



**TOWN OF VIEW ROYAL  
OFFICIAL COMMUNITY PLAN REVIEW  
ADVISORY COMMITTEE MEETING  
MONDAY, AUGUST 25, 2025 @ 7:00 PM  
COUNCIL CHAMBERS**

**AGENDA**

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**  
*(motion to approve)*
- 3. MINUTES, RECEIPT & ADOPTION OF**
  - a) Minutes of the Official Community Plan Review Advisory Committee meeting held  
June 2, 2025, ..... Pg.2-6  
*(motion to adopt)*
- 4. CHAIR'S REPORT**
- 5. PETITIONS & DELEGATIONS**
- 6. BUSINESS ARISING FROM PREVIOUS MINUTES**
- 7. REPORTS**
  - 7.1 STAFF REPORTS**
    - a) Project Scope and Timeline Presentation from the Director of Development  
Services ..... Pg.7-13
- 8. CORRESPONDENCE**
  - a) Email dated June 16, 2025, from Councillor Mattson ..... Pg.14-18
- 9. NEW BUSINESS**
  - a) Draft Western Gateway Corridor Survey ..... Pg. 19-35
- 10. TERMINATION**



# TOWN OF VIEW ROYAL

## MINUTES OF THE OFFICIAL COMMUNITY PLAN REVIEW ADVISORY COMMITTEE MEETING HELD ON MONDAY, JUNE 2, 2025 VIEW ROYAL MUNICIPAL OFFICE – COUNCIL CHAMBERS

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**PRESENT:** Mayor Tobias, Chair  
Councillor Lemon  
T. Allan  
C. Harris  
M. Lloyd  
K. Peatt  
J. Priest  
E. Willis

**REGRETS:** W. Abbott  
K. Abraham

**PRESENT ALSO:** L. Taylor, Director of Development Services  
S. Scory, Senior Planner  
L. Curtis, Community Planner

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: M. Lloyd  
SECONDED: E. Willis

THAT the agenda be approved as presented.

**CARRIED**

4. **MINUTES, RECEIPT & ADOPTION OF**

MOVED BY: J. Priest  
SECONDED: K. Peatt

THAT the minutes of the Committee meeting held May 5, 2025, be received.

**CARRIED**

5. **CHAIR'S REPORT**

6. **PETITION & DELEGATIONS**

7. **BUSINESS ARISING FROM PREVIOUS MINUTES**

8. **REPORTS**

8.1 **STAFF REPORTS**

**a) Official Community Plan Phase 1 Process Update report dated May 22, 2025, from the Director of Development Services**

The Director of Development Services gave a presentation on three different options concerning land use scenarios. The Director noted that Council had concerns regarding the two land use scenarios that were presented at the Council meeting on May 13, 2025, and informed the Committee that staff will be presenting the three options at the Committee of the Whole meeting in June.

Staff noted that the public was informed of the provincial housing requirements (Small-Scale Multi-Unit Housing (SSMUH) and Transit-Oriented Areas (TOA) in the surveys and poster boards at the open houses and workshops.

The Committee members provided the following comments:

- feedback has been received from the public, and there is broad support for increased density outside of what the provincial legislation has required;
- the OCP encompasses more than just housing, and it is not desirable to separate housing and land use from topics such as active transportation, economic development, and connected communities, all of which requires increased density to support;
- the Committee is looking for balanced planning and growth across the entire community;
- Option 1 is the bare minimum and would result in the majority of the community being left out given that it would create pockets of development in some neighbourhoods, but none in others;
- the Committee discourages only focusing on Small-Scale Multi-Unit Housing (SSMUH) and Transit-Oriented Areas (TOA), particularly since the uptake of SSMUH has been so low;
- future generations must be taken into consideration to ensure their housing needs are being met;
- future more senior levels of government are just as likely to pressure municipalities to continue to densify in the face of rising climate change challenges, housing shortages, and affordability issues;
- some concern was expressed about the look and feel of 6-storey buildings along corridors. The Director noted that OCP land use policies and Development Permit Area Design Guidelines will help to ensure that development occurs responsibly;
- it makes more sense to zone in advance for what is wanted instead of leaving it to higher levels of government to dictate what goes where; and
- it is inefficient to rely solely on spot rezoning. Spot rezoning results in the process being dragged out, takes up more of Council's time when other topics could be focused on, and adds to costs at the end of the day. The whole point of updating the OCP is to have as many people give their opinions as possible, while spot rezoning captures only input from a handful of people in opposition to the proposed development.

MOVED BY: E. Willis  
SECONDED: K. Peatt

THAT the Committee recommend to Council that Option 3 – Phase 1 OCP amendments to comply with the provincial housing legislation and continue with the original scope of work and deliverables for Phase 1 be approved.

**CARRIED**

**Opposed T. Allan, J. Priest, and S. Tobias**

**b) Official Community Plan Review Update: Draft Vision and Land Use Survey report dated May 20, 2025, from the Senior Planner**

The Senior Planner introduced the draft Vision and Land Use Survey and invited Committee members to provide feedback on the survey. The Committee provided the following comments:

- add housing co-ops to residential land use designations;
- add definitions to the survey: TOA, SSMUH, floor space ratio (FSR), all acronyms should be explained in the survey;
- have the necessary maps lead each of the sections, so that they are easier to find and so that information may be better understood;
- include images so that respondents have an idea of what a TOA will look like, and give examples of different FSRs;
- consider inverting the scenario questions by asking respondents what scenario their preferred option is, followed by open-ended questions on what they like about each scenario;
- draft survey took approximately 12-15 minutes to complete; and
- shorten the description with photos of proposed designs.

**9. CORRESPONDENCE**

a) Letter dated May 6, 2025, from D. Wilson

MOVED BY: M. Lloyd

SECONDED: K. Peatt

THAT the letter dated May 6, 2025 from D. Wilson be received for information.

**CARRIED**

b) Email dated June 1, 2025, from J. Devonshire

MOVED BY: M. Lloyd

SECONDED: K. Peatt

THAT the email dated June 1, 2025 from J. Devonshire be received for information.

**CARRIED**

**10. NEW BUSINESS**

**a) Official Community Plan Questions to the Committee dated May 27, 2025 from Mayor Tobias**

The Mayor reviewed the questions he had prepared with the Committee. The following are the questions and responses provided:

*Question 1. Is the current mandatory zoning adequate for the Town you want to see in 20 years?*

The Mayor indicated that this question was answered when the Committee discussed their preferred option – Option 3 – detailed in section 8.1 a) above.

