



OFFICIAL COMMUNITY PLAN Annual Review 2022

[Publishing Information](#)

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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 2022 is the eleventh annual review and presents key indicators related to the OCP for the 2022 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 that 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) and was 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 produced approximately every five years, as resources allow, provides 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.

To reflect on the period from 2012-2022, a ten-year comprehensive summary report will be produced and made public.

KEY MONITORING FINDINGS

Overall, the indicators for the 2022 calendar year show that targets are mostly being met or exceeded, with several indicators experiencing changes that are worth noting. These include:

- A net total of 1008 new housing units were created in 2022 based on the building permits issued. This is almost a 22 per cent decrease from the previous year (1289), but the third highest year of net new units since the OCP was adopted.

- In 2022, over 80 per cent of the development occurred in the Urban Core and within walking distance of a Town Centre or a Large Urban Village combined. The remainder of new housing units – about 17 per cent – were created around Small Urban Villages and other residential areas. The ongoing Missing Middle Housing Initiative is one of several actions the City is taking to increase housing diversity in traditional residential areas, including areas around urban villages.
- 88 per cent of all new units were apartments. This proportion is slightly less than in 2021 (93 per cent), but still reflects the prominence of higher density developments within the Urban Core.
- Of the 1154 gross new units created in Victoria in 2022, 56 per cent were identified as rental units, 42 per cent as strata ownership and 2 per cent as fee simple ownership. The absolute number of rental units in 2022 was 644 units, which was less than the 835 units in 2021 but above the past decade's average of 375 units.
- The primary rental market vacancy rate was very low at 1.4 per cent in the fourth quarter of 2022, signalling a low inventory and high demand for purpose-built rentals.
- In 2022, Victoria accommodated 24 per cent of the region's new housing units, while the Urban Core accommodated 10 per cent.
- In total, between 2012-2022, 26 per cent of new units in the region were within Victoria and 16 per cent of new units within Victoria's Urban Core. If this pattern continues, Victoria and Victoria's Urban Core will achieve the respective targets to accommodate a minimum of 20 per cent and 10 per cent of the region's new housing units by 2041.
- A total of 6540 metres of the greenways network was implemented or upgraded in 2022. This represents the biggest single-year improvement since the 2012 baseline. In 2022, the City added or improved a total of 10.2 kilometers of the Cycling Network.
- The total amount of permits issued for activities in public spaces saw a significant increase in 2022 compared to 2021.
- Industrial space continued to be in short supply with the vacancy rate hitting an all-time low of 0.1 per cent in both Greater Victoria and Victoria in 2022.

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. The ten-year comprehensive summary report will provide a check-in on the status of the implementation actions.

Targets

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

	MEASURED
LAND MANAGEMENT AND DEVELOPMENT	
Victoria accommodates a minimum of 20,000 additional residents from 2011 to 2041	Every 5 years
The Urban Core accommodates a minimum 50 per cent of additional residents from 2011 to 2041 ¹	Every 5 years
Victoria accommodates a minimum of 20 per cent of the region's cumulative new housing units to 2041	Annually
The Urban Core accommodates a minimum of 10 per cent of the region's cumulative new housing units to 2041	Annually
A minimum 90 per cent of all housing units are within 400 metres of either the Urban Core, a Town Centre or an Urban Village by 2041	Every 5 years
TRANSPORTATION	
At least 70 per cent of journey to work trips by Victoria residents take place by walking, cycling and public transit by 2041	Every 5 years
A minimum of 60 per cent of all trips by Victoria residents take place by walking, cycling and public transit by 2041	Every 5 years
A minimum of 99 per cent of Victoria residents live within 400 metres of a transit stop by 2041	Every 5 years
CLIMATE CHANGE AND ENERGY	
Victoria's greenhouse gas emissions are reduced by 80 per cent below the 2007 levels by 2050 ²	Every 5 years
ECONOMY	
Victoria accommodates a minimum of 20 per cent of the region's new employment by 2041	Every 5 years
Victoria's employment has increased by a minimum of 10,000 jobs by 2041	Every 5 years
FOOD SYSTEMS	
A minimum of 90 per cent of residents are within 400 metres of a full service grocery store by 2041	Every 5 years
All organic food waste generated within Victoria is diverted from the regional landfill by 2041	Every 5 years

¹ This target used to be an absolute number. It has been revised to a percentage for clarity.

² When the Climate Leadership Plan was approved in 2018, it established more ambitious greenhouse gas emission reduction targets.

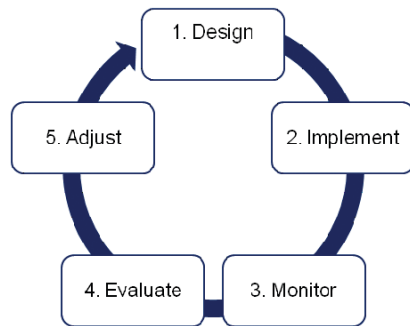
Amendments to the OCP currently under consideration are considering incorporation of these updated targets.

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 reports¹:

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.

¹ 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 17 indicators on an annual basis, with additional indicators tracked 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
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. Experiences of homelessness
Economy	15. Retail, office and industrial vacancies
Plan Administration	16. Official Community Plan amendments 17. Contributions from development

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.

The next five-year report will be released as part of the OCP 10-Year Update. This report will include updated demographic and population trends, an updated assessment of residential capacity in the OCP, insight on mobility, economic and environmental trends and other emerging insights relevant for adaptive management and updating of the OCP.

Through the Development Outcomes Monitoring and Evaluation (DOME) project, the City is working to improve the capture and usability of data needed in order to report on key development-related indicators. The DOME project is informing the City’s work to implement electronic application forms for building permits and other development application types. When implemented, these electronic application forms will allow for a major improvement in the capture and usability of the data needed to identify trends, better inform adaptive management of the Official Community Plan and other planning and policy initiatives across departments. Future OCP Annual Review reports will be able to begin reporting on newly available data once the electronic application forms have been in place for a full calendar year.

Trends and Issues

One of the objectives of the Annual Review is to identify observable trends from the findings of the monitoring program. The Annual Review also aims to recognize other emerging issues, new knowledge and information that may be relevant to the implementation of the OCP. This information will be used to review and update relevant policies and practices in a coordinated and timely manner.

KEY MONITORING FINDINGS

Several indicators have experienced changes worth noting in the 2022 calendar year. The following is a high level summary of several targets:

- The net new number of housing units was notably lower than the previous year – 1008 in 2022 compared to 1289 in 2021. However, it was still the third highest year since monitoring began, pointing to a trending success in realizing overall supply. The greatest shares of new units were in Burnside, Fernwood and other areas closer to Downtown, further pointing to a trending success in locating housing proximate to the city's vibrant core.
- In 2022, 40 per cent of residential development occurred in the Urban Core, 42 per cent fell within walking distance of Town Centres and Large Urban Villages, and 17 per cent in Small Urban Villages and other residential areas. These figures may indicate a shift in trend as Town Centres and Large Urban Centres saw more housing approved than the Urban Core, slowly moving the needle towards the targeted distribution of residential growth. By contrast, most other years have seen higher than targeted proportions of new residential development approved in the Urban Core and Small Urban Village and/or remainder areas, while the proportion of residential development in or near Town Centres and Large Urban Villages has been lacking.
- The lion's share of new housing continues to be in apartment forms – 88 per cent in 2022. This figure is slightly less than compared to 2021 (93.3 per cent), but still reflects the prominence of higher density developments within the urban core. Fewer single-family dwellings and duplexes were approved in 2022 than in 2021; however, there was an uptick in the number of garden suites, secondary suites and triplexes. No fourplexes were created in 2022 or 2021. Noticeably, the number of townhouses created more than doubled in 2022 compared to the previous year. The Missing

Middle Housing initiative approved in January 2023 is expected to impact numbers in the future.

- Rental development was relatively robust in 2022. Of the 1154 gross new units created in Victoria in 2022, 56 per cent were identified as rental units, 42 per cent as strata ownership and 2 per cent as fee simple ownership. The number of rental units in 2022 was 644 which is less than the year before rental unit number of 835, but well above the past decade's average of 375.
- While vacancy rates saw a small improvement relative to 2021, the rental market remains tight. The vacancy rates for the primary rental market in the city rose slightly in 2022 to 1.4 per cent from 1.0 per cent in 2021. Greater Victoria vacancy rates followed the same pattern and increased slightly to 1.5 per cent from 1.0 per cent in the previous year. This rate remains one of the lowest in Canada and far below the healthy range of 3-5 per cent.
- In 2022, Victoria accommodated 24 per cent of the region's new housing units, while the Urban Core accommodated 10 per cent. In total, between 2012-2022, 26 per cent of new units in the region were located within Victoria and 16 per cent of new units within Victoria's Urban Core. If this pattern continues, the 2041 target will be exceeded.
- Active transportation infrastructure continues to expand at a strong pace. A total of 6540 metres of the greenways network was implemented or upgraded in 2022, which represents the biggest single-year improvement since the 2012 baseline. 10.2 kilometers of the Cycling Network was improved or added in 2022.
- The total amount of permits issued for activities in public spaces saw a significant increase in 2022 compared to 2021. The upward trend continued from the record low numbers in 2020 due to the Covid-19-related restrictions on public gatherings.
- Industrial space continued to be in short supply, with the vacancy rate hitting an all-time low of 0.1 per cent in both Greater Victoria and the city itself. The downtown Victoria office space vacancy rate was 5.6 per cent in the fourth quarter of 2022, which is lower than the past decade's average (7.15 per cent). The city-wide vacancy rate for shopping centers decreased to 1.2 per cent, likely due to a lack of new supply in combination with a rising population and increased activity after the lifting of pandemic restrictions.

OCP Indicators

The indicators presented in this report are based on data for the 2022 calendar year, except where noted. Results from earlier years were included for indicators where the data was available. New indicators and data sources will be explored in the future.

Most of the OCP indicators in this report were first measured for the 2012 baseline year. This has meant finding reliable data sources and developing standard methods to collect and analyze the data. The monitoring methods for some indicators are still being improved and these results will be reported in future OCP Annual Reviews. Those annual indicators are shown in the table at right.

