

# Island Hwy / Casino Walkshop

WHAT'S  
YOUR  
VIEW?

ELEMENTSCASINO

O C P U P D A T E - N E I G H B O U R H O O D W A L K S H O P S

## Background

*We are updating our Official Community Plan (OCP). Last updated in 2011, the Plan provides a long-term vision for the community and provides guidance on future planning and development.*

The current OCP has served the Town of View Royal well, so this work will be an update and not a major re-write. Still, there are some important issues and topics that require attention, feedback from the community, and focus in the updated OCP. Some of the key areas that Council and staff identified for additional review include:



**Housing Matters.** *View Royal housing needs, diversity, and options*



**Placemaking.** *Neighbourhood centres and urban design*



**Preparing for Change.** *Climate change and resilience*



**Moving Around.** *Transportation and the ways we get around*



**A Healthy Local Economy.** *A more resilient and diverse local economy*



**Our Natural Connections.** *Parks, protected areas, and shorelines*

The OCP update process is an opportunity to explore these areas (and others) in more detail and to get community feedback on how we can best direct and prepare for change. Two-page backgrounders on these six topics are available on the OCP update project page [www.viewroyal.ca](http://www.viewroyal.ca). You are encouraged to read these topic backgrounders before attending a walkshop, if you are able.



## ABOUT THE WALKSHOPS

*From September 21<sup>st</sup> to 29<sup>th</sup>, the Town is hosting 1.5 hour walks in five neighbourhoods:*

- Admirals Portage
- Harbour / Firehall
- Helmcken
- Hospital
- Island Highway / Casino

*The walks are short walking distances to allow plenty of time for discussion.*

*The purpose of the 'walkshops' is to:*

- Explore key topic areas from a future planning perspective, with Town of View Royal staff
- Provide feedback on key issues, opportunities, and challenges from your perspective

## Island Highway / Casino Walk Route

This walk route covers the Island Highway commercial strip that was historically associated with car sales and which now has a prominent casino, self-storage facility, furniture store, car dealerships and several smaller retail establishments. It is also an area in transition, with several underdeveloped properties adjacent to Millstream Creek on the north side. Close by is Hart Rd, with a park, historic site, and some additional residential development potential. What types of employment uses are needed here? What kind of building and urban design do you envision in this neighbourhood?

## Walking Route Map



### AGENDA

This is a 1.5 hour walk (rain or shine). Please arrive ten minutes before the start time you signed up for at 12 noon or 5pm.

Meet at the parking lot at Elements Casino at 1708 Island Highway. We will:

- Share introductions and review the walkshop
- Walk from Casino in a loop as shown on the map
- Pause at spots noted on the map to talk about important issues and topics
- Ask you to write on the map and fill in this form to share your thoughts. Please leave the pages you filled in with the Town staff person.

After the walkshop, a 'what we heard' summary report will be prepared. Feedback received will be summarized in that report, however input provided will not be linked with identifying information. To keep informed on the OCP update and see reports, go to the OCP webpage [www.viewroyal.ca](http://www.viewroyal.ca).

## On this walk, we will be discussing the following main topics that we would like your thoughts on:

1. In the recent past the overflow parking for the Casino was suggested as a hotel site, but this has not yet materialized.
2. Used car sales are now a lawful non-conformance all along the corridor. Any new car sales uses would trigger a rezoning. What employment generating uses can you envision for this area?
3. A long vacant site, no word on what the future may hold. The properties on this side of the Island Highway all back on to Millstream Creek. Environmental protection and careful consideration of issues like run-off from parking areas are considered as part of any development application.
4. Currently retail uses that are likely to see future redevelopment.
5. Historic lime kiln (park). There is a long-term plan to conserve and restore the Lime Kiln and provide interpretation of the early industrial history of the area. This early history includes sites like the Four Mile and Six Mile Pubs which were stops on the early stagecoach route in the region.
6. Self-serve storage facility which creates a blank street wall.
7. Currently non-conforming used car sales. What is the desired future design and streetscape? What services are needed to support the future of how we move around?
8. Corridor has potential for mass public transit options serving a higher density commercial hub with high quality urban design and improved streetscape.
9. Currently retail uses that may see future redevelopment.
10. Newer residential, has brought into focus how this area may not be well suited for residential due to complaints around lighting at the casino, various noise and odour issues from adjacent uses.

# What's Your View? In 2040..

**Please imagine yourself in 20 years** – your personal, family and community needs in 2040, and beyond. What does your future self need for housing? Services? Aging well, or starting out as a young person, in View Royal? How will you and others get around the Town and the region? What kind of policies or actions would best support positive future economic, social, cultural and environmental outcomes? What impacts from climate change are you dealing with?

The Town of View Royal Official Community Plan's purpose is to describe the community's long term vision and policies that will guide future land use decisions. In considering the following questions, please stretch yourself forward 20 years, or more, to help direct View Royal's future that supports well-being, sustainability and resiliency.

**Draw a heart, triangle, or star on the map to let us know what things you love, what things you want to see changed, and what you desire for the future!**



**Things You Love**

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**Things You Want to See Change**

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**A Desired Future**

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Please take a moment to think about and answer these questions while you're out on your walk!

1. What do you like about this neighbourhood and wish to see protected?
2. Do you have concerns about this area that you would like to see addressed?
3. What are your future aspirations? What are your wishes for this neighbourhood? Or for the Town generally?
4. Should we be considering additional housing in this neighbourhood? What kind of housing might be a good fit for adding density this area?
5. What do you think View Royal can do to become more sustainable, resilient, and adapt to climate change?

6. What street do you live on? (optional): .....



*At the end of the walk, please leave the pages you filled in with the Town staff person.*