



## TOWN OF VIEW ROYAL

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The following resolution was passed by the Town of View Royal Council at its meeting held June 16, 2026:

THAT the Official Community Plan and section 16.2 of the Regional Context Statement be amended to incorporate the following:

*“The Town supports the objectives of the Regional Growth Strategy and recognizes that growth and transportation function as an integrated system.*

*Decisions regarding the location, intensity, and timing of growth directly influence travel demand, congestions, infrastructure costs, accessibility, and community livability.*

*The Town notes that regional transportation planning work has identified increasing pressure on key transportation corridors and growing communities throughout the Capital Region. Growth patterns, transportation network performance transit effectiveness, and infrastructure capacity are closely interconnected and should be planned together.*

*Accordingly, the Town support growth that is aligned with available and planned transportation infrastructure and services. The Town considers transportation capacity, transit service levels, active transportation connectivity, emergency access, and regional mobility performance to be important factors in determining the pace, scale, and location of future growth.*

*Where transportation infrastructure and services are not keeping pace with population and employment growth, the Town may advocate for transportation investments and capacity improvements before significant additional growth is accommodated. Expectations regarding future growth should be informed by realistic assumptions regarding the delivery of provincial, regional, and local transportation infrastructure.*

*The Town will continue to work with the Capital Regional District, neighbouring municipalities, BC Transit, the Province of British Columbia, First Nations, and other partners to support integrated land use and transportation planning that maintains mobility, supports economic activity, and protects community livability.*

*AND THAT the Regional Context Statement, as provided in Attachment A of the report dated June 9, 2026 from the Director of Development Services titled “Official Community Plan – Proposed Regional Context Statement” and amended with the inclusion of the above statement be referred to the Capital Regional District Board of Directors for consideration and acceptance.*

I hereby certify the above to be a true copy of the resolution passed by the Town of View Royal Council on June 16, 2026.

Dated at Victoria, British Columbia, this 16<sup>th</sup> day of June, 2026.

A handwritten signature in black ink, appearing to read 'E. Bolster', written in a cursive style.

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Elena Bolster  
Corporate Officer

# 16.0 Regional Context Statement

## 16.1 CONTEXT

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The Capital Regional District’s Regional Growth Strategy was adopted in 2018 and provides a framework for regional social, economic, and environmental objectives to enhance the quality of life within the region. As a member municipality within the Capital Regional District, the Town participates in the coordination and delivery of regional services and initiatives. When a local government is located within a regional district where a regional growth strategy applies, its Official Community Plan must, under sections 446 and 447 of the *Local Government Act*, include a regional context statement describing the relationship of the document with the regional growth strategy. This section of the Official Community Plan comprises the Regional Context Statement and outlines how the land use designations, policies, and growth management framework align with and support the objectives of the Regional Growth Strategy.

*A Regional Growth Strategy is a plan adopted by a regional district to guide decisions on growth, change and development within its boundaries and is guided by legislation in the Local Government Act. Section 428 of the Local Government Act establishes the purpose of a Regional Growth Strategy as promoting human settlement that is socially, economically, and environmentally healthy, and that makes efficient use of public facilities and services, land, and other resources.*

Check out the [\*\*Capital Regional District’s Regional Growth Strategy\*\*](#) to learn more!

