



TOWN OF VIEW ROYAL

MINUTES OF THE
OFFICIAL COMMUNITY PLAN REVIEW ADVISORY COMMITTEE MEETING
HELD ON MONDAY, AUGUST 25, 2025
VIEW ROYAL MUNICIPAL OFFICE – COUNCIL CHAMBERS

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

REGRETS: W. Abbott

PRESENT ALSO: L. Taylor, Director of Development Services
L. Curtis, Community Planner/ Recording Secretary

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: J. Priest
SECONDED: K. Abraham

THAT the agenda be approved as presented.

CARRIED

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

MOVED BY: J. Priest
SECONDED: K. Abraham

THAT the minutes of the Committee meeting held June 2, 2025, be received.

CARRIED

4. **CHAIR'S REPORT**

The Chair noted that Mr. Abbott has stepped down from the Committee due to personal reasons.

5. **PETITION & 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

The Director of Development Services gave a presentation to the Committee that explained the revised project scope and timelines, and upcoming public engagement. The Director noted that Council wanted to receive some comments on the following motion from July 15, 2025:

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

The Committee members provided the following comments on the Council motion:

- increase the amount of commercial space in View Royal that benefits residents;
- consider bonuses or benefits for developers to provide commercial spaces within mixed use developments;
- consider mixed-use developments with only a portion of the first floor dedicated to commercial space and promote accessible units on ground level; and
- allow for greater flexibility in what types of commercial use could be permitted.

MOVED BY: J. Priest

SECONDED: E. Willis

THAT the Project Scope and Timeline Presentation from the Director of Development Services be received.

CARRIED

8. CORRESPONDENCE

a) Email dated June 16, 2025 from Councillor Mattson, Re: Western Gateway OCP Housing and Population Projections

The Committee discussed technical limitations to consider when redeveloping the Western Gateway, such as geotechnical work, historical interest, and riparian area assessments which may reduce the developable area of a property.

MOVED BY: E. Willis

SECONDED: J. Priest

THAT the letter dated June 16, 2025 from Councillor Mattson, Re: Western Gateway OCP Housing and Population Projections be received for information.

CARRIED

9. NEW BUSINESS

a) Draft Western Gateway Corridor Survey

MOVED BY: K. Abraham

SECONDED: J. Priest

THAT the Committee recommend the following feedback to Council for inclusion in the Draft Western Gateway Corridor Survey:

- provide a link to the Housing Needs Report in the preamble;
- add landmarks on the maps to allow for better orientation of survey respondents;
- remove re-affirming questions on density that were previously asked in the Community Growth Survey;
- revise the preamble to improve clarity and only include relevant information; and
- reduce the number of open-ended questions.

CARRIED

10. TERMINATION

MOVED BY: N. Holtum

SECONDED: E. Willis

THAT this meeting now terminate.

Time: 8:14 p.m.

CARRIED


CHAIR
RECORDING SECRETARY