



TOWN OF VIEW ROYAL COMMITTEE OF THE WHOLE REPORT

TO: Committee of the Whole

DATE: December 8, 2021

FROM: J. Davison, MCIP RPP
Community Planner

MEETING DATE: December 14, 2021

OCP PUBLIC ENGAGEMENT UPDATE

RECOMMENDATION

THAT Council receive the report dated December 8, 2021 from the Community Planner entitled "OCP Public Engagement Update" for information.

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS

I concur with the recommendation.

DIRECTOR OF DEVELOPMENT SERVICES' COMMENTS

I concur with the recommendation.

PURPOSE OF REPORT

This report briefly introduces the attached Phase 1 Consultation Report "What We Heard", prepared by Ecoplan, the Town's lead consultants for the ongoing OCP Update project. It then outlines the major components of the Phase 2 consultation program which begins in January 2022.

PROJECT INFORMATION

Phase 1 Engagement

The attached 'What we Heard' report summarizes the View Royal Official Community Plan (OCP) update Phase 1 of community and stakeholder engagement, which took place between September to November 2021. This phase of public consultation focussed on gathering community members views on the vision, priorities, issues and opportunities to direct View Royal's future. The consultation included 11 neighbourhood walk shops, 3 online workshops

and an online survey. The inputs received through these consultations are summarized in the attached report.

Emerging Themes from Phase 1

Overall, community members expressed care about View Royal and wrote extensively about their neighborhoods. Many engagement participants took the time to provide thoughtful and detailed responses in all engagement streams. Emerging themes include:

Pedestrian and cyclist focused streets

In View Royal, most streets should be pedestrian and cyclist focused. Streets are places for playing and socializing, not parking. Some participants expressed concern that increased housing will bring increased vehicular traffic and on-street parking.

Affordable Housing

Many residents would like to see more affordable housing in the area particularly for young families and generations to come. In most neighbourhoods, there is support to increase housing density through the slow development of smaller housing types (e.g., carriage homes, townhomes, duplex/triplexes) in existing residential areas and along transit corridors.

Multi-modal transportation

Many participants would like to see a shift toward more transit options such as bus or rapid-transit systems and active transportation including biking and walking.

Walkability

Participants want to be able to walk to amenities in mixed-use neighbourhood “hubs”. Having complete, age-friendly neighbourhoods is one action several participants felt could help View Royal be more sustainable, resilient, and adapt to climate change.

Placemaking

Many community members want to maintain a unique and cherished “View Royal” identity that has the small community feel, with green space, trees and space for neighbourly connections.

Parks, greenspace, and water access

Community members value parks and greenspaces in View Royal and want to see more public access to the ocean and waterfront.

NEXT STEPS

Phase 2 Engagement

The second phase of community and stakeholder engagement is outlined as follows:

Objectives for Phase 2 engagement:

- **Education:** Share information on the connections between land use, density and transportation, as they relate to future considerations for managing growth in View Royal.

- **Collaborate:** Provide participants an opportunity to voice what matters to them/ perspectives on future land use and design directions.
- **Build Relationships:** discussions are an opportunity to have important conversations, listen to diverse perspectives and continue building and fostering relationships with View Royal residents, business owners, and developers.

Consultation Goals

- Help to build shared understanding of design directions that will support desired redevelopment along existing community corridors and neighbourhood centres. Community corridors identified in 2011 OCP include: Northern Gateway; Helmcken-Harbour; Western Gateway; Eastern Gateway. Neighbourhood centres identified in 2011 OCP include: Thetis Cove; Hospital; Burnside Corner; Arbutus; Lakeside Village.
- Gather input on what level of acceptance is there for different forms of housing redevelopment adjacent to and within existing residential neighbourhoods – what are appropriate transitions (form, scale, height, typologies, design elements/ guidelines) with existing detached residential and mixed-use neighbourhoods?
- Addressing common concerns of residents related to traffic and parking. In tandem with climate action strategy goals – using OCP as a climate action implementation tool.
- Realistic land use and design directions for major transportation routes within View Royal and supporting better north-south connections. VR recognizes that the Island Highway is a community corridor (TransCanada the route for moving thru VR).

Who are we engaging?

- Community members / general public
- View Royal organizations, associations
- Advisory Committee members, as individuals
- Developers and business owners

How are we engaging?

- Online delivery with presentation and input formats – Mentimeter and Mural
- Online community survey
- Town staff will consider delivering in-person sessions at Town Hall – using the same materials developed for online engagement subject to COVID conditions at the time.

Proposed Dates:

- Town office closed from Dec 23 to January 3rd. Advertising begins week of January 3rd, 2022, using Town social media and email list Phase 1.
- Delivery of Phase 2 workshops and survey start January 24th and complete mid-February.
- Complete Phase 2 'What we heard' report by end of February 2022.

RECOMMENDATION

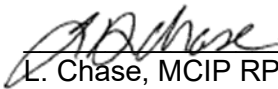
THAT Council receive the report dated December 8, 2021 from the Community Planner entitled "OCP Public Engagement Update" for information.

SUBMITTED BY:



J. Davison, MCIP RPP, Planner

REVIEWED BY:



L. Chase, MCIP RPP, Director of Development Services

ATTACHMENTS:

1. What We Heard – Phase 1 Consultation Report – Ecoplan – December 2021



VIEW ROYAL OCP UPDATE

What We Heard

Phase 1 Consultation Report

DECEMBER 2021



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About This Report

The 'What we Heard' report summarizes the View Royal Official Community Plan (OCP) update phase 1 of community and stakeholder engagement, which took place between September to November 2021. This phase of public consultation focussed on gathering community members views on the vision, priorities, issues and opportunities to direct View Royal's future. The consultation included neighbourhood walkshops, online workshops and online survey. The inputs received through these consultations are summarized in this report.



Who Participated?

Overall, around 260 people participated in the first round of engagement for the View Royal OCP update. Community members shared a number of ideas about what they love about their community and suggestions for desired future directions for the Town of View Royal.

WALKSHOPS

75 participants joined in 10 walkshops, in 5 neighbourhoods, which were held between September 12 and September 29, 2021. Each participant received a summary of the neighbourhood walk with worksheet that asked for input on what they wish to see protected, wish to see change and wishes for the future of this neighbourhood and the Town generally.

The following is a summary of completed worksheets received from walkshop participants:

| <i>Walkshop Neighbourhood</i> | <i>Completed Worksheets</i> |
|-------------------------------|-----------------------------|
| Admirals Portage | 4 |
| Harbour/Firehall | 15 |
| Helmcken | 10 |
| Hospital | 8 |
| Island Highway/Casino | 5 |
| Total Worksheets | 42 |

ONLINE WORKSHOPS

A total of 29 people participated in 3 online workshops, which were held between November 8 and 10th. The workshops were held via zoom, with presentation and online engagement using Mentimeter, for polling and Mural for map-oriented inputs. The participants that attended these workshops were:

| <i>Online Workshop</i> | <i>Number of Participants</i> |
|--|-------------------------------|
| Monday, November 8th, 5:30 to 7:00 PM | 6 |
| Wednesday, November 10th, 12:00 to 1:30 PM | 11 |
| Wednesday, November 10th, 7:00 to 8:30PM | 12 |
| Total Participants | 29 |

ONLINE SURVEY

169 community members participated in the Phase 1 online survey, which was accessed through the View Royal OCP update webpage from October 25 to November 12, 2021.

Overarching Themes

Overall, community members expressed care about View Royal and wrote extensively about their neighborhoods. Many engagement participants took the time to provide thoughtful and detailed responses in all engagement streams.

Emerging themes include:

- **Pedestrian and cyclist focused streets:** In View Royal, most streets should be pedestrian and cyclist focused. Streets are places for playing and socializing, not parking. Some participants expressed concern that increased housing will bring increased vehicular traffic and on-street parking.
- **Affordable Housing:** Many residents would like to see more affordable housing in the area particularly for young families and generations to come. In most neighbourhoods, there is support to increase housing density through the slow development of smaller housing types (e.g., carriage homes, townhomes, duplex/triplexes) in existing residential areas and along transit corridors.
- **Multi-modal transportation:** Many participants would like to see a shift toward more transit options such as bus or rapid-transit systems and active transportation including biking and walking.
- **Walkability:** Participants want to be able to walk to amenities in mixed-use neighbourhood “hubs”. Having complete, age-friendly neighbourhoods is one action several participants felt could help View Royal be more sustainable, resilient, and adapt to climate change.
- **Placemaking:** Many community members want to maintain a unique and cherished “View Royal” identity that has the small community feel, with green space, trees and space for neighbourly connections.
- **Parks, greenspace, and water access:** community members value parks and greenspaces in View Royal and want to see more public access to the ocean and waterfront.



Walkshops Summary

Responses listed in order from most to least frequently mentioned

| <i>What do you like about this neighbourhood and wish to see protected?</i> | | | | |
|---|--|--|---|--|
| <i>Admirals Portage</i> | <i>Harbour/Firehall</i> | <i>Helmcken</i> | <i>Hospital</i> | <i>Island Highway/Casino</i> |
| <ul style="list-style-type: none"> • Green space • Businesses • Multi-family housing | <ul style="list-style-type: none"> • Heritage & character • Visitors & neighbours • Trees, boulevards, & parks • Quiet atmosphere • Walkability | <ul style="list-style-type: none"> • Community gardens • Parks, trails, & trees • Walkability • Character • No street parking | <ul style="list-style-type: none"> • Health & safety • Parks & trails • Housing options • Businesses • Sense of community • Walkability | <ul style="list-style-type: none"> • Heritage • Access to nature |



| <i>Do you have concerns about this area that you would like to see addressed?</i> | | | | |
|--|---|---|---|--|
| <i>Admirals Portage</i> | <i>Harbour/Firehall</i> | <i>Helmcken</i> | <i>Hospital</i> | <i>Island Highway/Casino</i> |
| <ul style="list-style-type: none"> • Pedestrian safety • Managing car & bicycle traffic • Tree protection | <ul style="list-style-type: none"> • Managing car traffic • On-street parking | <ul style="list-style-type: none"> • Estuary & shoreline protection • Park improvements | <ul style="list-style-type: none"> • Managing car traffic • Pedestrian & cyclist safety • Maintaining sense of community | <ul style="list-style-type: none"> • Business displacement • Environmental protection • Preservation & celebration of history |

| <i>What are your future aspirations? What are your wishes for this neighbourhood? Or for the Town generally?</i> | | | | |
|---|---|--|--|--|
| <i>Admirals Portage</i> | <i>Harbour/Firehall</i> | <i>Helmcken</i> | <i>Hospital</i> | <i>Island Highway/Casino</i> |
| <ul style="list-style-type: none"> • Green & gathering space • Sense of community • Improve car & bicycle traffic flow | <ul style="list-style-type: none"> • Parks, green space & landscaping • Maintain character • Walkable streets & commercial area • Green & gathering space | <ul style="list-style-type: none"> • Expand park size • More community gardens • Park amenities (playground, seating, food) • Gathering space • Dog parks | <ul style="list-style-type: none"> • Diverse, walkable residential area • Green, well-landscaped streetscape • Improve car & bicycle traffic flow | <ul style="list-style-type: none"> • Commercial & residential development • Pedestrian safety features • Environmental protection |

| <i>Should we be considering additional housing to this neighbourhood? What kind of housing might be a good fit for adding density to this area?</i> | | | | |
|---|--|---|---|---|
| <i>Admirals Portage</i> | <i>Harbour/Firehall</i> | <i>Helmcken</i> | <i>Hospital</i> | <i>Island Highway/Casino</i> |
| Moderate support | Moderate support | Low support | Moderate support | Moderate support |
| Support: <ul style="list-style-type: none"> • Mixed-use development • Assisted living homes • Carriage homes • LEED certified homes | Support: <ul style="list-style-type: none"> • Clustering density near the Old Island Hwy • Garden & secondary suites • Duplexes & townhouses • Matches community character • Seniors' housing | Support: <ul style="list-style-type: none"> • Duplex and triplexes • Rowhouses and townhomes • Low height housing | Support: <ul style="list-style-type: none"> • Townhouses • Density along busy corridors • Age-friendly housing | Support: <ul style="list-style-type: none"> • Mixed-use commercial residential developments • Increase density of current residential areas |
| Concerns: <ul style="list-style-type: none"> • N/A | Concerns: <ul style="list-style-type: none"> • Increased traffic • On-street parking | Concerns: <ul style="list-style-type: none"> • Increased traffic • On-street parking • Protect trees • Affordability • Accessibility | Concerns: <ul style="list-style-type: none"> • Increased traffic • On-street parking | Concerns: <ul style="list-style-type: none"> • Increased traffic |

What do you think View Royal can do to become more sustainable, resilient, and adapt to climate change?

| <i>Admirals Portage</i> | <i>Harbour/Firehall</i> | <i>Helmcken</i> | <i>Hospital</i> | <i>Island Highway/Casino</i> |
|--|---|---|---|--|
| <ul style="list-style-type: none"> • Green & open space • Green buildings • Active transportation | <ul style="list-style-type: none"> • Green space • Water retention & rain gardens • Public transit | <ul style="list-style-type: none"> • Expand the tree canopy • Water retention | <ul style="list-style-type: none"> • Walkability & bikeability • Public transit | <ul style="list-style-type: none"> • Natural asset management • Complete streets |



Workshop summary

What are your favourite things about View Royal?

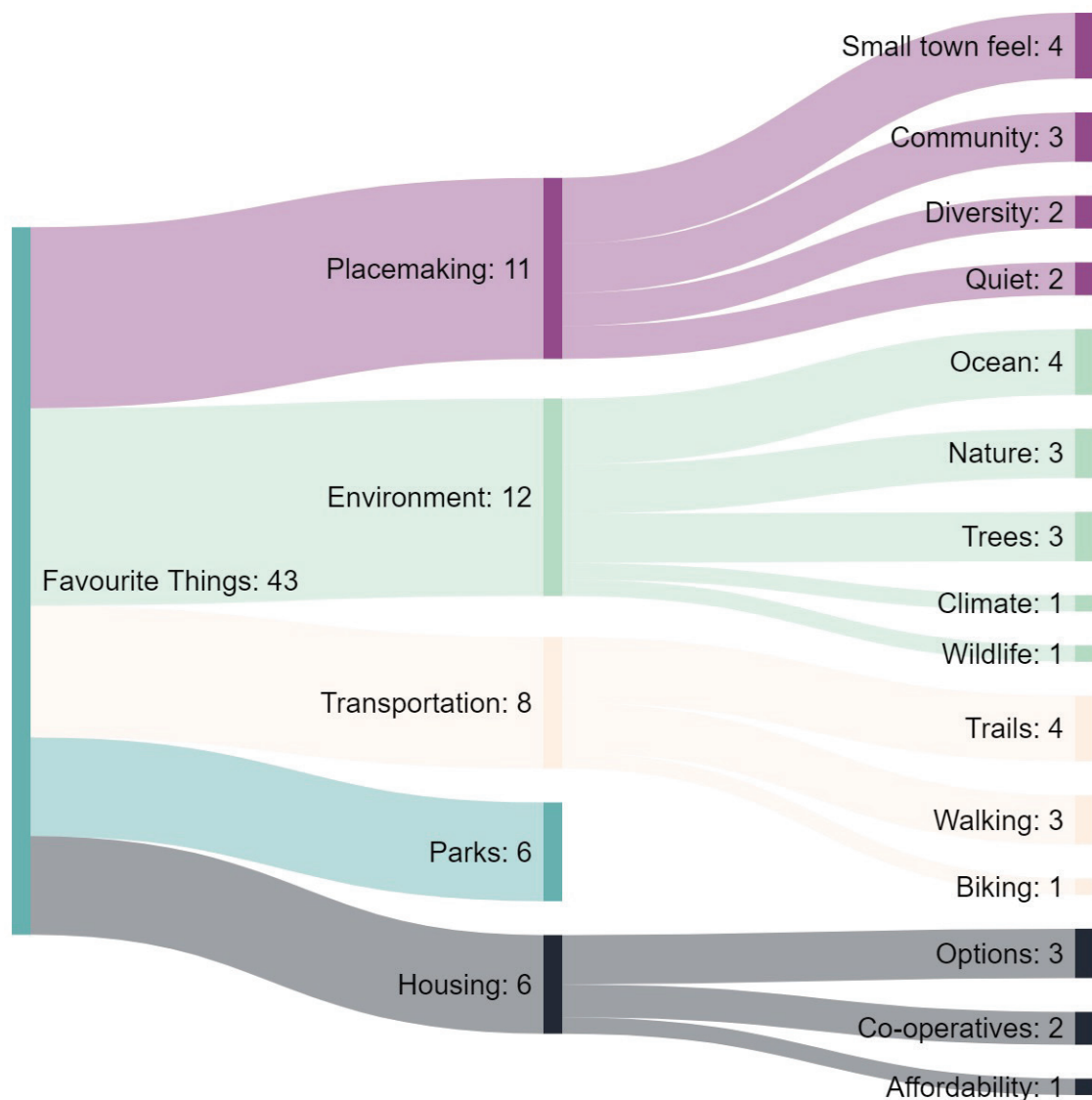


FIGURE: Break down of workshop participants' favourite things about View Royal.