*Question 2. Does the Committee recommend that we also include a corridor densification plan with the mandatory rezoning?*

The Mayor indicated that this question was answered when the Committee discussed their preferred option – Option 3 – detailed in section 8.1 a) above.

*Question 3. If we recommend a further densification on the corridors, are there services required for the density such as commercial space?*

- The Committee would like to see more mixed-use buildings with services or commercial space on the ground floor of buildings along the corridors and in Urban Centres and Neighbourhood Villages.
- The Director of Development Services noted that creating OCP Development Permit Area Guidelines and Zoning Bylaw regulations could be used to further ensure that this type of development would be supported along the corridors and within the Urban Centres and Neighbourhood Villages.

*Question 4. The Town Centre has been designated in that area now used as the Fort Victoria RV Park. As discussed, despite this designation for 14 years the site has no plans for sale or redevelopment, nor does it intend to for the foreseeable future. Does the Committee recommend that we continue with this plan for a Town Centre?*

- The Committee does not support a Town Centre being located at Fort Victoria.
- The Committee debated the removal of the Town Centre designation and whether it would be better to change the designation to a Neighbourhood Village designation.
- Feedback from the public and Council led to the removal of Town Centre from the draft land use scenarios. Instead, the draft land use scenarios identify the Fort Victoria RV Park as either a corridor or Neighbourhood Village – both of which have very similar proposed uses.
- Could consider developing around the area and if Fort Victoria ever becomes available, it could be blended in with the rest of the surrounding development.
- However, the large powerlines which traverse over a portion of property, and the one point of access are challenges that would need to be considered in great detail for any future development to the site and area.

*Question 5. The Town has approved a significant amount of market rental. Are there other types of housing such as co-op housing that the Committee recommends to Council?*

- Co-op housing can be added as a permitted land use within appropriate land use designations to encourage more to be constructed within View Royal.
- Government subsidized housing would need to be supported within the OCP's Housing and Land Use policies. Land use designations do not take into account tenure.
- It is also possible to encourage below market housing and/or inclusionary housing within the OCP's Housing and Land Use policies as well.

*Question 6. Does the Committee recommend to Council that Hospital TOA be considered as the Town Centre as there may be interest and complimentary services and transportation infrastructure to support it?*

- The Committee does not see a need to have a Town Centre at this location and questioned if designating the property as a Town Centre would be a benefit.
- Not sure that designating 2 Hospital Way a Town Centre would matter in the greater scheme of things.

- The Director of Development Services noted that neither Land Use Scenario–Option 1 nor Land Use Scenario–Option 2 include a Town Centre designation. Land Use Scenario–Option 3 (2011 OCP Land Use Designation with new SSMUH and TOA land use designations) still includes the Town Centre designation.

*Question 7. Council was presented two options in the staff report. I have included third option given Council's feedback. Which option does the Committee recommend:*

- [Mayor Tobias'] Option 1: Balanced Growth Across Centres and Corridors*
- [Mayor Tobias'] Option 2: Market-Responsive and Employment Land Strategy*
- [Mayor Tobias'] Option 3: Legislative Compliance + Western Gateway Focus*

- The Mayor indicated that this question was answered when the Committee discussed their preferred option – Option 3 – detailed in section 8.1 a) above.
- The Committee would like to see balanced growth across the centres and corridors within View Royal.

## 11. TERMINATION

MOVED BY: T. Allan  
SECONDED: C. Harris

THAT this meeting now terminate.  
Time: 8:55 p.m.

**CARRIED**

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CHAIR

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RECORDING SECRETARY



# **Official Community Plan Review Advisory Committee**

**OCP Advisory Committee – August 25, 2025**



## Revised Project Scope and Timeline

- Align the OCP with the anticipated 20-year housing needs calculated in the Town's Interim Housing Needs Report and amend the land use designations to satisfy the provincial housing legislation (Bills 44 and 47) by the provincially-mandated deadline of December 31, 2025, as follows:
  - replace the *Residential* and *Large Lot Residential* land use designations with a new *Small-Scale Multi-Unit Housing* land use designation to allow up to six dwelling units;
  - establish a new *Hospital Transit-Oriented Area* land use designation in the designated transit-oriented area (TOA) to allow mixed-use, office and apartment buildings up to 10 storeys
  - establish a new *Neighbourhood Village* land use designation within the TOA to allow mixed-use, commercial and apartment buildings up to six-storeys.
- Update any relevant policies to ensure consistency with the provincial housing legislation.





## Revised Project Scope Cont'd

- Focus the review and update of the land use designations solely along the proposed Western Gateway Community Corridor from the intersection of Island Highway and Burnside Road West to the Colwood border; and
- Continue with a review and engagement on the vision statement and goals and land use, housing, transportation, environmental, economic development, etc., policies in the 2011 OCP.
- Combine Phase 1 and 2 of the OCP review.



## Revised Project Timeline

Vision Survey	July 18 to September 7
*Staff draft OCP Amendment Bylaw to align OCP with 20-year housing need.	August 2025
OCP Advisory Committee Meeting	August 2025
*Introduce draft OCP amendment bylaw at Committee of the Whole	September 2025
*Public Hearing for OCP Amendment Bylaw	October 2025
Western Gateway Corridor Engagement	October 2025 – November 2025
*Final Adoption of OCP Amendment Bylaw	November 2025
OCP Policy Review	November – December 2025
First Draft OCP	March 2026
Bylaw Readings & Public Hearing	June 2026
OCP Adoption	September 2026

\*Align the OCP with the anticipated 20-year housing needs calculated in the Town's Interim Housing Needs Report and amend the land use designations to satisfy the provincial housing legislation (Bills 44 and 47) by the provincially-mandated deadline of December 31, 2025.

**OCP Advisory Committee – August 25, 2025**



## **Public Engagement Overview**

### **Vision Survey: (Ongoing to September 7)**

- Online Survey
- Pop-ups

### **Western Gateway Corridor Review: (October to November 2025)**

- Online Survey
- Workshops (General Public & Business Community)
- Open-houses
- Pop-ups

### **Policy Review: (November to December 2025)**

- Online Survey
- Open-houses
- Workshop (External Stakeholders and Songhees and Esquimalt First Nations)



## Western Gateway Corridor Survey Review

Questions to consider when providing feedback:

- Is the survey easy to understand?
- Is there enough background information provided?
- Are there other questions we should be asking?
- Should we reaffirm the questions previously asked in the Community Growth Survey related to height and uses?