Note: Unless otherwise noted, all data is provided by the City of Victoria.

Annual Indicators Under Development	
Indicator	Details
1. New housing units	Will be expanded to include new housing units completed, through Development Outcomes Monitoring and Evaluation project (in progress).
2. Share new housing units located within target areas	Will be expanded to include new housing units completed, through Development Outcomes Monitoring and Evaluation project (in progress).
3. Regional share of new housing units	Will be expanded to include new housing units completed, through Development Outcomes Monitoring and Evaluation project (in progress).
4. New commercial and industrial space in target areas	Under development, as part of Development Outcomes Monitoring and Evaluation project (in progress).
5. Greenways network	Will be expanded in the future to measure the percentage of the Greenways network that is complete.
11. New housing units by tenure	Will be expanded to include new housing units completed, through Development Outcomes Monitoring and Evaluation project (in progress).
12. New housing units by structure type	Will be expanded to include new housing units completed, through Development Outcomes Monitoring and Evaluation project (in progress).
14. Experiences of Homelessness	This indicator has replaced the "Emergency Shelter Use" indicator from 2022 onwards.
17. Contributions from development	Some data is currently reported, but this indicator is under development, as part of Development Outcomes Monitoring and Evaluation project (in progress).

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 to more than 111,000 people by 2041 and indicators point to a housing market that is falling short of meeting demand. This indicator measures how well the new housing supply is meeting the current and projected demand.

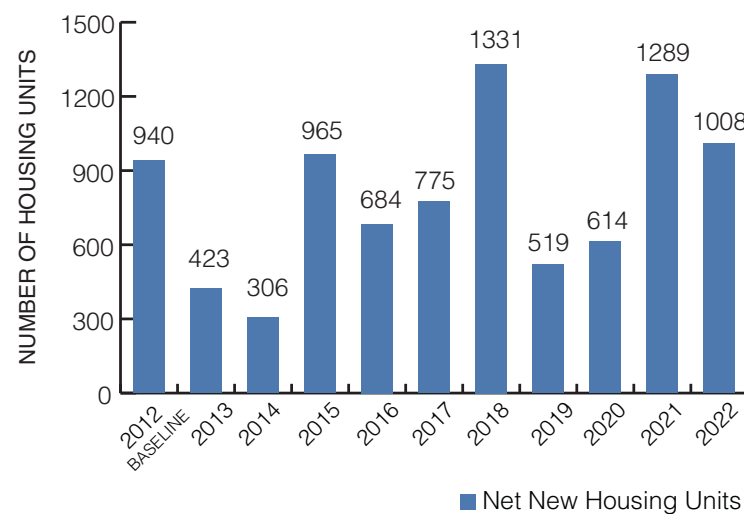
TARGET/DESIRED TREND:  increase sought

HOW ARE WE DOING?

Based on the building permits issued, a net total of 1008 new housing units were created in 2022. This is lower than 2021 number of 1289, but the third most active year since the 2012 baseline. This net total is the sum of all new units in projects that received a building permit throughout the calendar year, minus the number of units lost through permits for demolitions and deconversions in the same period. In 2022, 146 units were lost, of those 142 were demolitions.

The highest number of net new units created in 2022 were in the Burnside neighbourhood (276), followed by Fernwood (210). The Harris Green¹ neighbourhood saw 150 new units created. There was no net loss of units in any neighbourhood in 2022.

Net New Housing Units in the City of Victoria



¹ On January 27, 2022, Council passed a motion to redraw some neighbourhood boundaries, including for Downtown which now captures the entirety of Harris Green. The new neighborhood boundaries are still being implemented and the changes will be reflected in future City documents.



MAP 1:

Net New Housing Units by Neighbourhood

Total Net New Housing Units in Victoria in 2022 = 1008

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.

Note: On January 27, 2022, Council passed a motion to redraw some neighbourhood boundaries, including for Downtown which now captures the entirety of Harris Green. The new neighborhood boundaries are still being implemented and the changes will be reflected in future City documents.

Once the boundary changes take full effect, all units in Harris Green and the majority of units in Fairfield in 2022 will be attributed to Downtown.

SOURCE: CITY OF VICTORIA



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 meters) 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 per cent of the population growth and areas in and near Town Centres and Large Urban Villages should accommodate 40 per cent of the growth. Remaining growth is targeted for Small Urban Villages and other residential areas (10 per cent). 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. 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 per cent in the Urban Core; 40 per cent in or within close walking distance of Town Centres and Large Urban Villages and 10 per cent in Small Urban Villages and the remainder of residential areas.

HOW ARE WE DOING?

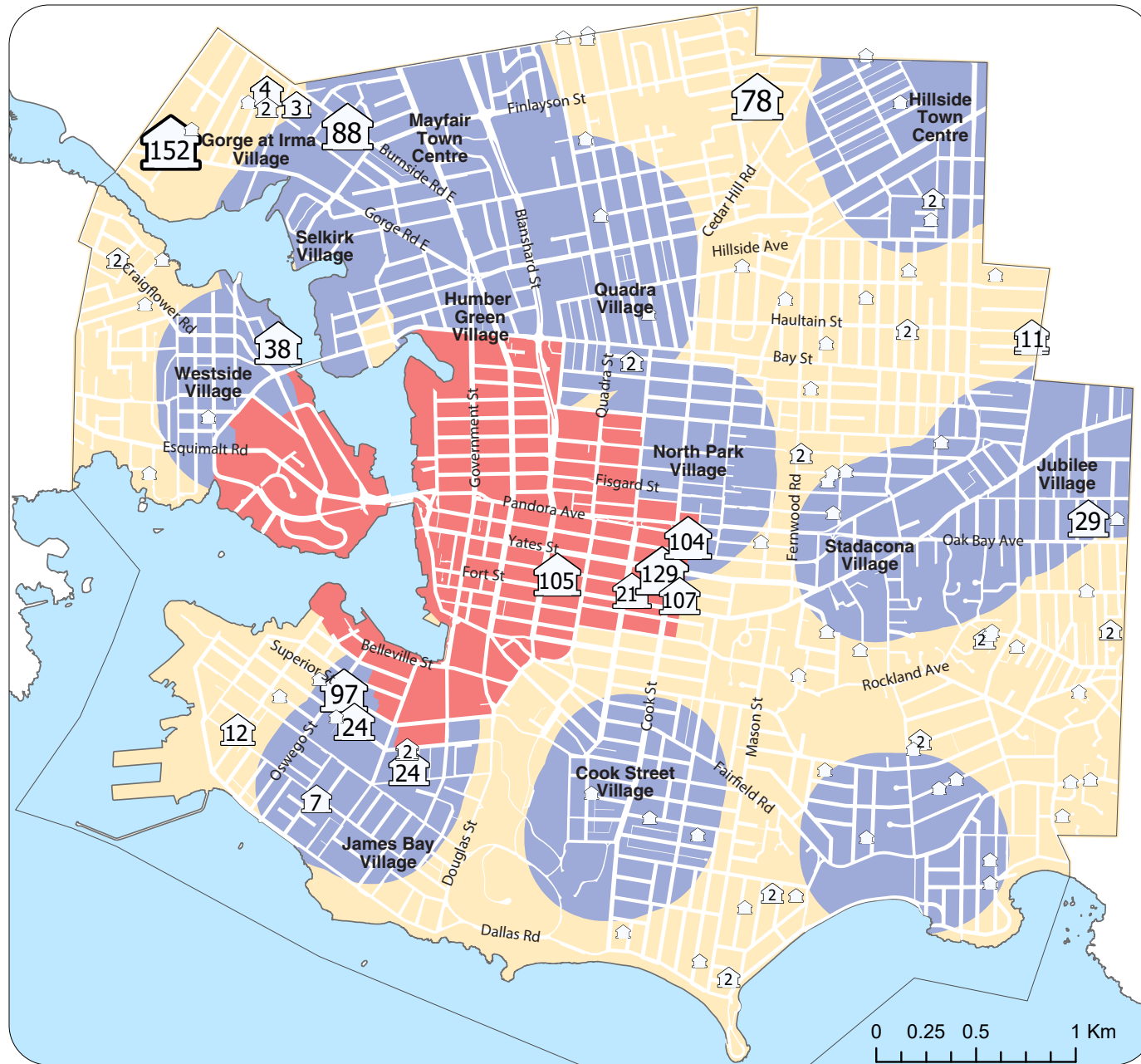
In 2022, 40 per cent of residential development occurred in the Urban Core, 42 per cent occurred within walking distance of Town Centres and Large Urban Villages and 17 per cent in Small Urban Villages or the remainder of residential areas (MAP 2). The residential development in the Urban Core dropped by almost 30 per cent since last year. However, the ten-year cumulative for this area (60 per cent) is still above the 2040 target (50 per cent).

As seen in the following table, the distribution has varied from year to year. Looking at the cumulative percentages since 2012 provides the best illustration of how the target is being achieved. Of the new units added between 2012-2022, 60 per cent were in the Urban Core; 24 per cent were in or within walking distance of a Town Centre or Large Urban Villages; and 16 per cent were located in a Small Urban Village or the remainder of the residential areas.

The trend over time continues to show a higher proportion in the Urban Core and in Small Urban Villages and remainder of residential areas than the OCP targets. While there was a shift in 2022, overall, Town Centres and Large Urban Villages are seeing a smaller share of residential development than desired.

Share of New Housing Units in Growth Target Areas													
Growth Area	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2012-2022 Cumulative	Target for 2041
Urban Core	73%	33%	33%	81%	67%	78%	62%	53%	22%	69%	40%	60%	50%
In or within walking distance of a Town Centre or Large Urban Village	17%	28%	48%	12%	22%	14%	15%	13%	55 %	22%	42%	24%	40%
Small Urban Village or the remainder of the residential areas	10%	39%	19%	7%	11%	8%	23%	34%	23%	9%	17%	16%	10%

SOURCE: CITY OF VICTORIA



MAP 2:

New Housing Units in Growth Target Areas

- New Housing Unit (single unit)
- New Housing Unit (# of units)
- Urban Core - 466 units (40%)
- 400 m walking distance from Town Centres/Large Urban Villages - 486 units (42%)
- Small Urban Villages and remainder of residential areas - 202 units (17%)

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

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: the City of Victoria as a whole and 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 including 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.