Responses listed in order from most to least frequently mentioned.

| What would you like to see more of? | | | | |
|--|--|--|---|--|
| Admirals Portage | Harbour/Firehall | Helmcken | Hospital | Island Highway/Casino |
| <ul style="list-style-type: none"> Mixed housing Tree protection Public Transit Bike Lanes | <ul style="list-style-type: none"> Public beach access Diverse housing Transit corridor | <ul style="list-style-type: none"> Affordable housing Mixed use Traffic calming | <ul style="list-style-type: none"> Bike lanes Affordable housing Safe pedestrian crossings | <ul style="list-style-type: none"> Small businesses Office sharing |

What would you like to see change about View Royal?

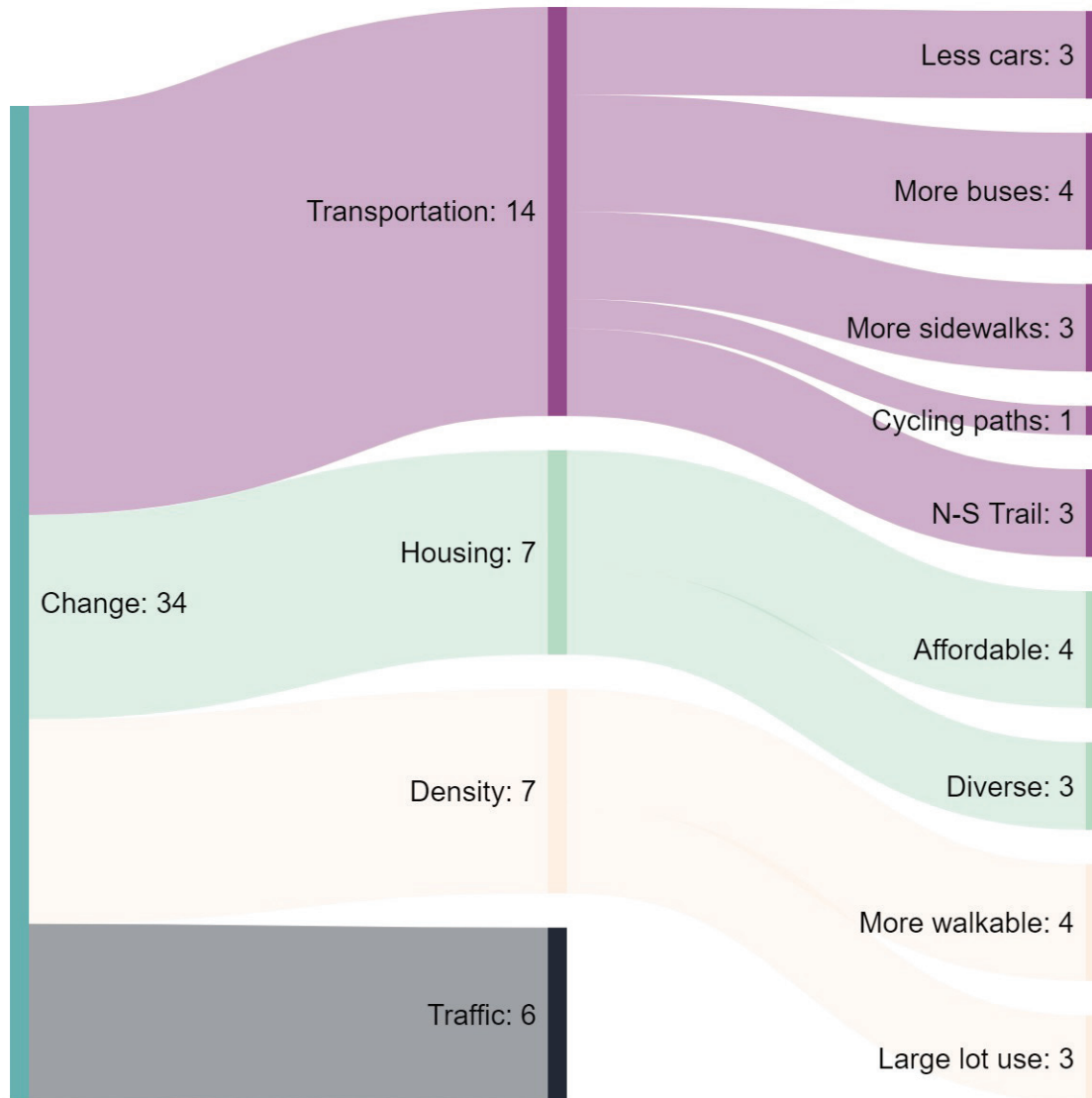


FIGURE: Breakdown of aspects of View Royal that workshop participants would like to see changed.

Housing

- 80% of residents support a wider range of housing options being developed in View Royal
- Of these, there was strong support for **garden suites, supportive housing, townhouses, duplexes, and purpose-built rental housing.**

Vision

In the future, residents imagined a *walkable, green, affordable and compact Town of View Royal.*

Online Survey Summary

The online survey was designed to gather community input that would be used to guide:

- Development of a vision statement that sets the community's aspirations for what type of place View Royal should be in 20 years and beyond;
- Development of goals for shaping future directions on housing, neighbourhood centres, transportation, economy/ employment, and future land uses;
- Understanding preferences around future housing choices, neighbourhood centres and directing growth.

Please see Appendix D for complete survey results. The following is a summary.

Survey participants were asked to rate their support for the 2011 OCP vision statement which sets out the community's aspirations for what type of place View Royal should be in future. A shortened version of the OCP vision was provided and respondents were asked to rate statements where 1 indicates no or low support, rating of 5 indicates high support.

Overall, participants expressed high support for all vision statements and goals. In general, environmental topics are the highest priority to survey participants.

Survey Responses:

| Support for vision statements | Low support ← → High support | | | | |
|--------------------------------------|------------------------------|-----|-----|-----|-----|
| | 1 | 2 | 3 | 4 | 5 |
| Protection of nature | 2% | 4% | 11% | 23% | 59% |
| Transportation & mobility | 9% | 5% | 22% | 22% | 42% |
| Climate resilience | 4% | 12% | 17% | 27% | 39% |
| A place for all people | 3% | 2% | 21% | 36% | 38% |
| Future growth | 7% | 11% | 19% | 25% | 38% |
| The local economy | 4% | 11% | 34% | 29% | 23% |

Survey participants were asked to rate their support for the 2011 OCP nine goals, which provide a framework for land use policies. The goals are listed below and rating of 1 indicates no or low support, rating of 5 indicates high support.

“Citizen engagement” is a priority goal for survey respondents. Similar to vision statements, “employment and economy” received the least support.

Survey responses:

| Support for goals | Low support ← High support | | | | |
|----------------------------------|----------------------------|-----|-----|-----|-----|
| | 1 | 2 | 3 | 4 | 5 |
| Citizen Engagement | 0% | 0% | 5% | 18% | 77% |
| Neighbourhoods | 1% | 1% | 11% | 23% | 64% |
| Climate and Environment | 1% | 4% | 10% | 24% | 61% |
| Transportation | 1% | 2% | 12% | 26% | 59% |
| Residential Character | 4% | 4% | 17% | 19% | 56% |
| Diverse Community | 2% | 3% | 20% | 22% | 53% |
| Services & Fiscal Responsibility | 1% | 1% | 19% | 26% | 52% |
| Historic & Cultural Resources | 3% | 4% | 19% | 22% | 51% |
| Employment & Economy | 8% | 12% | 20% | 22% | 38% |

Common comments shared in the online survey included:

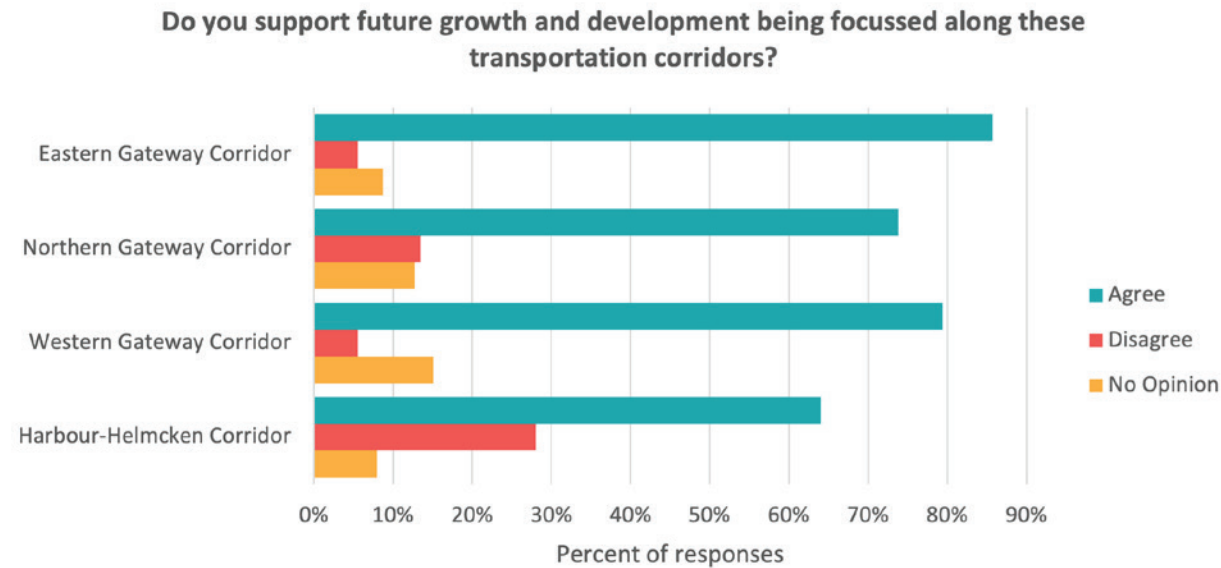
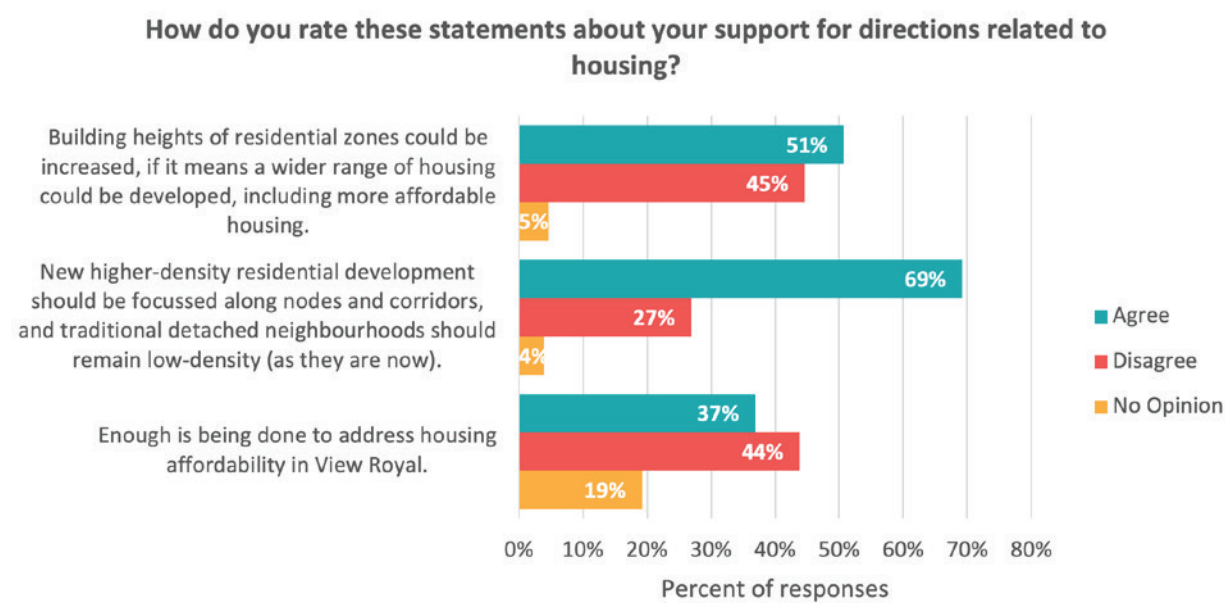
Natural Connections: Topics related to nature and ‘our natural connections’ received the highest importance ranking when considering future directions for View Royal.

Transportation: For environmental reasons, many participants want to shift away from car dependency and increase bus frequency and overall network connections.

Density: Many participants desire more compact and walkable communities. There is strong support for increasing density along traffic corridors. While most support diverse housing options overall, some are concerned about increasing traffic, rapid development, the height of new buildings, and on-street parking as a result of increased housing density.

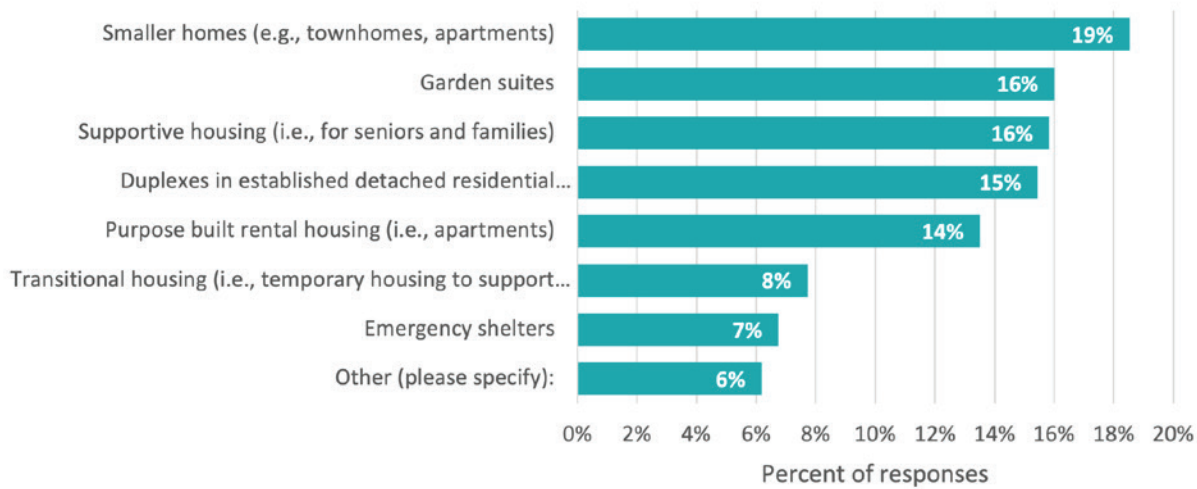


Survey participants were asked questions about what future types of housing should be encouraged in View Royal and what directions they support related to future land use and urban design.



Affordable housing: Many participants are concerned about affordable housing for future generations and would like to see more housing options for families and first-time home buyers, increased rental availability, co-operative housing options and low-income housing support.

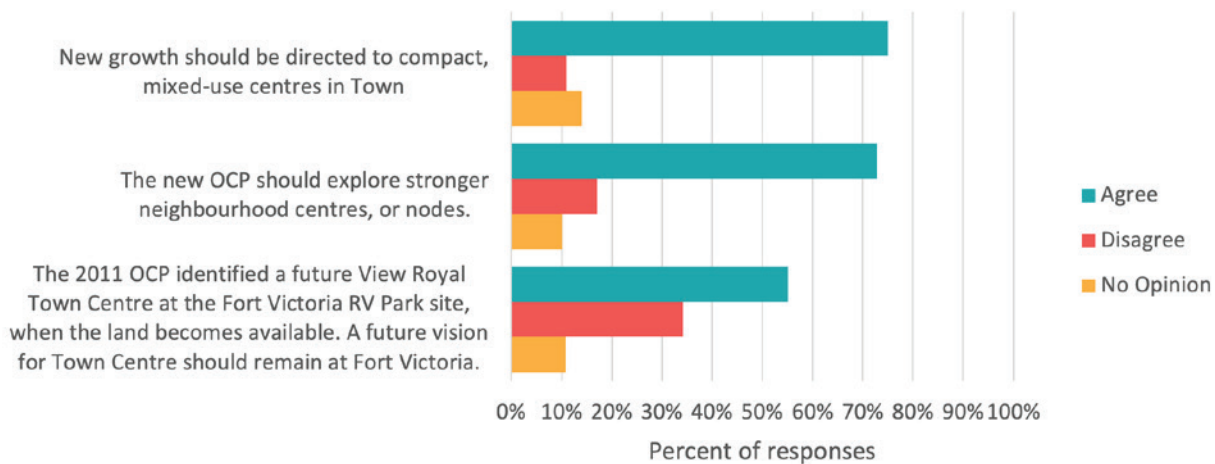
Types of housing that participants support being encouraged in View Royal?