## OCP Commercial Space or Public Use Space Policy

On July 15, 2025, Council ratified the following motion:

*THAT the Committee recommend to Council that the 2025-2026 Official Community Plan update include a policy statement that new development four-storeys or greater should incorporate commercial or public use space.*

\*Council passed a resolution to refer the motion to OCPAC.

**From:** "Ron Mattson"

**To:** "Sid Tobias" <[mayortobias@viewroyal.ca](mailto:mayortobias@viewroyal.ca)>, "John Rogers" <[JRogers@viewroyal.ca](mailto:JRogers@viewroyal.ca)>, "Brown Donald", "Gery Lemon" <[GLemon@viewroyal.ca](mailto:GLemon@viewroyal.ca)>, "Damian Kowalewich" <[DKowalewich@viewroyal.ca](mailto:DKowalewich@viewroyal.ca)>

**Sent:** Monday, 16 June, 2025 20:13:47

**Subject:** Western Gateway OCP Housing and Population Projections

Colleagues,

I have attached a 4 page document created by Doug Wilson as an example of the type of information Council, and our advisory committee and probably our residents, should have to make intelligent and informed decisions on our OCP.

Basically Doug has set out the retail floor space, office area, residential area/units, population and parking stalls for the Western Gateway Corridor - along Island Highway under 4 scenarios with varied FSR and height. (also included in the tables is the formula he used to develop these statistics).

Highlights:

- 13 properties, 4 of which are under-developed.
- for the 13 properties: 1.2 million (M) square feet (SF) of land; 1M SQ of gross floor space (GFS) allowed under current zoning; 3.1M SQ under 2011 OCP; and 3 different scenarios for 2025 OCP -- 6 stories with FSR 2.5 (3.1M SF GFS), 10 stories with FSR 3.5 (4.4M SF GFS) and 15 stories with FSR 4 (5M SQ GFS). Note these numbers are for all 13 properties.
- Town's Land Economics Study forecast max the 2025-2050 max growth of retail floor space (19,616 sq Meters) and office space (11,799 sq M).
- for the 4 under-developed Properties: for All 4 scenarios Doug has listed in table 2 for just the 4 properties would surpass the entire 25-year retail and office floorspace forecast for View Royal. Showing that 66% to 78% of the floorspace could be put to other uses like residential.
- under the 2011 OCP the 4 properties could provide all the retail and office space we need to 2050 and 663 residential units (1000 ft sq), 1,393 more residents and 2,162 parking stalls. (table 2 has the figures for the other 3 scenarios)

Note: the numbers in the document "paint a big-picture estimate of the potential development capacity". Using a different methodology the numbers would change. However, **Council needs this type of information to make informed decisions on our new OCP.**

Food for thought.

Ron

**PS: I don't have Alison's email address handy, could someone send it to her.**

## Introduction

View Royal is offering a number of opportunities for the public to provide their thoughts on updating the Official Community Plan (OCP). Ensuring that participants have access to clear information describing both the changes and the likely outcomes is an essential step toward informed participation.

Proposing increases in the carrying capacity of land and making forecasts of growth (population, housing targets, commercial floorspace etc.) are not stand-alone concepts. Applying the growth forecasts to test the capacity increase, or vice versa, is a necessary step toward understanding if a balance between growth and capacity is a likely outcome or to adjust the capacity toward a balanced position.

## Western Gateway Employment District Corridor

The 2025 Official Community Plan (OCP) update project has identified an area along Island Highway as the Western Gateway Employment District Corridor (Westgate). The corridor consists of 13<sup>1</sup> properties that front onto Island Highway. A document called Housing Capacity Analysis and Land Use Scenarios proposes a new Land Use Designation (LUD) as well as some capacity scenarios that could be applied in the corridor.



Some Westgate properties have terrain that may restrict the size of the development footprint. Building taller, even with the same Floor Space Ratio (FSR), can reduce the size of the building footprint. For instance, an FSR of 2.5 at 6 storeys results in a 33% smaller footprint than an FSR of 2.5 at 4 storeys.

In Table 1, and throughout this document, the calculation of the total floor area of a development, called the Gross Floor Space (GFS), is simply:  $\text{Land Area} \times \text{Floor Space Ratio (FSR)} = \text{Gross Floor Space (GFS)}$ .

<sup>1</sup> One additional property earmarked for General Employment land use is not included in the estimates. The General Employment Land Use Designation describes lots that have sufficient useful area for large floor plates, vehicle circulation and access for shipping and delivery. The excluded lot proposed for General Employment has none of those characteristics.



### What exists, what is allowed and what is proposed?

To understand the proposed changes, it is helpful to know what exists in the corridor right now. Table 1 shows the total land area of the Westgate corridor properties. The combined floorspace of all the existing buildings (31650m<sup>2</sup>) represents about one-tenth of the development allowed in the 2011 OCP.

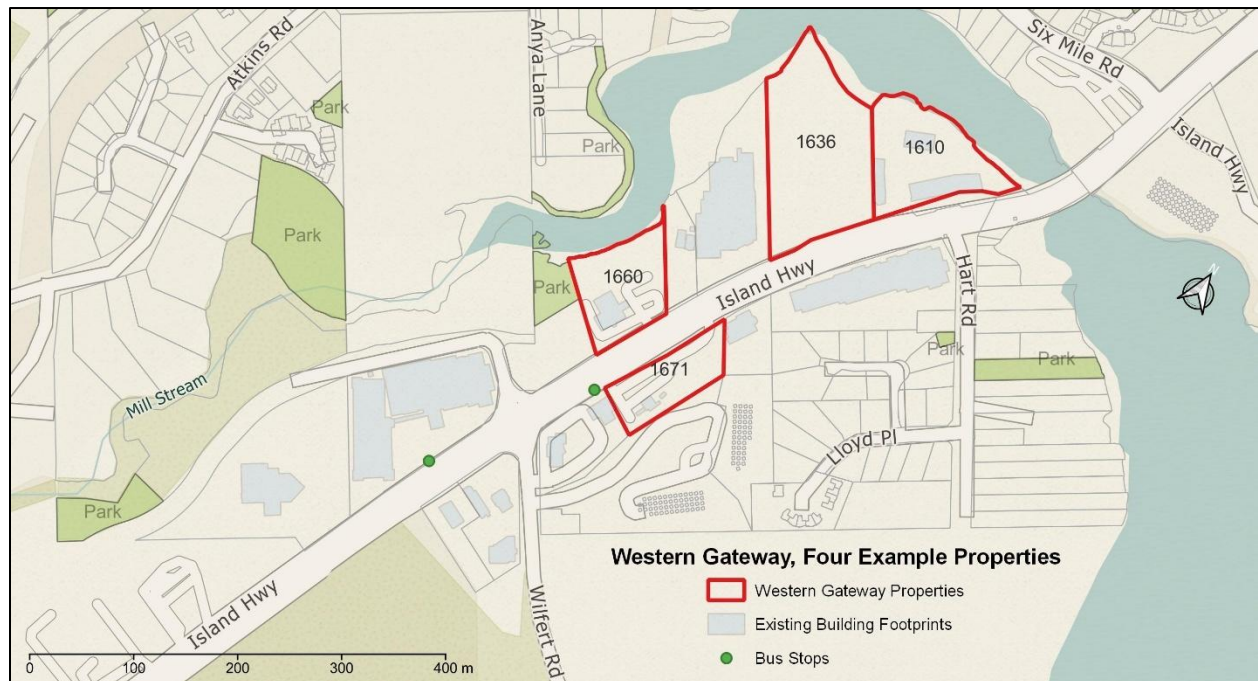
	Total Land Area	Existing Buildings GFS	Potential GFS: Current Zoning	Potential GFS: 2011 OCP	Proposed GFS: 2025 OCP Scenario 2	Proposed GFS: 2025 OCP Scenario 1a	Proposed GFS: 2025 OCP Scenario 1b
				4 Storeys	6 Storeys	10 Storeys	15 Storeys
			FSR: Various	FSR: 2.5	FSR: 2.5	FSR: 3.5	FSR: 4.0
Meters <sup>2</sup>	116,696	31,650	95,680	291,740	291,740	408,436	466,784
Feet <sup>2</sup>	1,256,104	340,677	1,029,894	3,140,260	3,140,260	4,396,364	5,024,416