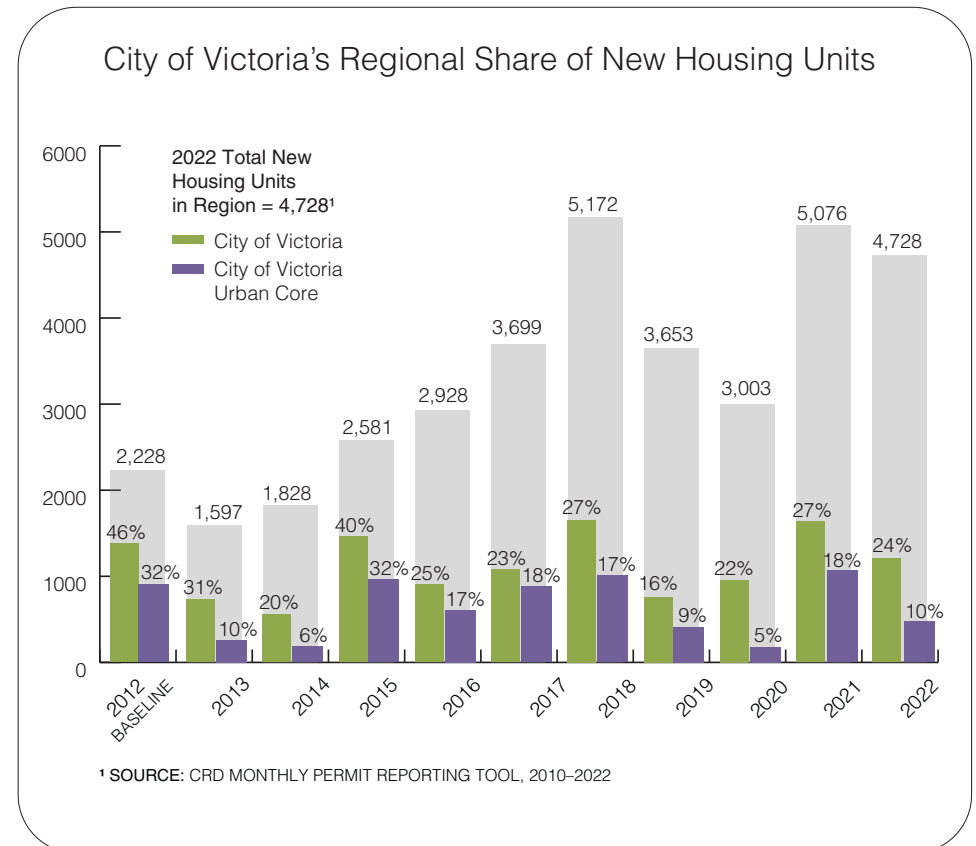
TARGET/DESIRED TREND:

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

HOW ARE WE DOING?

In 2022, Victoria accommodated 24 per cent of the region's new housing units, while the Urban Core accommodated 10 per cent.

In total, between 2012-2022, 26 per cent of new units in the region have been located within the City of Victoria and 16 per cent of new units within Victoria's Urban Core. If this pattern continues, the 2041 target will be exceeded.



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 residential character of other parts of the city.

TARGET/DESIRED TREND:  increase sought

HOW ARE WE DOING?

Through the Development Outcomes Monitoring and Evaluation (DOME) project, the City will capture data on new industrial and commercial floor space area and build an annual inventory.

The new data will inform where the retail, office and industrial sectors are concentrated in the city and how they perform over the years.

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5 Greenways Network

WHAT IS BEING MEASURED?

This indicator measures the length of the Greenways network that has received 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. The Greenways network consists of routes on streets, lanes, pathways and trails and with varying levels of service for different road users.

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 and *Go Victoria*, the City's Sustainable Mobility Strategy, encourage investments such as street trees, wayfinding and placemaking on these routes and investments to support barrier removal for people with disabilities. The OCP also supports using the Greenways network, in addition to the city's bicycle and sidewalk 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

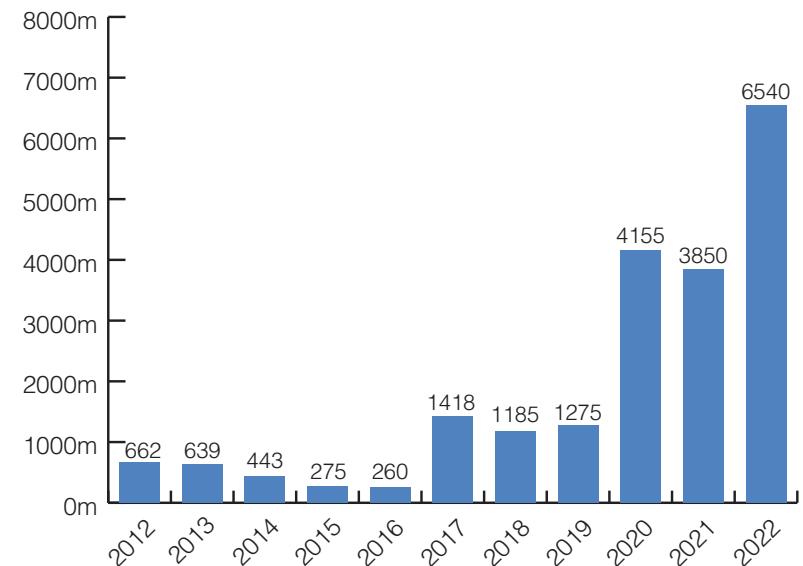
HOW ARE WE DOING?

The total length of the identified Greenways network measures 99.6 kilometers (MAP 3). A total of 6540 metres of the network was implemented or upgraded in 2022, which is the biggest single-year improvement since the 2012 baseline.

Several projects were delivered through the City's traffic calming program and in coordination with the priority AAA network (also counted in indicator no. 7 Cycling Network). Greenways were upgraded on Haultain Street, Government Street and Kings Road along with several noteworthy spot improvements such as intersection upgrades along Fairfield and upgraded sidewalks in James Bay

Since 2012, a total of 20.6 kilometers of enhancements and upgrades have been delivered on Greenways.

Annual Greenway Network Improvements





MAP 3:
**Improvements to
 Greenways Network
 (2004 – 2022)**

- █ Greenway Improvements (2022)
- █ Greenway Improvements (2004 - 2021)
- █ Designated Greenway

Length of new or major upgrades to Greenways network (since 2012) – 20.6 km
 Total length of designated Greenways network (2022) – 99.6km

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.

WHY IS THIS INDICATOR IMPORTANT?

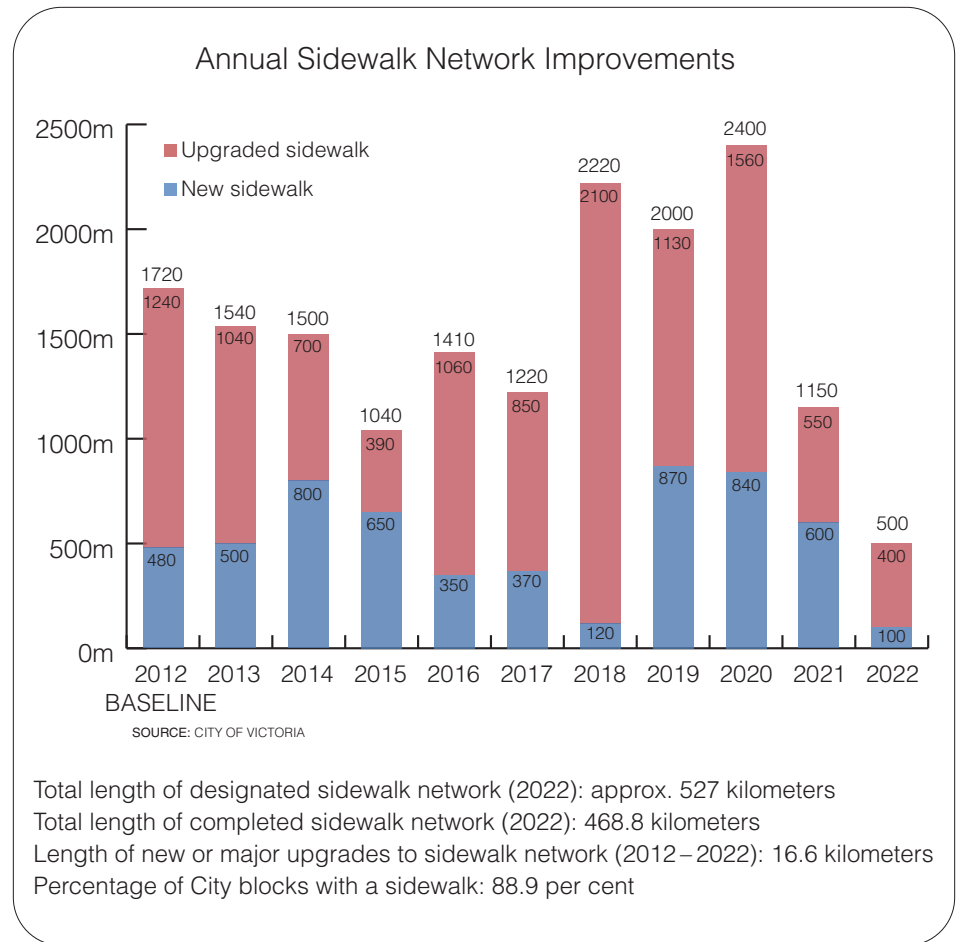
Creating walkable, pedestrian-friendly neighbourhoods is a central focus of Victoria’s OCP. Walkability has many benefits for air quality, the reduction of greenhouse gases, public health and the life and vitality of neighbourhoods. Accelerating active and accessible transportation is also a key initiative identified in *Go Victoria*, the City’s Sustainable Mobility Strategy. A continuous, high quality sidewalk network is important in making a street comfortable, safe and inviting for pedestrians and people with disabilities. The length of new and upgraded sidewalk shown includes work completed via City capital projects only and does not include sidewalks delivered through private development.