## 16.2 REGIONAL CONTEXT STATEMENT ALIGNMENT

Capital Regional District Growth Strategy Objectives	Official Community Plan Goals (see Section 2.3)	Policy Sections	Summary of Policy Direction
<b>1.1 – Keep urban settlement compact</b>	<ul style="list-style-type: none"> <li>• Growth Management &amp; Community Character Preservation</li> <li>• Sustainable service delivery through asset management</li> <li>• Natural Amenities</li> </ul>	Part Two – Land Use	<ul style="list-style-type: none"> <li>• Enable infill and redevelopment within existing neighbourhoods through the Small-Scale Multi-Unit Housing land use designation</li> <li>• Allows for higher density development in and around Mobility Hubs and corridors, such as the Hospital Transit-Oriented Area and the Western Gateway Employment District Corridor</li> <li>• Directs new development to occur within the Urban Containment Boundary</li> </ul>
<b>1.2 – Protect the integrity of rural communities</b>	<ul style="list-style-type: none"> <li>• Natural Amenities</li> <li>• Growth Management and Community Character Preservation</li> </ul>	5.13 Rural Designation 11.0 Natural Environment and Hazards	<ul style="list-style-type: none"> <li>• Limits new development north of Thetis Lake to preserve the area’s rural character</li> <li>• Protects and minimizes impacts on the natural environment by discouraging development in environmentally significant areas</li> <li>• Allows for agricultural activities on lands designated as Rural</li> </ul>

**Capital Regional  
District Regional  
Growth Strategy  
Objectives**    **Official  
Community Plan  
Goals**  
(see Section 2.3)

**Policy Sections**

**Summary of Policy Direction**

**2.1 – Protect, conserve and manage ecosystem health**

- Natural Amenities

5.15 Parks Trails and Open Space

- Designates important ecosystems for protection and preservation, such as watercourses, shorelines, and terrestrial habitats located in both local and regional parks

11.0 Natural Environment and Hazards

- Encourages the preservation of green space and other areas that contribute to healthy ecosystems and the Town’s ecological integrity
- Supports the implementation of the Town’s Urban Forestry Strategy, which recognizes trees as natural assets
- Supports watershed protection for all waterbodies in View Royal, including shorelines as part of coastal adaptation efforts

13.0 Parks, Trails and Recreation

- Promotes opportunities for parkland acquisition to further protect environmental areas and contribute to the local and regional parks network
- Outlines intent to preserve and restore environmentally sensitive areas within existing parks

Capital Regional District Regional Growth Strategy Objectives	Official Community Plan Goals (see Section 2.3)	Policy Sections	Summary of Policy Direction
<b>2.2 - Manage regional infrastructure services sustainably</b>	<ul style="list-style-type: none"> <li>Sustainable Service Delivery through Asset Management</li> </ul>	9.0 Community Infrastructure and Services	<ul style="list-style-type: none"> <li>Contemplates new and upgrades to existing infrastructure systems in a fiscally responsible manner to support compact and sustainable development</li> <li>Considers the full lifecycle of infrastructure cost and maintenance</li> <li>Outlines considerations for mitigating the adverse impacts of climate change on infrastructure</li> <li>Discourages the extension of infrastructure services outside of the Urban Containment Boundary</li> </ul>

**3.1 - Create safe and complete communities**

- Growth Management and Community Character Preservation
- Diverse and Affordable Housing
- Mobility & Connectivity
- Community Well-Being
- Community Safety & Security
- Regional Partnerships

5.1 General Framework and Considerations (Land Use)

- Identifies Mobility Hubs where frequent transit service is desired, along with the concentration of higher density development that provides diverse housing forms and access to employment and daily needs (e.g. places selling food, medical services, schools, recreational amenities, etc.)
- Acknowledges the relationship between land use and transportation, parks and trails, community amenities, servicing infrastructure, and tree canopy coverage
- Advocates for transportation and capacity improvements to support additional growth.
- Outlines opportunities to strengthen physical and social connections between neighbourhoods
- Promotes the application of Universal Design principles and guidelines to public spaces and improvements

**Capital Regional District Growth Strategy Objectives** **Official Community Plan Goals**  
 (see Section 2.3)

**Policy Sections**

**Summary of Policy Direction**

**3.1 - Create safe and complete communities (cont.)**

- Growth Management and Community Character Preservation
- Diverse and Affordable Housing
- Mobility & Connectivity
- Community Well-Being
- Community Safety & Security
- Regional Partnerships

7.0 Housing

- Aims to ensure that housing supply is reflective of diverse needs in the community (age, income, household size, ability, etc.) through exploring measures to incentivize and enable the provision of a range of housing types, in terms of both form and tenure