Table 1

It's clear that there is still a great amount of development that could occur using the 2011 OCP designations. However, the restriction to 4 storeys along this corridor forces a larger building footprint on the land and may also prevent the use of effective construction options. Scenario 2 allows 6 storeys with exactly the same GFS; this could offer greater flexibility where challenging lot conditions are found.

Proposed Scenario 1 has two versions, a and b, that envision 10 to 15 story buildings with a higher FSR. This presents an opportunity to develop a large amount of floor space but that could be tempered if demand is limited for multi-story retail/service/office space. Will the dominant development purpose in this corridor be for employment or will the majority of floorspace be used for other purposes?

The first part of this document looked at the raw development potential in the entire corridor given an unlimited amount of time. The second part focuses on four properties in order to contextualize how much capacity each scenario delivers and what purpose it might serve.





The four properties in this example were chosen because the assessed value of the current improvements is low and most of the lot area is suitable for development. These properties represent only 34% of the land area in the Westgate corridor.

Table 2 shows the capacity of the total combined land area of these four properties as well as four land use scenarios. Retail and office space is stated as floor area. The number of residential units is shown, each unit is 93m<sup>2</sup> (1000ft<sup>2</sup>). The potential population is calculated at 2.1 people per apartment. Parking was calculated at 1.4 stalls per residential unit and 1 stall for every 30m<sup>2</sup> of office or retail use as per the 2025 Land Economics Study (LES).

					Retail		Office		Residential				
	Total Land Area m <sup>2</sup>	FSR	Total Floors	GFS	Retail Floors	Retail Area	Office Floors	Office Area	Res. Floors	Res. Area	Res Units at 93m <sup>2</sup>	Res Pop. at 2.1	Total Parking Stalls
2011 OCP	39,475	2.5	4	98,688	1.00	24,672	0.50	12,336	2.50	61,680	663	1,393	2,162
Scenario 2	39,475	2.5	6	98,688	1.25	20,560	0.75	12,336	4.00	65,792	707	1,486	2,087
Scenario 1a	39,475	3.5	10	138,163	1.50	20,724	1.00	13,816	7.50	103,622	1,114	2,340	2,711
Scenario 1b	39,475	4	15	157,900	2.00	21,053	1.25	13,158	11.75	123,688	1,330	2,793	3,002

Table 2

The LES forecasts the 2025-2050 maximum growth of retail floorspace (19,616m<sup>2</sup>) and office floorspace (11,799m<sup>2</sup>). Table 2 shows that all four scenarios surpass the entire 25-year retail and office floorspace forecast for View Royal. Each scenario shows 66% to 78% of the floorspace could be put to other uses such as residential.

Development of the Transit Oriented Area near the hospital may also compete for office and retail space.

The Western Gateway Employment District Corridor land use designation is not exclusively commercial. It allows that “mixed-use buildings with employment and residential uses may be permitted”.

Has the right balance between an employment district and a residential district been found?

#### Remarks:

Please take the information found here as it is intended; the numbers paint a big-picture estimate of potential development capacity; there is no intention to describe a specific outcome. Iterations of a similar estimate could help identify alternatives or adjust capacity options.

This document provides examples of the type of information that the public needs in order to contribute informed opinions during public engagement. Of course, the council must also have information in order to make good decisions.

The information lends context to the proposed OCP capacity changes and puts the growth forecasts in the Land Economics Study to work. There are other effects and impacts from increasing density that could be examined with a similar approach. For instance, what short- and long-term financial benefits are there for View Royal in each scenario?

A version of Table 2 appears on the next page. It includes a few more details and is shown along with an imperial version.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
				B*C	E/D	(E/D)*G			(E/D)*J		K/30	(E/D)*M		N/93	O*2.1	O*1.4	I+L+Q

All Areas in m<sup>2</sup>

	Total Land Area	FSR	Total Floors	GFS	Foot Print Area	Retail, Service Floors	Retail, Service Area	Retail, Service Parking	Office Floors	Office Area	Office Parking Stalls	Resident Floors	Resident Area	Resident Units	Resident Population	Resident Parking Stalls	Total Parking Stalls
2011 OCP	39,475	2.5	4	98,688	24,672	1.00	24,672	822	0.50	12,336	411	2.50	61,680	663	1,393	929	2,162
Scenario 2	39,475	2.5	6	98,688	16,448	1.25	20,560	685	0.75	12,336	411	4.00	65,792	707	1,486	990	2,087
Scenario 1a	39,475	3.5	10	138,163	13,816	1.50	20,724	691	1.00	13,816	461	7.50	103,622	1,114	2,340	1560	2,711
Scenario 1b	39,475	4	15	157,900	10,527	2.00	21,053	702	1.25	13,158	439	11.75	123,688	1,330	2,793	1862	3,002

