
A Context for Change Management in the Capital Regional District

Changing People in a Changing Region

Appendices

AUGUST 2009

URBAN FUTURES
Strategic Research to Manage Change

CITY  SPACES

Appendices

Appendices I through III

The community profiles presented in Appendix I were compiled by Urban Futures based on the 2006 & 2001 Census data and Canada Mortgage and Housing data. The Municipal Review of the region's Official Community Plans and The Institutional Policy Review (Appendix II & III), were conducted by City Spaces Consulting, and are based on published planning documents. Reproduction of this report in whole or in part without permission of the CRD or the authors is prohibited. Brief extracts for review purposes may be made with due acknowledgment of the source. The information contained herein has been compiled from sources believed to be reliable but the accuracy of the information is not guaranteed. This report is provided for general information purposes only, and is not to be applied to specific situations without the benefit of independent professional advice.

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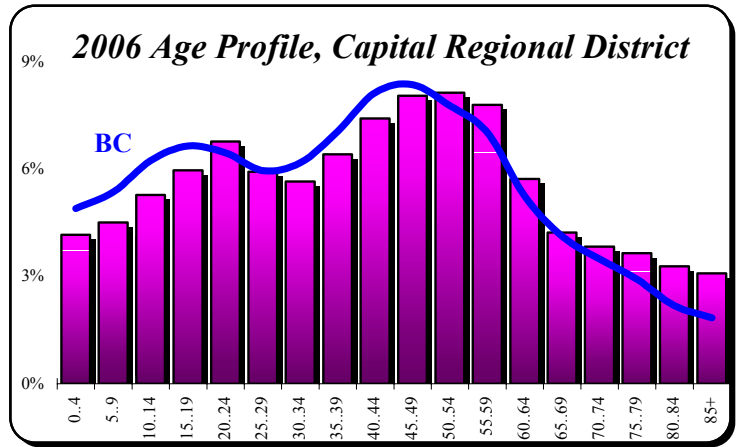
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Appendix I

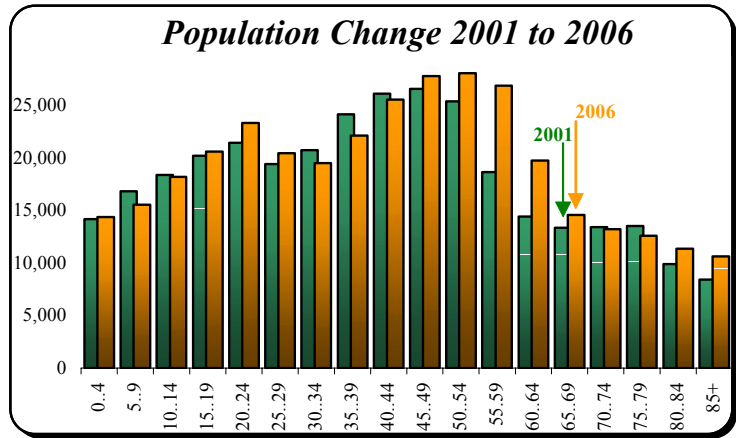
Community Profiles

Capital Regional District

Census Population by Age					
	2006	CRD Share 2006	BC Share 2006	2001	01..06 Growth CRD
Total	345,164			325,754	6%
0..4	14,390	4%	5%	14,200	1%
5..9	15,590	5%	5%	16,855	-8%
10..14	18,250	5%	6%	18,410	-1%
15..19	20,630	6%	7%	20,240	2%
20..24	23,390	7%	6%	21,490	9%
25..29	20,485	6%	6%	19,455	5%
30..34	19,535	6%	6%	20,780	-6%
35..39	22,155	6%	7%	24,195	-8%
40..44	25,610	7%	8%	26,180	-2%
45..49	27,825	8%	8%	26,635	4%
50..54	28,110	8%	8%	25,450	10%
55..59	26,930	8%	7%	18,680	44%
60..64	19,795	6%	5%	14,465	37%
65..69	14,610	4%	4%	13,395	9%
70..74	13,230	4%	3%	13,430	-1%
75..79	12,615	4%	3%	13,565	-7%
80..84	11,365	3%	2%	9,905	15%
85+	10,655	3%	2%	8,435	26%



Labour Force, 2006		
	CRD	BC
Population 15 & over	291,850	3,394,905
In the Labour Force	190,735	2,226,385
Employed	182,585	2,092,770
Unemployed	8,150	133,615
Not in Labour Force	101,115	1,168,525
Participation Rate	65%	66%
Employment Rate	63%	62%
Unemployment Rate	4.3%	6.0%

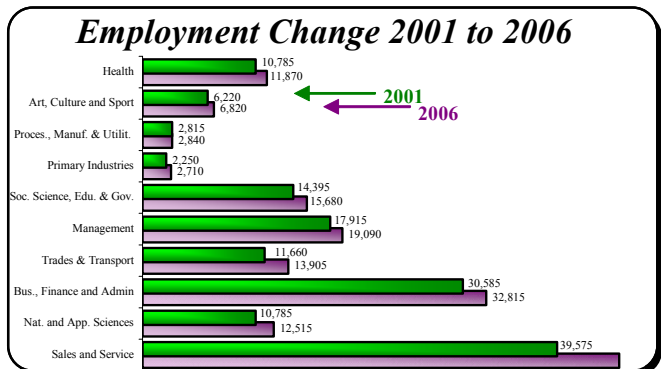


Dwellings and Households					
				01..06 Growth	
	2006	share	Persons/d well.	2001	CRD
Occupied Dwellings	152,530		2.21	142,135	7%
Single Detached	68,055	45%	2.56	74,715	-9%
Other Ground Oriented	37,030	24%	2.38	25,830	43%
Apartment Duplex †	20,405	-	-	-	-
Secondary Suites Est. *	10,203	-	-	-	-
Apartment	47,400	31%	1.57	41,605	14%
Owned	99,980	66%	-	90,785	10%
Rented	52,365	34%	-	51,290	2%

Housing Starts			
	Ground Orient.	Apt	Total
2001	758	506	1,264
2002	1,118	225	1,343
2003	1,229	742	1,971
2004	1,251	1,059	2,310
2005	1,172	879	2,051
2006	1,272	1,467	2,739
2007	1,166	1,413	2,579
2008	977	928	1,905
Total	8,943	7,219	16,162

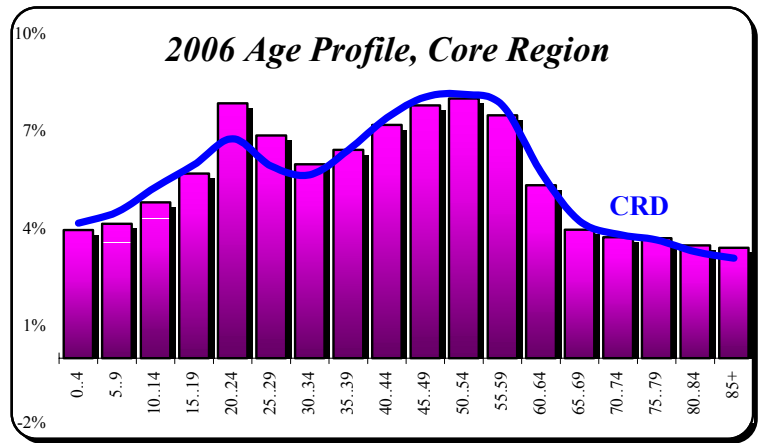
† Apartment Duplex includes one primary suite and a secondary suite
 *Secondary suites estimate represents 50% of the Apartment Duplex classification

Employment by Occupation			
	At Place of Work		01..06 Growth
	2006	2001	CRD
Employment Total	163,755	147,000	11%
Sales and Service	45,500	39,575	15%
Nat. and App. Sciences	12,515	10,785	16%
Bus., Finance and Admin	32,815	30,585	7%
Trades & Transport	13,905	11,660	19%
Management	19,090	17,915	7%
Soc. Science, Edu. & Gov.	15,680	14,395	9%
Primary Industries	2,710	2,250	20%
Proces., Manuf. & Utilit.	2,840	2,815	1%
Art, Culture and Sport	6,820	6,220	10%
Health	11,870	10,785	10%

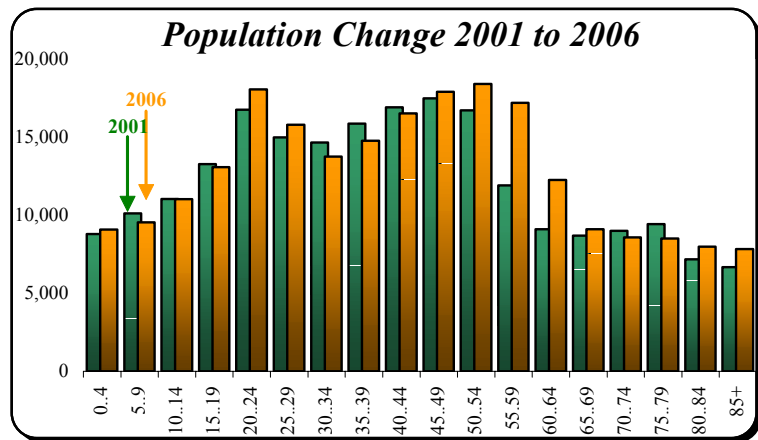


Core Region*

Census Population by Age, 2001 & 2006					
	2006		01..06 Growth		
	2006	share	2001	Core Region*	CRD
Total	229,838		218,975	5%	6%
0..4	9,100	4%	8,815	3%	1%
5..9	9,550	4%	10,130	-6%	-8%
10..14	11,050	5%	11,065	0%	-1%
15..19	13,095	6%	13,290	-1%	2%
20..24	18,090	8%	16,785	8%	9%
25..29	15,815	7%	15,010	5%	5%
30..34	13,770	6%	14,680	-6%	-6%
35..39	14,790	6%	15,895	-7%	-8%
40..44	16,550	7%	16,940	-2%	-2%
45..49	17,940	8%	17,515	2%	4%
50..54	18,435	8%	16,750	10%	10%
55..59	17,230	7%	11,920	45%	44%
60..64	12,270	5%	9,120	35%	37%
65..69	9,120	4%	8,710	5%	9%
70..74	8,595	4%	9,020	-5%	-1%
75..79	8,520	4%	9,435	-10%	-7%
80..84	8,005	3%	7,195	11%	15%
85+	7,850	3%	6,690	17%	26%



Labour Force, 2006		
	Core Region*	CRD
Population 15 & over	195,880	291,850
In the Labour Force	128,650	190,735
Employed	122,620	182,585
Unemployed	6,035	8,150
Not in Labour Force	67,225	101,115
Participation Rate	66%	65%
Employment Rate	63%	63%
Unemployment Rate	4.7%	4.3%



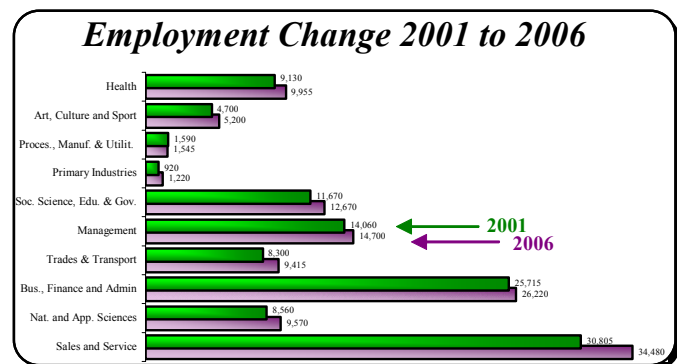
Dwellings and Households						
	2006			01..06 Growth		
	2006	share	Persons/dwell.	2001	Core Region*	CRD
Occupied Dwellings	105,520		2.11	99,435	6%	7%
Single Detached	37,420	35%	2.59	43,755	-14%	-9%
Other Ground Oriented	24,680	23%	2.37	16,930	46%	43%
Apartment Duplex†	14,930	-	-	-	-	-
Secondary Suites Est.*	7,465	-	-	-	-	-
Apartment	43,395	41%	1.55	38,745	12%	14%
Owned	61,755	59%	-	56,980	8%	10%
Rented	43,755	41%	-	42,455	3%	2%

Housing Starts			
	Ground Orient.	Apt	Total
2001	415	439	854
2002	594	142	736
2003	568	573	1,141
2004	535	845	1,380
2005	414	638	1,052
2006	417	898	1,315
2007	372	962	1,334
2008	296	183	479
Total	3,611	4,680	8,291

† Apartment Duplex includes one primary suite and a secondary suite

* Secondary suites estimate represents 50% of the Apartment Duplex classification

Employment by Occupation				
	At Place of Work		01..06 Growth	
	2006	2001	Core Region*	CRD
Employment Total	124,995	115,425	8%	11%
Sales and Service	34,480	30,805	12%	15%
Nat. and App. Sciences	9,570	8,560	12%	16%
Bus., Finance and Admin	26,220	25,715	2%	7%
Trades & Transport	9,415	8,300	13%	19%
Management	14,700	14,060	5%	7%
Soc. Science, Edu. & Gov.	12,670	11,670	9%	9%
Primary Industries	1,220	920	33%	20%
Proces., Manuf. & Utilit.	1,545	1,590	-3%	1%
Art, Culture and Sport	5,200	4,700	11%	10%
Health	9,955	9,130	9%	10%

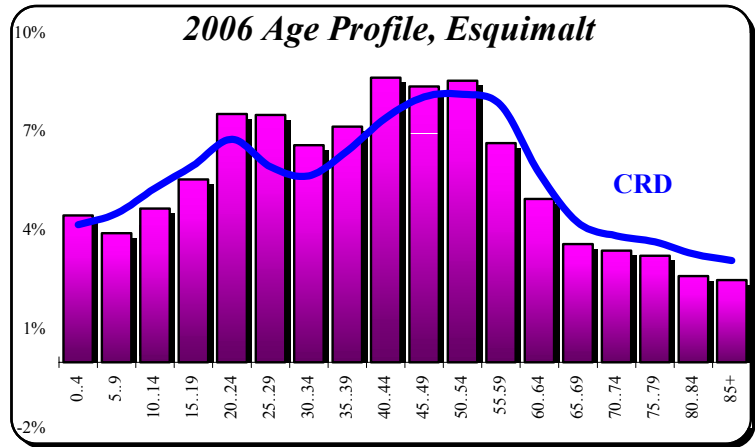


*These figures represent the sum of the municipalities within the Core region.

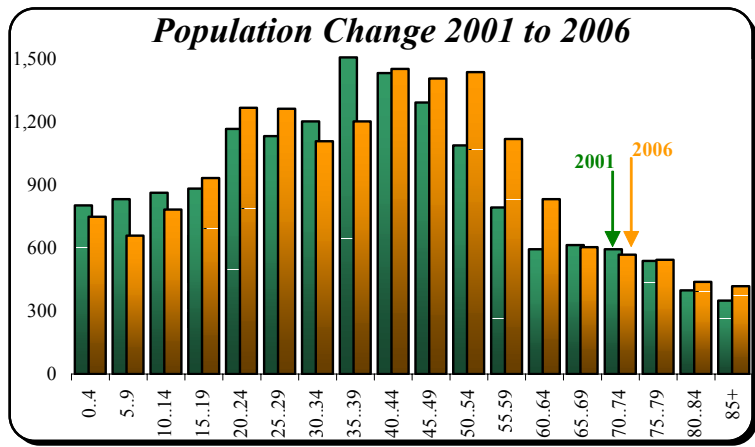
Indian Reserves have not been included, as some reserves did not report in one Census year.

Esquimalt

Census Population by Age, 2001 & 2006					
	2006	share	2001	01..06 Growth	
				Esquimalt	CRD
Total	16,840		16,127	4%	6%
0..4	750	4%	805	-7%	1%
5..9	660	4%	835	-21%	-8%
10..14	785	5%	865	-9%	-1%
15..19	935	6%	885	6%	2%
20..24	1,270	8%	1,170	9%	9%
25..29	1,265	8%	1,135	11%	5%
30..34	1,110	7%	1,205	-8%	-6%
35..39	1,205	7%	1,510	-20%	-8%
40..44	1,455	9%	1,435	1%	-2%
45..49	1,410	8%	1,295	9%	4%
50..54	1,440	9%	1,090	32%	10%
55..59	1,120	7%	795	41%	44%
60..64	835	5%	595	40%	37%
65..69	605	4%	615	-2%	9%
70..74	570	3%	595	-4%	-1%
75..79	545	3%	540	1%	-7%
80..84	440	3%	400	10%	15%
85+	420	2%	350	20%	26%



Labour Force, 2006		
	Esquimalt	CRD
Population 15 & over	14,505	291,850
In the Labour Force	9,750	190,735
Employed	9,240	182,585
Unemployed	510	8,150
Not in Labour Force	4,755	101,115
Participation Rate	67%	65%
Employment Rate	64%	63%
Unemployment Rate	5.2%	4.3%



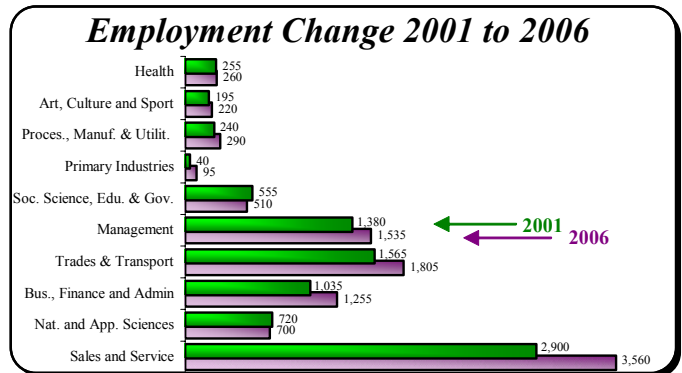
Dwellings and Households						
	2006	share	Persons/dwell.	2001	01..06 Growth	
					Esquimalt	CRD
Occupied Dwellings	8,000		2.03	7,565	6%	7%
Single Detached	1,960	25%	2.43	2,355	-17%	-9%
Other Ground Oriented	1,830	23%	2.34	1,615	13%	43%
Apartment Duplex†	820	-	-	-	-	-
Secondary Suites Est.*	410	-	-	-	-	-
Apartment	4,225	53%	1.72	3,590	18%	14%
Owned	4,015	50%	-	3,625	11%	10%
Rented	3,975	50%	-	3,940	1%	2%

Housing Starts			
	Ground Orient.	Apt	Total
2001	22	52	74
2002	61	-	61
2003	42	39	81
2004	14	218	232
2005	25	91	116
2006	25	-	25
2007	12	-	12
2008	10	26	36
Total	211	426	637

† Apartment Duplex includes one primary suite and a secondary suite

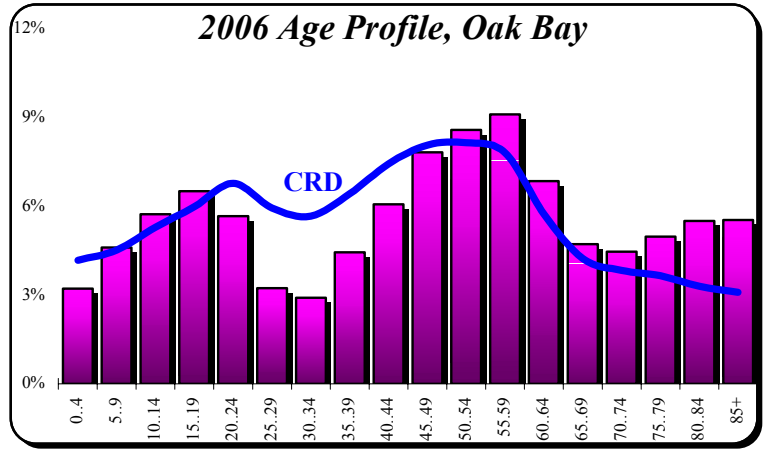
* Secondary suites estimate represents 50% of the Apartment Duplex classification

Employment by Occupation				
	At Place of Work		01..06 Growth	
	2006	2001	Esquimalt	CRD
Employment Total	10,225	8,885	15%	11%
Sales and Service	3,560	2,900	23%	15%
Nat. and App. Sciences	700	720	-3%	16%
Bus., Finance and Admin	1,255	1,035	21%	7%
Trades & Transport	1,805	1,565	15%	19%
Management	1,535	1,380	11%	7%
Soc. Science, Edu. & Gov.	510	555	-8%	9%
Primary Industries	95	40	138%	20%
Proces., Manuf. & Utilit.	290	240	21%	1%
Art, Culture and Sport	220	195	13%	10%
Health	260	255	2%	10%