8.0 Transportation and Mobility

- Seeks to expand mobility options and ensure that sufficient infrastructure (transit stops, bike lanes, sidewalks, etc.) is provided throughout the community, particularly in those areas where population densities are highest such as Mobility Hubs, to improve the ease of getting around the community

9.0 Community Infrastructure and Services

- Contemplates how the adverse impacts of climate change on infrastructure will be mitigated to reduce risk to the community resulting from extreme weather events (e.g. flooding)

11.0 Natural Environment and Hazards

- Provides guidance for directing new development away from areas prone to hazards to reduce any potential community safety risks

14.0 Community Well-Being and Culture

- Outlines opportunities for Town partnerships with other agencies to enhance community safety and directs the update of an Emergency Response Plan for managing local and regional emergencies

**3.2 - Improve housing affordability**

- Diverse & Affordable Housing

Part Two – Land Use

- Supports opportunities to provide diverse housing forms in land use designations where residential uses are permitted within the Urban Containment Boundary

7.0 Housing

- Aims to incorporate accessible and adaptable housing units into multi-unit residential development
- Considers how to best support the provision of below market and supportive housing through density bonusing and inclusionary zoning regulations
- Encourages the development of housing forms that meet the needs of families and seniors
- Considers opportunities to provide, maintain, and secure affordable rental housing stock
- Supports the collaboration and partnerships with other levels of government to deliver affordable housing

Capital Regional District  
 Official Community Plan  
 Growth Strategy  
 Objectives

Official Community Plan  
 Goals  
 (see Section 2.3)

Policy Sections

Summary of Policy Direction

**4.1 - Improve multi-modal connectivity and mobility**

- Mobility & Connectivity
- Sustainable Service Delivery through Asset Management

5.1 General Framework and Considerations for (Land Use)

- Identifies Mobility Hubs intended to absorb growth and provide frequent transit service and access to other alternate modes of transport
- Outlines considerations for new development within Mobility Hubs to ensure that mobility infrastructure is well-integrated within the public realm
- Aims to strengthen connections between neighbourhoods to enhance the travel experience throughout View Royal

Capital Regional District Regional Growth Strategy Objectives	Official Community Plan Goals (see Section 2.3)	Policy Sections	Summary of Policy Direction
<b>4.1 - Improve multi-modal connectivity and mobility (cont.)</b>	<ul style="list-style-type: none"> <li>• Mobility &amp; Connectivity</li> <li>• Sustainable Service Delivery through Asset Management</li> </ul>	8.0 Transportation and Mobility	<ul style="list-style-type: none"> <li>• Pursues improvements to transit infrastructure to facilitate reliable service and prioritizes such improvements to identified areas in need</li> <li>• Seeks to eliminate barriers to active transportation by establishing an extensive, separated, and accessible network across View Royal</li> <li>• Seeks to incorporate mixed-use zoning and transit supporting infrastructure to Mobility Hubs designated for higher densities</li> <li>• Contemplates transportation demand management and other strategies in partnership with adjacent municipalities, the Province, BC Transit and First Nations for improving the flow of traffic throughout View Royal, reducing congestion, maintaining mobility, supporting economic activity, and enhancing community livability</li> <li>• Aims to reduce reliance on the private vehicle by supporting alternate modes of transport</li> </ul>

		<p>13.0 Parks, Trails and Recreation</p>	<ul style="list-style-type: none"> <li>• Acknowledges the role of trails in providing opportunities for both leisure and transport</li> <li>• Encourages enhancing connections between parks, green spaces, recreation facilities, schools, and residential areas to better support walking, cycling, and rolling as primary modes of transport to key destinations</li> </ul>
<p><b>5.1 – Realize the region’s economic potential</b></p>	<ul style="list-style-type: none"> <li>• Economic Development</li> <li>• Reconciliation</li> </ul>	<p>5.2 Western Gateway Employment District Corridor Designation</p>	<ul style="list-style-type: none"> <li>• Acknowledges the strategic location of the Western Gateway Corridor as an employment hub within the Capital Regional District and its role as a corridor connecting View Royal to Colwood and other West Shore communities</li> <li>• Aims to retain the corridor’s existing function as employment lands</li> <li>• Allows for a range of employment-oriented uses and aims to create conditions for further economic activity through flexible policy that encourages higher densities and a mix of uses</li> </ul>
		<p>Part Three – Reconciliation</p>	<ul style="list-style-type: none"> <li>• Seeks to establish opportunities to work collaboratively with Xwsepsem and Songhees Nations on local and regional economic development initiatives</li> </ul>

**Capital Regional** Official  
**District Regional** Community Plan  
**Growth Strategy** Goals  
**Objectives** (see Section 2.3)

Policy Sections

Summary of Policy Direction

10.0 Economic Development

- Aims to attract new business and industry, particularly those in health services, technology, and tourism by directing the Town to undertake supporting studies and consider policy and regulatory changes that can expand permissions for desirable economic growth.
- Supports the retention of existing businesses through further collaboration to address challenges and create conditions that allow for long-term economic success in View Royal
- Identifies the need for a community economic development strategy
- Acknowledges the role of home-based businesses and entrepreneurs in contributing to the local economy

**Capital Regional District Regional Growth Strategy Objectives**    **Official Community Plan Goals**  
 (see Section 2.3)

**Policy Sections**

**Summary of Policy Direction**

**6.1 – Foster a resilient food and agriculture system**

- Natural Amenities
- Reconciliation

5.11 Rural Land Use Designation

- Designates and protects rural lands to encourage farming and agriculture as a predominant use

Part Three – Reconciliation

- Commits to learning and collaborating with X<sup>w</sup>sepsem and Songhees Nations on Indigenous food systems

9.0 Community Infrastructure and Services

- Supports initiatives and actions in sustainable food waste management (e.g. composting, three-stream waste separation)

14.0 Community Well-Being and Culture

- Encourages the development of a food security strategy
- Discusses opportunities for collaboration with X<sup>w</sup>sepsem and Songhees Nations on cultivating, gathering, and harvesting traditional foods
- Promotes small-scale, healthy, and affordable food retail uses

**7.1 – Significantly reduce community-based greenhouse gas emissions**

- Natural Amenities
- Climate Action & Resilience
- Reconciliation

Part Two – Land Use

- Establishes land use designations that support a compact built form, alternate modes of transport, and a lower carbon footprint through neighbourhoods that provide residents with their daily needs, reducing the requirement to travel elsewhere in the community or region

7.0 Housing

- Supports a variety of housing typologies beyond detached dwelling forms that allow for compact development

8.0 Transportation and Mobility

- Outlines actions to enable increased mode share for active transportation and transit

9.0 Community Infrastructure and Services

- Considers the role of natural assets in infrastructure service delivery
- Discusses necessary upgrades to infrastructure systems to enhance climate resiliency

11.0 Natural Environment and Hazards

- Aims to protect the public from hazardous areas susceptible to the impacts of climate change
- Acknowledges the importance of urban forests and habitats and aims to preserve these significant features and areas
- Encourages climate-resilient development and infrastructure improvements

Capital Regional District Regional Growth Strategy Objectives	Official Community Plan Goals (see Section 2.3)	Policy Sections	Summary of Policy Direction
<ul style="list-style-type: none"> <li>• Natural Amenities</li> <li>• Climate Action &amp; Resilience</li> <li>• Reconciliation</li> </ul>	12.0 Climate Action and Sustainability	<ul style="list-style-type: none"> <li>• Commits to 100% reduction in community greenhouse gas emissions from 2007 levels by 2050</li> <li>• Identifies opportunities for collaboration with Xwsepsem and Songhees Nations to incorporate Indigenous knowledge into climate action and resilience</li> <li>• Contemplates programming and policy that will allow for low carbon buildings, including new housing</li> <li>• Encourages the creation of a climate adaptation and mitigation strategy</li> <li>• Acknowledges the importance of regional partnerships in achieving climate related goals and collaborating on climate mitigation efforts</li> </ul>	