Table 2

All Areas in ft<sup>2</sup>

	Total Land Area	FSR	Total Floors	GFS	Footprint Area	Retail, Service Floors	Retail, Service Area	Retail, Service Parking	Office Floors	Office Area	Office Parking Stalls	Resident Floors	Resident Area	Resident Units	Resident Population	Resident Parking Stalls	Total Parking Stalls
2011 OCP	424,905	2.5	4.00	1,062,263	265,566	1.00	265,566	822	0.50	132,783	411	2.50	663,915	663	1,393	929	2,162
Scenario 2	424,905	2.5	6.00	1,062,263	177,044	1.25	221,305	685	0.75	132,783	411	4.00	708,176	707	1,486	990	2,087
Scenario 1a	424,905	3.5	10.00	1,487,169	148,717	1.50	223,075	691	1.00	148,717	460	7.50	1,115,377	1,114	2,340	1560	2,711
Scenario 1b	424,905	4	15.00	1,699,621	113,308	2.00	226,616	702	1.25	141,635	438	11.75	1,331,370	1,330	2,793	1862	3,002

# Western Gateway Community Corridor Survey

The Town is completing a review and update of its Official Community Plan in 2025 and 2026. An Official Community Plan is an important document that acts as a blueprint for our community and serves a vital role in our decision-making processes related to land use, transportation, parks, environment, economic development, and more.

This survey is focused on reviewing a proposed land use designation for the Town's Western Gateway Corridor. Your input will help guide how this area may develop in the future.

Completion of this survey is optional and anonymous. You will not be asked for personal information to complete this survey. You are not required to complete all questions. Skipping questions or providing partial answers is okay. An incomplete survey is still valuable and may be submitted.

The survey will be open until **TBD, 2025**.

To demonstrate the Town's gratitude for your participation, you will be prompted to enter a draw to win a \$15 gift certificate to a local business in View Royal upon completion of the survey. Participation in this draw is optional. The prize winners will be contacted after the survey closes.

Disclaimer: The Town of View Royal is collecting information to inform the review and update of its Official Community Plan. Participation in this survey is not mandatory. As part of this process, the Town of View Royal is collecting limited personal information for data analysis with respect to engagement and consultation. The data collected will help identify gaps in potential participants in our community that are missing or underrepresented.

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## Revising Scope and the Consultation Process

In January 2025, we launched the Vision and Guiding Principles Survey to understand how the community envisions View Royal 25 years from now. Shortly after, we launched the Community Growth Survey and hosted an Engagement Week, which focused on the future development of the Town. Feedback received through this process was used to inform the creation of three land use scenarios. Originally, staff were planning a third round of community engagement to get feedback on three different land use scenarios, showing low, medium, and high growth options. However, at the June 17, 2025, Regular Meeting of Council, a motion to amend the project scope of Phase 1 was carried to focus on the following components of the OCP:

- Align the OCP with the anticipated 20-year housing needs calculated in the Town's Interim Housing Needs Report and amend the land use designations to satisfy the provincial housing legislation (Bills 44 and 47) by the provincially-mandated deadline of December 31, 2025;
- Focus the review and update of the land use designations solely along the proposed Western Gateway Community Corridor from the intersection of Island Highway and Burnside Road West to the Colwood border; and

- Continue with a review and engagement on the vision statement and goals and land use and housing policies in the 2011 OCP.

With this updated project focus, this engagement touchpoint will focus on the Western Gateway Community Corridor. Later this fall, we will be back to consult with the community on the proposed policies in the OCP.

### Land Use Designations

A land use designation is a classification of land that is used to determine broadly how that land is intended to be used. Examples of existing land use designations in our 2011 Official Community Plan include: Residential (R), Commercial (C), and Park (P). Land use designations are important because not only do they inform how a parcel of land is intended to be used, but it also provides a vision and long-term plan for how that land is to be developed and used in the future.

Each land use designation typically details the intended use(s) of the land, and the maximum height and density that are desired.

## Western Gateway Community Corridor

The area referred to as the Western Gateway Community Corridor was first identified in the 2011 Official Community Plan. The existing area stretches from the City of Colwood boundary to Parsons Bridge. For this engagement, we have extended the boundary further north to include the Atkins Interchange and surrounding properties. Today, the area is a major multi-modal transportation corridor that provides access to the Blink RapidBus line and Galloping Goose Trail, connecting the Westshore with the peninsula. It is made up of multiple land use designations, including, Commercial and Park.

The creation of new land use designations along the Western Gateway Corridor would establish this area as an employment hub and attract new services and amenities along this transit-corridor. This aligns with what we heard through previous engagement like the Community Growth Survey and corresponding workshops and open houses. We heard that there is an appetite to focus on commercial, light industrial (manufacturing, processing, high-tech, research and development), and even some residential development in strategic locations.

### **<Image to be inserted of the study area>**

We want your input on the future growth and development of this area. Please answer the following questions to help shape possibilities for the Western Gateway Community Corridor.

## OUR VISION FOR THE FUTURE

01. What do you like about the Western Gateway Community Corridor as it is today?

Maximum of 350 characters

02. What do you not like about the Western Gateway Community Corridor as it is today?

Maximum of 350 characters

03. What are the challenges facing this area now and in the future, and why?

Maximum of 350 characters

04. What is important to you and future generations when thinking about how the Western Gateway could develop and change over the next 20 years?

Maximum of 350 characters

## OUR VISION FOR THE FUTURE

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05. How would you rate the current conditions of the following in the Western Gateway Community Corridor?

Access to Parks, Trails and Open Space
<input type="radio"/> Very good
<input type="radio"/> Good
<input type="radio"/> Neutral
<input type="radio"/> Poor
<input type="radio"/> Very poor
<input type="radio"/> Not sure
Vehicle Access
<input type="radio"/> Very good
<input type="radio"/> Good
<input type="radio"/> Neutral
<input type="radio"/> Poor
<input type="radio"/> Very poor
<input type="radio"/> Not sure
Public Transit Access and Frequency
<input type="radio"/> Very good
<input type="radio"/> Good
<input type="radio"/> Neutral
<input type="radio"/> Poor
<input type="radio"/> Very poor
<input type="radio"/> Not sure
Walkability
<input type="radio"/> Very good
<input type="radio"/> Good
<input type="radio"/> Neutral
<input type="radio"/> Poor
<input type="radio"/> Very poor
<input type="radio"/> Not sure
Bicycle Lane Connectivity and Infrastructure

<input type="radio"/> Very good
<input type="radio"/> Good
<input type="radio"/> Neutral
<input type="radio"/> Poor
<input type="radio"/> Very poor
<input type="radio"/> Not sure
Retail and Services
<input type="radio"/> Very good
<input type="radio"/> Good
<input type="radio"/> Neutral
<input type="radio"/> Poor
<input type="radio"/> Very poor
<input type="radio"/> Not sure
Parking Availability
<input type="radio"/> Very good
<input type="radio"/> Good
<input type="radio"/> Neutral
<input type="radio"/> Poor
<input type="radio"/> Very poor
<input type="radio"/> Not sure
Employment Diversity
<input type="radio"/> Very good
<input type="radio"/> Good
<input type="radio"/> Neutral
<input type="radio"/> Poor
<input type="radio"/> Very poor
<input type="radio"/> Not sure

06. Which of the following mobility and connectivity improvements should be prioritized in the Western Gateway Community Corridor?

