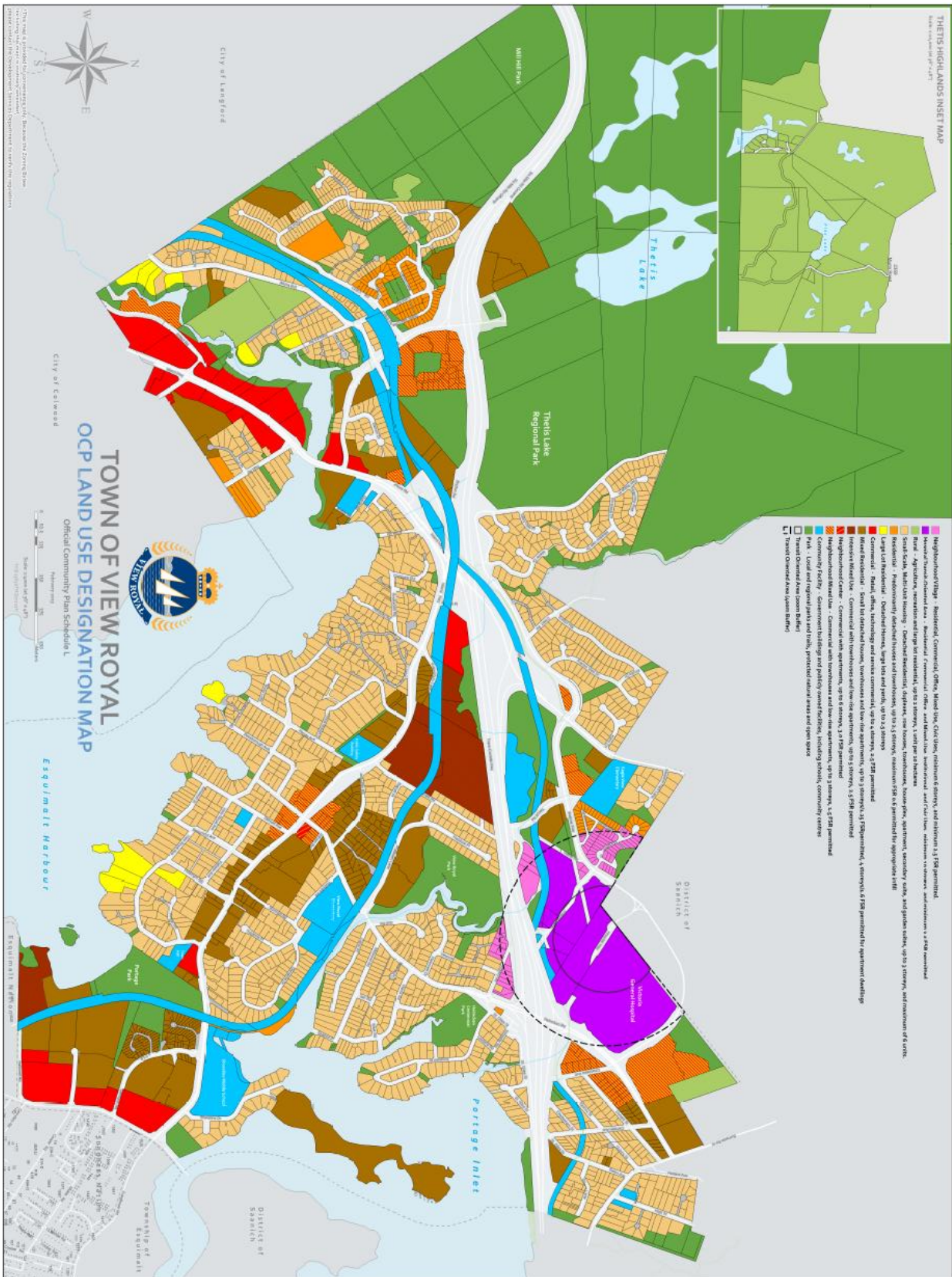
READ A THIRD TIME THIS ____ DAY OF ____, 2025

ADOPTED BY COUNCIL, SIGNED BY THE MAYOR AND THE CORPORATE OFFICER AND SEALED WITH THE SEAL OF THE TOWN OF VIEW ROYAL THIS ____ DAY OF ____, 2025.

MAYOR

CORPORATE OFFICER

SCHEDULE 1





TOWN OF VIEW ROYAL COUNCIL REPORT

TO: Council

DATE: November 6, 2025

FROM: L. Taylor, MCIP, RPP
Director of Development Services

MEETING DATE: November 18, 2025

OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 1156, 2025

RECOMMENDATION:

THAT Council rescind second reading of Official Community Plan Bylaw No. 811, 2011, Amendment Bylaw No. 1156, 2025;

AND THAT Council give a new second reading to Official Community Plan Bylaw No. 811, 2011, Amendment Bylaw No. 1156, 2025 as amended;

AND FURTHER THAT following second reading, a public hearing date be scheduled for December 2, 2025.

ALTERNATIVE OPTIONS:

THAT Council decline second reading of Official Community Plan Bylaw No. 811, 2011, Amendment Bylaw No. 1156, 2025.

PURPOSE:

The purpose of this report is to introduce *Official Community Plan Amendment Bylaw No. 1156, 2025* for consideration of first and second reading. The proposed amendments to the Town's *Official Community Plan* (OCP) will ensure alignment with the Town's 5- and 20-year housing need calculated in the Town's 2024 Interim Housing Needs Report (IHNR) and provide housing policies that address each of the six classes of housing need identified in the Housing Need Report (HNR), in accordance with the *Local Government Act*. The proposed amendments also include the addition of a policy to encourage the provision of commercial or public use space in mixed-use developments four-storeys or greater.

BACKGROUND:

A public hearing was held on *Official Community Plan Amendment Bylaw No. 1156, 2025* on November 4, 2025. Following the Public Hearing, Council considered third reading of Bylaw No. 1156 and passed the following motion:

THAT Official Community Plan Bylaw No. 811, Amendment Bylaw No. 1156, 2025 be referred back to staff to address concerns with respect to certain parcels being added to the new Small-Scale, Multi-Unit Housing Land Use Designation that are not currently zoned for small-scale, multi-unit housing in the Zoning Bylaw.

FURTHER THAT for parcels where small-scale, multi-unit housing is not permitted in accordance with the Zoning Bylaw, the current land use designations remain as Residential or Large Lot Residential in the Official Community Plan.

In response to Council's motion, Bylaw No. 1156 has been amended accordingly.

ANALYSIS:

The proposed changes to Bylaw No. 1156, 2025 are as follows:

- retained the *Residential* and *Large Lot Residential* Land Use Designations for all parcels not currently zoned for small-scale, multi-unit housing (SSMUH) in the Zoning Bylaw;
- amended the land use designation from Residential and Large Lot Residential to the new SSMUH land use designation for those parcels with SSMUH zoning; and
- updated the existing land use designation table and map in the OCP to reflect the proposed changes.

Staff recommend that Bylaw No. 1156 be given a new first and second reading, and a public hearing date be set for December 2, 2025, to meet the December 31, 2025, provincial deadline to align the OCP with the Interim Housing Needs Report.

Impacts and implications can be summarized as follows:

Community Impact:	Following first and second reading of Bylaw No. 1156, a public hearing date would be set to allow the public to provide comments on the proposed bylaw amendments.
Financial Implication:	There are no costs associated with these proposed changes.
Inter-governmental Relations Impact:	On October 7, 2025, Bylaw No. 1156 was referred to School District 61, City of Colwood, City of Langford, Township of Esquimalt, District of Saanich, the Capital Regional District, and Songhees and Xwsepsum Nations. The Town received no comments from external agencies.

Given that the proposed amendments identified in this report are to retain the existing land use designations in the 2011 OCP for parcels that do not have SSMUH zoning, staff did not refer amended Bylaw No. 1156 to external agencies.

ALIGNMENT:

The recommended option aligns with the Town's following core guiding documents as follows:

Strategic Plan:	<i>Sustainable Development</i>
	<i>Goal 1: Managed Growth</i>
	<i>Official Community Plan (OCP) review to align with Housing Needs Report and Zoning Bylaw, update Development Permit Area design guidelines, and other aspects of the OCP.</i>
	<i>Enhance Liveability</i>
	<i>Goal 3: Access a broad range of housing options to meet the needs of various ages, family types and incomes.</i>
	<i>Community Engagement and Good Governance</i>
	<i>Goal 1: Strong and active citizen participation in community engagement in Town of View Royal meetings, open houses, surveys, budget development.</i>

Official Community Plan:	2011 OCP: Community Vision
	<i>Goal 2: Create an inclusive community that provides housing, transportation and healthy living options, and services and facilities for families and individuals of diverse backgrounds, cultures, ages and economic means.</i>
	<i>Goal 9: Ensure that all citizens of View Royal have opportunities to be informed and meaningfully involved in planning and decision-making processes.</i>

Other Policy Documents: N/A

PUBLIC PARTICIPATION GOAL:

The desired level of public participation for the recommended option is:

☐ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower
☐ N/A

TIME CRITICAL:

This report is time critical to satisfy the provincial deadline of December 31, 2025 to ensure alignment of the OCP with the Interim Housing Needs Report and provincial legislation.

CONCURRENCE:	Initials	Comments
Chief Administrative Officer		

REVIEWED BY:	Initials
Director of Corporate Administration	n/a
Director of Finance & Technology	n/a
Director of Development Services	LT
Director of Engineering	n/a
Director of Protective Services	n/a

ATTACHMENTS:

1. OCP Amendment Bylaw No. 1156, 2025
2. Council Report dated October 20, 2025
3. Council Report dated September 15, 2025



TOWN OF VIEW ROYAL BYLAW NO. 1156

A BYLAW TO AMEND OFFICIAL COMMUNITY PLAN NO. 811, 2011 TO INTRODUCE NEW LAND USE DESIGNATIONS FOR THE SMALL-SCALE, MULTI-UNIT HOUSING (SSMUH) AND HOSPITAL TRANSIT-ORIENTED AREA, AND NEW HOUSING POLICIES TO ALIGN THE OFFICIAL COMMUNITY PLAN WITH THE TOWN'S 5 AND 20-YEAR HOUSING NEED IN ACCORDANCE WITH THE PROVINCE OF BC'S BILL 44 – HOUSING STATUTES (RESIDENTIAL DEVELOPMENT) AMENDMENT ACT, 2023 AND BILL 47 – HOUSING STATUTES (TRANSIT-ORIENTED AREAS) AMENDMENT ACT, 2023

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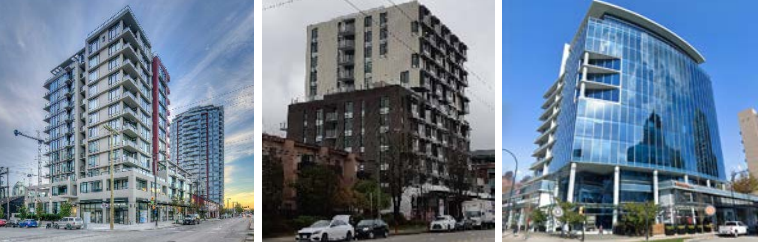
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2. Official Community Plan Bylaw, No. 811, 2011, is amended as follows:
 - (a) By deleting the map titled “Schedule L Land Use Designations” in its entirety and replacing it with the map in Schedule 1 of this Bylaw.
 - (b) By deleting the table titled “Policy LU1.5 Land Use Designations” in its entirety and replacing it with the following:

Policy LU1.5 Land Use Designations

The OCP establishes the following land use designations, as mapped on Schedule L and listed in the following table.

