

Appendix A – View Royal Regional Context Statement Referral



TOWN OF VIEW ROYAL

45 View Royal Avenue, Victoria, BC, Canada V9B 1A6

Ph. 250-479-6800 • Fx. 250-727-9551 • E. info@viewroyal.ca • www.viewroyal.ca

CRD EXECUTIVE OFFICE

Received

October 17, 2019

OCT 21 2019

Chair and Board of Directors
Capital Regional District
625 Fisgard Street
Victoria, BC V8W 1R7

Re: Referral of Official Community Plan No. 811, 2011, Amendment Bylaw No. 1024, 2019 --Proposed Regional Context Statement update to the Town of View Royal Official Community Plan with respect to the Capital Regional District Regional Growth Strategy

Attached please find a certified copy of *Official Community Plan No. 811, 2011, Amendment Bylaw No. 1024, 2019*, which received second reading from the Town of View Royal Council on October 15, 2019. The bylaw contains a proposed regional context statement to update the Town's Official Community Plan in respect to the adoption of *Capital Regional District Regional Growth Strategy Bylaw No. 1, 2016*. Bylaw No. 1024 is being submitted to the Capital Regional District Board for consideration pursuant to s.446(2) of the *Local Government Act*.

The Town's current Regional Context Statement is on pages 7-10 of the Official Community Plan, which can be found on the Town's website at www.viewroyal.ca under *Town Hall – Bylaws* or via the following web link:

<https://www.viewroyal.ca/assets/Town~Hall/Bylaws/811%20Official%20Community%20Plan.pdf>

If there are any comments regarding bylaw content, please direct them to Jeff Chow, Senior Planner, at 250-708-2251 or by email to jchow@viewroyal.ca.

Sincerely,

Sarah Jones, MCIP, RPP
Director of Corporate Services

Attachments: *Official Community Plan No. 811, 2011, Amendment Bylaw No. 1024, 2019* (at 2nd reading)

**TOWN OF VIEW ROYAL****BYLAW NO. 1024**

**A BYLAW TO AMEND THE TOWN OF VIEW ROYAL OFFICIAL COMMUNITY PLAN
WITH RESPECT TO THE REGIONAL CONTEXT STATEMENT**

The Council of the Town of View Royal, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as "Official Community Plan No. 811, 2011, Amendment Bylaw No. 1024, 2019".
2. The "Introduction" of Official Community Plan Bylaw No. 811, 2011 is amended by
 - (a) deleting the entire "Regional Context Statement" section between the "Planning Process" and "Using the OCP" sections and replacing with the text in Schedule 1 of this Bylaw.

READ A FIRST TIME THIS 21st DAY OF MAY, 2019.

READ A SECOND TIME THIS 21st DAY OF MAY, 2019.

SECOND READING RESCINDED THIS 15th DAY OF OCTOBER, 2019

READ A SECOND TIME AS AMENDED THIS 15th DAY OF OCTOBER, 2019

APPROVED BY CAPITAL REGIONAL DISTRICT THIS ____th DAY OF ____, 2019.


PUBLIC HEARING HELD THIS ____th DAY OF ____, 2019.

READ A THIRD TIME THIS ____th DAY OF ____, 2019.

ADOPTED BY COUNCIL, SIGNED BY THE MAYOR AND THE CLERK AND SEALED WITH THE SEAL
OF THE TOWN OF VIEW ROYAL THIS 3rd DAY OF _____.

MAYOR

CLERK

Certified a true copy of
Bylaw No. 1024 at 2nd reading.

Clerk

SCHEDULE 1.**REGIONAL CONTEXT STATEMENT**

The first Regional Growth Strategy (RGS) was adopted by the Capital Regional District in August 2003 and was succeeded by a new RGS in 2018. The Town's Official Community Plan (OCP) was adopted in 2011 and is the third OCP since incorporation in 1988. The OCP is consistent with the current RGS through goals, objectives and policies that guide long-term growth and change in a healthy and sustainable manner as follows:

Vision

The RGS vision and objectives are for a vital economy, livable communities, environmental stewardship, management of natural resources and collective action on climate change. The OCP's Community Vision Statement and the nine goals are consistent with this vision, in particular the following goals:

- A diversified and strong economy
- 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
- An environmentally responsible community committed to becoming a more sustainable place and planning for global climate change

Population Projection

Year	Population	Dwellings	Employment	Source
2011	9600	4100	4800	Statistics Canada Census
2016	10408	4299	5340	Statistics Canada Census
2038	15000	6700	5900	CRD RGS projection

Based on 2011 Census figures, the RGS projects that View Royal will have a population of 15,000 by 2038. This represents an increase of 5,400 residents. Between 2011 and 2016 View Royal's population increased by 9.5% to 10,408. The 2038 target could be achievable if the trend of 160-200 additional residents per year continues.

An RGS amendment is currently in the consultation phase to adopt updated projections at the sub regional level instead of the municipal level. View Royal is part of the Core Sub Region for which a population increase of 14.5% is projected between 2018 and 2038. If the Town's average population growth of 161 people per year for the 2011-2016 period were to continue, the population would increase from 11,200 in 2018 to 12,816 in 2038 for an increase of 14.4%.

Managing and Balancing Growth***Keep Urban Settlement Compact***

The OCP has established an Urban Growth Boundary (see *Schedule K*) that is consistent with the Urban Containment Policy Area shown on RGS Map 3(a) (Growth Management Concept Plan). Parts 1, 2, 3 and 4 of the OCP contains a range of policy tools that direct growth and servicing to create complete

communities within the RGS Urban Containment Policy Area. The OCP explicitly directs new growth into higher density mixed-use centres and as infill in existing neighbourhoods. Auto-dependent suburban growth patterns and outward expansion of non-rural uses beyond the Urban Growth Boundary are not supported in the OCP, contributing to the RGS target accommodate a minimum of 95% of the region's new dwelling units within the Urban Containment Policy Area.

Protect the Integrity of Rural Communities

View Royal plays a part in the regional management of urban sprawl as a considerable area of privately held rural land (mostly in the Thetis Planning Area) is separated from the Town's urban area by the RGS Urban Containment Boundary. The OCP is consistent with RGS Objective 1.2 to protect the integrity of rural communities through policies such as Policy LU1.5 to ensure that the character of rural areas are maintained through low residential densities, limited uses and open space conservation and Policy LU12.2 to focus growth within the Urban Growth Boundary.

Environment-related policies are also consistent with RGS objectives for the integrity of rural areas, such as OCP policy NE2.15, which seeks a balance between protecting the natural environment and supporting rural and agricultural uses north of Thetis Lake Regional Park.

Environment and Infrastructure

Protect, Conserve and Manage Ecosystem Health

The OCP aligns with RGS Objective 2.1 to protect, conserve and manage ecosystem health through policies such as the following:

1. Acquire 100% of the sea to sea green/blue belt running from Saanich Inlet south to Juan de Fuca Strait and complete 100% of the Regional Trail Network.
 - Thetis Lake Regional Park and Mill Hill Regional Park are regionally significant parks. The OCP designates these parks and other major parks as Parks, Open Spaces and Recreation. This land use designation and OCP Policies LU12.1 and PR2.2 support the long-term protection of these parks and are consistent with the RGS Capital Green Lands Policy Area.
 - OCP policy LU6.1 supports the preservation of existing parks, trails and conservation areas, and the acquisition of additional dedicated greenspace. Policy TR1.7 also supports the expansion of both local and regional trail networks to enhance connectivity and public access.
 - View Royal contains the lower sections and estuaries of Millstream and Craigflower Creeks, and also includes a notable portion of the Esquimalt Harbour. Specific policies are directed to acquiring protection of and access (where suitable) along riparian corridors, and to marine waterfronts that are privately held. The OCP establishes environmentally sensitive areas that are protected through comprehensive Development Permit Guidelines in Part 4 of the OCP
2. Reduce contaminants to fresh and marine water bodies

- The Environmental Protection and Natural Hazard Development Permit Areas contain guidelines for the protection of natural watercourse/shoreline areas and sensitive terrestrial ecosystems. Along with Policy NE2.7 to manage stormwater discharges, these aim to minimize environmental impacts and to enhance the quality of fresh and marine water.
- Policies NE1.9, NE1.10, and NE1.12, which respectively support inter-jurisdictional watershed planning, community stewardship, and public education.

Manage Regional Infrastructure Services Sustainably

The OCP is consistent with RGS Objective 2.2 for the management of regional infrastructure for water and sewer service in a cost-efficient and sustainable manner by promoting densification for more efficient infrastructure through policies such as Policy IS1.1 to support a sustainable development pattern for the extension of services, and Policy IS1.2 to ensure adequate and appropriate infrastructure. Very limited greenfield development sites remain. Since future population growth would through densification, RGS Policy 2.2.2a regarding growth in water demand would be addressed by upgrading rather than extending infrastructure.

Housing and Community

Create Safe and Complete Communities

RGS Objective 3.1 to locate services, jobs and amenities closer to where people live is supported throughout the OCP. The creation of more self-sufficient neighbourhoods and a complete community is a cornerstone of the Plan. Chapter 1 includes a wide range of policies related to developing a series of compact, mixed-use centres throughout the Town to promote walkability, enhance access to services, reduce automobile reliance, strengthen the Town's sense of place and increase housing choice. Chapter 1 and Chapter 3 include policies for supporting higher density housing and a variety of housing forms to create choice and diversity in the mixed-use centres. The key policies are LU1.1 to create self-sufficient neighbourhood centres, LU4.6 to address the unique housing needs of families, seniors and people with disabilities and HS1.2 to support aging in place. Chapter 2 further describes how the centres will be interconnected and easily accessed from established neighbourhoods through a multimodal transportation network. In accordance with RGS Objective 3.1 Policy 3, OCP Policy NE3.4 and the guidelines of the Natural Hazard development permit area discourage development near potential seismic, slope stability and water hazards.

In keeping with Local Government Act Section 447 (1)(b) to bring the OCP into consistency with the RGS, consideration will be given towards the setting a municipal target for the number of people living in complete communities when the OCP is reviewed in the future.

Improve Housing Affordability

In accordance with RGS Objective 3.2, the policies in OCP Part 3 encourage affordability in the development of both market and non-market housing. These include the following policies: LU2.4 to support the continuation of the Town's existing Secondary Suites Program, LU1.6 to encourage financial contributions to the Regional Housing Trust Fund, HS1.8 to support collaborations and partnerships with other levels of government and non-market housing providers, HS1.9 to encourage

innovative approaches residential infill, and HS1.10 to facility “affordability by design”, i.e. adjusting development standards to reduce construction costs.

Action HS3 supports an Affordable Housing Policy that identifies issues, establishes strategies and sets targets. The policy should also address RGS targets to increase the supply of affordable housing and to reduce the number of people in core housing need.

In keeping with Local Government Act Section 447 (1)(b) to bring the OCP into consistency with the RGS, consideration will be given towards the reducing the number of people who are homeless when the OCP is reviewed in the future.

Transportation

Improve Multi-Modal Connectivity and Mobility

To address the goals of RGS Policy 4.1 to achieve a transportation system by 2038 that sees 42% of all trips made by walking, cycling, transit, the OCP draws on the View Royal Transportation Master Plan, which is consistent with the Regional Transportation Plan in the identification of major routes and the goal of a strong regional multimodal network. The OCP is consistent with the RGS in emphasizing multimodal transportation throughout the Town, and recognizing walking, cycling and transit as priority transportation modes. Key policies include TR1.1 to encourage multimodal transportation system streetscape enhancements, TR1.2 for pedestrian improvements, TR1.3 to encourage cycling facilities, and Policies TR1.4, TR1.5 and TR1.6 to support expanded transit services, rapid transit and commuter rail.

The OCP directs the Town to work with community organizations, transportation agencies and other levels of government towards improvement of local and regional networks, including multiuse trails, rapid transit service and commuter rail. All the transportation policies in Chapter 2 of the OCP are consistent with RGS Objective 4.1 and are supported with complementary land use policies aimed at locating people closer to transit, trails and multimodal corridors, including:

- LU1.1 for the creation of compact, walkable and cycling friendly hubs
- LU1.2 and LU2.2 for centres connected to neighbourhoods and surrounding areas by a range of transportation choices

Economic Development

Realize the Region's Economic Potential

RGS Settlement Concept Map (3)b identifies three nodes in View Royal: Hospital Neighbourhood Centre (Eastern Gateway Corridor), Town Centre and Atkins Centre (Western Gateway Corridor) areas in the OCP. Policies ED1.1, ED1.3, LU11.2 (Hospital) LU8.2 (Eastern Gateway), and LU6.3 (Atkins) supporting investment, economic development, and employment in these areas are consistent with. In keeping with Local Government Act Section 447 (1)(b) to bring the OCP into consistency with the RGS, consideration will be given towards RGS Objective 5.1's target of a jobs/population ratio of 0.60:1 in the Core Area when implementing Action ED1 to create an Economic Development Strategy or when the OCP is reviewed in the future. There are no RGS Renewable Resource Lands within the Town.

Food Systems

Foster a Resilient Food and Agriculture System

There is very little active farmland and only one parcel within the Agricultural Land Reserve. Nevertheless, Part 1 of the OCP supports RGS Section 6.1 through policies such as: LU5.8 encouraging the preservation of existing farmland, LU5.9 supporting urban agriculture, and Action LU10 to consider a food security strategy. In keeping with Local Government Act Section 447 (1)(b) to bring the OCP into consistency with the RGS, consideration will be given towards the Town's contributions to achieving RGS Objective 6.1's target of a 5000ha increase in crop-producing land in the region when the OCP is reviewed in the future.

Climate Change

Significantly Reduce Community-Based Greenhouse Gas Emissions

One of the nine principal goals of the OCP is "to confirm View Royal as an environmentally responsible community committed to becoming a more sustainable place and planning for global climate change." This is consistent with RGS objectives of a low-carbon built form that supports efficient energy use, the provision of clean and renewable district energy, active transportation modes, transit service, and low/zero emissions vehicles of a low-carbon built form to reduce energy demand. Following RGS Objective 7.1 Policy 2 to adapt to climate change and set greenhouse gas emission (GHG) targets, OCP targets for the Town's contributions are set out in the following policies:

Policy	Target
NE4.2	<ul style="list-style-type: none"> 12% reduction (or 13,480 Co2 tonnes) by 2017 for total community-wide GHG emissions output of 27,369 CO2 tonnes). 33% reduction (or 32,678 Co2 tonnes) by 2030 for total community-wide GHG emissions output of 8,171 CO2 tonnes).
NE4.3	<ul style="list-style-type: none"> community-wide 12% reduction of on-road transportation and building source GHG emissions from 2007 levels by 2017
NE4.4	<ul style="list-style-type: none"> 10% reduction of corporate (Town of View Royal) GHG emissions from 2008 levels by 2018
NE4.5	<ul style="list-style-type: none"> carbon neutral corporate operations, transport, facilities and waste by 2012

In keeping with Local Government Act Section 447 (1)(b) to bring the OCP into consistency with the RGS, consideration will be given towards the Town's contributions to achieving RGS Objectives for 2038 community greenhouse gas emissions by 33% (from 2007 levels) by 2020 , and by 61% by 2038 when the OCP is reviewed in the future.