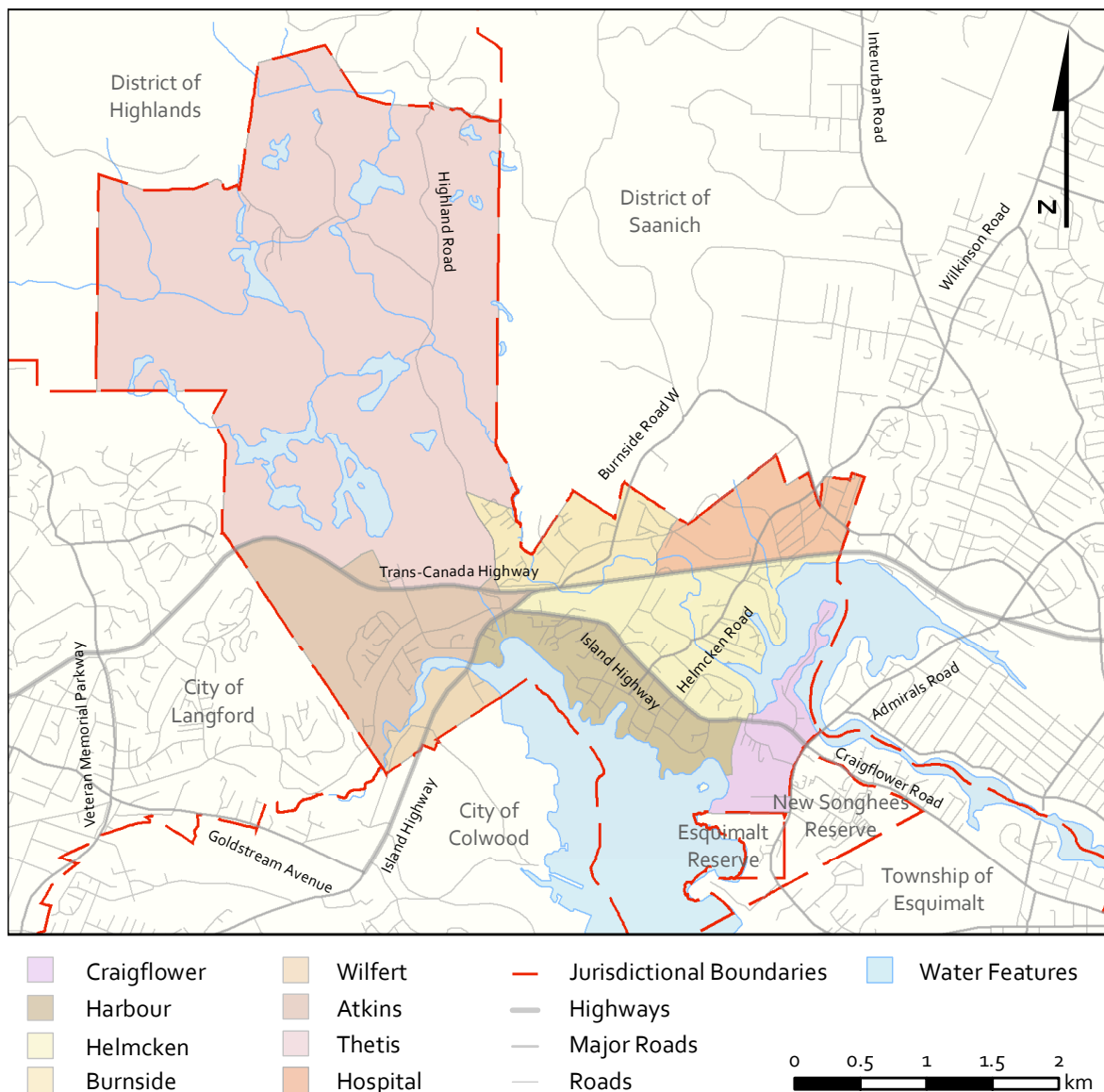


Communities are always changing. Sometimes the changes are immediately apparent, at other times the changes are gradual and go unrecognized for several years. Understanding how the community has changed — and what it looks like today — is the starting point for reviewing and updating the View Royal OCP. This profile provides some key statistical information about View Royal and its neighbourhoods. The majority of the statistical information is derived from the Census of Canada, undertaken every five years.