Improvements to public transit service, such as increased frequency or extended hours
<input type="radio"/> High priority
<input type="radio"/> Medium priority
<input type="radio"/> Low priority
<input type="radio"/> Not a priority
<input type="radio"/> I am not sure
Upgrades to public transit infrastructure, such as covered bus stops or seating
<input type="radio"/> High priority
<input type="radio"/> Medium priority
<input type="radio"/> Low priority
<input type="radio"/> Not a priority
<input type="radio"/> I am not sure
Upgrades to or additional bicycle lanes
<input type="radio"/> High priority
<input type="radio"/> Medium priority
<input type="radio"/> Low priority
<input type="radio"/> Not a priority
<input type="radio"/> I am not sure
Road design improvements to create a safer and more attractive pedestrian environment (e.g. boulevards, landscaping)
<input type="radio"/> High priority
<input type="radio"/> Medium priority
<input type="radio"/> Low priority
<input type="radio"/> Not a priority
<input type="radio"/> I am not sure
Upgrades to sidewalks and pedestrian crossings to improve safety and accessibility
<input type="radio"/> High priority
<input type="radio"/> Medium priority
<input type="radio"/> Low priority
<input type="radio"/> Not a priority



<input type="radio"/> I am not sure
Increased availability of parking
<input type="radio"/> High priority
<input type="radio"/> Medium priority
<input type="radio"/> Low priority
<input type="radio"/> Not a priority
<input type="radio"/> I am not sure
Reduced amount of parking to encourage alternative transportation
<input type="radio"/> High priority
<input type="radio"/> Medium priority
<input type="radio"/> Low priority
<input type="radio"/> Not a priority
<input type="radio"/> I am not sure
Additional trees, lighting and benches
<input type="radio"/> High priority
<input type="radio"/> Medium priority
<input type="radio"/> Low priority
<input type="radio"/> Not a priority
<input type="radio"/> I am not sure
Accessibility upgrades to ensure the corridor is usable for people of all abilities
<input type="radio"/> High priority
<input type="radio"/> Medium priority
<input type="radio"/> Low priority
<input type="radio"/> Not a priority
<input type="radio"/> I am not sure

07. Are there other mobility and connectivity improvements you would like to see prioritized?

<b>Maximum of 250 characters</b>

08. Which of the following design features should be prioritized in the Western Gateway Community Corridor?

Buildings should be ground oriented and contribute to an accessible and pedestrian-friendly streetscape
<input type="radio"/> High priority
<input type="radio"/> Medium priority
<input type="radio"/> Low priority
<input type="radio"/> Not a priority
<input type="radio"/> I am not sure
Main entrances should be prominent and street facing
<input type="radio"/> High priority
<input type="radio"/> Medium priority
<input type="radio"/> Low priority
<input type="radio"/> Not a priority
<input type="radio"/> I am not sure
Buildings should avoid large blank walls
<input type="radio"/> High priority
<input type="radio"/> Medium priority
<input type="radio"/> Low priority
<input type="radio"/> Not a priority
<input type="radio"/> I am not sure
Weather protection features such as canopies or awnings should be provided along building fronts
<input type="radio"/> High priority
<input type="radio"/> Medium priority
<input type="radio"/> Low priority
<input type="radio"/> Not a priority
<input type="radio"/> I am not sure
Landscaping and street trees should be incorporated to provide shade, beauty, and comfort
<input type="radio"/> High priority
<input type="radio"/> Medium priority

<input type="radio"/> Low priority
<input type="radio"/> Not a priority
<input type="radio"/> I am not sure
Sidewalks should be wide, continuous, and accessible for people of all abilities
<input type="radio"/> High priority
<input type="radio"/> Medium priority
<input type="radio"/> Low priority
<input type="radio"/> Not a priority
<input type="radio"/> I am not sure
Public art or unique features should be incorporated to reflect local character
<input type="radio"/> High priority
<input type="radio"/> Medium priority
<input type="radio"/> Low priority
<input type="radio"/> Not a priority
<input type="radio"/> I am not sure
Green infrastructure such as rain gardens or permeable paving should be integrated to manage stormwater
<input type="radio"/> High priority
<input type="radio"/> Medium priority
<input type="radio"/> Low priority
<input type="radio"/> Not a priority
<input type="radio"/> I am not sure
Bicycle parking and cycling facilities should be convenient, secure, and well located
<input type="radio"/> High priority
<input type="radio"/> Medium priority
<input type="radio"/> Low priority
<input type="radio"/> Not a priority
<input type="radio"/> I am not sure

09. Are there other design features you would like to see prioritized?

Maximum of 250 characters

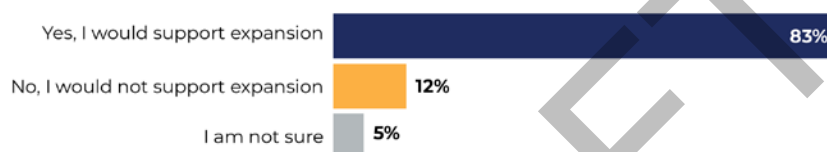
## OUR APPROACH TO GROWTH AND DEVELOPMENT

Earlier in the Official Community Plan review and update, the Town invited residents to complete the Community Growth Survey. The survey was open from March 7 to April 4, 2025; a total of 176 responses were received.

The survey asked respondents about their support for expanding and growing the Western Gateway Corridor, what types of uses they would support, and what building height they would support. A summary is provided below.

Question 1: To facilitate future growth over the next 20 years, would you support expansion of our existing Community Corridors, to support transit use and transit-oriented development?

