

Official Community Plan Survey

Tell us how you see your city changing and growing into the future.

You will be submitting this survey as **xxxx**, to change this 0% **logout**
answered



Housing

Section 1: Housing

Victoria's population is growing and [more diverse housing](#) options are needed. By 2050, 34,600 new homes will be required to house Victoria's growing population. To meet our climate goals, new housing options should be close to shops, services, amenities and sustainable mobility options.

Read and answer the questions below to learn more about how the City can accommodate new housing and share what you feel is most important to prioritize.

How We Will Grow



The proposed Official Community Plan (OCP) [Urban Structure Concept](#) will guide what types of new housing will be built in Victoria and where this housing will go as the city grows. Building [secured rental housing](#), [non-market housing](#) and [family-friendly housing](#) are priorities to meet the community's diverse housing needs.

The City's [principles of good urban design](#) are an essential part of how we ensure new housing contributes to livability, visual interest and positive relationships with existing and future development as well as nearby streets and open spaces.

Low- and Mid-rise Buildings in Residential Areas

Low- and mid-rise buildings (of four to six storeys) will be required in residential areas throughout the city to meet housing needs. The [Urban Structure Concept](#) envisions a mix of ground-oriented, low- and mid-rise housing in all residential neighbourhoods (see General Urban Fabric on the Urban Structure Map).

There are different ways low- and mid-rise housing can be located within residential neighbourhoods to meet housing needs. Different approaches would have different outcomes, benefits and trade-offs.

New five to six storey (mid-rise) buildings are particularly important for providing new rental and affordable housing opportunities. This scale of building won't work everywhere due to land and construction costs and unique property conditions. However, five to six storey buildings could work well in a diversity of locations throughout Victoria's residential neighbourhoods.

Enabling Six Storey Buildings Anywhere

To maximize the opportunities for mid-rise buildings where they could work, the OCP could enable development of up to six storeys anywhere in residential neighbourhoods.

This approach would likely:

- Result in diverse homeownership opportunities (building on the opportunities for townhouse and houseplex forms that are already permitted in these areas).
- Result in new [secured market rental housing](#) opportunities (secured market rental is most viable in a six storey building form).
- Expand opportunities for [non-market rental \(more affordable\) housing](#) (which also tends to be constructed at this scale or higher).

Enabling Six Storey Buildings in Certain Locations

Alternatively, the OCP could enable six storey buildings in some areas (for instance close to villages, services and amenities) and low-rise buildings of four storeys elsewhere.

This approach would likely:

- Result in diverse homeownership opportunities.
- Create fewer opportunities for secured market and non-market rental.
- Ensure less difference between the height of new and existing buildings in certain areas of the city.

1. Considering these two approaches and their implications, choose the statement you agree with most:

- The OCP should consider six storey buildings in any residential area. (Results in a mix of building heights in all residential areas and better supports diverse housing options including more opportunities for new secured rental.)
- The OCP should consider four storey buildings in any residential area and focus six storey buildings in specific areas of the city. (Results in less building height differences in some areas but would likely mean fewer secured rental opportunities.)

2. Review this [StoryMap of Walkable Areas for Complete Communities](#). If new mid-rise (five to six storey) housing is focused to some areas of the city, what are your priorities for those locations based on your review of the StoryMap? (Rank all that apply with 1 being your top priority)

Within a short walk to shops and services

Near the Transit Priority Network (where frequent, reliable transit service is available or prioritized for the future)

Close to safe routes for walking, cycling and using mobility devices

Near parks, open spaces and the waterfront

Near amenities like schools, childcare, libraries and recreation centres

Within a 15- to 20-minute walk of downtown

Zoning

Zoning is an important tool for implementing the OCP. Victoria is [modernizing its zoning](#) to be clear, simple and aligned with the OCP. Pro-actively zoning (City-initiated zoning for the types of buildings and uses envisioned in the OCP) can help create more homes faster by allowing development applications to be approved more quickly. The City is now legislatively required to pro-actively zone to align with the OCP and known housing needs.

Zoning can regulate rental tenure. Rental tenure zoning is a way for the City to signal that [secured rental housing](#) is a priority in certain locations or under certain conditions.