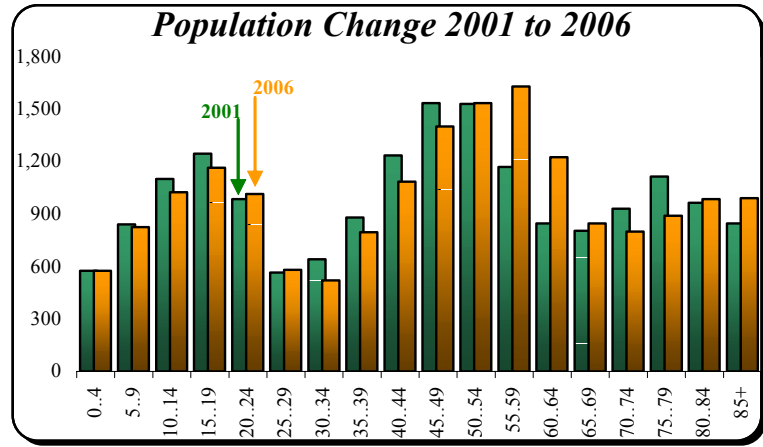


Oak Bay

Census Population by Age, 2001 & 2006					
	2006	share	2001	01..06 Growth	
				Oak Bay	CRD
Total	17,908		17,798	1%	6%
0..4	575	3%	575	0%	1%
5..9	825	5%	840	-2%	-8%
10..14	1,025	6%	1,100	-7%	-1%
15..19	1,165	7%	1,245	-6%	2%
20..24	1,015	6%	985	3%	9%
25..29	580	3%	565	3%	5%
30..34	520	3%	640	-19%	-6%
35..39	795	4%	880	-10%	-8%
40..44	1,085	6%	1,235	-12%	-2%
45..49	1,400	8%	1,535	-9%	4%
50..54	1,535	9%	1,530	0%	10%
55..59	1,630	9%	1,170	39%	44%
60..64	1,225	7%	845	45%	37%
65..69	845	5%	805	5%	9%
70..74	800	4%	930	-14%	-1%
75..79	890	5%	1,115	-20%	-7%
80..84	985	6%	965	2%	15%
85+	990	6%	845	17%	26%



Labour Force, 2006		
	Oak Bay	CRD
Population 15 & over	15,250	291,850
In the Labour Force	8,785	190,735
Employed	8,510	182,585
Unemployed	275	8,150
Not in Labour Force	6,465	101,115
Participation Rate	58%	65%
Employment Rate	56%	63%
Unemployment Rate	3.1%	4.3%



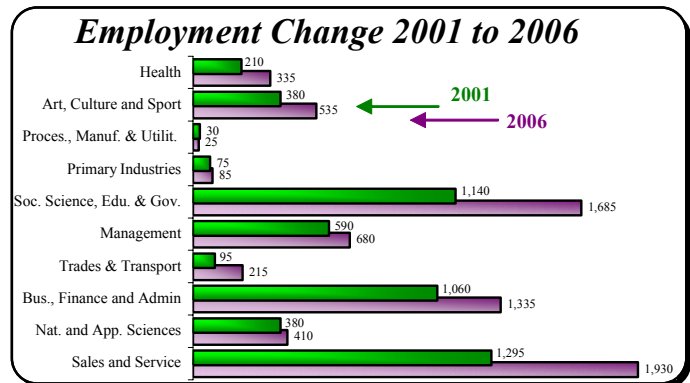
Dwellings and Households						
	2006	share	Persons/dwell.	2001	01..06 Growth	
					Oak Bay	CRD
Occupied Dwellings	7,900		2.24	7,740	2%	7%
Single Detached	4,885	62%	2.63	5,265	-7%	-9%
Other Ground Oriented	790	10%	2.15	435	82%	43%
Apartment Duplex†	565	-	-	-	-	-
Secondary Suites Est.*	283	-	-	-	-	-
Apartment	2,215	28%	1.40	2,045	8%	14%
Owned	5,810	74%	-	5,705	2%	10%
Rented	2,090	26%	-	2,035	3%	2%

Housing Starts			
	Ground Orient.	Apt	Total
2001	9	-	9
2002	21	15	36
2003	18	-	18
2004	17	-	17
2005	22	-	22
2006	16	-	16
2007	12	-	12
2008	12	-	12
Total	127	15	142

† Apartment Duplex includes one primary suite and a secondary suite

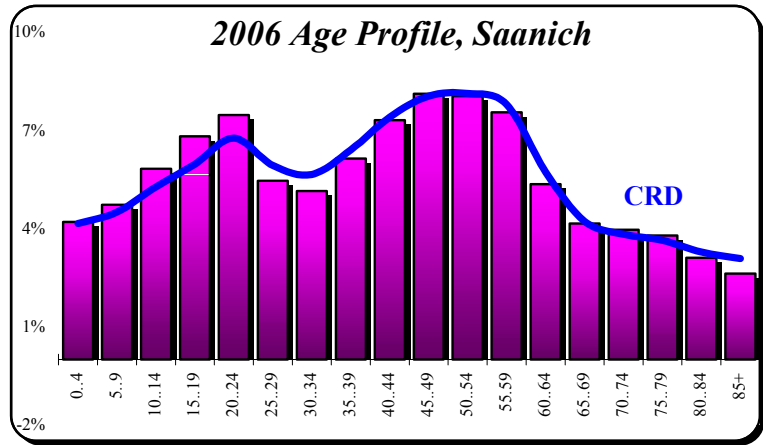
* Secondary suites estimate represents 50% of the Apartment Duplex classification

Employment by Occupation				
	At Place of Work		01..06 Growth	
	2006	2001	Oak Bay	CRD
Employment Total	7,240	5,260	38%	11%
Sales and Service	1,930	1,295	49%	15%
Nat. and App. Sciences	410	380	8%	16%
Bus., Finance and Admin	1,335	1,060	26%	7%
Trades & Transport	215	95	126%	19%
Management	680	590	15%	7%
Soc. Science, Edu. & Gov.	1,685	1,140	48%	9%
Primary Industries	85	75	13%	20%
Proces., Manuf. & Utilit.	25	30	-17%	1%
Art, Culture and Sport	535	380	41%	10%
Health	335	210	60%	10%

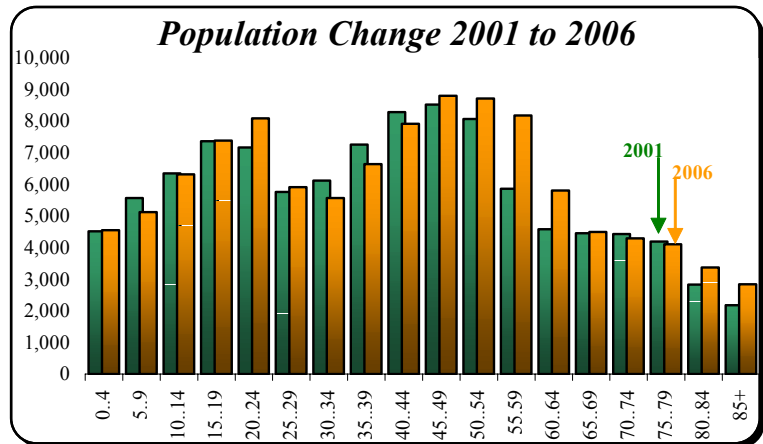


Saanich

Census Population by Age, 2001 & 2006						
	2006		2001		01..06 Growth	
	2006	share	2001	Saanich	CRD	
Total	108,265		103,654	4%	6%	
0..4	4,560	4%	4,515	1%	1%	
5..9	5,130	5%	5,575	-8%	-8%	
10..14	6,325	6%	6,360	-1%	-1%	
15..19	7,395	7%	7,375	0%	2%	
20..24	8,100	7%	7,170	13%	9%	
25..29	5,920	5%	5,765	3%	5%	
30..34	5,580	5%	6,125	-9%	-6%	
35..39	6,655	6%	7,265	-8%	-8%	
40..44	7,930	7%	8,300	-4%	-2%	
45..49	8,810	8%	8,535	3%	4%	
50..54	8,725	8%	8,075	8%	10%	
55..59	8,195	8%	5,875	39%	44%	
60..64	5,815	5%	4,590	27%	37%	
65..69	4,505	4%	4,465	1%	9%	
70..74	4,300	4%	4,435	-3%	-1%	
75..79	4,115	4%	4,200	-2%	-7%	
80..84	3,375	3%	2,840	19%	15%	
85+	2,845	3%	2,180	31%	26%	



Labour Force, 2006		
	Saanich	CRD
Population 15 & over	91,140	291,850
In the Labour Force	59,785	190,735
Employed	57,015	182,585
Unemployed	2,775	8,150
Not in Labour Force	31,355	101,115
Participation Rate	66%	65%
Employment Rate	63%	63%
Unemployment Rate	4.6%	4.3%

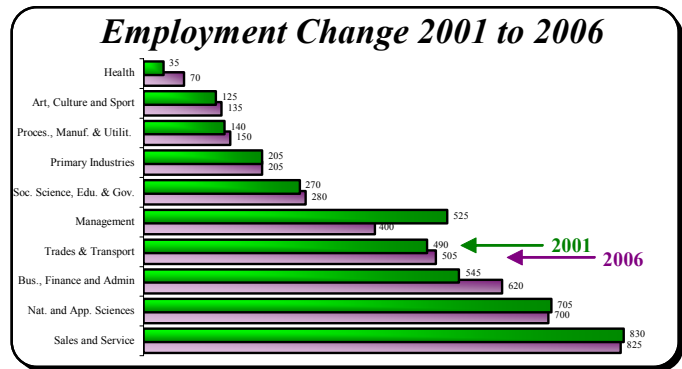


Dwellings and Households				01..06 Growth		
	2006	share	Persons/dwell.	2001	Saanich	CRD
Occupied Dwellings	44,575		2.39	41,515	7%	7%
Single Detached	22,355	50%	2.64	25,800	-13%	-9%
Other Ground Oriented	13,490	30%	2.50	8,205	64%	43%
Apartment Duplex†	9,050	-	-	-	-	-
Secondary Suites Est. *	4,525	-	-	-	-	-
Apartment	8,660	19%	1.62	7,515	15%	14%
Owned	32,540	73%	-	30,600	6%	10%
Rented	12,035	27%	-	10,915	10%	2%

Housing Starts			
	Ground Orient.	Apt	Total
2001	232	176	408
2002	354	4	358
2003	316	146	462
2004	272	32	304
2005	207	105	312
2006	235	379	614
2007	216	140	356
2008	153	10	163
Total	1,985	992	2,977

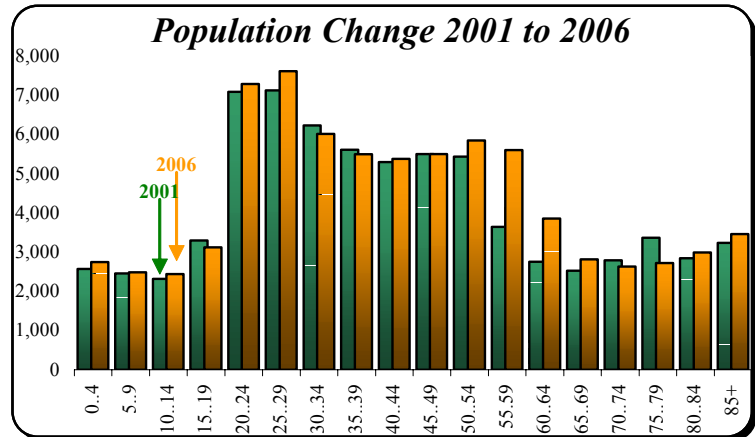
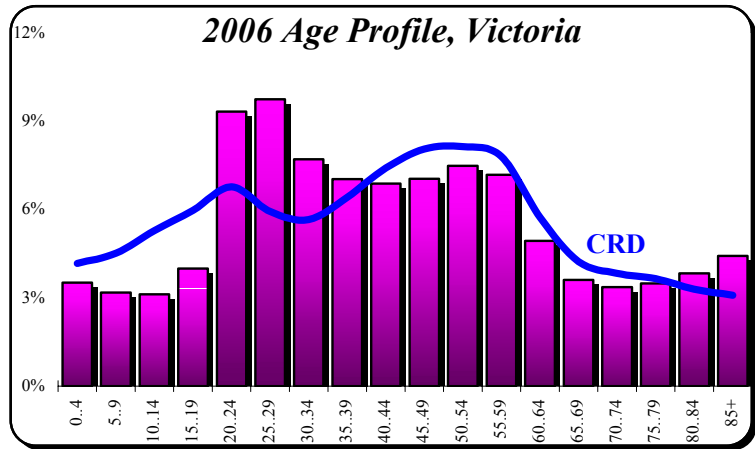
† Apartment Duplex includes one primary suite and a secondary suite
 * Secondary suites estimate represents 50% of the Apartment Duplex classification

Employment by Occupation				
	At Place of Work		01..06 Growth	
	2006	2001	Saanich	CRD
Employment Total	33,920	30,565	11%	11%
Sales and Service	8,580	8,345	3%	15%
Nat. and App. Sciences	3,035	2,575	18%	16%
Bus., Finance and Admin	6,795	6,280	8%	7%
Trades & Transport	2,790	2,270	23%	19%
Management	3,720	3,110	20%	7%
Soc. Science, Edu. & Gov.	4,485	4,205	7%	9%
Primary Industries	565	480	18%	20%
Proces., Manuf. & Utilit.	385	495	-22%	1%
Art, Culture and Sport	1,485	1,330	12%	10%
Health	2,070	1,485	39%	10%



City of Victoria

Census Population by Age, 2001 & 2006					
	2006	share	2001	01..06 Growth	
				City of Victoria	CRD
Total	78,057		74,125	5%	6%
0..4	2,750	4%	2,570	7%	1%
5..9	2,485	3%	2,460	1%	-8%
10..14	2,440	3%	2,320	5%	-1%
15..19	3,125	4%	3,300	-5%	2%
20..24	7,290	9%	7,090	3%	9%
25..29	7,615	10%	7,130	7%	5%
30..34	6,020	8%	6,230	-3%	-6%
35..39	5,495	7%	5,610	-2%	-8%
40..44	5,380	7%	5,295	2%	-2%
45..49	5,505	7%	5,505	0%	4%
50..54	5,845	7%	5,435	8%	10%
55..59	5,605	7%	3,645	54%	44%
60..64	3,855	5%	2,755	40%	37%
65..69	2,820	4%	2,525	12%	9%
70..74	2,630	3%	2,795	-6%	-1%
75..79	2,725	3%	3,365	-19%	-7%
80..84	2,995	4%	2,850	5%	15%
85+	3,460	4%	3,235	7%	26%



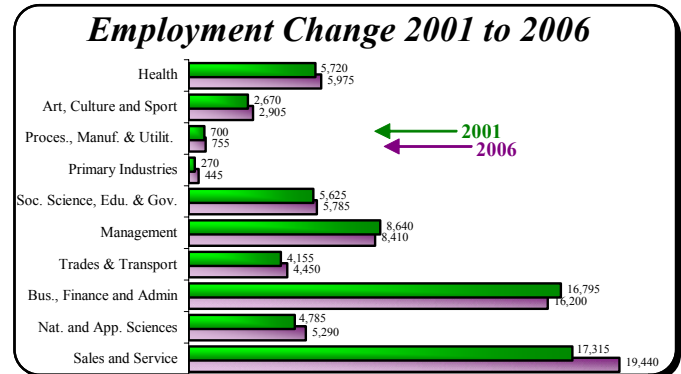
Labour Force, 2006		
	City of Victoria	CRD
Population 15 & over	67,705	291,850
In the Labour Force	45,270	190,735
Employed	42,960	182,585
Unemployed	2,310	8,150
Not in Labour Force	22,430	101,115
Participation Rate	67%	65%
Employment Rate	63%	63%
Unemployment Rate	5.1%	4.3%

Dwellings and Households				01..06 Growth		
	2006	share	Persons/dwell.	2001	City of Victoria	CRD
Occupied Dwellings	41,705		1.78	39,595	5%	7%
Single Detached	6,600	16%	2.45	8,715	-24%	-9%
Other Ground Oriented	7,190	17%	2.21	5,650	27%	43%
Apartment Duplex †	3,965	-	-	-	-	-
Secondary Suites Est. *	1,983	-	-	-	-	-
Apartment	27,945	67%	1.52	25,220	11%	14%
Owned	16,880	40%	-	14,860	14%	10%
Rented	24,825	60%	-	24,735	0%	2%

Housing Starts			
	Ground Orient.	Apt	Total
2001	87	211	298
2002	73	123	196
2003	114	388	502
2004	83	595	678
2005	85	442	527
2006	110	519	629
2007	102	707	809
2008	94	147	241
Total	748	3,132	3,880

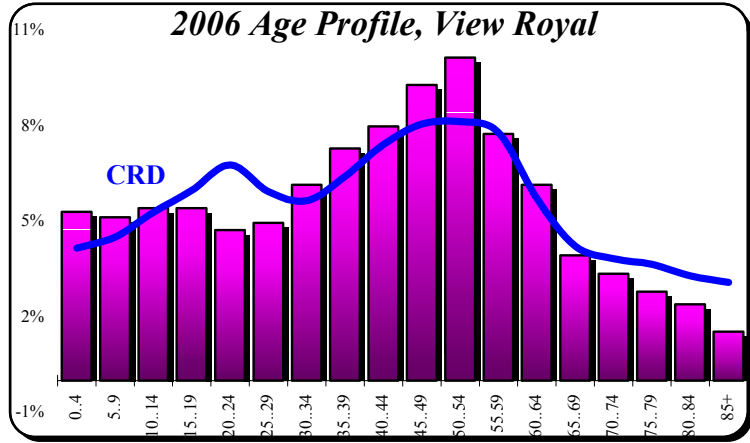
† Apartment Duplex includes one primary suite and a secondary suite
 * Secondary suites estimate represents 50% of the Apartment Duplex classification

Employment by Occupation				
	At Place of Work		01..06 Growth	
	2006	2001	City of Victoria	CRD
Employment Total	69,660	66,670	4%	11%
Sales and Service	19,440	17,315	12%	15%
Nat. and App. Sciences	5,290	4,785	11%	16%
Bus., Finance and Admin	16,200	16,795	-4%	7%
Trades & Transport	4,450	4,155	7%	19%
Management	8,410	8,640	-3%	7%
Soc. Science, Edu. & Gov.	5,785	5,625	3%	9%
Primary Industries	445	270	65%	20%
Proces., Manuf. & Utilit.	755	700	8%	1%
Art, Culture and Sport	2,905	2,670	9%	10%
Health	5,975	5,720	4%	10%

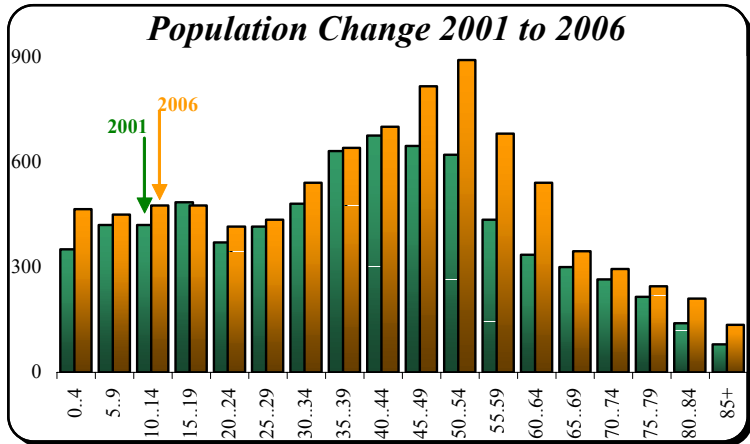


View Royal

Census Population by Age, 2001 & 2006					
	2006	share	2001	01..06 Growth	
				View Royal	CRD
Total	8,768		7,271	21%	6%
0..4	465	5%	350	33%	1%
5..9	450	5%	420	7%	-8%
10..14	475	5%	420	13%	-1%
15..19	475	5%	485	-2%	2%
20..24	415	5%	370	12%	9%
25..29	435	5%	415	5%	5%
30..34	540	6%	480	13%	-6%
35..39	640	7%	630	2%	-8%
40..44	700	8%	675	4%	-2%
45..49	815	9%	645	26%	4%
50..54	890	10%	620	44%	10%
55..59	680	8%	435	56%	44%
60..64	540	6%	335	61%	37%
65..69	345	4%	300	15%	9%
70..74	295	3%	265	11%	-1%
75..79	245	3%	215	14%	-7%
80..84	210	2%	140	50%	15%
85+	135	2%	80	69%	26%



Labour Force, 2006		
	View Royal	CRD
Population 15 & over	7,280	291,850
In the Labour Force	5,060	190,735
Employed	4,895	182,585
Unemployed	165	8,150
Not in Labour Force	2,220	101,115
Participation Rate	70%	65%
Employment Rate	67%	63%
Unemployment Rate	3.3%	4.3%



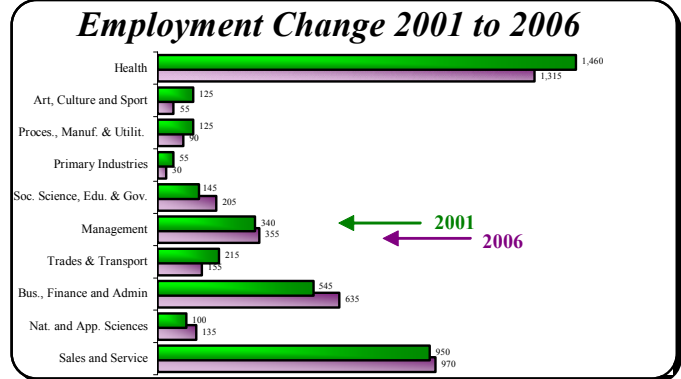
Dwellings and Households				01..06 Growth		
	2006	share	Persons/dwell.	2001	View Royal	CRD
Occupied Dwellings	3,340		2.44	3,020	11%	7%
Single Detached	1,620	49%	2.63	1,620	0%	-9%
Other Ground Oriented	1,380	41%	2.42	1,025	35%	43%
Apartment Duplex†	530	-	-	-	-	-
Secondary Suites Est.*	265	-	-	-	-	-
Apartment	350	10%	1.61	375	-7%	14%
Owned	2,510	75%	-	2,190	15%	10%
Rented	830	25%	-	830	0%	2%