For planning purposes, the Town is sub-divided into eight local areas as shown in the accompanying map.



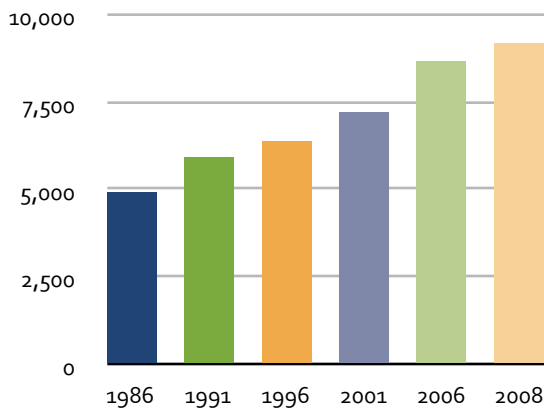
POPULATION PROFILE

View Royal officially became a municipality in 1988, when the population was less than 5,000. Today there are more than 9,200 residents living in View Royal.

POPULATION GROWTH

The population has increased by 85 percent since 1986 — an average increase of almost four percent each year.

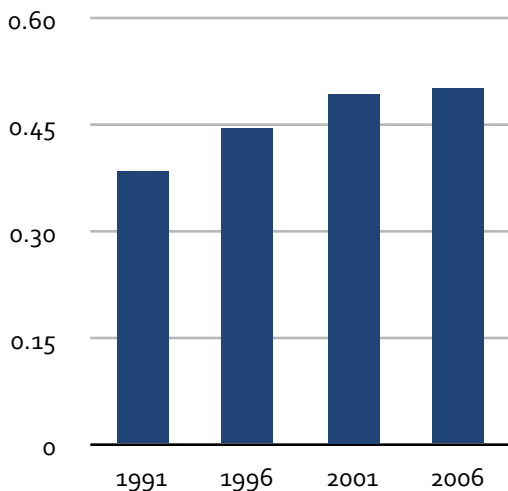
Figure 1: Population Growth, 1986 to 2008



POPULATION STABILITY

One indicator of population stability is how long a person or family has lived at the same address. The accompanying chart shows this pattern for View Royal.

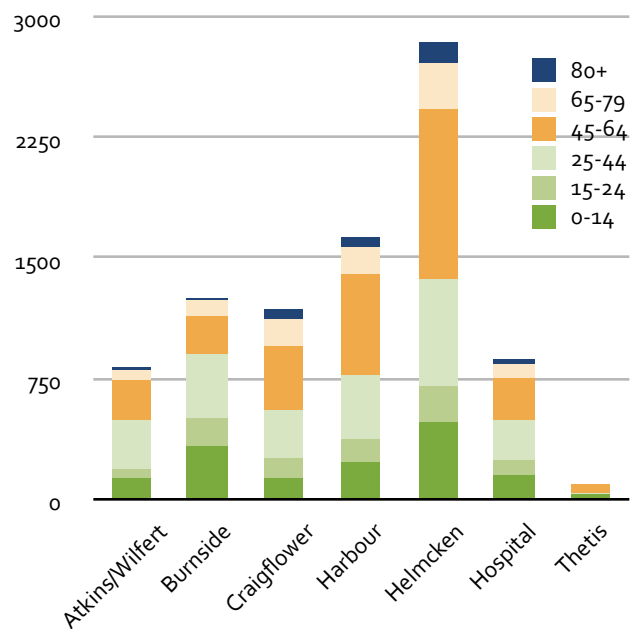
Figure 2: Households at Same Residence as 5 Years Previous



POPULATION AGE PROFILE

The accompanying figure shows both the relative population of View Royal's neighbourhoods, and their respective age make-up. It is evident that the Helmcken neighbourhood is the largest and most age-diverse. The age profiles of the Burnside and Atkins/Wilfert neighbourhoods are indicative of young family areas.