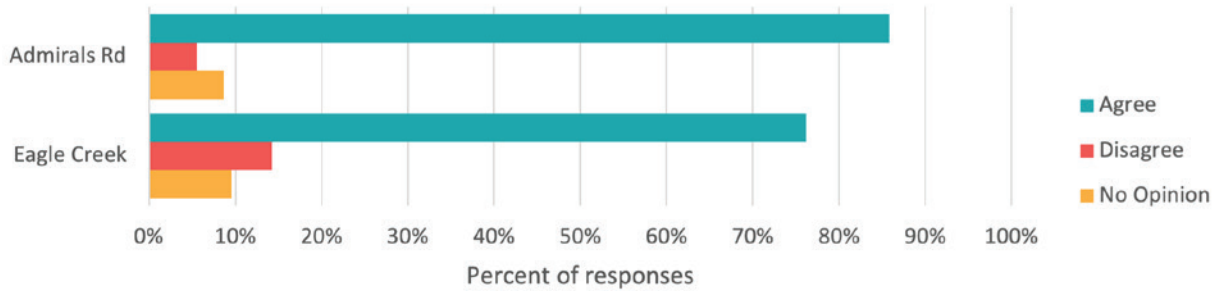
Greenspace: *Participants greatly appreciate greenspace and desire to maintain, preserve, and expand parks and trails. Overall, there was a hunger for more dog parks and beach access.*

Active transportation: *Many participants advocate for active transportation, praising the E&N trail and desiring expanded infrastructure for cycling and walking. Many survey participants also desire more compact, mixed-use developments where residents can easily actively commute to all services and amenities.*

How do you rate these statements about your support for directions related to land use and urban design?



What existing neighbourhood centres or commercial areas should we explore creating a more diversified and active places?



Placemaking: *Participants want to maintain the unique “small town feel” and sense of community.*

Environment: *Participants value the environment and frequently referenced the protection of natural areas, reducing greenhouse gas emissions, and concern about the current “climate crisis”.*

Public engagement: *Participants are interested to learn more about and see more collaboration on different levels of governing bodies – particularly around transportation and development – and desire to continue to be meaningfully engaged in future decision-making.*



Appendices



Appendix A: Walkshop Detailed Responses

ADMIRALS PORTAGE

1. What do you like about this neighbourhood and wish to see protected?

- Trees and green space
- Grocery stores and other businesses (Canadian Tire, Rexall)
- Moderate density, multi-family housing

2. Do you have concerns about this area that you would like to see addressed?

- Pedestrian safety including lighting, sidewalks, and crosswalks
- Car and bicycle traffic flow
- Tree protection
- Accessible emergency route along the Old Island Highway

3. What are your future aspirations? What are your wishes for this neighbourhood? Or for the Town generally?

- Priorities:
 - Green space maintained and gathering spaces developed
 - Maintain a strong sense of community and identity
 - Improve car and bicycle traffic flow
- Other ideas
- Maintain current businesses
- Build rain and sun shelters
- Redevelop school site
- Transfer Thetis Cove to Esquimalt Nation

4. Should we be considering additional housing to this neighbourhood? What kind of housing might be a good fit for adding density to this area?

- Very few participants opposed housing. Others supported:
 - Mixed-use development
 - Assisted living homes
 - Carriage homes
 - LEED certified homes

5. What do you think View Royal can do to become more sustainable, resilient, and adapt to climate change?

- Most common responses:
 - Green and open space
 - Green buildings
 - Active transportation (e.g., bike and walking)
- Other ideas include:
 - Car share hubs
 - Electric vehicle charging stations
 - Supporting green businesses
 - More public transit

1. What do you like about this neighbourhood and wish to see protected?

- Priorities for participants include:
 - The neighbourhood heritage and character
 - People, including friendly visitors and good relationships with neighbours
 - Old trees, planted boulevards, and small parks
 - The quiet atmosphere
 - The walkability
- Other ideas include:
 - Water access
 - Access to Downtown Victoria
 - Local businesses and restaurants
 - Picturesque views

2. Do you have concerns about this area that you would like to see addressed?

- The top concern was increasing traffic and cars parking on the road
- Other concerns include:
 - Dense housing disrupting the neighbourhood feel
 - Maintaining access to water and nature
 - Displacement of low-income residents
 - A lack of community identity
 - Pollution

3. What are your future aspirations? What are your wishes for this neighbourhood? Or for the Town generally?

- More frequently mentioned aspirations for the future include:
 - More parks, green space, and landscaping
 - Maintain character
 - Walkable streets and shopping areas
 - Multiple gathering spaces and gardens throughout the community
- Other ideas include:
 - Manage traffic
 - Affordable housing
 - Housing density concentrated along the Old Island Highway
 - Slow growth
 - Housing for seniors

4. Should we be considering additional housing to this neighbourhood? What kind of housing might be a good fit for adding density to this area?

- Few respondents fully opposed additional housing. Others shared ideas including:
 - Clustering density near the Old Island Highway
 - Garden and secondary suites
 - Duplexes and townhouses
 - Ensure new development matches the community character
 - Seniors housing
- Some participants were concerned about the increased traffic density could bring and opposed on-street parking

5. What do you think View Royal can do to become more sustainable, resilient, and adapt to climate change?

- The top ideas participants shared include:
 - Protecting and developing green space
 - Water retention and rain gardens
 - More public reliable public transit
- Other ideas include:
 - Walkability
 - Design to support aging in place
 - Building adaptations (e.g., air conditioning and water runoff control)
 - Increased building density
 - Education about climate change
 - Fewer cars
 - Moving away from fossil fuels
 - Ensuring the sewerage system can meet the need of future growth and anticipated climate changes

HELMCKEN

1. What do you like about this neighbourhood and wish to see protected?

- Community gardens
- Parks, trails, and trees
- Walkability
- The neighbourhood character, including the homes and street landscaping
- No street parking

2. Do you have concerns about this area that you would like to see addressed?

- Top concerns include:
 - Estuary and shoreline protection
 - Park improvements (i.e., field drainage, more parking, less adjacent development)
- Other concerns include:
 - Increasing traffic
 - Decreasing affordability
 - More mixed-use development
 - Sea level rise adaptation

3. What are your future aspirations? What are your wishes for this neighbourhood? Or for the Town generally?

- The main wish participants expressed was for improvements to local parks, including:
 - Expanding the size
 - More community gardens
 - Amenities (e.g., playground, seating, food trucks)
 - Gathering spaces
 - Dog parks
- Other ideas include:
 - Bike lane safety
 - Multigenerational amenities
 - Mixed-use development with residential

4. Should we be considering additional housing to this neighbourhood? What kind of housing might be a good fit for adding density to this area?

- Multiple participants were opposed to additional housing in the neighbourhood.
- A key concern about additional housing was increasing traffic and on-street parking.
 - Other concerns include protecting trees, affordability, and accessibility
- A few participants said the following housing types may be a good fit in the community:
 - Duplex and triplexes
 - Rowhouses and townhomes
 - Low height housing

5. What do you think View Royal can do to become more sustainable, resilient, and adapt to climate change?

- The top ideas for becoming more resilient to climate change include expanding the tree canopy and practicing water retention (i.e., rain gardens, for use in the community gardens)
- Other ideas include:
 - Increasing bikability
 - Expanding green space
 - Identifying areas that may be affected by sea level rise and building accordingly
 - Retrofitting buildings and homes

HOSPITAL

1. What do you like about this neighbourhood and wish to see protected?

- Health and safety (e.g., speed control, knowing neighbours, good healthcare)
- Parks and trails
- Housing options
- Local businesses
- Strong sense of community
- Walkability

2. Do you have concerns about this area that you would like to see addressed?

- Top concerns were managing traffic, maintaining pedestrian and cyclist safety, and maintaining a strong sense of community
- Other concerns include:
 - Declining affordability
 - Too much density undermining quality of life
 - Drug activity
 - Limited recreational gathering spaces

3. What are your future aspirations? What are your wishes for this neighbourhood? Or for the Town generally?

- The top wishes for the future of the neighbourhood include:
 - Diverse housing options within walking distance of amenities
 - Green, walkable, well-landscaped streetscape
 - Improved traffic flow for car and bikes
- Other ideas include:
 - Improving neglected areas
 - Public transit, including LRT
 - Restaurants and shopping
 - Becoming a healthcare hub
 - Having a strong sense of community

4. Should we be considering additional housing to this neighbourhood? What kind of housing might be a good fit for adding density to this area?

- Participants were generally supportive of additional housing, particularly townhouses, and high-density housing along busy corridors
- Other considerations include age-friendly housing.
- Key concerns include adequate parking and keeping streets safe for playing.

5. What do you think View Royal can do to become more sustainable, resilient, and adapt to climate change?

- The top ideas shared by participants are:
 - Making the neighbourhood walkable and bikeable
 - Increasing public transit, including LRT
- Other ideas include:
 - Making View Royal a destination, not a place to drive through
 - Supporting aging in place
 - Electric vehicle charging stations
 - Flexible parking space
 - Passive energy

ISLAND HIGHWAY/CASINO

1. What do you like about this neighbourhood and wish to see protected?

- The top features of the community liked by participants include:
 - The history (e.g., the lime kiln)
 - Access to nature
- Other ideas include:
 - Community spirit
 - Highway access
 - Residential areas
 - Small commercial areas

2. Do you have concerns about this area that you would like to see addressed?

- Participant's top concerns were:
 - Business displacement
 - Environmental protection
 - Preservation and celebration of history, particularly First Nations'
- Other ideas include:
 - Fewer variances in residential areas
 - Crime, noise, and litter at 6 Mile Skatepark
 - Pedestrian safety
 - Managing traffic

3. What are your future aspirations? What are your wishes for this neighbourhood? Or for the Town generally?

- Top future aspirations:
 - More commercial and residential development
 - Pedestrian safety features (streetlights, traffic calming)
 - Environmental protection
- Other ideas include:
 - Not having a single town centre, but several hubs
 - Having a sound barrier on Parsons Bridge

4. Should we be considering additional housing to this neighbourhood? What kind of housing might be a good fit for adding density to this area?

- There was most support for mixed-use commercial residential developments and increasing density of current residential areas.
- Others opposed additional housing and were concerned about increasing traffic

5. What do you think View Royal can do to become more sustainable, resilient, and adapt to climate change?

- The top ideas include:
 - Natural asset management
 - Complete streets
- Other ideas include:
 - Contractors hired by View Royal having a “green plan” to reduce emissions
 - Environmental protection
 - Electric vehicle charging stations
 - Less lawn maintenance
 - Public transit, including LRT
 - Snow removal from side walks

Appendix B: Walkshop Locational Responses

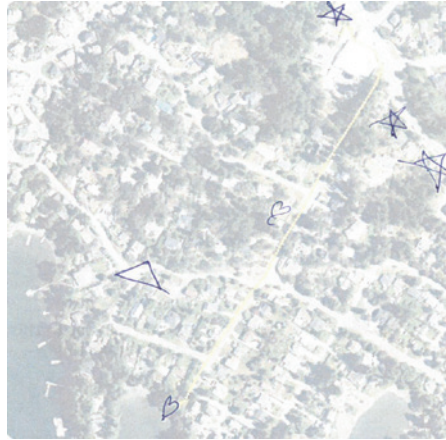
Note: comments are separated by walkshop, not location (i.e., some walkshop participants might be discussing locations not covered by their specific walkshop)

ADMIRALS PORTAGE



| Things you love | Things you want to see change | A desired future |
|---|---|--|
| <ul style="list-style-type: none"> • Parks and trails | <ul style="list-style-type: none"> • More trail access • Electric vehicle charging stations | <ul style="list-style-type: none"> • Turn derelict land into a park |
| <ul style="list-style-type: none"> • Admirals Walk <ul style="list-style-type: none"> – EV charging station • Island Highway <ul style="list-style-type: none"> – Entrance to multifamily dwelling from side streets, not highway • Admirals Road <ul style="list-style-type: none"> – Pedestrian safety (Glentana and Aldersmith) – Crosswalks and sidewalks needed – 1495 – uninviting, feels like a fortress • Thetis Cove <ul style="list-style-type: none"> – Do not develop – Transfer to Esquimalt First Nation • Hallowell <ul style="list-style-type: none"> – Excessive Traffic • Old Island Highway <ul style="list-style-type: none"> – Open and accessible emergency route • Light industrial area <ul style="list-style-type: none"> – Access further towards Esquimalt lands • Rexall and Nelson Square <ul style="list-style-type: none"> – Safe pedestrian access | | |

HARBOUR/FIREHALL

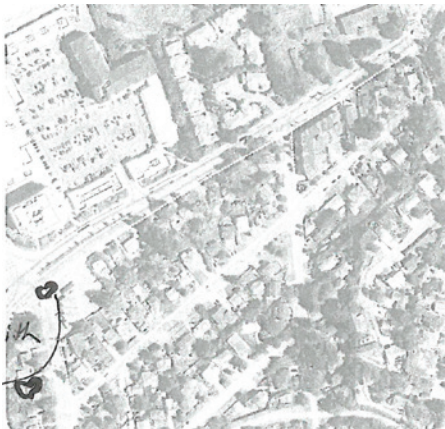


| <i>Things you love</i> | <i>Things you want to see change</i> | <i>A desired future</i> |
|---|--|--|
| <ul style="list-style-type: none"> • Natural pathways and outdoor space • Community feel • Walkability • Water access • Playground | <ul style="list-style-type: none"> • More access to water and parks • Revitalize places in decline • Affordable housing • Sidewalks • Public transit • Clean shoreline | <ul style="list-style-type: none"> • Affordable housing • More green space • Density along the highway • More walkable • New businesses |

- **Helmcken Road**
 - Prune trees for unobstructed view
 - Develop RV park past fire hall
- **View Royal Avenue**
 - Sidewalks
- **Along highway and Admirals**
 - High density housing
 - Duplexes south of highway
- **Casino, Six Mile, Victoria General Hospital could also have high density**
- **Fort Victoria**
 - Low-income homes
 - If RV park area became available, could be a good place for retail, services, residential, and park (but it's not currently available for redevelopment – many people currently live there)
 - Development could displace many people
 - Not an ideal Town Centre
- **Christie Point development**
 - Too high density for waterfront
- **Westshore to Langford**
 - Better bus service past Helmcken
- **Esquimalt Harbour**
 - Better water access
- **Juan de Fuca Rec Center**
 - Access to parking lot
- **Grassy Oak park**

- Improve maintenance
- **Harbour Precinct**
 - Ambiance threatened by infill and unsuitable design of new developments
 - No street parking
 - Development should be thoughtful and incremental
- **E&N Corridor**
 - Develop into transit corridor
- **Southern exposure**
 - Views

HOSPITAL



Things you love

- “Makeover” to the area
- Controlled intersection next to dense area

Things you want to see change

- More restaurants

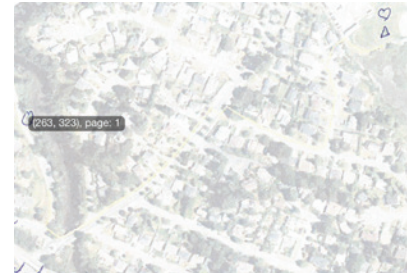
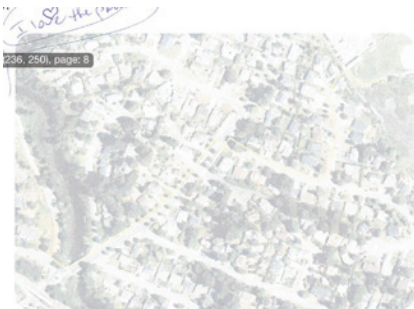
A desired future