Housing Starts			
	Ground Orient.	Apt	Total
2001	65	-	65
2002	85	-	85
2003	78	-	78
2004	149	-	149
2005	75	-	75
2006	31	-	31
2007	30	115	145
2008	27	-	27
Total	540	115	655

† Apartment Duplex includes one primary suite and a secondary suite

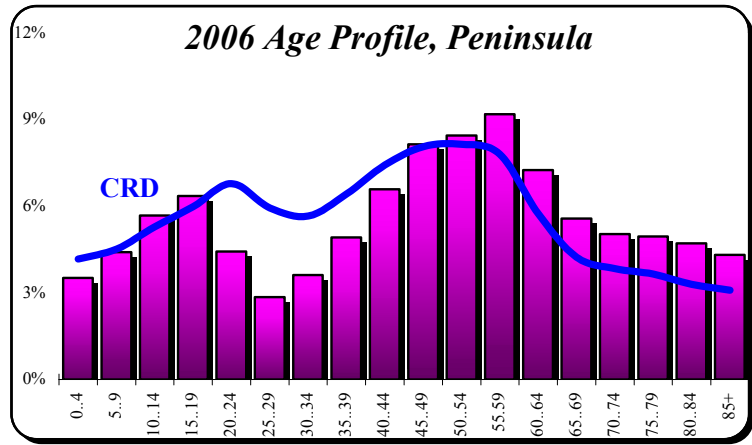
*Secondary suites estimate represents 50% of the Apartment Duplex classification

Employment by Occupation				
	At Place of Work		01..06 Growth	
	2006	2001	View Royal	CRD
Employment Total	3,950	4,045	-2%	11%
Sales and Service	970	950	2%	15%
Nat. and App. Sciences	135	100	35%	16%
Bus., Finance and Admin	635	545	17%	7%
Trades & Transport	155	215	-28%	19%
Management	355	340	4%	7%
Soc. Science, Edu. & Gov.	205	145	41%	9%
Primary Industries	30	55	-45%	20%
Proces., Manuf. & Utilit.	90	125	-28%	1%
Art, Culture and Sport	55	125	-56%	10%
Health	1,315	1,460	-10%	10%

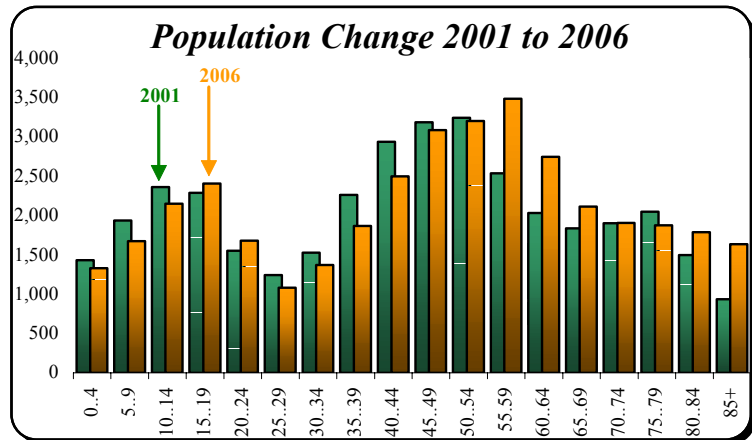


Peninsula Region*

Census Population by Age, 2001 & 2006					
	2006	share	2001	01..06 Growth	
				Peninsula	CRD
Total	37,883		36,713	3%	6%
0..4	1,330	4%	1,430	-7%	1%
5..9	1,670	4%	1,935	-14%	-8%
10..14	2,150	6%	2,360	-9%	-1%
15..19	2,405	6%	2,285	5%	2%
20..24	1,680	4%	1,550	8%	9%
25..29	1,080	3%	1,240	-13%	5%
30..34	1,370	4%	1,525	-10%	-6%
35..39	1,865	5%	2,260	-17%	-8%
40..44	2,495	7%	2,935	-15%	-2%
45..49	3,085	8%	3,185	-3%	4%
50..54	3,200	8%	3,240	-1%	10%
55..59	3,480	9%	2,535	37%	44%
60..64	2,745	7%	2,030	35%	37%
65..69	2,110	6%	1,835	15%	9%
70..74	1,905	5%	1,900	0%	-1%
75..79	1,875	5%	2,045	-8%	-7%
80..84	1,785	5%	1,495	19%	15%
85+	1,635	4%	935	75%	26%



Labour Force, 2006		
	Peninsula	CRD
Population 15 & over	32,210	291,850
In the Labour Force	19,150	190,735
Employed	18,620	182,585
Unemployed	525	8,150
Not in Labour Force	13,065	101,115
Participation Rate	59%	65%
Employment Rate	58%	63%
Unemployment Rate	2.7%	4.3%

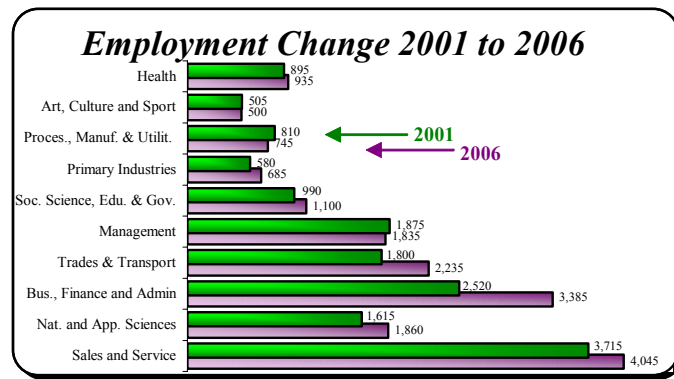


Dwellings and Households					01..06 Growth	
	2006	share	Persons/dwell.	2001	Peninsula	CRD
Occupied Dwellings	15,715		2.36	15,055	4%	7%
Single Detached	9,640	61%	2.63	10,500	-8%	-9%
Other Ground Oriented	3,785	24%	2.17	2,750	38%	43%
Apartment Duplex†	1,805	-	-	-	-	-
Secondary Suites Est.*	903	-	-	-	-	-
Apartment	2,295	15%	1.58	1,805	27%	14%
Owned	12,980	83%	-	12,270	6%	10%
Rented	2,730	17%	-	2,780	-2%	2%

Housing Starts			
	Ground Orient.	Apt	Total
2001	115	16	131
2002	176	3	179
2003	128	132	260
2004	116	56	172
2005	112	53	165
2006	144	54	198
2007	119	31	150
2008	112	12	124
Total	1,022	357	1,379

† Apartment Duplex includes one primary suite and a secondary suite
 * Secondary suites estimate represents 50% of the Apartment Duplex classification

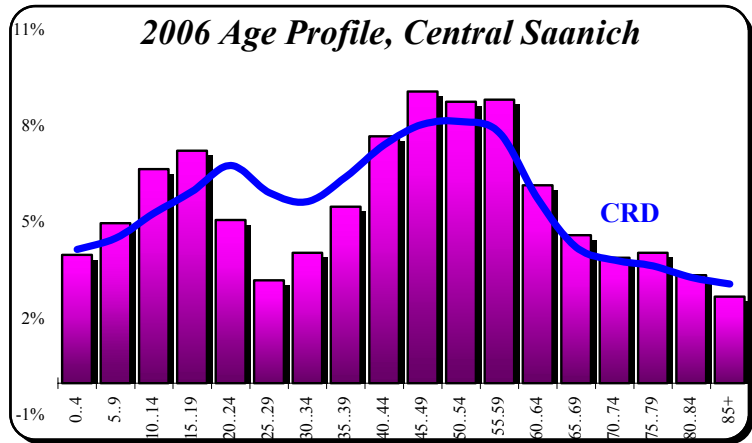
Employment by Occupation				
	At Place of Work		01..06 Growth	
	2006	2001	Peninsula	CRD
Employment Total	17,330	15,290	13%	11%
Sales and Service	4,045	3,715	9%	15%
Nat. and App. Sciences	1,860	1,615	15%	16%
Bus., Finance and Admin	3,385	2,520	34%	7%
Trades & Transport	2,235	1,800	24%	19%
Management	1,835	1,875	-2%	7%
Soc. Science, Edu. & Gov.	1,100	990	11%	9%
Primary Industries	685	580	18%	20%
Proces., Manuf. & Utilit.	745	810	-8%	1%
Art, Culture and Sport	500	505	-1%	10%
Health	935	895	4%	10%



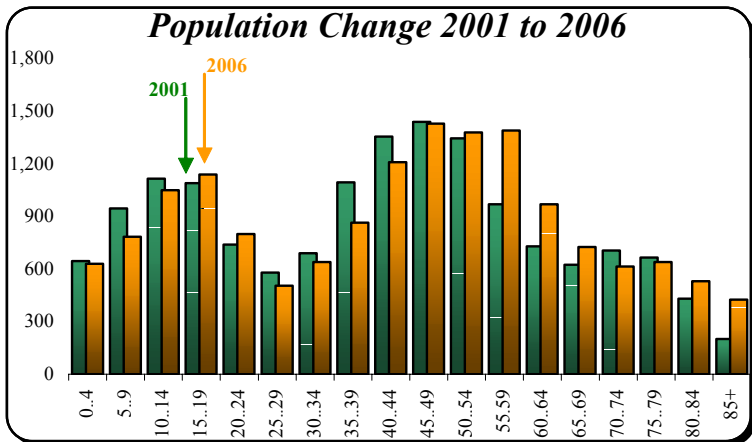
*These figures represent the sum of the municipalities within the Peninsula region.
 Indian Reserves have not been included, as some reserves did not report in one Census year.

Central Saanich

Census Population by Age, 2001 & 2006					
	2006	share	2001	01..06 Growth	
				Central Saanich	CRD
Total	15,745		15,348	3%	6%
0..4	630	4%	645	-2%	1%
5..9	785	5%	945	-17%	-8%
10..14	1,050	7%	1,115	-6%	-1%
15..19	1,140	7%	1,090	5%	2%
20..24	800	5%	740	8%	9%
25..29	505	3%	580	-13%	5%
30..34	640	4%	690	-7%	-6%
35..39	865	5%	1,095	-21%	-8%
40..44	1,210	8%	1,355	-11%	-2%
45..49	1,430	9%	1,440	-1%	4%
50..54	1,380	9%	1,345	3%	10%
55..59	1,390	9%	970	43%	44%
60..64	970	6%	730	33%	37%
65..69	725	5%	625	16%	9%
70..74	615	4%	705	-13%	-1%
75..79	640	4%	665	-4%	-7%
80..84	530	3%	430	23%	15%
85+	425	3%	200	113%	26%



Labour Force, 2006		
	Central Saanich	CRD
Population 15 & over	13,115	291,850
In the Labour Force	8,600	190,735
Employed	8,335	182,585
Unemployed	265	8,150
Not in Labour Force	4,515	101,115
Participation Rate	66%	65%
Employment Rate	64%	63%
Unemployment Rate	3.1%	4.3%



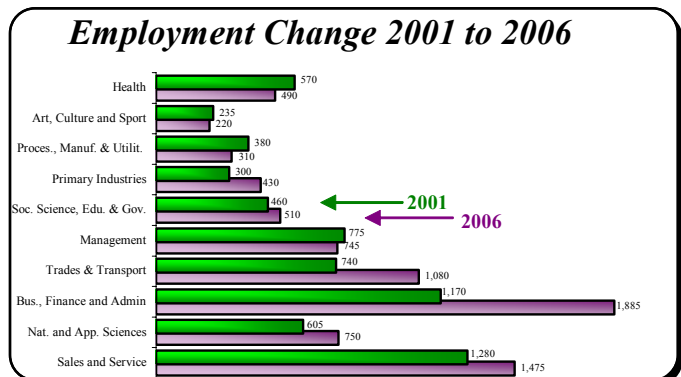
Dwellings and Households				01..06 Growth		
	2006	share	Persons/dwell.	2001	Central Saanich	CRD
					Central Saanich	CRD
Occupied Dwellings	6,245		2.49	5,925	5%	7%
Single Detached	3,860	62%	2.77	4,205	-8%	-9%
Other Ground Oriented	1,665	27%	2.18	1,200	39%	43%
Apartment Duplex †	810	-	-	-	-	-
Secondary Suites Est. *	405	-	-	-	-	-
Apartment	715	11%	1.74	515	39%	14%
Owned	5,130	82%	-	4,850	6%	10%
Rented	1,110	18%	-	1,070	4%	2%

Housing Starts			
	Ground Orient.	Apt	Total
2001	62	-	62
2002	71	-	71
2003	32	-	32
2004	37	42	79
2005	50	-	50
2006	37	24	61
2007	51	-	51
2008	59	-	59
Total	399	66	465

† Apartment Duplex includes one primary suite and a secondary suite

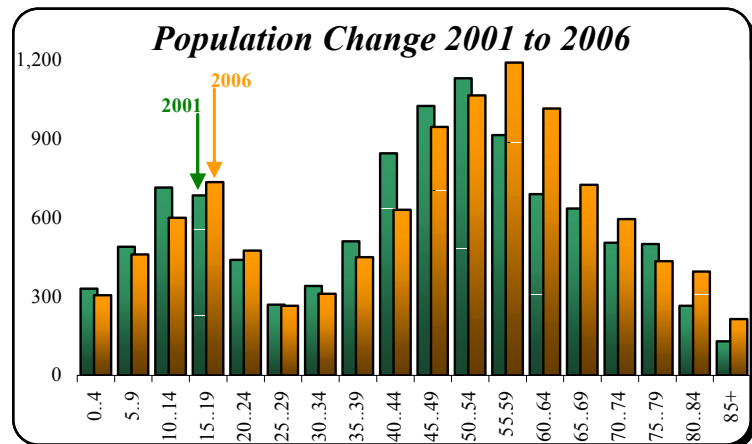
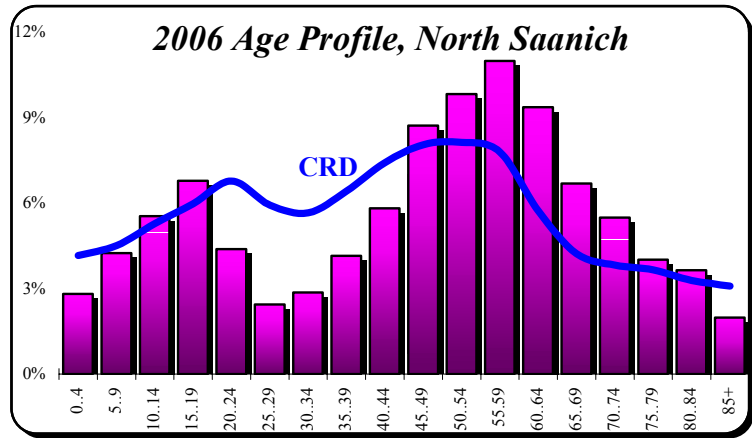
* Secondary suites estimate represents 50% of the Apartment Duplex classification

Employment by Occupation				
	At Place of Work		01..06 Growth	
	2006	2001	Central Saanich	CRD
Employment Total	7,890	6,505	21%	11%
Sales and Service	1,475	1,280	15%	15%
Nat. and App. Sciences	750	605	24%	16%
Bus., Finance and Admin	1,885	1,170	61%	7%
Trades & Transport	1,080	740	46%	19%
Management	745	775	-4%	7%
Soc. Science, Edu. & Gov.	510	460	11%	9%
Primary Industries	430	300	43%	20%
Proces., Manuf. & Utilit.	310	380	-18%	1%
Art, Culture and Sport	220	235	-6%	10%
Health	490	570	-14%	10%



North Saanich

Census Population by Age, 2001 & 2006					
	2006	share	2001	01..06 Growth	
				North Saanich	CRD
Total	10,823		10,436	4%	6%
0..4	305	3%	330	-8%	1%
5..9	460	4%	490	-6%	-8%
10..14	600	6%	715	-16%	-1%
15..19	735	7%	685	7%	2%
20..24	475	4%	440	8%	9%
25..29	265	2%	270	-2%	5%
30..34	310	3%	340	-9%	-6%
35..39	450	4%	510	-12%	-8%
40..44	630	6%	845	-25%	-2%
45..49	945	9%	1,025	-8%	4%
50..54	1,065	10%	1,130	-6%	10%
55..59	1,190	11%	915	30%	44%
60..64	1,015	9%	690	47%	37%
65..69	725	7%	635	14%	9%
70..74	595	5%	505	18%	-1%
75..79	435	4%	500	-13%	-7%
80..84	395	4%	265	49%	15%
85+	215	2%	130	65%	26%



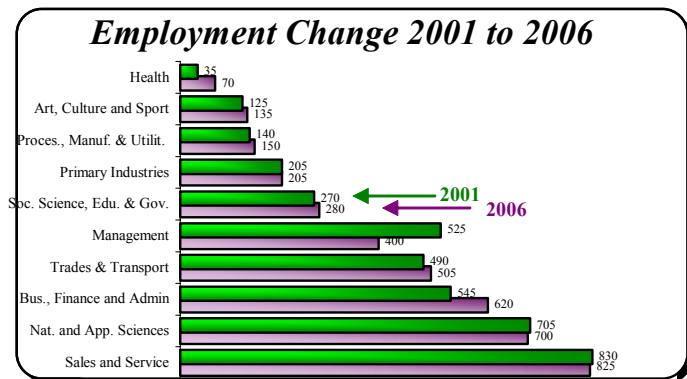
Labour Force, 2006		
	North Saanich	CRD
Population 15 & over	9,405	291,850
In the Labour Force	5,585	190,735
Employed	5,455	182,585
Unemployed	130	8,150
Not in Labour Force	3,820	101,115
Participation Rate	59%	65%
Employment Rate	58%	63%
Unemployment Rate	2.3%	4.3%

Dwellings and Households				01..06 Growth	
	2006	share	Persons/dwell.	2001	CRD
Occupied Dwellings	4,275		2.51	4,085	5%
Single Detached	3,675	86%	2.54	3,745	-2%
Other Ground Oriented	565	13%	2.18	315	79%
Apartment Duplex†	380	-	-	-	-
Secondary Suites Est.*	190	-	-	-	-
Apartment	30	1%	3.00	30	0%
Owned	3,835	90%	-	3,555	8%
Rented	440	10%	-	530	-17%

Housing Starts			
	Ground Orient.	Apt	Total
2001	163	-	163
2002	151	-	151
2003	147	-	147
2004	133	-	133
2005	110	-	110
2006	115	-	115
2007	118	-	118
2008	116	-	116
Total	1,053	-	1,053

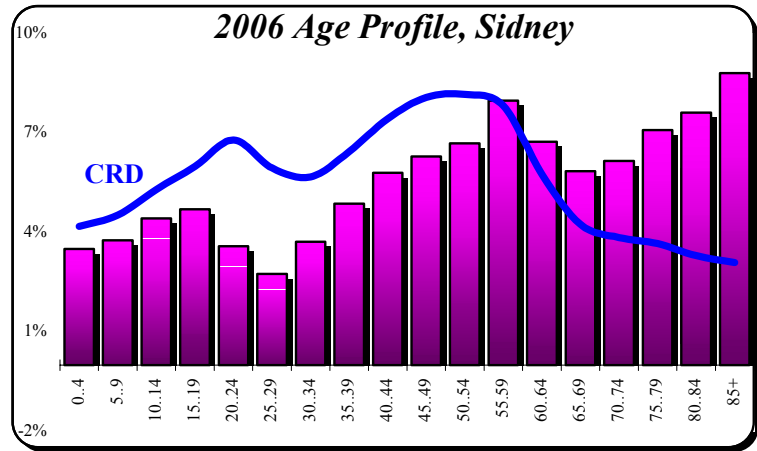
† Apartment Duplex includes one primary suite and a secondary suite
 * Secondary suites estimate represents 50% of the Apartment Duplex classification

Employment by Occupation				
	At Place of Work		01..06 Growth	
	2006	2001	North Saanich	CRD
Employment Total	3,900	3,865	1%	11%
Sales and Service	825	830	-1%	15%
Nat. and App. Sciences	700	705	-1%	16%
Bus., Finance and Admin	620	545	14%	7%
Trades & Transport	505	490	3%	19%
Management	400	525	-24%	7%
Soc. Science, Edu. & Gov.	280	270	4%	9%
Primary Industries	205	205	0%	20%
Proces., Manuf. & Utilit.	150	140	7%	1%
Art, Culture and Sport	135	125	8%	10%
Health	70	35	100%	10%

