

City of Victoria Zoning and its Impact on Urban Patterns

Presented by Luke Mari, Partner, Talk to Aryze

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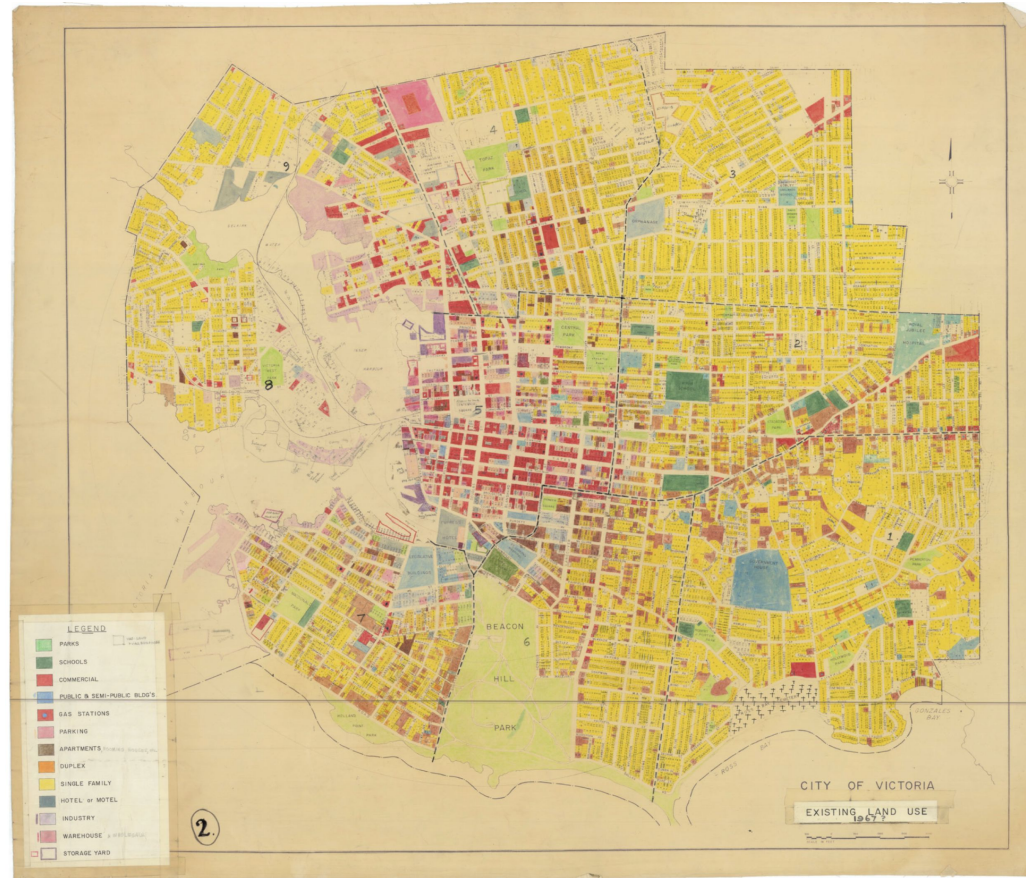
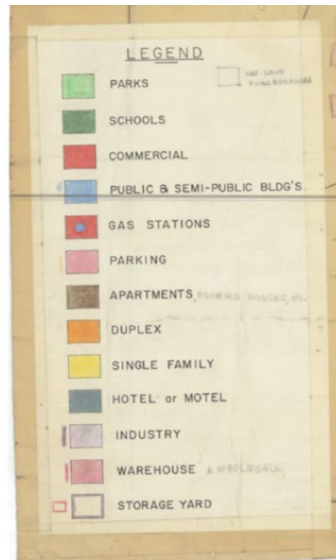
Zoning is a very old tool rooted in prejudice, class segregation, and obsolete uses. Zoning is not geared for modern challenges

