OCP Annual Review 2018

Presentation Outline

1. OCP Monitoring Program
2. OCP Annual Review 2018
3. Recommendations
OCP Monitoring Program

Official Community Plan

• Adopted July 30, 2012
• Adaptive management approach

OCP Monitoring Program

OCP Annual Review

• Snapshot of progress
• 17 key indicators

Five-Year Monitoring Report

• Detailed evaluation of progress
• Received by Council July 2018
OCP Annual Review 2018

<table>
<thead>
<tr>
<th>OCP Section</th>
<th>Annual OCP Indicators</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Management and Development</td>
<td>1. New housing units</td>
</tr>
<tr>
<td></td>
<td>2. Share of new housing units in growth target areas</td>
</tr>
<tr>
<td></td>
<td>3. Regional share of new housing units</td>
</tr>
<tr>
<td></td>
<td>4. New commercial and industrial space in target areas</td>
</tr>
<tr>
<td>Transportation and Mobility</td>
<td>5. Improvements to greenways network</td>
</tr>
<tr>
<td></td>
<td>6. Improvements to sidewalk network</td>
</tr>
<tr>
<td></td>
<td>7. Improvements to cycling network</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>8. Improvements to underground infrastructure</td>
</tr>
<tr>
<td>Placemaking</td>
<td>9. Activities in public spaces</td>
</tr>
<tr>
<td>Parks and Recreation</td>
<td>10. New trees on City lands</td>
</tr>
<tr>
<td>Housing and Homelessness</td>
<td>11. New housing units by tenure</td>
</tr>
<tr>
<td></td>
<td>12. New housing units by type</td>
</tr>
<tr>
<td></td>
<td>13. Rental housing vacancy rate</td>
</tr>
<tr>
<td></td>
<td>14. Emergency shelter use</td>
</tr>
<tr>
<td>Economy</td>
<td>15. Retail, office and industrial vacancies</td>
</tr>
<tr>
<td>Plan Administration</td>
<td>16. Official Community Plan amendments</td>
</tr>
<tr>
<td></td>
<td>17. Contributions from development</td>
</tr>
</tbody>
</table>

New Housing Units

Net New Housing Units in the City of Victoria

<table>
<thead>
<tr>
<th>Year</th>
<th>Number of Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008</td>
<td>415</td>
</tr>
<tr>
<td>2010</td>
<td>369</td>
</tr>
<tr>
<td>2011</td>
<td>173</td>
</tr>
<tr>
<td>2012</td>
<td>423</td>
</tr>
<tr>
<td>2013</td>
<td>306</td>
</tr>
<tr>
<td>2014</td>
<td>965</td>
</tr>
<tr>
<td>2015</td>
<td>664</td>
</tr>
<tr>
<td>2016</td>
<td>775</td>
</tr>
<tr>
<td>2017</td>
<td>1331</td>
</tr>
</tbody>
</table>

SOURCE: CITY OF VICTORIA
New Housing by Type

![Bar chart showing new housing units by type for 2018.](chart1.png)

Total 2018 New Housing Units = 1,281

New Housing by Tenure

![Bar chart showing new housing units by tenure for 2018.](chart2.png)

Total 2018 New Housing Units = 1,381

SOURCE: CITY OF VICTORIA
Rental Vacancy Rate

Share of New Housing Units in Growth Target areas

<table>
<thead>
<tr>
<th>Share of New Housing Units in Growth Target Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Core</td>
</tr>
<tr>
<td>In or within walking distance of a Town Centre or Large Urban Village</td>
</tr>
<tr>
<td>Small Urban Village or the remainder of the residential areas</td>
</tr>
</tbody>
</table>

SOURCE: CITY OF VICTORIA
Regional Share of New Housing Units

City of Victoria’s Annual Share of New Regional Housing Units

Cycling Network

Upgrades and Additions to Cycling Network*
New Trees on City Land

Retail, Office and Industrial Vacancies
Retail, Office and Industrial Vacancies

Population, Housing Demand and Capacity

Projected population for Victoria, 2041:

- 2012 OCP: 101,000 people
- 2019 CRD Regional Growth Strategy: 109,000 people
Population, Housing Demand and Capacity

New population projections suggest need for:
• Updated OCP capacity assessment
• Updated housing demand forecast

Contributions from Development
Contributions from Development

- Funds will no longer be accruing in Downtown Heritage Seismic Upgrade Reserve Fund
- Potential opportunity to utilize for seismic upgrading of heritage buildings

Recommendations

That Council:

1. Receive the Official Community Plan Annual Review 2018 and City of Victoria 2018 Housing Report for information and direct staff to communicate the findings and highlights to the public.

2. Direct staff to undertake an updated housing demand forecast and OCP capacity assessment.

3. Direct staff to report back with recommendations for using the contributions accrued in the Downtown Heritage Seismic Upgrade Reserve Fund.
**Introduction**

The purpose of the Official Community Plan (OCP) Annual Review is to provide an annual snapshot of progress towards achieving the OCP, which Council approved in July 2010. The OCP Annual Review 2010 is the fifth annual review and presents key indicators related to the OCP for the 2010 calendar year. Data collected in future years will allow progress to be measured as the indicators show trends over time.

The preparation of the Annual Review is guided by the OCP, which establishes a regular cycle of plan implementation, monitoring and adjustment as part of an adaptive management approach. More details regarding the OCP monitoring program were outlined in the Annual Review 2013 (previously called OCP Annual Review 2013), approved by Council in December 2013. The Annual Review will be used to help identify emerging trends and issues that may have an impact on the OCP and to inform potential changes to the OCP and other policies, plans, or programs.

The Annual Review indicators are focused primarily on land management and development, and are limited to those where data is available on an annual basis. A more comprehensive monitoring report will be produced approximately every five years, as resource allow, and provide a more complete picture of progress towards achieving the OCP. These reports will feature an extensive list of indicators, covering all topics in the OCP.

**KEY MONITORING FINDINGS**

Overall, the indicators for the 2010 calendar year show that targets are mostly being met or exceeded, with several indicators experiencing changes that are worth noting. These include:

- Highest number of new housing units approved since the 2012 baseline
- Increase in new housing units can be attributed to rising numbers of apartment buildings, while applications for townhouses and houseplants represented a very small part of applications in 2016
- Number of rental and share units were both the highest since the 2012 baseline
- Industrial vacancy rate is rising but is still below target
- Distribution of new housing between the Growth Target Areas generally follows OCP targets, but with less development in and around Town Centres and Urban Villages than envisioned
- Exceeding targets for share of new housing in the region
- 1.45 km of new bicycle infrastructure
- Highest number of trees planted since 2010

Industrial vacancy rates remained at a very low 0.7%, indicating that the City’s industrial lands are at capacity.

**Victoria’s Official Community Plan**

**BACKGROUND**

An Official Community Plan (OCP) is one of the most important guiding tools for a community. Victoria's current OCP was adopted by Council in July 2010 after two and a half years of public consultation with more than 6,000 people. Guided by the Local Government Act, an OCP is a set of high-level objectives and policies that guide land use planning, social, economic and environmental policies, and civic infrastructure investments. Victoria’s OCP provides direction for growth and change over the next 20 years, guiding Victoria to become a more sustainable community. Victoria’s OCP encourages a strong downtown core and a network of vibrant walkable villages and towns. It also emphasizes sustainable transportation and a greater range of housing options.

**RELATIONSHIP TO THE OCP IMPLEMENTATION STRATEGY**

The OCP Implementation Strategy, approved by City Council in September 2013, identifies 171 different actions to achieve the OCP. For each action, the OCP Implementation Strategy lists the responsible funding source, time frame and how it supports other priorities of the organization. At the time the OCP Implementation Strategy was created, it was intended that the status of implementation actions be reported as part of future OCP Annual Reviews. In future OCP Annual Reviews, particularly at ten-year points (i.e., approximately every five years as resources allow), staff can highlight outstanding or upcoming OCP implementation items to inform priority setting by Council in following years.
Targets

The following list presents those targets identified in the OCP as well as the frequency with which their progress can be measured:

**LAND MANAGEMENT AND DEVELOPMENT**
- Victoria accommodates a minimum of 20,000 additional residents from 2011 to 2041
- The Urban Core accommodates a minimum of 10,000 additional residents from 2011 to 2041
- Victoria accommodates a minimum of 20% of the region’s cumulative new housing until 2041
- The Urban Core accommodates a minimum of 10% of the region’s cumulative new housing until 2041
- A minimum 30% of all housing units are within 400 metres of either the Urban Core, a Town Centre, or an Urban Village by 2041

**TRANSPORTATION**
- At least 75% of all trips by Victoria residents take place by walking, cycling and public transit by 2041
- A minimum of 80% of all trips by Victoria residents take place by walking, cycling and public transit by 2041
- A minimum of 95% of Victoria residents live within 400 metres of a transit stop by 2041

**CLIMATE CHANGE AND ENERGY**
- Victoria’s greenhouse gas emissions are reduced by a minimum of 33% below the 2007 levels by 2030

**ECONOMY**
- Victoria accommodates a minimum of 30% of the region’s new employment by 2041
- Victoria’s employment has increased by a minimum of 10,000 jobs by 2041

**FOOD SYSTEMS**
- A minimum of 30% of residents are within 400 metres of a full service grocery store by 2041
- All organic food waste generated within Victoria is diverted from the regional landfill by 2041

---

Monitoring the Official Community Plan

**OVERVIEW**
A community’s ability to prepare and respond to change is an indication of its resiliency and sustainability. The OCP is based on an adaptive management approach, where an institution learns from implementation successes and failures in order to improve subsequent policies and actions over time. A regular system of reviews, monitoring and adjustment will measure progress towards achieving the OCP’s long-term goals and objectives and ensure that the OCP responds to emerging trends, issues, and opportunities.

**OCP ADAPTIVE MANAGEMENT FRAMEWORK**

![Diagram of the OCP Adaptive Management Framework]

Source: Policy 6.3, City of Victoria Official Community Plan 2018

**INDICATOR CRITERIA**
The OCP monitoring program collects data for nearly 180 indicators. Seventeen of these indicators are measured on an annual basis with the remaining indicators measured approximately every five years. The list of indicators will be reviewed regularly. New indicators may be added and others may be adjusted or removed. The indicators were selected with close attention to existing City monitoring initiatives. The final indicators were chosen based on the following criteria:

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meaningful</td>
<td>Does the indicator provide useful and relevant information about reaching OCP goals and objectives?</td>
</tr>
<tr>
<td>Readily available</td>
<td>Is the data needed to measure the indicator readily available? If not, can a new system to measure the indicator be readily set up? Is the indicator reported on a regular basis?</td>
</tr>
<tr>
<td>Outcome-oriented</td>
<td>Does the indicator measure results and not just the resources invested?</td>
</tr>
<tr>
<td>Reliable</td>
<td>Are the methods used to measure the indicator standardized and reliable? Is the data of a good quality?</td>
</tr>
<tr>
<td>Accepted</td>
<td>Is the indicator known by other municipalities as a valid, reliable and defendable measure?</td>
</tr>
<tr>
<td>Spatial</td>
<td>Is the indicator spatially-oriented and able to be mapped?</td>
</tr>
</tbody>
</table>

---

**MONITORING REPORTS**
The OCP Monitoring Program will produce two different reports:
1. An Annual Review, providing a snapshot of implementation progress and reporting on key annual indicators
2. A Five-Year Monitoring Report containing a comprehensive set of indicators and evaluation of implementation progress

ANNUAL INDICATORS

The following indicators are measured on an annual basis and reported in the OCP Annual Review:

<table>
<thead>
<tr>
<th>OCP Section</th>
<th>Annual OCP Indicators</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Management and Development</td>
<td>1. New housing units</td>
</tr>
<tr>
<td></td>
<td>2. Share of new housing units in growth target areas</td>
</tr>
<tr>
<td></td>
<td>3. Regional share of new housing units</td>
</tr>
<tr>
<td></td>
<td>4. New commercial and industrial space in target areas</td>
</tr>
<tr>
<td>Transportation and Mobility</td>
<td>5. Improvements to greenways network</td>
</tr>
<tr>
<td></td>
<td>6. Improvements to sidewalks network</td>
</tr>
<tr>
<td></td>
<td>7. Improvements to cycleway network</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>8. Improvements to underground infrastructure</td>
</tr>
<tr>
<td>Placemaking</td>
<td>9. Activities in public spaces</td>
</tr>
<tr>
<td>Parks and Recreation</td>
<td>10. New trees on City lands</td>
</tr>
<tr>
<td>Housing and Homelessness</td>
<td>11. New housing units by tenure</td>
</tr>
<tr>
<td></td>
<td>12. New housing units by type</td>
</tr>
<tr>
<td></td>
<td>13. Rental housing vacancy rate</td>
</tr>
<tr>
<td></td>
<td>14. Emergency shelter use</td>
</tr>
<tr>
<td>Economy</td>
<td>15. Retail, office and industrial vacancies</td>
</tr>
<tr>
<td>Plan Administration</td>
<td>16. Official Community Plan amendments</td>
</tr>
<tr>
<td></td>
<td>17. Contributions from development</td>
</tr>
</tbody>
</table>

FIVE-YEAR INDICATORS

The OCP monitoring program includes both annual and five-year reporting. The Five-Year Monitoring Report was envisaged to feature a comprehensive set of indicators and a more detailed evaluation of the plan progress (OCP Policy 2.11), prepared approximately every five years as resources allow.

The first five-year report was completed in connection with the OCP Annual Review 2017 and focused on growth and change in Victoria’s population, housing and employment since the OCP was adopted. A key component in preparing this first five-year report (2020) will be the Development Outcomes Monitoring and Evaluation (DOME) project, which is currently in progress.

The DOME project will explore the feasibility of capturing new data streams or improved data quality about new development, in order to identify development trends, support research, planning and policy initiatives across city departments and more accurately measure progress towards the objectives in the Official Community Plan. The proposed five-year indicators listed in Appendix A serve as a key input to the DOME project, identifying where there are current data deficiencies to be addressed.

NEW HOUSING UNITS

WHAT IS BEING MEASURED?

This indicator measures the number and geographic distribution of net new housing units in the City of Victoria. Net new housing units are calculated from building permits issued in the calendar year. The number of housing units that will be lost (through demolition) are subtracted from the number of housing units that will be gained.

WHY IS THIS INDICATOR IMPORTANT?

Victoria’s population grows by a minimum of 25,000 people over the next 20 years. The indicator measures how well the new housing supply meets the projected demand.

TARGET/DESIGNED TRENDS:

1,331 increase sought

HOW ARE WE DOING?

Building permits were issued for a total of 1,331 net new housing units in 2016. A total of 978 net units were in the neighbourhoods of Downtown, Harris Green and James Bay, accounting for 75% of the total net units, or 86.

This is the highest number of net units since the 2012 baseline, with 52% units more than in 2017.

Building permit data indicates 5 units lost due to demolition or conversion in 2017, which is lower than the year before 62 units in 2017. Fairfield saw the highest number of units lost (15) followed by Oaklands and Fernwood (both 6). The vast majority of the demolition permits were for detached dwellings.
2 Share of New Housing Units in Growth Target Areas

WHAT IS BEING MEASURED?
The indicator measures the annual share of new housing units in the OCP’s growth target areas. Housing growth is measured in three different target areas:

1. The Urban Core
2. Located at or within walking distance (400 m) of a Town Centre or Large Urban Village
3. Small Urban Villages and the remainder of residential areas

HOW ARE WE DOING?
In 2018, the majority of development occurred in the Urban Core (82%), with 15% of development located within walking distance of Town Centres and Large Urban Villages and 3% in Small Urban Villages or the remainder of residential areas (see Table 1). As seen below, the distribution has varied from year to year, and looking at the cumulative numbers since the targets were established in 2012 gives the best idea of how we are doing so far. Of the new units between 2012-2015, 61% were in the Urban Core, 20% were in or within walking distance of a Town Centre or Large Urban Village, and 17% were located in a Small Urban Village or in the remainder of the residential areas. If the trend were to continue until 2031, the City would see a higher proportion of development in the urban core than the targets, as larger residential areas would see less development than intended.

TARGET/DISPLAYED TRENDS:
- To accommodate at least 50,000 new residents and associated housing growth over the next 30 years in the following approximate proportions: 80% in the Urban Core; 15% in or within a 400 m walk distance of Town Centres and Large Urban Villages; and 5% in Small Urban Villages and the remainder of residential areas

<table>
<thead>
<tr>
<th>Share of New Housing Units in Growth Target Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Core</td>
</tr>
<tr>
<td>Town Centre or Large Urban Village</td>
</tr>
<tr>
<td>Small Urban Village or the remainder of residential areas</td>
</tr>
</tbody>
</table>

Source: City of Victoria
Regional Share of New Housing Units

WHAT IS BEING MEASURED?
This indicator measures the annual new housing in all growth areas in Victoria.

WHY IS THIS INDICATOR IMPORTANT?
An increased share of new housing units within Victoria’s Urban Core area has the potential to increase regional housing affordability, reduce car reliance, and improve air quality.

TARGET/DESIRABLE TREND:
- Victoria is to achieve a target of 20% in the region’s cumulative new housing units over the next 10 years.

HOW ARE WE DOING?
In 2019, the City of Victoria’s share of total new housing units in Victoria was 19.6%.

Note: The data for the Urban Core area includes only new housing units that have received permits issued.

City of Victoria’s Annual Share of New Regional Housing Units

City of Victoria - 1,174
City of Victoria - Urban Core - 1,097
2019 Total New Housing Units in Region - 6,249

*City of Victoria data is based on permits issued 2019-2020
*City of Victoria Urban Core data is based on permits issued 2019-2020

Note: The data for the Urban Core area includes only new housing units that have received permits issued.
5 Greenways Network

WHAT IS BEING MEASURED?
The indicator measures the length of the Greenways network that is added or receives major upgrades on an annual basis. It also measures the total length of Greenways that have been added or upgraded since the inception of the Greenways Plan in 2004.

WHY IS THIS INDICATOR IMPORTANT?
Victoria’s Greenways network encourages active transportation, recreation, and the restoration of native and aquatic habitat and places of cultural importance. The NDP encourages completing the Greenways network to the standards in the Greenways Plan, including features such as street trees and wayfinding. The NDP also supports using the Greenways network to link the Urban Core, Town Centres and Urban Villages with common destinations such as major parks, places of employment, schools, and recreational and cultural amenities.

TARGET/DESIRED TREND: Increase length

HOW ARE WE DOING?
The total length of the identified Greenways network measures 169 kilometres (2). A total of 1345 metres of the Greenways network were added or upgraded in 2014. The improvements included the new multi-use deck on the Johnson Street Bridge, pedestrian improvements on Bellville Street in James Bay and Granville Street in Pandora, and new pathways in Greer Park and Reynolds Park. Painted bike lanes were also added on Superior Street and Cadboro Avenue and have been accounted for both here and in Chapter 7: Cycle/Walk Network.

Since 2004, a total of 12.5 kilometres have been added or upgraded. The City’s design approach and investments in greenways will continue to evolve as the City develops its Sustainable Mobility Strategy in 2019.

* Upgrades include additions such as strategic improvements, pavement replacement, sidewalk improvements, new or transformed trees, and signage installation.


- Greenway Improvements (2016)
- Designated Greenway

Length of new or major upgrades to Greenways network (since 2004) - 12.5 km
Total length of designated Greenways network (2017) - 98.6 km
Sidewalk Network

What is being measured?
This indicator measures the length of the sidewalk network that is added or receives major upgrades on an annual basis. It also measures the total length of sidewalks that have been added or upgraded since the inception of the Pedestrian Master Plan in 2006. New sidewalks are added where no sidewalk existed previously, or major upgrades include work such as widening the sidewalk or making other improvements for pedestrians. The indicator was expanded this year to measure the percentage of City blocks that have a sidewalk.

Why is this indicator important?
Creating walkable, pedestrian-friendly neighborhoods is a central focus for Victoria’s OCP. Pedestrians are the top priority in future transportation planning. Walkability has many benefits for air quality, the reduction of greenhouse gases, public health and the vitality of neighborhoods. A continuous, high-quality sidewalk network is important in making a street comfortable, safe, and inviting for pedestrians.

Target/desired trend: Increase

How are we doing?
The total length of the designated sidewalk network is approximately 525 linear kilometres. In 2018, 0.12 kilometer of new sidewalks and 2.1 kilometers of upgraded sidewalks were added to Victoria’s sidewalk network, for a total of 2.23 linear kilometres.

The percentage of City blocks that have a sidewalk is 86.73%.

Cycling Network

What is being measured?
This indicator measures the length of the cycling infrastructure that is added or receives major upgrades on an annual basis. It also measures the total length of cycling infrastructure that has been added or upgraded since the inception of the Pedestrian Master Plan in 1995. Cycling infrastructure includes off-street multi-user trails, on-street painted cycling lanes, on-street separated cycling lanes, on-street signed cycling routes, and combined shared bike lanes.

Why is this indicator important?
Victoria’s compact size and mild climate make it well-suited for cycling, a cost-efficient, low-emission mode of transportation. The OCP encourages the expansion of cycling infrastructure (such as bike lanes and bicycle parking) in order to manage existing roadway capacities, reduce parking demand, and provide affordable, safe and convenient ways to travel. Cycling routes that connect to streets, services, schools and workplaces are an important way to support multi-modal transportation options for residents and businesses.

Target/desired trend: Increase

How are we doing?
In 2018, the City added or improved a total of 5.4 km of the Cycling Network. The new Age and Abilities (AA) separated bike lanes along Fort Street were completed (between Wharf Street and Cook Street), as well as a separated lane on Sperling Street adjacent to Capital Park. 100 m (in each direction) of off-street multi-use trails were added in Beacon Hill Park, which are also considered Age and Abilities.

New on-street painted bike lanes were added with the new Johnson Street Bridge, on Colwood Avenue west of Blenkinsop Street, and on Fort Street between Cook Street and Linden Avenue. Lastly, 1.25 km of combined bus and cycling lanes were added on Douglas Street (south bound) between Tolmie Avenue and Hilbre Avenue.
**Underground Infrastructure**

**WHAT IS BEING MEASURED?**

This indicator measures the length of water, stormwater, and sanitary sewer mains that were replaced or rehabilitated on an annual basis. It also measures the total length of each network. Rehabilitation includes physical improvements such as the lining of pipes in order to extend the life of the infrastructure.

**WHY IS THIS INDICATOR IMPORTANT?**

Underground infrastructure for drinking water, stormwater, and sanitary sewers are vital to the economic, environmental and public health of a community. The location, condition and capacity used in these systems can influence development patterns. Like many municipalities across the country, Victoria is challenged with repairing and replacing aging infrastructure, while meeting new population and employment growth over the next 30 years. The ODP encourages improvements to water, stormwater and sanitary sewer systems and services to meet current and future demands. At the same time, it strives to continue to make physical improvements to existing infrastructure. The ODP focuses population and employment growth in the Urban Core, Town Centres and Urban Villages in order to make use of existing infrastructure, and minimize the need for new infrastructure.

**TARGET/DERIVED TREND**

**HOW ARE WE DOING?**

The total length of the water main network is 365 kilometres, the total length of the sanitary sewer network is 337 kilometres, and the total length of the stormwater sewer network is 258 kilometres.

In 2016, 3,361 metres of the water main network were replaced or rehabilitated, a slight increase from the previous year (2,171). The amount of replaced or rehabilitated stormwater sewer (2,366 metres) was also lower than the previous year, while the amount of replaced or rehabilitated sanitary sewer network (2,154 metres) was higher than in 2016.
9 Activities in Public Spaces

WHAT IS BEING MEASURED?
This indicator measures the number of permits issued for a variety of activities that happen in outdoor and public spaces: markets, block parties, mobile food carts, sidewalk sales, special events and street entertainers. Special events include festivals, sporting events, parades and a variety of other public gatherings.

WHY IS THIS INDICATOR IMPORTANT?
Activities such as markets, food sales and street vending help make streets and neighbourhoods lively and vibrant. They also generate economic activity, contribute to the city’s art and cultural life, reflect Victoria’s unique identity, and help local residents feel more connected to each other. The OCP encourages more outdoor activities, celebrations, concerts and special events to continue to animate the city’s public spaces.

TARGET/DERIVED TREND: increase sought

HOW ARE WE DOING?
The amount of permits issued for different activities in public spaces continued to decrease in 2018 to a total of 768, which is only slightly more than the baseline year. Most categories show a slight decline compared to the year before, with the exception of Special Events (225 permits issued) and Bicycle Vendors (4 permits issued).

Of the total, 51% of the permits were issued for street entertainers (381) and 29% of the permits were issued for special events (225).

Permits Issued for Activities in Public Space

10 New Trees on City Land

WHAT IS BEING MEASURED?
This indicator measures the number of new trees planted on City lands on an annual basis (trees planted minus trees removed). City lands include parks, boulevards and other City-owned public spaces.

WHY IS THIS INDICATOR IMPORTANT?
The urban forest provides many ecological and community benefits. Trees reduce stormwater runoff, filter air and water pollution, and provide important habitat for birds, insects and other wildlife. In addition to their beauty, trees protect people from weather, provide privacy and buffer sound. Trees add beauty to public spaces and along roads and sidewalks, making walking and cycling more enjoyable. The OCP aims to enhance the urban forest to continue to support the many benefits that an urban forest provides.

TARGET/DERIVED TREND: increase sought

HOW ARE WE DOING?
In 2018, 472 trees were planted and 464 trees were removed, for a net total of 8 trees. Trees facilitate the removal through an extensive soil remediation project at Laurel Point, explaining the relatively high number of trees lost. The replanting of these trees will be addressed as part of the upcoming redeployment of Laurel Point Park.

With the exception of the Laurel Point project, the majority of tree removals in 2018 were due to severe decline caused by factors such as age, disease and drought. 41 trees were removed as a result of Development or Capital Projects in 2018, while 68 new trees were planted and 120 trees through such projects in the same year. Since 2012, there has been a net total of 753 new trees planted on City land.

There are a total of approximately 34,000 trees on City lands. Please note that this represents only 30-50% of the total number of trees within the city and does not include trees on private property.

New Trees Planted and Removed on City Land
New Housing Units by Tenure

WHAT IS BEING MEASURED?
This indicator measures the total number of new rental, strata and fee simple housing units through building permits issued on an annual basis. It also measures the new housing units gained by tenure for each neighbourhood.

WHY IS THIS INDICATOR IMPORTANT?
Provision of a mix of rental and ownership (strata and fee simple) housing is important for building a diverse community. Providing options for rental and ownership housing within the same neighbourhood can accommodate people at a variety of life stages and income levels. The OCP encourages a wide range of housing types, tenures and prices in each neighbourhood. It also aims to maintain and expand Victoria's supply of aging rental housing through upgrades and renovations.

TARGET/DESIRED TREND:
No target.

HOW ARE WE DOING?
Of the 1391 gross new units in Victoria in 2016, 47% were identified as rental units, 51% as strata ownership, and 2% as fee simple ownership. The number of rental units in 2016 was higher than five years before since the OCP was adopted in 2012, and more than doubled compared to 2017. Strata ownership figures were also higher than the 2012 baseline for the first time. Fee simple ownership saw a slight decrease since 2016, but the number is staying relatively stable.

Map 6 shows the distribution of new housing units by tenure across the City. Most new rental housing units were in James Bay, followed by Harris Green, Burnside and Fairfield. The majority of new strata units were concentrated in Harris Green, Downtown and Fernwood.

MAP 6: New Housing Units, by Tenure

Legend:
- Fee Simple – 32 units
- Strata – 703 units
- Rental – 656 units

Total 2016 New Housing Units = 1391

Note: New housing units are calculated based on building permits issued.
New Housing Units by Type

WHAT IS BEING MEASURED?
This indicator measures the total number of new housing units by type of housing (townhouse, duplex, secondary, etc.) on an annual basis. It also measures the number of new housing units by type of housing in each neighborhood. New housing units are calculated from building permits issued in the calendar year.

WHY IS THIS INDICATOR IMPORTANT?
The City encourages a wide range of housing types to support a diverse, inclusive, and multi-generational community. Neighbourhoods with a wide range of housing types – such as townhouses, duplexes, single-family dwellings, apartment buildings, special needs housing and secondary suites – can support a diverse population that includes students, families, seniors, group housing, singles or couples. This mix supports neighborhood stability by allowing people to stay in the same neighborhood throughout different stages of their life. It can also encourage social and economic diversity and different levels of affordability.

TARGET/DESIRED TREND:
No target.

HOW ARE WE DOING?
The relatively high number of new units in 2018 (1,581) correlated mostly to new apartments either in multi-residential or mixed-use buildings. Only 5.3% were other types of attached housing (duplexes and townhouses). In 2019, no permits were issued for new freestanding or townhouse units.

In 2018, 3.6% of new units were single family detached and 4.1% were secondary suites or garden suites, both numbers slightly lower than in 2017.