- No responses

- **Southern view**
- **Helmcken corridor and East side of Conard**
 - Higher density
 - Bury hydro
 - Bike lanes
 - Row style town homes with a one-way alley behind
 - More businesses
 - Duplexes or garden suites along Conard
- **Helmcken and Highway**
 - Better signage
- **Helmecken North Entrance**
 - Ripe for development
 - East side of Helmecken be a 4-5 story architecturally consistent border extending from Burnside all the way to the Galloping Goose - East of that to be designated for townhouse/lower height condominiums (no single family dwellings)
 - More gathering places (e.g., pubs)
- **Helmecken Market**
 - Dangerous inactive building

- **Northern Gateway**
 - Looks neglected
- **Burnside Road West (Watkiss Way)**
 - Extend wide boulevards with sidewalks and bike lanes
 - Improve pedestrian and cyclist safety
 - Speed reader sign
- **Egal Creek Village**
 - Improve pedestrian and cyclist safety
 - Crosswalks
- **Fort Victoria**
 - Not a viable town centre
- **Camden**
 - Improve streetscape
- **Between the Galloping Goose and Chancellor**
 - 2.5 story above ground townhomes along Chancellor and higher density, multi-story apartments and commercial as the property travels down the low end of the Galloping Goose

HELMCKEN



| <i>Things you love</i> | <i>Things you want to see change</i> | <i>A desired future</i> |
|---|--|---|
| <ul style="list-style-type: none"> • Water access • Public transit • The streetscape (e.g., no power lines, landscaping, etc.) • Age friendly | <ul style="list-style-type: none"> • More gathering sin View Royal park (e.g., picnic shelters, concert space) • More sidewalks to parks • Bike paths • Better use of space (duplex/triplex) | <ul style="list-style-type: none"> • Sport courts • Community gathering space • Local businesses • Light rail transit |

- **Centennial Park**
 - not useable fall/winter, more parking
 - Benches and picnic areas
 - Increase march area berm height
 - Ensure no sewage flow into creek
 - More shade trees
- **Helmcken Road**
 - 3-4 storey townhouses, 2-3 storey row houses and single-family dwellings on side streets (e.g., Rudyard)
 - Bike lanes

- **Christie Point development**
 - Impinge on neighbourhood and wildlife
- **Helmcken and Old Island Highway**
 - Parking spilling over for other neighbourhoods and damaging boulevards
- **View Royal Park**
 - Expand community garden and playground, keep dog park
 - Water retention/rain gardens
 - Surrounding area should not be developed (i.e., remain a park)
- **Map flood zones**

ISLAND HIGHWAY/CASINO

* *There were no “Love/Change/Future” maps or comments for the Highway Casino walkshop*

- **Six Mile Neighbourhood**
 - Develop as a residential/office and limited retail destination with access to natural state open space and waterways
 - Make a bike rest destination with a coffee stand
 - Reduce crime, noise, and pollution at skate park (under Parsons Bridge)
- **Corridor by casino**
 - Add more mid-sized businesses and residential
 - Extend the residential community along both sides of the road
- **Admirals to Helmcken**
 - Calm traffic
- **Atkins Road/Galloping Goose**
 - create a more pleasing and welcoming non-car environment
- **Millstream Creek and the Esquimalt Harbour mudflats**
 - Protection, restoration and enhancement
 - Rainwater management
 - Sanctuary for migratory birds and intertidal life
 - Park – bikes, walking, learning
- **Thetis Lake Park**
 - Improved access
- **Highway**
 - Improved access
- **Western Gateway**
 - Commercial development

Appendix C: Workshop Detailed Responses

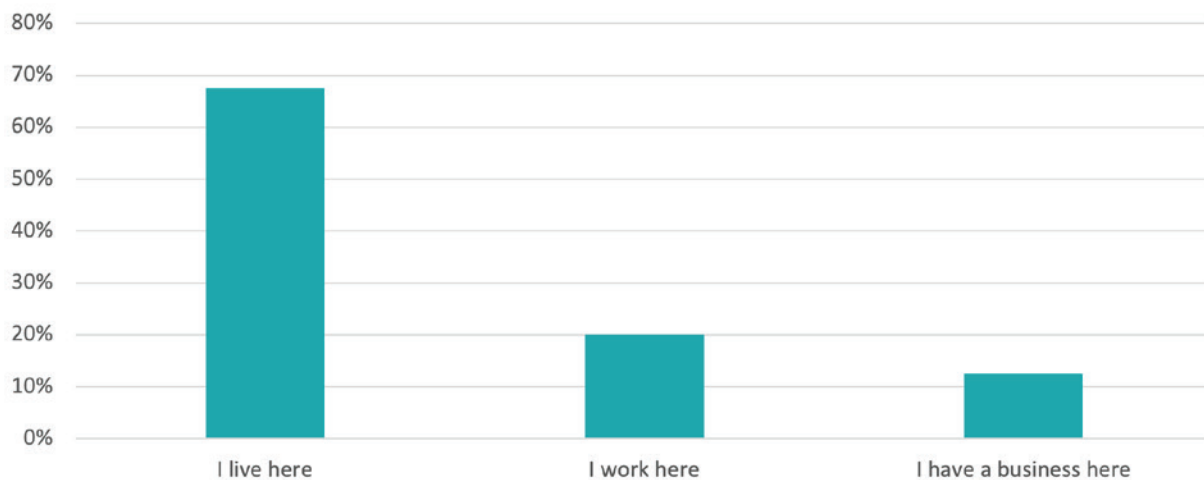
WHO PARTICIPATED?

A total of 29 people participated in the first round of Imagine West End Waterfront Community Conversations.

| Online Workshop | Number of Participants |
|--|------------------------|
| Monday, November 8th, 5:30 to 7:00 PM | 6 |
| Wednesday, November 10th, 12:00 to 1:30 PM | 11 |
| Wednesday, November 10th, 7:00 to 8:30PM | 12 |
| Total Participants | 29 |

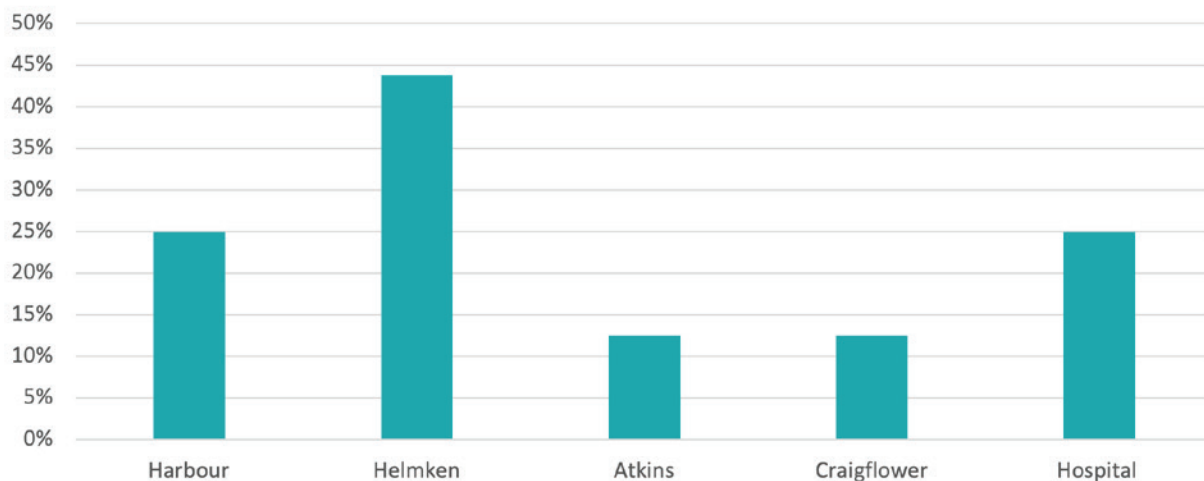
Who attended?

What is your relationship to View Royal?



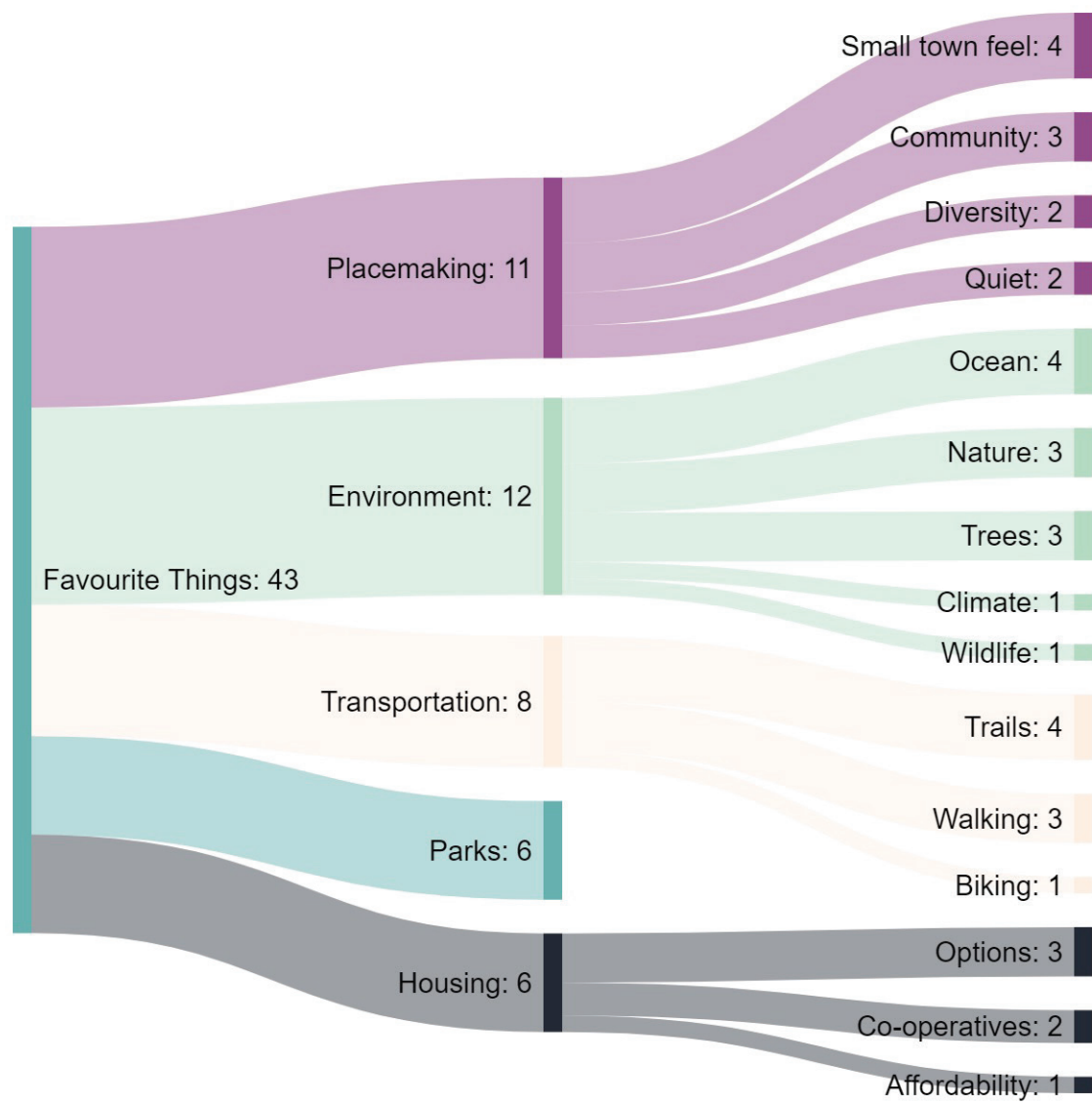
From where?

Which neighborhood do you live in?

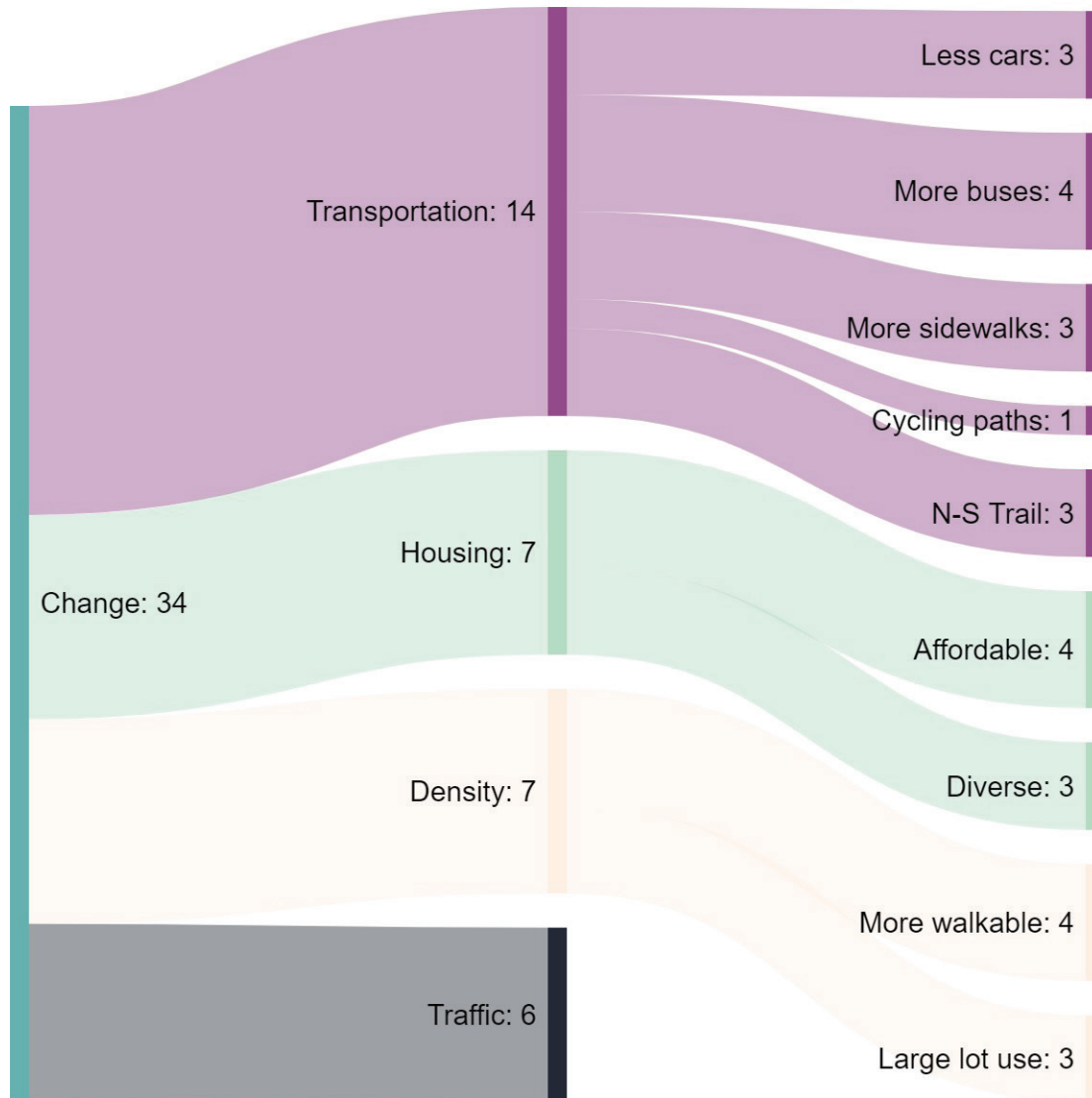


KEY THEMES

What are your favourite things about View Royal?



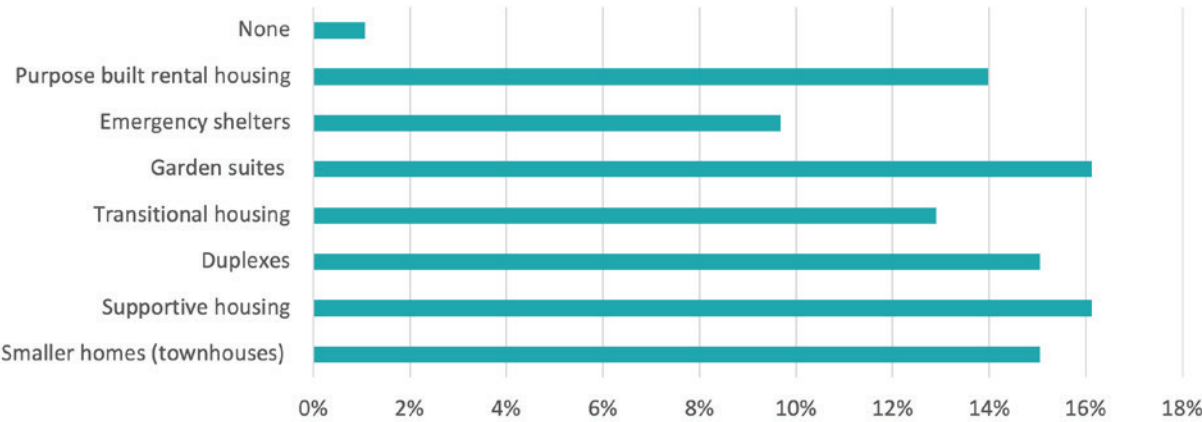
What do you want to see change about View Royal?