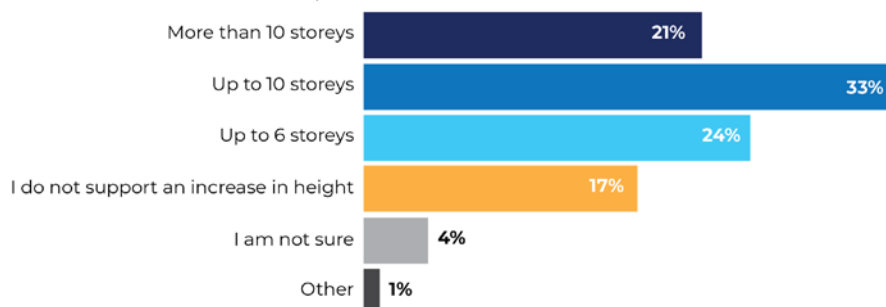
Answer: 83% of respondents support expansion of the Western Gateway Community Corridor, whereas 12% do not.



Question 2: Indicate your support to increase the maximum height of buildings within the Town's existing Community Corridors. (Options: Up to 6 storeys, Up to 10 storeys, More than 10 storeys, I do not support an increase in height, I am not sure, other).

Answer: 78% of respondents indicated that they support an increase in height in the Western Gateway Community Corridor, whereas 17% of respondents do not support an increase in height.

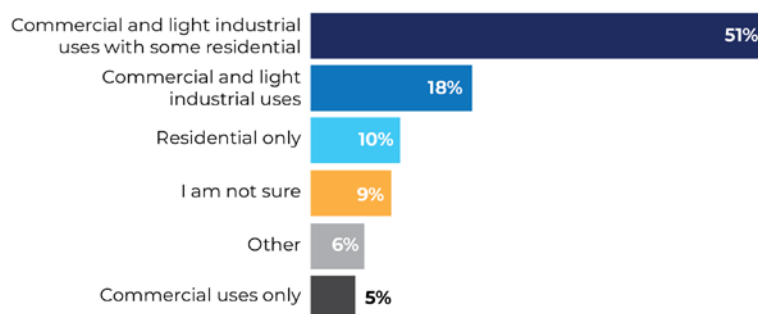
Of the 78% of respondents that indicated support for an increase in height in the Western Gateway Community Corridor, 21% support 10+ storeys, 33% support up to 10 storeys, and 24% support up to 6 storeys.



Question 3: How should the Town's Western Gateway Community Corridor develop in the future?

Answer: 51% of respondents indicated that they support commercial and light industrial development with some residential in the Western Gateway Community Corridor. 18% of respondents indicated they support commercial and light industrial uses. 10% of respondents support only residential development, whereas 5% of

respondents support only commercial development. 15% of respondents indicated that they were either unsure or had other comments.



In consideration of the answers previously provided, the project team would like to reaffirm the community's vision for the future growth and development of the Western Gateway Community Corridor.

In the Community Growth Survey we had asked respondents if expanding the area of the Western Gateway Community Corridor would be supported. Examples of the existing area, and two scenarios are provided below. Scenarios 1 and 2 provide a mix of commercial, light industrial, and some residential development.

To assist with your understanding of how each of these scenarios may impact development potential, number people, number and size of residential and commercial units, and number of vehicles, the following report has been provided for your information.

Click on the link here (to be added).

<insert maps of each scenario>

<insert land analysis for Western Gateway Corridor>

10. Which scenario do you prefer?

Select one answer only
<input type="radio"/> I prefer scenario 1
<input type="radio"/> I prefer scenario
<input type="radio"/> I prefer scenario (status quo)
<input type="radio"/> I am not sure
<input type="radio"/> Other
<div></div>

11. We previously heard that increased building heights would be desirable in the Western Gateway Corridor. Is this still supported?

The current maximum height supported is 4 storeys.

Select one answer only
<input type="radio"/> I would support an increase in height up to a maximum of 5 to 6 storeys

<input type="radio"/> I would support an increase in height up to a maximum of 10 storeys
<input type="radio"/> I would support an increase in height more than 10 storeys
<input type="radio"/> I would prefer to keep the maximum height at 4 storeys
<input type="radio"/> Other
<input type="text"/>

12. We previously heard that a focus on commercial and light industrial uses, with some residential development would be supported. Is this still supported?

The current land uses in this area support only commercial development.

Select one answer only
<input type="radio"/> I would support commercial and light industrial development
<input type="radio"/> I would support commercial, light industrial, and residential development
<input type="radio"/> I would support commercial and residential development
<input type="radio"/> I would support only residential development
<input type="radio"/> I would prefer to keep the land use commercial only
<input type="radio"/> Other
<input type="text"/>

## TELL US ABOUT YOURSELF

The following questions help the project team understand who is participating in the survey and will be used for reporting and analysis to ensure we are hearing from everyone in our community.

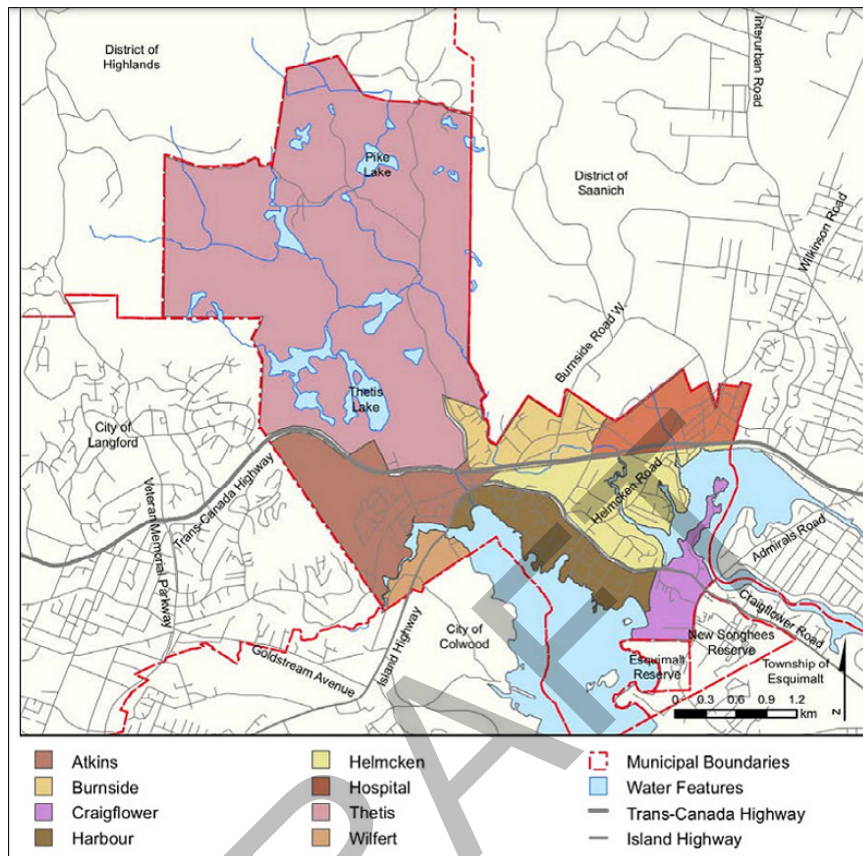
13. What is your relationship with the Town of View Royal?

