

View Royal is creating a new Official Community Plan (OCP) to guide the town's future growth and development.

View Royal 2050: Our Future View is the process to engage the community in meaningful discussions about the future. The new OCP will address emerging trends, challenges, and opportunities while reflecting the community's values and priorities.

WHERE HAVE WE BEEN?

Our last comprehensive OCP update was adopted in 2011. Since then, the town's population has grown by 23.4% (2021 Census).

While the current OCP has continued to serve the community well, completing a fulsome review and update of the document will ensure it reflects the community's needs, goals, and vision for the future.

WHERE ARE WE NOW AND WHAT'S NEXT?

We are gathering input on land use and housing, including the Town's existing Community Development Framework, which guides growth in key areas of the town.

Community input will shape key policies and inform the updated OCP, scheduled for adoption of Phase 1 in October 2025.



View Royal 2050 is a multi-year process with three phases, each focusing on key topics and public input through in-person events and online tools. This approach balances technical analysis with community feedback to shape a vision and policies that reflect residents' needs.

We are now in Phase 1, focusing on vision, land use, housing, and special planning areas.

LET'S START A CONVERSATION

View Royal's Official Community Plan is shaped by its residents. We want to hear your thoughts and ideas!

Take our **Community Growth Survey** until March 31 or participate in an upcoming workshop.

Visit www.engage.viewroyal.ca to learn more or scan the QR code below.



How to Use a QR Code:

1. Open your smartphone's camera
2. Point it at the QR code
3. Tap the link that appears on your screen

PHASE 1 TIMELINE



Project Launch

January 2025



Consultation

January - April 2025



Check-in & Review

April 2025



Consultation

May - July 2025



Check-in & Review

July 2025



Draft Bylaw Review

August 2025



Adoption

October 2025

OCPs are a provincially legislated tool for British Columbian municipalities within the Local Government Act. It serves as a blueprint and will help define what we envision for View Royal over the next 20 years. As a key municipal document, it reflects community values and guides decisions on land use, housing, transportation, parks, environmental stewardship, economic development, and more.

The OCP is a living document, updated periodically to stay relevant as the community evolves and grows.

OCP VS. ZONING BYLAW: WHAT'S THE LINK

An **OCP** is a statement of objectives and policies that guides decisions on municipal planning and land use management. It is intended to be the document that informs bylaws and policies.

The **Zoning Bylaw** is a regulatory tool that translates policies from the OCP into land use, density, height, building, and siting regulations on individual properties through general regulations and specific zones (e.g., R-1B Detached Residential Zone).

HOW AN OCP GUIDES LAND USE

Land use refers to the broad use of how a parcel of land may be used; these policies can be found within the OCP.

A **land use designation (LUD) map** in an OCP clearly shows how land is classified at a high level (e.g., residential, commercial, mixed-use, park). The LUD map works together with land use policies to broadly direct how development will occur.

HOW AN OCP ADDRESSES HOUSING?

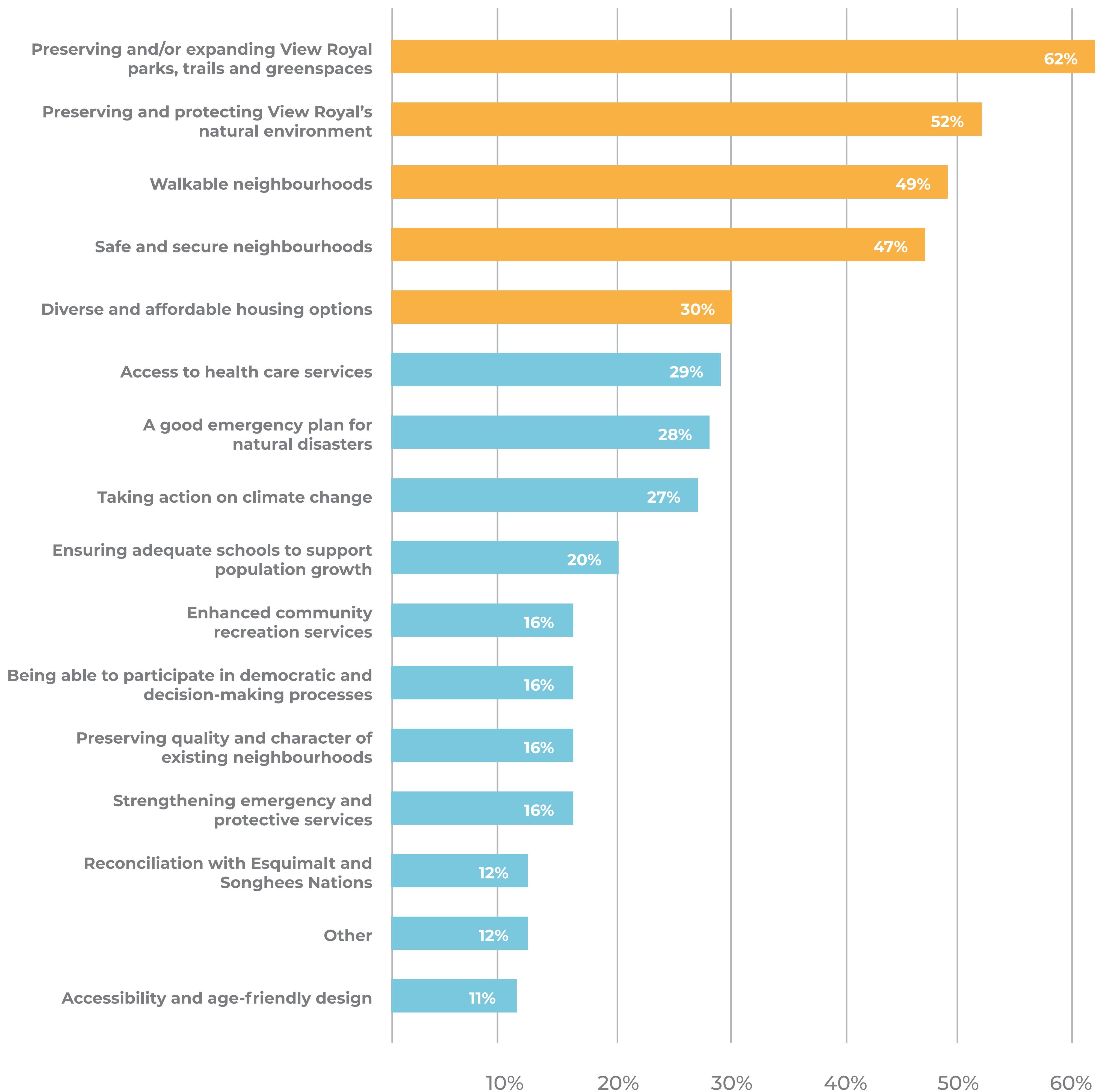
In 2023, the Province passed Bill 44 to expand housing options, including small-scale multi-unit housing. OCPs include policies and land use designations to guide this growth.