Figure 3: Neighbourhoods, Population Age Profile, 2006



PLANNING CONSIDERATIONS ...

- What local and external factors will affect the future rate of population growth?
- Are there vacant properties or areas suitable for redevelopment as housing? Where are these located?
- View Royal is a relatively young community. How are children's and teen's needs being considered?

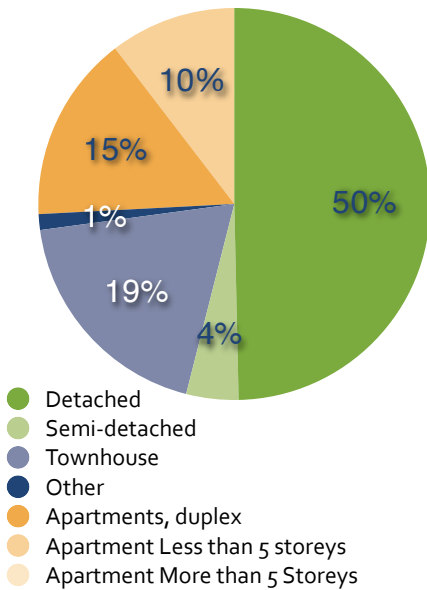
HOUSING PROFILE

In 2006, there were 3,340 housing units in View Royal. These three charts show some the key housing characteristics — type, tenure and age.

HOUSING TYPE

Almost 90% of all housing in View Royal is ground-oriented — the front door opens to the outdoors, not a corridor. The comparable figure for the Capital region is about 67%. The accompanying figure shows housing by structural type, as of 2006. **Note:** Apartments, duplex refers to secondary suites.

Figure 4: Housing by Type, 2006



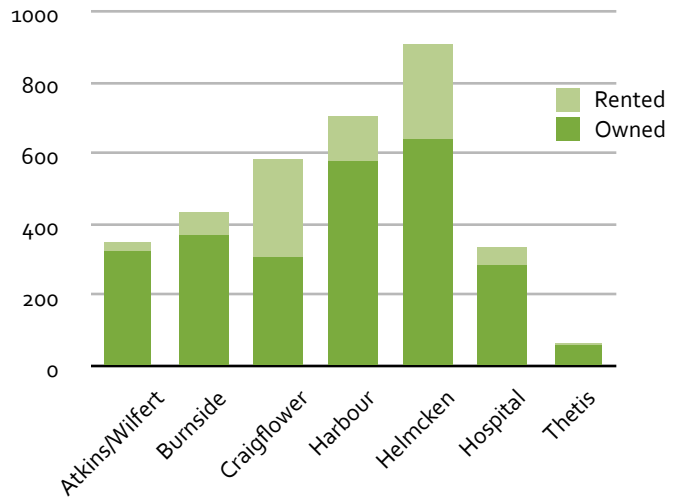
PLANNING CONSIDERATIONS ...

- Is the mix of housing sufficiently broad to accommodate a range of ages, incomes and household sizes?
- Can people who work in View Royal afford to live here?
- Is there a mix of housing types / tenures in every neighbourhood?
- What is happening to older, smaller homes? Are they being renovated? Rebuilt? Redeveloped?

HOUSING TENURE

About 25% of View Royal's housing is rented. This compares to 34% for the Capital Region as a whole. All neighbourhoods have a mix of rented and owned dwellings. Craigflower has the highest percentage of rented dwellings at 48%.