Land Use, Form & Character*	Examples
Large Lot Residential • Detached Homes • Large Lots and Yards • Up to 2.5 Storeys	

Residential • Predominantly detached houses and townhouses • Up to 2.5 storeys • Max FSR 0.6 permitted for appropriate infill	
Small-Scale, Multi-Unit Residential • Uses include Detached and Attached Dwellings, such as Detached Residential, Duplex, Secondary Suite, Garden Suite, Rowhouse, Townhouse, House-plex, and Apartments. • Up to 3 storeys • Up to a maximum of 6 dwelling units	
Mixed Residential • Small Lot Detached Houses, Townhouses and Low-Rise Apartments • Up to 3 Storeys/1.25 FSR Permitted • 4 Storeys/1.6 FSR Permitted for Apartment Dwellings	
Neighbourhood Mixed Use • Commercial with Townhouses and	

<i>Low-Rise Apartments</i> • <i>Up to 3 Storeys</i> • <i>1.5 FSR Permitted</i>	
Neighbourhood Centre • <i>Commercial with Apartments</i> • <i>Up to 6 storeys</i> • <i>3.0 FSR Permitted</i>	
Intensive Mixed Use • <i>Commercial with Townhouses and Low-Rise Apartments</i> • <i>Up to 4 Storeys</i> • <i>2.5 FSR Permitted</i>	
Commercial • <i>Retail, Office, Technology and Service Commercial</i> • <i>Up to 4 Storeys</i> • <i>2.5 FSR Permitted</i>	
Hospital Transit-Oriented Area • <i>Uses include Mixed-use with Apartments, Visitor Accommodations, Restaurants, Retail, Office, Institutional (i.e. Hospital), and Civic Use (e.g. daycares, libraries, public gathering and amenity spaces).</i> • <i>Up to 10 Storeys</i> • <i>Up to 3.5 FSR permitted</i>	

Neighbourhood Village • <i>Uses include Small-scale, Mixed-use buildings, such as Multi-unit Housing and community serving Commercial and Civic uses (schools, offices, restaurants, retail, small grocery store, and community spaces).</i> • <i>Up to 6 storeys</i> • <i>Up to 2.5 FSR permitted</i>	
Park, Open Space, Recreation • <i>Local and Regional Parks and Trails</i> • <i>Protected Natural Areas and Open Space</i>	
Community Facility • <i>Government Buildings & Publicly Owned Facilities, including Schools</i> • <i>Community Centres</i>	
Rural • <i>Agricultural, Recreation and Large Lot Residential</i> • <i>Up to 2 Storeys</i> • <i>1 unit per 10 hectares</i>	

**Comprehensive
Development Areas
(CDAs)**

Areas with unique
Comprehensive
Development
designations.



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- (c) By adding a new policy, “LU4.14 Mixed Commercial Development” to Section 1: Land Use and Urban Design, as follows:

Policy LU4.14 Mixed Commercial Development

Development four-storeys or greater should incorporate commercial or public use space.

- (d) By adding the sub-section “Housing Need Requirements” under Section 3: Housing, with the following, to be inserted immediately after “View Royal Today”:

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In 2023, the Local Government Act was amended to require municipalities to prepare an Interim Housing Needs Report (IHNR) by January 1, 2025, and to use the Housing Need Requirement Method to identify 5- and 20-year housing need in their community. Furthermore, municipalities are required to update their Official Community Plan by December 31, 2025, to ensure that the housing requirement identified in the IHNR is viable and permitted in the land use designations of the OCP over the next 20 years.

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Housing Needs

<i>Housing Need By Type</i>	<i>5-year Housing Need</i>	<i>20-year Housing Need</i>
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<i>Persons Experiencing Homelessness</i>	<i>28.32</i>	<i>56.65</i>
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<i>Rental Vacancy Rate Adjustment</i>	<i>11.57</i>	<i>46.28</i>
<i>Additional Local Demand</i>	<i>101.11</i>	<i>404.44</i>
<i>TOTAL</i>	<i>842</i>	<i>2889</i>

- (e) By deleting the policy “Policy HS1.9 Innovative Approaches” from Section 3: *Housing* in its entirety, and replacing the policy as follows:

Policy HS1.9 Innovative Approaches

Support innovative approaches to creating affordable housing including market rental, cooperatives, shelters for persons experiencing homelessness and housing for those at risk of homelessness, co-housing and other forms of shared ownership, mixed market and non-market projects, and public-private partnerships.

- (f) By adding a new policy “HS1.12 Non-Market Units” to Section 3 *Housing*, as follows:

Policy HS1.12 Non-Market Units

Support the development of non-market housing to serve lower-income populations through collaborative efforts with agencies and non-profits, housing providers, developers, local and regional governments, and Songhees and Esquimalt Nations.

Where possible, development incentives may be negotiated to improve development viability.

READ A FIRST TIME THIS DAY OF , 2025

READ A SECOND TIME THIS DAY OF , 2025

PUBLIC HEARING HELD THIS ___ DAY OF _____, 2025

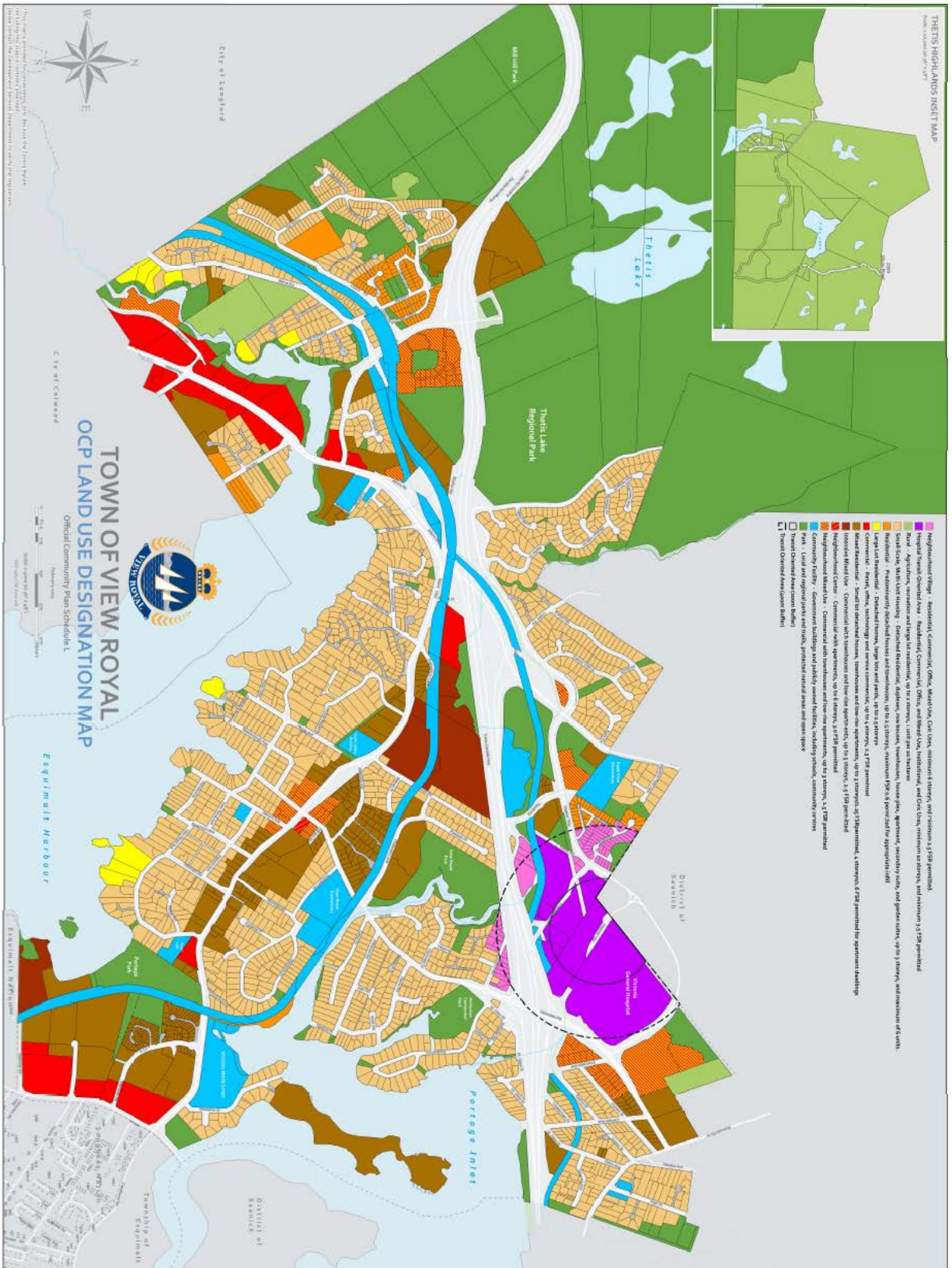
READ A THIRD TIME THIS ___ DAY OF ___, 2025

ADOPTED BY COUNCIL, SIGNED BY THE MAYOR AND THE CORPORATE OFFICER AND SEALED WITH THE SEAL OF THE TOWN OF VIEW ROYAL THIS ___ DAY OF ___, 2025.

MAYOR

CORPORATE OFFICER

SCHEDULE 1



Attachment 2



TOWN OF VIEW ROYAL COUNCIL REPORT

TO: Council

DATE: September 15, 2025

FROM: Stirling Scory, RPP, MCIP
Senior Planner

MEETING DATE: October 7, 2025

OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 1156, 2025

RECOMMENDATION:

THAT Official Community Plan Bylaw No. 811, 2011, Amendment Bylaw No. 1156, 2025 be introduced and given first and second reading, and that a public hearing be scheduled.

PURPOSE:

The purpose of this report is to introduce Official Community Plan Amendment Bylaw No. 1156, 2025 for consideration of first and second reading. The proposed amendments to the Town's *Official Community Plan* (OCP) will ensure alignment with the Town's 5- and 20-year housing need calculated in the Town's 2024 Interim Housing Needs Report (IHNR) and provide housing policies that address each of the six classes of housing need identified in the Housing Need Report (HNR) by December 31, 2025. The amendments also include the addition of a policy to encourage the provision of commercial or public use space in mixed-use developments four-storeys or greater.

BACKGROUND

In October 2024, Council endorsed the OCP review and update and subsequently awarded a contract to Urban Systems in December of 2024. The update was to be completed in three phases, with the first phase to include a review of the vision statement and goals, land use designations, land use and housing policies, and special planning areas. Phase 1 is scheduled for completion prior to December 31, 2025, to comply with the provincial housing legislation deadline. The proposed amendments align with the scope of work identified in Phase 1 of the OCP update. Phase 2 of the OCP review and update will be completed between October 2025 and September 2026, and will include a general update to policies, the regional context statement, and the implementation strategy. Phase 3 is to review the development permit guidelines and may begin in 2027.

Phase 1

Updates to the OCP and the content required or permitted to be included are regulated under the *Local Government Act (LGA)*. Section 473.1 of the *LGA* outlines the requirements that local governments must meet, including alignment of the OCP with the Housing Needs Report by December 31, 2025. The following amendments must be completed:

1. Establish statement and map designations for the area covered by the plan to provide at least 20-year total number of housing units required to meet anticipated housing needs; and
2. Establish housing policies respecting each class of housing need in the housing needs report, including affordable housing, rental housing, special needs housing, seniors housing, family housing, shelters, and housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation.