3. Which types of housing should the City prioritize as it proactively zones properties to align with the OCP:

- Secured rental housing in addition to currently permitted housing forms (like townhouses and houseplexes)
- Any type of new housing (rental or owned homes) that aligns with the OCP

Taller Buildings in Town Centres and Villages

For the Town Centres and Community Villages identified on the [Urban Structure Map](#), the OCP envisions mixed-use developments (with businesses on the ground floor and housing above) in a variety of low-rise, mid-rise and taller building forms. Taller buildings, in this context, are typically those with roughly seven to fourteen storeys.

Taller buildings in Town Centres and Community Villages help support improved transit service, create new social connections and bolster Victoria's economy. They would be considered if they align with climate and community objectives (for instance, if they are constructed with low carbon materials, such as mass timber, and provide other public benefit).

4. Outside of the downtown, where should new taller buildings be considered in Victoria? (Select the statement you agree with most)

- In and surrounding Town Centres
- In and surrounding Town Centres and Community Villages
- In and surrounding Town Centres and Community Villages, as well as adjacent to major public amenities (like large parks or the waterfront)

5. What features should be considered for new taller buildings in Victoria? (Rank all that apply with 1 being your top priority)

Diverse housing options (e.g., for different family sizes, lifestyles and incomes)

Climate-friendly buildings with high standards of design

Trees and green spaces on and off-site

On-site private amenity space

On and off-site public amenity space

Family Housing

Families with children contribute to resilient, vibrant and joyful communities. [Housing that is suitable to families](#) is increasingly hard to find and often unaffordable. As a result, many young families leave the city to find more affordable places to live. In fact, families with three or more people make up only 16 per cent of the city's population which is lower than the Canadian average of 36 per cent.

Encouraging diverse types of multi-unit buildings that are suitable for families is a priority for meeting current and future family needs.



6. What do you think is most important when developing family-friendly housing? (Rank all that apply with 1 being your top priority)

More homes with three or more bedrooms

Locating homes with three or more bedrooms near the ground floor

Access to on-site outdoor open space and/or play spaces

Storage space

Indoor common rooms or amenity spaces

Proximity to public amenities such as schools, playgrounds and childcare

Lock-off suites in strata buildings that allow owners to have rental income, multi-generational living or room to grow

Supports for multiple mobility options (like carshare vehicles, convenient parking for bicycles and mobility scooters)

Dedicated parking spaces for homes with three or more bedrooms

Save and continue

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25% answered



Section 2: Community

As Victoria responds to the housing and climate crises and works to meet the needs of a growing population, more services and amenities will be needed to support the growing community. This can be achieved by expanding commercial centres and creating new ones for more complete communities and a healthy local economy.

Share more about what your community needs and values by answering the questions below.