The table on the following page shows that James Bay had the largest number of apartment units (293), followed by Uptown (163) and Downtown (102). The largest number of single family detached units were in 4700-4900 Blanshard St. Fairfield also saw the highest number of secondary suites (15), followed by Gonzales, Walkers Quay and Oaklands (7 each). Many of these buildings saw building permits issued for garden suites in 2018, most of them in Oaklands (5).

<table>
<thead>
<tr>
<th>2018 New Housing Units by Type of Housing</th>
<th>Apartment</th>
<th>Multi-family</th>
<th>Single Family Dwelling</th>
<th>Duplex</th>
<th>Townhouse</th>
<th>Secondary Suites</th>
<th>Total New Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Victoria West</td>
<td>2</td>
<td></td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>6</td>
</tr>
<tr>
<td>North Park</td>
<td>4</td>
<td></td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>8</td>
</tr>
<tr>
<td>Oaklands</td>
<td>1</td>
<td></td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td>Victoria West</td>
<td>2</td>
<td></td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>5</td>
</tr>
<tr>
<td>Total</td>
<td>10</td>
<td></td>
<td>4</td>
<td>3</td>
<td>2</td>
<td>1</td>
<td>18</td>
</tr>
</tbody>
</table>

Average Housing Sale Prices - Victoria 1999-2018

The average price of a single family home in the City of Victoria in 2018 was $692,654, a 48% increase over 2017 prices. The average price of a condominium was $305,137 in 2018, a 14% increase over 2017 prices. The average price of a townhouse was $470,031 in 2018, a 1% increase over 2017 levels. The average price is the total dollar value of all properties sold divided by the number of sales. (Source: Victoria Real Estate Board Multiple Listing Service)
13. Rental Housing Vacancy Rate

WHAT IS BEING MEASURED?
This indicator measures the average annual vacancy rate for purpose-built rental housing buildings. It does not include the secondary rental market (secondary suites, private condominiums, or other private housing that is rented) which forms an important part of Victoria’s rental housing market.

WHY IS THIS INDICATOR IMPORTANT?
The demand for rental housing is affected by the combination of employment growth, income levels and migration levels (people moving in and out of the city). In Victoria, the demand for rental housing is also influenced by the high cost of home ownership in the region. The OGP policies encourage an increase in the city’s supply of rental housing through upgrades and re-development and that a wide variety of housing tenures, locations and costs shape residents’ choices. A balanced rental market would have affordable prices for a diversity of household incomes and a vacancy rate between 2 to 3%.

TARGETED DESIRED TREND:
2-3% rental vacancy rate

HOW ARE WE DOING?
Vacancy rates in the City of Victoria continued to go up in 2018, from 0.6% in 2017 to 1.4%. Greater Victoria vacancy rates followed the same pattern and also increased from 0.7% to 1.2% in the same period. While this is an improvement, it is still below what is considered a balanced rental market (2-3%). The rental vacancy rate decreased to 2.4% in 2010 from 3% the year before.
According to DRCIC, the City of Victoria has created 529 more purpose-built rental units in 2019 than 2018, a 1% increase, bringing the total inventory to 17,162. Compared to 2017, year-to-year average rent in the City of Victoria increased by 6% for a bachelor unit, 7% for a one-bedroom unit and 7.2% for a two-bedroom unit. Rent increase data was not available for 3-bedroom units in 2010. Overall, average rent was 7.2% higher for all rental units in 2010 compared to 2009.

14. Emergency Shelter Use

WHAT IS BEING MEASURED?
This indicator measures the number of people who have used one or more emergency shelters in Greater Victoria over one year. In 2017/2018, all of the emergency shelters surveyed (5) were located within the City of Victoria. The indicator does not show how many times people stayed in the shelters over the year nor how long they stayed. The numbers are measured from April to March of the next year.

WHY IS THIS INDICATOR IMPORTANT?
OICP and the city of Victoria work to ensure that all people have access to housing that is safe, stable, and affordable, and that supports personal health. Homelessness results from a complex set of circumstances such as the high cost of housing, unstable or inadequate income, and other factors such as illness or violence. Emergency shelters provide temporary shelter to everyone, including people who are homeless as well as those who are insecure or insecure housing. The OGP recommends that the City of Victoria increase the supply of affordable, transitional, supported and non-market rental housing so that people who are homeless have more options for stable housing.

TARGETED DESIRED TREND:
No target.

HOW ARE WE DOING?
The number of unique individuals using an emergency shelter has been decreasing for the last two years, but the general trend shows a slightly increasing number since the 2012/2013 baseline.

Please note that the graph on the right has been reconciled due to an oversight in previous reports. While the previous reports capture the best information available at the time, it is important to note that changes in reporting practices (including numbers of shelters included) may have affected the accuracy of the data over time.

Number of Unique Individuals Using Greater Victoria Emergency Shelters

Source: Greater Victoria Coalition to End Homelessness: City of Victoria Official Community Plan - Housing Strategy, 2018-19
Retail, Office and Industrial Vacancies

WHAT IS BEING MEASURED?
The indicator measures the vacancy rate for industrial, retail shopping centres, and downtown office properties. It also measures the vacancy rate for downtown streetfront retail properties.