At the Committee of the Whole (COW) meeting on September 9, 2025, staff presented the draft Amendment Bylaw No. 1156, 2025. The Committee passed the following motion:

THAT the Committee recommend to Council that staff prepare the necessary bylaw amendment to amend the Official Community Plan Bylaw No. 811, 2011 as follows:

- *adding a new sub-section, Housing Need Requirement, within Section 3: Housing, to detail the 5- and 20-year period (2021 – 2041) housing need in View Royal;*
- *revising an existing housing policy, Policy HS1.9 Innovative Approaches, by adding: shelters for persons experiencing homelessness and housing for those at risk of homelessness;*
- *adding a new policy, Policy HS1.12 Non-Market Units, within Section 3: Housing, to support the development of non-market housing for lower-income populations through collaborative efforts with agencies and governments;*
- *deleting existing Large Lot Residential (R-L) and Residential (R) land use designations and replacing with a new Small-Scale, Multi-Unit Housing (SSMUH) land use designation defined as follows: uses include detached and attached dwellings, such as detached residential, secondary suite, garden suite, duplex, rowhouse, townhouse, house-plex, and apartments; buildings up to three storeys; and a maximum of six (6) dwelling units;*
- *adding a new Hospital Transit-Oriented Area (HTOA) land use designation, and amending the existing land use designations of all properties within 200 metres of the identified transit exchange bus stop to the new HTOA land use designation, defined as follows: uses include mixed-use with apartments, visitor accommodations, restaurants, retail, office, institutional (i.e. Hospital), and Civic Use (e.g. daycares, libraries, public gathering and amenity spaces); buildings up to 10 Storeys; and density up to 3.5 Floor Space Ratio (FSR);*

- *adding a new Neighbourhood Village (NV) land use designation, and amending the existing land use designations of all properties within 201 and 400 metres of the identified transit exchange bus stop to the new NV land use designation, defined as follows: uses include small-scale, mixed-use buildings, such as multiunit housing and community-serving commercial and civic uses (schools, offices, restaurants, retail, small grocery store, and community spaces); buildings up to six storeys; and density up to 2.5 FSR; and*
- *adding a new policy, LU 4.14 Mixed Commercial Development, to Section 1: Land Use and Urban Design, which states the following: Development of four storeys or greater should incorporate commercial or public use space.*

Official Community Plan Bylaw No.811, 2011, Amendment Bylaw No. 1156, 2025, has been prepared to align with the Committee's resolution. The proposed amendments satisfy the requirements outlined in Section 473.1 of the LGA.

At the September 9, 2025, COW meeting, the Committee requested further information on the proposed amendment bylaw. Staff have summarized the Committee's questions and comments below, and have provided answers to each, as follows:

- The Committee requested further clarification on the purpose and intent of the bylaw.
 - Staff has updated the purpose section of the amendment bylaw and provided additional information, including its alignment with provincial housing legislation.
- The Committee asked if each amendment was required to align with the provincial housing legislation.
 - Except for the proposed *LU 4.14 Mixed Commercial* policy, all proposed amendments would satisfy the requirements of the housing legislation and the December 31, 2025, deadline.
- The Committee requested clarification if the facility, *New Road Therapeutic Recovery Community*, located at 94 Talcott Road is captured as a housing need in the Town's Housing Need Requirement calculation.
 - The BC Housing Targets Branch and Planning and Land Use Management Branch advised that the facility is not considered a form of housing that is monitored under the Town's housing target order or the Town's 5- and 20-year housing need requirement respectively.
- The Committee suggested that reference to the buffer area for the TOA be referenced by the "tier" system used by the Province instead of the distances, e.g., 200 m, 201 to 400 m.
 - Staff have not made this change to the proposed amendment bylaw because the proposed amendment bylaw is consistent with the Zoning Bylaw.
- The Committee requested clarification on how the proposed amendment to the existing policy HS1.9 and of a new policy, HS1.12, would align with the six housing needs classes.

- *Policy HS1.9 Innovative Approaches* aligns with *Persons Experiencing Homelessness* and *Policy HS1.12 Non-Market Units* supports *Extreme Core Housing Need*. The supply of units to reduce extreme core housing need are for persons paying more than 50% of their income on housing.

ANALYSIS:

Since the September 9th Committee meeting, staff have made additional changes to the amendment bylaw to improve formatting consistencies with the OCP, which includes:

- Capitalizing the uses listed in the three new land use designations; and
- Changing the text description of the permitted height in the three new land use designations to a numerical value (e.g. change “six” to “6”).

Council may also note that additional content has been added to the proposed amendment bylaw, the changes include:

- The addition of wording to *Policy LU1.5 Land Use Designation* to reference the land use designations table and its connection to *Schedule L* of the Official Community Plan; and
- The addition of a special note to the bottom of the land use designations table that forms *Policy LU1.5* and updating the reference to the Zoning Bylaw (i.e. change Land Use Bylaw to Zoning Bylaw).

It is important to note that the added content is not new but is existing within the 2011 OCP. The content has been added to ensure consistency. Staff observed the inconsistencies and missing content when reviewing and preparing the amendment bylaw for first and second readings.

Housing Need

All municipalities are required to align their zoning bylaws with their OCP and INHR to pre-zone land for the total housing required to meet the community housing need. The zoning bylaw amendments previously adopted to permit Small-Scale, Multi-Unit Housing (SSMUH) and the TOA designation in the Zoning Bylaw satisfy the Town’s 5- and 20-year housing need, which are 842 and 2889 dwelling units, respectively. If every SSMUH parcel in the Town was redeveloped into three, four, or six units, it would create approximately 9255 dwelling units. In theory the SSMUH zoning alone can provide enough pre-zoned land to meet the Town’s 20-year housing need, however it is highly unlikely that each SSMUH parcel will be redeveloped over the next 20 years.

Impacts and implications can be summarized as follows:

Community Impact:	Following first and second reading of the proposed amendment bylaw, a public hearing could be scheduled for the fall, to meet
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the provincial December 31, 2025, deadline. A public hearing would allow members of the public to provide comment on the draft amendments.

Advertisements will be provided in accordance with the Town's *Public Notification Bylaw*.

Financial Implication:	The Town will incur legal costs associated with a legal review of the proposed bylaw.
Inter-governmental Relations Impact:	Prior to public hearing, staff will refer the amendment bylaw to external agencies for review and comment, including the Capital Regional District, and school district.

ALIGNMENT:

The recommended option aligns with the Town's following core guiding documents as follows:

Strategic Plan:	<u><i>Sustainable Development</i></u> <i>Goal 1: Managed Growth</i> <i>Official Community Plan (OCP) review to align with Housing Needs Report and Zoning Bylaw, update Development Permit Area design guidelines, and other aspects of the OCP.</i>
	<u><i>Enhance Liveability</i></u> <i>Goal 3: Access a broad range of housing options to meet the needs of various ages, family types and incomes.</i>
	<u><i>Community Engagement and Good Governance</i></u> <i>Goal 1: Strong and active citizen participation in community engagement in Town of View Royal meetings, open houses, surveys, budget development.</i>
Official Community Plan:	2011 OCP: Community Vision
	<i>Goal 2: Create an inclusive community that provides housing, transportation and healthy living options, and services and facilities for families and individuals of diverse backgrounds, cultures, ages and economic means.</i>

Goal 9: Ensure that all citizens of View Royal have opportunities to be informed and meaningfully involved in planning and decision-making processes.

Other Policy Documents: N/A

PUBLIC PARTICIPATION GOAL:

The desired level of public participation for the recommended option is:

☐ Inform
 ☒ Consult
 ☐ Involve
 ☐ Collaborate
 ☐ Empower
☐ N/A

TIME CRITICAL:

This report is time critical for Council to review to satisfy the legislative December 31, 2025, deadline, to ensure alignment of the OCP with the Interim Housing Needs Report and provincial legislation.

CONCURRENCE:	Initials	Comments
Chief Administrative Officer	SS	I concur with the recommendation.

REVIEWED BY:	Initials
Director of Corporate Administration/Deputy CAO	N/A
Director of Finance & Technology	N/A
Director of Development Services	
Director of Engineering	N/A
Director of Protective Services	N/A

ATTACHMENTS:

1. Official Community Plan Bylaw No. 811, 2011, Amendment Bylaw No. 1156, 2025



TOWN OF VIEW ROYAL BYLAW NO. 1156

A BYLAW TO AMEND OFFICIAL COMMUNITY PLAN NO. 811, 2011 TO INTRODUCE NEW LAND USE DESIGNATIONS FOR THE SMALL-SCALE, MULTI-UNIT HOUSING (SSMUH) AND HOSPITAL TRANSIT-ORIENTED AREA, AND NEW HOUSING POLICIES TO ALIGN THE OFFICIAL COMMUNITY PLAN WITH THE 5 AND 20-YEAR HOUSING NEED IN ACCORDANCE WITH THE PROVINCE OF BC'S BILL 44 – HOUSING STATUTES (RESIDENTIAL DEVELOPMENT) AMENDMENT ACT, 2023 AND BILL 47 – HOUSING STATUTES (TRANSIT-ORIENTED AREAS) AMENDMENT ACT, 2023.

The Council of the Town of View Royal, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as “Official Community Plan Bylaw, No. 811, 2011, Amendment Bylaw No. 1156, 2025”.
2. Official Community Plan Bylaw, No. 811, 2011, is amended as follows:
 - (a) By deleting the map titled “Schedule L Land Use Designations” in its entirety and replacing it with the map in Schedule 1 of this Bylaw.
 - (b) By deleting the two tables titled “Policy LU1.5 Land Use Designations” in their entirety and replacing them with the following, as Policy LU1.5 Land Use Designations:

Policy LU1.5 Land Use Designations

The OCP establishes the following land use designations, as mapped on Schedule L and listed in the following table.

Land Use, Form & Character*	Examples
Small-Scale, Multi-Unit Residential • <i>Uses include Detached and Attached Dwellings, such as Detached Residential,</i>	

<i>Duplex, Secondary Suite, Garden Suite, Rowhouse, Townhouse, House-plex, and Apartments.</i> • <i>Up to 3 storeys</i> • <i>Up to a maximum of 6 dwelling units</i>	
Mixed Residential • <i>Small Lot Detached Houses, Townhouses and Low-Rise Apartments</i> • <i>Up to 3 Storeys/1.25 FSR Permitted</i> • <i>4 Storeys/1.6 FSR Permitted for Apartment Dwellings</i>	
Neighbourhood Mixed Use • <i>Commercial with Townhouses and Low-Rise Apartments</i> • <i>Up to 3 Storeys</i> • <i>1.5 FSR Permitted</i>	
Neighbourhood Centre • <i>Commercial with Apartments</i> • <i>Up to 6 storeys</i> • <i>3.0 FSR Permitted</i>	
Intensive Mixed Use • <i>Commercial with Townhouses and Low-Rise Apartments</i> • <i>Up to 4 Storeys</i> • <i>2.5 FSR Permitted</i>	

Commercial • <i>Retail, Office, Technology and Service Commercial</i> • <i>Up to 4 Storeys</i> • <i>2.5 FSR Permitted</i>	
Hospital Transit-Oriented Area • <i>Uses include Mixed-use with Apartments, Visitor Accommodations, Restaurants, Retail, Office, Institutional (i.e. Hospital), and Civic Use (e.g. daycares, libraries, public gathering and amenity spaces).</i> • <i>Up to 10 Storeys</i> • <i>Up to 3.5 FSR permitted</i>	
Neighbourhood Village • <i>Uses include Small-scale, Mixed-use buildings, such as Multi-unit Housing and community serving Commercial and Civic uses (schools, offices, restaurants, retail, small grocery store, and community spaces).</i> • <i>Up to 6 storeys</i> • <i>Up to 2.5 FSR permitted</i>	

Park, Open Space, Recreation • <i>Local and Regional Parks and Trails</i> • <i>Protected Natural Areas and Open Space</i>	
Community Facility • <i>Government Buildings & Publicly Owned Facilities, including Schools</i> • <i>Community Centres</i>	
Rural • <i>Agricultural, Recreation and Large Lot Residential</i> • <i>Up to 2 Storeys</i> • <i>1 unit per 10 hectares</i>	
Comprehensive Development Areas (CDAs) <i>Areas with unique Comprehensive Development designations.</i>	

* Allowable density is expressed as a Floor Space Ratio (FSR) for mixed use and commercial land uses. Density for all land uses will be specified in the Zoning Bylaw. Additional density may be determined for development applications with increased community amenities such as affordable housing, public art, child care facilities and park dedication.