TARGET/DESIRED TREND:  increase sought

HOW ARE WE DOING?

The total length of the designated sidewalk network is approximately 527 linear kilometers. In 2022, 0.1 kilometers of new sidewalk was added and 0.4 kilometers was upgraded for a total of 0.5 linear kilometers.

The percentage of City blocks that have a sidewalk was 88.9 per cent at 2022 year end.



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 1995. Cycling investments include various types of infrastructure including 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.

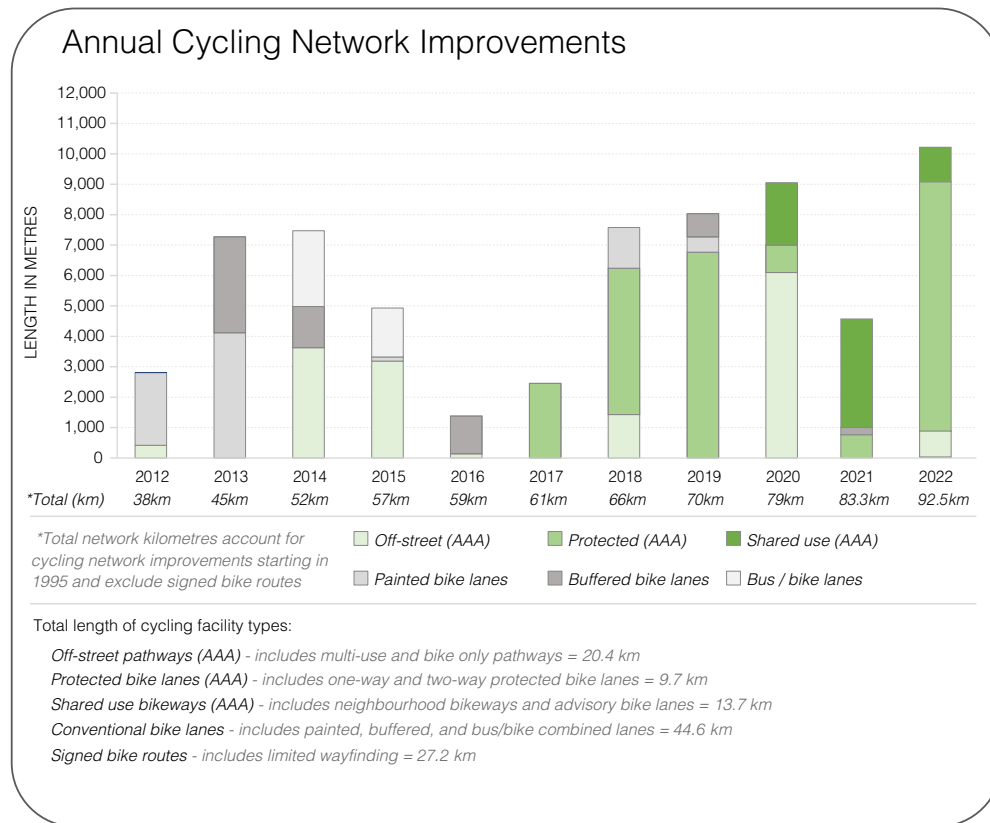
WHY IS THIS INDICATOR IMPORTANT?

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 in order to manage population growth and limited roadway capacity, reduce parking demand and provide affordable, safe and convenient ways to travel. Accelerating active and accessible transportation is also a key initiative identified in *Go Victoria*, the City's Sustainable Mobility Strategy. 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 2022, the City added or improved a total of 10.2 kilometers of the Cycling Network. The majority of the improvements consisted of new shared bikeways on Kings Road, Haultain and Richardson Street, the Fernwood and Oaklands connectors and 1.1 kilometers of one-way protected bike lanes on the Government Street.





MAP 4:

City of Victoria's Cycling Network, 2022

- AAA off street pathway
- AAA protected bike lane (on-street)
- AAA shared use bike route
- Buffered bike lane (on-street)
- Conventional bike lane (on-street)
- Bus and bike lane combined
- 2022 - New bike infrastructure

AAA Bike Facility Type*	New or Upgraded in 2022	Total to date
Protected bike lanes (AAA)	1,140 meters	9.71 kilometers
Shared use bikeways (AAA)	8,200 meters	13.7 kilometers
Off-street pathways (AAA)	890 meters	20.39 kilometers
Conventional Bike Facility		
Painted bike lanes	0 meters	37.9 kilometers
Buffered bike lanes	230 meters	6.73 kilometers
Combined bus / bike lane	0 meters	4.1 kilometers
Signed Bike Route	0 meters	27.2 kilometers
Total cycling infrastructure (excludes 27.2 kilometers of signed bike routes)		92.5 kilometers

SOURCE: CITY OF VICTORIA

*Starting in 2020, reporting of AAA infrastructure lengths has been revised to be more consistent with the CRD reporting.

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 needs. The OCP encourages improvements to water, stormwater and sanitary sewer systems and services to meet current and future demand.

TARGET/DESIRED TREND:  increase sought¹

HOW ARE WE DOING?

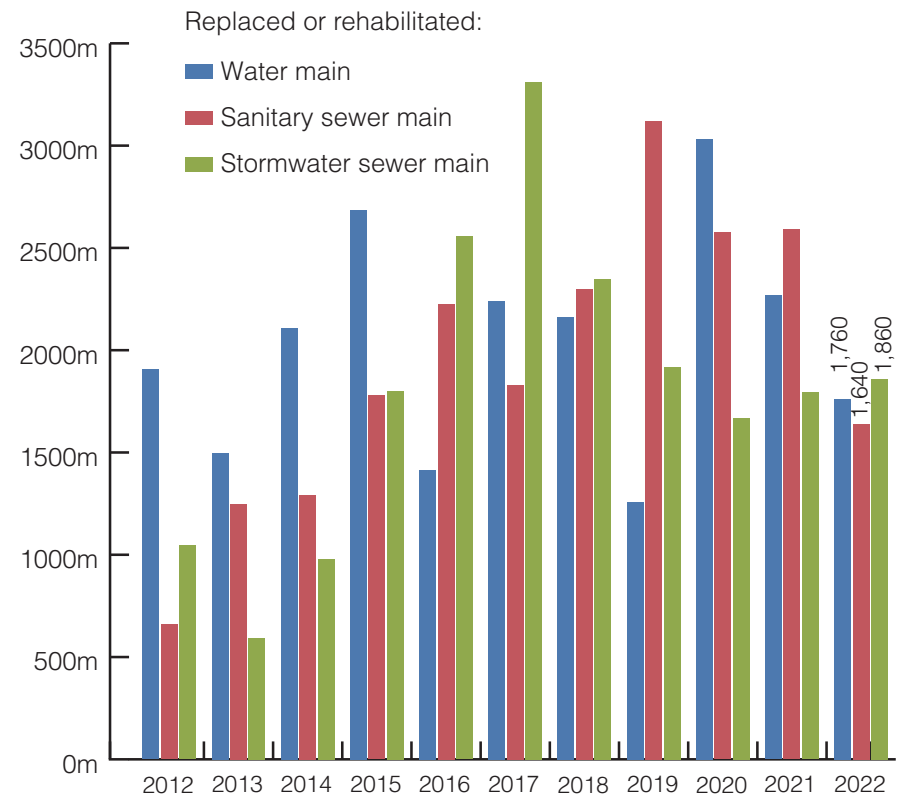
The total length of the water main network is 333 kilometers, the total length of the sanitary sewer network is 241 kilometers and the total length of the stormwater sewer network is 259 kilometers.

1,760 meters of the water main network were replaced or rehabilitated in 2022. The amount of replaced or rehabilitated sanitary sewer was 1,640 meters and the amount of replaced or rehabilitated stormwater sewer was 1,860 meters.

In 2022, the rehabilitated or replaced lengths of water mains and sanitary sewer pipes were less than the average lengths of the past decade – 2,119 meters and 2,041 meters, respectively. In comparison, the rehabilitated stormwater sewer mains length for 2022 was slightly higher than the 2012 - 2021 average (1,801 meters). The decline in improvement lengths can be attributed to supply chain issues and higher costs resulting from industry regulation changes in the post-pandemic years.

¹ 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 (2022): 333 km
 Total length of sanitary sewer network (2022): 241 km
 Total length of stormwater sewer network (2022): 259 km

SOURCE: CITY OF VICTORIA

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.