Town Centre and Community Village Growth

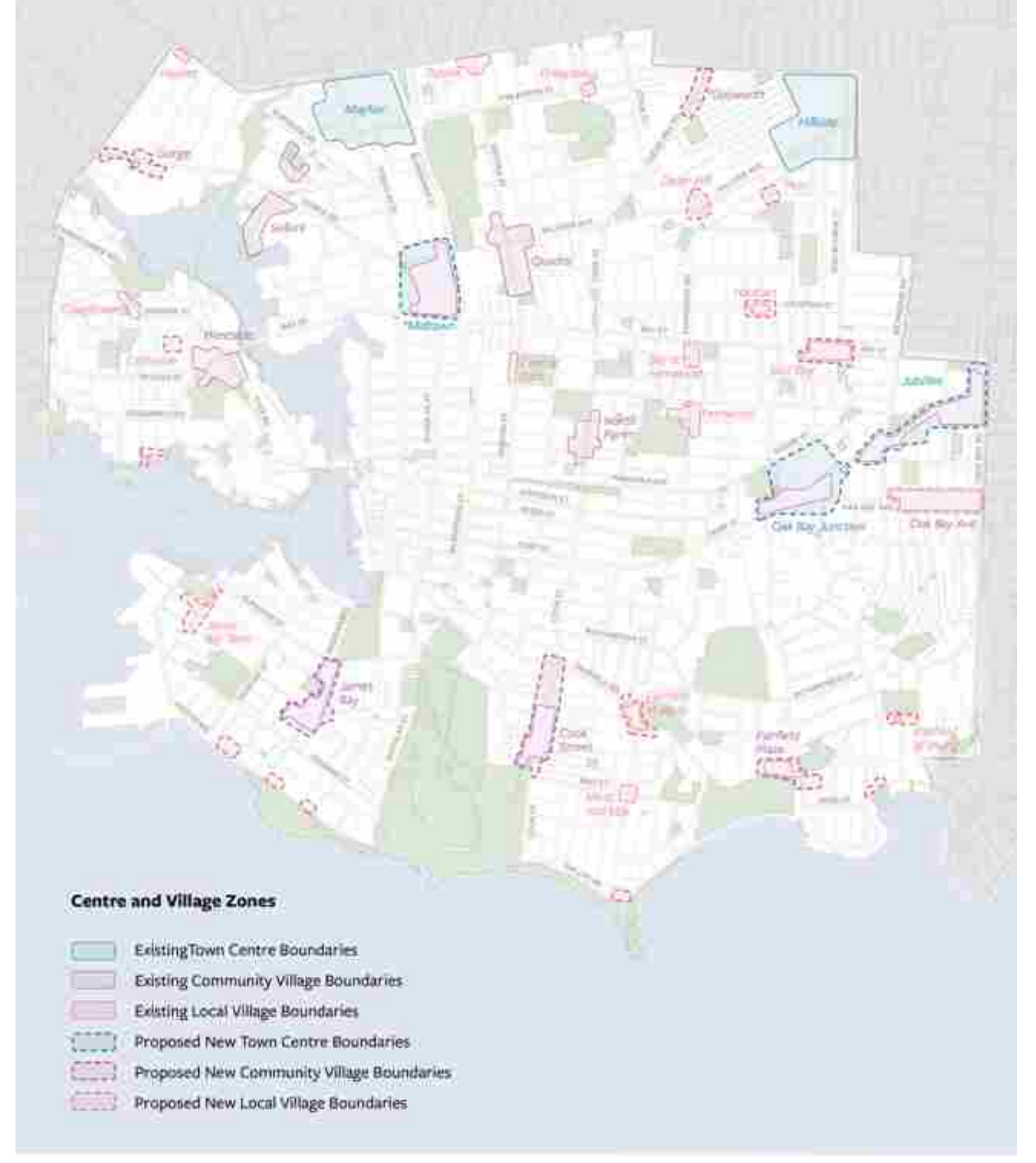
Victoria currently has 23 designated Villages and two Town Centres – Hillside Town Centre and Mayfair Town Centre. The Town Centres are located along the [Transit Priority Network](#) and align with key transportation routes.

With a growing population, Victoria needs to accommodate more space for new shops and services throughout the city. Proposed OCP updates include designating three more diverse, walkable and densely populated Town Centres close to transit, at Jubilee, Stadacona (Oak Bay Junction) and Midtown. The addition or expansion of Community Villages and Local Villages is also proposed.

The five town centres envision a mix of four to six storey and tall mixed-use low carbon buildings, such as mass timber. These would provide daily services for the surrounding community and destinations for residents in the city and neighbouring local areas.

See the map for future expanded village and town centre locations. If you would like to learn more about how the updated OCP will plan for future housing and employment needs read about the [Urban Structure Concept](#).

7. The map below shows the current and proposed network of villages and centres in Victoria ([click for larger map](#)).



Are there any villages or centres shown on this map that you feel should be added?

No
 Yes (please indicate the crossroads or nearest landmark)

8. Are there any Community Villages or Local Villages that should be larger, have different boundaries or offer more shops and services?

No
 Yes (please indicate the crossroads or nearest landmark)

9. As Victoria's Town Centres develop, what are your top priorities for these places? (Rank all that apply with 1 being your top priority)

Trees, green spaces and enhanced natural features
Select

Public open spaces that support community gathering and celebration
Select

Indoor amenity spaces, including public spaces and arts and cultural venues
Select