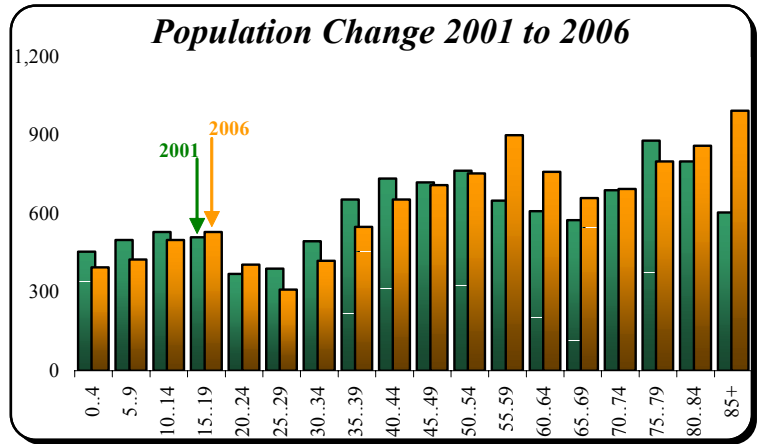


Sidney

Census Population by Age, 2001 & 2006					
	2006	share	2001	01..06 Growth	
				Sidney	CRD
Total	11,315		10,929	4%	6%
0..4	395	3%	455	-13%	1%
5..9	425	4%	500	-15%	-8%
10..14	500	4%	530	-6%	-1%
15..19	530	5%	510	4%	2%
20..24	405	4%	370	9%	9%
25..29	310	3%	390	-21%	5%
30..34	420	4%	495	-15%	-6%
35..39	550	5%	655	-16%	-8%
40..44	655	6%	735	-11%	-2%
45..49	710	6%	720	-1%	4%
50..54	755	7%	765	-1%	10%
55..59	900	8%	650	38%	44%
60..64	760	7%	610	25%	37%
65..69	660	6%	575	15%	9%
70..74	695	6%	690	1%	-1%
75..79	800	7%	880	-9%	-7%
80..84	860	8%	800	8%	15%
85+	995	9%	605	64%	26%



Labour Force, 2006		
	Sidney	CRD
Population 15 & over	9,690	291,850
In the Labour Force	4,965	190,735
Employed	4,830	182,585
Unemployed	130	8,150
Not in Labour Force	4,730	101,115
Participation Rate	51%	65%
Employment Rate	50%	63%
Unemployment Rate	2.6%	4.3%

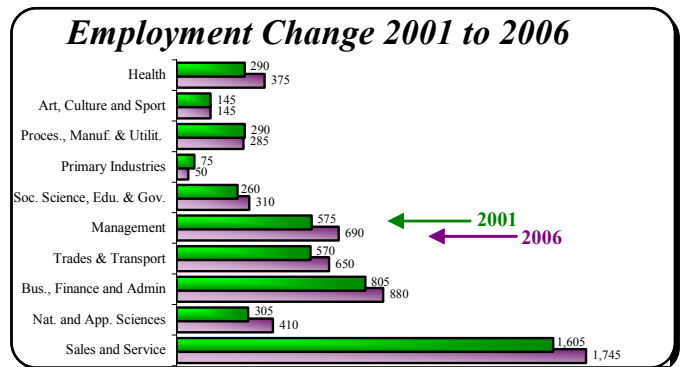


Dwellings and Households						
	2006	share	Persons/dwell.	2001	01..06 Growth	
					Sidney	CRD
Occupied Dwellings	5,195		2.04	5,045	3%	7%
Single Detached	2,105	41%	2.39	2,550	-17%	-9%
Other Ground Oriented	1,555	30%	2.20	1,235	26%	43%
Apartment Duplex †	615	-	-	-	-	-
Secondary Suites Est. *	308	-	-	-	-	-
Apartment	1,550	30%	1.45	1,260	23%	14%
Owned	4,015	77%	-	3,865	4%	10%
Rented	1,180	23%	-	1,180	0%	2%

Housing Starts			
	Ground Orient.	Apt	Total
2001	14	16	30
2002	62	3	65
2003	57	132	189
2004	41	14	55
2005	18	53	71
2006	58	-	58
2007	32	31	63
2008	23	12	35
Total	305	261	566

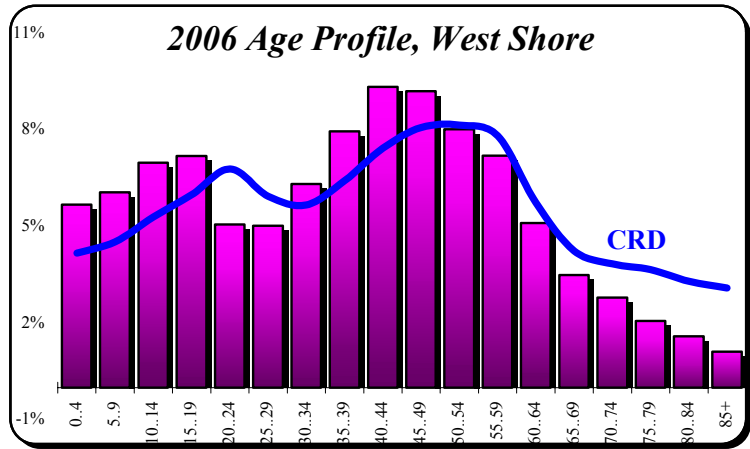
† Apartment Duplex includes one primary suite and a secondary suite
 * Secondary suites estimate represents 50% of the Apartment Duplex classification

Employment by Occupation				
	At Place of Work		01..06 Growth	
	2006	2001	Sidney	CRD
Employment Total	5,540	4,920	13%	11%
Sales and Service	1,745	1,605	9%	15%
Nat. and App. Sciences	410	305	34%	16%
Bus., Finance and Admin	880	805	9%	7%
Trades & Transport	650	570	14%	19%
Management	690	575	20%	7%
Soc. Science, Edu. & Gov.	310	260	19%	9%
Primary Industries	50	75	-33%	20%
Proces., Manuf. & Utilit.	285	290	-2%	1%
Art, Culture and Sport	145	145	0%	10%
Health	375	290	29%	10%

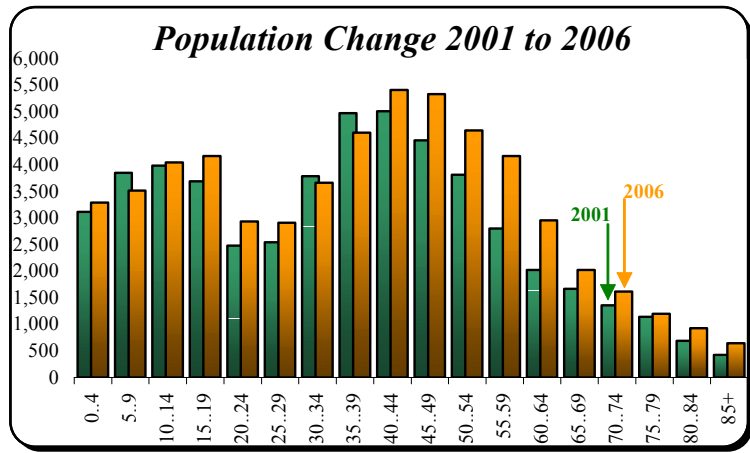


West Shore Region*

Census Population by Age, 2001 & 2006					
	2006	share	2001	01..06 Growth	
				West Shore	CRD
Total	58,032		51,813	12%	6%
0..4	3,290	6%	3,115	6%	1%
5..9	3,515	6%	3,850	-9%	-8%
10..14	4,050	7%	3,985	2%	-1%
15..19	4,165	7%	3,690	13%	2%
20..24	2,935	5%	2,480	18%	9%
25..29	2,915	5%	2,545	15%	5%
30..34	3,665	6%	3,790	-3%	-6%
35..39	4,610	8%	4,975	-7%	-8%
40..44	5,410	9%	5,010	8%	-2%
45..49	5,335	9%	4,460	20%	4%
50..54	4,650	8%	3,815	22%	10%
55..59	4,170	7%	2,805	49%	44%
60..64	2,960	5%	2,025	46%	37%
65..69	2,025	3%	1,670	21%	9%
70..74	1,620	3%	1,355	20%	-1%
75..79	1,200	2%	1,145	5%	-7%
80..84	925	2%	690	34%	15%
85+	645	1%	425	52%	26%



Labour Force, 2006		
	West Shore	CRD
Population 15 & over	46,700	291,850
In the Labour Force	33,180	190,735
Employed	32,110	182,585
Unemployed	1,065	8,150
Not in Labour Force	13,515	101,115
Participation Rate	71%	65%
Employment Rate	69%	63%
Unemployment Rate	3.2%	4.3%



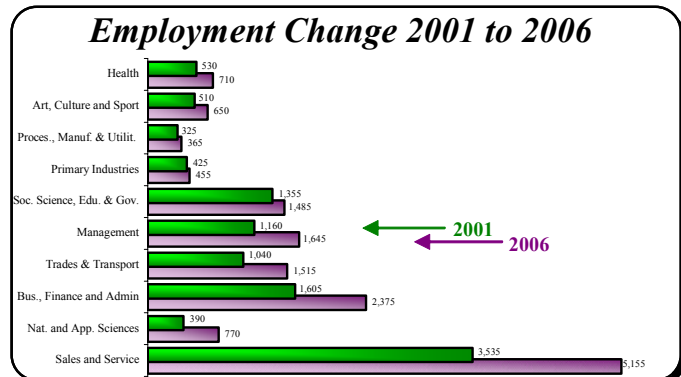
Dwellings and Households				01..06 Growth		
	2006	share	Persons/dwell.	2001	West Shore	CRD
Occupied Dwellings	22,210		2.57	19,315	15%	7%
Single Detached	14,100	63%	2.64	13,405	5%	-9%
Other Ground Oriented	6,585	30%	2.59	5,040	31%	43%
Apartment Duplex†	3,485	-	-	-	-	-
Secondary Suites Est. *	1,718	-	-	-	-	-
Apartment	1,600	7%	1.89	885	81%	14%
Owned	17,830	80%	-	14,880	20%	10%
Rented	4,385	20%	-	4,435	-1%	2%

Housing Starts			
	Ground Orient.	Apt	Total
2001	190	51	241
2002	312	80	392
2003	494	37	531
2004	552	158	710
2005	602	188	790
2006	652	515	1,167
2007	635	420	1,055
2008	533	733	1,266
Total	3,970	2,182	6,152

† Apartment Duplex includes one primary suite and a secondary suite

*Secondary suites estimate represents 50% of the Apartment Duplex classification

Employment by Occupation				
	At Place of Work		01..06 Growth	
	2006	2001	West Shore	CRD
Employment Total	15,120	10,895	39%	11%
Sales and Service	5,155	3,535	46%	15%
Nat. and App. Sciences	770	390	97%	16%
Bus., Finance and Admin	2,375	1,605	48%	7%
Trades & Transport	1,515	1,040	46%	19%
Management	1,645	1,160	42%	7%
Soc. Science, Edu. & Gov.	1,485	1,355	10%	9%
Primary Industries	455	425	7%	20%
Proces., Manuf. & Utilit.	365	325	12%	1%
Art, Culture and Sport	650	510	27%	10%
Health	710	530	34%	10%

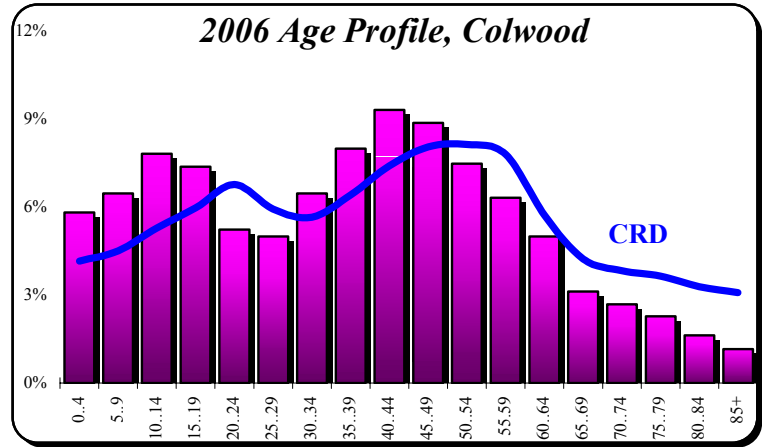


*These figures represent the sum of the municipalities within the West Shore region.

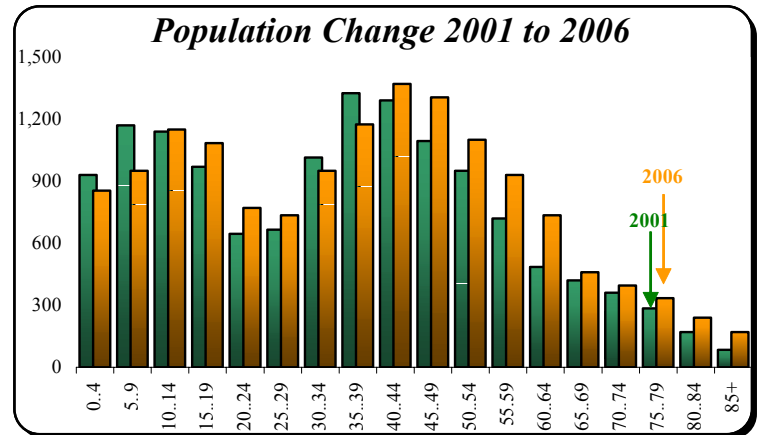
Indian Reserves have not been included, as some reserves did not report in one Census year.

Colwood

Census Population by Age, 2001 & 2006				
	2006		01..06 Growth	
	2006	share	2001	CRD
Total	14,687		13,745	7%
0..4	855	6%	930	-8%
5..9	950	6%	1,170	-19%
10..14	1,150	8%	1,140	1%
15..19	1,085	7%	970	12%
20..24	770	5%	645	19%
25..29	735	5%	665	11%
30..34	950	6%	1,015	-6%
35..39	1,175	8%	1,325	-11%
40..44	1,370	9%	1,290	6%
45..49	1,305	9%	1,095	19%
50..54	1,100	7%	950	16%
55..59	930	6%	720	29%
60..64	735	5%	485	52%
65..69	460	3%	420	10%
70..74	395	3%	360	10%
75..79	335	2%	285	18%
80..84	240	2%	170	41%
85+	170	1%	85	100%



Labour Force, 2006		
	Colwood	CRD
Population 15 & over	11,720	291,850
In the Labour Force	8,235	190,735
Employed	7,900	182,585
Unemployed	340	8,150
Not in Labour Force	3,485	101,115
Participation Rate	70%	65%
Employment Rate	67%	63%
Unemployment Rate	4.1%	4.3%

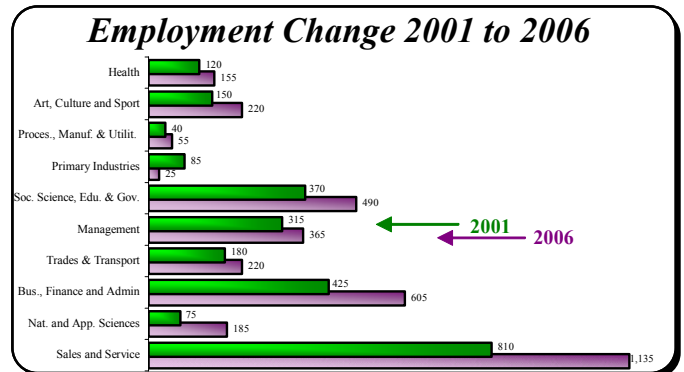


Dwellings and Households						
	2006		Persons/ dwell.	01..06 Growth		
	2006	share		2001	CRD	
Occupied Dwellings	5,500		2.67	4,865	13%	
Single Detached	3,130	57%	2.85	3,230	-3%	
Other Ground Oriented	1,915	35%	2.63	1,385	38%	
Apartment Duplex†	970	-	-	-	-	
Secondary Suites Est.*	485	-	-	-	-	
Apartment	455	8%	1.69	255	78%	
Owned	4,180	76%	-	3,535	18%	
Rented	1,325	24%	-	1,330	0%	

Housing Starts			
	Ground Orient.	Apt	Total
2001	17	51	68
2002	29	-	29
2003	155	-	155
2004	95	58	153
2005	141	31	172
2006	103	-	103
2007	140	103	243
2008	72	82	154
Total	752	325	1077

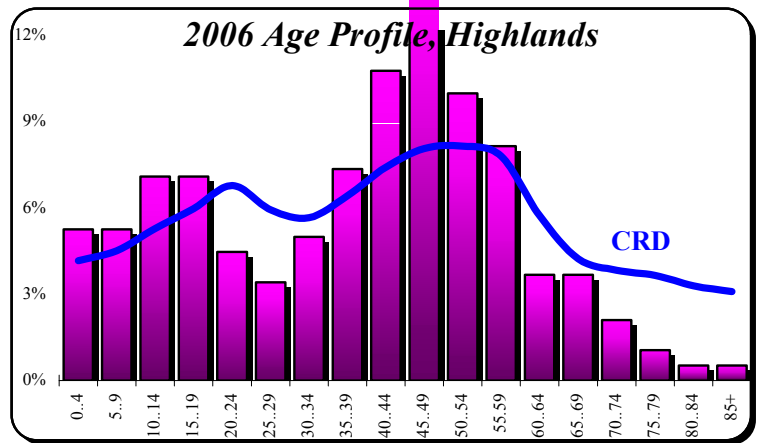
† Apartment Duplex includes one primary suite and a secondary suite
 * Secondary suites estimate represents 50% of the Apartment Duplex classification

Employment by Occupation				
	At Place of Work		01..06 Growth	
	2006	2001	Colwood	CRD
Employment Total	3,450	2,570	34%	11%
Sales and Service	1,135	810	40%	15%
Nat. and App. Sciences	185	75	147%	16%
Bus., Finance and Admin	605	425	42%	7%
Trades & Transport	220	180	22%	19%
Management	365	315	16%	7%
Soc. Science, Edu. & Gov.	490	370	32%	9%
Primary Industries	25	85	-71%	20%
Proces., Manuf. & Utilit.	55	40	38%	1%
Art, Culture and Sport	220	150	47%	10%
Health	155	120	29%	10%

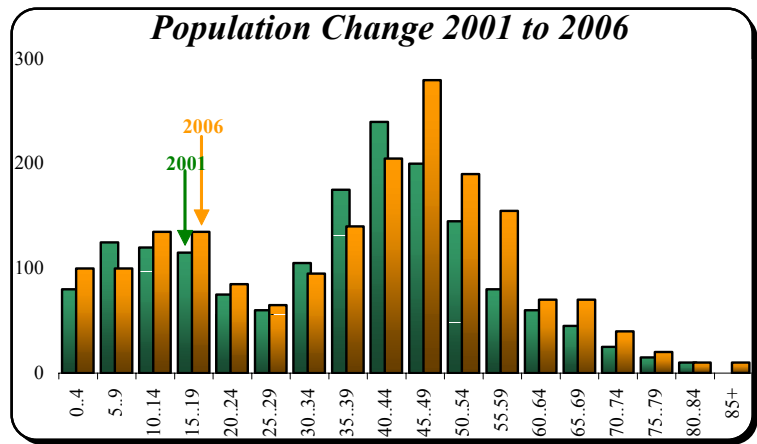


Highlands

Census Population by Age, 2001 & 2006					
	2006	share	2001	01..06 Growth	
				Highlands	CRD
Total	1,903		1,674	14%	6%
0..4	100	5%	80	25%	1%
5..9	100	5%	125	-20%	-8%
10..14	135	7%	120	13%	-1%
15..19	135	7%	115	17%	2%
20..24	85	4%	75	13%	9%
25..29	65	3%	60	8%	5%
30..34	95	5%	105	-10%	-6%
35..39	140	7%	175	-20%	-8%
40..44	205	11%	240	-15%	-2%
45..49	280	15%	200	40%	4%
50..54	190	10%	145	31%	10%
55..59	155	8%	80	94%	44%
60..64	70	4%	60	17%	37%
65..69	70	4%	45	56%	9%
70..74	40	2%	25	60%	-1%
75..79	20	1%	15	33%	-7%
80..84	10	1%	10	0%	15%
85+	10	1%	0	-	26%



Labour Force, 2006		
	Highlands	CRD
Population 15 & over	1,555	291,850
In the Labour Force	1,120	190,735
Employed	1,100	182,585
Unemployed	15	8,150
Not in Labour Force	435	101,115
Participation Rate	72%	65%
Employment Rate	71%	63%
Unemployment Rate	1.3%	4.3%



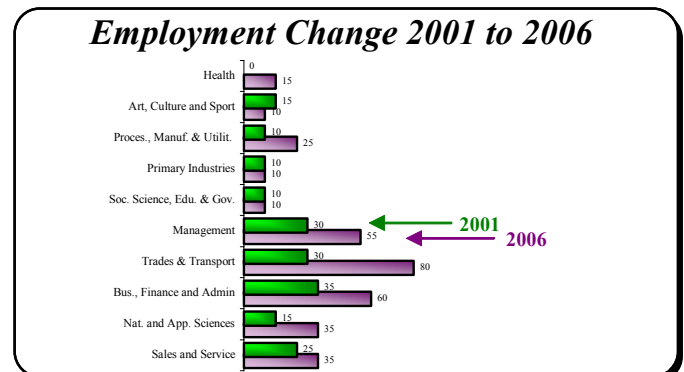
Dwellings and Households						
	2006	share	Persons/dwell.	2001	01..06 Growth	
					Highlands	CRD
Occupied Dwellings	700		2.70	605	16%	7%
Single Detached	655	94%	2.72	560	17%	-9%
Other Ground Oriented	45	6%	2.50	35	29%	43%
Apartment Duplex†	35	-	-	-	-	-
Secondary Suites Est.*	18	-	-	-	-	-
Apartment	5	1%	-	0	-	14%
Owned	660	94%	-	540	22%	10%
Rented	40	6%	-	65	-38%	2%

Housing Starts			
	Ground Orient.	Apt	Total
2001	3	-	3
2002	18	-	18
2003	26	-	26
2004	25	-	25
2005	13	-	13
2006	12	-	12
2007	15	-	15
2008	19	-	19
Total	59	0	59