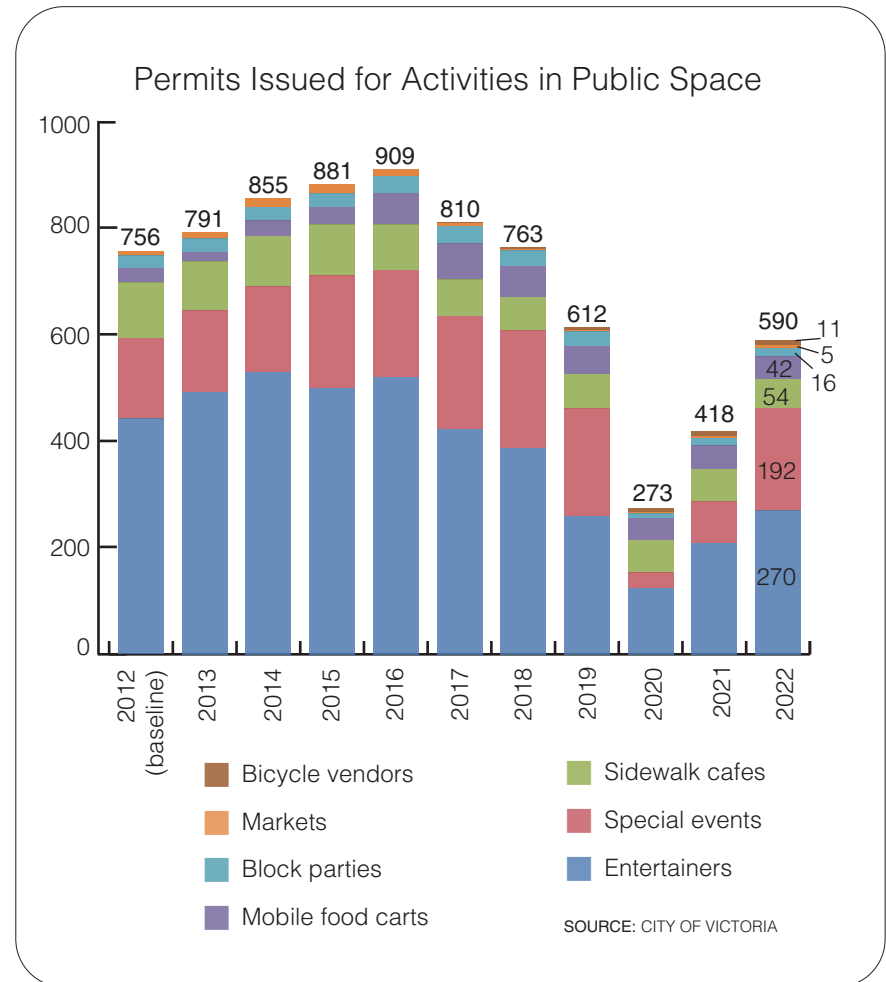
TARGET/DESIRED TREND: ↑ increase sought

HOW ARE WE DOING?

The total number of permits issued for different activities in public spaces saw a significant increase in 2022 compared to 2021. The upward trend continued from the record low numbers in 2020 due to the Covid-19-related restrictions on public gatherings. A notable increase was also observed in the entertainers permits category that grew by 29 per cent in 2022. Sidewalk cafe and mobile food cart permits fell by 10 per cent and 4.5 per cent, respectively.

A total of 590 permits were issued for the categories listed on the right. The increase from 2021 was largely due to the number of special events permits issued, which more than doubled in 2022.

Block party and bicycle vendor permits increased slightly (about 10 per cent) while the number of market permits increased from 3 to 5.



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?

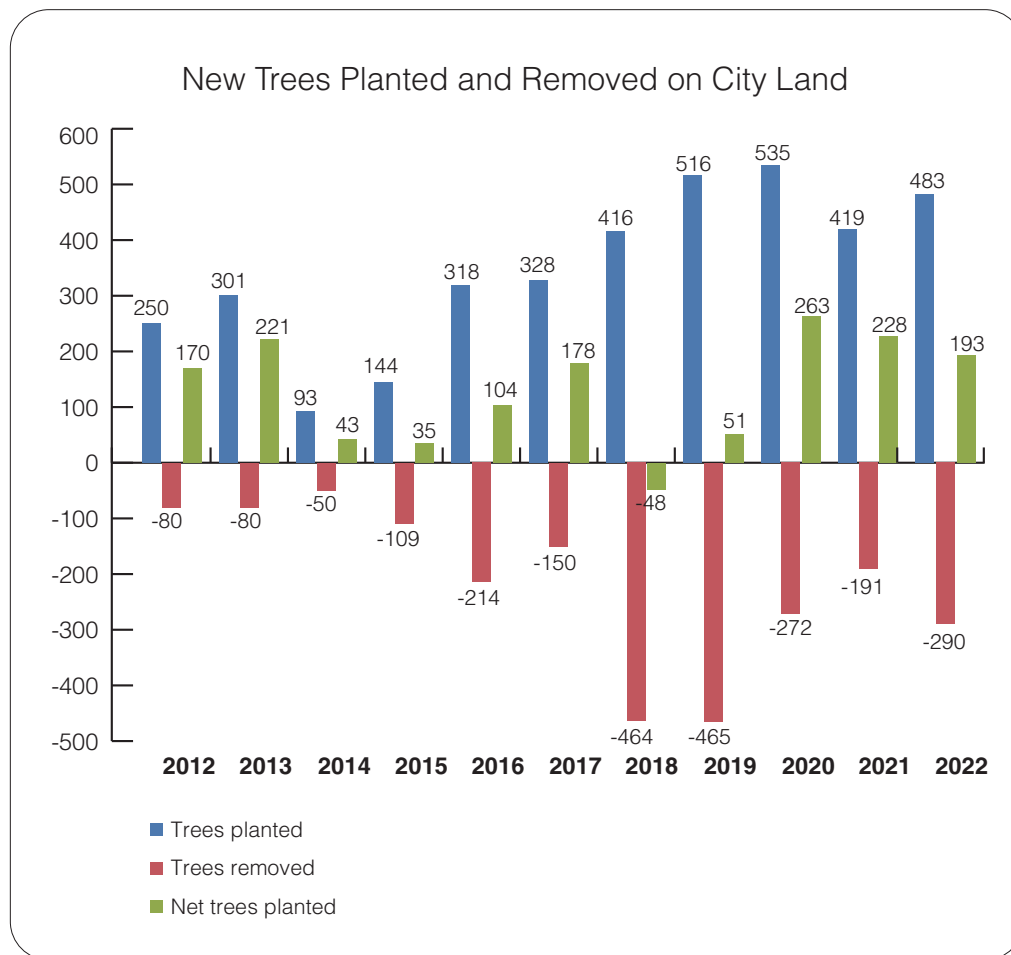
In July 2021, Victoria adopted a new Tree Protection Bylaw that implements several recommendations in the Urban Forest Masterplan. The bylaw applies to trees on private property, including those that are undergoing development.

In 2022, 483 trees were planted and 290 trees were removed, resulting in a net total of 193 trees being added to the inventory.

While this net gain was less than the record year of 2020, it was still above the 124.5 net average of the past decade.

A more notable trend was observed in the declining number of trees being planted and the increasing number of trees being removed since 2020.

Victoria has an estimated 150,000 trees in its urban forest. Of these, 33,000 (22 per cent) grow on public lands such as parks, open spaces and boulevards. The City plants, maintains and cares for these trees to grow the urban forest sustainably over time, including monitoring and safely tending to trees nearing the end of their life cycle until removal and replacement is necessary.



11 New Housing Units by Tenure

WHAT IS BEING MEASURED?

This indicator measures the total number of new rental¹, strata² and fee simple³ 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.

In July 2019, Council adopted Phase Two: Victoria Housing Strategy 2019 – 2022, which builds on the first phase of the strategy to address the housing crisis. The Strategy includes housing targets to align with the City’s growth and current needs. These targets were most recently updated in 2020 and are monitored in the Housing Strategy Annual Review.

TARGET/DESIRED TREND:

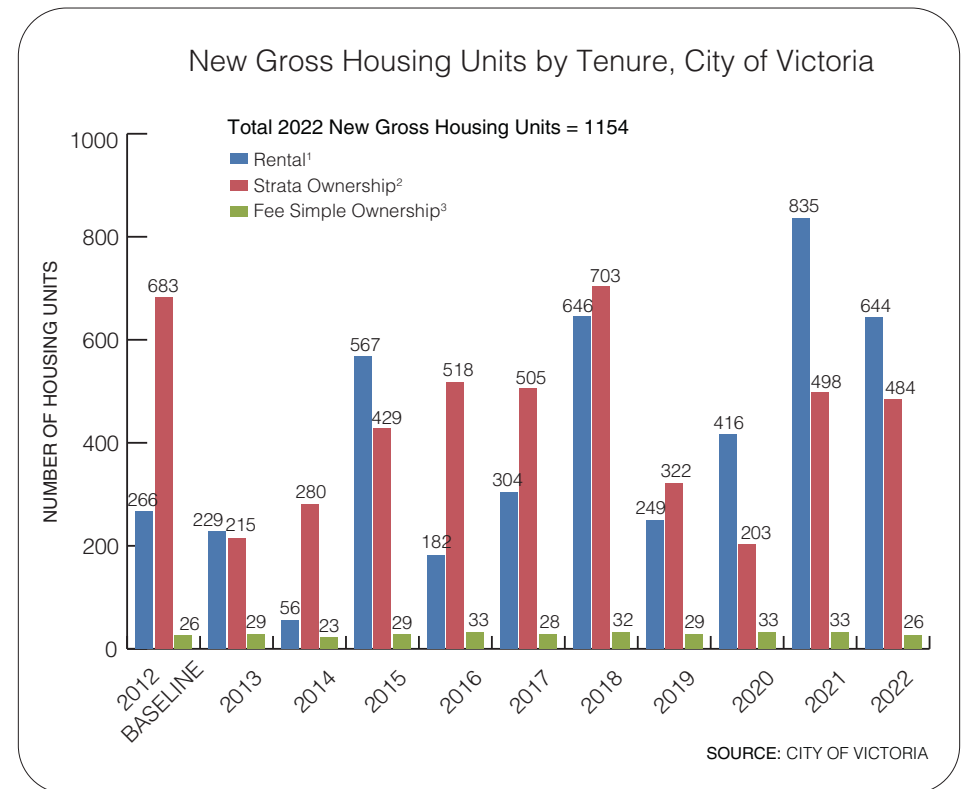
No target

HOW ARE WE DOING?

Of the 1154 gross new units created in Victoria in 2022, 56 per cent were identified as rental units, 42 per cent as strata ownership and 2 per cent as fee simple ownership.

Even though the share of rental units has been higher than strata units since 2020, the trend is gradually moving towards a more equal split.