1. Victoria Zoning History
2. Economic Resilience
3. Environmental Cost

4. Social Equity
5. Housing Affordability
6. Fears vs Facts

1. Victoria Zoning History

- 1967 Zoning Map

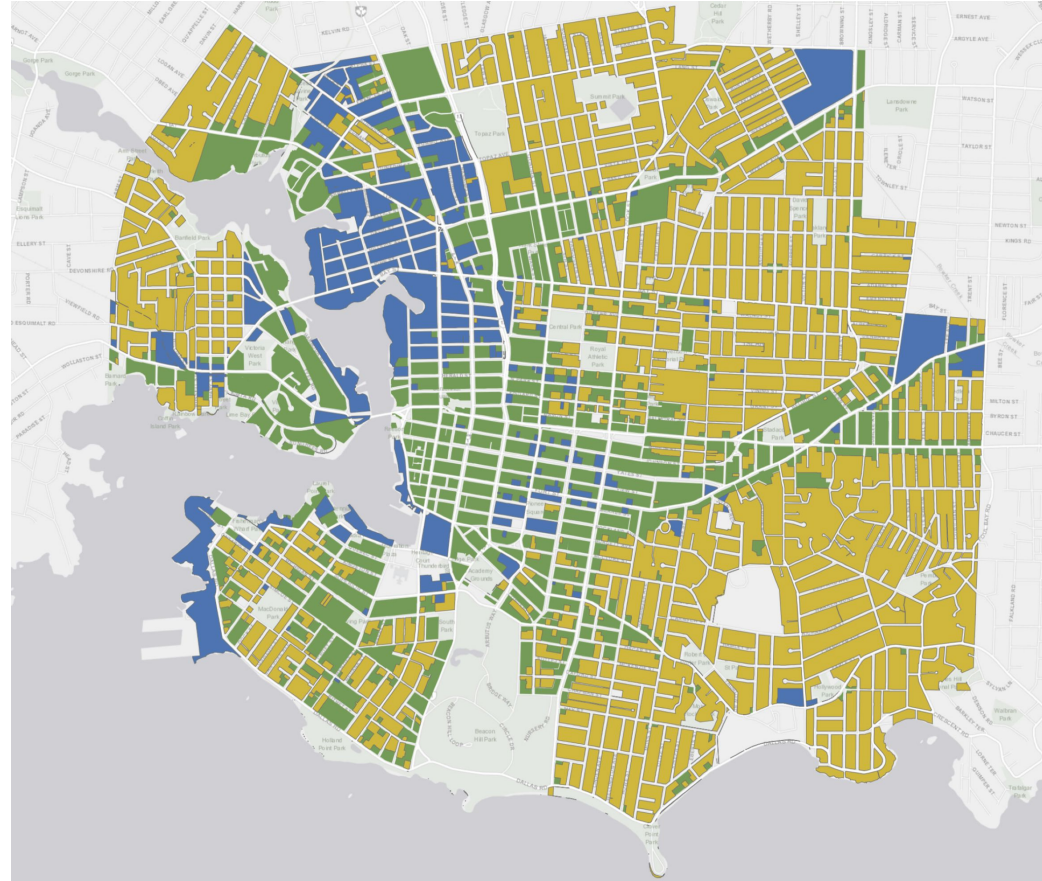
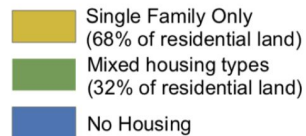