† Apartment Duplex includes one primary suite and a secondary suite

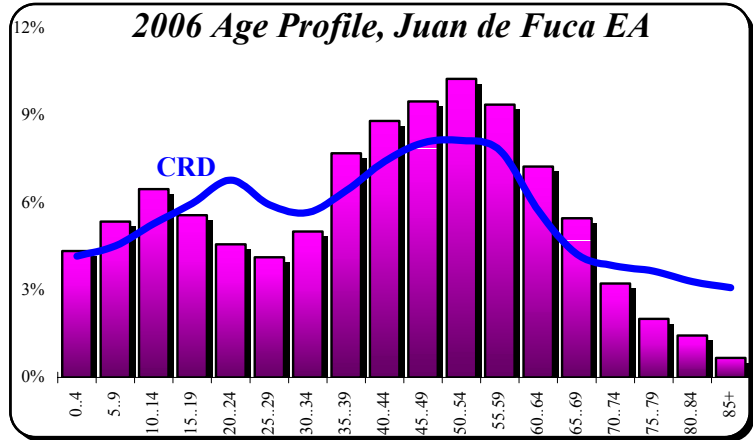
* Secondary suites estimate represents 50% of the Apartment Duplex classification

Employment by Occupation				
	At Place of Work		01..06 Growth	
	2006	2001	Highlands	CRD
Employment Total	330	185	78%	11%
Sales and Service	35	25	40%	15%
Nat. and App. Sciences	35	15	133%	16%
Bus., Finance and Admin	60	35	71%	7%
Trades & Transport	80	30	167%	19%
Management	55	30	83%	7%
Soc. Science, Edu. & Gov.	10	10	0%	9%
Primary Industries	10	10	0%	20%
Proces., Manuf. & Utilit.	25	10	150%	1%
Art, Culture and Sport	10	15	-33%	10%
Health	15	0	-	10%

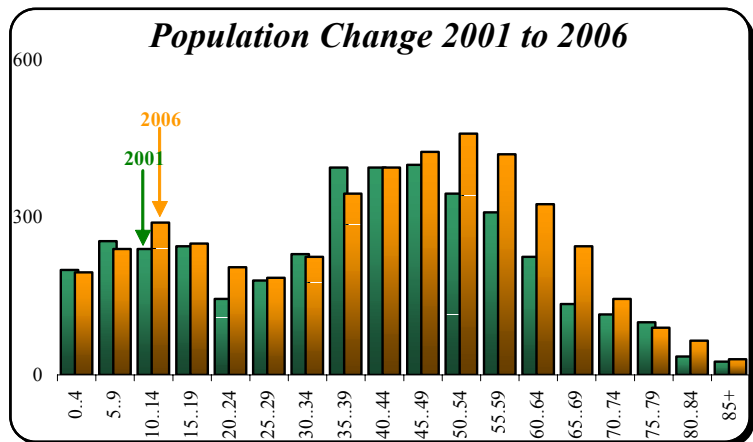


Juan de Fuca EA

Census Population by Age, 2001 & 2006					
	2006	share	2001	01..06 Growth	
				Juan de Fuca EA	CRD
Total	4,484		3,962	13%	6%
0..4	195	4%	200	-3%	1%
5..9	240	5%	255	-6%	-8%
10..14	290	6%	240	21%	-1%
15..19	250	6%	245	2%	2%
20..24	205	5%	145	41%	9%
25..29	185	4%	180	3%	5%
30..34	225	5%	230	-2%	-6%
35..39	345	8%	395	-13%	-8%
40..44	395	9%	395	0%	-2%
45..49	425	9%	400	6%	4%
50..54	460	10%	345	33%	10%
55..59	420	9%	310	35%	44%
60..64	325	7%	225	44%	37%
65..69	245	5%	135	81%	9%
70..74	145	3%	115	26%	-1%
75..79	90	2%	100	-10%	-7%
80..84	65	1%	35	86%	15%
85+	30	1%	25	20%	26%



Labour Force, 2006		
	Juan de Fuca EA	CRD
Population 15 & over	3,575	291,850
In the Labour Force	2,455	190,735
Employed	2,405	182,585
Unemployed	50	8,150
Not in Labour Force	1,115	101,115
Participation Rate	69%	65%
Employment Rate	67%	63%
Unemployment Rate	2.0%	4.3%



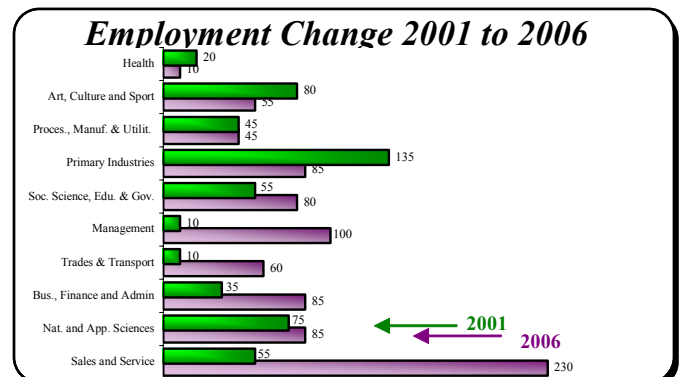
Dwellings and Households						
	2006	share	Persons/dwell.	2001	01..06 Growth	
					Juan de Fuca EA	CRD
Occupied Dwellings	1,740		2.38	1,645	6%	7%
Single Detached	1,625	93%	2.36	1,450	12%	-9%
Other Ground Oriented	200	11%	2.40	205	-2%	43%
Apartment Duplex†	90	-	-	-	-	-
Secondary Suites Est. *	45	-	-	-	-	-
Apartment	20	1%	-	10	100%	14%
Owned	1,480	85%	-	1,295	14%	10%
Rented	255	15%	-	350	-27%	2%

Housing Starts			
	Ground Orient.	Apt	Total
2001	38	-	38
2002	36	-	36
2003	39	-	39
2004	48	-	48
2005	44	-	44
2006	59	-	59
2007	40	-	40
2008	36	-	36
Total	340	0	340

† Apartment Duplex includes one primary suite and a secondary suite

* Secondary suites estimate represents 50% of the Apartment Duplex classification

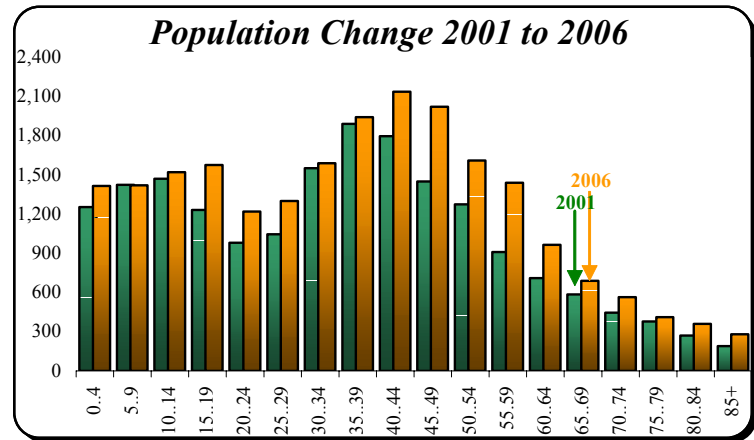
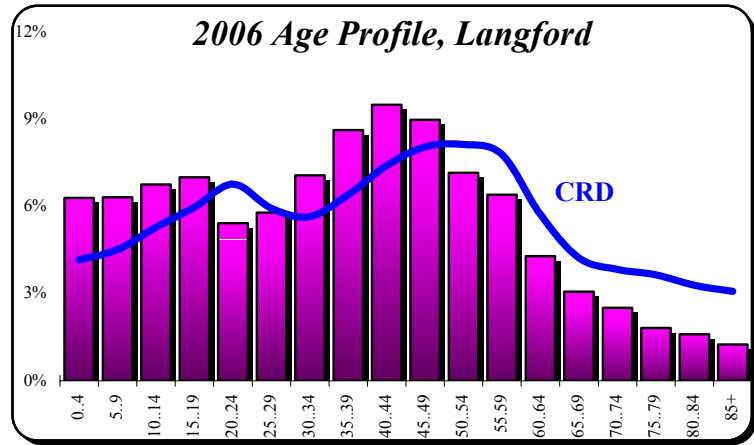
Employment by Occupation				
	At Place of Work		01..06 Growth	
	2006	2001	Juan de Fuca EA	CRD
Employment Total	835	520	61%	11%
Sales and Service	230	55	318%	15%
Nat. and App. Sciences	85	75	13%	16%
Bus., Finance and Admin	85	35	143%	7%
Trades & Transport	60	10	500%	19%
Management	100	10	900%	7%
Soc. Science, Edu. & Gov.	80	55	45%	9%
Primary Industries	85	135	-37%	20%
Proces., Manuf. & Utilit.	45	45	0%	1%
Art, Culture and Sport	55	80	-31%	10%
Health	10	20	-50%	10%



Langford

Census Population by Age, 2001 & 2006					
	2006	share	2001	01..06 Growth	
				Langford	CRD
Total	22,459		18,840	19%	6%
0..4	1,415	6%	1,255	13%	1%
5..9	1,420	6%	1,425	0%	-8%
10..14	1,520	7%	1,470	3%	-1%
15..19	1,575	7%	1,230	28%	2%
20..24	1,220	5%	980	24%	9%
25..29	1,300	6%	1,045	24%	5%
30..34	1,590	7%	1,550	3%	-6%
35..39	1,940	9%	1,890	3%	-8%
40..44	2,135	10%	1,795	19%	-2%
45..49	2,020	9%	1,450	39%	4%
50..54	1,610	7%	1,275	26%	10%
55..59	1,440	6%	910	58%	44%
60..64	965	4%	710	36%	37%
65..69	690	3%	585	18%	9%
70..74	565	3%	445	27%	-1%
75..79	410	2%	380	8%	-7%
80..84	360	2%	270	33%	15%
85+	280	1%	190	47%	26%

Labour Force, 2006		
	Langford	CRD
Population 15 & over	17,945	291,850
In the Labour Force	13,260	190,735
Employed	12,905	182,585
Unemployed	355	8,150
Not in Labour Force	4,680	101,115
Participation Rate	74%	65%
Employment Rate	72%	63%
Unemployment Rate	2.7%	4.3%



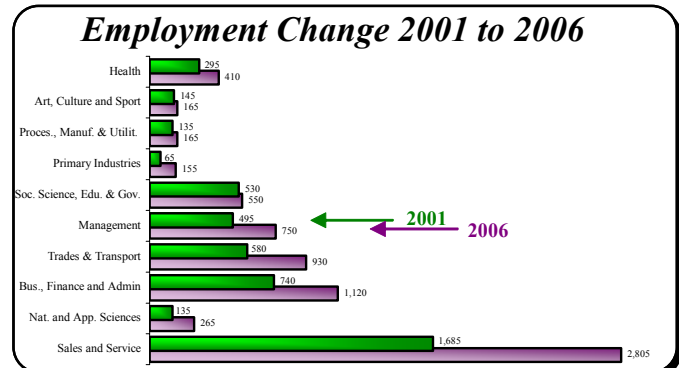
Dwellings and Households						
	2006	share	Persons/dwell.	2001	01..06 Growth	
					Langford	CRD
Occupied Dwellings	8,680		2.57	7,050	23%	7%
Single Detached	4,450	51%	2.65	4,365	2%	-9%
Other Ground Oriented	3,395	39%	2.59	2,355	44%	43%
Apartment Duplex†	1,885	-	-	-	-	-
Secondary Suites Est.*	943	-	-	-	-	-
Apartment	800	9%	2.01	330	142%	14%
Owned	6,885	79%	-	5,390	28%	10%
Rented	1,800	21%	-	1,660	8%	2%

† Apartment Duplex includes one primary suite and a secondary suite

*Secondary suites estimate represents 50% of the Apartment Duplex classification

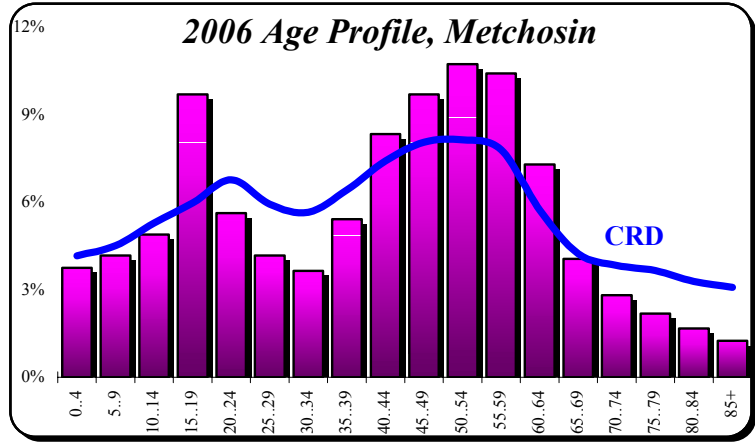
Housing Starts			
	Ground Orient.	Apt	Total
2001	109	-	109
2002	191	37	271
2003	188	80	225
2004	265	100	365
2005	330	157	487
2006	396	515	911
2007	319	313	632
2008	290	635	925
Total	2,088	1,837	3,925

Employment by Occupation				
	At Place of Work		01..06 Growth	
	2006	2001	Langford	CRD
Employment Total	7,325	4,795	53%	11%
Sales and Service	2,805	1,685	66%	15%
Nat. and App. Sciences	265	135	96%	16%
Bus., Finance and Admin	1,120	740	51%	7%
Trades & Transport	930	580	60%	19%
Management	750	495	52%	7%
Soc. Science, Edu. & Gov.	550	530	4%	9%
Primary Industries	155	65	138%	20%
Proces., Manuf. & Utilit.	165	135	22%	1%
Art, Culture and Sport	165	145	14%	10%
Health	410	295	39%	10%

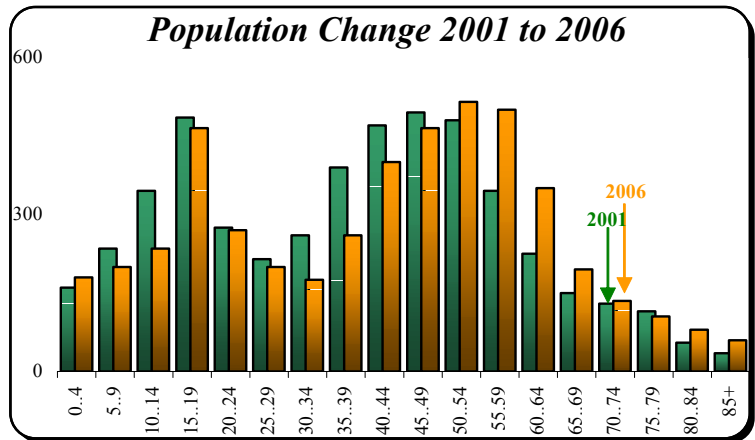


Metchosin

Census Population by Age, 2001 & 2006					
	2006	share	01..06 Growth		
			2001	Metchosin	CRD
Total	4,795		4,857	-1%	6%
0..4	180	4%	160	13%	1%
5..9	200	4%	235	-15%	-8%
10..14	235	5%	345	-32%	-1%
15..19	465	10%	485	-4%	2%
20..24	270	6%	275	-2%	9%
25..29	200	4%	215	-7%	5%
30..34	175	4%	260	-33%	-6%
35..39	260	5%	390	-33%	-8%
40..44	400	8%	470	-15%	-2%
45..49	465	10%	495	-6%	4%
50..54	515	11%	480	7%	10%
55..59	500	10%	345	45%	44%
60..64	350	7%	225	56%	37%
65..69	195	4%	150	30%	9%
70..74	135	3%	130	4%	-1%
75..79	105	2%	115	-9%	-7%
80..84	80	2%	55	45%	15%
85+	60	1%	35	71%	26%



Labour Force, 2006		
	Metchosin	CRD
Population 15 & over	4,085	291,850
In the Labour Force	2,705	190,735
Employed	2,625	182,585
Unemployed	75	8,150
Not in Labour Force	1,385	101,115
Participation Rate	66%	65%
Employment Rate	64%	63%
Unemployment Rate	2.8%	4.3%

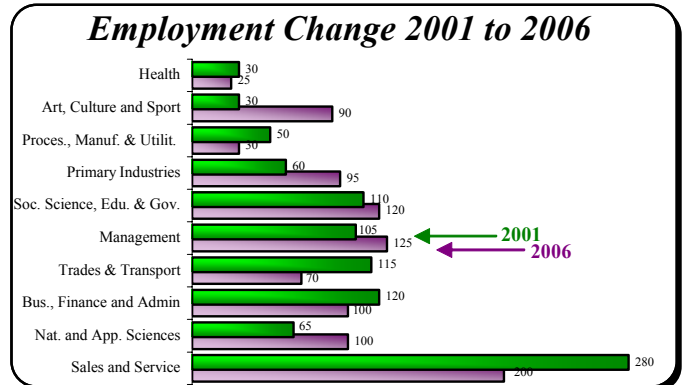


Dwellings and Households						
	2006	share	Persons/dwell.	01..06 Growth		
				2001	Metchosin	CRD
Occupied Dwellings	1,730		2.57	1,685	3%	7%
Single Detached	1,365	79%	2.50	1,405	-3%	-9%
Other Ground Oriented	330	19%	2.85	260	27%	43%
Apartment Duplex†	245	-	-	-	-	-
Secondary Suites Est.*	123	-	-	-	-	-
Apartment	35	2%	2.83	25	40%	14%
Owned	1,485	86%	-	1,390	7%	10%
Rented	250	14%	-	300	-17%	2%

Housing Starts			
	Ground Orient.	Apt	Total
2001	13	-	13
2002	26	-	26
2003	14	-	14
2004	14	-	14
2005	12	-	12
2006	18	-	18
2007	16	-	16
2008	9	-	9
Total	122	0	122

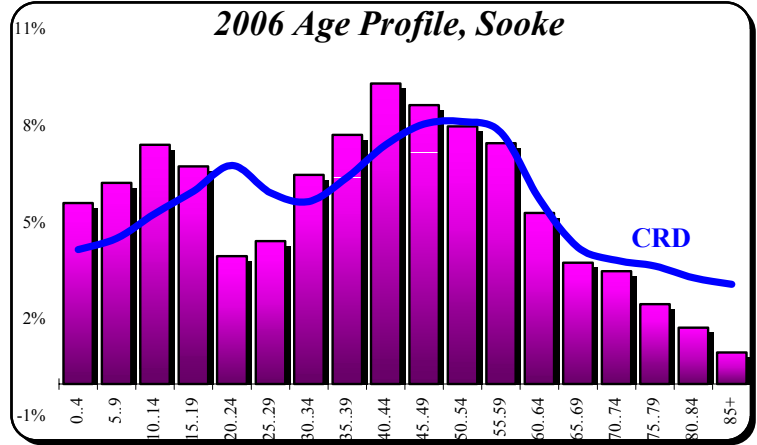
† Apartment Duplex includes one primary suite and a secondary suite
 *Secondary suites estimate represents 50% of the Apartment Duplex classification

Employment by Occupation				
	At Place of Work		01..06 Growth	
	2006	2001	Metchosin	CRD
Employment Total	955	975	-2%	11%
Sales and Service	200	280	-29%	15%
Nat. and App. Sciences	100	65	54%	16%
Bus., Finance and Admin	100	120	-17%	7%
Trades & Transport	70	115	-39%	19%
Management	125	105	19%	7%
Soc. Science, Edu. & Gov.	120	110	9%	9%
Primary Industries	95	60	58%	20%
Proces., Manuf. & Utilit.	30	50	-40%	1%
Art, Culture and Sport	90	30	200%	10%
Health	25	30	-17%	10%

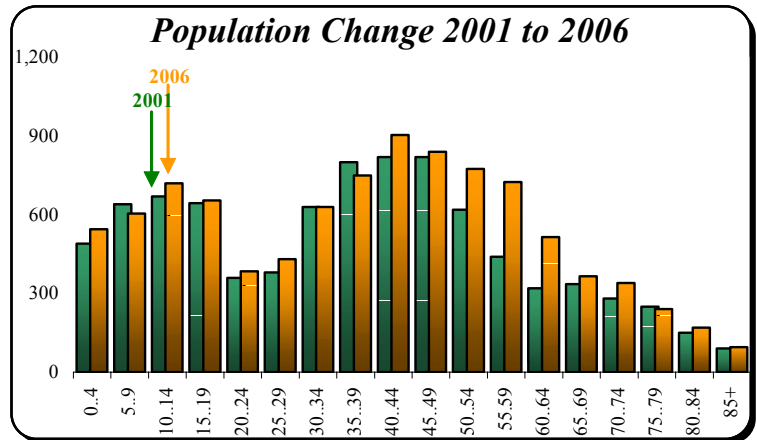


Sooke

Census Population by Age, 2001 & 2006					
	2006		01..06 Growth		
	2006	share	2001	Sooke	CRD
Total	9,704		8,735	11%	6%
0..4	545	6%	490	11%	1%
5..9	605	6%	640	-5%	-8%
10..14	720	7%	670	7%	-1%
15..19	655	7%	645	2%	2%
20..24	385	4%	360	7%	9%
25..29	430	4%	380	13%	5%
30..34	630	6%	630	0%	-6%
35..39	750	8%	800	-6%	-8%
40..44	905	9%	820	10%	-2%
45..49	840	9%	820	2%	4%
50..54	775	8%	620	25%	10%
55..59	725	7%	440	65%	44%
60..64	515	5%	320	61%	37%
65..69	365	4%	335	9%	9%
70..74	340	4%	280	21%	-1%
75..79	240	2%	250	-4%	-7%
80..84	170	2%	150	13%	15%
85+	95	1%	90	6%	26%