Select all that apply

Select all that apply
<input type="checkbox"/> Resident of View Royal
<input type="checkbox"/> Business owner in View Royal
<input type="checkbox"/> Student at a school in View Royal
<input type="checkbox"/> Work in View Royal
<input type="checkbox"/> Shop in View Royal
<input type="checkbox"/> Access recreation or other activities in View Royal

☐ None of the above

14. What neighbourhood to do you live in?



Select one answer only

- ☐ Atkins
- ☐ Burnside
- ☐ Craigflower
- ☐ Harbour
- ☐ Helmcken
- ☐ Hospital
- ☐ Thetis
- ☐ Wilfert

15. What type of housing do you live in?

Select one answer only

- ☐ Single detached house

<input type="radio"/> Duplex
<input type="radio"/> Townhouse/Rowhouse
<input type="radio"/> Apartment/Condo (fewer than 5 storeys)
<input type="radio"/> Apartment/Condo (more than 5 storeys)
<input type="radio"/> Secondary suite in a house
<input type="radio"/> Housing co-op
<input type="radio"/> Other
<input type="text"/>

16. Does your household own or rent your home?

<b>Select one answer only</b>
<input type="radio"/> Own
<input type="radio"/> Rent
<input type="radio"/> Other
<input type="text"/>

17. Please indicate your age group:

<b>Select one answer only</b>
<input type="radio"/> 14 years and younger
<input type="radio"/> 15 to 19 years
<input type="radio"/> 20 to 24 years
<input type="radio"/> 25 to 29 years
<input type="radio"/> 30 to 34 years
<input type="radio"/> 35 to 39 years
<input type="radio"/> 40 to 44 years
<input type="radio"/> 45 to 49 years
<input type="radio"/> 50 to 54 years
<input type="radio"/> 55 to 59 years
<input type="radio"/> 60 to 64 years
<input type="radio"/> 65 to 69 years



<input type="radio"/> 70 to 74 years
<input type="radio"/> 75 to 79 years
<input type="radio"/> 80 to 84 years
<input type="radio"/> 85 to 89 years
<input type="radio"/> 90 to 94 years
<input type="radio"/> 95 to 99 years
<input type="radio"/> 100 years or older

18. Please indicate if you self-identify with any of the groups below.

Select all that apply

Select all that apply
<input type="checkbox"/> I am Indigenous, First Nations, Métis or Inuk (Inuit)
<input type="checkbox"/> I identify as a visible minority or marginalized group
<input type="checkbox"/> I identify as a multi/bi-racial person
<input type="checkbox"/> I identify as 2LSGBTQ+
<input type="checkbox"/> I or someone in my household has a disability
<input type="checkbox"/> I or someone in my household was born outside of Canada
<input type="checkbox"/> I am new to Canada (moved to Canada within the last five years)
<input type="checkbox"/> I am new to View Royal (moved to View Royal in the last five years)
<input type="checkbox"/> English is not my first language
<input type="checkbox"/> I am a caregiver for children (includes parents, grand parent, foster parent, etc.)
<input type="checkbox"/> I am a caregiver for an aging parent or family member
<input type="checkbox"/> I identify as belonging to an equity-deserving group (equity-deserving communities are groups who face unequal access to opportunities, resources, funding, and support or who experience systemic discrimination and oppression)
<input type="checkbox"/> None of the above
<input type="checkbox"/> Other
<div></div>

19. How did you find out about this public engagement process?

Select all that apply

Select all that apply
<input type="checkbox"/> Town of View Royal website (viewroyal.ca)
<input type="checkbox"/> Social Media (Facebook, Instagram, Bluesky)
<input type="checkbox"/> Council
<input type="checkbox"/> Staff
<input type="checkbox"/> Local newspaper
<input type="checkbox"/> Town newsletter
<input type="checkbox"/> Word of mouth from a friend, family member, or colleague
<input type="checkbox"/> Poster in the community
<input type="checkbox"/> Other
<input type="text"/>

20. Have you participated in any previous engagement activities for View Royal 2050?

Select all that apply

Select all that apply
<input type="checkbox"/> Vision and Guiding Principles Survey (January 24 to February 18)
<input type="checkbox"/> Community Growth Survey (March 7 to April 4)
<input type="checkbox"/> Business Mixer Workshop (March 6)
<input type="checkbox"/> In-person Land Use and Housing Workshop (March 8)
<input type="checkbox"/> One or more virtual Land Use and Housing Workshop (March 13)
<input type="checkbox"/> One or more in-person Open House (March 8 or March 12)
<input type="checkbox"/> Vision Survey (July 18 – September 7)
<input type="checkbox"/> Interacted with staff during a pop-up / out in the community
<input type="checkbox"/> Wrote a letter to staff or Council
<input type="checkbox"/> Attended an OCP Advisory Committee Meeting
<input type="checkbox"/> Asked a question on the project website (Engage View Royal: View Royal 2050)
<input type="checkbox"/> This is my first time participating in View Royal 2050

**THANK YOU!**

Thank you for completing the Western Gateway Community Corridor Survey! If you have additional questions, please contact project team at [ocp@viewroyal.ca](mailto:ocp@viewroyal.ca)

**PRIZE DRAW**

The Town is offering a grand prize for those who complete this survey as part of the OCP review and update. Collection of your personal information will be required and will be completed under Section 26 (D & E) of Freedom of Information and Protection of Privacy Act (FOIPPA). Information collected will be used solely for awarding a prize(s) to participants. A prize(s) of \$15 will be awarded to a local business in View Royal. Collection of the prize must be in-person at View Royal Town Hall: 45 View Royal Avenue, Victoria, BC, V9B 1A6.

To complete your entry, please fill in your information below. This is voluntary and this information is not required to complete the survey. If you are 18 years or younger, please have a parent or guardian provide their information.

21. Name:

22. Phone number:

23. Email address: