



# TOWN OF VIEW ROYAL

## MINUTES OF AN OFFICIAL COMMUNITY PLAN REVIEW ADVISORY COMMITTEE MEETING HELD ON MONDAY, MAY 5, 2025 VIEW ROYAL MUNICIPAL OFFICE – COUNCIL CHAMBERS

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**PRESENT:** Mayor S. Tobias, Chair  
Councillor Lemon  
W. Abbott  
K. Abraham  
T. Allan  
C. Harris  
J. Priest  
E. Willis  
N. Holtum

**REGRETS;** K. Peatt  
M. Lloyd

**PRESENT ALSO:** L. Taylor, Director of Development Services  
K. Korki, Communication Co-ordinator  
D. Miles, Development & Licencing Services Clerk

5 members of the public  
0 members of the press

**1. CALL TO ORDER –** The Chair called the meeting to order at 7:00 p.m.

### **2. APPROVAL OF AGENDA**

MOVED BY: W. Abbott  
SECONDED: J. Priest

THAT the agenda be amended to include late item 9 d) ii;

AND THAT the agenda be approved as amended.

**CARRIED**

### **3. MINUTES, RECEIPT & ADOPTION OF**

MOVED BY: E. Willis  
SECONDED: J. Priest

THAT the minutes of the Committee meeting held February 24, 2025, be adopted as presented

**CARRIED**

### **4. CHAIR'S REPORT**

### **5. PETITION & DELEGATIONS**

### **6. BUSINESS ARISING FROM PREVIOUS MINUTES**

### **7. REPORTS**

**7.1 STAFF REPORTS**

**8. CORRESPONDENCE**

- a) Email dated March 11, 2025 from V. Dammann

MOVED BY: E. Willis

SECONDED: K. Abraham

THAT the email dated March 11, 2025 from V. Dammann be received for information.

**CARRIED**

- b) Email dated March 17, 2025 from I. Brown

MOVED BY: E. Willis

SECONDED: K. Abraham

THAT the email dated March 17, 2025 from I. Brown be received for information.

**CARRIED**

- c) Letter dated March 18, 2025 from D. Wilson

MOVED BY: E. Willis

SECONDED: K. Abraham

THAT the letter dated March 18, 2025 from D. Wilson be received for information.

**CARRIED**

- d) Email dated March 19, 2025 from Goodwill Investments

The Committee discussed the Fort Victoria RV Campground property at 340 Island Highway and that it provides alternative and affordable housing option in View Royal.

MOVED BY: E. Willis

SECONDED: K. Abraham

THAT the email dated March 19, 2025 from Goodwill Investments be received for information.

**CARRIED**

**9. NEW BUSINESS**

**a) Business Mixer Event**

- i. Official Community Plan (OCP) Review, Business Mixer Workshop – What we Heard Report dated March 25, 2025 from the Senior Planner
- ii. OCP Review and Update – Business Mixer Workshop – What We Heard Presentation

Staff introduced the Business Mixer Workshop – What We Heard Presentation.

The Committee asked staff to clarify what is meant by transportation improvement and how the feedback received from the Business Mixer will be used in the OCP review process.

**b) Vision & Guiding Principles Survey**

- i. OCP Review, Vision and Guiding Principles Survey – What We Heard Report dated March 25, 2025, from the Senior Planner
- ii. OCP Review and Update - Vision and Guiding Principles Survey – What We Heard Presentation

Staff reviewed the Vision and Guiding Principles Survey – What We Heard Presentation with the Committee.

The Committee had questions regarding the average age of respondents as a comparison to the average age of residents in View Royal, parent participation in response to youth engagement, feedback related to interface fire hazard areas, and traffic counts on Island Highway. Staff noted that youth engagement was very successful and resulted in more parent engagement; Phase 3 will include the establishment of an Interface Fire Hazard Development Permit Area; and staff will find out more information on previous traffic counts along Island Highway and report back to the Committee.

The Committee discussed concerns related to traffic congestion, and engagement with the province on transportation-related issues. A Committee member noted the feedback on safe neighbourhoods and the positive experience and walkability of their neighbourhood in the evening. One Committee member noted to staff that they may want to redact colourful language from surveys.

The Mayor encouraged the Committee to share ideas on engagement that could be carried out during the next round of engagement.

**c) Community Growth Survey**

- i. OCP Review Update: What We Heard Report #2 Community Growth Survey and Engagement Week #1 Report dated March 25, 2025, from the Senior Planner
- ii. OCP Review Update: What We Heard Report #2: How We Grow Presentation

Staff gave a presentation on the “What We Heard Report #2: How We Grow. The Committee discussed their observations of the survey results, which show support for growth and development along community corridors and centres; however, the visioning survey results raise concerns related to traffic congestion; lack of provincial and federal financial support for infrastructure costs associated with growth; transportation mode shifts; inclusion of transportation demand management policies, such as car share programs, bike parking, transit passes, etc.; and the Town’s inability to require residential parking in the prescribed Transit-Oriented Area in accordance with Provincial legislation.

**d) Engagement Overview #2**

- i. Official Community Plan Review Update: Engagement Touchpoint #2 Report dated March 25, 2025, from the Senior Planner
- ii. OCP Review Update: Engagement Touchpoint #2 Presentation
- iii. Housing Capacity Analysis and Land Use Scenarios memo dated May 2, 2025, from Urban Systems

Staff gave a presentation on Engagement Touchpoint #2.

The Committee discussed community space and service needs, synergies and partnerships to provide shared community spaces, walkable neighbourhoods, and observations of a lack of uptake of rental units in new developments in the Hospital neighbourhood.

The Committee suggested that staff prepare maps showing build-out to date and future housing capacity, including small-scale multi-unit housing and Transit-Oriented Area, define land use designations, and engage with BC Transit regarding growth along transit corridors.

Staff noted that consultants have prepared two land use scenarios for feedback. The Housing Capacity Analysis and Land Use Scenarios proposes land use designations, including Urban Centre, Transit-Oriented Area and Neighbourhood Villages. Proposed revisions to land use designations will be reviewed once all feedback is received from the open houses, survey responses, Council and the OCP Advisory Committee.

Staff also noted that a meeting with BC Transit has been scheduled to discuss the proposed land use scenarios.

**e) Draft OCP Vision Statement and Goals**

Staff spoke to the Draft OCP Vision Statement and Goals document and stated that all feedback collected at the open houses and in the survey responses as well as any proposed revisions will be shared with the Committee and Council as part of the 50% OCP draft expected in July.

The Committee communicated a preference for a simplified two-line vision/mission statement with a concise support statement below that includes less prescriptive language to increase relevance and longevity.

**10. TERMINATION**

MOVED BY: E. Willis  
SECONDED: J. Priest

THAT this meeting now terminate.  
Time: 9:03 p.m.

**CARRIED**

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CHAIR

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RECORDING SECRETARY