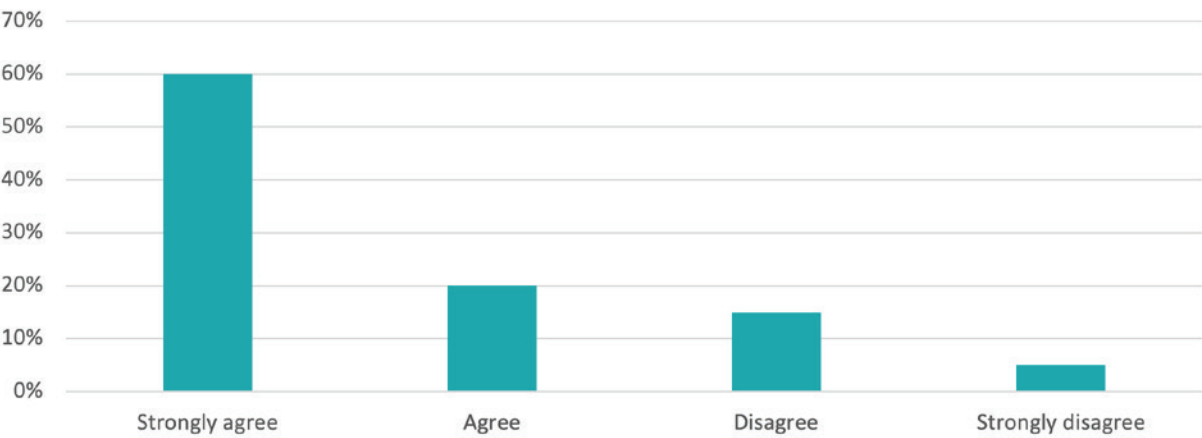
Other comments: more local restaurants, create gathering spaces, lighting in parks, more mixed use, more park space, more oceanfront access, advance reconciliation, create a town center, more tree protection.

HOUSING

What types of housing do you support being encouraged in existing residential neighborhoods?

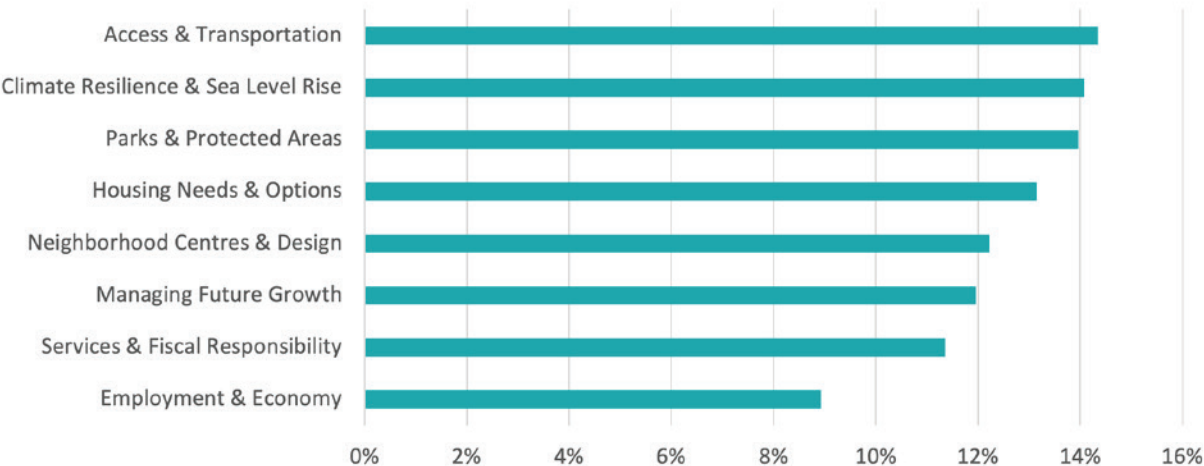


A wider range of housing options should be developed in residential neighborhoods, including affordable options



VISION

Which topics are most important to you?



How do you imagine View Royal in the future? What is your vision

- Walkable
- Green
- Affordable
- Compact

Also mentioned: Clean air, attractive, diverse, residential, less cars, accessible, clean air, resilient, live-able, people-centered, reconciliation.

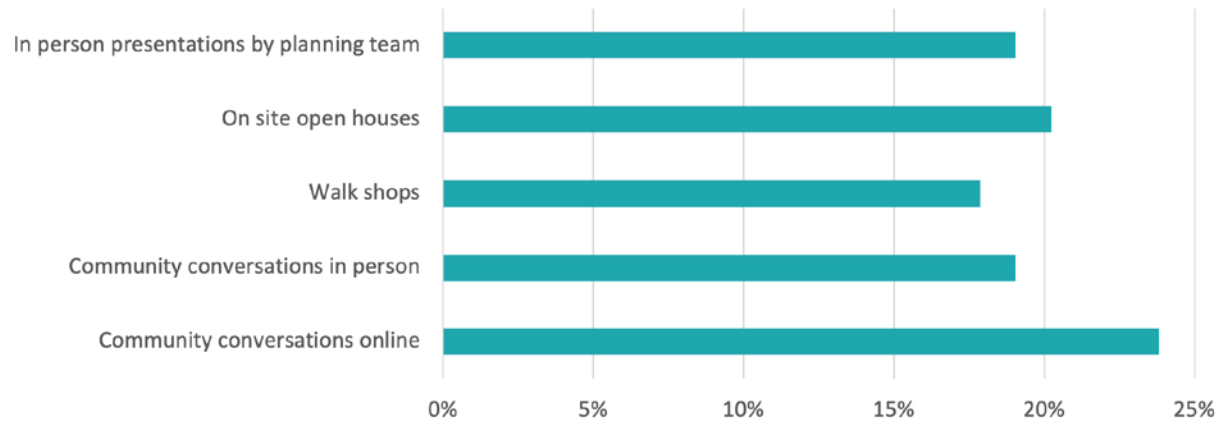
ENGAGEMENT

How did you hear about today's workshop?

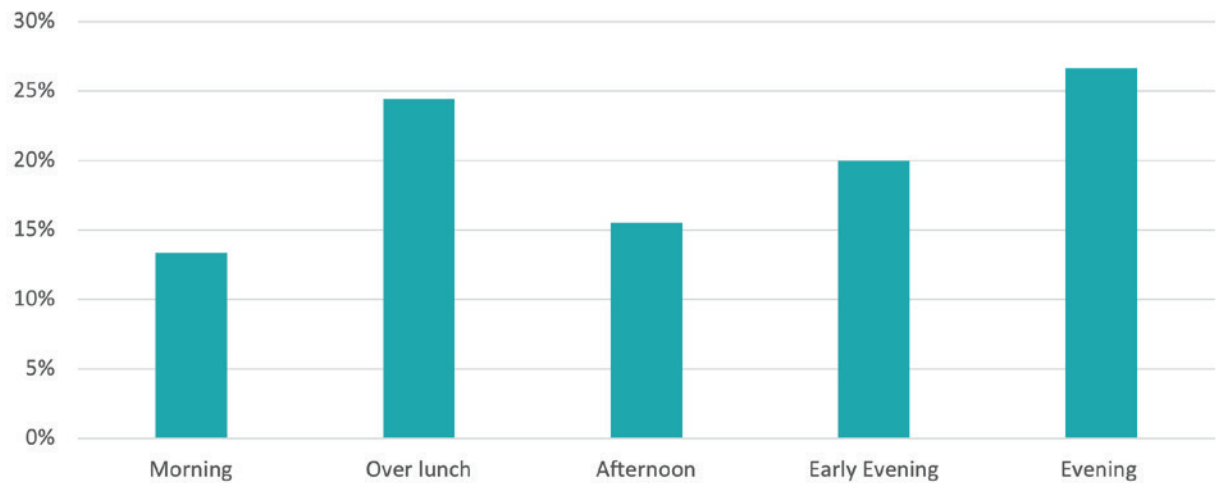


FUTURE ENGAGEMENT

What types of events would you like to participate in looking forward?



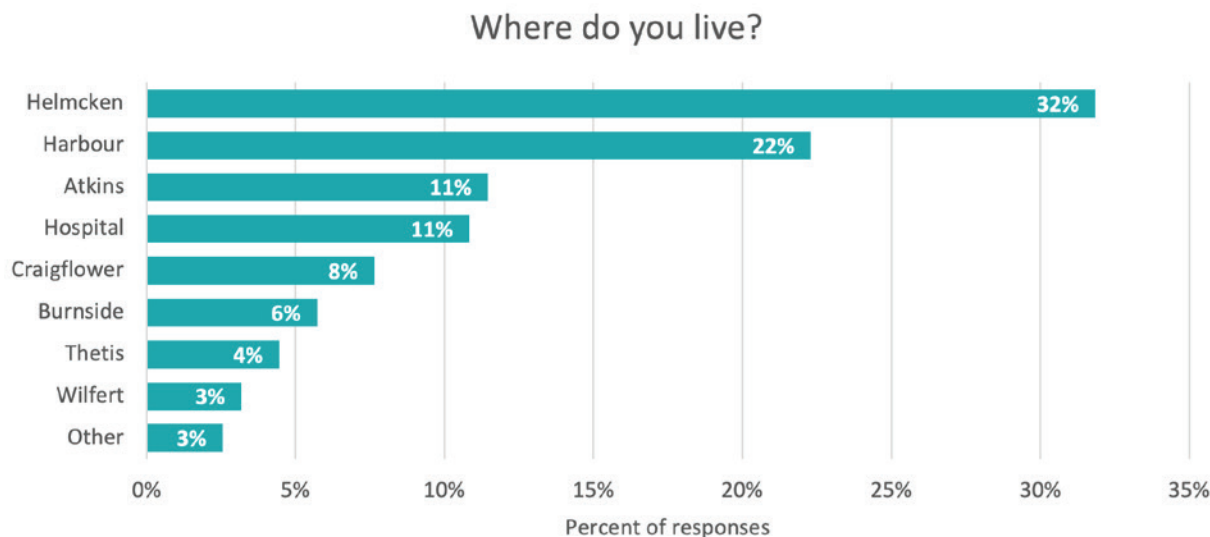
What times work best for you?



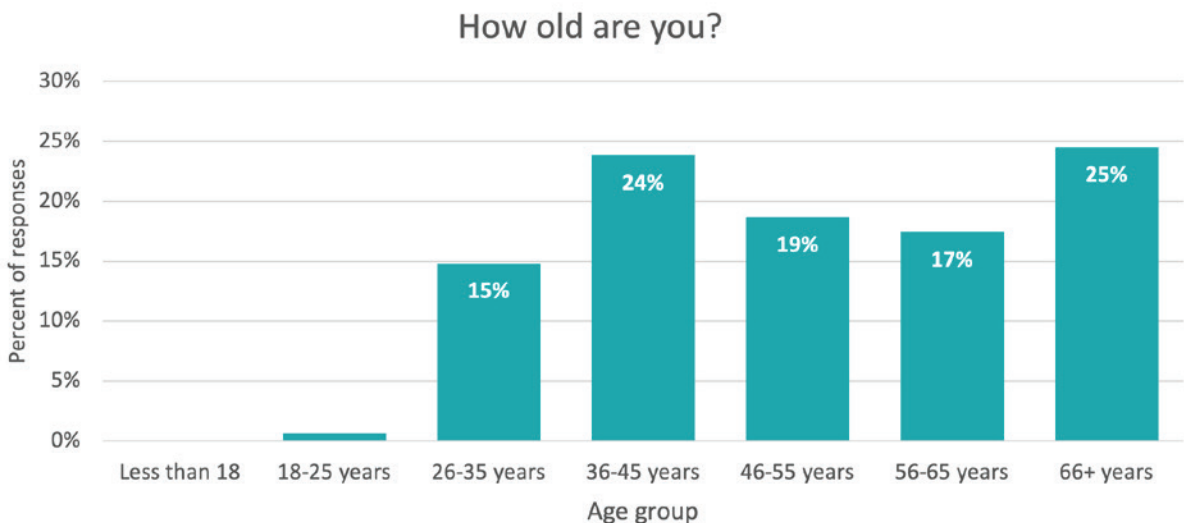
Appendix D: Online Survey Detailed Responses

DEMOGRAPHICS

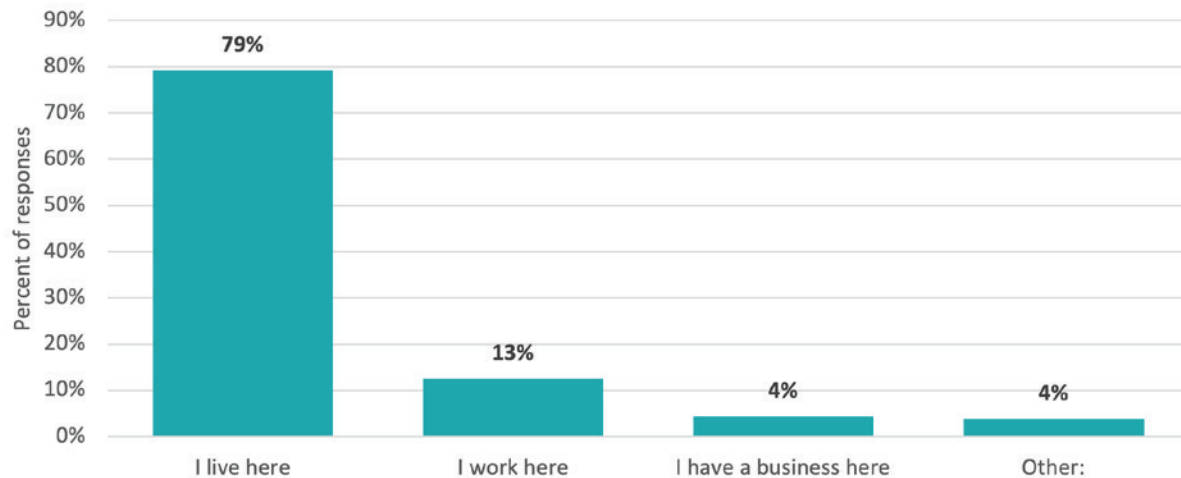
169 people participated in the Phase 1 consultation survey.



“Other” includes respondents from neighbouring communities (e.g., Colwood and Langford) and those who pass through View Royal regularly.



What is your relationship to View Royal?



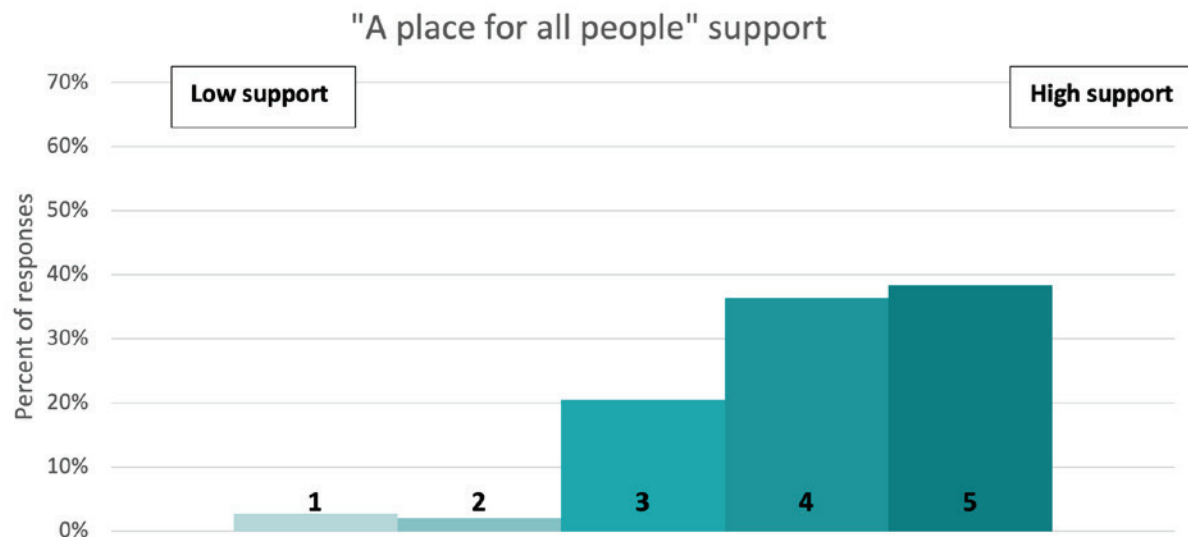
VISION

A vision statement sets out the community's aspirations for what type of place View Royal should be in the future.