(c) By adding a new policy, “*LU4.14 Mixed Commercial Development*” to Section 1: *Land Use and Urban Design*, as follows:

Policy LU4.14 Mixed Commercial Development

Development four-storeys or greater should incorporate commercial or public use space.

- (d) By adding the sub-section “Housing Need Requirements” under Section 3: *Housing*, with the following, to be inserted immediately after “View Royal Today”:

Housing Need Requirements

In 2023, the Local Government Act was amended to require municipalities to prepare an Interim Housing Needs Report (IHNR) by January 1, 2025, and to use the Housing Need Requirement Method to identify 5- and 20-year housing need in their community. Furthermore, municipalities are required to update their Official Community Plan by December 31, 2025, to ensure that the housing requirement identified in the IHNR is viable and permitted in the land use designations of the OCP over the next 20 years.

Housing needs reports help communities better understand their current and future housing needs and identify gaps in housing supply by collecting and analyzing quantitative and qualitative data about local demographics, household incomes, housing supply, as well as other local and regional factors.

The Town’s 5-year housing need is 842 units, and the Town’s 20-year housing need is 2,889 units, to meet housing needs related to extreme core housing need, persons experiencing homelessness, suppressed household formation, anticipated growth, rental vacancy adjustment, and local demand in View Royal.

The form and tenure of housing that the Town chooses to enable and encourage will influence who can and will choose to live in the Town. Supporting more age-friendly, family-friendly, housing may support a more inclusive community and support more families and seniors, while a focus on rental housing may support lower income earners, and provide housing for a diversity of jobs and incomes.

Housing Needs

<i>Housing Need By Type</i>	<i>5-year Housing Need</i>	<i>20-year Housing Need</i>
<i>Extreme Core Housing Need</i>	<i>43.59</i>	<i>174.36</i>
<i>Persons Experiencing Homelessness</i>	<i>28.32</i>	<i>56.65</i>
<i>Suppressed Household Formation</i>	<i>35.56</i>	<i>142.24</i>
<i>Anticipated Growth</i>	<i>621.66</i>	<i>2064.76</i>
<i>Rental Vacancy Rate Adjustment</i>	<i>11.57</i>	<i>46.28</i>
<i>Additional Local Demand</i>	<i>101.11</i>	<i>404.44</i>
<i>TOTAL</i>	<i>842</i>	<i>2899</i>

- (e) By deleting the policy “Policy HS1.9 Innovative Approaches” from *Section 3: Housing* in its entirety, and replacing the policy as follows:

Policy HS1.9 Innovative Approaches

Support innovative approaches to creating affordable housing including market rental, cooperatives, shelters for persons experiencing homelessness and housing for those at risk of homelessness, co-housing and other forms of shared ownership, mixed market and non-market projects, and public-private partnerships.

- (f) By adding a new policy “HS1.12 Non-Market Units” to *Section 3 Housing*, as follows:

Policy HS1.12 Non-Market Units

Support the development of non-market housing to serve lower-income populations through collaborative efforts with agencies and non-profits, housing providers, developers, local and regional governments, and Songhees and Esquimalt Nations.

Where possible, development incentives may be negotiated to improve development viability.

READ A FIRST TIME THIS ____ DAY OF ____, 2025

READ A SECOND TIME THIS ____ DAY OF ____, 2025

PUBLIC HEARING HELD THIS ____ DAY OF ____, 2025

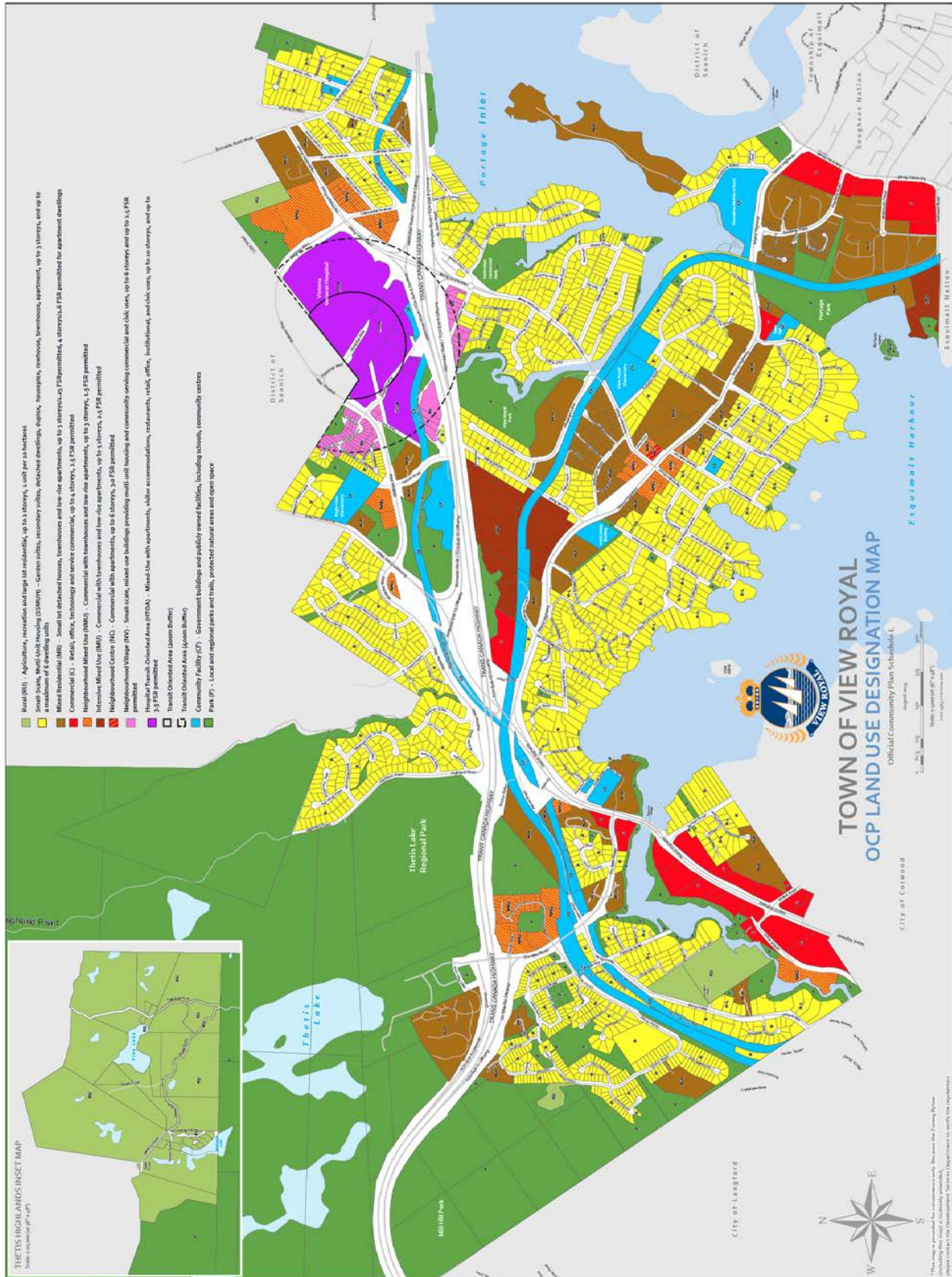
READ A THIRD TIME THIS ____ DAY OF ____, 2025

ADOPTED BY COUNCIL, SIGNED BY THE MAYOR AND THE CORPORATE OFFICER AND SEALED WITH THE SEAL OF THE TOWN OF VIEW ROYAL THIS ____ DAY OF ____, 2025.

MAYOR

CORPORATE OFFICER

SCHEDULE 1



Attachment 3



TOWN OF VIEW ROYAL COUNCIL REPORT

TO: Council

DATE: October 20, 2025

FROM: Stirling Scory, RPP, MCIP
Senior Planner

MEETING DATE: November 4, 2025

OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 1156, 2025

RECOMMENDATION:

THAT following the Public Hearing, Official Community Plan Bylaw No. 811, 2011, Amendment Bylaw No. 1156, 2025, be given third reading.

ALTERNATIVE

THAT Council does not proceed with third reading of *Official Community Plan Bylaw No. 811, 2011, Amendment Bylaw No. 1156, 2025*.

PURPOSE:

The purpose of this report is to provide necessary information for the Public Hearing scheduled on November 4, 2025, for the proposed Official Community Plan No. 811, 2011, Amendment Bylaw No. 1156, 2025. The proposed amendments to the Official Community Plan (OCP) will ensure alignment with the Town's 5- and 20-year housing need calculated in the Town's 2024 Interim Housing Needs Report (IHNR) and provide housing policies that address each of the six classes of housing need identified in the Housing Need Report (HNR) by December 31, 2025. The amendments also include the addition of a policy to encourage the provision of commercial or public use space in mixed-use developments four-storeys or greater.

ANALYSIS:

Updates to the OCP and the content required or permitted to be included is regulated under section 473.1 in the *Local Government Act* (LGA). The proposed amendment bylaw has satisfied these requirements.

At the regular Council meeting on October 7, 2025, Council gave first and second reading to Official Community Plan No. 811, 2011, Amendment Bylaw No. 1156, 2025.

A copy of staff's October 7th report detailing the amendments has been attached for review.

Following the October 7th Council meeting, the Town prepared a referral for external agencies to provide comments on the proposed amendment bylaw. The referral was sent to School District 61, City of Colwood, City of Langford, Township of Esquimalt, District of Saanich, the Capital Regional District, and Songhees and Xwsepsum Nations. The Town received no comments.

Staff recommend that the bylaw receive third reading.

Impacts and implications can be summarized as follows:

Community Impact:	A Public Hearing has been scheduled to allow members of the public to provide feedback on the proposed amendment bylaw.
Financial Implication:	A Public Hearing for consideration of the proposed land use and housing amendments was anticipated in the project scope and budget.
Inter-governmental Relations Impact:	The proposed amendment bylaw was referred to external agencies for review and comment prior to the Public Hearing.