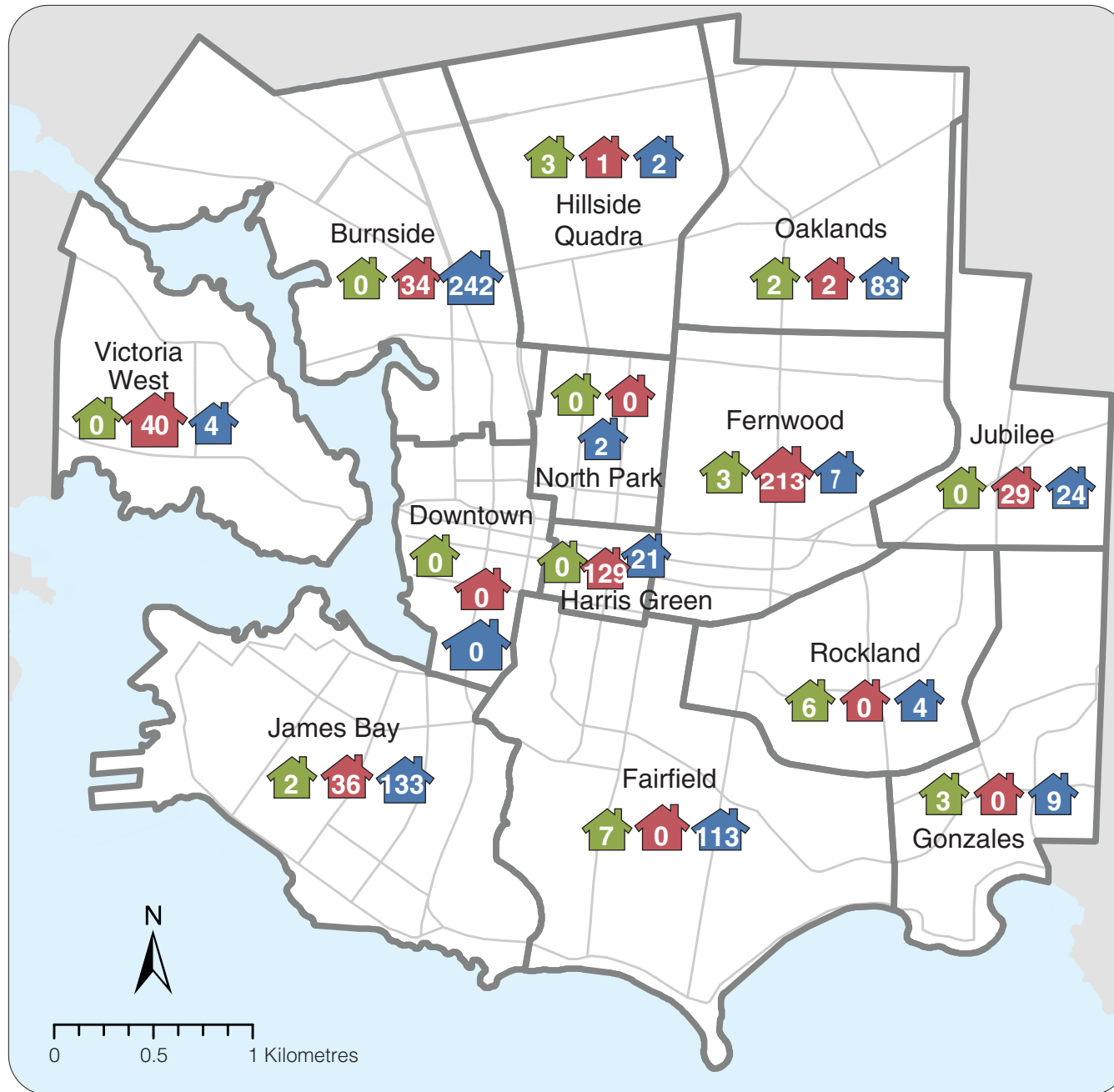
The absolute number of new units created in the fee simple category (26) continues to be stable, although, as a proportion of all development, it was lower than average in 2022.



¹ Rental: includes purpose-built rental apartments, secondary suites, garden suites

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

³ Fee Simple: includes single family dwellings and non-strata attached houses



MAP 6:

New Gross Housing Units, by Tenure

- Fee Simple – 26 units
- Strata – 484 units
- Rental – 644 units

Total 2022 New Gross Housing Units = 1154

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

Note: On January 27, 2022, Council passed a motion to redraw some neighbourhood boundaries, including for Downtown which now captures the entirety of Harris Green. The new neighborhood boundaries are still being implemented and the changes will be reflected in future City documents.

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.

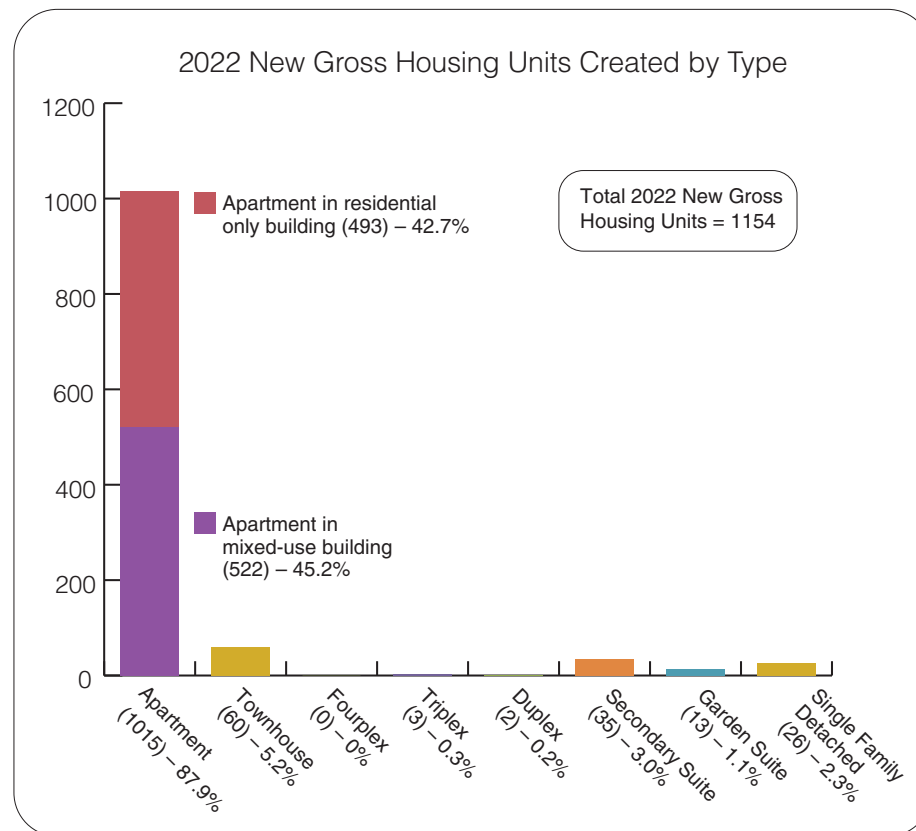
TARGET/DESIRED TREND:

No target

HOW ARE WE DOING?

Out of all units created in 2022, 88 per cent were apartments. This is a slightly lower than the 93 per cent proportion in 2021. Townhouse units saw a notable increase from 22 in 2021 to 60 in 2022. In absolute numbers, the amount of new secondary suites, garden suites and triplexes increased while new single family homes decreased slightly from 2021. No fourplexes received building permits in 2022.

The table on the following page shows that Burnside saw the highest number of apartments approved (240) followed by Fernwood (213), James Bay (152) and Harris Green (150). Single family dwellings were approved in 7 out of 13 neighbourhoods. Triplex units were approved in Hillside-Quadra (1) and Victoria West (2) while the only duplex project approved was located in Oaklands. Townhouse developments were approved in Burnside (34), James Bay (12) and Victoria West (14). Secondary suites were approved in all the neighbourhoods except Downtown, Harris Green and North Park. Garden suite units were also approved in more than half the neighbourhoods.



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

2022 New Housing Units by Type of Housing										
	Apartment	Mixed-use ¹ (sub-category of Apartments)	Single Family Dwelling	Duplex	Triplex	Fourplex	Townhouse	Secondary Suite ²	Garden Suite	New Units
Burnside	88	152					34	2		276
Downtown	0	0								0
Harris Green ³	21	129								150
Fairfield		105	7					6	2	120
Fernwood	106	107	3					5	2	223
Gonzales			3					4	5	12
Hillside-Quadra			3		1			2		6
James Bay	152		2				12	5		171
Jubilee	22	29						1	1	53
North Park	2									2
Oaklands	78		2	2				4	1	87
Rockland			6					3	1	10
Victoria West	24				2		14	3	1	44
Total	493	522	26	2	3		60	35	13	1154

SOURCE: CITY OF VICTORIA

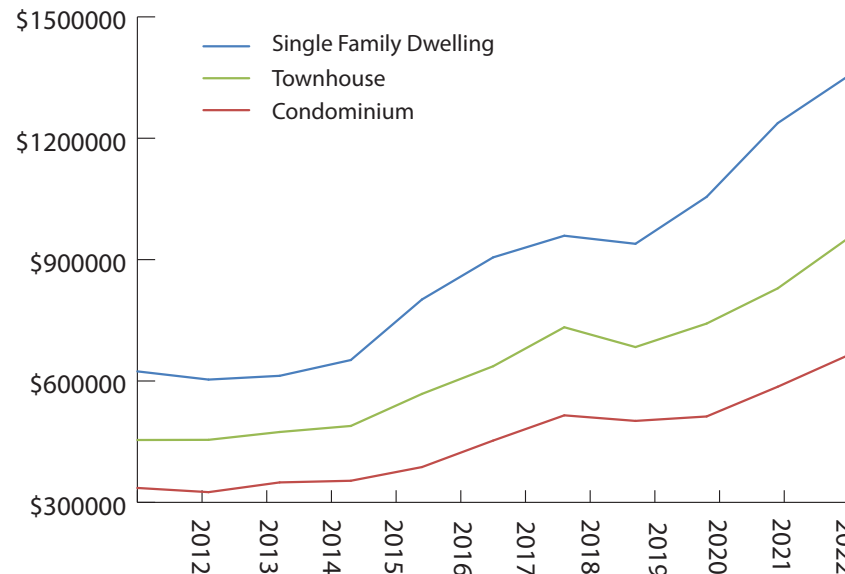
¹Mixed-use: Building that includes both residential and commercial units

²Secondary Suite: A legal suite, located within a single family detached house

³On January 27, 2022, Council passed a motion to redraw some neighbourhood boundaries, including for Downtown which now captures the entirety of Harris Green. The new neighborhood boundaries are still being implemented and the changes will be reflected in future City documents.