Survey respondents were asked to rate the following vision statements where 5 indicates high support and 1 indicates no, low support.

A place for all people

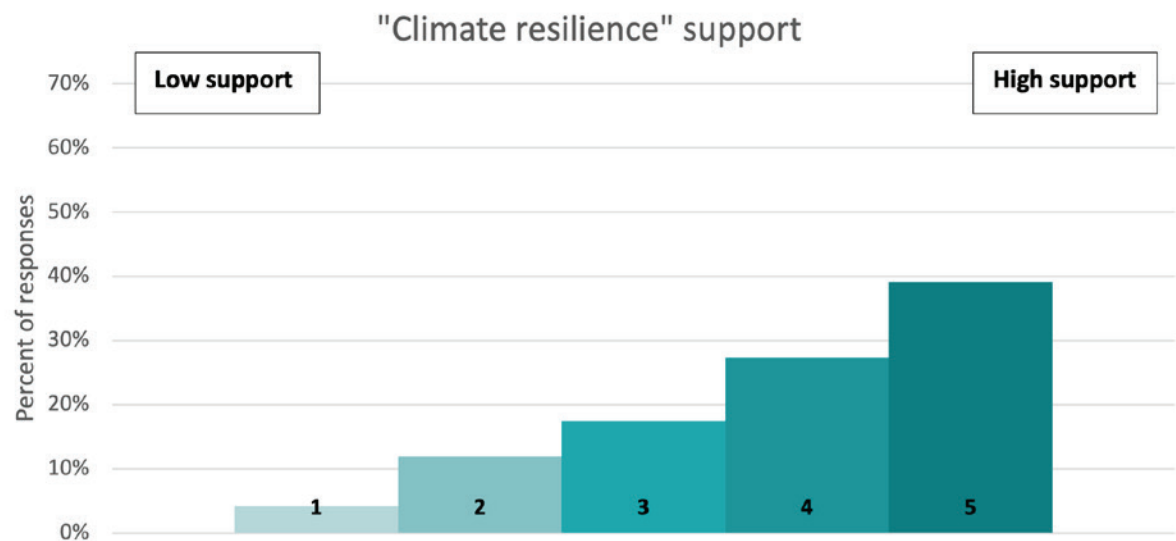
View Royal is a dynamic and inclusive community that manages growth, while retaining the charm of its traditional neighbourhoods. It is home and workplace to people from all walks of life.



Some participants want to see a more thorough recognition of the Indigenous histories on the land and an effort toward reconciliation. Several participants also mentioned a need for more affordable housing and a fear that development could displace low-income residents.

Climate resilience

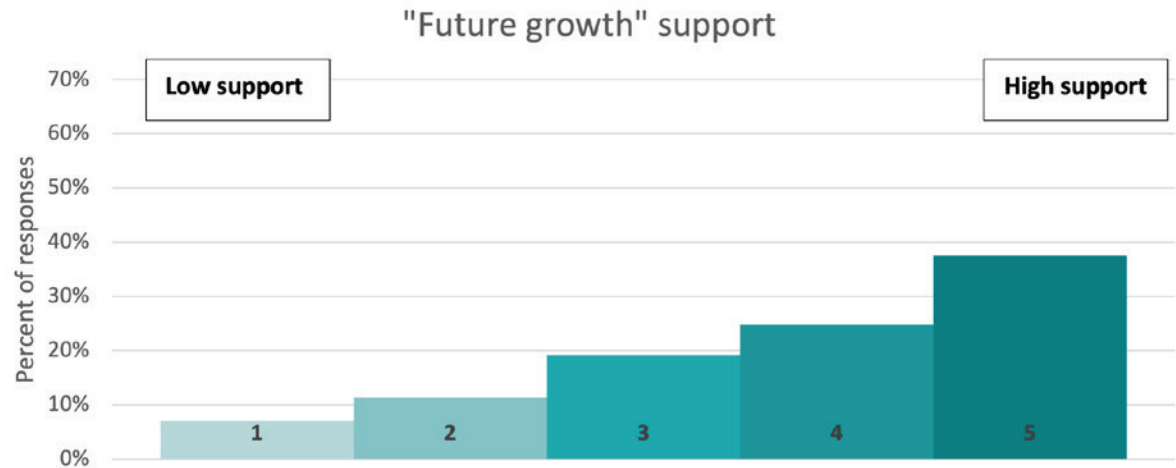
View Royal recognizes the impacts and vulnerabilities of climate change, and its responding by actively promoting energy-efficient, sustainable development and environmental protection.



Many people mentioned density and a desire to concentrate development to maintain and protect trees and nature. Participants also mentioned current overdependence on vehicles, and a desire shift toward multi-modal transportation.

Future growth

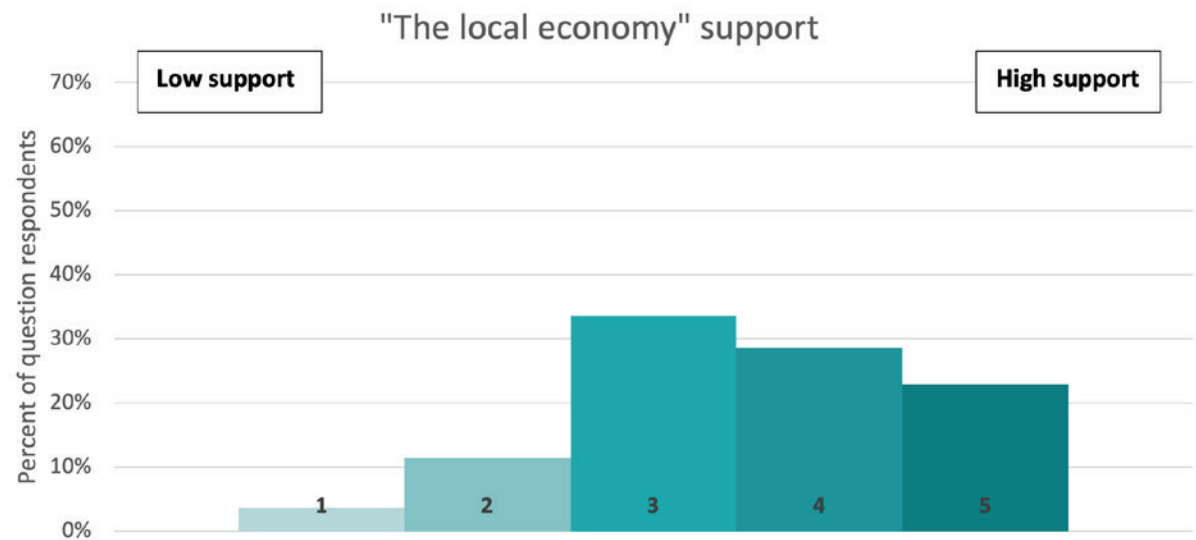
Infill and redevelopment near neighbourhood centres and transit corridors provides jobs and services closer to where people live – minimizing the need for commuting and creating pedestrian-friendly streets and destinations.



Respondents are supportive of safer pedestrian and cycling pathways and want to see a shift out of car-centric transportation. There is a desire to create a more connected public transit system. Other mentions include mixed use-zoning and concentrated development.

The local economy

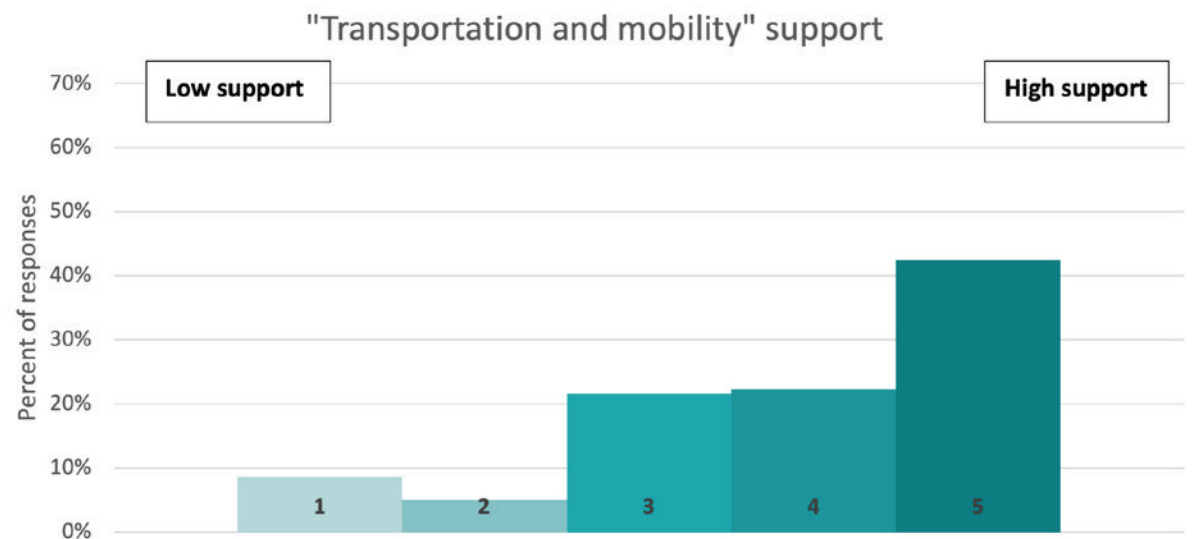
The local economy is diversified and strong, providing employment, shopping, and service options to local and regional residents.



While moderately supported by survey participants, “the local economy” has the lowest support of all vision statements. Participants are supportive of more mixed-use zoning to allow for local businesses. There is a strong community desire to maintain the unique character of View Royal.

Transportation and mobility

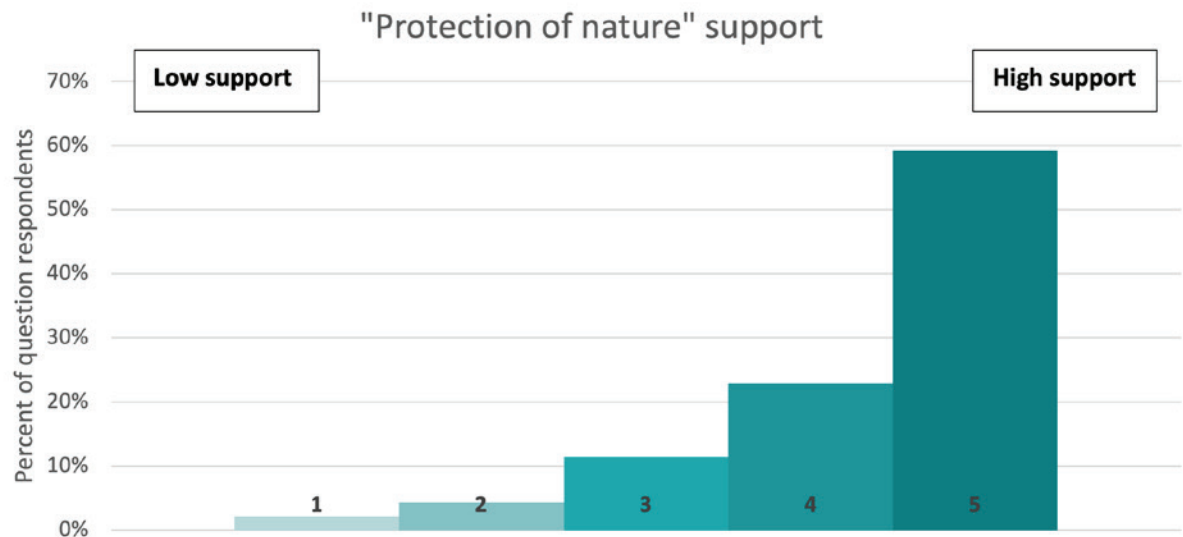
Getting around safely by foot, bike and bus is convenient and enjoyable, and a viable alternative to car travel.



Many participants are supportive of active transportation and wanted to see more bicycle lanes and sidewalks.

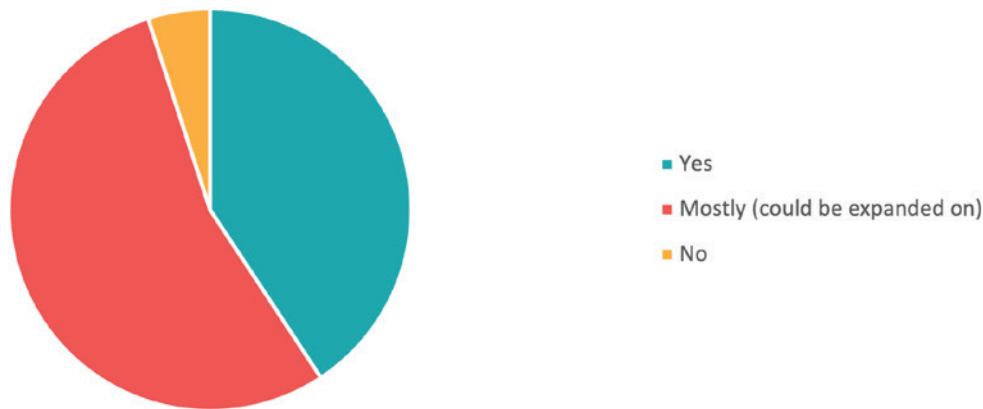
Protection of nature

From Thetis Lake Park to Esquimalt Harbour and Portage Inlet, View Royal includes many unique and special natural environments. The integrity and beauty of these natural amenities are protected and enhanced, while public access to recreation and natural areas is improved.



“Protection of nature” received the highest level of support by survey respondents. Overall, there is strong support for natural areas and many participants wanted to see more public water accesses. There is frequent mention of preserving tree cover.

Are the values you consider important for View Royal reflected in these statements?



Those who responded “mostly” and “no,” want to see the inclusion of reconciliation, affordable housing, and cultural diversity reflected in View Royal’s vision. Other mentions were traffic, safety, and rental housing.

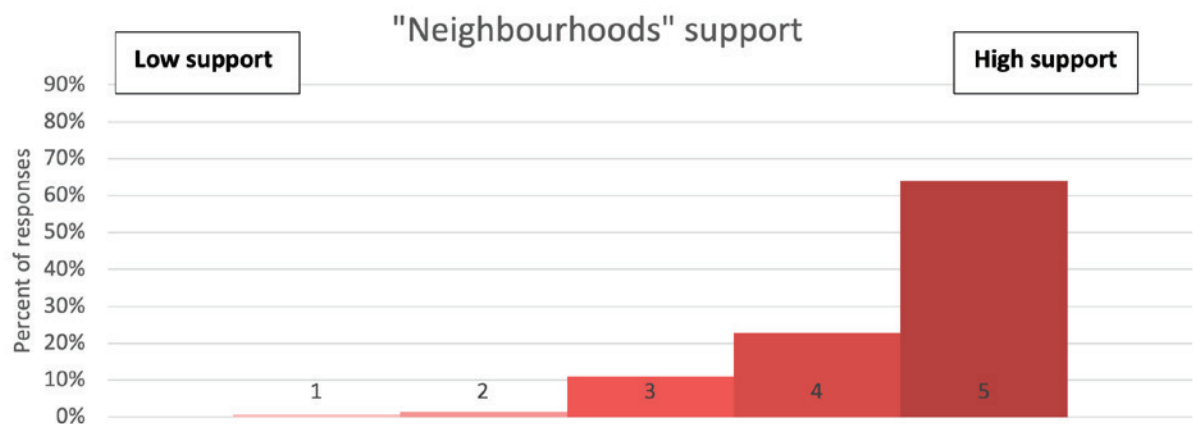
GOALS

Goals provide a framework for land use policies.

Survey respondents were asked to rate the following goals where 5 indicates high support and 1 indicates no, low support.