View Royal's Interim Housing Needs Report estimates the town will need 842 new homes in the next 5 years and 2,889 over 20 years. These projections will inform the updated OCP.

WHAT WE LEARNED:

VISIONING SURVEY

What are the most important aspects of ensuring that View Royal is a great place to live, work, and play in the next 20 years?



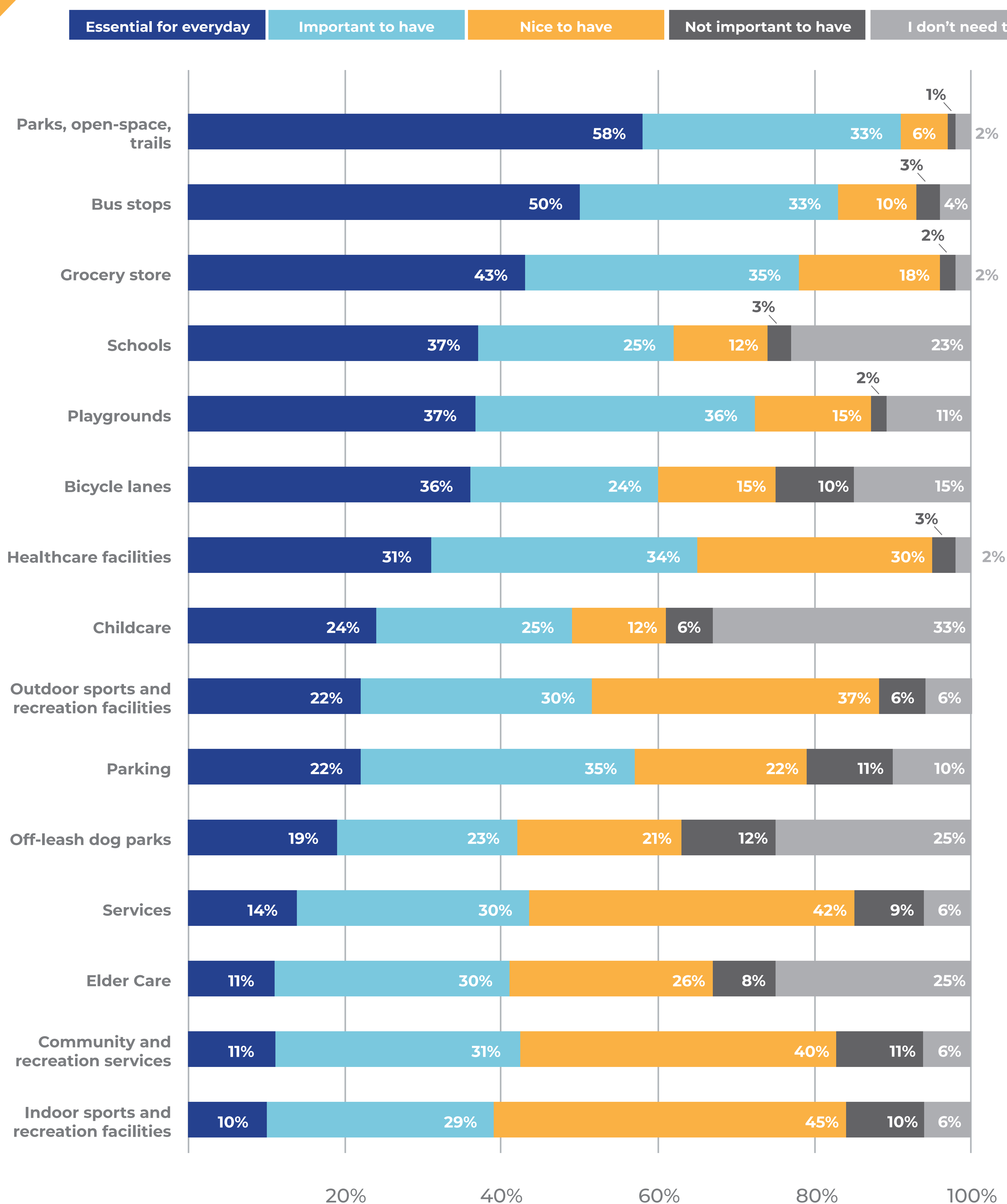
The following options were rated as most important by less than 10% of respondents: Architecture and urban design (9%), Diversity, equity, inclusion, and fairness (9%), Support for arts, culture, and creative expression (8%), Access to senior and special needs support and care (8%), Diverse opportunities for employment (6%), Entertainment and nightlife options (2%), Preserving cultural heritage, historic buildings, and landmarks (2%), Cultural diversity (2%).