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

2001 - 2022 Average Sale Prices			
	SFD	Condominium	Townhouse
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	\$387,262	\$568,094
2017	\$905,556	\$452,732	\$636,456
2018	\$959,059	\$515,107	\$732,831
2019	\$939,066	\$501,352	\$683,849
2020	\$1,055,057	\$512,320	\$740,902
2021	\$1,237,458	\$585,840	\$829,031
2022	\$1,354,921	\$664,513	\$954,237



The average sale prices for single family dwellings, condominiums and townhouses rose in 2022.

Between 2021-2022, the average price of a single family home in the city of Victoria increased by 9 per cent, the average price of a condominium increased by 12.6 per cent and the average price of a townhouse increased by 14 per cent.

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 encourages an increase in the city's supply of rental housing through upgrades and re-investment, and specifically states that conversions of rental units to stratified units (in multi-unit buildings) are generally not supported when the rental vacancy rate in Greater Victoria is below 4 per cent for two consecutive years. The OCP acknowledges that a wide variety of housing types, tenures and prices give residents choice.

TARGET/DESIRED TREND:

A balanced rental market would have affordable prices for a diversity of household incomes and a vacancy rate between 3-5 per cent.

HOW ARE WE DOING?

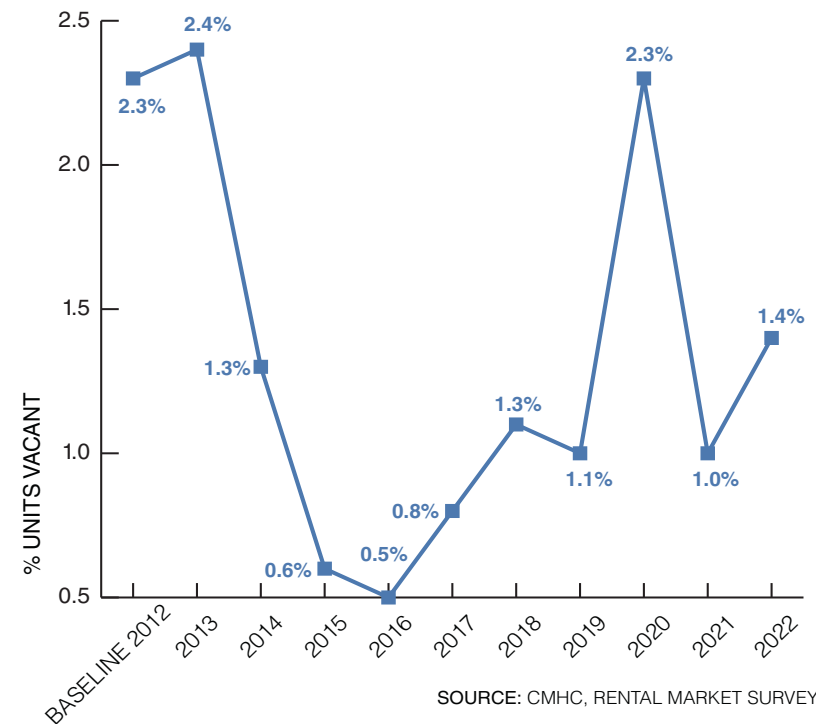
The vacancy rates for the primary rental market in the city rose slightly to 1.4 per cent in 2022 from 1.0 per cent in 2021.

Greater Victoria vacancy rates followed the same pattern and increased slightly to 1.5 per cent from 1.0 per cent in the previous year. Although this is an improvement from last year, it remains one of the lowest in Canada.

Nationally, growth in demand for rental housing outpaced the supply, pushing the vacancy rate for purpose-built rental apartments down from 3.1 per cent in 2021 to 1.9 per cent in 2022.

Compared to 2021, year-to-year average rents in the city of Victoria increased by 10.1 per cent for a bachelor, 10.9 per cent for a one-bedroom, 8.5 per cent for a two-bedroom and 21.4 per cent for a three-bedroom. Overall, the average rent was 12.7 per cent higher for all rental units in 2022 compared to 2021.

Overall Vacancy Rates for Purpose-built Rental Housing Units



14 Experiences of Homelessness

WHAT IS BEING MEASURED?

Point-in-Time Count (PiT Count) indicator measures the number of people experiencing homelessness on a given night in Greater Victoria. 2022 is the first year in which this indicator is being considered.

Point-in-Time Count includes an enumeration of:

- Unsheltered, or absolutely homeless: living in outdoor locations, vehicles and other places not intended for human habitation;
- Emergency Sheltered: seasonal, emergency and domestic violence shelters;
- Provisionally accommodated within public systems including people living in public accommodations that lack security of tenure: transitional shelters, treatment facilities and correctional facilities;
- Provisionally accommodated outside public systems including people staying in private accommodations that lack security of tenure: hotels/motels or couch surfing.

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, 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.

Homelessness is not a fixed number, but a fluid state that people move in and out of over time. This is why PiT cannot provide a completely accurate count of all the people experiencing homelessness in a region – it is not a census.

It can, however, help us identify who is experiencing homelessness, why are they in this state and how their needs can be met.

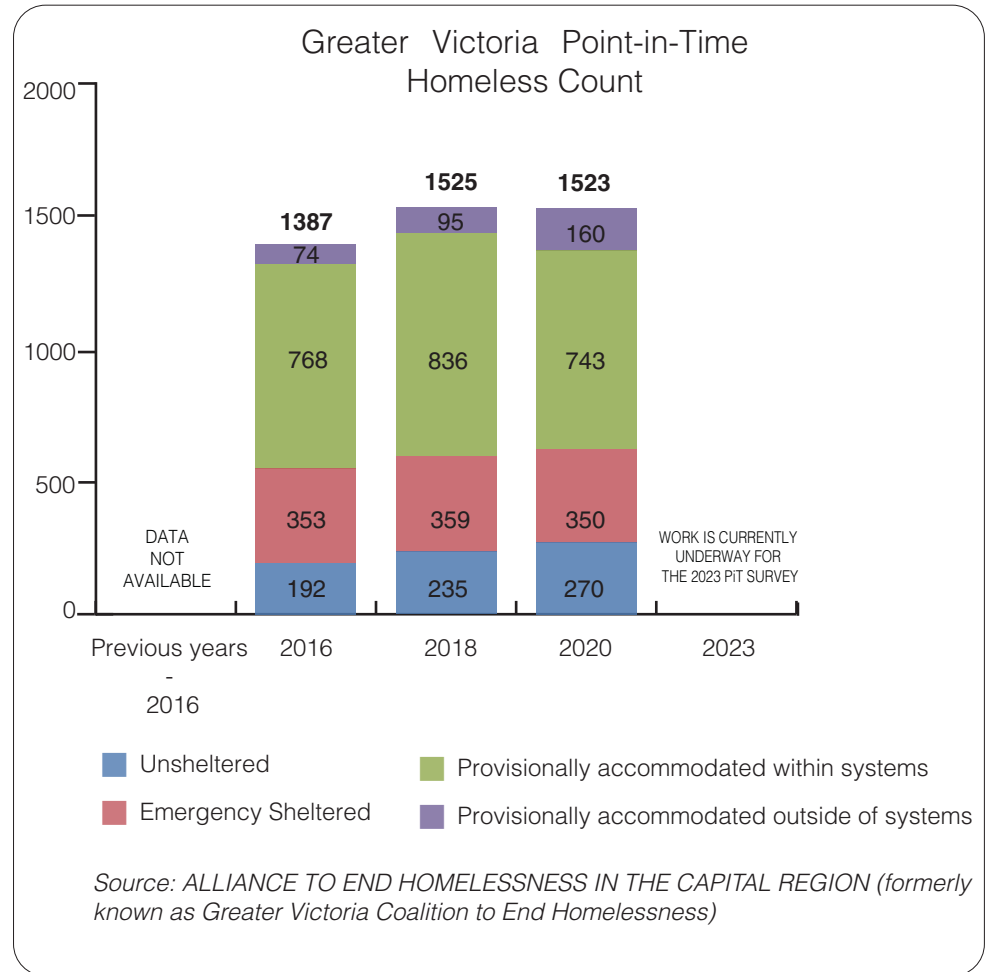
The OCP recommends that the City work with other community partners to enable stable housing for all people and to increase the supply of affordable, transitional, supported and non-market rental housing so that people who are homeless have more options for stable housing.

TARGET/DESIRED TREND:

No target

HOW ARE WE DOING?

From 2016 to 2020, the number of people experiencing homelessness grew by almost 10 per cent. Interestingly, homeless counts proceeding and during the pandemic year were identical. No data for 2022 was found, but the Alliance to End Homelessness in the Capital Region is currently gathering data for the 2023 point-in-time count. Data before 2016 was also not available.



Note: Up until 2018-2019, the City was reporting on “unique individuals using Greater Victoria emergency shelters.” This data has not been available for the past three annual reports. New Point-in-Time homeless count data has been provided in its place (see the above graph). This new data will more accurately and reliably monitor the homelessness condition in Greater Victoria.

15 Retail, Office and Industrial Vacancies

WHAT IS BEING MEASURED?

This indicator measures the vacancy rate for industrial, retail shopping centres¹ 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, create new commercial and industrial development, enhance the city's retail sector and increase the supply of downtown office space.