Neighbourhoods

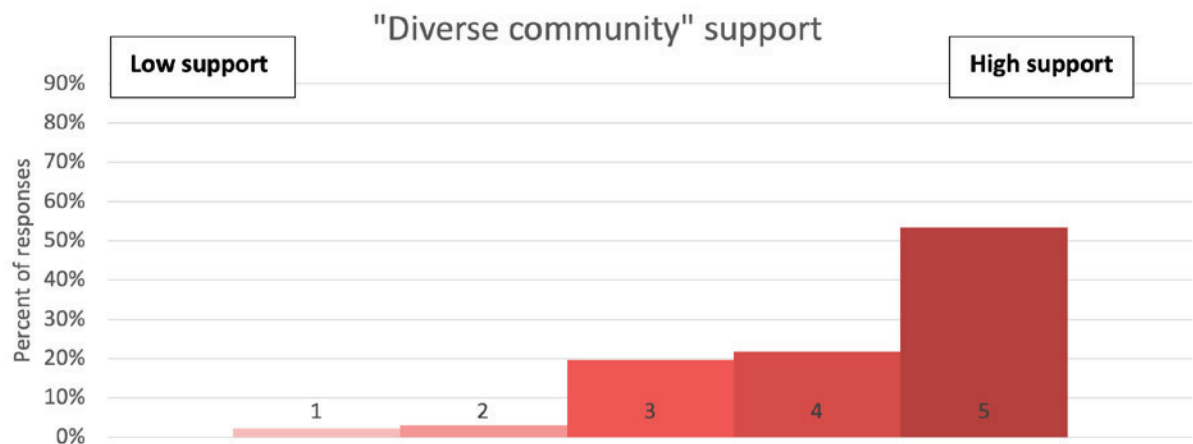
Promote a strong sense of community in all areas and neighbourhoods of the Town, and create an enhanced sense of place and identity, which draws on the Town's array of parks, trails, and recreational activities, as well as its unique waterfront setting.



There is a desire for the “small town charm” to be preserved and for the creation of neighborhood gathering spaces, affordable spaces to live that suit the character of the area.

Diverse Community

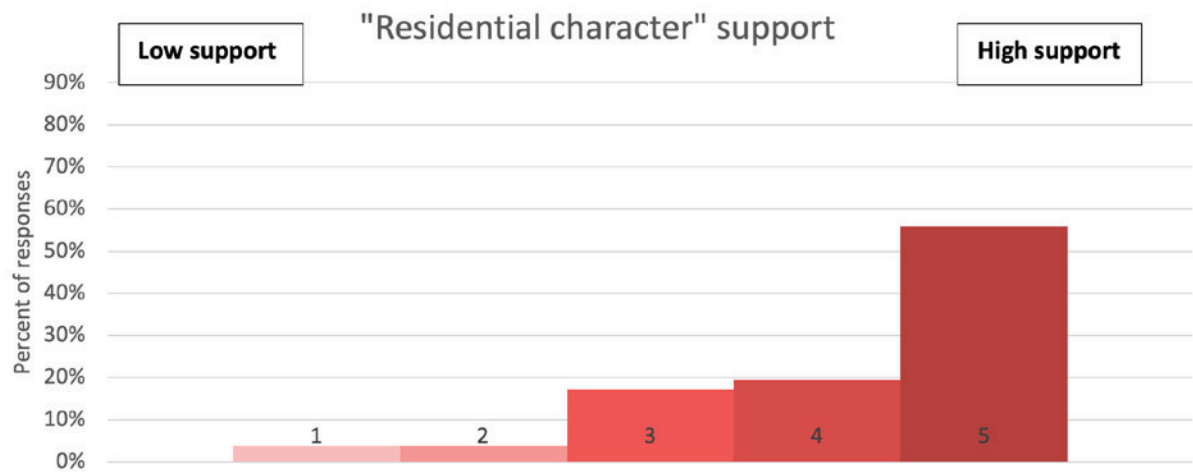
Create an inclusive community that provides housing, transportation and healthy living options, and services and facilities for families and individuals of diverse backgrounds, cultures, ages, and economic means.



There is strong support for a diverse community, and some survey respondents emphasized affordable and diverse housing options. Participants also mentioned services and facilities for low-income individuals.

Residential Character

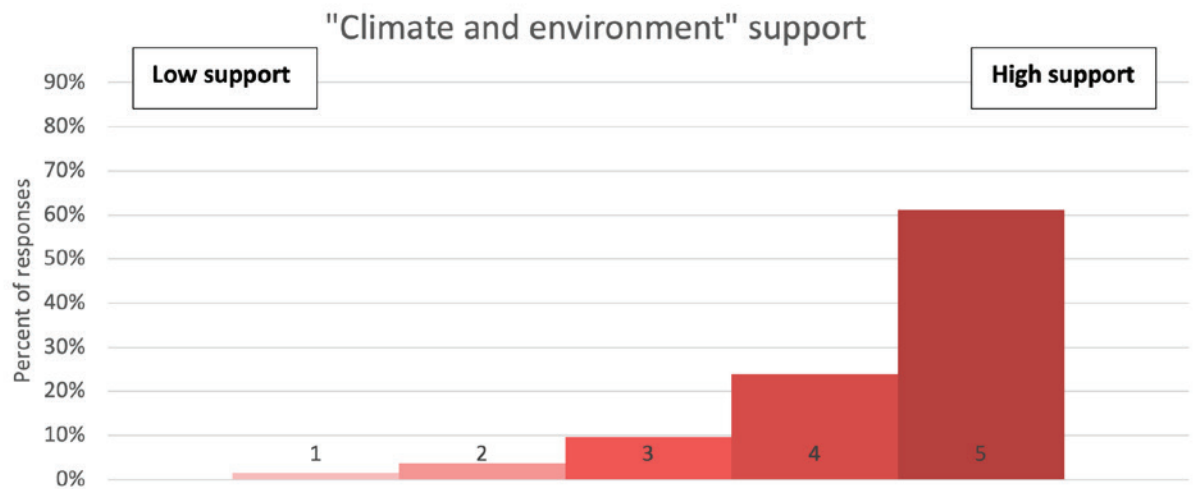
As the community grows, recognize the unique relationships between the highly valued natural and residential characteristics of View Royal and maintain these values.



Participants see some housing options as more conducive to residential character than others. Specifically, there is stronger support for lower-level options like townhouses, carriage homes, and duplexes than multi-storey apartments. Green space is also a crucial element of View Royal’s character.

Climate and Environment

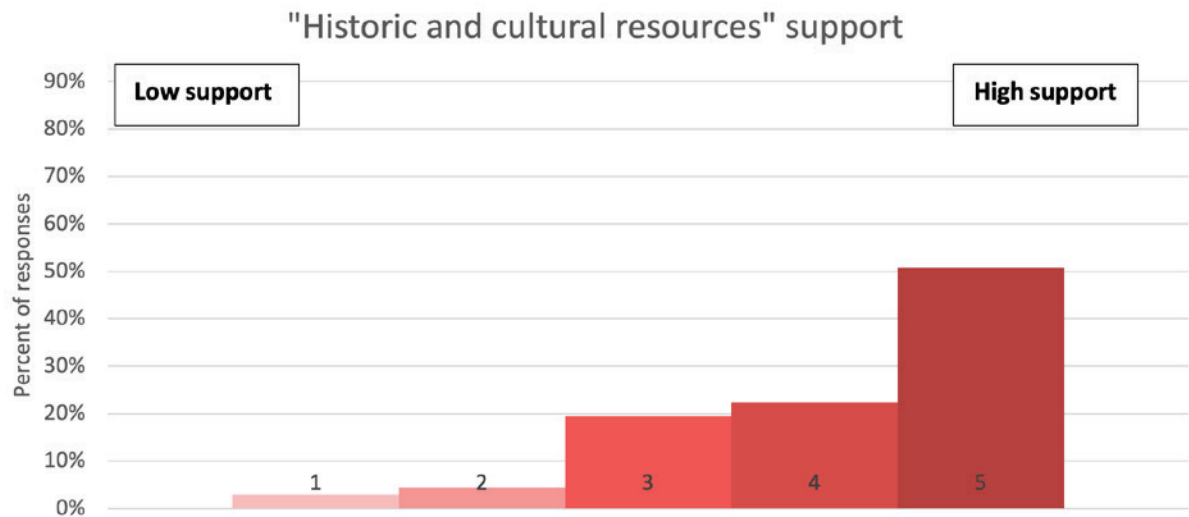
Confirm View Royal as an environmentally responsible community committed to becoming a more sustainable place and planning for global climate change.



Transportation and ending car culture were mentioned as ways to move forward as a climate resilient community.

Historic and Cultural Resources

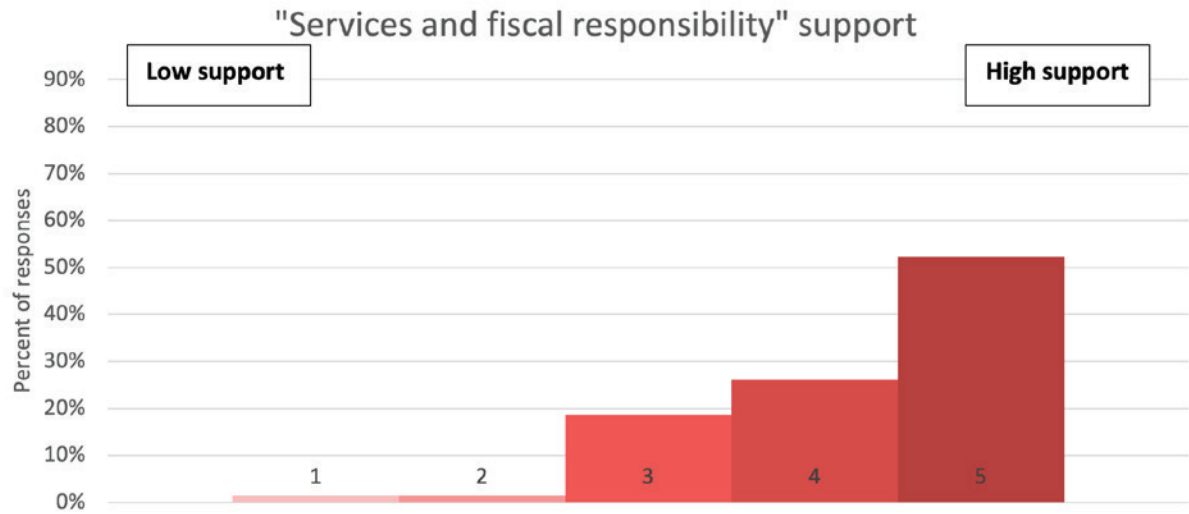
Recognize, preserve, and protect historic and cultural resources in View Royal.



There is a strong desire to include Indigenous histories, and for more partnership with local Nations.

Services and Fiscal Responsibility

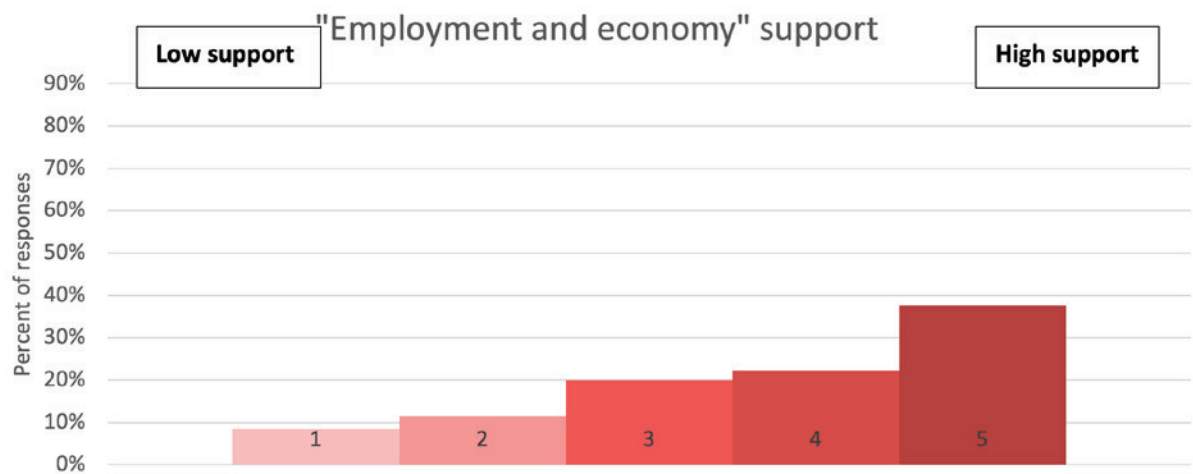
Ensure that community services and amenities can be provided within the financial means of the municipality and strengthen partnerships with regional service providers to increase local opportunities.



Participants voiced a strong support for density to increase walkability and reduce reliance on driving.

Employment & Economy

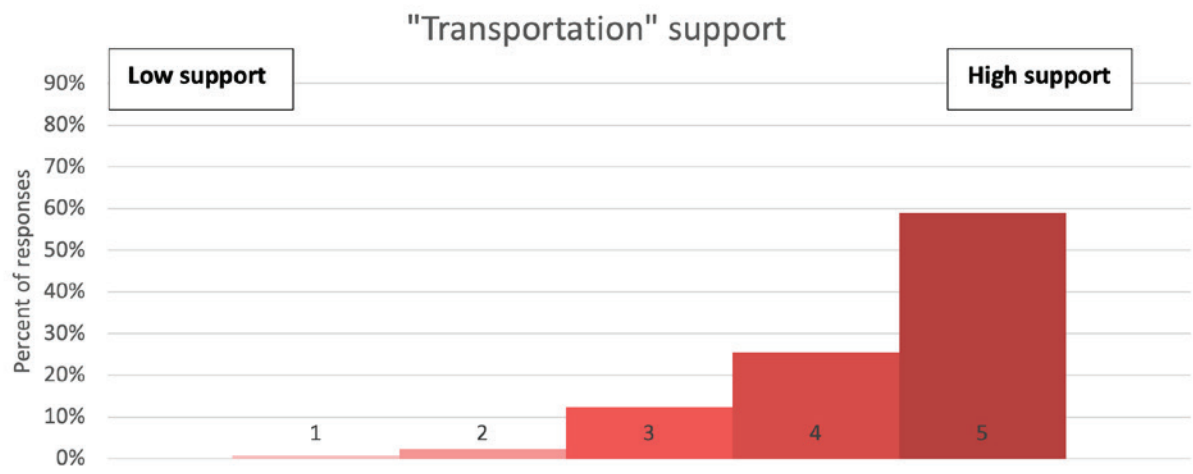
Identify suitable land areas and development opportunities for commercial, institutional, and mixed-use activities as a means of supplying local employment opportunities, broadening the municipal tax base and promoting View Royal as a business-friendly community.



While moderately supported by survey respondents, “employment and economy” received the lowest overall support from survey respondents. Participants voiced a strong support for mixed zoning to allow for local businesses and jobs. There is a desire for small businesses, and not much support for large stores.

Transportation

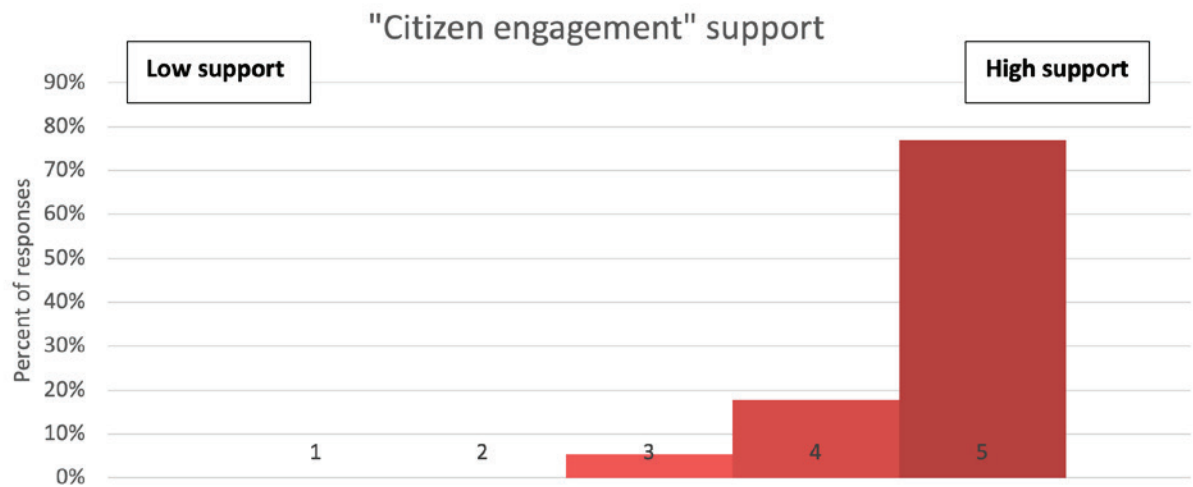
Recognize the regional role of the community as a link in major transportation and environmental systems and cooperate with other municipalities and governments to address regional issues, while also protecting local values and promoting long-term sustainability.