Labour Force, 2006		
	Sooke	CRD
Population 15 & over	7,820	291,850
In the Labour Force	5,405	190,735
Employed	5,175	182,585
Unemployed	230	8,150
Not in Labour Force	2,415	101,115
Participation Rate	69%	65%
Employment Rate	66%	63%
Unemployment Rate	4.3%	4.3%

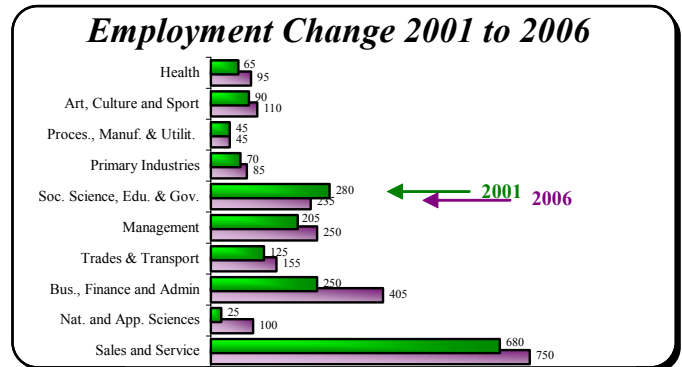


Dwellings and Households				01..06 Growth		
	2006	share	Persons/dwell.	2001	Sooke	CRD
	Occupied Dwellings	3,860		2.49	3,465	11%
Single Detached	2,875	74%	2.58	2,395	20%	-9%
Other Ground Oriented	700	18%	2.46	800	-13%	43%
Apartment Duplex†	260	-	-	-	-	-
Secondary Suites Est. *	130	-	-	-	-	-
Apartment	285	7%	1.67	265	8%	14%
Owned	3,140	81%	-	2,730	15%	10%
Rented	715	19%	-	730	-2%	2%

Housing Starts			
	Ground Orient.	Apt	Total
	2001	48	-
2002	48	-	48
2003	111	-	111
2004	153	-	153
2005	106	-	106
2006	123	-	123
2007	145	4	149
2008	143	16	159
Total	877	20	897

† Apartment Duplex includes one primary suite and a secondary suite
 * Secondary suites estimate represents 50% of the Apartment Duplex classification

Employment by Occupation				
	At Place of Work		01..06 Growth	
	2006	2001	Sooke	CRD
Employment Total	2,225	1,850	20%	11%
Sales and Service	750	680	10%	15%
Nat. and App. Sciences	100	25	300%	16%
Bus., Finance and Admin	405	250	62%	7%
Trades & Transport	155	125	24%	19%
Management	250	205	22%	7%
Soc. Science, Edu. & Gov.	235	280	-16%	9%
Primary Industries	85	70	21%	20%
Proces., Manuf. & Utilit.	45	45	0%	1%
Art, Culture and Sport	110	90	22%	10%
Health	95	65	46%	10%



Appendices II and III

Local Government OCP Policy Review

Major Employers Policy Review

INTRODUCTION TO APPENDICIES II & III

In April 2009, CitySpaces Consulting Ltd. undertook a review of major public and institutional policy and development plans in the Capital Regional District (CRD) to extract population, employment, and housing data. The results of this review were reported to Urban Futures as an input to the development of new regional and subregional population and housing projections.

The review focused on the Official Community Plans (OCP) of the CRD's 13 municipalities and three electoral districts. CitySpaces developed a review and reporting template, and populated it for each jurisdiction with information contained in their adopted OCP1. This material is presented in Appendix II.

Plans for major institutions and public entities with significant land holdings or numbers of employees in the CRD -such as the Department of National Defence and the University of Victoria- were also reviewed for population, housing and employment information. This information was recorded and supplied to Urban Futures as an additional input to their analysis and forecasting. The material is presented in Appendix III.

Following are the completed OCP review forms and summaries for major public entities in the CRD. Omissions in information indicate unavailability of data. Inconsistencies or unique assumptions are footnoted.

¹ The review included adopted OCPs only. At the time of the review, the Town of View Royal and the City of Victoria were commencing OCP update processes that will include the development of new population and housing policies and projections. Population, employment, and housing data were addressed differently among the various plans. All plans did not contain all of the categories identified in the review template.

Appendix II

Local Government OCP Policy Review

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LOCAL GOVERNMENT OFFICIAL COMMUNITY PLAN REVIEWS
TABLE 1

Jurisdiction	Character	OCP Adopted	Population @ OCP Adoption	Projected Population	Growth Tending To:
Central Saanich	Two settlement areas contained by ALR	2008	15,800	18,300 (2022)	Slow
Colwood	Suburban moving to urban in some areas	2008	15,500	32,480	Fast
Esquimalt	Urban, receptive to infill and redevelopment	2007	17,100	21,000 (2026)	Moderate
Highlands	Rural / Ex-urban	2007	1,900		None
Langford	Suburban moving to urban in some areas	2008	24,900	47,244 (2028)	Fast
Metchosin	Rural / Ex-urban	1995	4,400	6,170 (2006-buildout)	Minimal
North Saanich	Rural / Ex-urban	2007	11,400	11,600	Minimal
Oak Bay	Older suburb/urban	1997	19,900		None
Saanich	Suburban moving to urban in some areas	2008	113,500	119,300 (2026)	Moderate
Sidney	Suburban with urban in some areas	2007	11,300		
Sooke	Small town / urbanizing	2002	9,100	15,500 (2026)	Moderate
Victoria	Urban, receptive to infill & redevelopment	1995	71,200	87,000 (2020)	Moderate
View Royal	Suburban	1999	6,500	10,800 (buildout)	Moderate

Jurisdiction	Character	OCP Adopted	Population @ OCP Adoption	Projected Population	Growth Tending To:
Juan de Fuca Electoral Area, East Sooke OCP	Rural	2007	1,685	1,920	Minimal
Juan de Fuca Electoral Area, Malahat OCP	Rural	2004	150	150	None
Juan de Fuca Electoral Area, Otter Point OCP	Rural	2007	1,760	2,005 (2011)	Minimal
Juan de Fuca Electoral Area, Port Renfrew OCP	Rural	2004	180		Minimal
Juan de Fuca Electoral Area, Shirley/Jordan River OCP	Rural	2006	595	680 (2011)	Minimal
Juan de Fuca Electoral Area, Willis Point OCP	Rural	2003	442	431	None
Juan de Fuca Electoral Area, Rural Resource Lands OCP	Rural	2009			None

CENTRAL SAANICH OCP

Plan Adoption: 2008

Plan Horizon: 2028

1. POPULATION

Existing Population:	15,800
Projected Population:	18,279 (2022)*
Recent Pop. Growth Rate:	0.5 - 1% or 300 residents (2001-2006)
Projected Pop. Growth Rate:	1% per year
Population Growth Policy:	Support moderate/gradual low-impact growth in defined Urban Settlement Areas ² .

2. LAND USE

Relevant Land Use Policy:

- Preserve rural character.
- Preserve all rural and agriculture land; do not allow rezoning of agriculture or support land removal from Agricultural Land Reserve³ (ALR).
- Limited land capacity for residential growth and job generation.
- Support moderate residential growth in Urban Settlement Areas and intensification of designated commercial and light industrial centres.

3. HOUSING

Existing Dwelling Units:	6,500, 65% ground-oriented (2006)
Projected Need:	7,538 (2022)*
Assessed Capacity:	750-1,050 units, 1% increase through 2021 ⁴
Recent Increase:	1% or 450 units (2001-2006)
Projected Annual Increase:	1% or 70 units/year
Housing Development Policy:	Limited infill development in existing Urban Settlement Areas
Secondary Unit Policy:	Encourage legal secondary suites.

4. OTHER RELEVANT HOUSING POLICY:

- Provide a diversity of housing types.
- New residential should be focused in Urban Settlement Areas, predominantly in the form of small, compact apartments within mixed-use developments.
- Ground-oriented live-work housing may be allowed in industrial zones.

² Non-rural and non-agriculture areas where commercial, industrial and residential development is focused.

³ Nearly 65% of land in Central Saanich is within the ALR.

⁴ source: 2007 Housing Capacity Analysis.

5. EMPLOYMENT

Existing Local Jobs:	not provided
% of Residents in Work Force:	not provided
% of Residents Employed Locally:	30%, including 11% working from home (2006)
Local Employment Projections:	not provided
Major Employment Generators:	Keating Business Park, Butchart Gardens, Saanich Peninsula Hospital, and other health care.

6. RELEVANT ECONOMIC DEVELOPMENT POLICY

- Retain existing boundaries for commercial and community services centres, and Keating Business Park.
- Do not support new “big box” (more than 5,000 m²) or shopping mall (more than 2,500 m²) development.
- Support an improved jobs/housing balance.
- Ensure long-term viability of industrial uses.
- Support home-based businesses.
- Support live/work.
- Support intensification of “Village scale” commercial and mixed-use development.
- Support intensification of light industrial uses and conversion of depleted gravel pits to light industrial uses.
- Support development of a long-term economic development strategy.
- Support Agriculture and Agri-tourism.

7. INFRASTRUCTURE

Potable Water Capacity:	28,000 persons (anticipated to sustain demand to 2050).
Sewer Capacity:	Saanich Peninsula Treatment Plant at 50% capacity; Central Saanich’s purchased allocation will sustain up to 22,040 persons; Central Saanich is projected to be at 104% of its current purchased allocation by 2026.

8. MAJOR PLANNED DEVELOPMENT

Known major development projects:

- Residential Development, Wallace Drive - 31 detached units, 92 townhomes and 141 condos proposed for 12-hectare site.
Completion: Unknown, \$150M ((MPI)
- Central Saanich Municipal Facilities - Study underway for phased development of new Municipal Hall, Public Safety Building, and Public Works Yard.
Completion: 2010, \$21M (MPI)

9. REGIONAL CONTEXT STATEMENT

The 2008 Central Saanich OCP:

- Supports the RGS's objective to keep urban development compact by supporting infill and intensification within existing Urban Settlement Areas.
- Supports gradual, low impact growth in these areas.
- Seeks to protect the integrity of rural areas through the conservation and protection of rural and agriculture land. This includes all ALR land.
- Includes policies to support the RGS's objectives of building complete community and planning for housing affordability.
- Encourages diverse and compact housing forms within the Urban Settlement Areas and provides guidance for increasing housing affordability.
- Supports sustainable economic growth by encouraging economic diversification and intensified commercial centres.

COLWOOD OCP

Plan Adoption: 2008

Plan Horizon: 2028

1. POPULATION

Existing Population:	15,527 (2006)
Projected Population:	32,480 (2028)
Recent Pop. Growth Rate:	7% (2001-2006)
Projected Annual Growth Rate:	5% or 771 new residents/year.
Population Growth Policy:	Plan for substantial growth/direct new growth to mixed-use, higher density Intended Growth Areas (or centres).

2. LAND USE

Relevant Land Use Policy:

- Colwood is a planned growth area within the Region with significant capacity for more housing.
- Areas of the community are identified as being Intended Growth Areas, Controlled Growth Areas, or Preserved Open Space.
- Reduce GHG emission by encouraging compact development and alternative modes of transportation.
- Develop and intensify centres and connecting corridors.
- Support mixed-use and compact development throughout the community.
- Develop Downtown Colwood as a regional city centre with urban housing, services, and amenities. Allow floor space ratios (density) of up to 7.0.
- Allow densities of up to 2.0 in neighbourhood centres, and up to 3.0 in village centres.

3. HOUSING

Existing Dwelling Units:	5,501 (2006)
Projected Need:	13,533 (2028) ⁵
Assessed Capacity:	more capacity than projected units.
Recent Increase:	150 units(starts)/year (2006); 250 units(starts)/year (2007).
Projected Increase:	8,032 units.
Housing Development Policy:	Plan for significant housing growth in Intended Growth Areas.
Secondary Unit Policy:	Permitted and encouraged in residential neighbourhoods.

4. OTHER RELEVANT HOUSING POLICY

- Support wide range of housing types, including urban housing forms.
- Support and encourage flexible housing to allow adaptability over time.

⁵ Of the projected 8,032 new units, 5,900 (73%) were in some form of production or development review in 2008. There remains an abundance of capacity for growth. It is anticipated that population growth and housing development will exceed the regional projections for 2028.

- Support housing diversification to allow aging in place and tenureship choice.
- Encourage housing forms and infill that support mixed-use development and alternative transportation, and reduce pressure to develop sensitive open space.
- Allow small lot (under 550 m2) residential in neighbourhoods.
- Allow 30/hectare infill housing neighbourhoods to encourage density and different housing forms.
- Provide incentives and streamline the development process for affordable housing.

5. EMPLOYMENT

Existing Local Jobs:	Not provided
% of Residents in Work Force:	Not provided
% of Residents Employed Locally:	Not provided
Local Employment Projections:	Not provided
Major Employment Generators:	TBD

6. RELEVANT ECONOMIC DEVELOPMENT POLICY

- Mixed-use Employment Centres are identified as areas to focus employment-generating uses. Policies seek to provide land for long-term employment uses and employment growth.
- Support significant employment growth (new jobs and new businesses) in Intended Growth Areas as a means of reducing the need to commute and creating a more sustainable community.
- Support redevelopment, infill and intensification of auto-oriented greyfields and underutilized sites.
- Support large format stores and businesses within mixed-use areas/developments.
- Encourage home-based businesses and live-work housing.
- Promote high intensity business and light industrial development.
- Support training and development of local workforce.
- Increase jobs/local labour force ratio to 0.7/0.9.

7. INFRASTRUCTURE

Potable Water Capacity:	Not provided (improvements planned to meet needs)
Sewer Capacity:	Not provided (improvements planned to meet needs)

8. MAJOR PLANNED DEVELOPMENT

Known major development projects:

- Colwood Corner Residential Development - Proposed village centre with 2,800 residents in 11 office and residential towers; hotel and performing arts centre (replace existing mall). Completion: 2020, \$1,800M (MPI)

- Michelle Residential Towers - Proposed two condo towers (21 and 31 storeys) with 320 units and low rise commercial.
Completion: Unknown, \$230M (MPI).

9. REGIONAL CONTEXT STATEMENT

The 2008 Colwood OCP:

- Supports the RGS's objective to keep urban development compact by supporting infill and intensification throughout the community.
- Recognizes its role as a growth area within the Region, and supports substantial growth in identified Intended Growth Areas.
- Recognizes and support the development of Downtown Colwood into a Major Centre in the Region.
- Includes policies to support the RGS's objectives of building complete community and planning for housing affordability.
- Encourages diverse and compact housing forms throughout the community and provides clear policies for increasing housing affordability.
- Supports sustainable economic growth by encouraging economic diversification, land protection for employment-generating uses, intensified centres and redevelopment of underutilized land.

ESQUIMALT OCP

Plan Adoption: 2007

Plan Horizon: 2012-2017

1. POPULATION

Existing Population:	17,038 (2004)
Projected Population:	21,000 (2026) ⁶
Recent Pop. Growth Rate:	Not provided
Projected Pop. Growth Rate:	24%
Population Growth Policy:	Accommodate and manage moderate population growth in a manner that enhances Esquimalt’s existing amenities and services and preserves and enhances the natural areas.

2. LAND USE

Relevant Land Use Policy:

- Maintain a good balance between jobs and population.
- Encourage the federal government to work with the Township and the community to develop concept plans for lands that may become surplus to the federal government’s needs.
- Encourage a mix of land uses in Esquimalt that facilitate walking, cycling, transit use, car sharing and car pooling and reduce single occupancy vehicle use.

3. HOUSING

Existing Dwelling Units:	Not provided
Projected Need:	10,700 (2026) ⁷
Assessed Capacity:	Not provided
Recent Increase:	Not provided
Projected Annual Increase:	Not provided
Housing Development Policy:	Work toward a more “complete community” by maintaining a healthy mixture of housing types, accommodating people with a wide range of income levels.
Secondary Unit Policy:	Allow legal secondary suites in detached dwellings.

4. OTHER RELEVANT HOUSING POLICY

- Support increased residential density and higher buildings along the Esquimalt Road corridor.
- Encourage small-scale redevelopment / infill that improves and enhances the appearance and livability of single-unit and two-unit neighbourhoods and the community as a whole.
- Work toward a more “complete community” by maintaining a healthy mixture of housing types, accommodating people with a wide range of income levels.

⁶ CRD Regional Growth Strategy.

⁷ CRD Regional Growth Strategy.

- Permit complementary uses within single-unit and two-unit residential areas, including such uses as home-based businesses, parks, bed and breakfast accommodation, and group homes for persons with mental or physical disabilities.
- Encourage designers to incorporate adaptable housing standards.
- Allow Floor Space Ratios of 0.7 (townhouses) to 2.0 (high-rise) in designated multifamily areas. Allow greater heights and densities through density bonuses in exchange for community amenities and social housing.
- Encourage the conversion of existing two-unit buildings from rental to ownership.
- Encourage a range of housing by type, tenure and price to ensure that people of all ages, household types, abilities and incomes have a diversity of housing choice in Esquimalt.
- Support the provision of a range of seniors' housing and innovative care options in mature and new residential areas.
- Consider bonus density floor space, parking relaxations or other development variances where a development proposal includes affordable or special needs housing.

5. EMPLOYMENT

Existing Local Jobs:	Not provided
% of Residents in Work Force:	64% of adults (2001)
% of Residents Employed Locally:	Not provided
Local Employment Projections:	Not provided
Major Employment Generators:	CFB Esquimalt ⁸ ; Department of Public Works/Drydock; Esquimalt Industrial Park

6. RELEVANT ECONOMIC DEVELOPMENT POLICY

- Allow home-based businesses.
- Create a diversified commercial and employment sector that provides a wide range of goods and services to residents of Esquimalt.
- Encourage growth through revitalization and redevelopment of commercial areas, including Esquimalt Village.
- Support industrial development and redevelopment on lands designated for industrial use. Do not consider increasing the amount of industrial land.
- Support tourist-oriented commercial development.
- Consider innovative proposals that intensify light industrial uses in the Esquimalt Industrial Park and may consider proposals for innovative live-work developments.
- Encourage the continued use and operation of the Department of Public Works/Drydock facilities.
- Continue to recognize the significance of CFB Esquimalt to the local economy, and to support its continued presence in our community.

⁸ According to the OCP, there are approximately 3,700 military and 2,800 civilians working at the base. Each year, CFB Esquimalt contributes about \$330 million to the local / regional economy.

- Continue to express interest in acquiring any DND lands that may be released for sale or redevelopment.
- Support expansion of the retirement sector by working towards a seniors-friendly infrastructure and community environment, including medical and support services, trail system, public transit, housing, care facilities and recreational opportunities for the elderly
- Support “strategic alliances” with other municipalities, business organizations and institutions to enhance the region’s economy.

7. INFRASTRUCTURE

Potable Water Capacity:	Not Provided (City of Victoria system serves entire municipality).
Sewer Capacity:	Not Provided (aging system will require upgrade to support major new development).

8. MAJOR PLANNED DEVELOPMENT

Known major development projects:

- Submarine Repair Facility - seven storeys high located at Graving Dock on Federal land. Completion: Summer 2010, \$16M (MPI)
- Highrise Condo Tower - 14-storey condo tower, 93 condo units, 13 townhomes. Completion: TBD, \$15M (MPI)

9. REGIONAL CONTEXT STATEMENT

The 2007 Esquimalt OCP:

- Seeks to facilitate a moderate densification in accordance with the overall objectives and statements of the Regional Growth Strategy and which will meet the municipality’s anticipated housing needs for the life of the OCP.
- Encourages densification through a combination of infill and redevelopment to higher densities in specific areas, particularly areas in proximity to transit corridors.
- Includes a number of objectives and policies related to housing affordability through land measures such as inclusion, bonusing, and secondary suites.
- Supports building on its marine location, military history, sports facilities, and appeal to the retirement sector.
- “ The goals, objectives, policies and implementing actions of this Plan are fully consistent with the strategic directions of the Regional Growth Strategy (2003). Esquimalt views its role within the region as a mature “complete community” with opportunities for residential infill / development and business diversification. The Plan anticipates significant change along Esquimalt Road and encourages multi-unit redevelopment that is more dense and higher, affording views southward to the ocean and Olympic Mountains.”

HIGHLANDS OCP

Plan Adoption: 2007
Plan Horizon: Not provided

1. POPULATION

Existing Population: 1,903 (2006)
Projected Population: Not provided
Recent Pop. Growth Rate: 13.7% (2001-2006)
Projected Pop. Growth Rate: Not provided
Population Growth Policy: Support slow growth that conforms to existing rural character and does not adversely impact the natural environment.⁹

2. LAND USE

Relevant Land Use Policy:

- Maintain and strengthen rural character.
- Protect natural environment, aquifers and green space.
- Groundwater/potable water supply and protection is a major determinant (and potential inhibitor) for all proposed development.
- All uses outside of the Highlands Servicing Boundary will derive their water from ground or surface sources.
- Encourage new development to locate away from environmentally sensitive areas.
- Density increases may be granted in exchange for public amenities.