1. Victoria Zoning History

- 2018 Zoning Map

Victoria Residential Zoning

Zoning Type



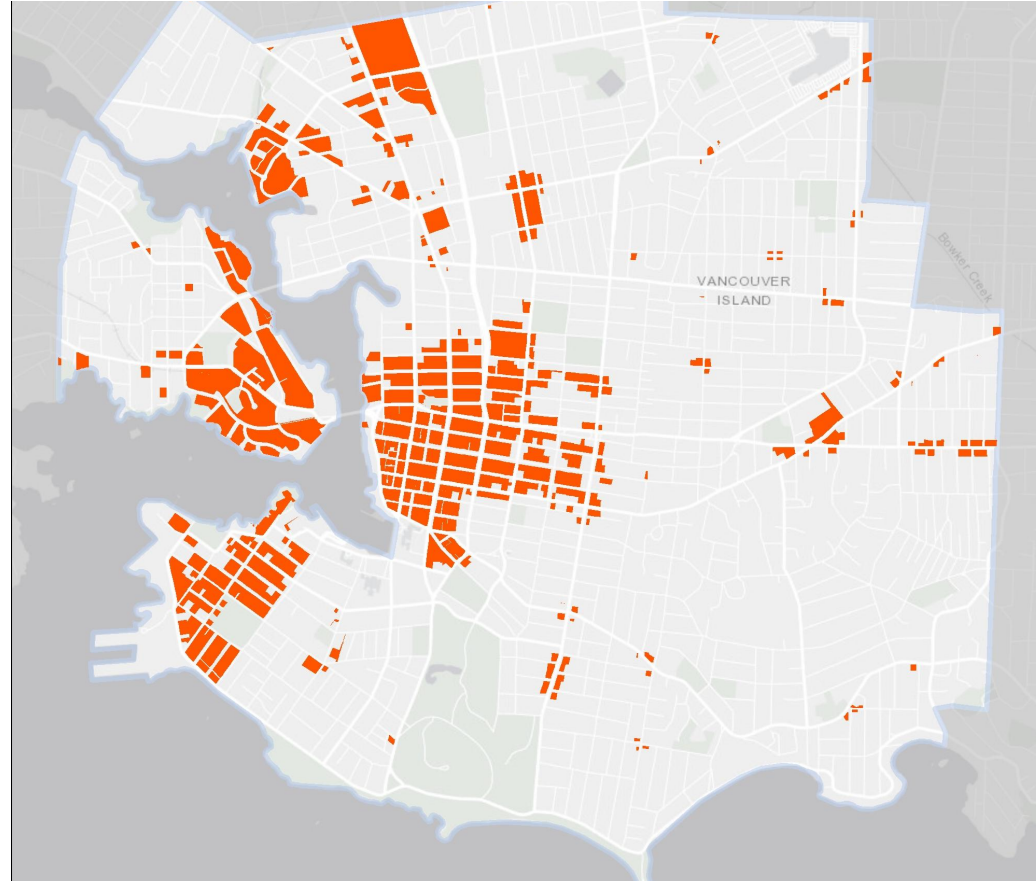
2. Economic Resilience

Changes in Land Use over time:

Cannibalizing productive, commercial and industrial land for housing.

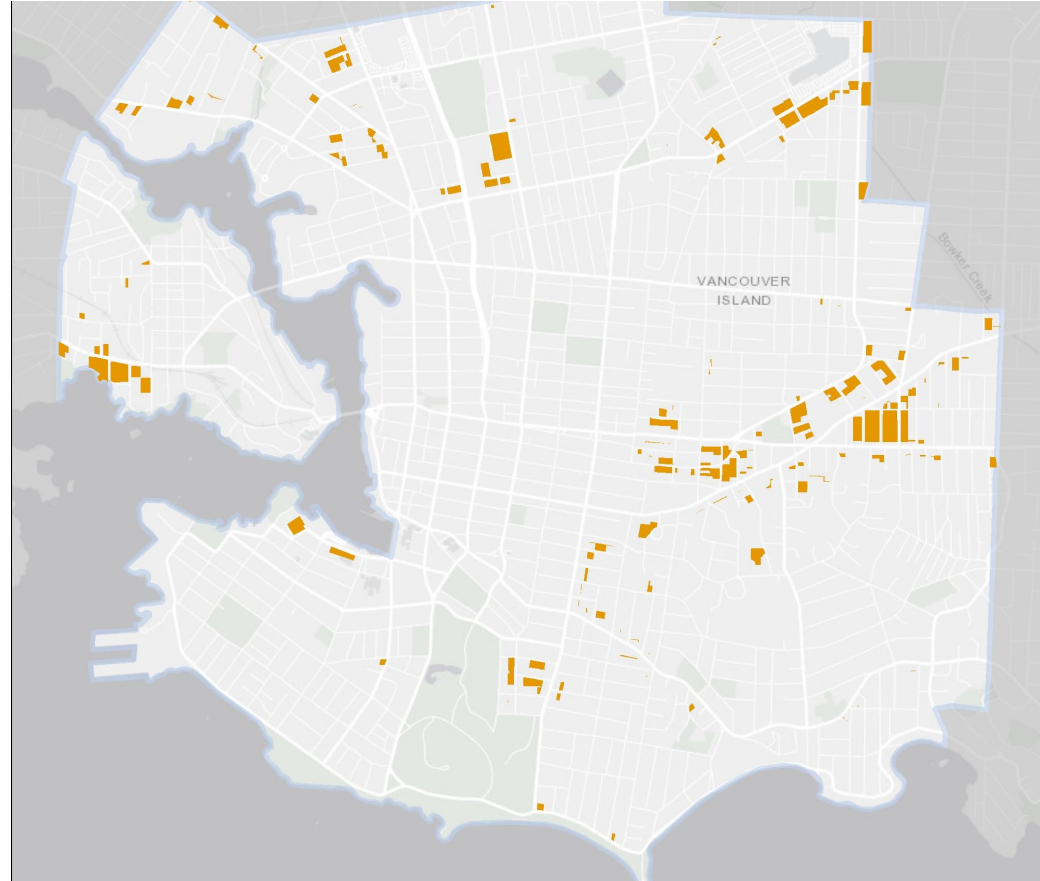
2. Economic Resilience

- Changes in Land Use Over Time:
- Rezoning of **Employment Lands to Multi-Family**
- 1971 to 2016 population change of : 135% (+ 9356)