All data will be shown in the What We Heard report.

WHAT WE LEARNED:

VISIONING SURVEY

What are the most important things to have within walking distance (10 min) from your home?



The following options were rated as essential for everyday by less than 10% of respondents: Community gardens (9%), Restaurant or cafe (7%), Social services and programs (7%), Employment/place of work (6%), Public libraries or other cultural institutions (6%), Entertainment or cultural venue (2%), Places of worship (2%).

All data will be shown in the What We Heard report.

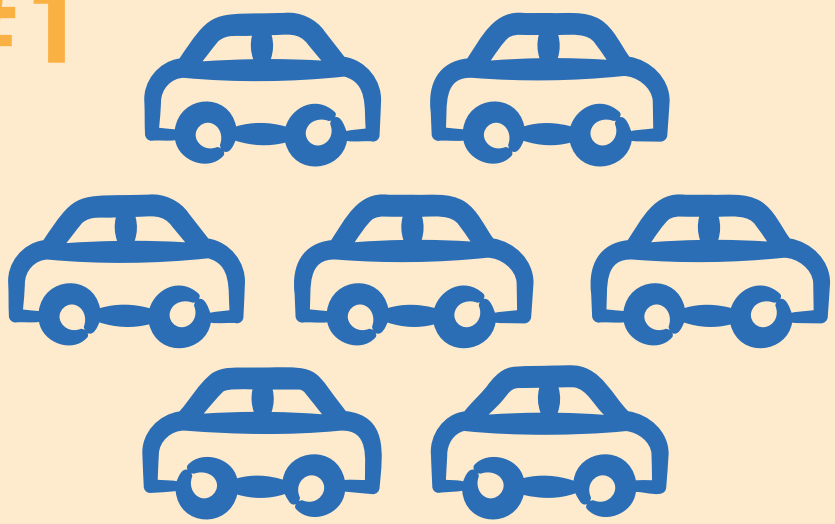
WHAT WE LEARNED:

VISIONING SURVEY

What is the biggest challenge View Royal will face between now and 2050?

Top 5 themes:

#1



Traffic Congestion

#2



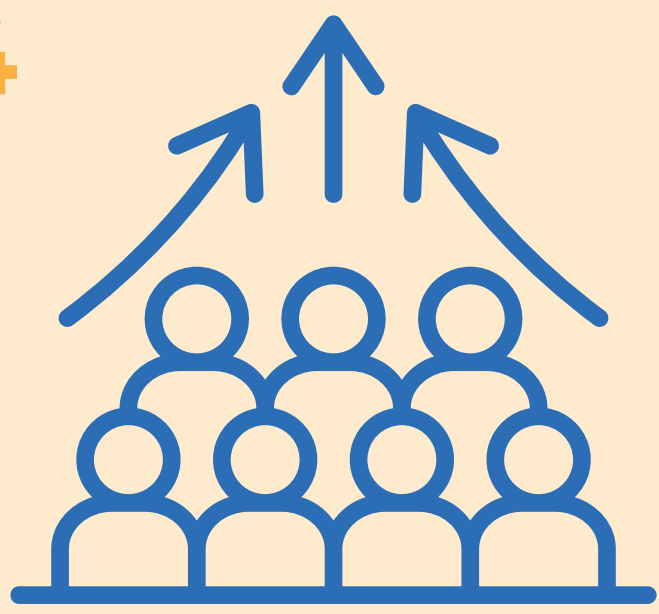
Growth Management

#3



Housing Needs

#4



Population Growth

#5

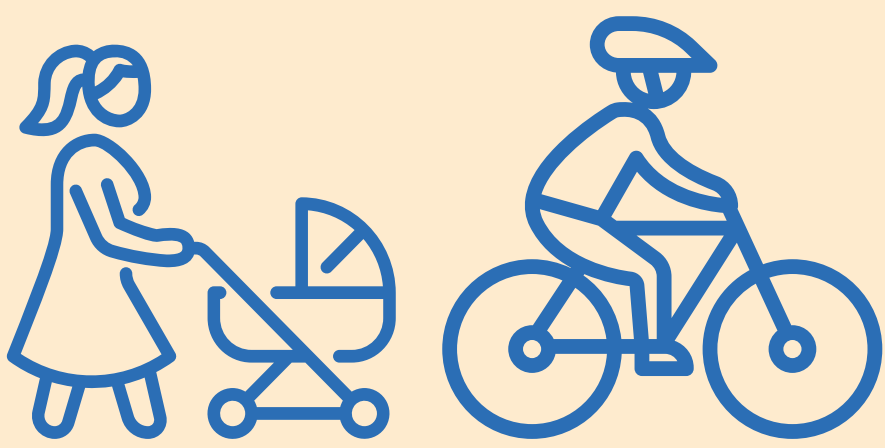


Climate Change

Use a single sentence to describe View Royal 20 years from now, what does your future View Royal look like?