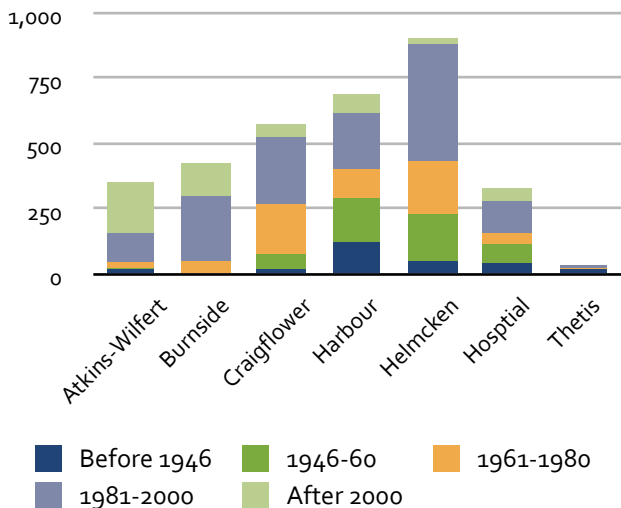
Figure 5: Tenure by Neighbourhood, 2006



HOUSING AGE

More than 40% of View Royal's homes were built between 1981 and 2000.

Figure 6: Age of Housing by Neighbourhood, 2006



OTHER CONSIDERATIONS

Of the many statistics that are available from the 2006 Census, the planners note the following:

- Relatively few people both live and work in View Royal — 7.3%.
- More than three-quarters of the working population drive to their place of work.
- The median age of View Royal's population is similar to the Capital Region — 43.5 years compared to 43.6. The BC population is younger, at 40.8 years.
- In View Royal, there were more than twice as many children living at home (2,290) as people over the age of 65 (1,015).
- Nine percent of View Royal's population identified themselves as a "visible minority". The equivalent figure for the Capital Region was 10%.
- 230 View Royal residents had immigrated to Canada between 1991 and 2006.
- The participation rate of men and women in the labour force is similar — 71.8% and 67.5% .
- Twenty-six percent of the population between age 20 and 64 had a university degree.
- The median income of couple households with children living at home was \$77,200. The equivalent figure for BC as a whole was \$68,639.

The Capital Region

The CRD encompasses an area of 236,735 hectares, stretching from Port Renfrew in the west to Oak Bay in the south-east, and Salt Spring Island on the north. In 2006, the population was just over 345,000, an increase of almost six percent from 2001.

For more information:

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The Town of View Royal is a signatory to the Regional Growth Strategy. This agreement, updated in 2003, includes eight strategic initiatives that together express a 25-year vision for the CRD's 13 municipalities.

- Keep urban settlement compact;
- Protect the integrity of rural communities;
- Protect regional green and blue space;
- Manage natural resources and the environment sustainably;
- Build complete communities;
- Improve housing affordability;
- Increase transportation choice; and
- Strengthen the regional economy.

The area within the "urban containment area" is 16,420 ha., representing less than seven percent of the total area of the Capital Region.

Our Near Neighbours

View Royal has five municipal neighbours — Esquimalt, Saanich, Highlands, Langford and Colwood. Each of these municipalities has its own OCP. The following points provide a brief synopsis of each of the population and projected growth for these communities.

- Colwood: In 2006, the population was 15,527. The OCP forecasts continued population growth, reaching 32,480 by 2028. To house this anticipated population, an additional 8,000 dwellings will be needed.
- Esquimalt: In 2004, the population was 17,038. The Town's OCP anticipates growth to 21,000 by 2026.
- Highlands: In 2006, there were 1,900 residents living in 730 homes. Only modest growth is supported, at about 15 units per year, with a "buildout" of 1,020.
- Langford: In 2006, the population was 24,892 and 8,650 dwelling units. The OCP forecasts continued growth to 47,244 by 2028. To house that future number of residents, the OCP projects a need for 19,685 dwellings.
- Saanich: In 2007, the population was estimated at 113,529. Only modest growth is planned to 2026, at which time the population is projected to be 119,300.