TARGET/DESIRED TREND:

No target

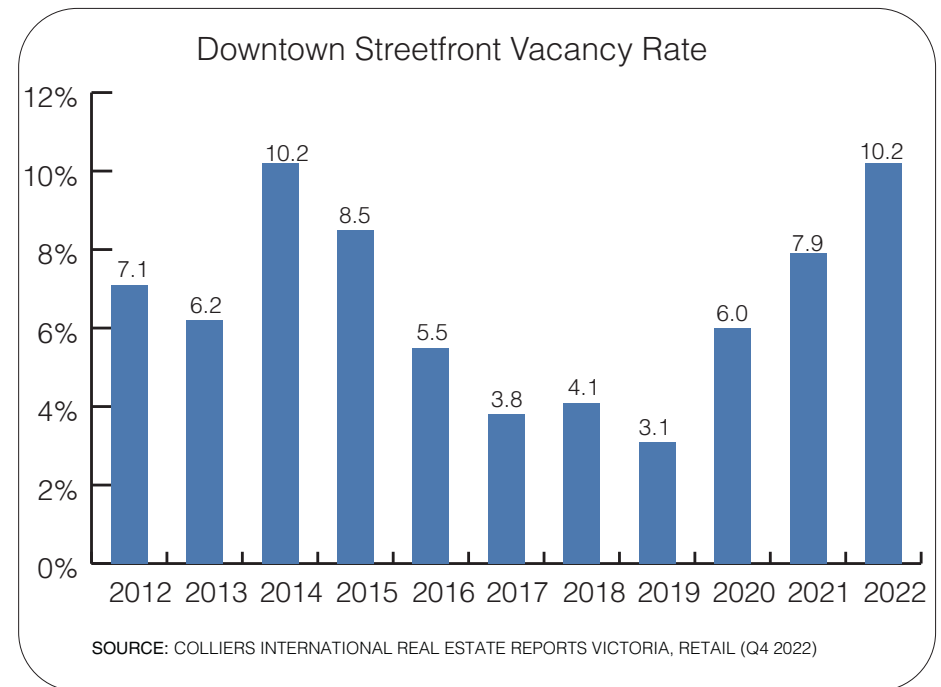
HOW ARE WE DOING?

The streetfront vacancy rate in downtown Victoria continued to increase in 2022, reaching 10.2 per cent in the fourth quarter. Colliers International noted that this rise in vacancy can be attributed to slated redevelopments, which either allow only short-term rentals or remain intentionally vacant as developers break ground. Moreover, the completion of the Customs House (which was vacant at the time of reporting) in early 2022 injected new retail supply into the market.

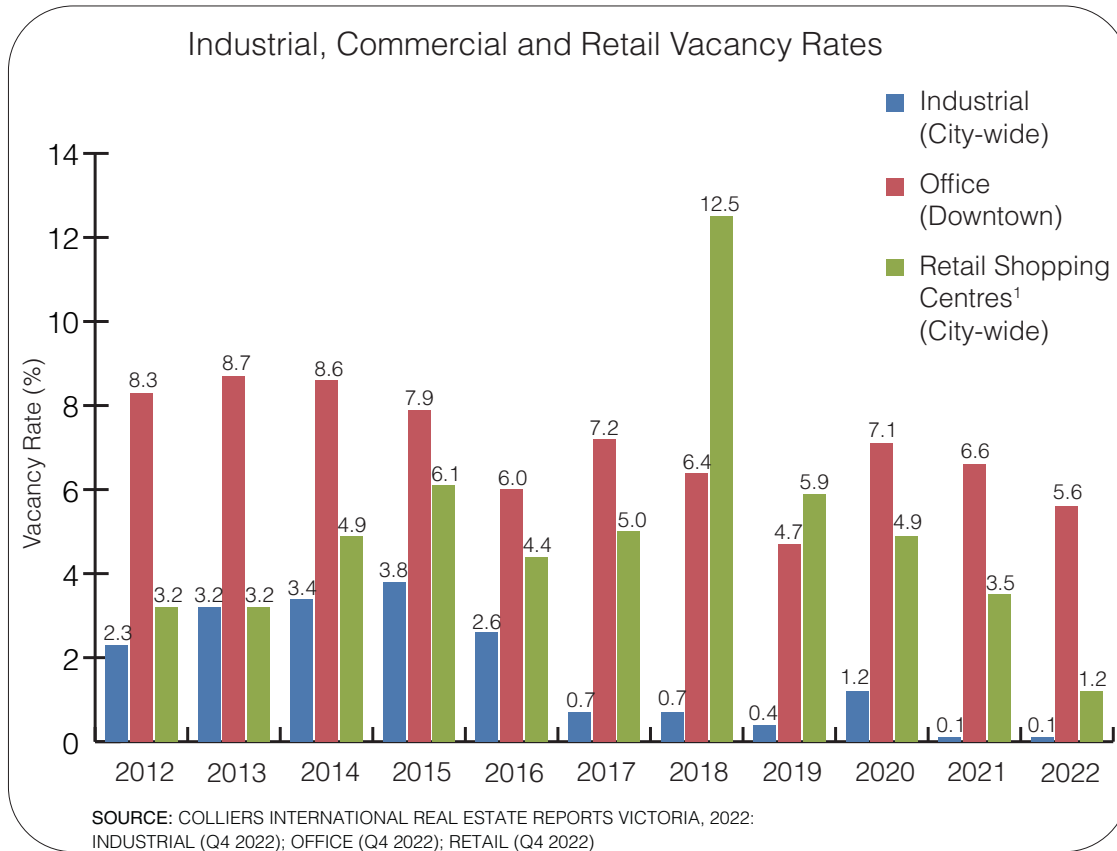
The city-wide vacancy rate for shopping centers decreased to 1.2 per cent from 3.5 per cent in 2021. This was likely due to a lack of new supply in combination with a rising population and increased activity after the lifting of pandemic restrictions.

Industrial space continued to be in short supply, with the vacancy rate hitting an all-time low of 0.1 per cent in both Greater Victoria and the city itself.

The downtown Victoria office space vacancy rate was 5.6 per cent in the fourth quarter of 2022, which is less than the past decade's average of 7.15 per cent.



¹Retail 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)



¹Retail 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)

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?

Five land use amendment to the OCP were approved by the City Council in 2022.

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
#22-004	February 24, 2022	To change the urban place designation for 496 Cecelia Road and a portion of 498 Cecelia Road from Public Facilities, Institutions, Parks and Open Space to Large Urban Village
#22-026	March 24, 2022	To designate a portion of each of Robert Street and Seaforth Street as a Heritage Conservation Area.
#22-008	March 24, 2022	To revise references to the Downtown Core Area Plan (2011) and related design guideline sections with the updated Downtown Core Area Plan (2021).
# 22-055	July 14, 2022	To support the implementation of 2022 neighbourhood plans and their objectives related to residential and commercial development.
# 22-067	October 6, 2022	To change the urban place designation for 11 Chown Place 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

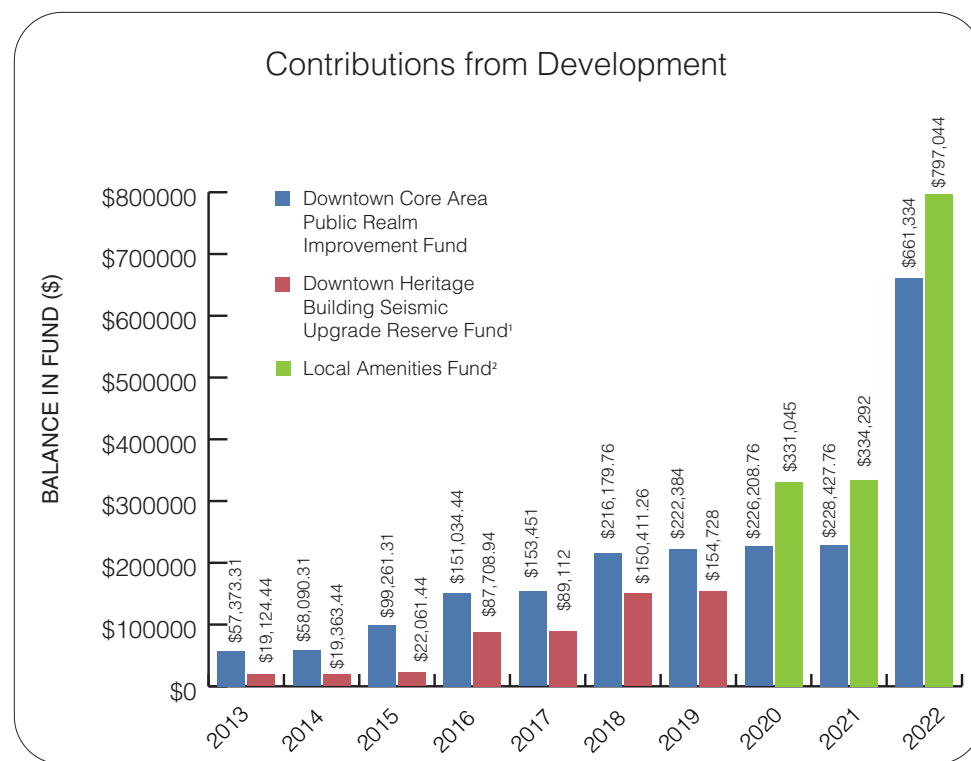
HOW ARE WE DOING?

The balances in the Downtown Core Area Public Realm Improvement Fund, the Downtown Heritage Building Seismic Upgrade Reserve Fund and the Local Amenities Fund are presented in the adjacent chart.

As of December 31, 2022, there was a total of \$661,334 in the Downtown Core Area Public Realm Improvement Fund and \$797,044 in the Local Amenities Fund. These figures consist of contributions from development projects and interest allocations, less funding allocations.

Since January 2020, no new contributions have been made to the Heritage Seismic Fund, as Council directed the balance of the Fund to be transferred to the Victoria Civic Heritage Trust for improved seismic upgrading of heritage buildings.

The Victoria Housing Fund, which receives contributions from multiple streams like the City and developers, had a balance of \$5,302,116 as of December 31, 2022. Two contributions were made to the Fund in 2022 for \$144,872. For more information on the Victoria Housing Fund activity, please see the 2022 Housing Strategy Annual Review.



¹ On January 23, 2020 directed the balance of the Heritage Seismic Fund to be transferred to the Victoria Civic Heritage Trust

² As per the City's Incusory Housing Policy, monetary amenity contributions for projects outside of the Downtown Core Area will be directed to the Local Amenities Fund and earmarked for the neighbourhood or local area where the density is realized. Decisions on what community amenities the funds will support will be at Council's discretion and guided by local area or neighbourhood plans.



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