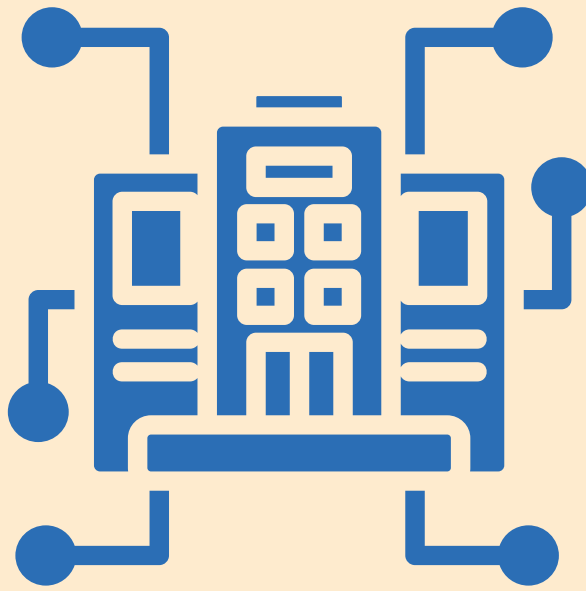
Top 5 themes:

#1



Walkable/Bikeable
Community

#2



More Commercial/Services/
Economic Development

#3



Diverse/Affordable
Housing

#4



Green Space

#5



Strong Sense of Identity/
Community

Neighbourhood Centres are defined as vibrant hubs within existing residential areas.

KEY FEATURES:

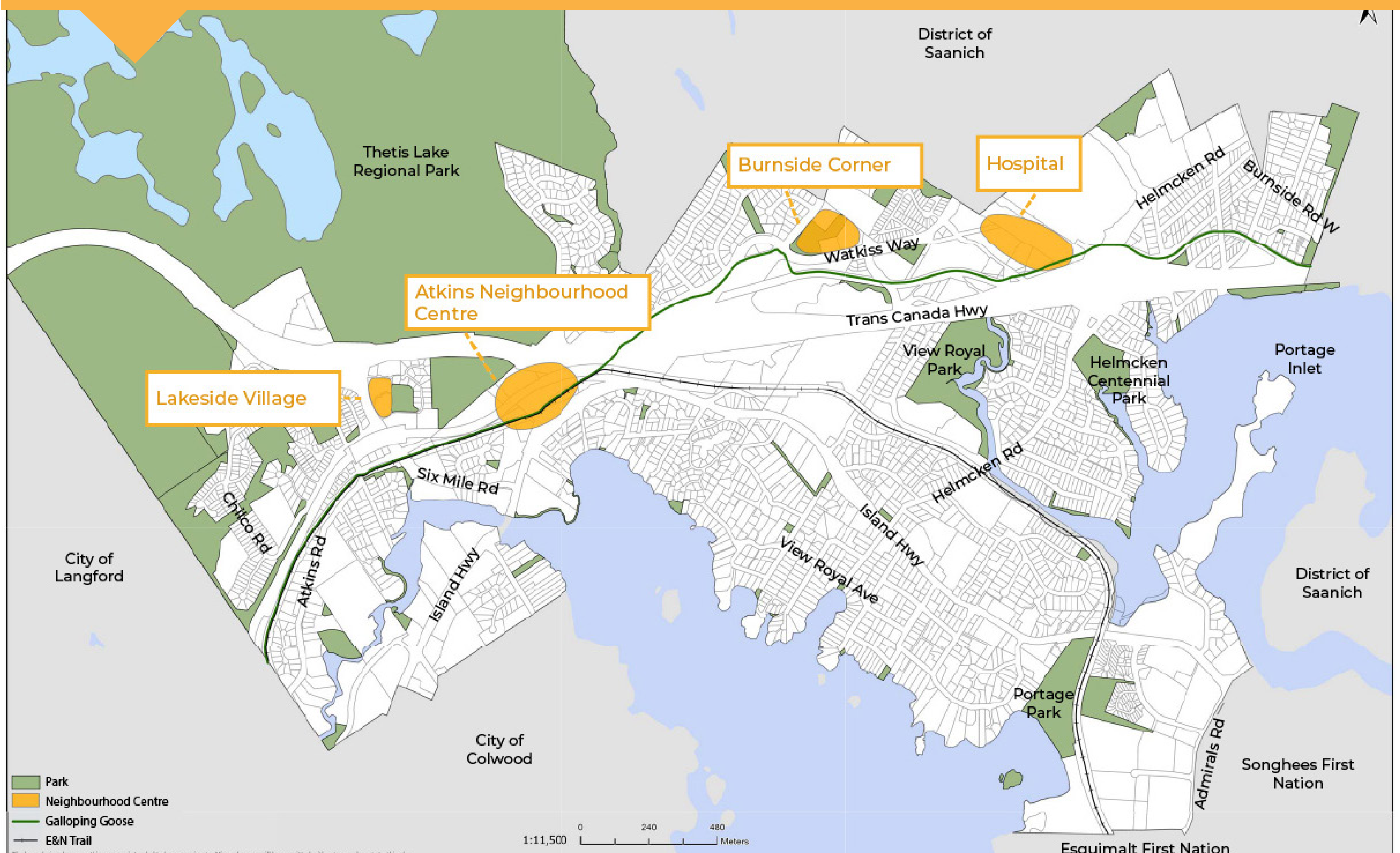
- Mix of new infill and higher-density housing, including standalone residential and mixed-use buildings
- Variety of shops, services, and employment opportunities
- Buildings typically from 4 to 6 storeys
- Welcoming community spaces
- Walkable, accessible connections to amenities (parks, shops, services)
- Transit facilities

Mixed-use development

integrates residential dwellings with commercial (office/retail), institutional, or civic uses within a single building. These developments may also include amenities or green spaces on-site.