Many participants want to see an increase in public transit options such as buses and light rail transit. There is frequent mention of the need for partnership between View Royal and the rest of the region with regards to transit.

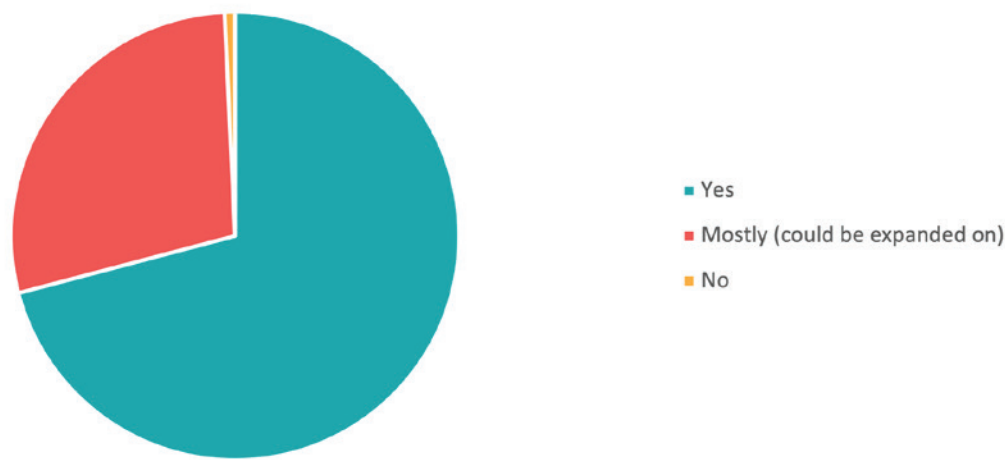
Citizen Engagement

Ensure that all citizens of View Royal have opportunities to be informed and meaningfully involved in planning and decision-making processes.



“Citizen engagement” received the highest level of support from survey participants. Participants are supportive of meaningful engagement, and mentioned the importance of good governance and informed participation.

Are these goals you consider important for View Royal's future?

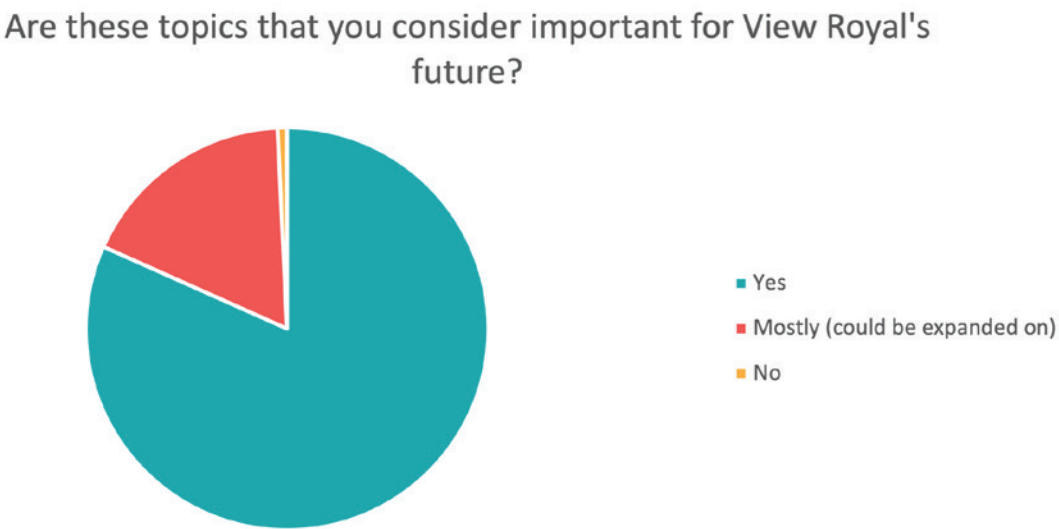


Those who answered “mostly” or “no,” were curious to learn more about how these goals would be implemented. Weary about the implementation of these goals and wanted to see the next steps.

Survey respondents were asked to rank issues and topics that require attention in View Royal in order of most to least importance. Responses were multiplied by a weight (a weight of 6 for topics in rank one to a weight of 1 for topics in rank 6) and then averaged to find the average ranking of survey respondents overall.

| | | |
|----|---|----|
| 1. | Our Natural Connections. Parks, protected areas, and shorelines | 92 |
| 2. | Preparing for Change. Climate change and resilience | 80 |
| 3. | Housing Matters. View Royal housing needs, diversity, and options | 74 |
| 4. | Placemaking. Neighbourhood centres and urban design | 72 |
| 5. | Moving Around. Transportation and the ways we get around | 72 |
| 6. | A Healthy Local Economy. A more resilient and diverse local economy | 53 |

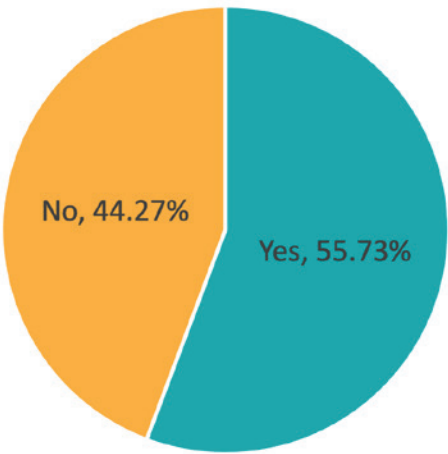
As with the vision statements and goals, topics related to nature, “Our Natural Connections”, had the highest importance ranking, which topics related to employment and the economy, “A Health Local Economy” receive the lowest average ranking.



Those who answered “mostly” or “no,” mentioned diversity, reconciliation, and inclusivity are other important topics to be addressed in View Royal.

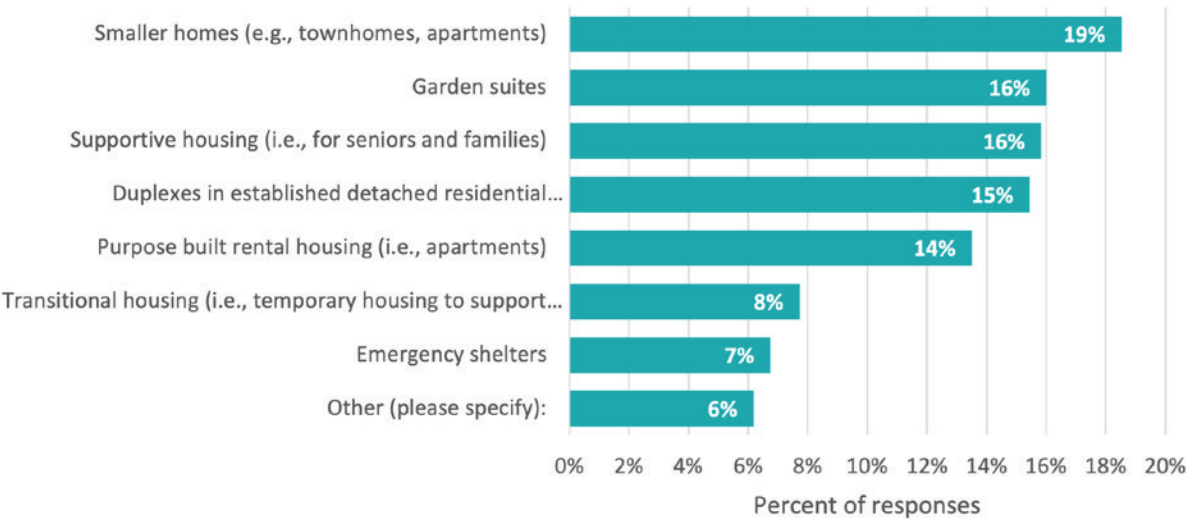
HOUSING CHOICES, DIVERSITY, AND OPTIONS

Do you have concerns about housing in View Royal?

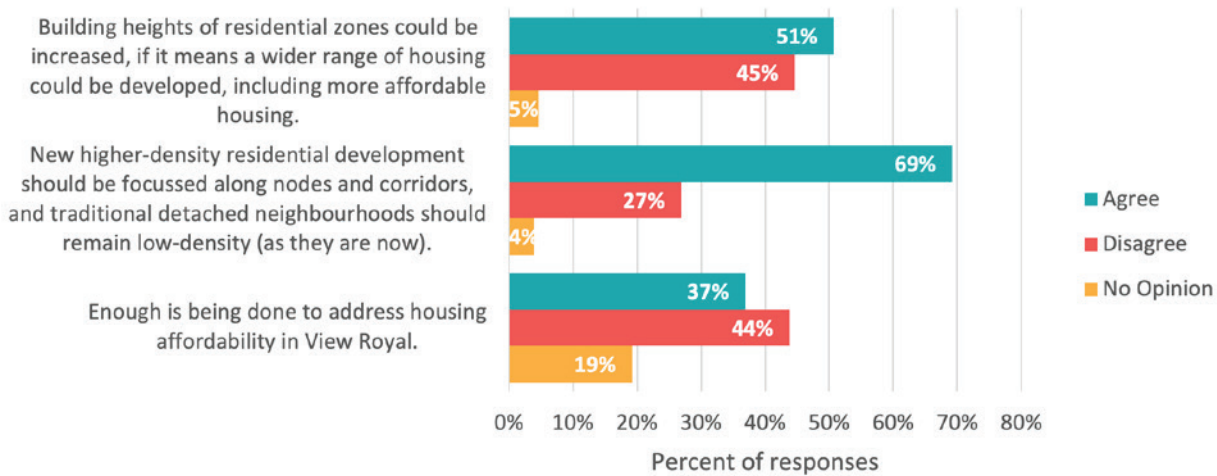


Those who answered “mostly” or “no,” expressed concern with affordability, diversity, and housing for the generation to come. In addition, participants are concerned about the impacts of infill on transportation and apartment buildings.

What types of housing do you support being encouraged in future in View Royal?

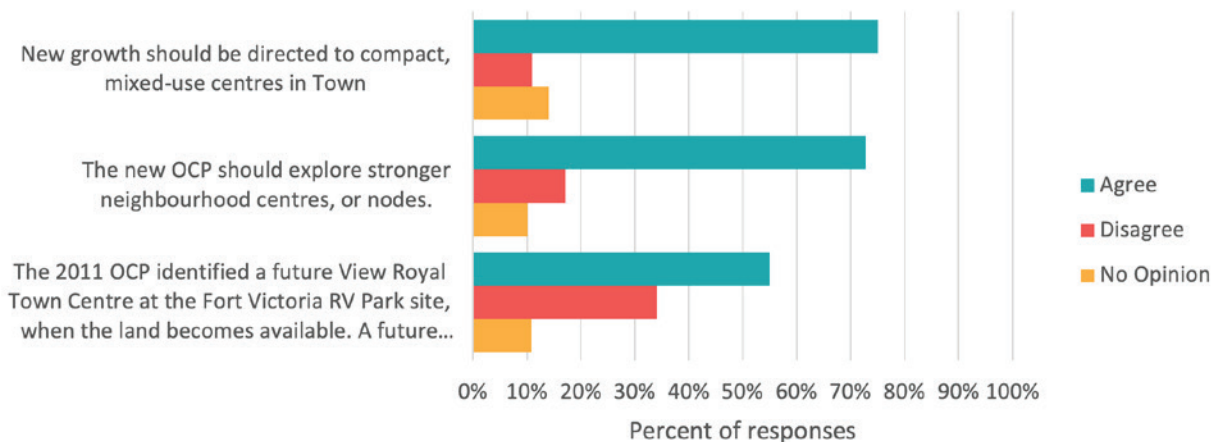


How do you rate these statements about your support for directions related to housing?

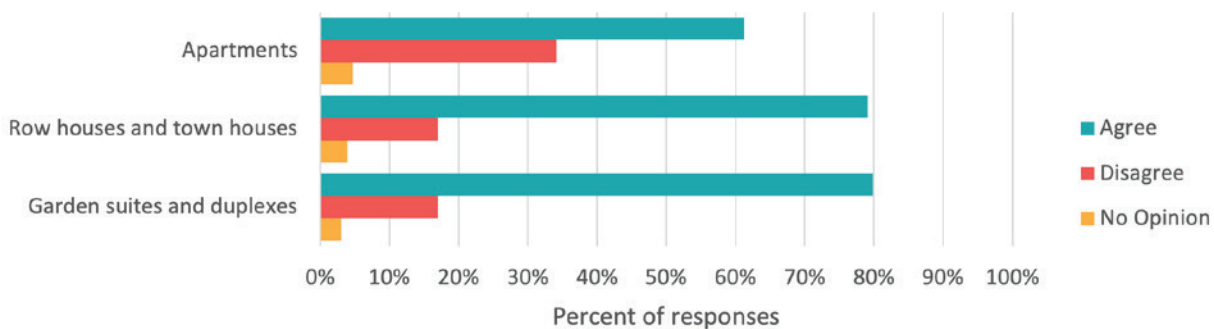


NEIGHBOURHOOD CENTRES AND GROWTH

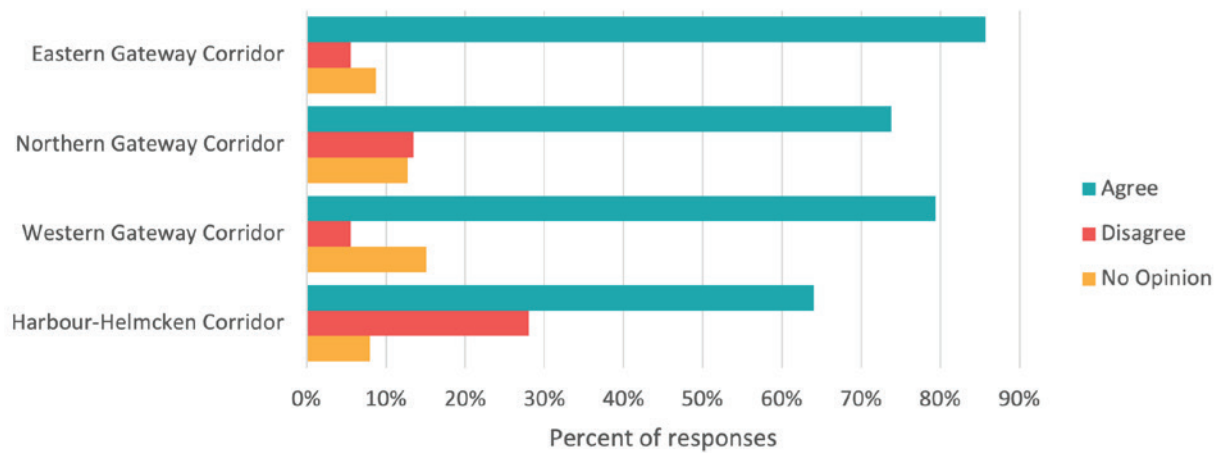
How do you rate these statements about your support for directions related to land use and urban design?



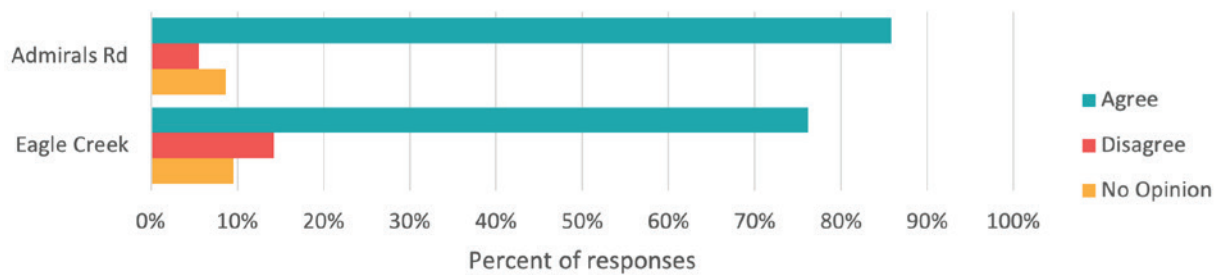
It is important that the next OCP explores introducing transitional density into detached residential neighbourhoods including:



Do you support future growth and development being focussed along these transportation corridors?



What existing neighbourhood centres or commercial areas should we explore creating a more diversified and active places?



Survey respondents would like to know more about the following for future land use planning and development in View Royal:

- Sidewalks and bike lanes,
- Increasing mixed use,
- Limits to building heights,
- Keeping neighborhood character,
- Adopting the Energy Step Code.



Document prepared with the assistance of:
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