

1 WELCOME: VIEW ROYAL 2050

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 undergoing a policy review and gathering feedback on draft objective statements and the most impactful new policy directions. Community input will be used to refine the draft objectives and policies.

In the Spring, the 'first draft' of the new OCP will be available for review and public comment.



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.

LET'S START A CONVERSATION

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

Visit 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

PROJECT TIMELINE



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, building height, 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?

OCPs include housing 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.

VISION, OBJECTIVES, AND POLICIES

The Official Community Plan is made up of a **Vision Statement, Goals, Objectives, Policies,** and **Actions**; each of these terms are used throughout the Plan to communicate the Town's direction.

THE VISION STATEMENT

An aspirational and forward-looking statement that considers where we want to be at some point in the future.



We engaged on the Vision statement through the Vision and Guiding Principles Survey (winter 2025) and the Vision Survey (summer 2025).

THE GOALS

Broad priorities that support the Vision and outline what matters most to our community.



We engaged on the Goals through the Vision Survey (summer 2025).

OBJECTIVES

Specific directions for achieving the Goals. They guide policy chapters and may evolve as community needs change.



This is the focus of the current engagement opportunity.

POLICIES

Guiding principles that provide consistent decision-making and actions to achieve desired outcomes.



This is the focus of the current engagement opportunity.

ACTIONS

Detailed steps to implement Goals and Objectives. Each includes tasks, timing, budget, and responsibility, and may require new policies, bylaws, or studies.

Summary of Land Use & Urban Design Objectives:

Create a more complete and sustainable community by encouraging new compact housing near amenities, services, and areas well serviced by transit, that considers the scale and existing character of established residential neighbourhoods.

Do you have any feedback on the overall direction of the Land Use and Urban Design objectives summary?

New Land Use & Urban Design Policy Directions:

1. Support local businesses and meet residents' needs by focussing higher levels of housing densities and jobs to the Hospital Transit-Oriented Area, Western Gateway Employment District Corridor, Neighbourhood Villages, and along major transit corridors.
2. Prohibit subdivision of waterfront lots to protect the integrity of the shoreline, aquatic environments, and ecologically sensitive areas.
3. Consider increased building heights for rezoning applications where proposed developments advance community goals, protect natural features and trees, or provide public benefits such as affordable housing or parks.
4. Conduct an analysis to identify underused sites, such as older buildings or surface parking lots, that have a high potential for redevelopment.

We'd like your feedback on the proposed policy directions for Land Use & Urban Design.

Please include the policy number when providing your feedback.

Summary of Transportation & Mobility Objectives:

Develop an integrated pedestrian, cycling, and transit network that supports a safe, efficient, equitable, accessible, and sustainable interconnected multimodal transportation system.

Do you have any feedback on the overall direction of the Transportation & Mobility objectives summary?

New Transportation & Mobility Policy Directions:

1. Make transportation investments that prioritize walking, mobility aids, emergency access, public transit, cycling, shared vehicles, and commercial transport, before single-occupant vehicles.
2. Establish progressive walking, cycling, public transit and private vehicle targets, to develop affordable and equitable transportation options and reduce transportation-related greenhouse gas emissions.
3. Focus transportation improvements in areas where many youths, seniors, and people with disabilities live to make travel safer and more accessible.
4. Support consistent decision-making about on-street parking restrictions that considers on-street parking demand and surrounding land uses (i.e. time limits, residential-only, etc.).
5. Eliminate barriers to active transportation by increasing cycling and pedestrian routes, improving key intersections and providing a variety of end-of-trip facilities (i.e., showers, lockers, secure bicycle parking) in developments.

We'd like your feedback on the proposed policy directions for Transportation & Mobility.

Please include the policy number when providing your feedback.

New Transportation & Mobility Policy Directions:

6. Prioritize resident' abilities to move around the town over commuter traffic and minimize the negative impacts of through traffic on View Royal neighbourhoods.
7. Establish off-street parking requirements that align with broader Town objectives related to mode share targets, growth, housing and affordability.
8. Prioritize the use of public curb space on roads based on the land use and mobility context with a consideration of vehicle parking, loading zones, public transit, cycling corridor, commercial and community activation (i.e. outdoor public seating areas), trees, raingardens, etc.
9. Explore opportunities to implement parking maximums in certain areas of the Town as part of a future update to the Zoning Bylaw to reduce parking oversupply, encourage public transit use and cycling, and improve housing affordability.

We'd like your feedback on the proposed policy directions for Transportation & Mobility.

Please include the policy number when providing your feedback.