This development approach enhances walkability, supports economic growth, diversifies housing options, and maximizes land use efficiency.

Please place a dot on the map to show which Neighbourhood Centres you support expanding to include more housing and services.



Community Corridors are key areas along major transportation routes that support higher-density residential and mixed-use development. These corridors enhance connectivity between Neighbourhood Centres while emphasizing transportation and walkability.

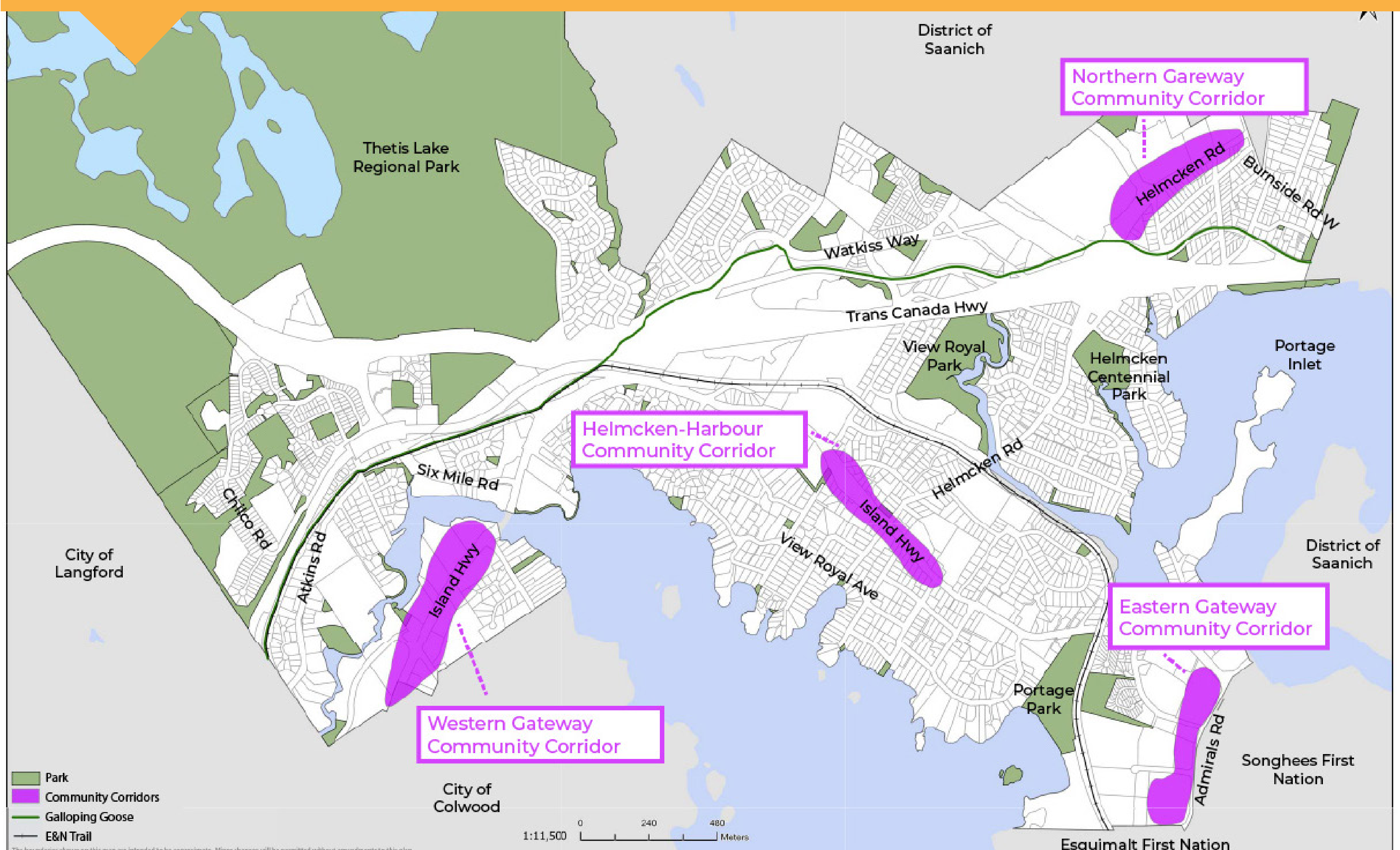
KEY FEATURES:

- Higher-density, mixed-use development
- Buildings typically from 4 to 6 storeys
- Transit-oriented development

Transit-Oriented Development (TOD)

refers to high density mixed-use development that is clustered around transit and active transportation infrastructure, including bike lanes, paths, trails, and sidewalks, within 400 to 800 meters of transit hubs. TODs focus on alternative modes of transportation and aims to reduce car dependency.

