



TOWN OF VIEW ROYAL

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN

A Public Hearing will be held at the Town Hall Council Chambers (45 View Royal Avenue) for the purpose of hearing representations concerning the following application:

Public Hearing Date:	December 2, 2025, at 6:00pm
Bylaw No.	Official Community Plan Bylaw, No. 811, 2011, Amendment Bylaw No. 1156, 2025
Description:	<p>Official Community Plan Bylaw, No. 811, 2011 is amended as follows:</p> <ul style="list-style-type: none">• Add a new sub-section, Housing Need Requirement, within Section 3: Housing, to detail the 5- and 20-year housing need in View Royal.• Amend existing housing policy, Policy HS1.9 Innovative Approaches, by adding shelters for persons experiencing homelessness or at risk of homelessness.• Add 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.• Amend the land use designations of all properties with Small-Scale, Multi-Unit Housing zoning from Large Lot (R-L) Residential and Residential (R) to a new Small-Scale, Multi-Unit Housing land use designation to permit detached residential, secondary suite, garden suite, duplex, rowhouse, townhouse, house-plex, and apartments up to six dwelling units and be consistent with the Zoning Bylaw.• Add a new Hospital Transit-Oriented Area (HTOA) land use designation and amend 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 to permit mixed-use buildings up to ten storeys, including apartments, visitor accommodations, restaurants, retail, office, institutional, and civic uses.• Add a new Neighbourhood Village (NV) land use designation and amend the existing land use designations of all properties within 201 and 400 metres of the identified transit exchange bus stop in the new NV land use designation to permit small-scale, mixed-use buildings up to six-storeys, including multi-unit housing and community-serving commercial and civic uses, offices, restaurants, retail, grocery and community space.• Add a new policy, LU4.14 Mixed Commercial Development, to Section 1: Land Use and Urban Design, to encourage commercial or public use space on the ground floor of new mixed-use developments.
Amendment Information	https://engage.viewroyal.ca/view-royal-2050

TAKE NOTICE: Application information will be available for review prior to the meeting on the Town's website at www.viewroyal.ca or in person at Town Hall. The agenda for the Public Hearing is posted on Friday before the meeting. There will be an opportunity for public comment on the application at this meeting. View Royal Town Council Chambers is open to the public to attend meetings in-person or electronically. For further information on how to participate in the Town's live webcast, please visit the Town's website at www.viewroyal.ca/live-webcast-meetings.

You may provide your written comments to the Town via email to info@viewroyal.ca, drop them off at the Town Hall during office hours or put them in the Town's mail drop box (located to the left of the main doors at Town Hall, 45 View Royal Avenue), up until 1:00 p.m. on Tuesday, December 2, 2025 for inclusion in the December 2, 2025 agenda.

For more information, please contact Development Services at 250-708-2254 or planning@viewroyal.ca.

Development Services Department, Town of View Royal - dated November 18, 2025.