Summary of Climate Action & Sustainability Objectives:

Establish View Royal as a climate leader in adapting to and mitigating the effects of climate change, by reducing community and corporate greenhouse gas emissions to achieve net-zero emissions by 2050, allocating the necessary resources to facilitate this change and mitigate risks, and integrating climate adaptation principles into community decision-making.

Do you have any feedback on the overall direction of the Climate Action & Sustainability objectives summary?

New Climate Action & Sustainability Policy Directions:

1. Explore opportunities to transition the Town's fleet of vehicles to electric and low emission vehicles.
2. Ensure that the voices of youth are included in climate change planning and action by collaborating with local youth organizations and schools.
3. Create a climate adaptation and mitigation strategy to address impacts of climate change, reduce greenhouse gas emissions, increase climate resiliency, and identify opportunities and initiatives for the Town to undertake related to climate action.
4. Identify opportunities to mitigate wildfire risk by integrating FireSmart principles into Town bylaws and policies where appropriate and applying a Wildfire Development Permit Area to high-risk parts of the community.

We'd like your feedback on the proposed policy directions for Climate Action & Sustainability.

Please include the policy number when providing your feedback.

COMMUNITY WELLBEING & CULTURE

Summary of Community Wellbeing & Culture Objectives:

Identify, protect, and celebrate View Royal's history and culture, and continue to enhance the quality of life for all by focusing on health and wellness, and fostering a sense of belonging and a community that is diverse, equitable, accessible and inclusive.

Do you have any feedback on the overall direction of the Community Wellbeing & Culture objectives summary?

New Community Wellbeing & Culture Policy Directions:

1. Enhance heritage preservation by establishing a heritage protection program that establishes criteria for identifying sites with heritage significance, restoration, preservation and upkeep of heritage sites, temporary protection of properties with heritage value, and provide guidance for collaborating with the Songhees and Xwespsum First Nations to recognize and celebrate sites with Indigenous heritage.
2. Pursue opportunities to enhance access to childcare spaces as a public amenity in new development by reviewing the Zoning Bylaw to expand where childcare is a permitted use.
3. Identify how the Town can better support an aging population and develop an action plan.

We'd like your feedback on the proposed policy directions for Community Wellbeing & Culture.

Please include the policy number when providing your feedback.

New Community Wellbeing & Culture Policy Directions:

4. Ensure all members of the community have access to affordable, healthy, and local food and address food security current and future issues in the Town.
5. Encourage the development of small-scale, healthy and affordable food retail options such as year-round and seasonal farmers markets, small to mid-size locally-owned grocery stores, mobile food vendors, bakeries, and restaurants.
6. Encourage the hosting of local cultural events and activities, such as annual celebrations, fairs and festivals, outdoor markets, and arts and sports events.

We'd like your feedback on the proposed policy directions for Community Wellbeing & Culture.

Please include the policy number when providing your feedback.

Summary of Economic Development Objectives:

Create conditions that encourage investment and economic growth to meet the service needs of residents and position View Royal as a regional destination that supports local employment, new businesses and entrepreneurs by leveraging its central location within the Greater Victoria area.

Do you have any feedback on the overall direction of the Economic Development objectives summary?

New Economic Development Policy Directions:

1. Explore opportunities to expand the health services industry, such as developing medical offices and related services near Victoria General Hospital.
2. Establish a plan on how the Town can identify opportunities for economic innovation, attract and retain new business, and stimulate investment in the future.
3. Provide incentives and tools to support hotel development in View Royal.
4. Concentrate growth in areas where mixed-use development will be encouraged, such as Hospital Transit-Oriented Area, Western Gateway Employment District Corridor, Neighbourhood Centres and Villages, and along other transit corridors to support local businesses and economic stability.

We'd like your feedback on the proposed policy directions for Economic Development.

Please include the policy number when providing your feedback.

17 HOUSING

Summary of Housing Objectives:

Provide a diverse range of housing types, including rental and home-ownership opportunities, that are attainable and affordable to meet the needs of current and future View Royal residents, including families, seniors, people with diverse abilities and low-income households.

Do you have any feedback on the overall direction of the Housing objectives summary?