3. HOUSING

Existing Dwelling Units: 730 units (2006)
Projected Units: 1,020 single family units (buildout)¹⁰
Assessed Capacity: 1,020 single family units (buildout)
Recent Increase: 110 units (2001-2006)
Projected Annual Increase: 15 units/year
Housing Development Policy: Support gradual development that is consistent with the existing rural character and protects the natural environment.
Secondary Unit Policy: Not allowed. The OCP directs Council to consider secondary suites and to amend the Zoning Bylaw to address this issue.

4. OTHER RELEVANT HOUSING POLICY

- Maintain existing rural and residential character and development forms.

⁹ The Municipality of Highlands recently approved the Bear Mountain development plan that includes up to 150 new residences and 250 tourist accommodation units. Servicing for these units is unresolved. CRD and Municipality of Highlands, 2009.

¹⁰ The OCP identifies 1,020 single family units as the final community buildout. The community expressed a desire for the District to make a long term commitment not to exceed the buildout.

- Restrict subdivisions. Large lot subdivisions will be reviewed on a case-by-case basis.
- Encourage housing that meets local special needs for seniors, people with disabilities and low-income residents.
- Allow limited attached housing under the Intensive Residential land use designation.
- Encourage clustered housing.
- Allow limited single-family and multi-family development in the Bear Mountain Development Permit Area.

5. EMPLOYMENT

Existing Local Jobs:	Not provided
% of Residents in Work Force:	Not provided
% of Residents Employed Locally:	Not provided
Local Employment Projections:	Not provided
Major Employment Generators:	TBD

6. RELEVANT ECONOMIC DEVELOPMENT POLICY

- Support small-scale businesses, including a country market that fit within the rural character. No land has been identified to allow a market. Land will need to be rezoned if a market is proposed.
- Support limited visitor-serving uses that provide jobs to local residents.
- Allow daycare facilities in residential areas.
- Allow home-based businesses that do not adversely impact the neighbourhood character.
- Allow nature-related tourism activities on rural land. This may include limited tourist accommodation (restricted to one unit per five acres).
- Support traditional agricultural/rural lands businesses such as organic farming and beekeeping.
- Support the redevelopment of non-conforming industrial uses into uses that fit within the prevailing character of the community.
- Maintain allowed industrial and commercial uses on Millstream Road. Consider improving servicing to allow additional light industrial and service commercial development.
- Encourage redevelopment of properties within the proposed “Highlands Industrial Park”.
- Allow golf course and resort development in the Bear Mountain Development Permit Area.

7. INFRASTRUCTURE

Potable Water Capacity:	Not provided (limited groundwater and surface water capacity is identified as a potential inhibitor to new development).
Sewer Capacity:	Not provided (limited septic capacity for residential; regional network service for industrial area).

8. MAJOR PLANNED DEVELOPMENT

Known major development projects:

- The recently approved Bear Mountain development plan includes up to 150 new residences and 250 tourist accommodation units. Servicing for these units is unresolved.

9. REGIONAL CONTEXT STATEMENT

The 2007 Highlands OCP:

- Supports creating urban containment boundaries that are consistent with the RGS.¹¹
- Supports protecting the natural environment in the Highlands.
- Supports maintaining the rural character of the Highlands.

¹¹ The original 2007 RCS and OCP were inconsistent with the Regional Growth Strategy as the OCP proposed to move the RUCSPA to accommodate the servicing of the Bear Mountain development project. An amendment to the RGS has since been adopted. CRD and Municipality of Highlands, 2009.

JUAN DE FUCA ELECTORAL AREA, EAST SOOKE OCP

Plan Adoption: 2007
Plan Horizon: Not provided

1. POPULATION

Existing Population: 1,435 persons (2001) 1,685 persons (2006)
Projected Population: 1,920 persons (2011)
Recent Pop. Growth Rate: 17%
Projected Pop. Growth Rate: 2.67% (annual)
Population Growth Policy: Cluster new growth in existing development areas

2. LAND USE

Relevant Land Use Policy:

- Protect and preserve natural eco-systems and natural environment.
- Maintain rural residential character.

3. HOUSING

Existing Dwelling Units: Not provided
Projected Need: Not provided
Assessed Capacity: Not provided
Recent Increase: Not provided
Projected Annual Increase: Not provided
Housing Development Policy: Future residential growth should occur in existing settlement areas
Secondary Unit Policy: Not provided

4. OTHER RELEVANT HOUSING POLICY:

- The desired parcel size for residential subdivision within the settlement containment area should be in the one hectare (2.5 acres) range.
- Support low density detached housing, housing for seniors, rental housing and affordable housing.
- Maintain low density rural housing character and privacy.

5. EMPLOYMENT

Existing Local Jobs: Not provided
% of Residents in Work Force: Not provided
% of Residents Employed Locally: Not provided
Local Employment Projections: Not provided
Major Employment Generators: Not provided

6. RELEVANT ECONOMIC DEVELOPMENT POLICY:

- Prohibit large-scale industrial development in settlement areas.
- Support home-based businesses.
- Encourage the establishment of small businesses in East Sooke that respect the maintenance of community values.

7. INFRASTRUCTURE

Potable Water Capacity: Not provided

Sewer Capacity: Not provided

8. MAJOR PLANNED DEVELOPMENT:

Known major development projects:

- Unknown based on MPI

9. REGIONAL CONTEXT STATEMENT:

The 2007 OCP:

- Maintains the rural atmosphere, protect natural resources and protect the environment.
- Identifies a settlement containment areas, the goal of which is to have smaller lots contained within this area and larger lots directed outside the settlement containment area.
- Strives to maintain the integrity of rural communities through preservation of large lot development.
- Provides for housing choice including low density detached housing, housing for seniors, rental housing and affordable housing.
- Encourages the development of home-based business and agricultural, tourism or neighbourhood commercial activities within settlement area.

JUAN DE FUCA ELECTORAL AREA, MALAHAT OCP

Plan Adoption:	2004
Plan Horizon:	Not provided

1. POPULATION

Existing Population:	147-157 persons (2006)
Projected Population:	146-156 persons (2011)
Recent Pop. Growth Rate:	Not provided
Projected Pop. Growth Rate:	Not provided
Population Growth Policy:	New residential land is not required to accommodate projected growth over the next five years.

2. LAND USE

Relevant Land Use Policy:

- Protect and preserve natural eco-systems and natural environment.
- Maintain the integrity of the existing character of the neighbourhood.
- Support low density residential development and limit commercial development.

3. HOUSING

Existing Dwelling Units:	Not provided
Projected Need:	Not provided
Assessed Capacity:	Not provided
Recent Increase:	Not provided
Projected Annual Increase:	Not provided
Housing Development Policy:	Support residential development within existing zoning
Secondary Unit Policy:	Not provided

4. OTHER RELEVANT HOUSING POLICY:

- Projected residential growth for the next five years can be accommodated under the existing zoning.
- Support low density detached housing, housing for seniors, rental housing and affordable housing.

5. EMPLOYMENT

Existing Local Jobs:	Not provided
% of Residents in Work Force:	Not provided
% of Residents Employed Locally:	Not provided
Local Employment Projections:	Not provided
Major Employment Generators:	Not provided

6. RELEVANT ECONOMIC DEVELOPMENT POLICY:

- Limit commercial development.
- Home-based businesses may be considered.

7. INFRASTRUCTURE

Potable Water Capacity: Not provided

Sewer Capacity: Not provided

8. MAJOR PLANNED DEVELOPMENT:

Known major development projects:

- Unknown based on MPI

9. REGIONAL CONTEXT STATEMENT:

The 2004 OCP:

- Maintains the rural atmosphere, protect natural resources and protect the environment.
- Identifies a settlement containment area, the goal of which is to have smaller lots contained within this area and larger lots directed outside the settlement containment area.
- Strives to maintain the integrity of rural communities through preservation of large lot development.
- Encourages the development of home-based business and agricultural, tourism or neighbourhood commercial activities within settlement area.

JUAN DE FUCA ELECTORAL AREA, OTTER POINT OCP

Plan Adoption:	2007
Plan Horizon:	Not provided

1. POPULATION

Existing Population:	1,415 persons (2001) 1,760 persons (2006)
Projected Population:	2,005 persons (2011)
Recent Pop. Growth Rate:	24%
Projected Pop. Growth Rate:	2.67% (annual) ¹²
Population Growth Policy:	Cluster new growth in existing development areas

2. LAND USE

Relevant Land Use Policy:

- Protect and preserve natural eco-systems and natural environment.
- Maintain rural residential character.
- Maintain limited industrial, commercial and apartment uses.
- Maintain agriculture, forestry and residential uses on larger lots.

3. HOUSING

Existing Dwelling Units:	Not provided
Projected Need:	Not provided
Assessed Capacity:	Not provided
Recent Increase:	Not provided
Projected Annual Increase:	Not provided
Housing Development Policy:	Future residential growth should occur in existing settlement areas
Secondary Unit Policy:	Not provided

4. OTHER RELEVANT HOUSING POLICY:

- The desired parcel size for residential subdivision within the settlement containment area should be in the one hectare (2.5 acres) range.
- Support low density detached housing, housing for seniors, rental housing and affordable housing.
- Maintain rural and nature character of the area.

5. EMPLOYMENT

Existing Local Jobs:	Not provided
% of Residents in Work Force:	Not provided
% of Residents Employed Locally:	Not provided

¹² Assumes constant growth rate and may not be accurate given recent interest in residential development.

Local Employment Projections: Not provided

Major Employment Generators: Not provided

6. RELEVANT ECONOMIC DEVELOPMENT POLICY:

- Support small-scale industrial, neighbourhood retail, non ALR agriculture and tourism uses within settlement areas.
- Support home-based businesses.

7. INFRASTRUCTURE

Potable Water Capacity: Kemp Lake Waterworks System serves approximately 410 households with capacity for approximately 100 new connections. No expansion plans as of OCP adoption; Other water sources include wells and cisterns

Sewer Capacity: Private septic

8. MAJOR PLANNED DEVELOPMENT:

Known major development projects:

- Unknown based on MPI

9. REGIONAL CONTEXT STATEMENT:

The 2007 OCP:

- Identifies a settlement containment area, the goal of which is to have smaller lots contained within this area and larger lots directed outside the settlement containment area.
- Strives to maintain the integrity of rural communities through preservation of large lot development.
- Provides for housing choice including low density detached housing, housing for seniors, rental housing and affordable housing.
- Encourages the development of home-based business and agricultural, tourism or neighbourhood commercial activities within settlement area.

JUAN DE FUCA ELECTORAL AREA, PORT RENFREW OCP

Plan Adoption:	2004
Plan Horizon:	Not provided

1. POPULATION

Existing Population:	180 ¹³
Projected Population:	Not provided
Recent Pop. Growth Rate:	Not provided ¹⁴
Projected Pop. Growth Rate:	Not provided
Population Growth Policy:	Not provided

2. LAND USE

Relevant Land Use Policy:

- Protect and preserve natural eco-systems and natural environment.
- Develop a community suitable for the population of Port Renfrew.
- Create a vital and well-designed town centre in the community.
- Encourage growth and development based upon the capacity of the community's infrastructure.
- Consider well-designed and context-sensitive mixed-use and multifamily developments capabilities.

3. HOUSING

Existing Dwelling Units:	Not provided
Projected Need:	Not provided
Assessed Capacity:	Not provided
Recent Increase:	Not provided
Projected Annual Increase:	Not provided
Housing Development Policy:	Increase the supply of residential products that are demanded by the residents
Secondary Unit Policy:	Permitted

4. OTHER RELEVANT HOUSING POLICY

- Accommodate the long-term residential needs of the community.
- Ensure land capacity (for at least the next five years) for private ownership, special needs housing, rental and affordable housing.
- Low to medium residential density clustered growth is preferred.

¹³ 2004 estimate. The OCP notes that there is an additional 100 First Nations people living immediately adjacent to the Village.

¹⁴ The OCP notes that the population has remained relatively unchanged over the last 30 years.

5. EMPLOYMENT

Existing Local Jobs:	Not provided
% of Residents in Work Force:	Not provided
% of Residents Employed Locally:	Not provided
Local Employment Projections:	Not provided
Major Employment Generators:	Forestry and forestry-related industries; small scale and home-based businesses, such as bed and breakfasts

6. RELEVANT ECONOMIC DEVELOPMENT POLICY

- Reduced forestry-related economic activity; increased tourism-related economic activity.
- Assist in the general improvement of current economic conditions.
- Assist in the development of a healthy tourism sector.
- Diversify the community economic base as much as possible.
- Home-based businesses are permitted subject to conditions.

7. INFRASTRUCTURE

Potable Water Capacity:	Planned community water system (2004)
Sewer Capacity:	Not provided

8. MAJOR PLANNED DEVELOPMENT

Known major development projects:

- Unknown based on MPI

9. REGIONAL CONTEXT STATEMENT

Not provided

JUAN DE FUCA ELECTORAL AREA, SHIRLEY/JORDAN RIVER OCP

Plan Adoption:	2006
Plan Horizon:	Not provided

1. POPULATION

Existing Population:	595 (2006)
Projected Population:	680 person in 2011
Recent Pop. Growth Rate:	21% (2001 - 2006) or 105 persons
Projected Pop. Growth Rate:	2.67% (annual) ¹⁵
Population Growth Policy:	Not provided

2. LAND USE

Relevant Land Use Policy:

- Protect and preserve natural eco-systems and natural environment.
- Maintain the integrity of the existing character of the neighbourhood.
- Achieve sustainable growth striking a balance between environmental, economic, and cultural values.
- Maintain as much land as possible in its current natural state in order to protect and enhance the present diversity of plant and animal life.

3. HOUSING

Existing Dwelling Units:	Not provided
Projected Need:	Not provided
Assessed Capacity:	Not provided
Recent Increase:	Not provided
Projected Annual Increase:	Not provided
Housing Development Policy:	Support residential development within existing zoning
Secondary Unit Policy:	Not provided

4. OTHER RELEVANT HOUSING POLICY

- The desired parcel size for residential subdivision within the settlement containment area should be in the one hectare (2.5 acres) range.
- Projected residential growth for the next five years can be accommodated under the existing zoning.

5. EMPLOYMENT

Existing Local Jobs:	Not provided
% of Residents in Work Force:	Not provided
% of Residents Employed Locally:	Not provided

¹⁵ Assumes constant growth rate and may not be accurate given recent interest in residential development.

Local Employment Projections: Not provided

Major Employment Generators: Not provided

6. RELEVANT ECONOMIC DEVELOPMENT POLICY

- Encourage businesses that are respectful of the community and its residents.
- Home-based businesses may be considered.
- Support agriculture and farming.

7. INFRASTRUCTURE

Potable Water Capacity: Not provided

Sewer Capacity: Not provided

8. MAJOR PLANNED DEVELOPMENT

Known major development projects:

- Unknown based on MPI

9. REGIONAL CONTEXT STATEMENT

The 2006 OCP:

- Outlines a number of settlement containment areas, the goal of which is to have smaller lots contained within these areas, and larger lots outside the containment areas. The settlement containment areas also strive to maintain the integrity of rural communities through preservation of large lot development and other policies.
- Encourages the development of home-based business and agricultural, tourism or neighbourhood commercial activities within settlement areas.
- Accommodates for housing options including low-density detached dwellings, special needs, rental and affordable housing.

JUAN DE FUCA ELECTORAL AREA, WILLIS POINT OCP

Plan Adoption:	2003
Plan Horizon:	Not provided

1. POPULATION

Existing Population:	442 ¹⁶
Projected Population:	431 (2001 and 2006)
Recent Pop. Growth Rate:	Not provided
Projected Pop. Growth Rate:	Not provided
Population Growth Policy:	No significant population growth expected

2. LAND USE

Relevant Land Use Policy:

- Maintain the rural, family-oriented neighbourhood and protect the surrounding natural resources and ecosystems.
- Maintain the integrity of the greenspace and associated environmental features, sustaining them in good health far into the future.

3. HOUSING

Existing Dwelling Units:	150
Projected Need:	none/extremely modest
Assessed Capacity:	Not provided
Recent Increase:	Not provided
Projected Annual Increase:	Not provided
Housing Development Policy:	States that the current size of community should be retained with extremely modest growth.
Secondary Unit Policy:	Not provided

4. OTHER RELEVANT HOUSING POLICY

- Not provided.

5. EMPLOYMENT

Existing Local Jobs:	Not provided
% of Residents in Work Force:	Not provided
% of Residents Employed Locally:	Not provided
Local Employment Projections:	Not provided
Major Employment Generators:	Not provided ¹⁷

¹⁶ 2002 estimate assumes the local population to be 0.13% of total CRD population.

¹⁷ No existing commercial, industrial or institutional designated land

6. RELEVANT ECONOMIC DEVELOPMENT POLICY

- Prohibit any type of industrial development in the area.
- Encourage home-based businesses that are respectful of the community and its residents.

7. INFRASTRUCTURE

Potable Water Capacity: Ground water/wells

Sewer Capacity: Not provided

- Potential for water quality problems as well as potable water shortages.

8. MAJOR PLANNED DEVELOPMENT

Known major development projects:

- Unknown based on MPI

9. REGIONAL CONTEXT STATEMENT

A RCS is not included in the 2002 Juan de Fuca - Willis Point OCP. The OCP states that:

- “In accordance with the evolving growth strategy for the Capital Regional District, Willis Point will continue to define itself as a rural community with very limited growth potential”.
- “The major roles of Willis Point in the Capital Region are to accommodate a particular style of rural living, to preserve large areas of natural greenspace, to protect elements of the region's ecosystem, and to provide outdoor recreational opportunities for the CRD residents and visitors.”

JUAN DE FUCA ELECTORAL AREA, RURAL RESOURCE LANDS OCP

Plan Adoption: 2009
Plan Horizon: Not provided

1. POPULATION

Existing Population: Not provided
Projected Population: Not provided
Recent Pop. Growth Rate: Not provided
Projected Pop. Growth Rate: Not provided
Population Growth Policy: No significant population growth expected.

2. LAND USE

Relevant Land Use Policy:

- Primarily resource based land uses. Other limited uses such as tourist commercial and residential uses are located near Jordan River and Port Renfrew.
- Large-scale development is discouraged.

3. HOUSING

Existing Dwelling Units: Not provided
Projected Need: Not provided
Assessed Capacity: Not provided
Recent Increase: Not provided
Projected Annual Increase: Not provided
Housing Development Policy: Assumes no significant settlement will occur within the plan area and that the provision of affordable, rental or special needs housing is not necessary at this time.
Secondary Unit Policy: Not provided

4. OTHER RELEVANT HOUSING POLICY

- Not provided

5. EMPLOYMENT

Existing Local Jobs: Not provided
% of Residents in Work Force: Not provided
% of Residents Employed Locally: Not provided
Local Employment Projections: Not provided
Major Employment Generators: Not provided

6. RELEVANT ECONOMIC DEVELOPMENT POLICY

- Primarily resource-based industries; portable water catchment area; agriculture and limited amounts of other uses.

7. INFRASTRUCTURE

Potable Water Capacity: Not provided

Sewer Capacity: Not provided

8. MAJOR PLANNED DEVELOPMENT

Known major development projects:

- Unknown based on MPI.

9. REGIONAL CONTEXT STATEMENT

The 2009 Juan de Fuca Rural Resource Lands OCP:

- Supports the RGS's objectives of protecting rural communities and regional green and blue spaces; managing resources and the environment sustainably; and strengthening the regional economy.

LANGFORD OCP

Plan Adoption: 2008

Plan Horizon: 2028

1. POPULATION

Existing Population:	24,892 (2006)
Projected Population:	47,244 (2028) ¹⁸
Recent Pop. Growth Rate:	Not provided
Projected Pop. Growth Rate:	Not provided
Population Growth Policy:	Plan for substantial growth/direct new growth to mixed-use, higher density Intended Growth Areas (or centres).

2. LAND USE

Relevant Land Use Policy:

- Langford is a planned growth area within the Region with significant capacity for more housing.
- Areas of the community are identified as being Intended Growth Areas, Controlled Growth Areas or Preserved Open Space.
- Reduce GHG emission by encouraging compact development and alternative modes of transportation.
- Develop and intensify centres and connecting corridors.
- Support mixed-use and compact development throughout the community.
- Develop Downtown Langford as a regional city centre with urban housing, services and amenities, commercial, light industrial and mixed-uses.

3. HOUSING

Existing Dwelling Units:	8,650 (2006)
Projected Need:	19,685 (2028) ¹⁹
Assessed Capacity:	more than 22,000 units ²⁰
Recent Increase:	Not provided
Projected Annual Increase:	Not provided
Housing Development Policy:	Plan for significant housing growth in Intended Growth Areas.
Secondary Unit Policy:	Permitted and encouraged in residential neighbourhoods.

4. OTHER RELEVANT HOUSING POLICY

- Support wide range of housing types, including urban housing forms.
- Support and encourage flexible housing to allow adaptability over time.

¹⁸ The OCP states that the actual population in 2028 may be significantly higher than 47,244.

¹⁹ In 2008, approximately 22,000 new units were in the approval or planning phases. This represents approximately 200% of the projected housing need.

²⁰ The OCP states that residential capacity remains in abundance.

- Support housing diversification to allow aging in place and tenureship choice.
- Encourage housing forms and infill that support mixed-use development and alternative transportation, and reduce pressure to develop sensitive open space.
- Allow 40/hectare infill housing neighbourhoods to encourage density and different housing forms.
- Provide incentives and streamline the development process for affordable housing.
- Support the inclusive of family-oriented housing in high density residential developments.

