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# Official Community Plan Annual Review 2015

# Presentation Outline

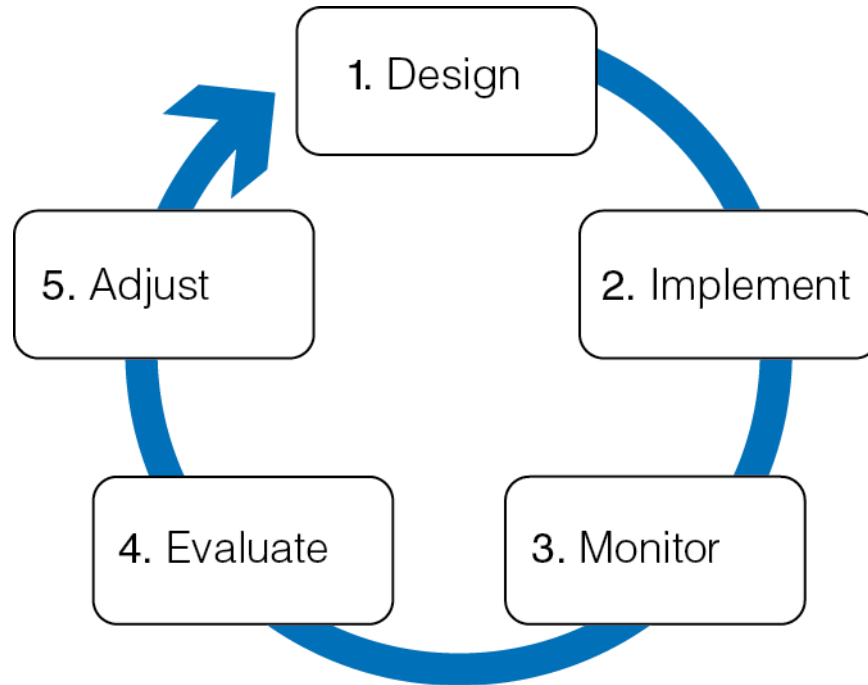
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1. OCP Monitoring Program
2. OCP Annual Review 2015
3. Recommendation

# OCP Monitoring Program (1)

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- Council approved OCP on July 30, 2012
- Adaptive Management Framework



# OCP Monitoring Program (2)

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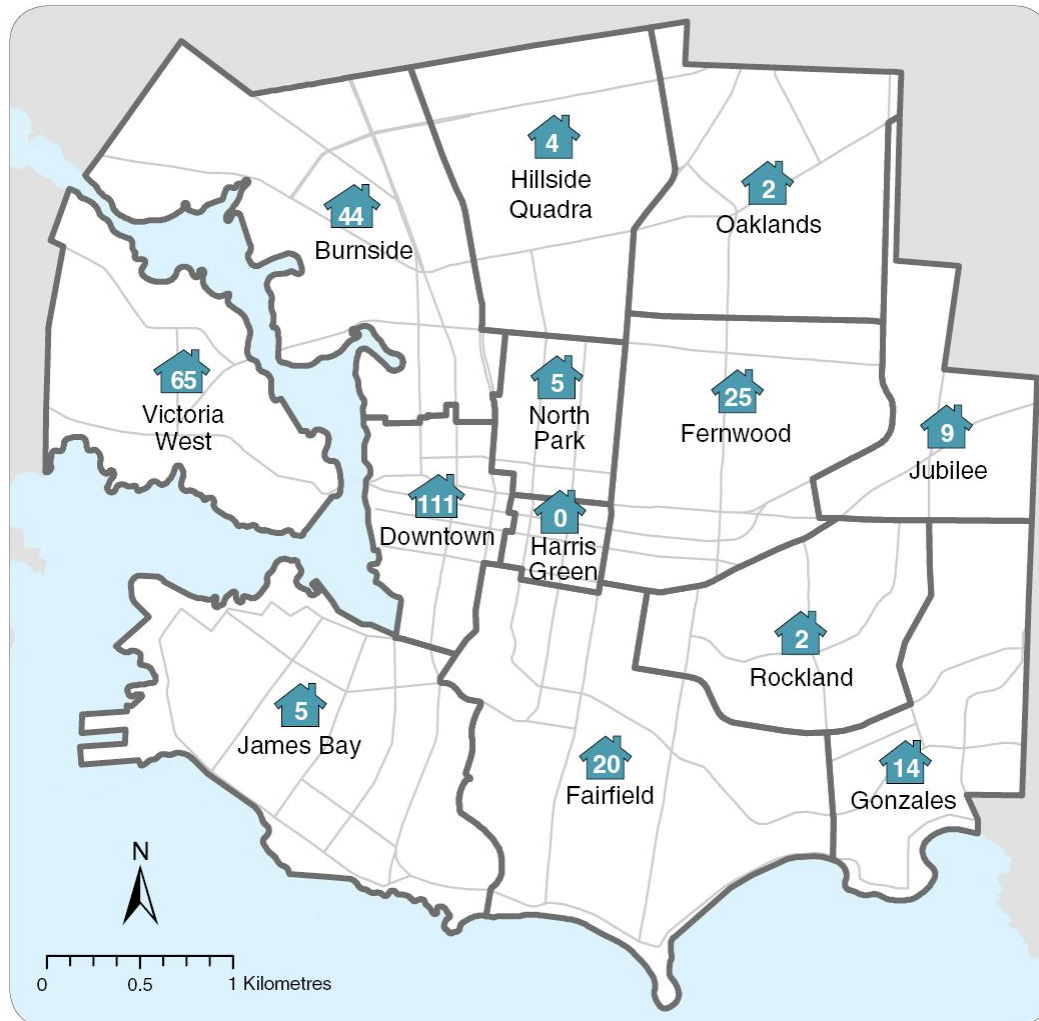
- Annual Review:
  - Snapshot of progress
  - Key annual indicators (17)
- Five Year Monitoring Report
  - Comprehensive set of indicators (80)
  - Detailed evaluation of implementation progress

# OCP Annual Review 2015

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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
Placemaking	8. Activities in public spaces
Parks and Recreation	9. New trees on City lands
Infrastructure	10. Improvements to underground infrastructure
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. <i>Official Community Plan</i> amendments 17. Contributions from development

# Net New Housing Units

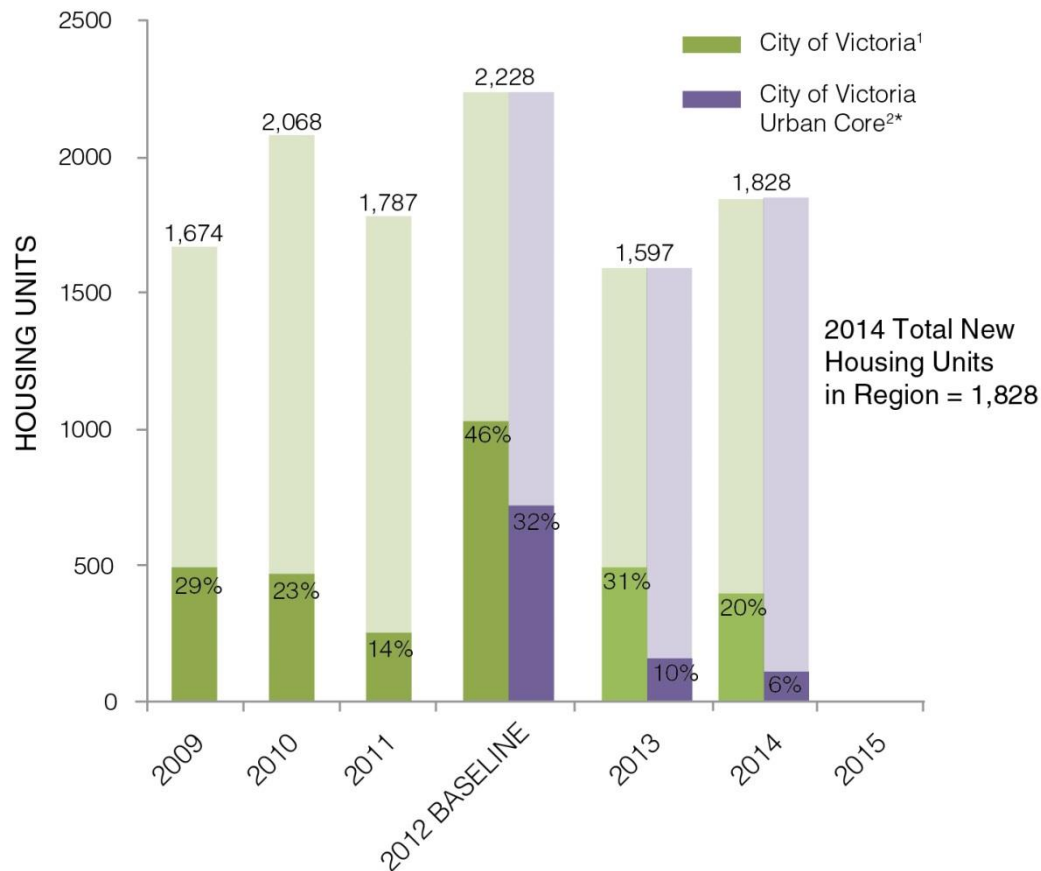


2014 Total Net  
New Housing Units  
in Victoria = 306

SOURCE: CITY OF VICTORIA

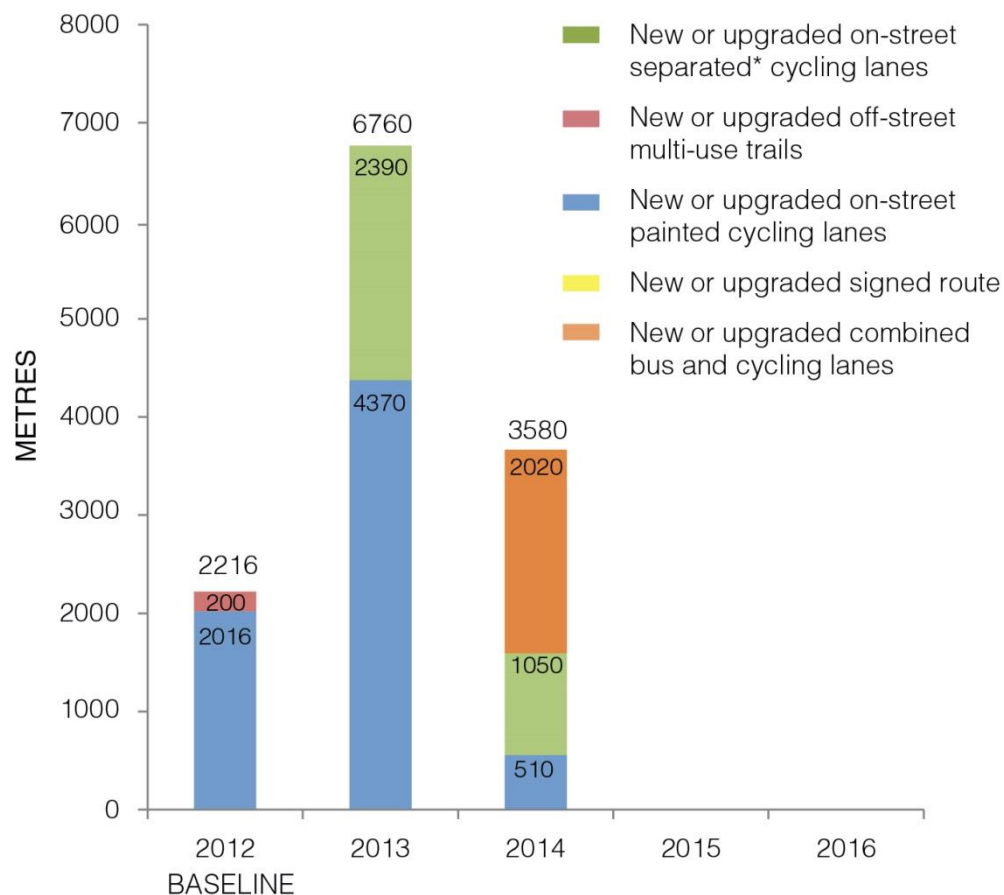
# Regional Share of New Housing Units

Annual Share of New Regional Housing  
Units in the City of Victoria



# Cycling Network

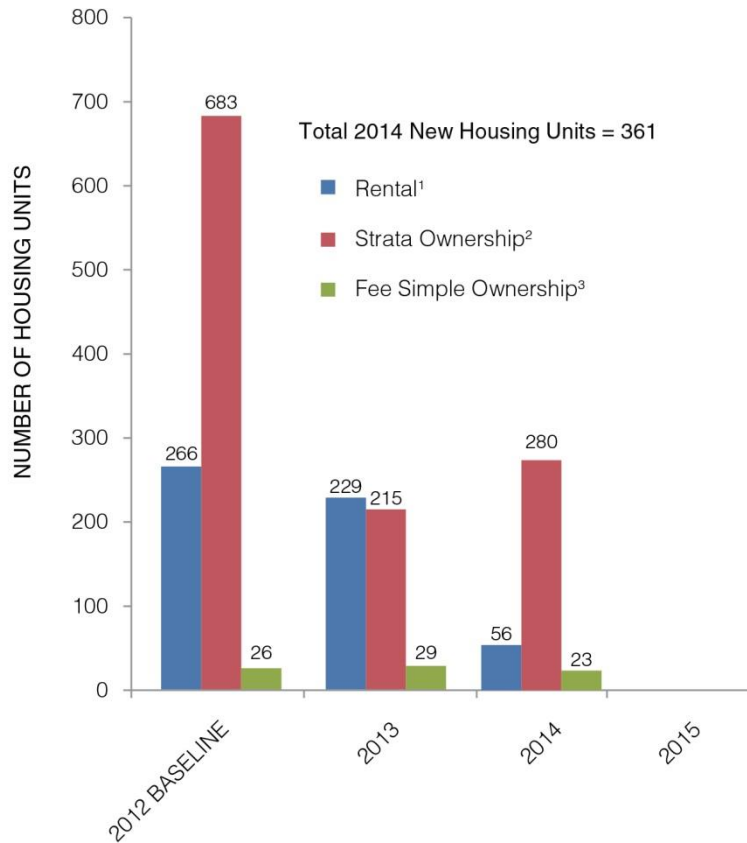
## Annual Cycling Network Improvements



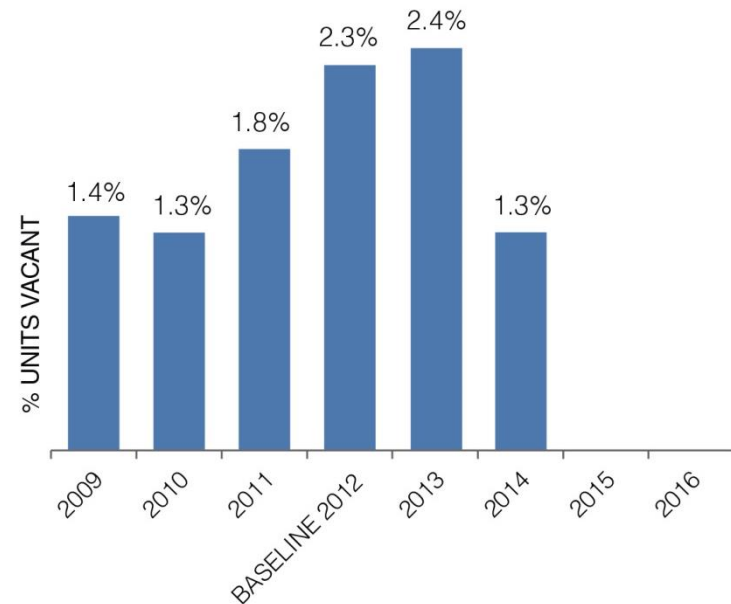


# Rental Housing

New Housing Units Applied for  
in the City of Victoria by Tenure

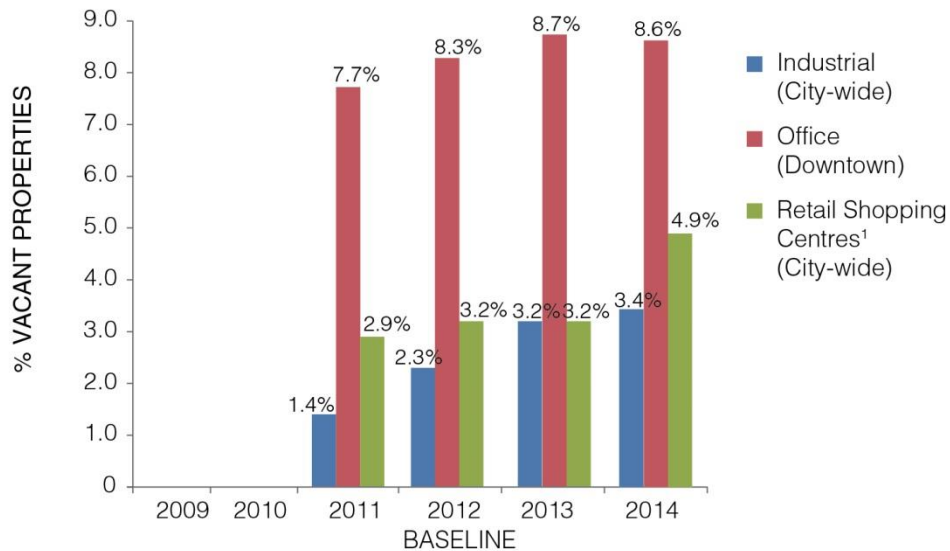


Overall Vacancy Rate for Purpose-built  
Rental Housing Units

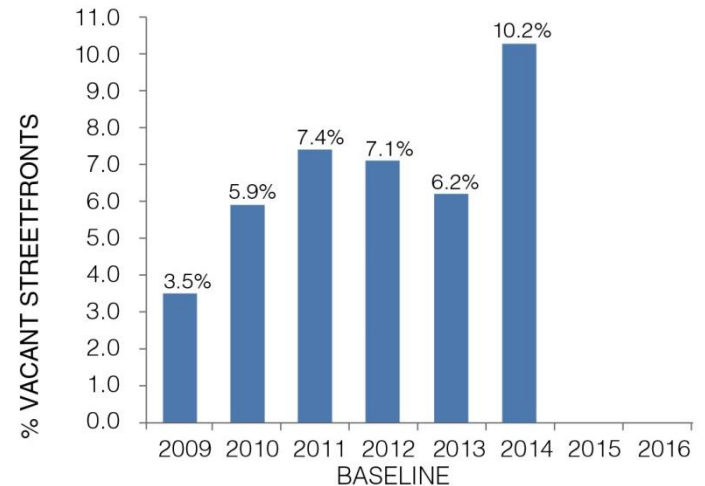


# Retail Vacancy Rate

## Retail, Commercial and Industrial Vacancy Rates

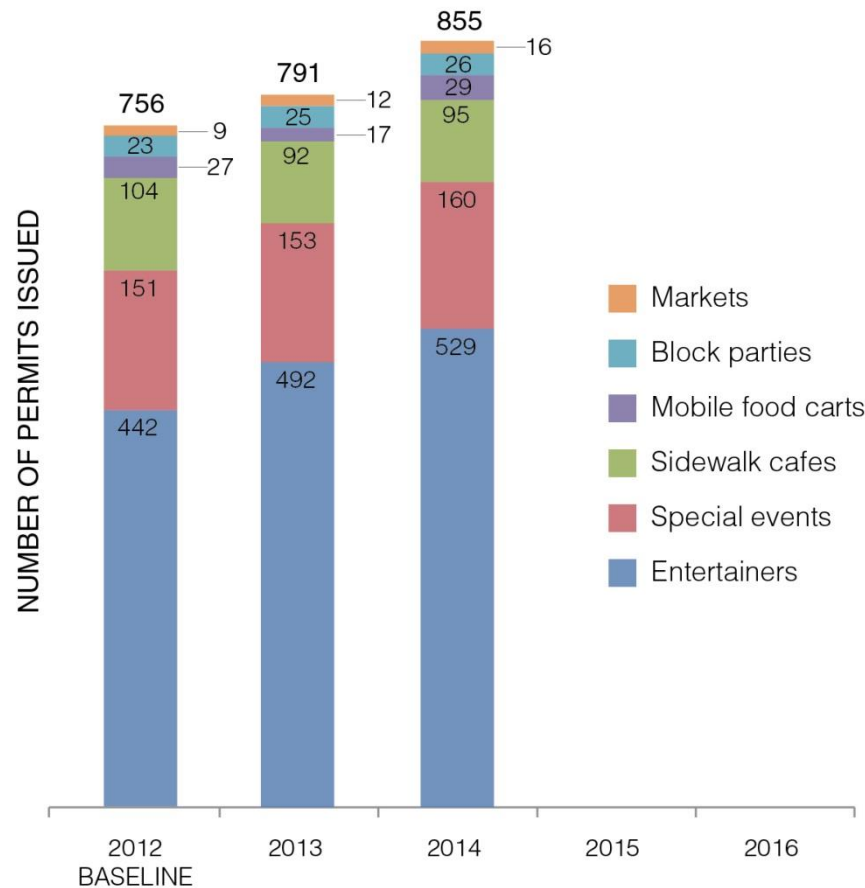


## Downtown Streetfront Vacancy Rate



# Activities in Public Space

Permits for Activities in Public Space



# Recommendation

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Staff recommend that:

- Committee forward this report to Council
- Council receive the Official Community Plan Annual Review 2015 for information
- Council direct staff to communicate the findings and highlights from the Annual Review to the public





# 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 at time of application. 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?

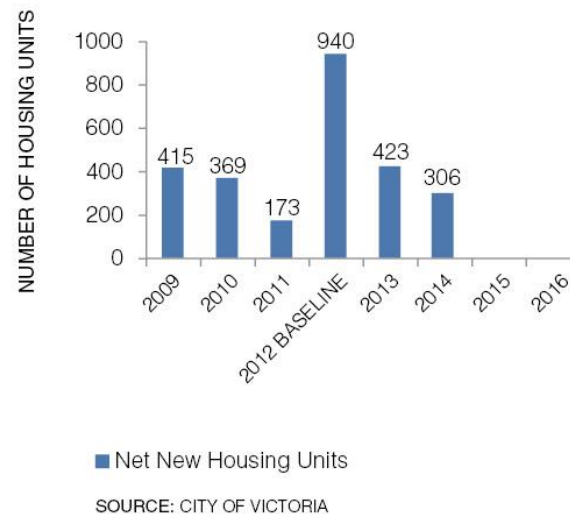
A total of 306 net new housing units were applied for construction in 2014. The neighbourhood with the largest number of housing units applied for was Downtown, followed by Victoria West (MAP 1).

In total, this represents 117 fewer net new housing units than those applied for construction in 2013. Despite the fact that building permit approvals in the downtown nearly tripled, the drop in overall building permits is due to the fact that the number of multi-unit developments in other neighbourhoods declined significantly this past year.

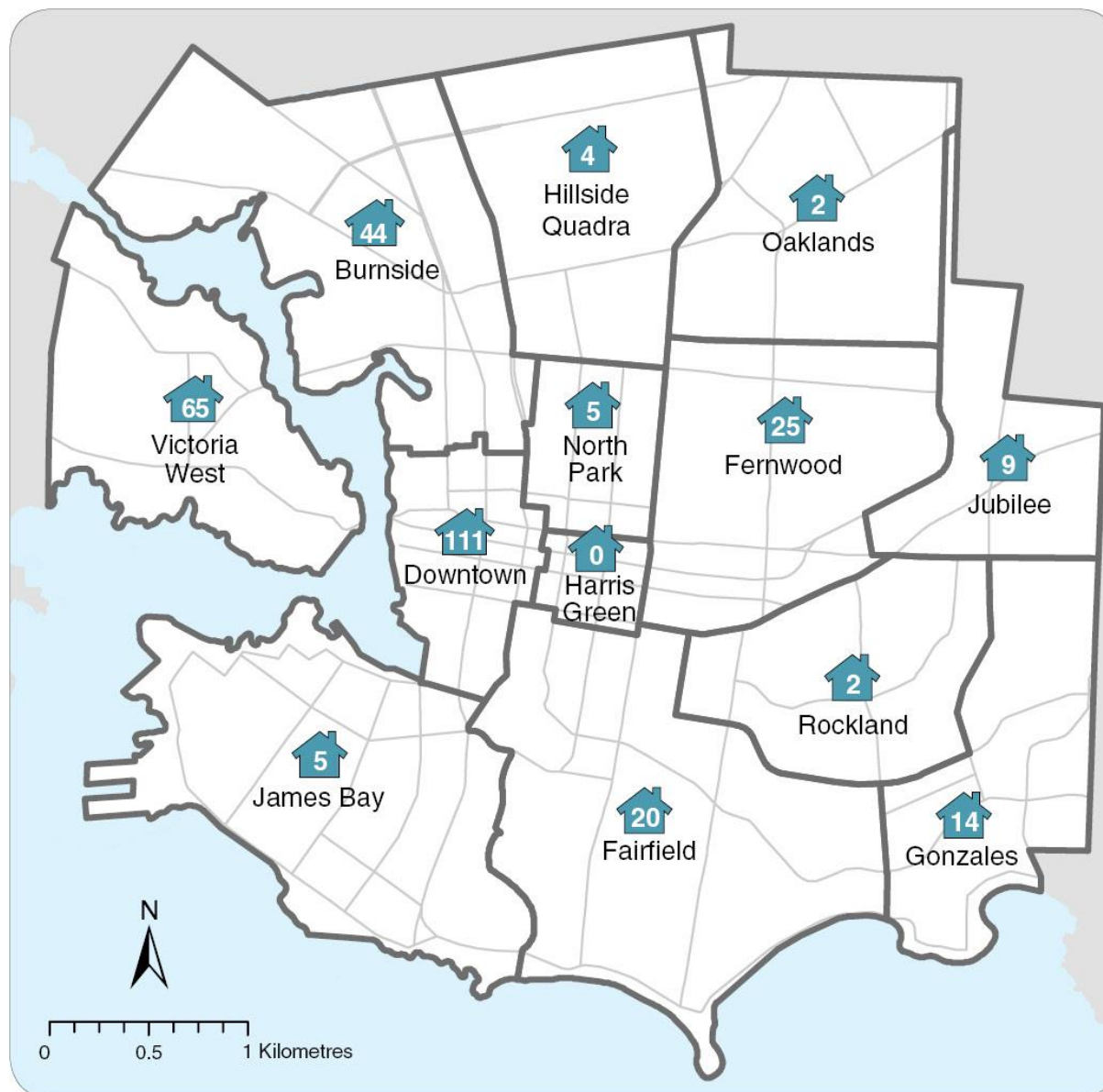
The net gain in 2014 of 306 units is below the average net gain experienced since 2006. Note that the 2012 baseline was higher than usual due to a spike in strata apartment units applied for through some larger projects downtown (e.g. three developments with over 100 units each).

Building permit records indicate that 55 units were lost due to demolition or alteration in 2014, with Fernwood seeing the highest number of units lost (17) followed by James Bay (9). These were mainly permits for demolition of detached dwellings. This figure is higher than in previous years, when 48 units (2013) and 36 units (2012) were lost due to demolition.

## Net New Housing Units in the City of Victoria



**Note:** New housing units are calculated from building permits at time of application.



SOURCE: CITY OF VICTORIA

## MAP 1:

Net New Housing Units  
by Neighbourhood

2014 Total Net New Housing Units  
in Victoria = 306

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





## 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 at time of application, 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?

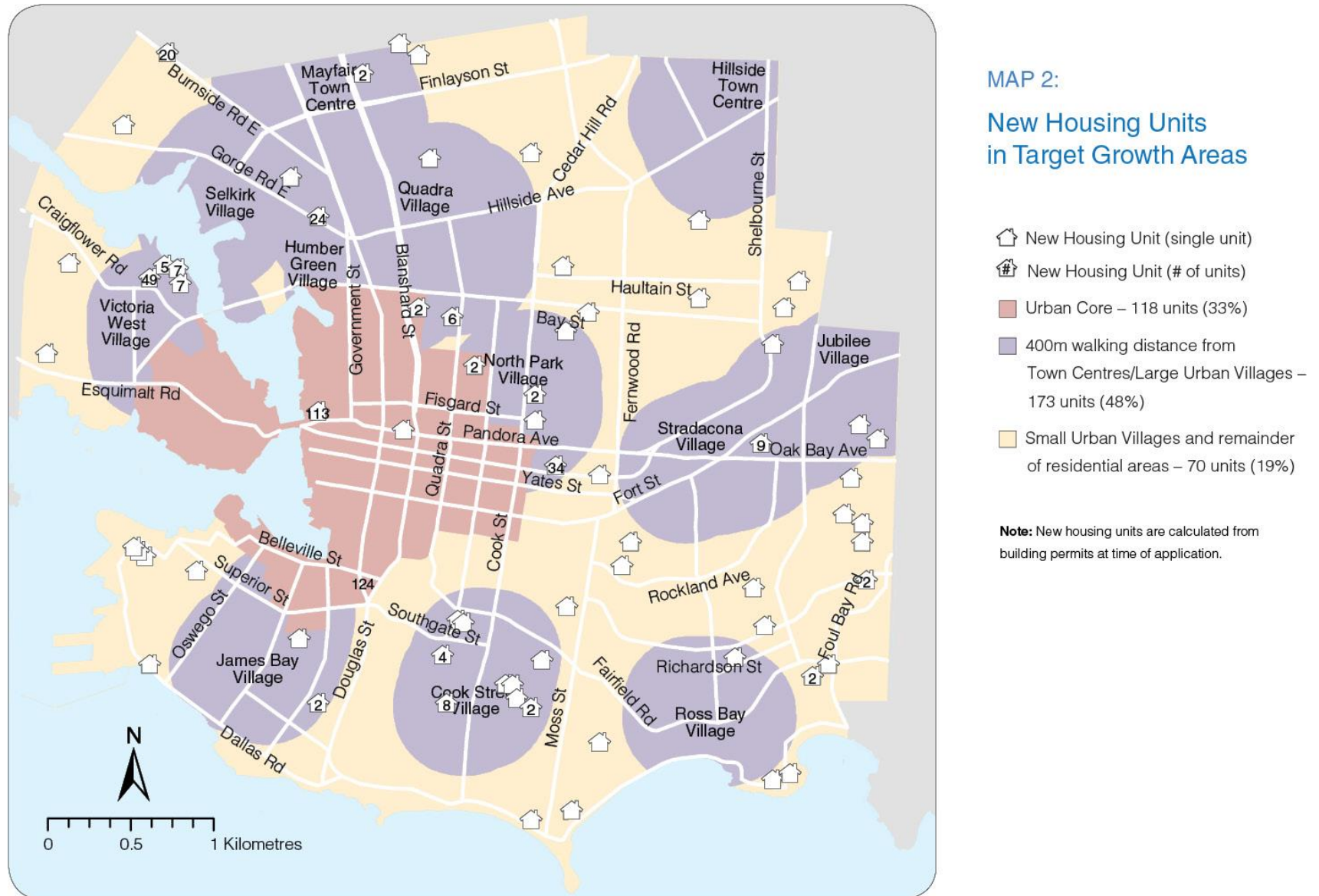
Of the new units applied for in 2012, 2013 and 2014, 55% were located in the Urban Core; 26% were located in or within walking distance of a Town Centre or Large Urban Village; and 19% were located in a Small Urban Village or the remainder of the residential areas. In 2014 alone, the percentages were 33%, 48%, and 19%, respectively (MAP 2).

Progress towards the target cannot be conclusively measured until more information has been compiled in future years.

Share of New Housing Units in Growth Target Areas					
Growth Area	2012	2013	2014	2012-2014 Cumulative	Target for 2041
Urban Core	73%	33%	33%	55%	50%
In or within walking distance of a Town Centre or Large Urban Village	17%	28%	48%	26%	40%
Small Urban Village or the remainder of the residential areas	10%	39%	19%	19%	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 at time of application.

#### 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:

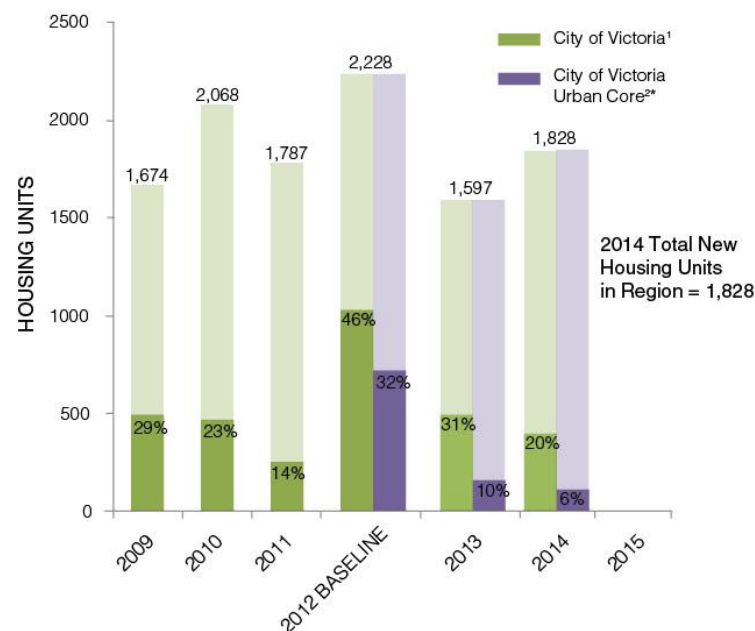
- › Victoria accommodates a minimum of 20% of the region's cumulative new housing units to 2041
- › The Urban Core accommodates a minimum of 10% of the region's cumulative new housing units to 2041

#### HOW ARE WE DOING?

In 2014, Victoria accommodated 20% of the region's new housing units, while the Urban Core accommodated 6%.

The cumulative figures for 2012-2014 meet or exceed the targets for 2041. From 2012-2014, 32% of new units in the Capital Regional District were within the City of Victoria; 18% of the new units in the Capital Regional District were within Victoria's Urban Core.

Annual Share of New Regional Housing Units in the City of Victoria



SOURCE: CRD MONTHLY PERMIT REPORTING TOOL, 2009-2014<sup>1</sup>  
CITY OF VICTORIA<sup>2</sup>

\* % new units in Urban Core was not measured prior to 2012

## 4 New Commercial and Industrial Space

### WHAT IS BEING MEASURED?

This indicator will measure the amount of new commercial and industrial floor area that is approved on an annual basis.

### WHY IS THIS INDICATOR IMPORTANT?

A strong economic base is an essential component of a complete community. A diverse economy, including industrial, commercial and office sectors, not only provides increased stability, but also offers citizens the opportunity to access goods and services locally. The OCP focuses new employment growth in the Urban Core, Town Centres, in employment districts and along corridors served by frequent and rapid transit. New office development will be concentrated downtown to support the development of a strong downtown core that retains its predominant role in the regional economy. Outside of downtown, the concentration of employment growth in certain areas will maximize the use of municipal infrastructure, develop densities that allow for district energy, reduce commercial traffic, as well as increase the use of public transit by employees. Concentrating new employment growth in certain areas will also preserve the traditional residential character of other parts of the city.

**TARGET/DESIRED TREND:**  increase sought

### HOW ARE WE DOING?

Data collection methods for this indicator are under development.

## 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. This indicator will be expanded in the future to measure the percentage of the identified Greenways network that has been completed.

### 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.

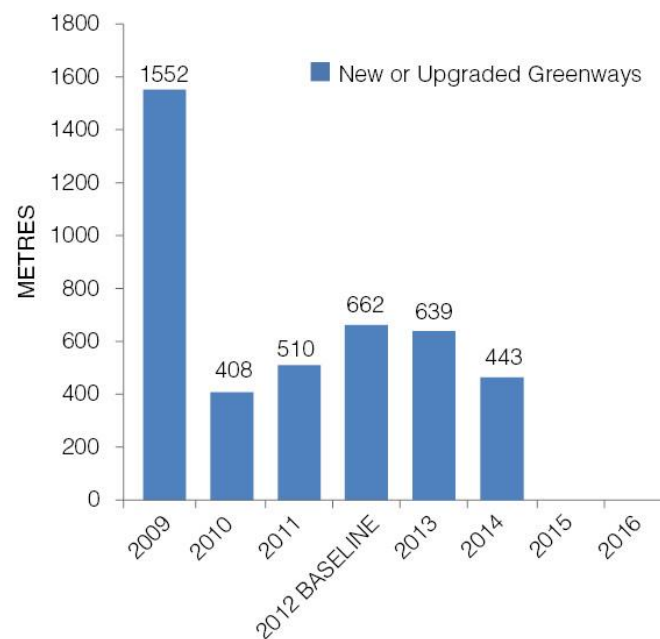
**TARGET/DESIRED TREND:**  increase sought

### HOW ARE WE DOING?

The total length of the identified Greenways network measures 99.6 kilometres (MAP 3). A total of 443 metres (300 metres new, 143 metres upgraded\*) of the Greenways network was added or upgraded in 2014. New additions included the Oaklands Park Pathway, and upgrades included boulevard improvements to Cook Street, including drainage improvements, pavers to widen the sidewalk and new turf. Since 2004, a total of 9.3 kilometres have been added or upgraded.

The total length of the Greenways network added or improved in 2014 was lower than the previous three years, but higher than the 2010 low of 408 metres.

### Annual Greenways Network Improvements



SOURCE: CITY OF VICTORIA

\* Upgrades include additions such as drainage improvements, pavement replacement, sidewalk improvements, new turf, bollard installation, and signage installation.





MAP 3:

### Improvements to Greenways Network (2004 – 2014)

- Greenway Improvements (2014)
- Greenway Improvements (2004 - 2013)
- Designated Greenway

Length of new or major upgrades  
to Greenways network (since 2004) – 9.3 km

Total length of designated Greenways  
network (2014) – 99.6 km

SOURCE: CITY OF VICTORIA

## 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.

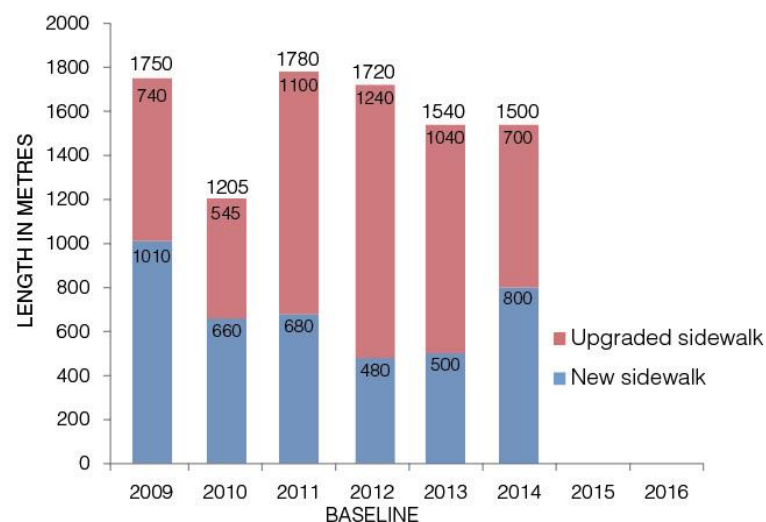
**TARGET/DESIRED TREND:**  increase sought

### HOW ARE WE DOING?

The total length of the designated sidewalk network is approximately 525 linear kilometres. In 2014, 0.80 kilometres of new sidewalks and 0.7 kilometres of upgraded sidewalks were added to Victoria's sidewalk network, for a total of 1.5 linear kilometres.

The percentage of City blocks that have a sidewalk is 88% (unchanged from 2013, which was the first year this percentage was measured).

Annual Sidewalk Network Improvements



SOURCE: CITY OF VICTORIA

Total length of designated sidewalk network (2014): approx. 525 km  
 Total length of completed sidewalk network (2014): 464 km  
 Length of new or major upgrades to sidewalk network (2009–2014): 9.5 km  
 Percentage of City blocks with a sidewalk: 88%

# 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 and on-street signed cycling routes.

## WHY IS THIS INDICATOR IMPORTANT?

Victoria's compact size and mild climate make it well-suited for cycling, an efficient, low-impact mode of transportation. The OCP encourages the expansion of the cycling network and infrastructure such as bike lanes and bike parking in order to further increase the proportion of people making more sustainable transportation choices. Cycling lanes in particular can increase convenience and the perception of safety of cyclists, both of which contribute to increased ridership. Cycling routes that connect to shops, services and workplaces is an important feature in encouraging people to cycle on a regular basis.

**TARGET/DESIRED TREND:**  increase sought

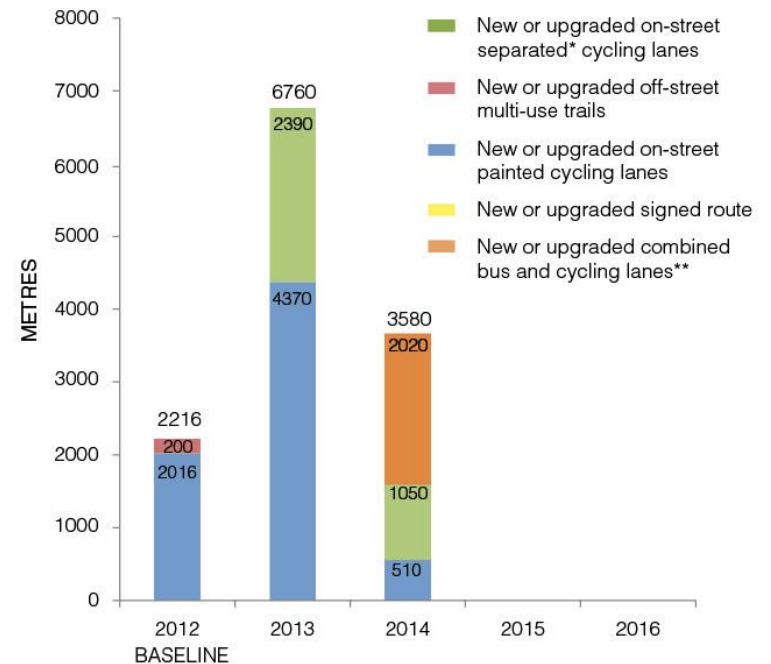
## HOW ARE WE DOING?

The total lane length of the designated cycling network is 222 kilometres (MAP 4). In 2014, a total of 0.51 kilometres of on-street painted bicycle lanes and 1.05 kilometres of separated\* cycling lanes were added or upgraded. No off-street multi-user trails or signed routes were added or upgraded in 2014. 2.02 kilometres of combined bus and bike lanes were added in 2014 (this figure was measured for the first time this year).

In 2014, 3.6 kilometres of on-street cycling lane improvements were made compared to 6.8 in 2013 and 2.2 kilometres in 2012.

\*On-street separated cycling lanes are separated from roads and sidewalks by parked cars, bollards, physical barriers, or painted buffer areas.

## Annual Cycling Network Improvements



SOURCE: CITY OF VICTORIA

\*\*Combined bus and cycling lanes were a new category of on-street cycling lanes created and measured in 2014





MAP 4:

### Improvements to Cycling Network (1995–2014)

- On-street cycling lane<sup>1</sup> (2014)
- On-street cycling lane (1995 - 2013)
- Off-street multi-use trail (1995 - 2013)
- Signed cycle route (1995 - 2013)
- Designated network<sup>2</sup> (2014)

Total lane length of off-street multi-use trail (2014): 4.4 km

Total lane length of improvements (to date) to on-street cycling lanes (2014): 43.15 km

Total length of signed cycling routes (2014): 41 km

Total lane length of designated cycling network<sup>2</sup> (2014): 222 km

<sup>1</sup> No off-street multi-use trails or signed cycle routes were added or upgraded in 2014.

<sup>2</sup> The cycling network was revised in 2014 as part of the *Bicycle Master Plan* update, thus the change in total lane length of cycle network from 2013 (2013 length = 134 km)



## 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\*

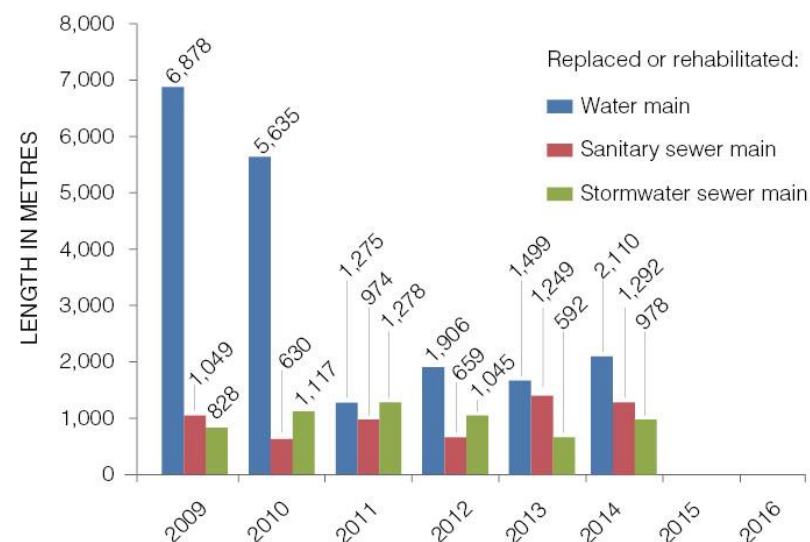
### HOW ARE WE DOING?

The total length of the water main network is 330.7 kilometres, the total length of the sanitary sewer network is 236 kilometres, and the total length of the stormwater sewer network is 256 kilometres.

In 2014, 2,110 metres of the water main network were replaced or rehabilitated. This represents a decrease from 2009 and 2010 when a significant amount of the steel water main was rehabilitated with the support of external funding. In 2014, 1,292 metres of the sanitary sewer network were replaced or rehabilitated, and 978 metres of the stormwater sewer network was replaced or rehabilitated. The annual improvements for the networks have been fairly consistent over the last three years.

\*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.

### Annual Improvements to Water, Stormwater and Sanitary Sewer Mains



Total length of water main network (2014): 330 km  
 Total length of sanitary sewer network (2014): 236 km\*  
 Total length of stormwater sewer network (2014): 256 km\*

SOURCE: CITY OF VICTORIA

\* differences in network length from 2013 due to data clean up and corrections regarding "active" versus "abandoned" mains, and their confirmed lengths

## 9 Activities in Public Space

### 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?

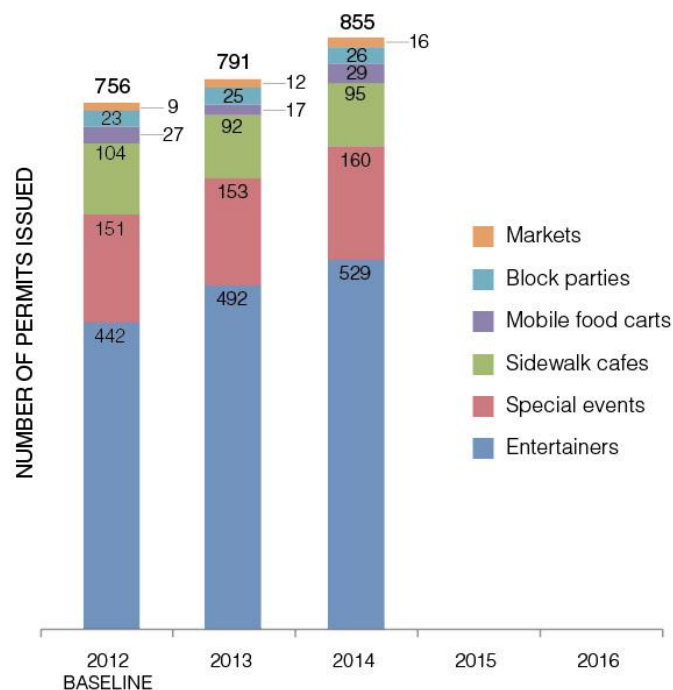
Activities such as markets, festivals and street vending help make streets and neighbourhoods lively and vibrant. They also generate economic activity, contribute to the city's arts and cultural life, reflect Victoria's unique identity, and help local residents feel more connected to each other. The 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?

A total of 855 permits were issued for different activities in public space in 2014. This number increased slightly from 2013 and is substantially higher than the 2012 baseline of 756. This is largely due to an increase of 37 permits issued for street entertainers, and increase of 9 permits for mobile food carts and moderate increases in each of the other activity types. Of the total, 62% of the permits were issued for street entertainers (529) and 19% of the permits were issued for special events.

Permits for Activities in Public Space



SOURCE: CITY OF VICTORIA

# 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.

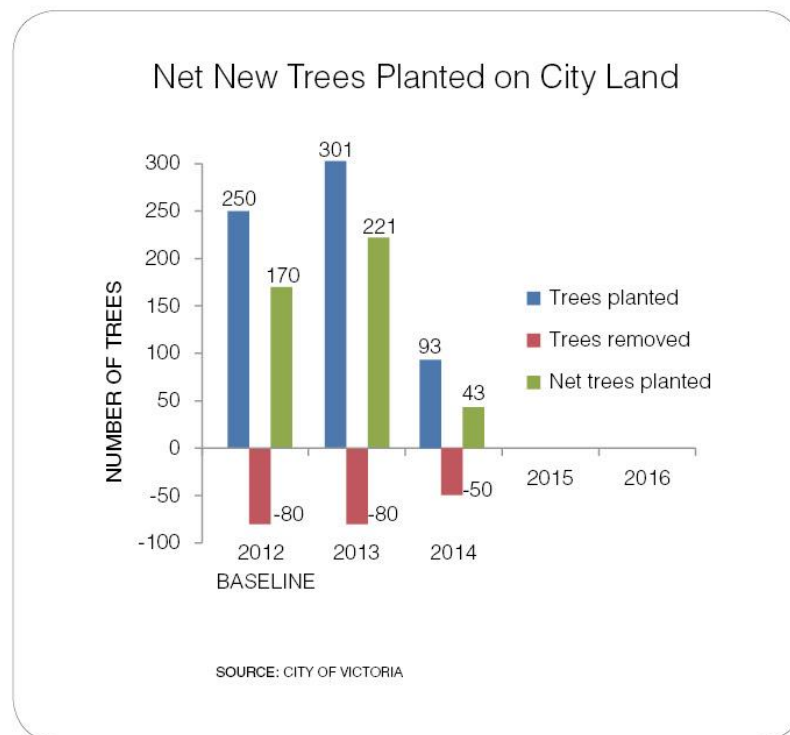
## WHY IS THIS INDICATOR IMPORTANT?

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 2014, 93 trees were planted and 50 trees were removed, for a net total of 43 trees planted. This represents a decrease in trees planted relative to 2013 and the 2012 baseline. However, this is largely due to a change in reporting period. 2014 data was collected for the calendar year, whereas past years have reported on planting seasons that cover multiple calendar years (e.g., January-March 2014 would have been counted toward the 2013 data). There are a total of 33,000 trees on City lands.







## 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 at time of application of building permit on an annual basis. It also measures the new housing units gained by tenure for each neighbourhood. New units are calculated from building permits at time of application.

### 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

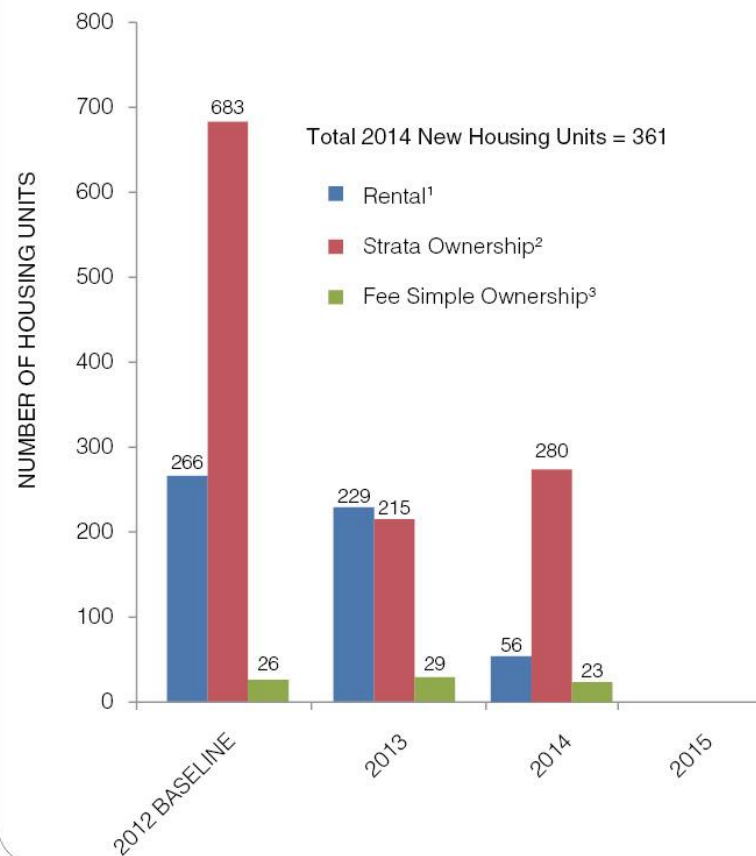
### HOW ARE WE DOING?

Of the 361 new units that were applied for in Victoria in 2014, 16% were identified as rental units, 78% as strata ownership, and 6% as fee simple ownership. Fee simple ownership figures are similar to those in 2012 and 2013, but rental figures are significantly lower than in past years. Strata ownership units have increased over 2013 figures, but remain fewer than the unusually high number of 683 units in 2012 (which was due to a spike in strata apartment units through some larger, +100 unit projects downtown).

Map 5 shows the distribution of new housing units by tenure across the City. Most new rental housing units were in Burnside followed by Gonzales. New strata units were concentrated in Downtown, Victoria West, Fernwood, and Burnside. As in 2012 and 2013, fee simple ownership units make up a small proportion of the total new units.

SOURCE: CITY OF VICTORIA

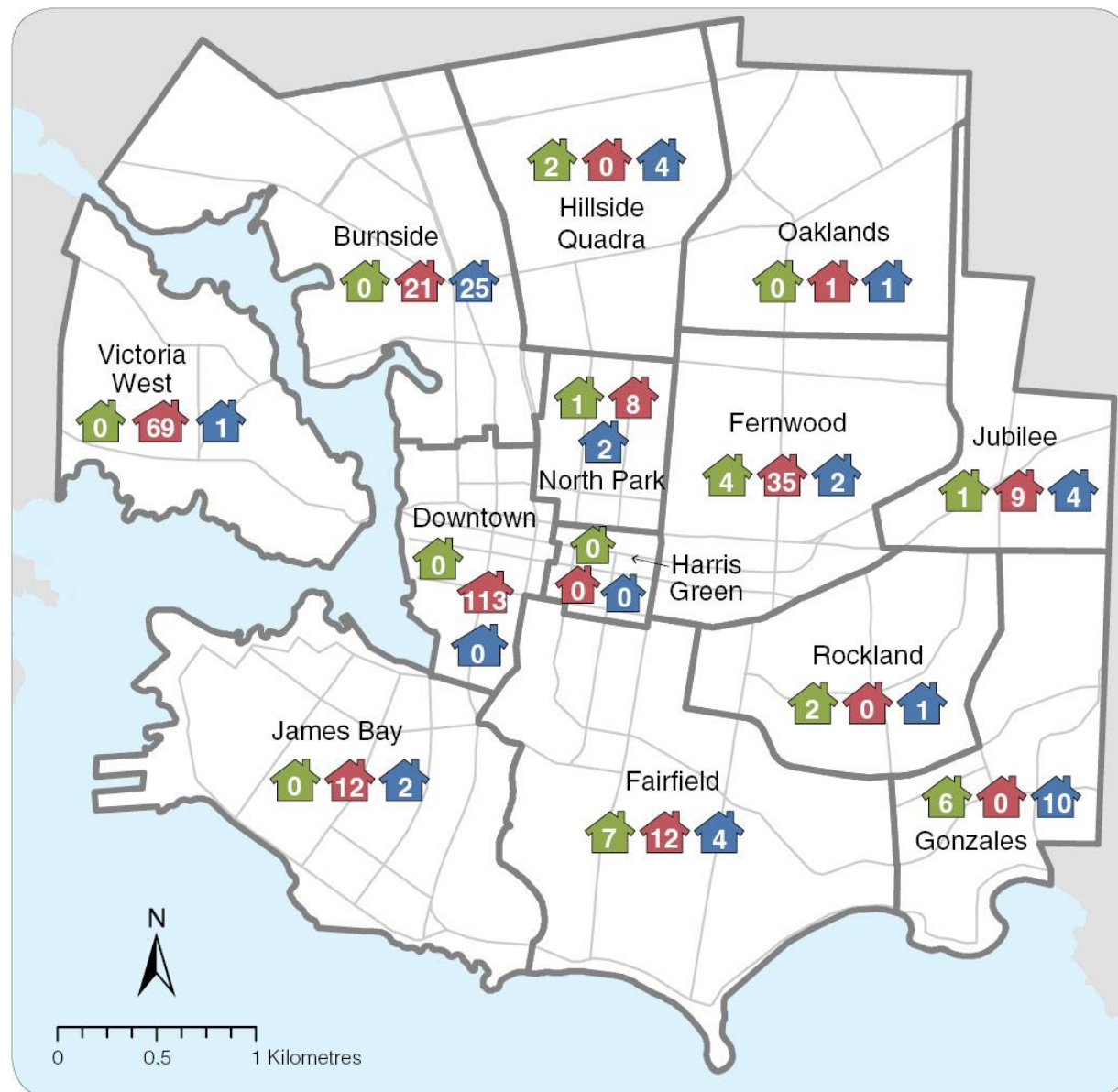
### New Housing Units Applied for in the City of Victoria by Tenure



<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 5:

### New Housing Units by Tenure

■ Fee Simple – 23 units

■ Strata – 280 units

■ Rental – 56 units

Total 2014 New Housing Units = 361

**Note:** New housing units are calculated from building permits at time of application.

# 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 at time of application.

## 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.

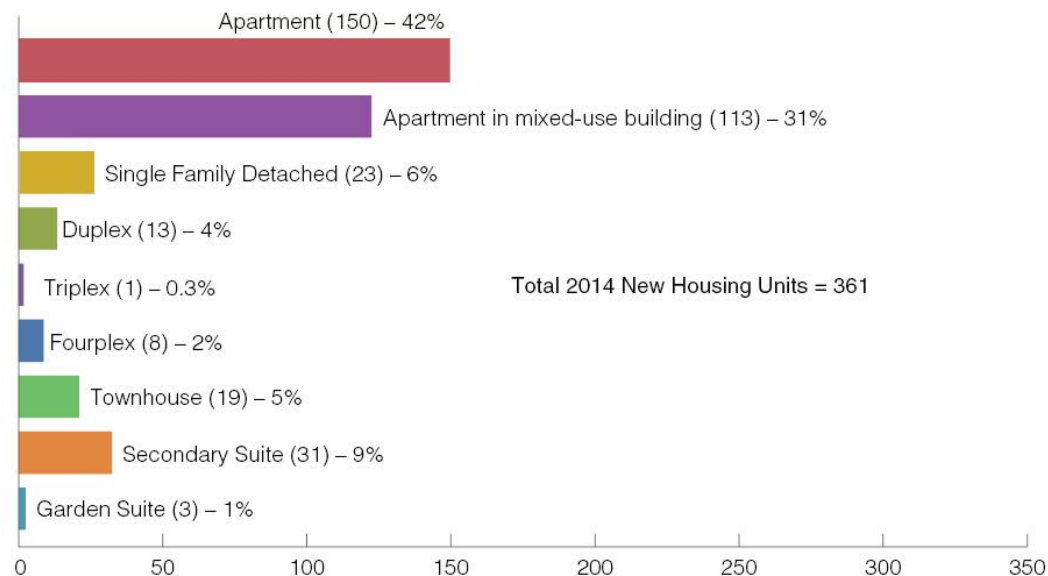
## TARGET/DESIRED TREND:

No target

## HOW ARE WE DOING?

In 2014, “attached” types of housing comprised a significant proportion of Victoria’s new housing units. Of the 361 new units in Victoria, 73% of the total new units were apartments, either in all-residential or mixed-use buildings. Only 6% of new units were single family detached and 9% were secondary suites. Other types of attached housing, including duplexes, triplexes, fourplexes, and townhouses, collectively accounted for an additional 11% of the new units.

## 2014 New Housing Units by Type



SOURCE: CITY OF VICTORIA

**Note:** New housing units are calculated from building permits at time of application.

The table on the following page shows that Downtown had the largest number of apartment units (113), followed by Victoria West (49) and Burnside (44). The largest number of single family detached units were in Fairfield (7), followed by Gonzales (6). Most neighbourhoods had secondary suites, with Gonzales having the highest number (9). Only three garden suites were applied for in 2014. These were in Fairfield, Gonzales and Oaklands.

2014 New Housing Units by Type of Housing										
Type	Apartment	Mixed-use*	Single Family Dwelling	Duplex	Triplex	Fourplex	Townhouse	Secondary Suite**	Garden Suite	New Units
Burnside	44				1			1		46
Downtown		113								113
Fairfield	8		7			4		4	1	24
Fernwood	34		4	1				3		42
Gonzales			6					9	1	16
Harris Green										0
Hillside Quadra			2					4		6
James Bay				8		4		2		14
Jubilee	9		1					4		14
North Park	6		1	2				2		11
Oaklands				1					1	2
Rockland			2					1		3
Victoria West	49			1			19	1		70
<b>Total</b>	<b>150</b>	<b>113</b>	<b>23</b>	<b>13</b>	<b>1</b>	<b>8</b>	<b>19</b>	<b>31</b>	<b>3</b>	<b>361</b>

SOURCE: CITY OF VICTORIA

\* Mixed-use: Building that includes both residential and commercial units

\*\*Secondary Suite: A legal suite, located within a single family detached house

**Note:** New housing units are calculated from building permits at time of application.



# 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%.

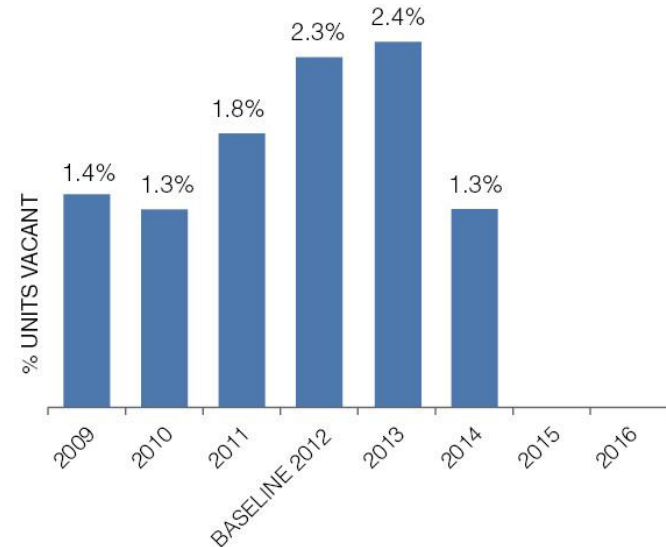
## TARGET/DESIRED TREND:

No target

## HOW ARE WE DOING?

Victoria's rental vacancy rate declined to 1.3% in October 2014 from 2.4% in October 2013. This is a shift from what is considered a balanced rental market (2 – 3 %), and is a significant decrease from the vacancy percentages reported in 2012 and 2013.

Overall Vacancy Rate for Purpose-built Rental Housing Units



SOURCE: CMHC 2014 FALL RENTAL MARKET REPORT



# 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.

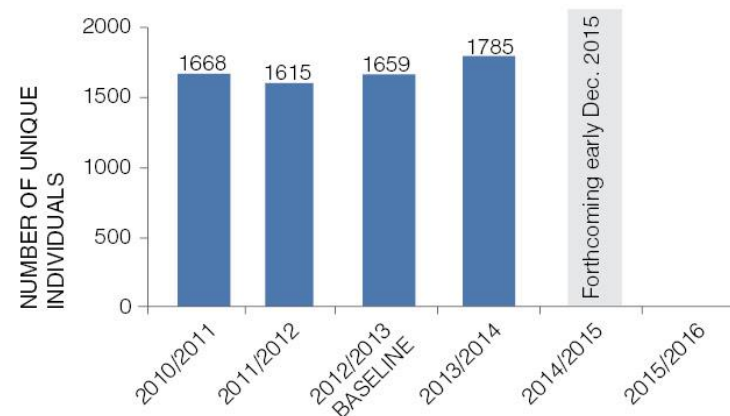
## TARGET/DESIRED TREND:

No target

## HOW ARE WE DOING?

This information is forthcoming, as the latest edition of the report from which this indicator is referenced will be published in early December, 2015.

Number of Unique Individuals Using Greater Victoria Emergency Shelters



SOURCE: VICTORIA COOL AID SOCIETY, 2014 AND BC HOUSING, 2014, IN GREATER VICTORIA COALITION TO END HOMELESSNESS; PATTERNS OF HOMELESSNESS IN GREATER VICTORIA, 2014. TIME PERIOD MARCH TO APRIL.

# 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

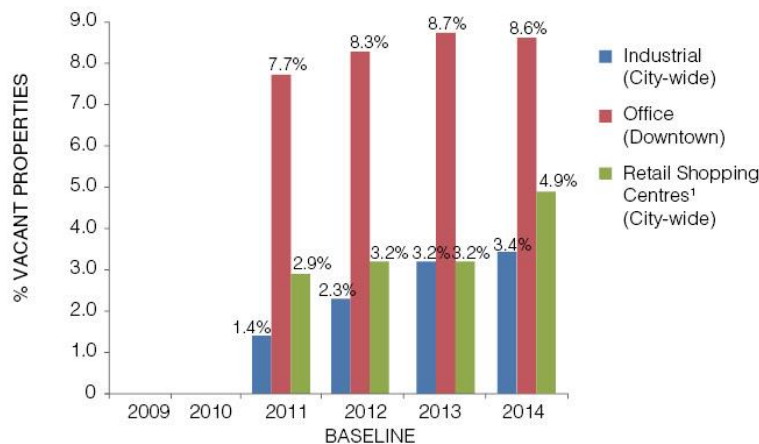
## HOW ARE WE DOING?

The city-wide industrial vacancy rate increased marginally from 3.2% in 2013 to 3.4% in 2014. The office vacancy rate for Downtown Victoria decreased marginally from 8.7% in 2013 to 8.6% in 2014. City-wide shopping centre vacancy increased from 3.2% in 2013 to 4.9% in 2014.

The Downtown streetfront vacancy rate increased from 6.2% in 2013 to 10.2% in 2014, with the departure of several major retailers contributing to the increase (Empire Theaters, Staples, Atmosphere, a Starbucks, Levi's and Philip Nyren Menswear vacated their premises in 2014).

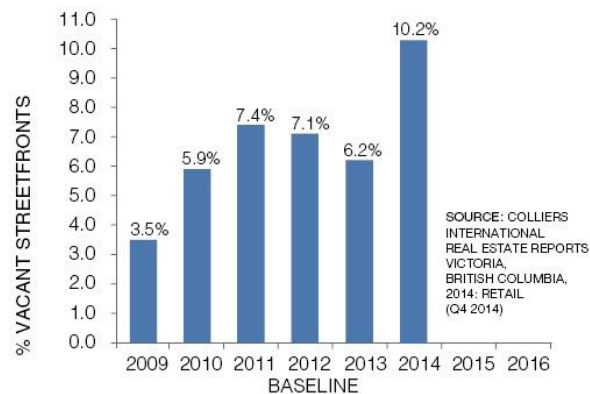
<sup>1</sup>Retail Shopping Centres: a group of retail and commercial establishments that is planned, developed, owned and managed as a single property (International Council of Shopping Centres, 2010)

## Retail, Commercial and Industrial Vacancy Rates



SOURCE: COLLIERS INTERNATIONAL REAL ESTATE REPORTS VICTORIA, BRITISH COLUMBIA, 2014: INDUSTRIAL (Q3 2014); OFFICE (Q4 2014); RETAIL (Q4 2014)

## Downtown Streetfront Vacancy Rate



SOURCE: COLLIERS INTERNATIONAL REAL ESTATE REPORTS VICTORIA, BRITISH COLUMBIA, 2014: RETAIL (Q4 2014)

# 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?

Two land use amendments to the OCP were approved by Council in 2014.

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

<b>Official Community Plan Amendments – Land Use</b>		
Bylaw Number and Location	Date	Purpose of Amendment
#14-021	22-May-2014	Amend Appendix A: Development Permit Areas and Heritage Conservation Areas to reference the Fisherman's Wharf Plan Design Guidelines, 2014, in Development Permit Area 11, James Bay and Outer Harbour
#14-007	24-Jul-2014	Change the Urban Place Designation for 1802 Chambers Street and 1147-1163 North Park Street 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, contributions to the Downtown Core Area Public Realm Improvement Fund and the Downtown Heritage Building Seismic Upgrade Reserve Fund are presented.

As of end of year 2014, there is a total of \$58,090.31 in the Downtown Core Area Public Realm Improvement Fund, and \$19,363.44 in the Downtown Heritage Building Seismic Upgrade Reserve Fund. These figures are made up of contributions from projects in 2013, and interest allocation in 2014 (there were no contributions to these funds from development in 2014).

Contributions from Development