New Housing Policy Directions:

1. Facilitate an increase in housing supply by expediting development approvals and permits by delegating certain authority from Council to Staff, such as issuing development permits and minor variances, as allowed under the Local Government Act.
2. Identify sites with a high likelihood of redevelopment for potential pre-zoning for multi-unit residential in the next Zoning Bylaw update.
3. Prioritize the retention, renewal, and development of existing and new purpose-built rental housing.
4. Exempt residential developments where four units or less are proposed from form and character development permit areas to incentivize the construction of ground-oriented housing forms.
5. Support family-oriented housing by establishing minimum requirements for the number of two and three-bedroom units in new multi-unit residential developments of four storeys or greater, with the exception of seniors housing, supportive housing, and affordable rental housing projects.
6. Explore the feasibility of requiring 10% of units in all new multi-unit housing developments of four or more storeys be dedicated as accessible or adaptable units.

We'd like your feedback on the proposed policy directions for Housing.

Please include the policy number when providing your feedback.

PARKS, TRAILS, & RECREATION

Summary of Parks, Trails, & Recreation Objectives:

Continue to maintain and invest in park improvements and recreation amenities within the financial capacity and levels of service of the Town, and where possible, acquire new parkland to support community health and well-being, preserve ecological integrity, and strengthen climate adaptation and resiliency.

Do you have any feedback on the overall direction of the Parks, Trails, & Recreation objectives summary?

New Parks, Trails, & Recreation Policy Directions:

1. Prioritize parkland acquisition and improvement in neighbourhoods where supply is deficient. Special attention should be given to areas with high concentrations of underserved demographic groups, children and youth, and other groups with unique recreation and access needs.
2. Support non-motorized water transportation by improving access and facilities for canoes, kayaks, and small boats in Esquimalt Harbour and Portage Inlet.
3. In reviewing development proposals for waterfront sites, encourage new public water and shoreline access, parks, and boat launches.
4. Ensure parks and recreation facilities provide sufficient access to shade and weather-protection for visitors.
5. Maintain and enhance the tree canopy in local parks to help regulate temperature, manage stormwater, and support overall environmental health.

We'd like your feedback on the proposed policy directions for Parks, Trails, & Recreation.

Please include the policy number when providing your feedback.

Summary of Natural Environment Objectives:

Safeguard the Town's distinctive natural beauty by limiting the effects of development and human activities on sensitive ecological areas, balancing ecological conservation and community growth, and mitigating public safety risks associated with natural hazards such as flooding, tsunamis, landslides, wildfires, and earthquakes.

Do you have any feedback on the overall direction of the Natural Environment objectives summary?

New Natural Environment Policy Directions:

- 1.** Protect and conserve the long-term health and sustainability of important terrestrial, aquatic, and riparian ecosystems, species of concern, and environmentally sensitive areas through development permit area designations, negotiations at the time of rezoning or subdivision, tax exemptions, protective covenants etc.
- 2.** Create a Natural Asset Management Plan to inventory, value and manage natural ecosystems like wetlands, waterbodies and forests that provide ecosystem services, such as mitigate flood risk and regulate climate change.
- 3.** Explore opportunities to limit pet access and activities that have detrimental impacts on sensitive ecosystems.
- 4.** Consider opportunities to reduce or ban the use of pesticides, herbicides, and other toxins like microplastics in View Royal.
- 5.** Map and identify View Royal's 200-year floodplain areas, understand the risks to public safety of flooding and determine how to address these risks through imposing new regulations in floodplain areas.

We'd like your feedback on the proposed policy directions for Natural Environment.

Please include the policy number when providing your feedback.

23 INFRASTRUCTURE

Summary of Infrastructure Objectives:

Ensure a balance between preserving and protecting the natural environment and supporting future growth through fiscal responsibility, long-term planning, and coordinated infrastructure investment, renewals, and upgrades to maintain a high level of service delivery for residents.

Do you have any feedback on the overall direction of the Infrastructure objectives summary?

New Infrastructure Policy Directions:

1. Ensure that development will only occur if appropriate infrastructure systems (water, wastewater, and sewer) with sufficient capacity are in place.
2. Encourage the use of local area improvement charges or other finance tools to fund upgrades and improvements in specific neighbourhoods.
3. Guide infrastructure renewals, upgrades and improvements by master plans that identify priorities for these investments. Master plans should be updated every 5 years and be supported by subsequent Town policies.
4. Prioritize upgrades to infrastructure and services that make View Royal more resilient to climate change and disasters.
5. Recognize the role of natural assets (i.e., wetlands, forests, aquifers, etc) in service delivery and establish a natural asset inventory while supporting the protection, maintenance, and enhancement of their role.
6. Develop incentives for reducing water consumption and wastewater generation. Opportunities could include rainwater collection, greywater reuse (including treated water for irrigation purposes), and dual piping systems.

We'd like your feedback on the proposed policy directions for Infrastructure.

Please include the policy number when providing your feedback.