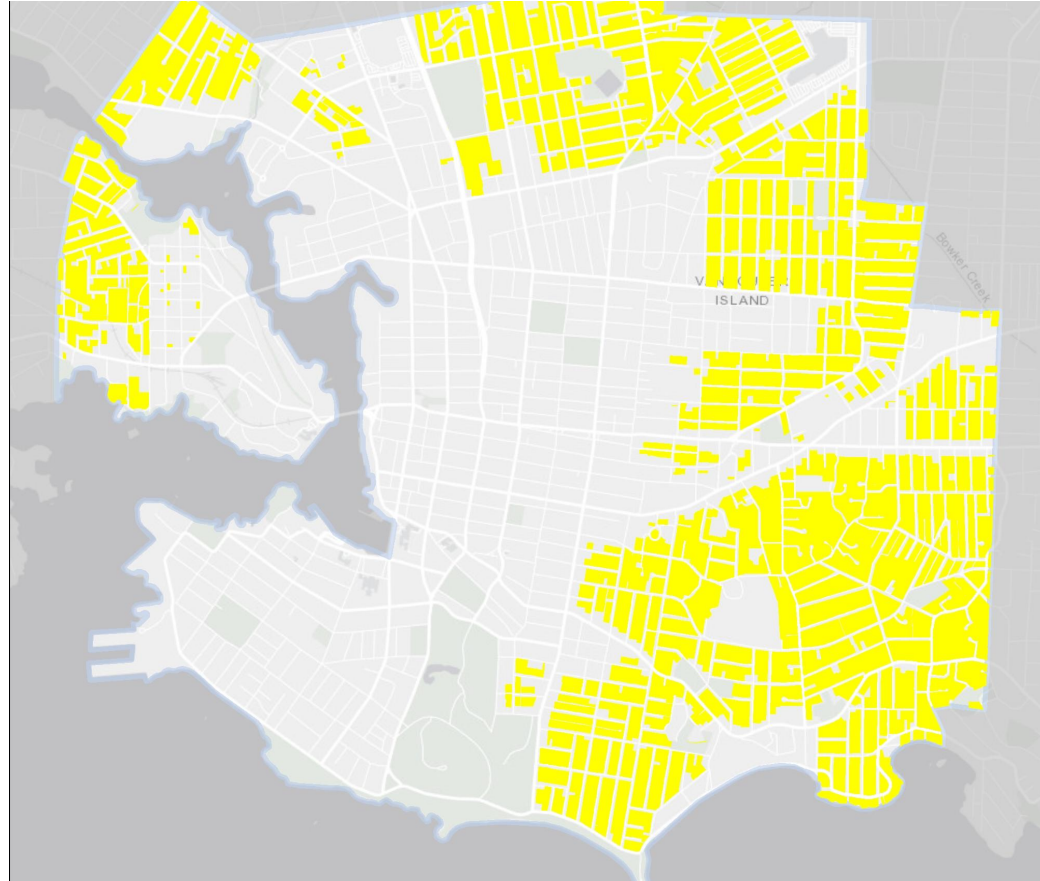
2. Economic Resilience

- Changes in Land Use Over Time:
- Rezoning of **Single Family** to **Multi-Family**
- 1971 to 2016 population change of : 43% (+ 1326)
- Land base loss: -7.6% over 55 years