Please place a dot on the map to indicate which Community Corridors you support expanding to enhance transit access and support transit-oriented development.



The 2011 Official Community Plan includes policy that supports the development of a **Town Centre** - a compact, high-density transit-oriented area. The intent of the Town Centre is to provide a mix of residential, commercial, civic, and cultural uses, including mixed-use buildings, to provide a centralized activity hub for View Royal.

The Town Centre concept has not been developed.

Do you still support the development of a Town Centre in View Royal?
Please use a sticky note to explain your answer.

Yes, I support a
Town Centre

No, I don't support a
Town Centre

I am unsure

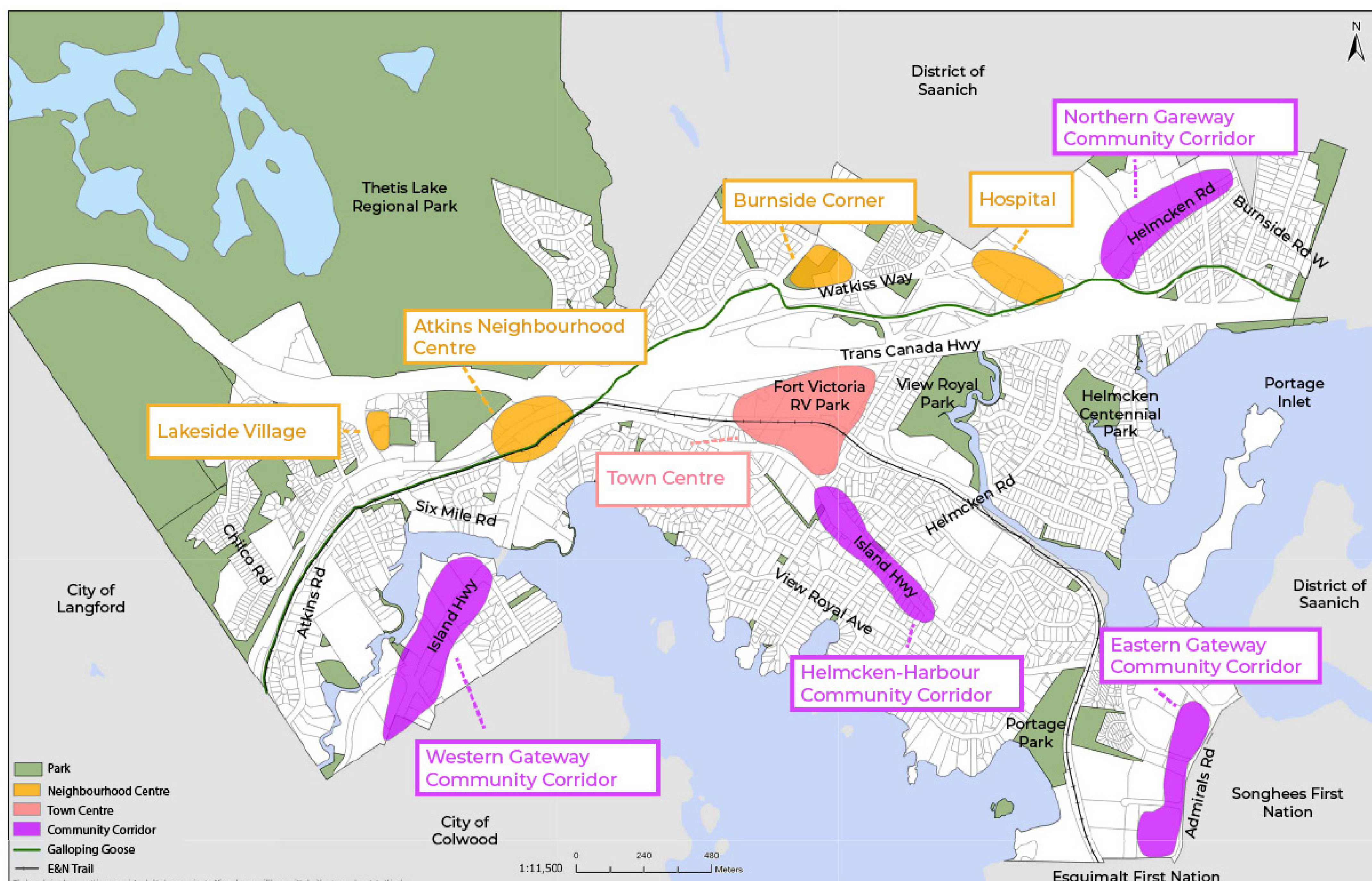
12 TOWN CENTRE

The existing Town Centre concept envisions the Fort Victoria RV Park site as the future Town Centre due to its central location, proximity to key transportation routes (Galloping Goose Trail, E&N Trail, Island Highway), and substantial land area.

However, as this land is privately owned, any development would depend on the interest and initiative of the property owners.

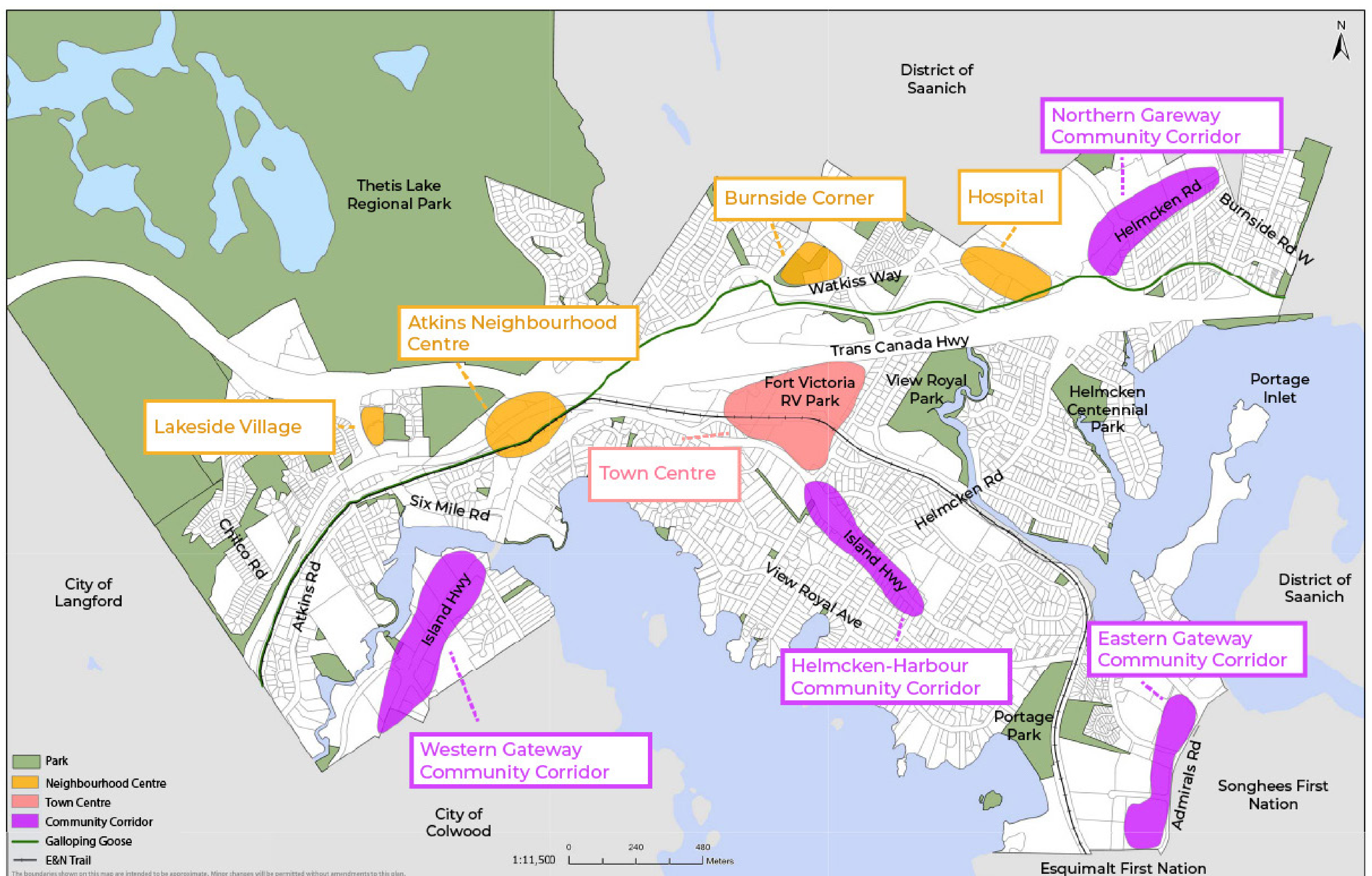
If you support the development of a Town Centre, please place a dot on the map indicating where you would like to see a Town Centre, either at the proposed Fort Victoria RV Park site or an alternative location that you feel would be better suited for a Town Centre.

When making your decision, consider the site's size, proximity to roads and transit, access to parks and other amenities, and its relationship to existing Neighbourhood Centres and Community Corridors.



In addition to the identified growth areas in our **Neighbourhood Centres**, **Community Corridors**, and **Town Centre**, are there additional areas in View Royal that you think could support residential and mixed-use development with building heights ranging from 4-6 storeys?

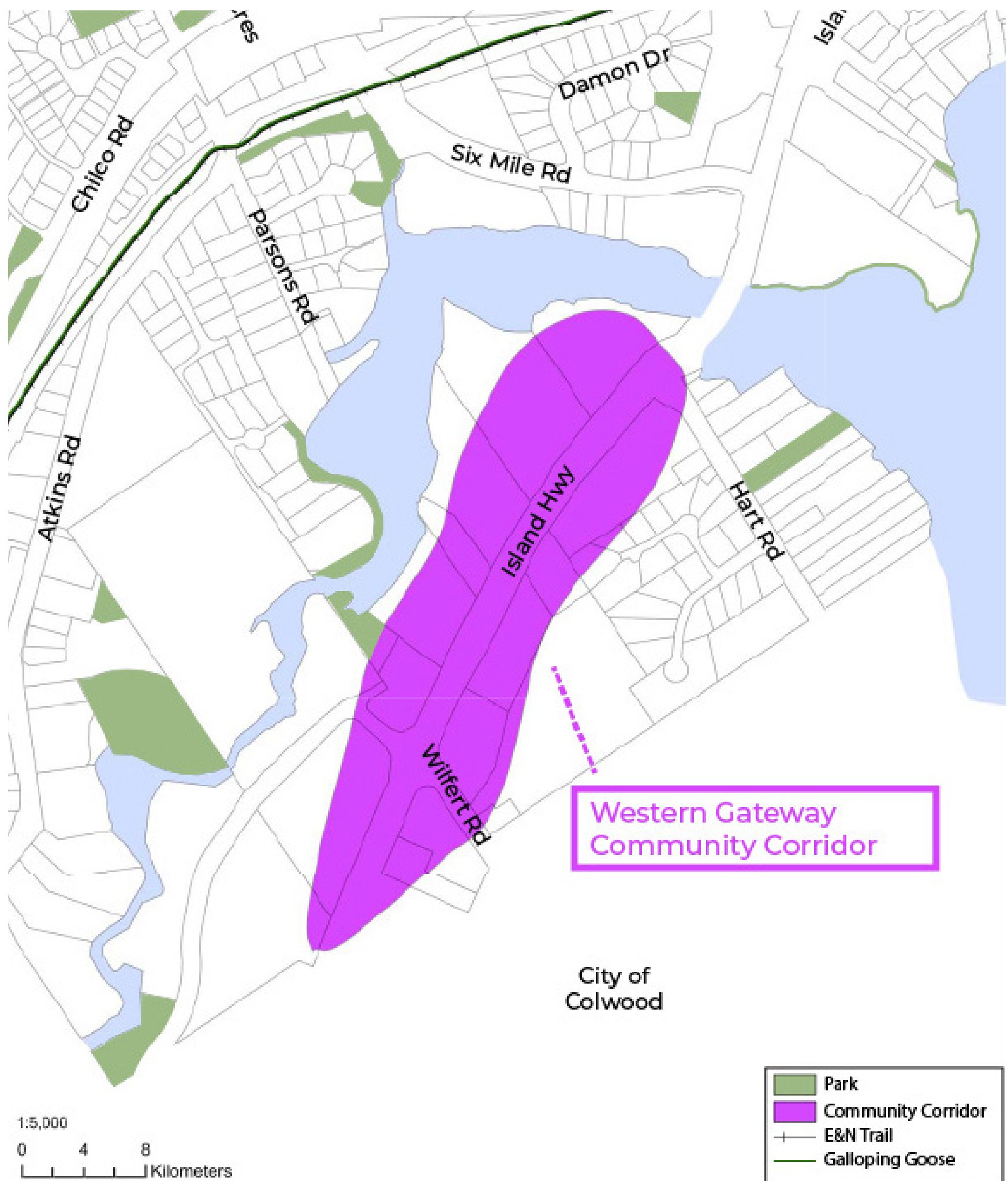
Please place a dot on the map to indicate any areas outside of the existing designated growth areas where you would support additional residential and mixed-use development in View Royal.



WESTERN GATEWAY COMMUNITY CORRIDOR

The existing **Western Gateway Community Corridor** is an employment and service hub in our community and presents a unique opportunity for future development. Protecting employment lands is crucial to provide jobs close to homes and encourage economic development opportunities in the town.

How should the Western Gateway Community Corridor develop in the future?



Please place stickers below to highlight the type of development you would support in this area in the future.

Commercial and light industrial uses

Commercial uses only

Commercial and light industrial uses with some residential

Residential only

Other (Use a sticky note to specify)

What types of businesses or services would you like to see in mixed-use developments?

Please place stickers below to highlight the types of businesses or services you'd like in a mixed-use development.

Services (Hair salon, bank, post office, lawyer, etc.)

Health Services (Doctors office, clinic, labs, etc.)

Grocery Store

Corner Store or Convenience Store

Restaurants or Café

Childcare (Daycare, afterschool care, etc.)

Community Services (Library, government office, etc.)

Other (Use a sticky note to specify)

CONSIDERATIONS FOR NEW DEVELOPMENT & GROWTH

What do you believe is the most important factor in integrating new development and growth into the community?

Please place a sticker below to highlight the most important factor for you.

Building Height
(Number of storeys)

Size of Building (Footprint)

Number of Units

Use (Apartment, Office,
Commercial)

Preserving Existing
Trees and Vegetation

Form & Character (How it looks
and integrates into the existing
neighbourhood)

CONSIDERATIONS FOR NEW DEVELOPMENT & GROWTH

What factors influence your decision to support an increase in the maximum permitted height of a building in View Royal?

Factors that you may think about are proximity to transportation, access to on-site or off-site green space and amenities, environmental sustainability, or inclusion of affordable and below market units, among others.

Please write your response on a post-it note and place it below.

Do you have any additional comments to share with the Town about housing and land use?

Please write your comment on a post-it note and place it below.

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BUILDING HEIGHTS: NEIGHBOURHOOD CENTRES

Do you support increasing building heights in the existing Neighbourhood Centres?
Please use a sticker to indicate your preferred number of storeys:

Up to 6 Storeys

Up to 10 Storeys

10+ Storeys

I do not support an
increase in height

Lakeside Village				
Atkins Neighbourhood Centre				
Burnside Corner				
Hospital				

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BUILDING HEIGHTS: COMMUNITY CORRIDORS

Do you support increasing building heights in the existing Community Corridors?
Please use a sticker to indicate your preferred number of storeys:

	Up to 6 Storeys	Up to 10 Storeys	10+ Storeys	I do not support an increase in height
Helmcken-Harbour Community Corridor				
Northern Gateway Community Corridor				
Eastern Gateway Community Corridor				
Western Gateway Community Corridor				