WHY IS THIS INDICATOR IMPORTANT?
The availability of office, retail and industrial space is important for fostering a dynamic and competitive economy. The office, small and industrial vacancy rate is a measure of Victoria's market strength and economic performance, reflecting the current balance between demand and supply. The OEI encourages Victoria to attract a reasonable share of regional growth to employment and new commercial and industrial development, to enhance the city's retail sector, and to increase the supply of downtown office space.

TARGET/DERIVED TRENDS:
Not trend

HOW ARE WE DOING?
The city-wide industrial vacancy rate stayed at 6.7% in 2016, which is the lowest it has been since the 2012 baseline. Colliers International notes that most of the City's industrial lands are sold out, causing many companies to look for space in alternative markets. The office vacancy rate for Downtown Victoria decreased from 7.2% in 2011 to 6.6% in 2016.

The Downtown streetfront vacancy rate saw a modest increase from 3.8% in 2015 to 4.1% in 2016. While there was new inventory added downtown in 2016, the demand for retail space in the area continues to be very strong. The city-wide shopping centre vacancy rate saw a dramatic increase to 12.5%, which according to Colliers International can be largely attributed to the Sears closure at Hillside Shopping Centre.

*Note: A shopping centre is a group of retail and commercial service businesses that are planned, developed, owned and managed as a single property. (International Council of Shopping Centres, 2015)
16 OCP Amendments

WHAT IS BEING MEASURED?
This indicator measures the number of amendments to the OCP approved by Council. The amendments are categorized by the type of amendment.

WHY IS THIS INDICATOR IMPORTANT?
The OCP provides directions on how Victoria should grow and change over the next 30 years. While City policy, projects, and spending should broadly conform with the OCP, the OCP is intended to be flexible and adaptable. The number of OCP amendments measures when Council has approved a change to the OCP policy or land use framework.

TARGET/DERIVED TREND:
No target.

HOW ARE WE DOING?
These land use amendments to the OCP were approved by Council in 2018, one of which reversed the purpose of aligning the OCP with the new Victoria West Neighbourhood Plan. In 2019, further OCP refinements are anticipated in the coming years as additional new updated Neighbourhood Plans are approved.

17 Contributions from Development

WHAT IS BEING MEASURED?
This indicator will report the total value of community benefits contributed through new development.

WHY IS THIS INDICATOR IMPORTANT?
Physical features such as greenways, pedestrian improvements, and public spaces contribute to the livability of a community. New development can play an important role in funding these and other features to serve new residents and employees, and in offsetting some of the impacts of growth.

TARGET/DERIVED TREND:
No target.

HOW ARE WE DOING?
The scope of this indicator is under development to track contributions from development City-wide. As an estimated indicator, the balances in the Downtown Core Area Public-Private Improvement Fund, the Victoria Housing Fund, and the Downtown Heritage Building Services Upgrade Reserve Fund are presented.

As of end of year 2018, there was a total of $216,179.76 in the Downtown Core Area Public-Private Improvement Fund, and there was $192,413.26 in the Downtown Heritage Building Services Upgrade Reserve Fund. These figures are made up of contributions from projects, and interest allocations, less funding allocations.

The Victoria Housing Reserve Fund, which is made up of contributions built from the City and from developers, had an available balance of $1,236,895 as of 2018 year-end. Please note however that as of April 2019, the available balance was $460,915, due to future commitments. For more information on the VHRF activity, please see the 2018 Housing Report.
## Appendix A: Proposed Five-Year OCP Indicators

The OCP monitoring program includes both annual and five-year indicators. The table below lists the proposed five-year indicators. These were identified in close collaboration with other City departments and consider ongoing City monitoring initiatives and other municipal, planning and sustainability monitoring systems. It is proposed that the indicators be monitored approximately every five years, as resources permit. The list of indicators will be reviewed regularly to consider changes in data availability, data quality, and the availability of City resources. Accompanying the 2017 review, a supplemental report and presentation was made outlining key demographic and housing trends that have developed over the last 5 years in Victoria.

<table>
<thead>
<tr>
<th>OCP Section</th>
<th>Proposed Five-Year Indicators (88)</th>
</tr>
</thead>
</table>

*Indicators in this table are organized by the most relevant section in the OCP. However, it is recognized that each indicator may also be relevant to a number of other sections in the OCP. For example, Library use (API) is identified as an indicator relevant to Arts and Culture, but it also relates with respect to the Community Wellbeing, Parks and Recreation, and Economy sections.*
## Appendix A: Proposed Five-Year OCP Indicators

<table>
<thead>
<tr>
<th>OCP Sector</th>
<th>Proposed Five-Year Indicators (KIs)</th>
</tr>
</thead>
</table>

*Indicators in this table are organized by the most relevant sector in the OCP. However, it is recognized that each indicator may also be relevant to a number of other sectors in the OCP. For example, "library use" Ki#2 is classified as an indicator related to Arts and Culture but is also relevant with respect to the Community Well-Being, Parks and Recreation, and Economy sections.*