ALIGNMENT:

The recommended option aligns with the Town's following core guiding documents as follows:

Strategic Plan:	<i>Sustainable Development</i>
	<i>Goal 1: Managed Growth</i> <i>Official Community Plan (OCP) review to align with Housing Needs Report and Zoning Bylaw, update Development Permit Area design guidelines, and other aspects of the OCP.</i>
	<i>Community Engagement and Good Governance</i> <i>Goal 1: Strong and active citizen participation in community engagement in Town of View Royal meetings, open houses, surveys, budget development.</i>
Official Community Plan:	2011 OCP: Community Vision

Goal 2: Create an inclusive community that provides housing, transportation and healthy living options, and services and facilities for families and individuals of diverse backgrounds, cultures, ages and economic means.

Goal 9: Ensure that all citizens of View Royal have opportunities to be informed and meaningfully involved in planning and decision-making processes.

Other Policy Documents: N/A

PUBLIC PARTICIPATION GOAL:

The desired level of public participation for the recommended option is:

☐ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower
☐ N/A

TIME CRITICAL:

The report is time critical for Council's review because the proposed amendment bylaw must be adopted prior to the legislated December 31, 2025, deadline, to ensure alignment of the OCP with the Interim Housing Needs Report and provincial legislation.

CONCURRENCE:	Initials	Comments
Chief Administrative Officer	SS	I concur with the recommendation.

REVIEWED BY:	Initials
Director of Corporate Administration/Deputy CAO	N/A
Director of Finance & Technology	N/A
Director of Development Services	LT
Director of Engineering	N/A
Director of Protective Services	N/A

ATTACHMENTS:

1. Staff Report – Council Meeting October 7, 2025 – Official Community Plan Amendment Bylaw No. 1156, 2025

2. Staff Report – Committee of the Whole Meeting on September 9, 2025 –
Proposed Amendments to the Official Community Plan



TOWN OF VIEW ROYAL COUNCIL REPORT

TO: Council

DATE: September 15, 2025

FROM: Stirling Scory, RPP, MCIP
Senior Planner

MEETING DATE: October 7, 2025

OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 1156, 2025

RECOMMENDATION:

THAT Official Community Plan Bylaw No. 811, 2011, Amendment Bylaw No. 1156, 2025 be introduced and given first and second reading, and that a public hearing be scheduled.

PURPOSE:

The purpose of this report is to introduce Official Community Plan Amendment Bylaw No. 1156, 2025 for consideration of first and second reading. The proposed amendments to the Town's *Official Community Plan* (OCP) will ensure alignment with the Town's 5- and 20-year housing need calculated in the Town's 2024 Interim Housing Needs Report (IHNR) and provide housing policies that address each of the six classes of housing need identified in the Housing Need Report (HNR) by December 31, 2025. The amendments also include the addition of a policy to encourage the provision of commercial or public use space in mixed-use developments four-storeys or greater.

BACKGROUND

In October 2024, Council endorsed the OCP review and update and subsequently awarded a contract to Urban Systems in December of 2024. The update was to be completed in three phases, with the first phase to include a review of the vision statement and goals, land use designations, land use and housing policies, and special planning areas. Phase 1 is scheduled for completion prior to December 31, 2025, to comply with the provincial housing legislation deadline. The proposed amendments align with the scope of work identified in Phase 1 of the OCP update. Phase 2 of the OCP review and update will be completed between October 2025 and September 2026, and will include a general update to policies, the regional context statement, and the implementation strategy. Phase 3 is to review the development permit guidelines and may begin in 2027.

Phase 1

Updates to the OCP and the content required or permitted to be included are regulated under the *Local Government Act (LGA)*. Section 473.1 of the *LGA* outlines the requirements that local governments must meet, including alignment of the OCP with the Housing Needs Report by December 31, 2025. The following amendments must be completed:

1. Establish statement and map designations for the area covered by the plan to provide at least 20-year total number of housing units required to meet anticipated housing needs; and
2. Establish housing policies respecting each class of housing need in the housing needs report, including affordable housing, rental housing, special needs housing, seniors housing, family housing, shelters, and housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation.

At the Committee of the Whole (COW) meeting on September 9, 2025, staff presented the draft Amendment Bylaw No. 1156, 2025. The Committee passed the following motion:

THAT the Committee recommend to Council that staff prepare the necessary bylaw amendment to amend the Official Community Plan Bylaw No. 811, 2011 as follows:

- *adding a new sub-section, Housing Need Requirement, within Section 3: Housing, to detail the 5- and 20-year period (2021 – 2041) housing need in View Royal;*
- *revising an existing housing policy, Policy HS1.9 Innovative Approaches, by adding: shelters for persons experiencing homelessness and housing for those at risk of homelessness;*
- *adding a new policy, Policy HS1.12 Non-Market Units, within Section 3: Housing, to support the development of non-market housing for lower-income populations through collaborative efforts with agencies and governments;*
- *deleting existing Large Lot Residential (R-L) and Residential (R) land use designations and replacing with a new Small-Scale, Multi-Unit Housing (SSMUH) land use designation defined as follows: uses include detached and attached dwellings, such as detached residential, secondary suite, garden suite, duplex, rowhouse, townhouse, house-plex, and apartments; buildings up to three storeys; and a maximum of six (6) dwelling units;*
- *adding a new Hospital Transit-Oriented Area (HTOA) land use designation, and amending the existing land use designations of all properties within 200 metres of the identified transit exchange bus stop to the new HTOA land use designation, defined as follows: uses include mixed-use with apartments, visitor accommodations, restaurants, retail, office, institutional (i.e. Hospital), and Civic Use (e.g. daycares, libraries, public gathering and amenity spaces); buildings up to 10 Storeys; and density up to 3.5 Floor Space Ratio (FSR);*

- *adding a new Neighbourhood Village (NV) land use designation, and amending the existing land use designations of all properties within 201 and 400 metres of the identified transit exchange bus stop to the new NV land use designation, defined as follows: uses include small-scale, mixed-use buildings, such as multiunit housing and community-serving commercial and civic uses (schools, offices, restaurants, retail, small grocery store, and community spaces); buildings up to six storeys; and density up to 2.5 FSR; and*
- *adding a new policy, LU 4.14 Mixed Commercial Development, to Section 1: Land Use and Urban Design, which states the following: Development of four storeys or greater should incorporate commercial or public use space.*

Official Community Plan Bylaw No.811, 2011, Amendment Bylaw No. 1156, 2025, has been prepared to align with the Committee's resolution. The proposed amendments satisfy the requirements outlined in Section 473.1 of the LGA.

At the September 9, 2025, COW meeting, the Committee requested further information on the proposed amendment bylaw. Staff have summarized the Committee's questions and comments below, and have provided answers to each, as follows:

- The Committee requested further clarification on the purpose and intent of the bylaw.
 - Staff has updated the purpose section of the amendment bylaw and provided additional information, including its alignment with provincial housing legislation.
- The Committee asked if each amendment was required to align with the provincial housing legislation.
 - Except for the proposed *LU 4.14 Mixed Commercial* policy, all proposed amendments would satisfy the requirements of the housing legislation and the December 31, 2025, deadline.
- The Committee requested clarification if the facility, *New Road Therapeutic Recovery Community*, located at 94 Talcott Road is captured as a housing need in the Town's Housing Need Requirement calculation.
 - The BC Housing Targets Branch and Planning and Land Use Management Branch advised that the facility is not considered a form of housing that is monitored under the Town's housing target order or the Town's 5- and 20-year housing need requirement respectively.
- The Committee suggested that reference to the buffer area for the TOA be referenced by the "tier" system used by the Province instead of the distances, e.g., 200 m, 201 to 400 m.
 - Staff have not made this change to the proposed amendment bylaw because the proposed amendment bylaw is consistent with the Zoning Bylaw.
- The Committee requested clarification on how the proposed amendment to the existing policy HS1.9 and of a new policy, HS1.12, would align with the six housing needs classes.

- *Policy HS1.9 Innovative Approaches* aligns with *Persons Experiencing Homelessness* and *Policy HS1.12 Non-Market Units* supports *Extreme Core Housing Need*. The supply of units to reduce extreme core housing need are for persons paying more than 50% of their income on housing.

ANALYSIS:

Since the September 9th Committee meeting, staff have made additional changes to the amendment bylaw to improve formatting consistencies with the OCP, which includes:

- Capitalizing the uses listed in the three new land use designations; and
- Changing the text description of the permitted height in the three new land use designations to a numerical value (e.g. change “six” to “6”).

Council may also note that additional content has been added to the proposed amendment bylaw, the changes include:

- The addition of wording to *Policy LU1.5 Land Use Designation* to reference the land use designations table and its connection to *Schedule L* of the Official Community Plan; and
- The addition of a special note to the bottom of the land use designations table that forms *Policy LU1.5* and updating the reference to the Zoning Bylaw (i.e. change Land Use Bylaw to Zoning Bylaw).

It is important to note that the added content is not new but is existing within the 2011 OCP. The content has been added to ensure consistency. Staff observed the inconsistencies and missing content when reviewing and preparing the amendment bylaw for first and second readings.

Housing Need

All municipalities are required to align their zoning bylaws with their OCP and INHR to pre-zone land for the total housing required to meet the community housing need. The zoning bylaw amendments previously adopted to permit Small-Scale, Multi-Unit Housing (SSMUH) and the TOA designation in the Zoning Bylaw satisfy the Town’s 5- and 20-year housing need, which are 842 and 2889 dwelling units, respectively. If every SSMUH parcel in the Town was redeveloped into three, four, or six units, it would create approximately 9255 dwelling units. In theory the SSMUH zoning alone can provide enough pre-zoned land to meet the Town’s 20-year housing need, however it is highly unlikely that each SSMUH parcel will be redeveloped over the next 20 years.

Impacts and implications can be summarized as follows:

Community Impact:	Following first and second reading of the proposed amendment bylaw, a public hearing could be scheduled for the fall, to meet
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the provincial December 31, 2025, deadline. A public hearing would allow members of the public to provide comment on the draft amendments.

Advertisements will be provided in accordance with the Town's *Public Notification Bylaw*.

Financial Implication:	The Town will incur legal costs associated with a legal review of the proposed bylaw.
Inter-governmental Relations Impact:	Prior to public hearing, staff will refer the amendment bylaw to external agencies for review and comment, including the Capital Regional District, and school district.

ALIGNMENT:

The recommended option aligns with the Town's following core guiding documents as follows:

Strategic Plan:	<u><i>Sustainable Development</i></u> <i>Goal 1: Managed Growth</i> <i>Official Community Plan (OCP) review to align with Housing Needs Report and Zoning Bylaw, update Development Permit Area design guidelines, and other aspects of the OCP.</i>
	<u><i>Enhance Liveability</i></u> <i>Goal 3: Access a broad range of housing options to meet the needs of various ages, family types and incomes.</i>
	<u><i>Community Engagement and Good Governance</i></u> <i>Goal 1: Strong and active citizen participation in community engagement in Town of View Royal meetings, open houses, surveys, budget development.</i>
Official Community Plan:	2011 OCP: Community Vision
	<i>Goal 2: Create an inclusive community that provides housing, transportation and healthy living options, and services and facilities for families and individuals of diverse backgrounds, cultures, ages and economic means.</i>

Goal 9: Ensure that all citizens of View Royal have opportunities to be informed and meaningfully involved in planning and decision-making processes.

Other Policy Documents: N/A

PUBLIC PARTICIPATION GOAL:

The desired level of public participation for the recommended option is:

☐ Inform
 ☒ Consult
 ☐ Involve
 ☐ Collaborate
 ☐ Empower
☐ N/A

TIME CRITICAL:

This report is time critical for Council to review to satisfy the legislative December 31, 2025, deadline, to ensure alignment of the OCP with the Interim Housing Needs Report and provincial legislation.