Inclusion of non-market (affordable) housing
Select

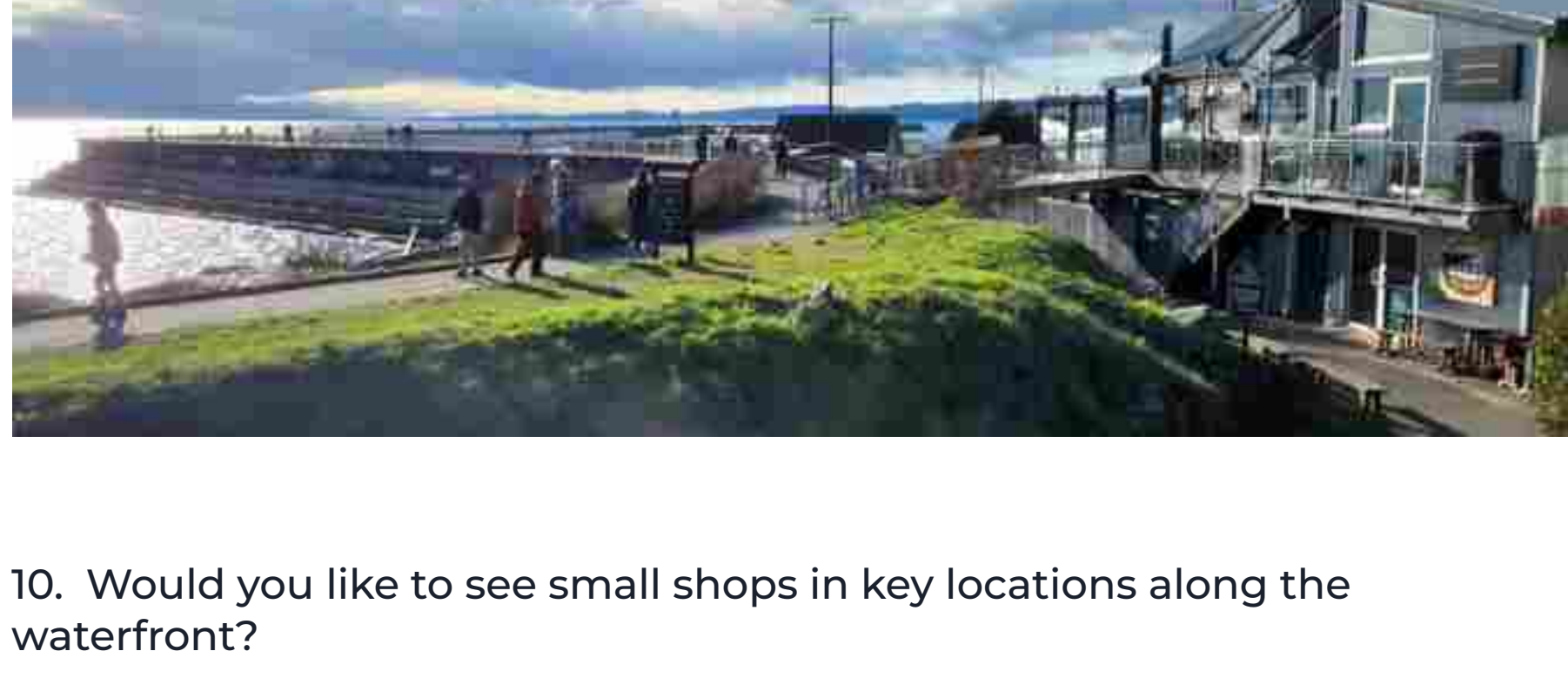
Housing suitable for diverse family sizes and lifestyles
Select

Reliable and comfortable mobility features (like safe bicycle storage or comfortable bus waiting areas)
Select

Safe and reliable mobility options (like direct access to transit service, walking and cycling routes)
Select

Waterfront Villages

We heard in previous public engagements that small shops (like retail, rentals, coffee shops and restaurants) in [select areas near Victoria's waterfront](#) could better connect the community with the waterfront in all seasons.



10. Would you like to see small shops in key locations along the waterfront?

Yes
 No
 Unsure

Transportation

Victoria is a small city surrounded by the ocean and three neighbouring municipalities. As Victoria grows and changes, space available for transportation infrastructure will remain much the same. This means Victoria's [mobility networks and hubs](#) will play an increasingly important role in meeting the needs of all our community members by providing more healthy, sustainable and accessible transportation options.

11. How can the City and its partners support you in choosing more sustainable transportation choices, more often? (Rank all that apply with 1 being your top priority)

More housing and employment options in or near mobility hubs
Select

Improvements to public transit (more frequent, reliable and diverse services)
Select

More shared mobility options (car share, ride share, bike share)
Select

Improvements to the walk, bike and roll networks
Select

Improved comfort and physical accessibility in public spaces (more shade, seating and public washrooms, accessible parking and accessible bus stops)
Select

Improved access and support for electric vehicles
Select

Linear Parkways

A key direction of the OCP update is to repurpose some road space into park-like spaces referred to as linear parkways. These linear parkways will provide active transportation connections, offer social and environmental benefits, enhance the urban forest and support rainwater management.



