



# OCP Annual Review 2018



## Presentation Outline

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

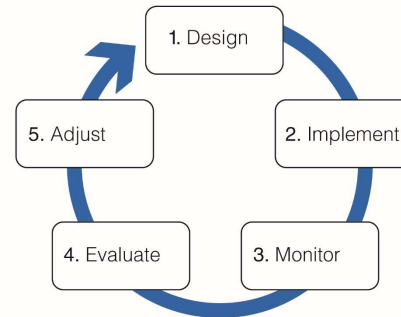


Official Community Plan Annual Review 2018

# OCP Monitoring Program

## Official Community Plan

- Adopted July 30, 2012
- Adaptive management approach



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# 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



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# OCP Annual Review 2018

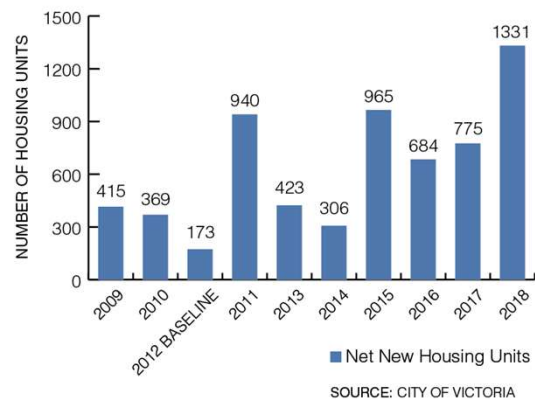
OCP Section	Annual OCP Indicators
Land Management and Development	1. New housing units 2. Share of new housing units in growth target areas 3. Regional share of new housing units 4. New commercial and industrial space in target areas
Transportation and Mobility	5. Improvements to greenways network 6.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



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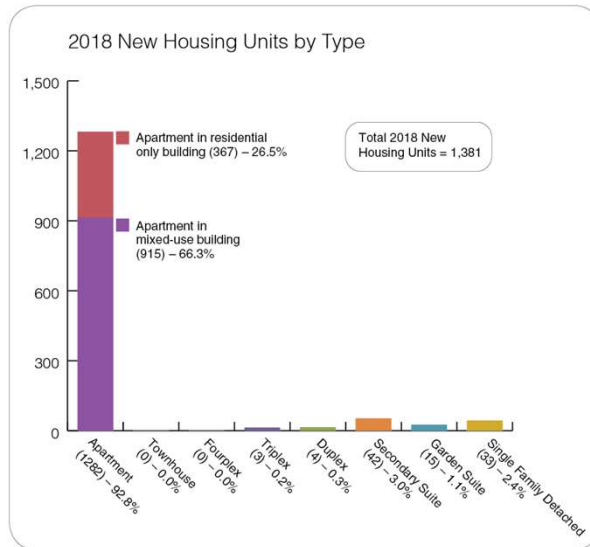
## New Housing Units

Net New Housing Units in the City of Victoria



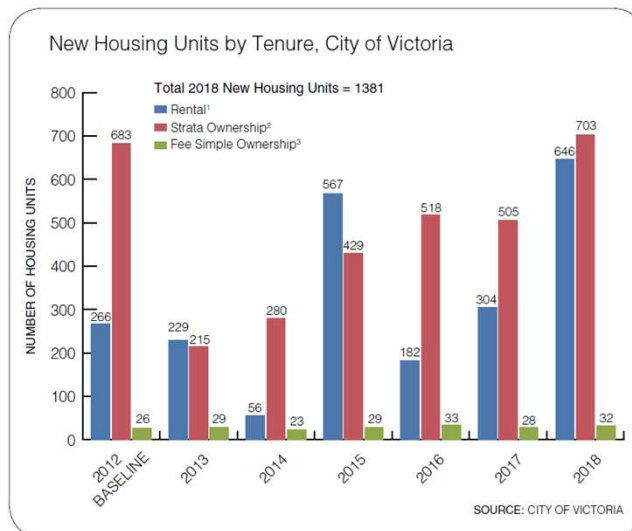
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## New Housing by Type



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## New Housing by Tenure

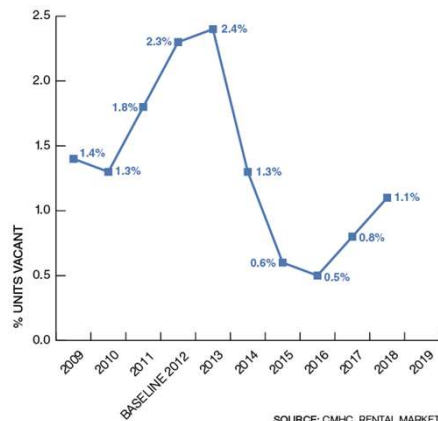


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## Rental Vacancy Rate

Overall Vacancy Rates for Purpose-built Rental Housing Units



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## Share of New Housing Units in Growth Target areas

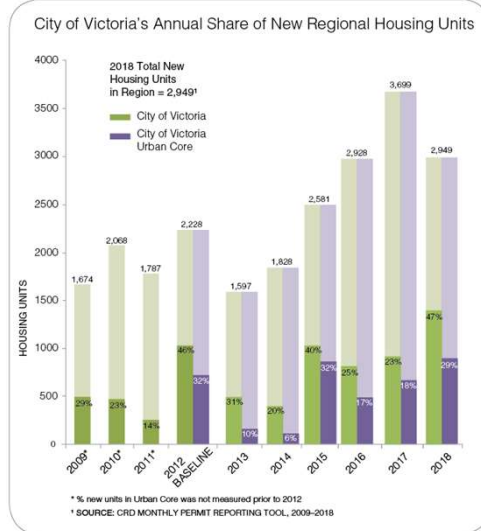
Share of New Housing Units in Growth Target Areas									
Growth Area	2012	2013	2014	2015	2016	2017	2018	2012-2018 Cumulative	Target for 2041
Urban Core	73%	33%	33%	81%	67%	78%	62%	61%	50%
In or within walking distance of a Town Centre or Large Urban Village	17%	28%	48%	12%	22%	14%	15%	22%	40%
Small Urban Village or the remainder of the residential areas	10%	39%	19%	7%	11%	8%	23%	17%	10%

SOURCE: CITY OF VICTORIA



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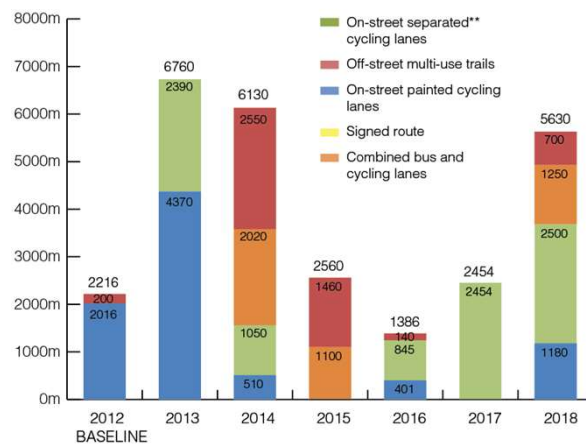
## Regional Share of New Housing Units



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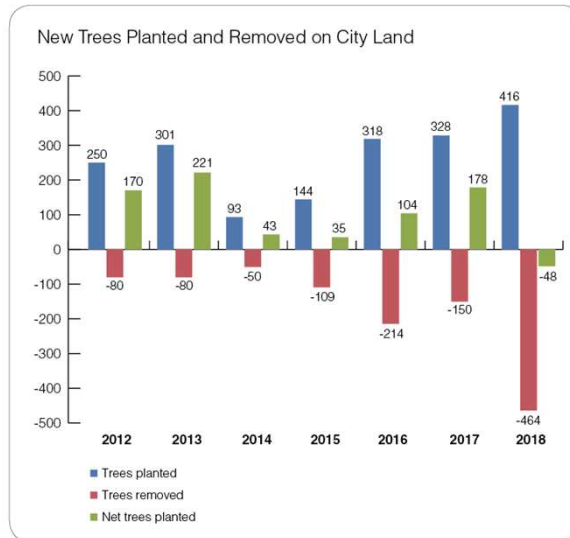
## Cycling Network

Upgrades and Additions to Cycling Network\*



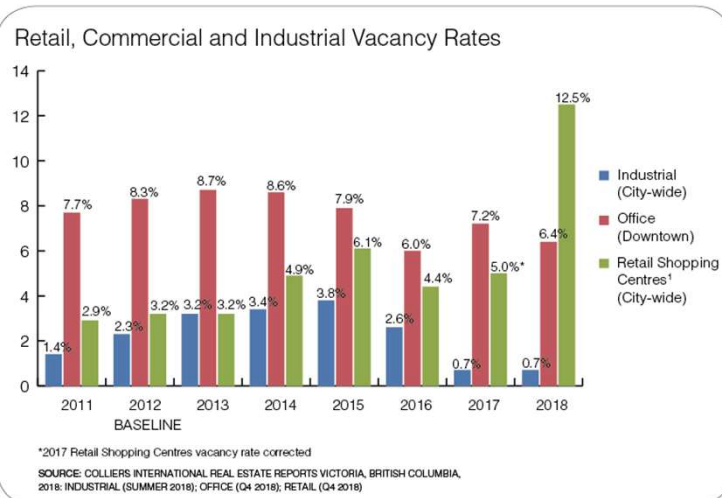
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## New Trees on City Land



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## Retail, Office and Industrial Vacancies



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## Retail, Office and Industrial Vacancies



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## Population, Housing Demand and Capacity

### Projected population for Victoria, 2041:

- 2012 OCP: 101,000 people
- 2019 CRD Regional Growth Strategy: **109,000 people**



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## Population, Housing Demand and Capacity

New population projections suggest need for:

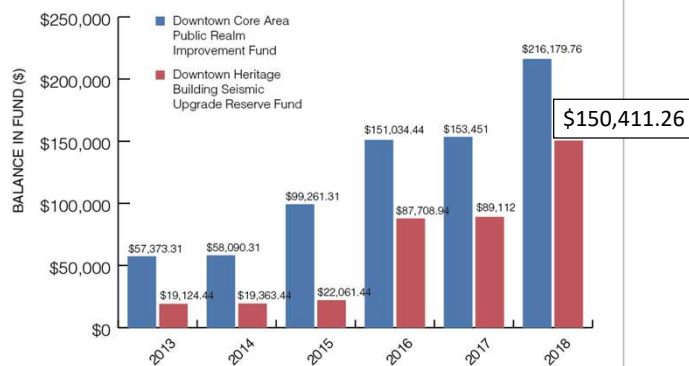
- Updated OCP capacity assessment
- Updated housing demand forecast



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## Contributions from Development

Contributions from Development



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## 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



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## 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.



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## 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 2012. The OCP Annual Review 2018 is the sixth annual review and presents key indicators related to the OCP for the 2018 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 2012 (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 practices.

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 resources allow, and provide a more complete review 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 2018 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 houseplexes represented a very small part of applications in 2018
- › Number of rental and strata units were both the highest since the 2012 baseline
- › The rental vacancy rate is rising but is still below target
- › Distribution of new housing between the Growth Target Areas generally follow 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
- › 5.45 km of new bicycle infrastructure
- › Highest number of trees planted since 2012
- › 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 bylaws for a community. Victoria's current OCP was adopted by Council in July 2012 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 30 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 town centres. 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 174 different actions to achieve the OCP. For each action, the *OCP Implementation Strategy* lists the responsibility, funding status, 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 milestone years (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, along with 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	Measured every 5 years
> The Urban Core accommodates a minimum of 10,000 additional residents from 2011 to 2041	Measured every 5 years
> Victoria accommodates a minimum of 20% of the region's cumulative new housing units to 2041	Measured annually
> The Urban Core accommodates a minimum of 10% of the region's cumulative new housing units to 2041	Measured annually
> A minimum 90% of all housing units are within 400 metres of either the Urban Core, a Town Centre or an Urban Village by 2041	Measured every 5 years

### TRANSPORTATION

> At least 70% of journey to work trips by Victoria residents take place by walking, cycling and public transit by 2041	Measured every 5 years
> A minimum of 60% of all trips by Victoria residents take place by walking, cycling and public transit by 2041	Measured every 5 years
> A minimum of 99% of Victoria residents live within 400 metres of a transit stop by 2041	Measured every 5 years

### CLIMATE CHANGE AND ENERGY

> Victoria's greenhouse gas emissions are reduced by a minimum of 33% below the 2007 levels by 2020	Measured every 5 years
-----------------------------------------------------------------------------------------------------	------------------------

### ECONOMY

> Victoria accommodates a minimum of 20% of the region's new employment by 2041	Measured every 5 years
> Victoria's employment has increased by a minimum of 10,000 jobs by 2041	Measured every 5 years

### FOOD SYSTEMS

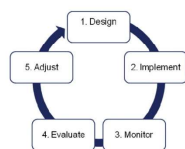
> A minimum of 90% of residents are within 400 metres of a full service grocery store by 2041	Measured every 5 years
> All organic food waste generated within Victoria is diverted from the regional landfill by 2041	Measured every 5 years

## 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 review, 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



Source: Policy 22.1, City of Victoria *Official Community Plan*, 2012

### MONITORING REPORTS

The OCP Monitoring Program will produce two different reports\*:

1. An Annual Review, presenting 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

\*OCP policies 22.3, 22.7, 22.9, 23.1 – 23.8 provide more detailed guidance for the OCP Monitoring Program and reporting.

### INDICATOR CRITERIA

The OCP monitoring program collects data for nearly 100 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:

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



## ANNUAL INDICATORS

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

OCP Section	Annual OCP Indicators
Land Management and Development	1. New housing units 2. Share of new housing units in growth target areas 3. Regional share of new housing units 4. New commercial and industrial space in target areas
Transportation and Mobility	5. Improvements to greenways network 6. Improvements to sidewalk network 7. Improvements to cycling network
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## FIVE-YEAR INDICATORS

The OCP monitoring program includes both annual and five-year reporting. The Five-Year Monitoring Report was envisioned to feature a comprehensive set of indicators and a more detailed evaluation of the plan progress (OCP Policy 22.11), 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 the next five-year report (2022) 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

## 1 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 is anticipated to grow by a minimum of 20,000 people over the next 30 years. This indicator measures how well the new housing supply is meeting the projected demand.

## TARGET/DESIRED TREND: ↑ Increase sought

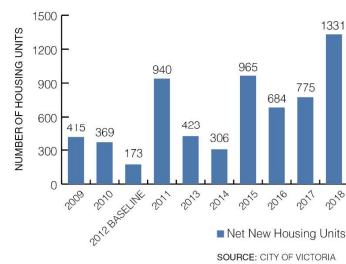
## HOW ARE WE DOING?

Building permits were issued for a total of 1331 net new housing units in 2018. A total of 976 net units were in the neighbourhoods of Downtown, Harris Green and James Bay, accounting for 73% of the total net new units. (MAP 1).

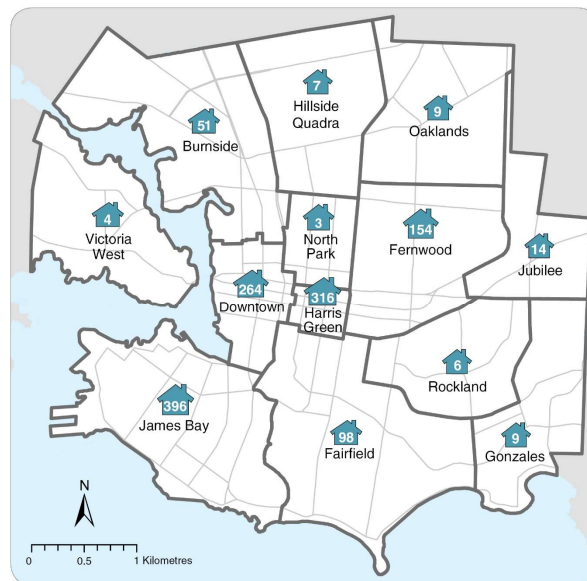
This is the highest number of net units since the 2012 baseline, with 556 units more than in 2017.

Building permit data indicate 50 units lost due to demolition or conversion in 2018, which is fewer than the year before (62 units in 2017). Fairfield saw the highest number of units lost (12) followed by Oaklands and Fernwood (both 8). The vast majority of the demolition permits were for detached dwellings.

Net New Housing Units in the City of Victoria



Note: New housing units are based on building permits issued.



SOURCE: CITY OF VICTORIA

MAP 1:  
Net New Housing Units  
by Neighbourhood

2018 Total Net New Housing Units  
in Victoria = 1331

**Note:** Net new housing units are calculated from building permits issued. The number of housing units that will be lost (through demolition or conversion) are subtracted from the number of housing units that will be gained.

CITY OF VICTORIA | Official Community Plan Annual Review 2018 11

## 2 Share of New Housing Units in Growth Target Areas

### WHAT IS BEING MEASURED?

This indicator measures the annual share of new housing units located in the OCP's growth target areas. Housing growth is measured in three different target areas:

- 1) the Urban Core
- 2) located in or within walking distance (400 m) of a Town Centre or Large Urban Village
- 3) Small Urban Villages and the remainder of residential areas

Housing units are calculated from building permits issued, and categorized by OCP target growth areas.

### WHY IS THIS INDICATOR IMPORTANT?

The OCP designates certain areas of the city for accommodating new population and associated housing growth. The Urban Core should accommodate 50% of the population growth, and areas in and near Town Centres and Large Urban Villages should accommodate 40% of the growth. Remaining growth is targeted for Small Urban Villages and other residential areas (10%). Concentrating housing and population growth in certain areas can provide the critical population mass to support better transit, local businesses, more efficient use of infrastructure, and better use of cycling and pedestrian facilities. It also reduces pressure on other residential parts of Victoria, where change is less desirable. A large share of Victoria's housing growth will be concentrated downtown to support the development of a strong urban core that retains its predominant role in the regional economy.

### TARGET/DESIRED TREND:

> To accommodate at least 20,000 new residents and associated housing growth over the next 30 years in the following approximate proportions: 50% in the Urban Core; 40% in or within close walking distance of Town Centres and Large Urban Villages; and 10% in Small Urban Villages and the remainder of residential areas

### HOW ARE WE DOING?

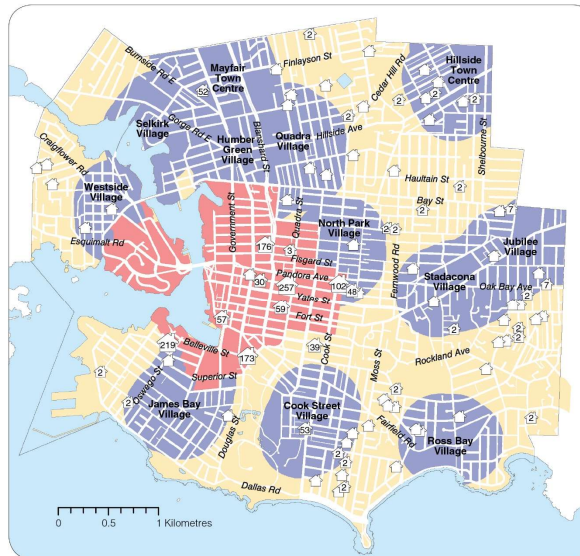
In 2018, the majority of development occurred in the Urban Core (62%), with 15% of development within walking distance of Town Centres and Large Urban Villages and 23% in Small Urban Villages or the remainder of residential areas (MAP 2).

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 2012-2018, 61% were in the Urban Core; 22% were in or within walking distance of a Town Centre or Large Urban Village; and 17% were located in a Small Urban Village or the remainder of the residential areas.

If this trend was to continue until 2041, the City would see a higher proportion of development in the Urban Core than the target as stated in the OCP, as well as a slightly higher proportion in Small Urban Villages and remainder of residential areas, while areas in and around Town Centres and Urban Villages would see less development than intended.

Growth Area	2012	2013	2014	2015	2016	2017	2018	2012-2018 Cumulative	Target for 2041
Urban Core	73%	33%	33%	81%	67%	78%	62%	61%	50%
In or within walking distance of a Town Centre or Large Urban Village	17%	28%	48%	12%	22%	14%	15%	22%	40%
Small Urban Village or the remainder of the residential areas	10%	39%	19%	7%	11%	8%	23%	17%	10%

SOURCE: CITY OF VICTORIA



SOURCE: CITY OF VICTORIA

### 3 Regional Share of New Housing Units

#### WHAT IS BEING MEASURED?

This indicator measures the annual share of new housing units throughout the Capital Regional District that are located in the City of Victoria. It shows the share of the regional total that was in: 1) the City of Victoria as a whole, and 2) Victoria's Urban Core. New units are calculated from building permits issued in the calendar year.

#### WHY IS THIS INDICATOR IMPORTANT?

An increased share of new housing units within Victoria's Urban Core has potential impacts for the whole region: more efficient use of infrastructure and facilities, better access to transit services, decreased air pollution, less reliance on car travel, and less development pressure on agricultural and other rural lands. Within Victoria, encouraging new housing growth within the Urban Core will support the economic vibrancy of downtown and ensure that it retains its predominant role in the regional economy.

#### TARGET/DESIRED TREND:

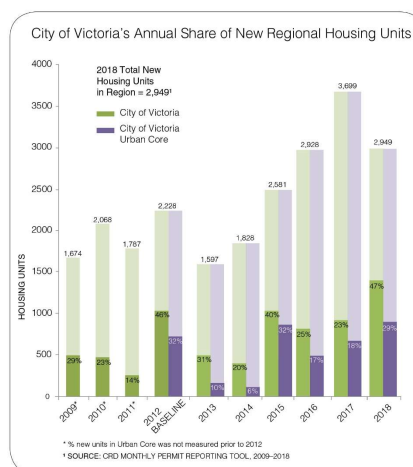
- > Victoria accommodates a minimum of 20% of the region's cumulative new housing units to 2041
- > The Urban Core accommodates a minimum of 10% of the region's cumulative new housing units to 2041

#### HOW ARE WE DOING?

In 2018, Victoria accommodated 47% of the region's new housing units, while the Urban Core accommodated 29%. This is the fourth year in a row that the desired trend of accommodating 20% of the region's new housing in the City and 10% in the Urban Core has been exceeded.

For the whole period of 2012-2018, 33% of new units in the region were within the City of Victoria and 20% of new units were within Victoria's Urban Core. If this trend continues, the 2041 target will be met or exceeded.

Please note that the methodology to measure the Capital Regional District total new housing units has been changed, to include conversions. This has resulted in changes of reported numbers from 2015 onward.



## 5 Greenways Network

### WHAT IS BEING MEASURED?

This 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 OCP encourages completing the Greenways network to the standards in the *Greenways Plan*, including features such as street trees and wayfinding. The OCP 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 attractions.

**TARGET/DESIRED TREND:** ↑ Increase sought

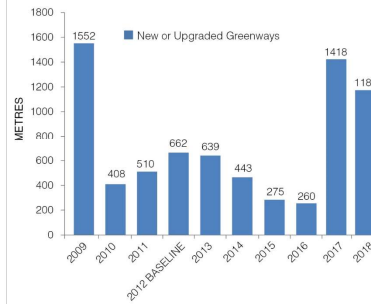
### HOW ARE WE DOING?

The total length of the identified Greenways network measures 99.6 kilometres (MAP 3). A total of 1185 metres of the Greenways network was added or upgraded\* in 2018. The improvements included the new multi-use deck on the Johnson Street Bridge, pedestrian improvements on Belleville Street in James Bay and Grant Street in Fernwood, and new pathways in Goswami Park and Reeson Park. Painted bike lanes were also added on Superior Street and Caledonia Avenue and have been accounted for both here and in Chapter 7: Cycling 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 drainage improvements, pavement replacement, sidewalk improvements, new turf, bollard installation, and signage installation.

Annual Greenways Network Improvements



SOURCE: CITY OF VICTORIA



SOURCE: CITY OF VICTORIA

MAP 3:  
Improvements to  
Greenways Network  
(2004 – 2018)

Greenway Improvements (2018)  
Greenway Improvements (2004 - 2017)  
Designated Greenway

Length of new or major upgrades to  
Greenways network (since 2004) – 12.5 km  
Total length of designated Greenways  
network (2017) – 99.6 km

## 6 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 2009. New sidewalks are added where no sidewalk existed previously; a major upgrade includes 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 neighbourhoods is a central focus of 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 life and vitality of neighbourhoods. A continuous, high quality sidewalk network is important in making a street comfortable, safe and inviting for pedestrians.

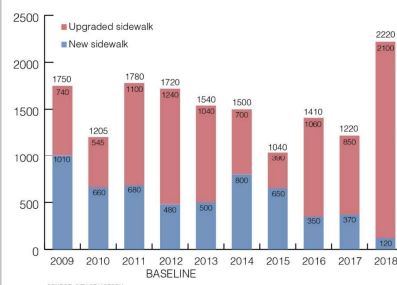
**TARGET/DESIRED TREND:** ↑ increase sought

### HOW ARE WE DOING?

The total length of the designated sidewalk network is approximately 525 linear kilometres. In 2018, 0.12 kilometres of new sidewalks and 2.1 kilometres of upgraded sidewalks were added to Victoria's sidewalk network, for a total of 2.22 linear kilometres.

The percentage of City blocks that have a sidewalk is 88.72%.

Annual Sidewalk Network Improvements



Total length of designated sidewalk network (2018): approx. 525 km  
 Total length of completed sidewalk network (2018): 465.8 km  
 Length of new or major upgrades to sidewalk network (2009–2018): 2.22 km  
 Percentage of City blocks with a sidewalk: 88.72%

## 7 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 *Bicycle 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 bus/bike lanes.

### WHY IS THIS INDICATOR IMPORTANT?

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

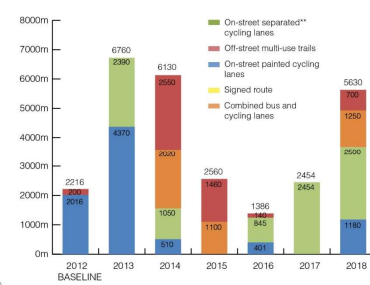
**TARGET/DESIRED TREND:** ↑ increase sought

### HOW ARE WE DOING?

In 2018, the City added or improved a total of 5.63 km of the Cycling Network. The new All Ages and Abilities (AAA) separated bike lanes along Fort Street were completed (between Wharf Street and Cook Street), as well as a separated lane on Superior Street adjacent to Capital Park. 700 m (bi-directional) of off-street multi-use trails were added in Beacon Hill Park, which are also considered All Ages and Abilities.

New on-street painted bike lanes were added with the new Johnson Street Bridge, on Caledonia Avenue west of Blanshard 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 Hillside Avenue.

Upgrades and Additions to Cycling Network\*



\*For bi-directional routes, the distance for both directions are added to make up the total length of improvements.

\*\*On-street separated cycling lanes are separated from roads and sidewalks by parked cars, bollards, physical barriers, or painted buffer areas. This category includes on-street separated All Ages and Abilities bike lanes which are often also referred to as "protected bike lanes".





MAP 4:  
City of Victoria's Cycling  
Network, 2018

- AAA off street pathway
- AAA protected bike lane (on-street)
- Buffered bike lane (on-street)
- Conventional bike lane (on-street)
- Bus and bike lane combined
- Signed bike route

Improvements completed in 2018

Type of facility	All Ages and Abilities?	Total at 2018 year end
Off-street multi-use trail	Yes	13.8 km*
On-street protected lanes	Yes	4.9 km
On-street painted lanes (conventional and buffered)	No	48.1 km
Combined bus and bike lanes	No	4.1 km
Signed cycling route	No	20.3 km
<b>Total cycling infrastructure</b>		<b>91 km</b>

\*Starting in 2018, off-street multi-use trails are counted as bi-directional trails where applicable resulting in a significantly higher number than in previous Annual Reviews.

## 8 Underground Infrastructure

### WHAT IS BEING MEASURED?

This indicator measures the length of water, stormwater and sanitary sewer mains that are replaced or rehabilitated on an annual basis. It also measures the total length of each network. Rehabilitation includes physical improvements such as the relining 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 OCP encourages improvements to water, stormwater and sanitary sewer systems and services to meet current and future demand. At the same time, it identifies the need to continue to make physical improvements to existing infrastructure. The OCP 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/DESIRED TREND:** ↑ Increase sought\*

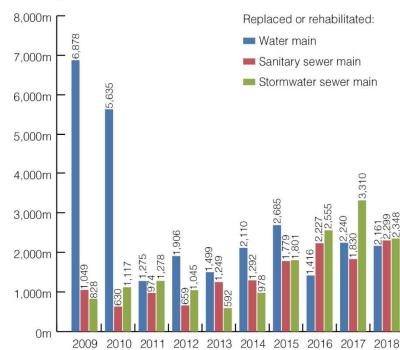
### HOW ARE WE DOING?

The total length of the water main network is 333 kilometres, the total length of the sanitary sewer network is 237 kilometres, and the total length of the stormwater sewer network is 258 kilometres.

In 2018, 2,161 metres of the water main network were replaced or rehabilitated, a slight decrease from the previous year (2017). The amount of replaced or rehabilitated stormwater sewer network (2,348 metres) was also lower than the year before, while the amount of replaced or rehabilitated sanitary sewer network (2,299 metres) was higher than in 2017.

\*An increase is sought in the length of mains that are added or upgraded on an annual basis but, in keeping with OCP direction, not to the total length of the overall network.

Improvements to Water, Stormwater and Sanitary Sewer Mains



Total length of water main network (2018): 333 km  
Total length of sanitary sewer network (2018): 237 km  
Total length of stormwater sewer network (2018): 258 km

## 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 cafes, special events and street entertainers. Special events include festivals, sporting events, rallies and a variety of other public gatherings.

### WHY IS THIS INDICATOR IMPORTANT?

Activities such as markets, festivals and street vending help make streets and neighbourhoods lively and vibrant. They also generate economic activity, contribute to the city's arts and cultural life, reflect Victoria's unique identity, and help local residents feel more connected to each other. The OCP encourages more outdoor festivals, celebrations, concerts and special events to continue to animate the city's public spaces, streets and parks.

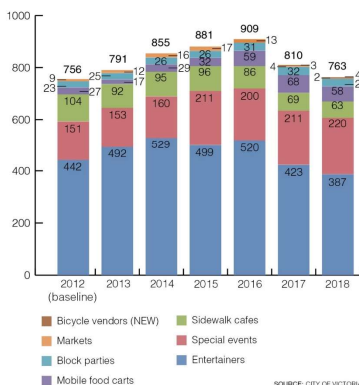
### TARGET/DESIRED TREND: ↑ increase sought

### HOW ARE WE DOING?

The amount of permits issued for different activities in public spaces continued to decrease in 2018 to a total of 763, which is only slightly more than in the baseline year. Most categories saw a slight decline compared to the year before, with the exception of Special Events (220 permits issued) and Bicycle Vendors (4 permits issued).

Of the total, 51% of the permits were issued for street entertainers (387) and 29% of the permits were issued for special events (220).

Permits Issued for Activities in Public Space



## 10 New Trees on City Land

### WHAT IS BEING MEASURED?

This indicator measures the number of net 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/DESIRED TREND: ↑ increase sought

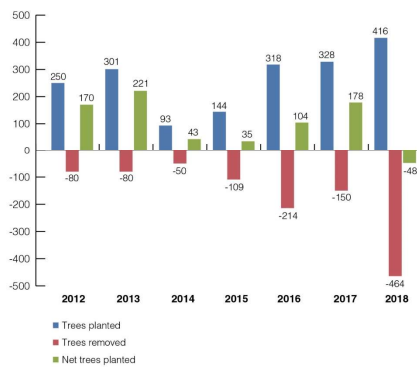
### HOW ARE WE DOING?

In 2018, 416 trees were planted and 464 trees were removed, for a net total of -48 trees. 66 trees had to be removed through an extensive soil remediation project at Laurel Point, explaining the relatively high number of trees lost. The replacing of those trees will be addressed as part of the upcoming redesign 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 66 new trees were funded and planted through such projects in the same year. Since 2012, there has been a net total of 703 new trees planted on City land.

There are a total of approximately 33 000 trees on City lands. Please note that this represents only 20-25% 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



## 11 New Housing Units by Tenure

### WHAT IS BEING MEASURED?

This indicator measures the total number of new rental<sup>1</sup>, strata<sup>2</sup> and fee simple<sup>3</sup> 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?

Providing 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 regeneration.

### TARGET/DESIRED TREND:

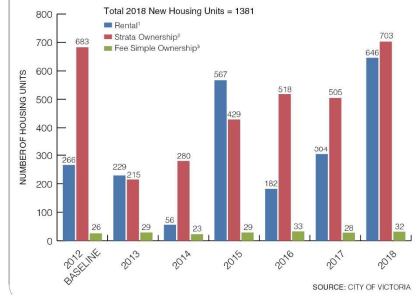
No target

### HOW ARE WE DOING?

Of the 1381 gross new units in Victoria in 2018, 47% were identified as rental units, 51% as strata ownership, and 2% as fee simple ownership. The number of rental units in 2018 was higher than it has ever been 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.

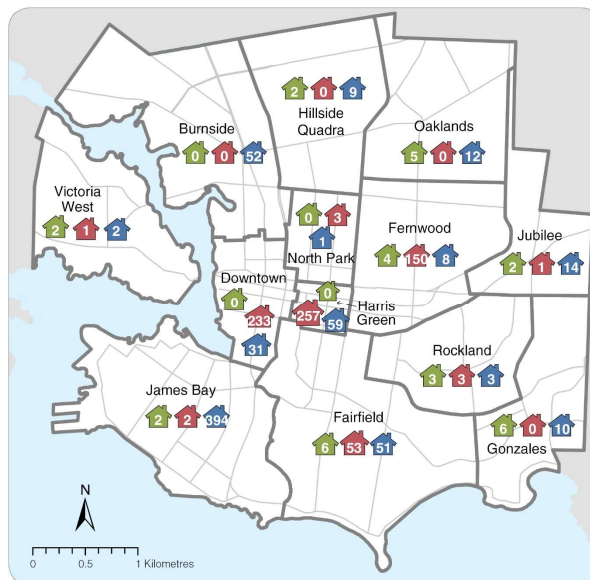
New Housing Units by Tenure, City of Victoria



<sup>1</sup>Rental: includes purpose-built rental apartments, secondary suites, garden suites

<sup>2</sup>Strata: includes strata duplexes, triplexes and fourplexes; strata townhouses; strata units in apartment, mixed-used and other multi-unit buildings

<sup>3</sup>Fee Simple: includes single family dwellings and non-strata attached houses



MAP 6:  
New Housing Units,  
by Tenure

■ Fee Simple – 32 units  
■ Strata – 703 units  
■ Rental – 646 units

Total 2018 New Housing Units = 1381

Note: New housing units are calculated based on building permits issued.



## 12 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 suites, etc.) on an annual basis. It also measures the number of new housing units by type of housing in each neighbourhood. New housing units are calculated from building permits issued in the calendar year.

### WHY IS THIS INDICATOR IMPORTANT?

The OCP encourages a wide range of housing types to support a diverse, inclusive and multigenerational 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 reinforces neighbourhood stability by allowing people to stay in the same neighbourhood throughout different stages of their life. It can also encourage social and economic diversity and different levels of affordability.

### TARGET/DESIRED TREND:

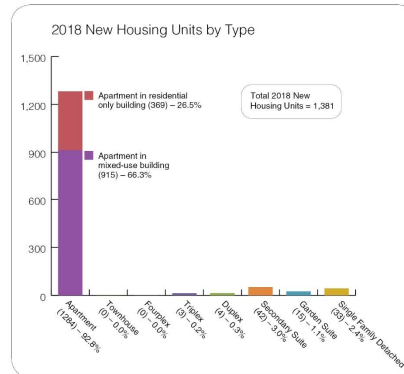
No target

### HOW ARE WE DOING?

The relatively high number of new units in 2018 (1,381) consisted mainly of apartments either in all residential or mixed-use buildings. Only 0.5% were other types of attached housing (duplexes and triplexes). In 2018, no permits were issued for new fourplex or townhouse units.

In 2018, 2.4% 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 (392), followed by Harris Green (316) and Downtown (264). The largest number of new single family detached units were in Fairfield (6) and Rockland (6). Fairfield also saw the highest number of secondary suites (10), followed by Gonzales, Hillside-Quadra and Oaklands (7 each). Many of the neighbourhoods saw building permits issued for garden suites in 2018, most of them in Oaklands (5).



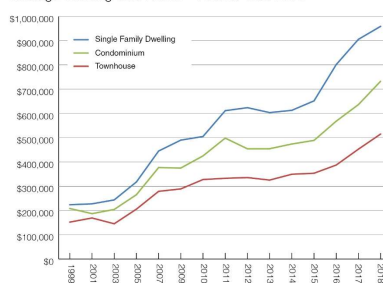
### 2018 New Housing Units by Type of Housing

Type	Apartment	Mixed-use* (sub-category of Apartments)	Single Family Dwelling	Duplex	Triplex	Fourplex	Townhouse	Secondary Suite**	Garden Suite	New Units
Burnside	52									52
Downtown	264	264								264
Fairfield	92	53	6					10	2	110
Fernwood	150	102	4					6	2	162
Gonzales			4		2			7	3	16
Harris Green	316	316								316
Hillside Quadra			2					7	2	11
James Bay	392	173	2	3				1		398
Jubilee	14	7	2		1					17
North Park	3							1		4
Oaklands			5					7	5	17
Rockland	1		6					2		9
Victoria West			2	1				1	1	5
<b>Total</b>	<b>1284</b>	<b>915</b>	<b>33</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>42</b>	<b>15</b>	<b>1381</b>

### 1997 - 2018 Average Sale Prices

	SFD	Condominium	Townhouse
1997	\$223,504	\$151,952	\$208,072
1999	\$227,309	\$168,989	\$186,864
2001	\$243,445	\$145,131	\$204,144
2003	\$317,540	\$205,379	\$264,941
2005	\$445,017	\$278,782	\$376,789
2007	\$490,000	\$288,850	\$374,900
2009	\$505,000	\$327,500	\$425,000
2011	\$611,312	\$332,638	\$496,232
2012	\$623,775	\$335,629	\$454,150
2013	\$603,477	\$325,260	\$454,556
2014	\$612,784	\$349,324	\$473,938
2015	\$651,810	\$353,409	\$488,861
2016	\$801,513	\$387,282	\$568,094
2017	\$905,556	\$452,732	\$636,456
2018	\$959,059	\$515,107	\$732,831

### Average Housing Sale Prices – Victoria 1999-2018



The average price of a single family home in the City of Victoria in 2018 was \$959,059, a 6% increase over 2017 prices. The average price of a condominium was \$515,107 in 2018, a 14% increase over 2017 prices. The average price of a townhouse was \$732,831 in 2018, a 15% 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 with three or more units. 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 OCP policies encourage an increase in the city's supply of rental housing through upgrades and re-investment, and that a wide variety of housing types, tenures and prices gives residents choice. A balanced rental market would have affordable prices for a diversity of household incomes and a vacancy rate between 2 to 3%.

### TARGET/DESIRED TREND:

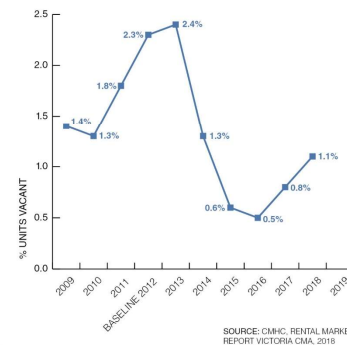
2-3% rental vacancy rate

### HOW ARE WE DOING?

Vacancy rates in the City of Victoria continued to go up in 2018, from 0.8% in 2017 to 1.1%. 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 national vacancy rate decreased to 2.4% in 2018 from 3% the year before.

According to CMHC, the City of Victoria has created 521 more purpose-built rental units in 2018 than 2017, a 3.1% increase, bringing the total inventory to 17,182. Compared to 2017, year-to-year average rents in the City of Victoria increased by 9.3% for a bachelor unit, 7.6% for a one-bedroom unit and 7.3% for a two-bedroom unit. Rent increase data was not available for 3 bedroom units in 2018. Overall, average rent was 7.3% higher for all rental units in 2018 compared to 2017.

Overall Vacancy Rates for Purpose-built Rental Housing Units



## 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 at least one time over the preceding year. In 2012/2013, 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?

One of the core principles of the OCP is that housing is a basic human need; all people deserve access to housing that is safe, stable and affordable, and 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 shelter use presents only one dimension of homelessness, which includes a combination of people who are living on the street, living in a shelter, and those who live in insecure or inadequate housing. The OCP recommends that the City work with other community partners to enable stable housing for all people and to increase the supply of affordable crisis, transitional, supported and non-market rental housing so that people who are homeless have more options for stable housing.

### TARGET/DESIRED TREND:

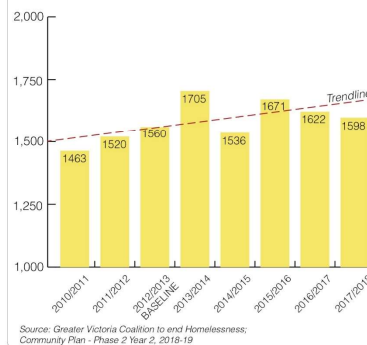
No target

### 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, the numbers were not comparable year-to-year due to differing methodologies (differing numbers of shelters included). The updated graph is now showing Shelter Use Data from Cool Aid Society which includes the same 3 emergency shelters each year.

Number of Unique Individuals Using Greater Victoria Emergency Shelters



## 15 Retail, Office and Industrial Vacancies

### WHAT IS BEING MEASURED?

This indicator measures the vacancy rate for industrial, retail shopping centres<sup>1</sup>, 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, retail and industrial vacancy rate is a measure of Victoria's market strength and economic performance, showing the current balance between demand and supply. The OCP encourages Victoria to attract a reasonable share of regional growth in employment and new commercial and industrial development, to enhance the city's retail sector, and to increase the supply of downtown office space.

### TARGET/DESIRED TREND:

No target

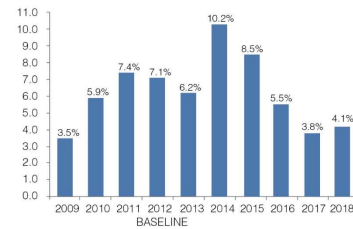
### HOW ARE WE DOING?

The city-wide industrial vacancy rate stayed at 0.7% in 2018, which is the lowest it has been since the 2012 baseline. Colliers International notes that most of the City's industrial lands are at capacity, causing many companies to look for space in alternative markets. The office vacancy rate for Downtown Victoria decreased from 7.2% in 2017 to 6.4% in 2018.

The Downtown streetfront vacancy rate saw a modest increase from 3.8% in 2017 to 4.1% in 2018. While there was new inventory added downtown in 2018, 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.

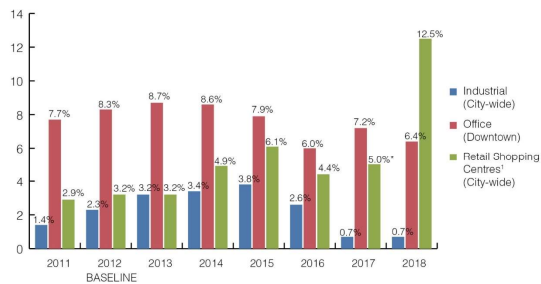
<sup>1</sup>Retail Shopping Centres: a group of retail and commercial establishments that is planned, developed, owned and managed as a single property (International Council of Shopping Centres, 2010)

Downtown Streetfront Vacancy Rate



SOURCE: COLLIER'S INTERNATIONAL REAL ESTATE REPORTS VICTORIA, BRITISH COLUMBIA, 2018; RETAIL (Q4 2018)

Retail, Commercial and Industrial Vacancy Rates



\*2017 Retail Shopping Centres vacancy rate corrected

SOURCE: COLLIER'S INTERNATIONAL REAL ESTATE REPORTS VICTORIA, BRITISH COLUMBIA, 2018; INDUSTRIAL (SUMMER 2018); OFFICE (Q4 2018); RETAIL (Q4 2018)

## 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 direction on how Victoria should grow and change over the next 30 years. While all City policy, projects, and spending should be broadly consistent 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/DESIRED TREND:

No target

### HOW ARE WE DOING?

Three land use amendments to the OCP were approved by Council in 2018, one of which served the purpose of aligning the OCP with the new Victoria West Neighbourhood Plan (May 10, 2018). Further OCP refinements are anticipated in the coming years as additional new updated Neighbourhood Plans are approved.

Official Community Plan Amendments – Administrative		
Bylaw Number and Location	Date	Purpose of Amendment
n/a	n/a	n/a

Official Community Plan Amendments – Land Use		
Bylaw Number and Location	Date	Purpose of Amendment
#18-014	May 3, 2018	To change the Urban Place Designation for 1050 Pentrelew Place and the south portion of 1201 Fort Street from Traditional Residential to Urban Residential, and to change the boundary of Development Permit Area 7B (HC) – Corridors Heritage to include the south portion of 1201 Fort Street
#18-056	May 10, 2018	To make changes to Urban Place Designations and Development Permit Areas in order to implement the future land use, urban form and character directions identified in the Victoria West Neighbourhood Plan
#18-088	October 4, 2018	To change the urban place designation for 2732 Doncaster Drive from Traditional Residential to Urban Residential

## 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 off-setting some of the impacts of growth.

### TARGET/DESIRED TREND:

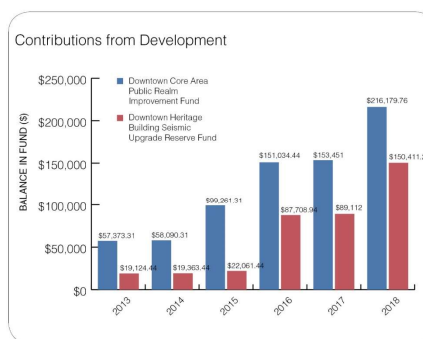
No target

### HOW ARE WE DOING?

The scope of this indicator is under development to track contributions from development City-wide. As an interim indicator, the balances in the Downtown Core Area Public Realm Improvement Fund, the Victoria Housing Fund and the Downtown Heritage Building Seismic 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 Realm Improvement Fund, and there was \$150,411.26 in the Downtown Heritage Building Seismic 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 both from the City and from developers, had an available balance of \$1,238,915 at 2018 year end. Please note however that as of April 2019, the available balance was \$403,915 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.

OCP Section <sup>1</sup>	Proposed Five-Year Indicators (80)
Land Management and Development (10)	<ol style="list-style-type: none"> <li>1. Population growth</li> <li>2. Share of population growth in target areas</li> <li>3. New housing units</li> <li>4. Share of new housing units located in target areas</li> <li>5. Net new housing units by tenure</li> <li>6. Net new housing units by structural type</li> <li>7. Remaining residential capacity</li> <li>8. Regional share of new housing units</li> <li>9. New commercial and industrial space in target areas</li> <li>10. Share of housing units within walking distance of Town Centres and Urban Villages</li> </ol>
Transportation and Mobility (11)	<ol style="list-style-type: none"> <li>11. Percentage of all trips by mode</li> <li>12. Percentage of journey to work trips by mode</li> <li>13. Length of greenways network</li> <li>14. Length of sidewalk network</li> <li>15. Length of cycling network</li> <li>16. Kilometres driven per capita</li> <li>17. Share of housing within walking distance of a frequent or rapid transit stop</li> <li>18. Transit service hours</li> <li>19. Response time for emergency services</li> <li>20. New car share parking spaces</li> <li>21. New bicycle parking spaces in private development</li> </ol>

<sup>1</sup>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" (#73) 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.



## Appendix A: Proposed Five-Year OCP Indicators

OCP Section <sup>1</sup>	Proposed Five-Year Indicators (80)
Placemaking (6)	<ol style="list-style-type: none"> <li>22. Number of new and improved street furnishings</li> <li>23. Number of street trees</li> <li>24. Activities in public spaces</li> <li>25. Level of pedestrian activity</li> <li>26. Number of heritage properties</li> <li>27. Number of artworks in public spaces</li> </ol>
Parks and Recreation (6)	<ol style="list-style-type: none"> <li>28. Percentage of land that is park and public open space</li> <li>29. Share of housing within walking distance of park or open space</li> <li>30. New and upgraded parks</li> <li>31. Percentage tree canopy cover</li> <li>32. Indoor recreation space per capita</li> <li>33. Participation in recreational programs</li> </ol>
Environment (4)	<ol style="list-style-type: none"> <li>34. Percentage of park land base that is natural area or ecological habitat</li> <li>35. Abundance and diversity of bird species</li> <li>36. Water quality</li> <li>37. Air quality</li> </ol>
Infrastructure (4)	<ol style="list-style-type: none"> <li>38. Length of upgraded storm, water and sewer mains</li> <li>39. Consumption of potable water</li> <li>40. Solid waste collected</li> <li>41. Percentage impervious surface cover</li> </ol>
Climate Change and Energy (2)	<ol style="list-style-type: none"> <li>42. Greenhouse gas emissions</li> <li>43. Energy consumption</li> </ol>

<sup>1</sup>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" (#73) 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.



## Appendix A: Proposed Five-Year OCP Indicators

OCP Section <sup>1</sup>	Proposed Five-Year Indicators (80)
Housing and Homelessness (9)	44. Average purchase price for residential unit 45. New rental housing units 46. Rental vacancy rate 47. Households spending more than 30% of income on housing 48. Required income to purchase a first home 49. New strata units with no restrictions on rental 50. New affordable and accessible units secured by housing agreement 51. Size of new housing units 52. Emergency shelter use
Economy (6)	53. Net jobs 54. Employment growth in target areas 55. Share of total regional jobs by sector 56. Remaining capacity for employment lands 57. Value of business assessment growth 58. Percentage of population living in poverty 59. Annual unemployment rate 60. Percentage of businesses who believe Victoria is good for business

<sup>1</sup>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" (#73) 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.



## Appendix A: Proposed Five-Year OCP Indicators

OCP Section <sup>1</sup>	Proposed Five-Year Indicators (80)
Community Well-Being (10)	61. Age of population 62. Household income 63. Household size 64. Enrolment numbers at Victoria public schools 65. Participation in neighbourhood events 66. Number of block party permits 67. Attendance at civic meetings 68. Municipal voter participation rate 69. Crime rate 70. Feeling of safety
Arts and Culture (4)	71. Number of arts and cultural venues 72. Local visits to an arts or cultural facility 73. Library use 74. Events at Centennial Square
Food Systems (3)	75. Allotment garden plots per capita 76. Commercial urban agriculture business licences 77. Share of housing within walking distance of a food store
Emergency Management (3)	78. Percentage of civic buildings that meet seismic standards 79. Number of heritage buildings with seismic upgrades 80. Percentage of population prepared for an emergency

<sup>1</sup>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" (#73) 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.