

# Housing Matters

*View Royal housing needs, diversity, and options*



## WHAT'S YOUR VIEW? - FACT SHEET SERIES

### Housing and View Royal

*Like many communities in BC, View Royal faces significant housing pressure due to population growth, the housing market, and changing demographics. In addition, View Royal has limited land space to grow.*

### What are the statistics?

Our 2020 Housing Needs Assessment Report, outlined a number of findings for housing in View Royal.

- Our population grew faster between 2006 and 2016 than in the CRD
- View Royal has a slightly aging demographic and an increasing median age, which means supporting age-appropriate housing, housing that accommodates younger demographics, and supporting “aging-in-place” options should be explored
- Increases in housing costs has been outpacing the increase in household

incomes, which has resulted in fewer families (in particular, younger families just starting out) being able to afford housing in View Royal

- Single family (detached residential) homes are the primary form of housing in View Royal.
- More affordable options, including options like duplexes, triplexes, townhomes and larger apartments that help serve the needs of older residents looking to downsize and families just starting out are needed
- The rental vacancy rate is low in View Royal, which means there is a lack of available rental housing units to meet demand
- While a significant amount of new rental units has been built over the past several years, there is a large proportion of renters in secondary suites which indicates there's a demand and need for

additional purpose-built rental housing (e.g., for students, seniors, families)

- The number of both owner and renter households spending 30% or more of their income on housing increased between 2006 and 2016
- Households making the median income cannot afford the average single-detached home.
- There is a need for more than 200 non-market rental units, as well as programs and supports for affordable ownership

### Planning to meet our housing needs

Our current OCP outlines several priorities for residential development and housing. These have been supported and updated by additional actions in our Strategic Plan 2019-2022. Key actions include:

- Increase the diversity of housing options in View Royal, including new types of housing identified as “missing” (e.g., townhomes, apartments)





- Support housing to meet the needs of various ages, family types and incomes, including smaller market units, purpose built rental, townhomes, carriage homes, and supportive housing for specific demographics (e.g., seniors and families)
- Support sensitive and strategic infill development within existing neighbourhoods that maintain the character, scale, and livability of place.\
- Ensure new housing options and infill development is in areas that are adjacent to services and transportation options (e.g., transit, bike routes) to support walkability and more vibrant, healthy neighbourhood nodes

### What's your view?

- *What are you most concerned about housing in View Royal?*
- *If you imagine yourself 20 years from now, what kind of housing might you or your family need?*
- *What do you think we should do to ensure existing and future residents housing needs are met?*
- *Do you support new housing options within existing neighbourhoods to allow residents to age in place and help attract new residents and families?*

Watch for opportunities this fall to provide feedback on these questions and others. To learn about other OCP update issues visit the OCP project website or send us an email.

### WHAT'S HAPPENING?

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. While this fact sheet provides an overview of just one area, we know that the six additional topics listed above are interconnected and will require a coordinated and integrated approach in the updated OCP.

### Want more information?

Please visit our OCP Update web page: [www.viewroyal.ca](http://www.viewroyal.ca)

Send us an email: [planning@viewroyal.ca](mailto:planning@viewroyal.ca)