12. Where should new linear parkways be prioritized? (Rank all that apply with 1 being your top priority)

In areas of higher density
Select

In areas with equity-related priorities and needs
Select

Near schools
Select

Near or connecting to existing parks
Select

Along or nearby activity centres (like villages, community centres and commercial streets)
Select

In areas with fewer trees
Select

In areas with more trees
Select

Near or along creeks or streams
Select

13. What features of linear parkways matter to you most? (Rank all that apply with 1 being your top priority)

Active transportation and pedestrian connectivity
Select

Social celebration and gathering spaces
Select

Ecological features like plants and rain gardens
Select

Enhanced urban forest canopy
Select

Community and Cultural Spaces

Vibrant public indoor community spaces and parks and open spaces provide vibrant spaces to share, learn, gather, develop community and participate in local arts and celebrations. As the population grows, these spaces must grow as well to continue to meet the needs of all residents.

14. Indicate your level of agreement with the statements below:

Victoria's public indoor community spaces (like recreation and community centres) support community health and well-being.
 Strongly agree Agree Neither agree nor disagree Disagree Strongly disagree

Victoria's parks and open spaces support community health and well-being.
 Strongly agree Agree Neither agree nor disagree Disagree Strongly disagree

15. Rank your priorities for new community amenities from highest to lowest:

More nature in public spaces (like trees on streets or rain gardens in parks)
Select

Public outdoor recreation, play and social spaces (like multi-use parks and public plazas)
Select

Public indoor recreation, play and social spaces (like recreation and community centres)
Select

Arts, cultural and festival venues that may be privately owned and operated
Select

Victoria's Heritage and Cultural Identity

The current OCP's [Heritage Thematic Framework](#) recognizes many important aspects of Victoria's past, present and future culture and identity. As Victoria grows and changes in the coming decades, adding new buildings and public spaces, the city will have new opportunities to reflect, highlight and celebrate its culture and identity.

16. What elements of Victoria's identity do you value and want to celebrate most? (Rank all that apply with 1 being your top priority)

Ecological features and connectivity
Select

Coastal features and activities including tourism
Select

Indigenous identity, cultural expression and presence
Select

Multicultural identity stories and presence
Select

Early settlement and old town stories and presence
Select

Climate-friendly living (walking, biking, food growing, low-carbon lifestyles)
Select

Diversity and inclusion (welcoming and celebrating diverse community groups)
Select

Arts and innovation
Select

Business and economic hub
Select

Capital city
Select

17. Are there other elements of Victoria's identity do you want to celebrate?

Maximum 255 characters 0/255

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50% answered



Section 3: Climate

Victoria needs to grow and adapt to build a strong, resilient city that can meet the challenges of our changing climate. This means building climate-ready infrastructure, planning and preparing for climate change events, developing low-carbon buildings and growing our urban forest with smart land use choices.

Help us learn more about your priorities and needs by answering the climate questions below.

18. Indicate your level of agreement with the following statement about Victoria's role as a climate leader:

Victoria should invest in programs that help community members make decisions and take actions to reduce emissions and adapt to a changing climate.

Strongly agree Agree Neither agree nor disagree Disagree Strongly disagree

19. What climate resilience actions are most important to you? (Rank all that apply with 1 being your top priority)

Increase requirements for permeable space and green space in new developments, including rain gardens, bioswales and rooftop gardens

Select

Increase and initiate coastal adaptation projects that are responsive to projected sea level rise, species at risk concerns and erosion concerns

Select

Increase efforts to daylight and restore natural waterways such as Bowker and Cecelia Creeks

Select

Increase planting of native and drought tolerant species

Select

Work with other orders of government on areas with shared jurisdiction

Select

Climate-friendly Buildings

As Victoria grows, homes that are built need to meet diverse housing needs. Where, how and what is built will have impacts on community greenhouse gas emissions, our natural environment and how climate impacts are felt.

20. What do you think is most important to ensure climate-friendly new building construction? (Rank all that apply with 1 being your top priority)

Re-use and recycle building materials

Select

More homes in the same land area (building up, not out), which requires fewer construction materials and resources for each home built

Select

Limit the use of carbon intense materials for construction, such as concrete

Select

Support the transition to non-motor vehicles through strategies such as increased access to bike storage and car share and transit services

Select

Incorporate and encourage climate-friendly innovation and new technologies

Select

Require the use of electric systems for heating, cooling and hot water heating

Select

Require larger areas for green space and permeable surfaces

Select

Adapt or expand existing buildings for reuse, including heritage buildings

Select

Previous

Save and continue