CONCURRENCE:	Initials	Comments
Chief Administrative Officer	SS	I concur with the recommendation.

REVIEWED BY:	Initials
Director of Corporate Administration/Deputy CAO	N/A
Director of Finance & Technology	N/A
Director of Development Services	
Director of Engineering	N/A
Director of Protective Services	N/A

ATTACHMENTS:

1. Official Community Plan Bylaw No. 811, 2011, Amendment Bylaw No. 1156, 2025



TOWN OF VIEW ROYAL BYLAW NO. 1156

A BYLAW TO AMEND OFFICIAL COMMUNITY PLAN NO. 811, 2011 TO INTRODUCE NEW LAND USE DESIGNATIONS FOR THE SMALL-SCALE, MULTI-UNIT HOUSING (SSMUH) AND HOSPITAL TRANSIT-ORIENTED AREA, AND NEW HOUSING POLICIES TO ALIGN THE OFFICIAL COMMUNITY PLAN WITH THE 5 AND 20-YEAR HOUSING NEED IN ACCORDANCE WITH THE PROVINCE OF BC'S BILL 44 – HOUSING STATUTES (RESIDENTIAL DEVELOPMENT) AMENDMENT ACT, 2023 AND BILL 47 – HOUSING STATUTES (TRANSIT-ORIENTED AREAS) AMENDMENT ACT, 2023.

The Council of the Town of View Royal, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as “Official Community Plan Bylaw, No. 811, 2011, Amendment Bylaw No. 1156, 2025”.
2. Official Community Plan Bylaw, No. 811, 2011, is amended as follows:
 - (a) By deleting the map titled “Schedule L Land Use Designations” in its entirety and replacing it with the map in Schedule 1 of this Bylaw.
 - (b) By deleting the two tables titled “Policy LU1.5 Land Use Designations” in their entirety and replacing them with the following, as Policy LU1.5 Land Use Designations:

Policy LU1.5 Land Use Designations

The OCP establishes the following land use designations, as mapped on Schedule L and listed in the following table.

Land Use, Form & Character*	Examples
Small-Scale, Multi-Unit Residential • <i>Uses include Detached and Attached Dwellings, such as Detached Residential,</i>	

<i>Duplex, Secondary Suite, Garden Suite, Rowhouse, Townhouse, House-plex, and Apartments.</i> • <i>Up to 3 storeys</i> • <i>Up to a maximum of 6 dwelling units</i>	
Mixed Residential • <i>Small Lot Detached Houses, Townhouses and Low-Rise Apartments</i> • <i>Up to 3 Storeys/1.25 FSR Permitted</i> • <i>4 Storeys/1.6 FSR Permitted for Apartment Dwellings</i>	
Neighbourhood Mixed Use • <i>Commercial with Townhouses and Low-Rise Apartments</i> • <i>Up to 3 Storeys</i> • <i>1.5 FSR Permitted</i>	
Neighbourhood Centre • <i>Commercial with Apartments</i> • <i>Up to 6 storeys</i> • <i>3.0 FSR Permitted</i>	
Intensive Mixed Use • <i>Commercial with Townhouses and Low-Rise Apartments</i> • <i>Up to 4 Storeys</i> • <i>2.5 FSR Permitted</i>	

Commercial • <i>Retail, Office, Technology and Service Commercial</i> • <i>Up to 4 Storeys</i> • <i>2.5 FSR Permitted</i>	
Hospital Transit-Oriented Area • <i>Uses include Mixed-use with Apartments, Visitor Accommodations, Restaurants, Retail, Office, Institutional (i.e. Hospital), and Civic Use (e.g. daycares, libraries, public gathering and amenity spaces).</i> • <i>Up to 10 Storeys</i> • <i>Up to 3.5 FSR permitted</i>	
Neighbourhood Village • <i>Uses include Small-scale, Mixed-use buildings, such as Multi-unit Housing and community serving Commercial and Civic uses (schools, offices, restaurants, retail, small grocery store, and community spaces).</i> • <i>Up to 6 storeys</i> • <i>Up to 2.5 FSR permitted</i>	

Park, Open Space, Recreation • <i>Local and Regional Parks and Trails</i> • <i>Protected Natural Areas and Open Space</i>	
Community Facility • <i>Government Buildings & Publicly Owned Facilities, including Schools</i> • <i>Community Centres</i>	
Rural • <i>Agricultural, Recreation and Large Lot Residential</i> • <i>Up to 2 Storeys</i> • <i>1 unit per 10 hectares</i>	
Comprehensive Development Areas (CDAs) <i>Areas with unique Comprehensive Development designations.</i>	

* Allowable density is expressed as a Floor Space Ratio (FSR) for mixed use and commercial land uses. Density for all land uses will be specified in the Zoning Bylaw. Additional density may be determined for development applications with increased community amenities such as affordable housing, public art, child care facilities and park dedication.

(c) By adding a new policy, “*LU4.14 Mixed Commercial Development*” to Section 1: *Land Use and Urban Design*, as follows:

Policy LU4.14 Mixed Commercial Development

Development four-storeys or greater should incorporate commercial or public use space.

- (d) By adding the sub-section “Housing Need Requirements” under Section 3: *Housing*, with the following, to be inserted immediately after “View Royal Today”:

Housing Need Requirements

In 2023, the Local Government Act was amended to require municipalities to prepare an Interim Housing Needs Report (IHNR) by January 1, 2025, and to use the Housing Need Requirement Method to identify 5- and 20-year housing need in their community. Furthermore, municipalities are required to update their Official Community Plan by December 31, 2025, to ensure that the housing requirement identified in the IHNR is viable and permitted in the land use designations of the OCP over the next 20 years.

Housing needs reports help communities better understand their current and future housing needs and identify gaps in housing supply by collecting and analyzing quantitative and qualitative data about local demographics, household incomes, housing supply, as well as other local and regional factors.

The Town’s 5-year housing need is 842 units, and the Town’s 20-year housing need is 2,889 units, to meet housing needs related to extreme core housing need, persons experiencing homelessness, suppressed household formation, anticipated growth, rental vacancy adjustment, and local demand in View Royal.

The form and tenure of housing that the Town chooses to enable and encourage will influence who can and will choose to live in the Town. Supporting more age-friendly, family-friendly, housing may support a more inclusive community and support more families and seniors, while a focus on rental housing may support lower income earners, and provide housing for a diversity of jobs and incomes.

Housing Needs

<i>Housing Need By Type</i>	<i>5-year Housing Need</i>	<i>20-year Housing Need</i>
<i>Extreme Core Housing Need</i>	<i>43.59</i>	<i>174.36</i>
<i>Persons Experiencing Homelessness</i>	<i>28.32</i>	<i>56.65</i>
<i>Suppressed Household Formation</i>	<i>35.56</i>	<i>142.24</i>
<i>Anticipated Growth</i>	<i>621.66</i>	<i>2064.76</i>
<i>Rental Vacancy Rate Adjustment</i>	<i>11.57</i>	<i>46.28</i>
<i>Additional Local Demand</i>	<i>101.11</i>	<i>404.44</i>
<i>TOTAL</i>	<i>842</i>	<i>2899</i>

- (e) By deleting the policy “Policy HS1.9 Innovative Approaches” from *Section 3: Housing* in its entirety, and replacing the policy as follows:

Policy HS1.9 Innovative Approaches

Support innovative approaches to creating affordable housing including market rental, cooperatives, shelters for persons experiencing homelessness and housing for those at risk of homelessness, co-housing and other forms of shared ownership, mixed market and non-market projects, and public-private partnerships.

- (f) By adding a new policy “HS1.12 Non-Market Units” to *Section 3 Housing*, as follows:

Policy HS1.12 Non-Market Units

Support the development of non-market housing to serve lower-income populations through collaborative efforts with agencies and non-profits, housing providers, developers, local and regional governments, and Songhees and Esquimalt Nations.

Where possible, development incentives may be negotiated to improve development viability.

READ A FIRST TIME THIS ____ DAY OF ____, 2025

READ A SECOND TIME THIS ____ DAY OF ____, 2025

PUBLIC HEARING HELD THIS ____ DAY OF ____, 2025

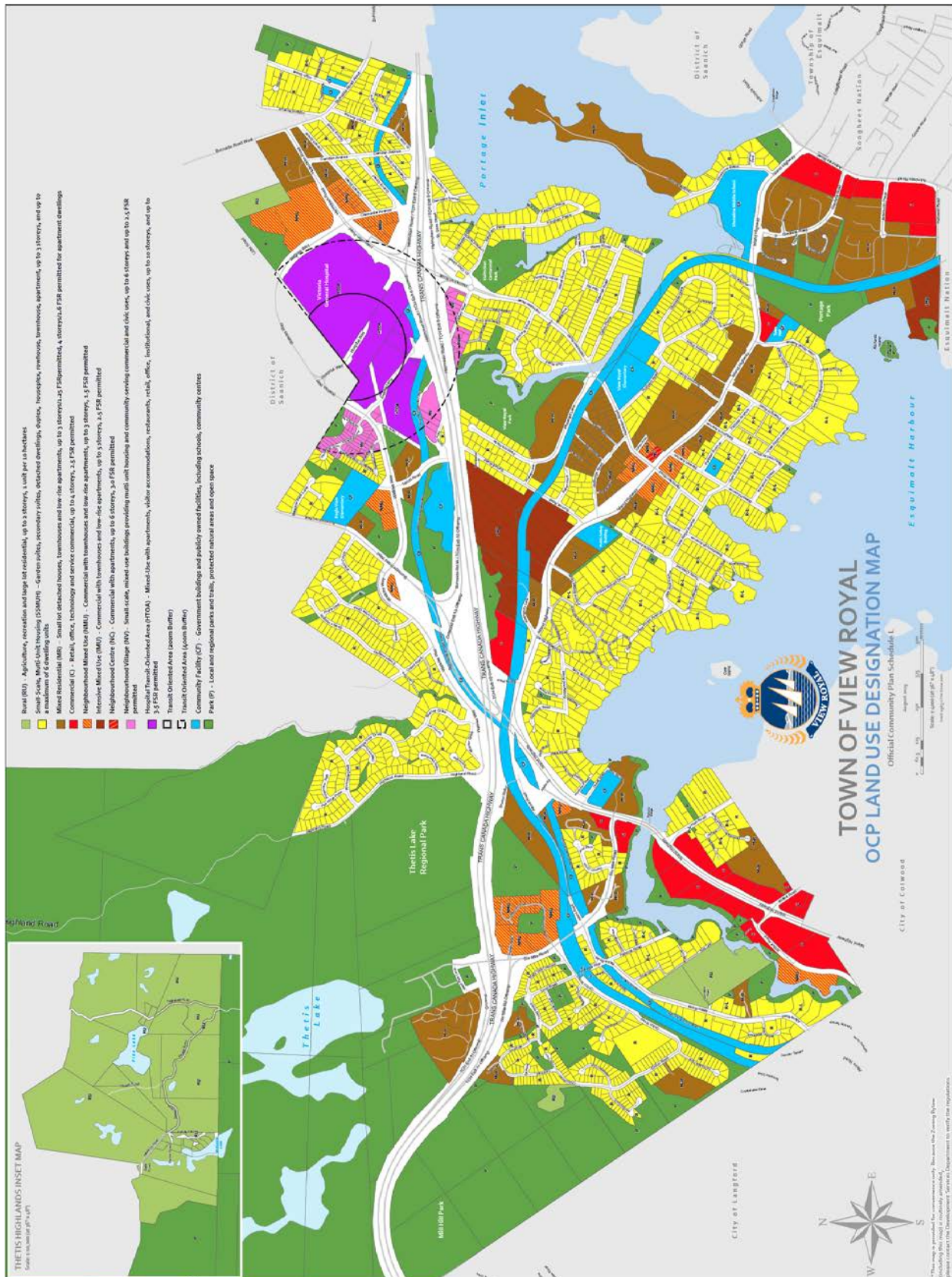
READ A THIRD TIME THIS ____ DAY OF ____, 2025

ADOPTED BY COUNCIL, SIGNED BY THE MAYOR AND THE CORPORATE OFFICER AND SEALED WITH THE SEAL OF THE TOWN OF VIEW ROYAL THIS ____ DAY OF ____, 2025.

MAYOR

CORPORATE OFFICER

SCHEDULE 1





TOWN OF VIEW ROYAL COMMITTEE OF THE WHOLE REPORT

TO: Council

DATE: August 8, 2025

FROM: Stirling Scory, RPP, MCIP
Senior Planner
Leanne Taylor, RPP, MCIP
Director of Development Services

MEETING DATE: September 9, 2025

PROPOSED AMENDMENTS TO THE OFFICIAL COMMUNITY PLAN

RECOMMENDATION:

THAT the Committee recommend to Council that staff prepare the necessary bylaw amendment to amend the Official Community Plan Bylaw No. 811, 2011 as follows:

- *adding a new sub-section, Housing Need Requirement, within Section 3: Housing, to detail the 5- and 20-year period (2021 – 2041) housing need in View Royal;*
- *revising an existing housing policy, Policy HS1.9 Innovative Approaches, by adding: shelters for persons experiencing homelessness and housing for those at risk of homelessness;*
- *adding a new policy, Policy HS1.12 Non-Market Units, within Section 3: Housing, to support the development of non-market housing for lower-income populations through collaborative efforts with agencies and governments;*
- *deleting existing Large Lot Residential (R-L) and Residential (R) land use designations and replacing with a new Small-Scale, Multi-Unit Housing (SSMUH) land use designation defined as follows: uses include detached and attached dwellings, such as detached residential, secondary suite, garden suite, duplex, rowhouse, townhouse, house-plex, and apartments; buildings up to three storeys; and a maximum of six (6) dwelling units;*
- *adding a new Hospital Transit-Oriented Area (HTOA) land use designation, and amending the existing land use designations of all properties within 200 metres of the identified transit exchange bus stop to the new HTOA land use designation, defined as follows: uses include mixed-use with apartments, visitor accommodations, restaurants, retail, office, institutional (i.e. Hospital), and Civic Use (e.g. daycares, libraries, public gathering and amenity spaces); buildings up to 10 Storeys; and density up to 3.5 Floor Space Ratio (FSR);*
- *adding a new Neighbourhood Village (NV) land use designation, and amending the existing land use designations of all properties within 201 and 400 metres of*

the identified transit exchange bus stop to the new NV land use designation, defined as follows: uses include small-scale, mixed-use buildings, such as multi-unit housing and community-serving commercial and civic uses (schools, offices, restaurants, retail, small grocery store, and community spaces); buildings up to six storeys; and density up to 2.5 FSR; and

- adding a new policy, *LU 4.14 Mixed Commercial Development*, to Section 1: *Land Use and Urban Design*, which states the following: *Development of four-storeys or greater should incorporate commercial or public use space.*

ALTERNATIVE OPTION:

That the Committee recommend to Council that the proposed amendments be declined.

PURPOSE:

The purpose of this report is to introduce the proposed amendments to the Town's *Official Community Plan* (OCP) to align with the Town's 5- and 20-year housing need calculated in the recent Interim Housing Needs Report (IHNR) and ensure that the OCP includes housing policies that address each class of housing need identified in the Housing Needs Report (HNR) by December 31, 2025, in accordance with the *Local Government Act* (LGA). The amendments also include the addition of a mixed-use development policy to encourage the provision of commercial or public use space in developments four-storeys or greater.

BACKGROUND:

OCP Review and Update

In October 2024, Council endorsed the OCP review and update and subsequently awarded a contract to Urban Systems in December of 2024. The project scope included three distinct phases, as follows:

Phase 1 (2025)	Review and update the vision statement and goals, land use designations, land use and housing policies, and special planning areas.
Phase 2 (2026)	Review and update general OCP policies, regional context statement, and implementation strategy and action plan.
Phase 3 (TBD)	Review and update OCPs development permit area guidelines.

Between January 2025 and May 2025, staff completed two engagement touchpoints. The first touchpoint included a *Vision and Guiding Principles Survey*. The second touchpoint focused on community growth and featured a *Community Growth Survey* as well an "engagement week" which included both in-person and online workshops and open-houses.

At the Council meeting on May 13, 2025, staff presented on the *Land Economics Update Study and Housing Capacity Analysis and Land Use Scenarios* prepared by Urban Systems. At this meeting, Council expressed concern over the engagement process, content, and scope of work in the OCP review and update. Due to the concerns raised at this meeting, a third engagement touchpoint that was planned for June 2025 was postponed.

In response to Council's feedback, staff presented three options to move forward with the project at the Committee of the Whole meeting on June 10, 2025. The Committee recommended to Council that a shift in project scope and engagement was necessary, while still achieving the legislated update requirements by the December 31, 2025, deadline.

The motions that the Committee of the Whole recommended to Council on June 10, 2025 and that were ratified by Council on June 17, 2025, are as follows:

THAT the Committee recommend to Council that, in alignment with a modified Option 2 as presented in the Director of Development's May 14, 2025 report titled "Official Community Plan Phase 1 Process Update", Council instruct staff to undertake amendments to the 2011 Official Community Plan (OCP) to align the OCP with the anticipated 20-year housing needs calculated in the Town's Interim Housing Needs Report and amend the land use designations to satisfy the provincial housing legislation (Bills 44 and 47) by December 31, 2025, as follows:

- i. replace the Residential and Large Lot Residential land use designations with a new Small-Scale Multi-Unit Housing land use designation to allow up to six dwelling units;*
- ii. establish a new Hospital Transit-Oriented Area land use designation for the lands within 200m of the bus exchange within the prescribed Transit-Oriented Area to allow mixed-use, office and apartment buildings up to 10 storeys and a density of up to 3.5:1 floor space ratio;*
- iii. establish a new Neighbourhood Village land use designation for the lands within 201m to 400m of the bus exchange within the prescribed Transit-Oriented Area to allow mixed-use, commercial and apartment buildings up to six-storeys and a density of up to 2.5:1 floor space ratio; and*
- iv. update any relevant policies to ensure consistency with the provincial housing legislation.*

AND THAT staff focus on the review and update of the land use designations for the properties along the proposed Western Gateway Community Corridor from the intersection of Island Highway and Burnside Road West to the Colwood border;

AND FURTHER THAT staff continue with the review and update of the vision statement and goals and further review and update relevant land use and housing policies in the 2011 OCP, and prepare a 50% draft for further engagement with the OCP Advisory Committee, Council, and the public.

At the Council meeting on January 21, 2025, Council passed the following motion:

THAT amendments be drafted to the Official Community Plan and Zoning bylaws to implement a requirement for commercial space or public use space in any new developments above four-storeys;

AND THAT these proposed amendments be referred to the Official Community Plan Review Advisory Committee for feedback.

In response to Council's motion, staff presented to Committee of the Whole on July 8, 2025, with recommendations to amend the OCP and Zoning Bylaw. At this meeting the Committee clarified that their intent was not to amend the OCP and Zoning Bylaw to require the provision of commercial space or public use space, but rather to encourage these uses. Following the discussion, the Committee passed the following motion:

THAT the Committee recommend to Council that the 2025-2026 Official Community Plan (OCP) update include a policy statement that new development four-storeys or greater should incorporate commercial or public use space.

Legislated Requirements

Section 473.1 of the LGA outlines the requirements that local governments must meet to align the OCP with the Housing Needs Report by December 31, 2025. The Town must carry out the following amendments to the OCP:

1. establish statement and map designations for the area covered by the plan to provide at least 20-year total number of housing units required to meet anticipated housing needs; and
2. establish housing policies respecting each class of housing needs in the housing needs report, including affordable housing, rental housing, special needs housing, seniors housing, family housing, shelters, and housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation.

The proposed bylaw amendments address the provincial legislation.

ANALYSIS:

To satisfy the provincial legislation, the proposed amendments are summarized below, and are available for review in the draft Amendment Bylaw No. 1156, 2025 (see Attachment 1):

- adding a new sub-section, Housing Need Requirement, within Section 3: Housing, to detail the 5- and 20-year period (2021 – 2041) housing need in View Royal;

- revising an existing housing policy, Policy HS1.9 Innovative Approaches, by adding shelters for persons experiencing homelessness and housing for those at risk of homelessness;
- adding a new policy, Policy HS1.12 Non-Market Units, within Section 3: Housing, to support the development of non-market housing for lower-income populations through collaborative efforts with agencies and governments;
- deleting existing Large Lot Residential (R-L) and Residential (R) land use designations and replacing with a new Small-Scale, Multi-Unit Housing (SSMUH) land use designation defined as follows: uses include detached and attached dwellings, such as detached residential, secondary suite, garden suite, duplex, rowhouse, townhouse, house-plex, and apartments; buildings up to three storeys; and a maximum of six (6) dwelling units;
- adding a new Hospital Transit-Oriented Area (HTOA) land use designation, and amending the existing land use designations of all properties within 200 metres of the identified transit exchange bus stop to the new HTOA land use designation, defined as follows: uses include mixed-use with apartments, visitor accommodations, restaurants, retail, office, institutional (i.e. Hospital), and Civic Use (e.g. daycares, libraries, public gathering and amenity spaces); buildings up to 10 Storeys; and density up to 3.5 Floor Space Ratio (FSR);
- adding a new Neighbourhood Village (NV) land use designation, and amending the existing land use designations of all properties within 201 and 400 metres of the identified transit exchange bus stop to the new NV land use designation, defined as follows: uses include small-scale, mixed-use buildings, such as multi-unit housing and community-serving commercial and civic uses (schools, offices, restaurants, retail, small grocery store, and community spaces); buildings up to six storeys; and density up to 2.5 FSR; and
- adding a new policy, LU 4.14 Mixed Commercial Development, to Section 1: Land Use and Urban Design, which states the following: Development of four-storeys or greater should incorporate commercial or public use space.

Further to the above, a summary of the proposed land use designations is provided in the following table.

Land Use Designation	Description
Small-Scale, Multi-Unit Housing (SSMUH)	• <i>Uses include detached and attached dwellings, such as detached residential, duplex, secondary suite, garden suite, rowhouse, townhouse, house-plex, and apartments.</i> • <i>Up to three-storeys</i> • <i>Up to a maximum of six dwelling units</i>
Hospital Transit-Oriented Area (HTOA)	• <i>Uses include mixed-use with apartments, visitor accommodations, restaurants, retail, office, institutional (i.e. Hospital), and civic use (e.g. daycares, libraries, public gathering and amenity spaces).</i> • <i>Up to 10 Storeys</i>

Neighbourhood Village (NV)	• <i>Up to 3.5 FSR permitted</i> • <i>Uses include small-scale, mixed-use buildings, such as multi-unit housing and community-serving commercial and civic uses (schools, offices, restaurants, retail, small grocery store, and community spaces).</i> • <i>Up to six-storeys</i> • <i>Up to 2.5 FSR permitted</i>
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In addition to the above listed amendments, all municipalities are required to align their zoning bylaws with their OCPs and IHNR to pre-zone for the total amount of housing their community needs. The zoning bylaw amendments that Council previously adopted to permit Small-Scale, Scale-Multi Unit Housing (SSMUH) and the Transit-Oriented Area (TOA) in the zoning bylaw satisfy the 5- and 20- year housing needs, which are 842 and 2889 dwelling units, respectively. Moreover, if every SSMUH parcel in the Town is redevelopment into three to six units, it would create approximately 9255 dwelling units. It is highly unlikely that each SSMUH parcel will be redeveloped over the next 20 years; however, SSMUH zoning alone meets the Town's housing need targets.

As noted above, Council requested that an amendment to the OCP be included to encourage commercial or public use space in new developments. The proposed amendment is as follows:

- Adding a new policy, *LU 4.14 Mixed Commercial Development*, to *Section 1: Land Use and Urban Design*, which states the following: *Development of four-storeys or greater should incorporate commercial or public use space.*

Impacts and implications can be summarized as follows:

Community Impact: Provided that Council gives introductory readings of the bylaw, a public hearing could be scheduled for the fall in order to meet the provincial deadline of December 31, 2025.. This would allow members of the public to provide comment on the draft amendments.

Advertisements will be provided in accordance with the Town's *Public Notification Bylaw*.

Financial Implication:	The Town will incur legal costs associated with a legal review of the proposed bylaw.
Inter-governmental Relations Impact:	Prior to public hearing, staff will refer the amendment bylaw to external agencies for review and comment, including the Capital Regional District, and school district.

ALIGNMENT:

The recommended option aligns with the Town's following core guiding documents as follows:

Strategic Plan:	<u><i>Sustainable Development</i></u> <i>Goal 1: Managed Growth</i> <i>Official Community Plan (OCP) review to align with Housing Needs Report and Zoning Bylaw, update Development Permit Area design guidelines, and other aspects of the OCP.</i> <u><i>Enhance Liveability</i></u> <i>Goal 3: Access a broad range of housing options to meet the needs of various ages, family types and incomes.</i> <i>3a Interim Housing Needs Assessment</i>
	<u><i>Community Engagement and Good Governance</i></u> <i>Goal 1: Strong and active citizen participation in community engagement in Town of View Royal meetings, open houses, surveys, budget development.</i>
Official Community Plan:	2011 OCP: Community Vision <i>Goal 2: Create an inclusive community that provides housing, transportation and healthy living options, and services and facilities for families and individuals of diverse backgrounds, cultures, ages and economic means.</i> <i>Goal 9: Ensure that all citizens of View Royal have opportunities to be informed and meaningfully involved in planning and decision-making processes.</i>
Other Policy Documents:	N/A

PUBLIC PARTICIPATION GOAL:

The desired level of public participation for the recommended option is:

- ☐ Inform
 ☒ Consult
 ☐ Involve
 ☐ Collaborate
 ☐ Empower
 ☐ N/A

TIME CRITICAL:

Given the need to align the OCP with the Interim Housing Needs Report and provincial housing legislation (Bill 44 and 47) by December 31, 2025, this report is time critical for Council to review.

CONCURRENCE:	Initials	Comments
Chief Administrative Officer	SS	I concur with the recommendations,

REVIEWED BY:	Initials
Director of Corporate Administration/Deputy CAO	N/A
Director of Finance & Technology	N/A
Director of Development Services	LT
Director of Engineering	N/A
Director of Protective Services	N/A

ATTACHMENTS:

1. Draft Amendment Bylaw No. 1156, 2025



TOWN OF VIEW ROYAL BYLAW NO. 1156

A BYLAW TO AMEND OFFICIAL COMMUNITY PLAN NO. 811, 2011 TO INTRODUCE NEW LAND USE DESIGNATIONS FOR THE SMALL-SCALE, MULTI-UNIT HOUSING (SSMUH) AND HOSPITAL TRANSIT-ORIENTED AREA, AND NEW HOUSING POLICIES

The Council of the Town of View Royal, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as “Official Community Plan Bylaw, No. 811, 2011, Amendment Bylaw No. 1156, 2025”.
2. Official Community Plan Bylaw, No. 811, 2011, is amended as follows:
 - (a) By deleting the map titled “Schedule L Land Use Designations” in its entirety and replacing it with the map in Schedule 1 of this Bylaw.
 - (b) By deleting the two tables titled “Policy LU1.5 Land Use Designations” in their entirety and replacing them with the following, to be inserted immediately after Schedule L – Land Use Designations.

Land Use Designations

Land Use, Form & Character*	Examples
Small-Scale, Multi-Unit Residential • <i>Uses include detached and attached dwellings, such as detached residential, duplex, secondary suite, garden suite, rowhouse, townhouse, house-plex, and apartments.</i>	

• Up to three-storeys • Up to a maximum of six dwelling units	
Mixed Residential • Small Lot Detached Houses, Townhouses and Low-Rise Apartments • Up to 3 Storeys/1.25 FSR Permitted • 4 Storeys/1.6 FSR Permitted for Apartment Dwellings	
Neighbourhood Mixed Use • Commercial with Townhouses and Low-Rise Apartments • Up to 3 Storeys • 1.5 FSR Permitted	
Neighbourhood Centre • Commercial with Apartments • Up to 6 storeys • 3.0 FSR Permitted	
Intensive Mixed Use • Commercial with Townhouses and Low-Rise Apartments • Up to 4 Storeys • 2.5 FSR Permitted	

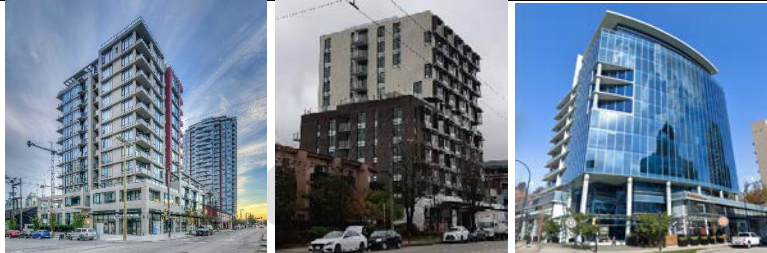
Commercial

- *Retail, Office, Technology and Service Commercial*
- *Up to 4 Storeys*
- *2.5 FSR Permitted*



Hospital Transit-Oriented Area

- *Uses include mixed-use with apartments, visitor accommodations, restaurants, retail, office, institutional (i.e. Hospital), and civic use (e.g. daycares, libraries, public gathering and amenity spaces).*
- *Up to 10 Storeys*
- *Up to 3.5 FSR permitted*



Neighbourhood Village

- *Uses include small-scale, mixed-use buildings, such as multi-unit housing and community-serving commercial and civic uses (schools, offices, restaurants, retail, small grocery store, and community spaces).*
- *Up to six-storeys*
- *Up to 2.5 FSR permitted*



Park, Open Space, Recreation • <i>Local and Regional Parks and Trails</i> • <i>Protected Natural Areas and Open Space</i>	
Community Facility • <i>Government Buildings & Publicly Owned Facilities, including Schools</i> • <i>Community Centres</i>	
Rural • <i>Agricultural, Recreation and Large Lot Residential</i> • <i>Up to 2 Storeys</i> • <i>1 unit per 10 hectares</i>	
Comprehensive Development Areas (CDAs) <i>Areas with unique Comprehensive Development designations.</i>	

- (c) By adding a new policy, “*LU4.14 Mixed Commercial Development*” in Section 1: *Land Use and Urban Design*, as follows:

Policy LU4.14 Mixed Commercial Development
Development four-storeys or greater should incorporate commercial or public use space.

- (d) By adding the sub-section “*Housing Need Requirements*” under Section 3: *Housing*, with the following, to be inserted immediately after “*View Royal Today*”:

Housing Need Requirements

Housing Need Reports help communities better understand their current and future housing needs and identify gaps in housing supply by collecting and analyzing quantitative and qualitative data about local demographics, household incomes, housing supply, as well as other local and regional factors.

In 2023, the Local Government Act was amended to require municipalities to prepare an Interim Housing Needs Report (IHNR) by January 1, 2024, and to use the Housing Need Requirement Method to identify 5- and 20-year housing need in their community. Furthermore, municipalities are required to update their Official Community Plan by December 31, 2025, to ensure that the housing need identified in the IHNR is viable and permitted in the land use designations of the OCP over the next 20 years.

The Town's 5-year housing need is 842 units, and the Town's 20-year housing need is 2,889 units, to meet housing needs related to extreme core housing need, persons experiencing homelessness, suppressed household formation, anticipated growth, rental vacancy adjustment, and local demand in View Royal.

The form and tenure of housing that the Town chooses to enable and encourage will influence who can and will choose to live in the Town. Supporting more age-friendly, family-friendly and accessible housing supports a more inclusive and diverse community and allows families and seniors to stay in the community. Providing affordable and below-market ownership and rental housing options supports a mix of household income levels and meets the community's housing needs.

Housing Needs

<i>Housing Need By Type</i>	<i>5-year Housing Need</i>	<i>20-year Housing Need</i>
<i>Extreme Core Housing Need</i>	<i>43.59</i>	<i>174.36</i>
<i>Persons Experiencing Homelessness</i>	<i>28.32</i>	<i>56.65</i>
<i>Suppressed Household Formation</i>	<i>35.56</i>	<i>142.24</i>
<i>Anticipated Growth</i>	<i>621.66</i>	<i>2064.76</i>
<i>Rental Vacancy Rate Adjustment</i>	<i>11.57</i>	<i>46.28</i>
<i>Additional Local Demand</i>	<i>101.11</i>	<i>404.44</i>
<i>TOTAL</i>	<i>842</i>	<i>2899</i>

- (e) By deleting the policy “Policy HS1.9 Innovative Approaches” from Section 3: *Housing* in its entirety, and replacing the policy as follows:

Policy HS1.9 Innovative Approaches

Support innovative approaches to creating affordable housing including market rental, cooperatives, shelters for persons experiencing homelessness and housing for those at risk of homelessness, co-housing and other forms of shared ownership, mixed market and non-market projects, and public-private partnerships.

- (f) By adding a new policy “HS1.12 Non-Market Units” to *Section 3 Housing*, as follows:

Policy HS1.12 Non-Market Units

Support the development of non-market housing to serve lower-income populations through collaborative efforts with agencies and non-profits, housing providers, developers, local and regional governments, and Songhees and Esquimalt Nations.

Where possible, development incentives may be negotiated to improve development viability.

READ A FIRST TIME THIS ____ DAY OF ____, 2025

READ A SECOND TIME THIS ____ DAY OF ____, 2025

PUBLIC HEARING HELD THIS ____ DAY OF ____, 2025

READ A THIRD TIME THIS ____ DAY OF ____, 2025

ADOPTED BY COUNCIL, SIGNED BY THE MAYOR AND THE CORPORATE OFFICER AND SEALED WITH THE SEAL OF THE TOWN OF VIEW ROYAL THIS ____ DAY OF ____, 2025.

MAYOR

CORPORATE OFFICER

SCHEDULE 1