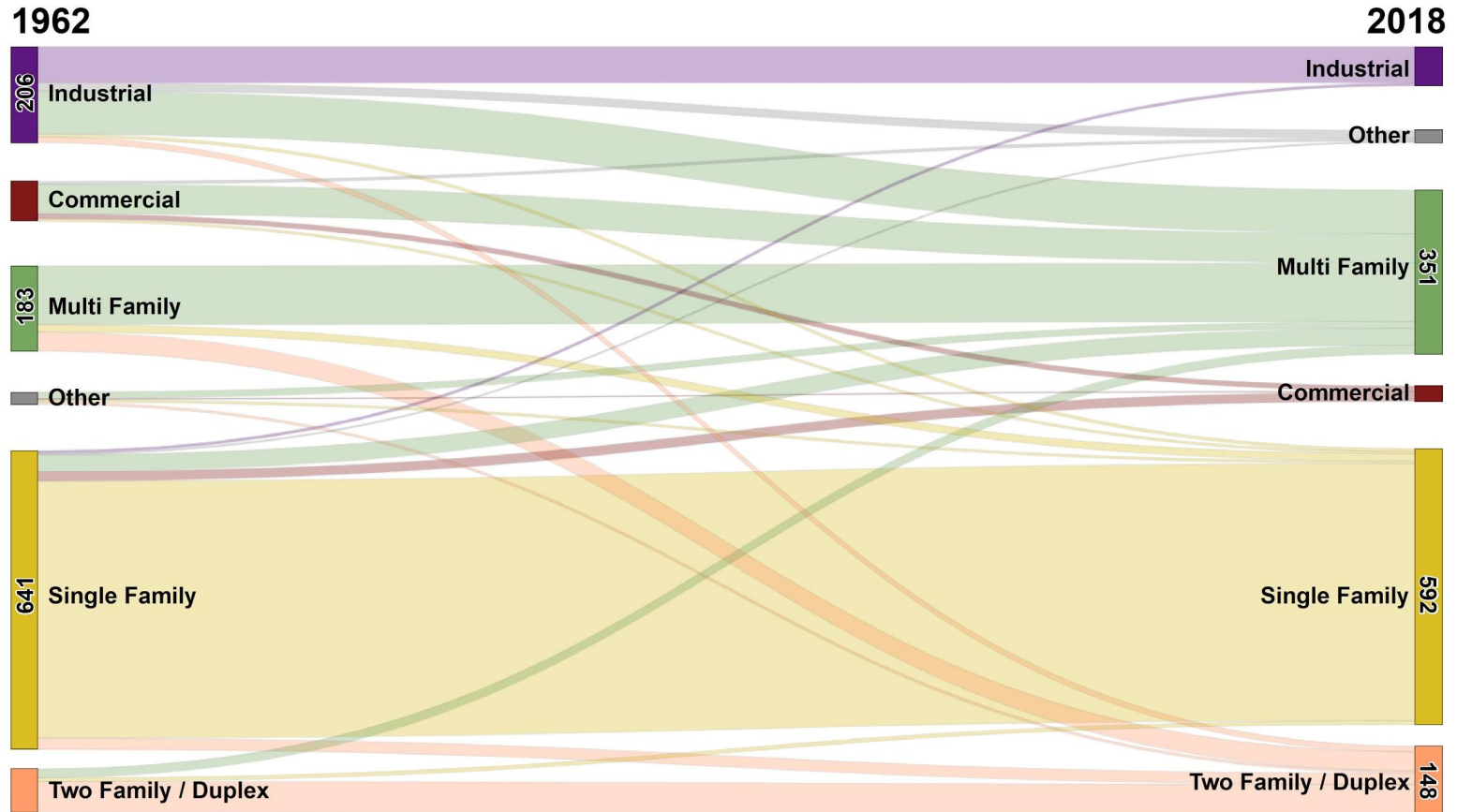
2. Economic Resilience

- Changes in Land Use Over Time:
- Remnant **Single Family Zoned Lands**
- 1971 to 2016 population change of : 12% (+ 3169)
- 0.2% annual pop. increase on 67% of Victoria's Residential Land



Victoria Zoning Change: 1962 - 2018

Sources of Land for new Housing



Areas in Hectares (ha.)

Data Sources:
City of Victoria Open
Data Portal (2018)

2. The cost of protecting Victoria's SFD Zoned Lands

Employment Land Productivity

- Throughput (GDP): \$1,600,000 per acre
- Wages: \$700,000 per acre
- Total: \$2,300,000 per acre, per year

Single Detached Land Productivity

- Throughput: Construction BP values
(2011-2018): \$102,000,000
- Total: \$9,400 per acre, per year

Post Industrial Land Productivity (new MF lands)

- Throughput: Construction BP values
(2011-2018): \$234,000,000
- Total: \$100,000 per acre, per year

2. The cost of protecting Victoria's SFD Zoned Lands



3. Environmental Cost

Protection of land in one area of town has
lead to suburban sprawl in another:

Fertile land and forests for housing

3. Environmental Cost

- Westshore Boulevard



3. Environmental Cost

- Happy Valley



3. Environmental Cost

- Happy Valley



3. Environmental Cost

- Sooke



3. Environmental Cost

- Sooke



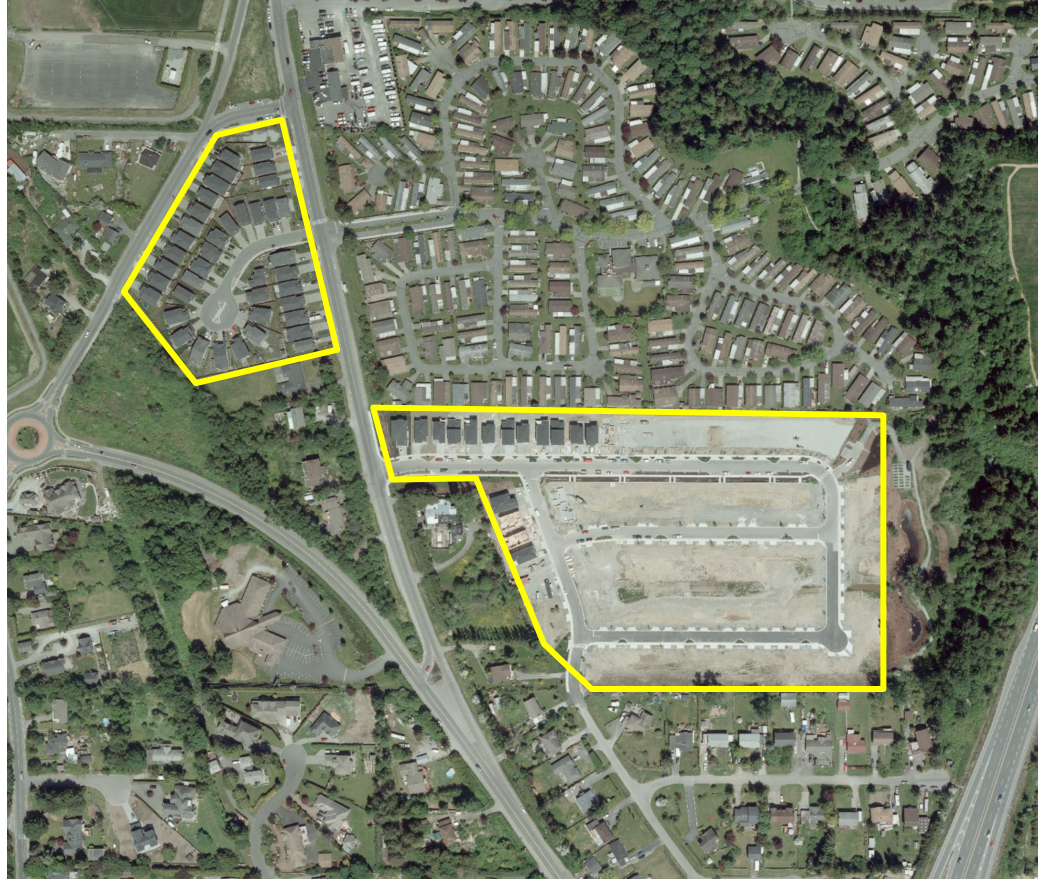
3. Environmental Cost

- North Saanich



3. Environmental Cost

- North Saanich



3. Environmental Cost

NASA Says: Automobiles Largest Net Climate Change Culprit



February 23rd, 2010 by [Zachary Shahan](#)



Nearly two years ago, I wrote that **transportation** was "the leading contributor to greenhouse gases (GHGs) in the country, according to a report by the U.S. Department of Energy (DOE), and... the fastest growing contributor."

Now, in other terms and looking at additional factors, NASA has determined that automobiles are the largest **net contributor** to climate change pollution.

The New York Times

The Particular Horror of Long Commutes for Young Families

Traffic jams and delayed trains are infuriating for everyone, but they're especially painful when they make you miss your baby's bedtime yet again.



3. Environmental Cost

Table 1 - Commuting Characteristics of CRD Municipalities²

Municipality	2016: Average commuting duration (mins)	2016: % Commute by Car (Passenger or Driver)	% of area workers who work in their community
Highlands	31.2	84%	9%
Colwood	28.3	85%	10%
Langford	27.4	92%	26%
View Royal	22.9	79%	14%
North Saanich	22.8	86%	22%
CRD Average	22.1	69%	
Central Saanich	21.6	86%	28%
Esquimalt	20.3	61%	22%
Sidney	20	72%	38%
Saanich	19.7	73%	36%
Victoria	19.5	48%	64%
Oak Bay	18.4	67%	13%

Imagination



Opportunity



We know it's hard, but single family neighbourhoods represents the greatest opportunity to support population growth in an socially equitable, economic resilient, and environmentally sustainable way

more green, less yellow