5. EMPLOYMENT

Existing Local Jobs:	Not provided
% of Residents in Work Force:	Not provided
% of Residents Employed Locally:	Not provided
Local Employment Projections:	Not provided
Major Employment Generators:	TBD

6. RELEVANT ECONOMIC DEVELOPMENT POLICY

- Mixed-use Employment Centres are identified as areas to focus employment-generating uses. Policies seek to provide land for long-term employment uses and employment growth.
- Support significant employment growth (new jobs and new businesses) in Intended Growth Areas as a means of reducing the need to commute and creating a more sustainable community.
- Support redevelopment, infill and intensification of auto-oriented greyfields and underutilized sites.
- Support large format stores and businesses within mixed-use areas/developments.
- Encourage home-based businesses and live-work housing.
- Promote high intensity business and light industrial development.
- Support training and development of local workforce.

7. INFRASTRUCTURE

Potable Water Capacity:	Not provided (Improvements planned to meet needs.)
Sewer Capacity:	Not provided (Varying methods of liquid waste management.)

8. MAJOR PLANNED DEVELOPMENT

Known major development projects:

- Sports Centre - Under construction – soccer/football stadium, playing fields, arena and bowling alley.
Completion: Spring 2010, \$15M (MPI)
- Westhills Green Neighbourhood - Proposed 6,000 unit project on 83-hectare site, includes shopping centre.
Completion: Unknown, \$2,000M (MPI)

9. REGIONAL CONTEXT STATEMENT

The 2008 Langford OCP:

- Supports the RGS's objective to keep urban development compact by supporting infill and intensification throughout the community.
- Recognizes its role as a growth area within the Region, and supports substantial growth in identified Intended Growth Areas.
- Recognizes and support the development of Downtown Langford into a Major Centre in the Region.
- Includes policies to support the RGS's objectives of building complete community and planning for housing affordability.
- Contains growth boundaries that are generally consistent with the regional Urban Containment Boundary.
- Encourages diverse and compact housing forms throughout the community and provides clear policies for increasing housing affordability.
- Supports sustainable economic growth by encouraging economic diversification, land protection for employment-generating uses, intensified centres and redevelopment of underutilized land

METCHOSIN OCP

Plan Adoption: 1995 (update of 1986 OCP)

Plan Horizon: 2006

1. POPULATION

Existing Population: 4,410 (1993 estimate)
Projected Population: 6,170 (buildout, 2006)
Recent Pop. Growth Rate: 1.7-3% (1986-1994)
Projected Pop. Growth Rate: 3% annually (through 2005)
Population Growth Policy: Accommodate steady growth within the existing development pattern. Anticipate growth and development to plateau close to the OCP's horizon year.

2. LAND USE

Relevant Land Use Policy:

- Recognize and reinforce the rural and agricultural character of Metchosin.
- Preserve and protect agricultural land for future generations.
- Prevent reduction in parcel size of agricultural land.
- Discourage residential development on agricultural land.
- Intersperse smaller lots with larger land holdings to provide a diverse land use pattern.

3. HOUSING

Existing Dwelling Units: 1,493 (1994)
Projected Need: Unknown
Assessed Capacity: 156 lots and 391 potentially subdividable lots.
Recent Increase: 290 units or 34 units/year (1986-1994).
Projected Annual Increase: 46 units/year²¹ (1993-2006).
Housing Development Policy: Provide rural housing options.
Secondary Unit Policy: Permitted (one secondary unit per dwelling/parcel).

4. OTHER RELEVANT HOUSING POLICY

- Provide opportunities and choices for rural lifestyles through a variety of rural housing and farm formats.
- Provide opportunity for a range of housing types, size, prices and tenure consistent with maintaining a rural community.
- Permit residential development only where an adequate quantity and quality of water is demonstrated and where soil conditions are suitable for the satisfactory long-term operation of septic disposal systems.

²¹ The OCP states that the calculation of dwelling units is based on the District's record of building permits issued less demolition permits. However, the assumptions for the calculations are unclear and/or outdated.

- Permit manufactured homes as the principal dwelling unit in all residential designations to increase affordability options.
- Allow a minimum lot of one acre when a sewer system is provided and a minimum of two acres with septic

5. EMPLOYMENT

Existing Local Jobs:	Not provided
% of Residents in Work Force:	Not provided
% of Residents Employed Locally:	Not provided
Local Employment Projections:	Not provided
Major Employment Generators:	Department of National Defense, Lester B. Pearson College of the Pacific, William Head Penitentiary and Metchosin Farm, limited industrial.

6. RELEVANT ECONOMIC DEVELOPMENT POLICY

- Support Agriculture.
- Recognize the commercial-institutional uses located at the intersection of Happy Valley and Metchosin roads as the “village centre” of the community. Support the exclusion of these parcels from the ALR.
- Allow home-based businesses.
- Allow community care facilities tending to six or fewer adults in the principal dwelling in all residential designations.
- Encourage light industrial and commercial recreation land uses that are not disruptive of the natural environment and rural character of the community.

7. INFRASTRUCTURE

Potable Water Capacity:	Wells and regional system. The District encourages the expansion of the regional water system.
Sewer Capacity:	Private septic systems.

8. MAJOR PLANNED DEVELOPMENT

Known major development projects:

- Unknown based on MPI.

9. REGIONAL CONTEXT STATEMENT

- The 1995 OCP does include a RCS. A separate RCS was created as a bylaw and accepted by the CRD Board in 2007.²²

²² CRD, 2009.

NORTH SAANICH OCP

Plan Adoption: 2007

Plan Horizon: 2012-2017²³

1. POPULATION

Existing Population:	11,395
Projected Population:	11,510 - 11,765 (2011)
Recent Pop. Growth Rate:	Not Provided
Projected Pop. Growth Rate:	115 - 370 new residents (2007-2011)
Population Growth Policy:	Support gradual low-impact growth that is consistent with the existing rural character of the community.

2. LAND USE

Relevant Land Use Policy:

- Maintain the existing rural, agricultural and marine character of the community.
- Protect natural environment.
- Protect all Agricultural Land Reserve lands.
- Provide for density controls and incentives through amenity bonusing to retain significant open spaces and natural areas.

3. HOUSING

Existing Dwelling Units:	Not Provided
Projected Need:	48 - 154 units over the next five years
Assessed Capacity:	580 units ²⁴
Recent Increase:	Not Provided
Projected Annual Increase:	Not Provided
Housing Development Policy:	Projected five year housing need can be accommodated through existing land use designations, either as infill or within one of the Special Development Areas ²⁵
Secondary Unit Policy:	Not permitted (the OCP directs this issue to be investigated in the Housing Strategy)

4. OTHER RELEVANT HOUSING POLICY

- Support new residential development that is consistent with the existing character of the community.
- Support senior's and affordable that is consistent with the existing character of the community.

²³ Population and housing projections are provided for 2011. The OCP anticipate a five-year review of projections and policies.

²⁴ OCP estimates the availability of 457 lots for new single family dwellings and land capacity for 123 multifamily units. Not all of these lots and units can be developed under current policy. See page 16 for detailed inventory and assumptions.

²⁵ There are four Special Development Areas in the District. At the time of adoption, the OCP stated that there are no immediate plans to develop any of these areas.

- Provide opportunities for special needs housing, and different tenureships and levels of affordability.
- Maintain large residential lots and existing rural character of residential areas.
- Allow up to 30/hectare under the Multi-family Residential land use designation.
- Encourage special needs, seniors, affordable and rental housing in areas designated for Multi-family Residential.
- Discourage multi-family dwellings in all other land use areas.
- The provision of sewer service should not be used to justify smaller lots.
- Prepare a Housing Strategy to address the need for affordable, seniors and special needs housing, and to address the issue of secondary suites.

5. EMPLOYMENT

Existing Local Jobs:	Not Provided
% of Residents in Work Force:	Not Provided
% of Residents Employed Locally:	Not Provided
Local Employment Projections:	Not Provided
Major Employment Generators:	BC Ferries, Institute of Ocean Sciences

6. RELEVANT ECONOMIC DEVELOPMENT POLICY

- Support agricultural and agriculture-related uses, and encourage new approaches for increasing the viability of agriculture in the community.
- Support economic activity that is consistent with the community character in select areas.
- Do not support any non-agriculture uses on ALR lands unless it meets the philosophy of District Council and is approved by the ALR Commission.
- Support for home-based businesses and small professional offices.
- Do not support extensive commercial development.
- Support small-scale neighbourhood-serving commercial in residential neighbourhoods.
- Consider limited development of restaurants, pubs, recreation and tourist commercial, and other commercial uses in specific areas.
- Do not support expansive of marine facilities (general).
- Do not support new marinas or yacht development outside of the currently designated sites.
- Support public and private recreation uses in appropriate locations.
- Support limited light industrial and service commercial uses on designated land. Do not support expansion of industrial area(s). Expansions of industrial uses should occur on lands managed by the Victoria Airport Authority.

7. INFRASTRUCTURE

Potable Water Capacity: Not Provided

Sewer Capacity: Not Provided (see Liquid Waste Management Plan)

8. MAJOR PLANNED DEVELOPMENT

Known major development projects:

- VIA Runway Expansion and Interchange.
Completion: Unknown, \$33M (MPI)
- Pat Bay Highway/McTavish Road grade-separated interchange
Completion:

9. REGIONAL CONTEXT STATEMENT

The 2007 North Saanich OCP:

- Confirms that the District is located entirely outside of the regional Urban Containment Boundary and Service Policy Area.²⁶
- Support retention and protection of all ALR lands, which comprise approximately one third of all land in the District.
- Anticipates and slow and modest growth in rural/residential areas.
- States that the District will not extend services beyond the North Saanich Servicing Area.
- Makes a provision for density bonusing in exchange for dedication of additional green space.
- Establishes policies to protect green and blue spaces.
- Recognizes Sidney as the major centre serving the North Saanich community.
- Strengths the regional economy through its support for the Vancouver International Airport and BC Ferries terminal, as well as commercial uses that can be blended into the community.

²⁶ The District of North Saanich chooses not to acknowledge the RUCSPA designation, instead referring to the North Saanich Servicing Area designation. The CRD Board has accepted this terminology as a condition of RCS adoption. CRD, 2009.

OAK BAY OCP

Plan Adoption: 1997 (consolidated 2008)

Plan Horizon: Not provided²⁷

1. POPULATION

Existing Population: 19,865 (1996)²⁸
Projected Population: Not provided
Recent Pop. Growth Rate: Not provided
Projected Pop. Growth Rate: Not provided (anticipate slow growth).
Population Growth Policy: Support modest amount of growth.

2. LAND USE

Relevant Land Use Policy:

- Preserve the residential character and quiet nature of Oak Bay.
- Maintain the low-profile image of buildings.
- New construction in Oak Bay is primarily in the nature of low to medium density infill and redevelopment.

3. HOUSING

Existing Dwelling Units: Not provided
Projected Need: Not provided
Assessed Capacity: Not provided
Recent Increase: Not provided
Projected Annual Increase: Not provided
Housing Development Policy: Encourage housing types that meet the requirements of residents while preserving the single-family character in most neighbourhoods.
Secondary Unit Policy: Not provided

4. OTHER RELEVANT HOUSING POLICY

- Preserve the residential character and quiet nature of Oak Bay. Preserve the large old homes that contribute to the physical character of the community.
- Encourage housing types that meet the requirements of residents.
- Encourage the development of a range of housing and care choices for seniors. Consider allowing higher densities for seniors' projects.
- Allow limited expansion of areas where multiple dwelling units are permitted in order to meet overall housing needs²⁹.
- Consider legitimizing duplex dwelling that are inconsistent with current zoning.

²⁷ Narrative indicates a five-year horizon for housing and land use policies.

²⁸ OCP includes preliminary data from the 1996 census.

²⁹ Four specific multi-parcel sites are identified in the OCP as potential areas for multifamily and mixed-use development.

- Generally support the building concept of allowing apartments to be located above stores.
- Support modest redevelopment for multi-family housing.
- Attempt to increase by 2011 its designated planned capacity for a range of housing types by 5%.
- *“Although there will continue to be a significant demand for housing, the ability to meet demand is not likely and, even if it were, would require drastic changes to Oak Bay as it is known today”³⁰.*

5. EMPLOYMENT

Existing Local Jobs:	Not provided
% of Residents in Work Force:	Not provided
% of Residents Employed Locally:	Not provided
Local Employment Projections:	Not provided
Major Employment Generators:	Not provided

6. RELEVANT ECONOMIC DEVELOPMENT POLICY

- Provide shopping areas that meet the day-to-day business needs of residents.
- Maintain the general existing boundaries of business areas within Oak Bay.
- Support Oak Bay Village as a local and regional commercial centre.
- Increase the vitality of the Village outside regular office hours by supporting restaurant and entertainment uses.
- Allow limited³¹ home-based businesses within single-family dwellings in all neighbourhoods except the Uplands. Consider broadening bylaw to allow a greater diversity of home-based businesses.
- Support tourism and tourist commercial/accommodations.

7. INFRASTRUCTURE

Potable Water Capacity:	Not provided
Sewer Capacity:	Not provided

8. MAJOR PLANNED DEVELOPMENT

Known major development projects:

- Oak Bay Beach Hotel replacement: Replace current 45,000 sf hotel with new 139,000 sf 120 unit hotel, including 20 condos.
Completion: 2010, \$100M (MPI)

³⁰ OCP, Objective 9-1, page 18

³¹ Only one family member of the residing household is permitted to engage in home-based business activities

9. REGIONAL CONTEXT STATEMENT

The 2005 Oak Bay Regional Context Statement:

- States that the community is essentially built out. New development is limited to infill residential that will not significantly alter the single family character of the community.
- Confirms that Oak Bay is within the Urban Containment Boundary and is completed serviced.
- Supports modest redevelopment for multi-family housing.
- States that Oak Bay will attempt to increase by 2011 its designated planned capacity for a range of housing types by 5%.
- Supports complete communities by requiring new multi-family developments to locate close to commercial centres and transportation infrastructure.
- Supports strengthening the regional economy through its support of local commercial and business areas.
- Supports new industries such as film production.

SAANICH OCP

Plan Adoption: 2008

Plan Horizon: 2026

1. POPULATION

Existing Population:	113,529 (2007 estimate)
Projected Population:	119,300 (2026)
Recent Pop. Growth Rate:	16,000 new residents since 1993
Projected Pop. Growth Rate:	5% total (2007-2026)
Population Growth Policy:	Accommodate moderate growth through densification of key nodes and mixed-use areas, and limited infill.

2. LAND USE

Relevant Land Use Policy:

- Preserve the character of existing residential neighbourhoods.
- Direct new growth into designed mixed-use nodes that are centrally located and well-served by transit, amenities, etc.
- Allow up to approx. 18 storeys in Uptown Centre.

3. HOUSING

Existing Dwelling Units:	Not provided
Projected Need:	Not provided
Assessed Capacity:	Not provided
Recent Increase:	Not provided
Projected Annual Increase:	Not provided
Housing Development Policy:	Limit the outward expansion of housing stock and focus new residential development in mixed-use “Centres” and “Villages”.
Secondary Unit Policy:	Not provided

4. OTHER RELEVANT HOUSING POLICY

- Focus new multi-family development in “Centres” and “Villages”.
- Allow limited infill in existing low and medium density neighbourhoods.
- Consider inclusionary zoning, bonus densities and flexible regulations as incentives for special needs or affordable housing.

5. EMPLOYMENT

Existing Local Jobs:	Not provided
% of Residents in Work Force:	Not provided
% of Residents Employed Locally:	Not provided
Local Employment Projections:	Not provided

Major Employment Generators: Not provided

6. RELEVANT ECONOMIC DEVELOPMENT POLICY

- Support home-based businesses.
- Preserve the integrity of industrial land base by making better, more efficient use of existing industrial properties; limiting retail activity in industrial parks to service commercial which meets the basic needs of employees, for example a café or corner store; and permitting office only as an ancillary use to the main industrial activity.
- Encourage new institutions and businesses to locate within Saanich that create permanent employment opportunities for local workers at a living wage.
- Support the retention and recruitment of an adequate labour pool by ensuring access to appropriate and affordable housing and other necessary support services such as child and elder care.
- Support tourist related facilities.
- Support a balanced economy by encouraging a broad range of commercial, service, research, high tech and industrial uses.
- Focus new commercial development primarily to “Centres” and “Villages”.
- Support small lot detached dwellings and coach/carriage houses.

7. INFRASTRUCTURE

Potable Water Capacity: Not provided

Sewer Capacity: Not provided

8. MAJOR PLANNED DEVELOPMENT

Known major development projects:

- Uptown Centre - Redevelopment of the existing shopping centre to 603,000 sf on the 18.8 acre site, to increase the number of retailers from 21 to 80, including 200,000 sf Wal-Mart, a Shoppers Drug Mart and an additional 300,000 sf residential component in two 30-storey towers (tower concept on hold).
Completion: 2011 (commercial component), \$150M (MPI)
- Tillicum Centre Residential and Commercial Development - Proposed 264 units and 30,000 sf of retail in 13 and 11 storey buildings.
Completion: Unknown, \$ Unknown (MPI)
- Vancouver Island Technology Park Expansion - Proposed expansion of research and technology facility, three phases, three buildings at approx. 80,000 sf each.
Completion: 2011, \$80M (MPI)
- Campus of Care - Proposed 244 bed care facility, 36 supportive housing units, 16 affordable townhomes and two potential six to eight-storey buildings for market housing or office.
Completion: 2012+, \$45M+ (MPI and CSC)

9. REGIONAL CONTEXT STATEMENT

- The 2008 OCP policies bring Saanich into complete conformity with the Regional Growth Strategy³².

³² See OCP pages 7-7 to 7-9

SIDNEY OCP

Plan Adoption: 2007
Plan Horizon: Not provided

1. POPULATION

Existing Population: 11,315 (2006)³³
Projected Population: Not provided
Recent Pop. Growth Rate: 3.5%, 386 total new residents (2001-2006)
Projected Pop. Growth Rate: Not provided
Population Growth Policy: Encourage a balanced population and provide a mix of amenities for all residents.

2. LAND USE

Relevant Land Use Policy:

- Support and promote smart growth and compact, mixed-use development.
- Encourage a balanced population and provide a mix of amenities for all residents.
- The residential and commercial areas contained within the Town and which can possibly accommodate new residential development, are principally built-out. Subsequently, almost all-new residential development is considered urban-infill.

3. HOUSING

Existing Dwelling Units: 5,498 (2007)
Projected Need: Not provided
Assessed Capacity: Not provided
Recent Increase: Not provided
Projected Annual Increase: Not provided
Housing Development Policy: Encourage a wide range of housing by type, tenure, and price to ensure that people of all ages, household types and incomes have a diversity of housing choice. Densities in selected areas must increase in order to meet future housing needs.
Secondary Unit Policy: Permitted in detached housing units. Other secondary unit formats will be considered.

4. OTHER RELEVANT HOUSING POLICY

- Promote multi-family residential development in proximity to the downtown.
- Permit density to increase where feasible, promote secondary suites and create a livable community.

³³ Census information shows significant difference in the distribution of age between Sidney and the CRD. The highest percentile age group for Sidney is the age group 75-79, representing 8.1% of the population in 2001. 51% of the population is over the age of 50.

- Encourage housing for all income groups by varying permitted densities for residential development throughout Sidney.
- Consider providing of bonus densities when affordable housing is provided in a new development.
- Encourage a variety of housing types and forms and work with developers and with other resources to promote housing affordability.
- Maintain the area surrounding the Downtown Core as the focus for medium to high density multi-family residential development. Encourage residential intensification in the downtown core, above commercial development.
- Encourage housing for households with children and households comprised of young adults.
- Multi-family residential dwellings, as part of mixed-use development proposals, are supported in Sidney’s downtown to enhance livability and vitality.
- Support density between 40 (intensive single family) and 100 units (multifamily residential) per hectare.

5. EMPLOYMENT

Existing Local Jobs:	Not provided
% of Residents in Work Force:	Not provided
% of Residents Employed Locally:	Not provided
Local Employment Projections:	Not provided
Major Employment Generators:	Victoria International Airport

6. RELEVANT ECONOMIC DEVELOPMENT POLICY

- Maintain and foster a prosperous and resilient economy.
- Continue to be a primary service centre for the Saanich Peninsula, providing commercial, industrial, professional, social and leisure services.
- Strive to be a primary employment centre for the Saanich Peninsula, providing a balanced mix of employment opportunities.
- Grow and progress as the major service and employment centre for the Saanich Peninsula by accommodating industrial and commercial economic development.
- Acknowledge the economic significance of small business, including the accommodation of home-based occupations.
- Accommodate developments in its industrial areas, working harbours and commercial areas to maintain and expand Sidney’s role as an economic centre.
- Support a broad range of pedestrian scale uses in downtown, including, retail, office, financial, institutional, service, entertainment, food and beverage, hotel accommodation, residential and marina. Intensify the residential use of downtown Sidney to make it more vibrant, safe and attractive.
- Make effective and efficient use of available industrial lands, seeking to attract and accommodate high quality employment-intensive industries.
- Retain and expand the mix of marine industrial and marine commercial uses.

7. INFRASTRUCTURE

- Ensure sufficient system capacity exists to meet current and future servicing demands.

Potable Water Capacity: Regional water system

Sewer Capacity: Regional sewer system

8. MAJOR PLANNED DEVELOPMENT

Known major development projects:

- Unknown based on MPI.

9. REGIONAL CONTEXT STATEMENT

The 2007 Sidney OCP:

- Confirms that the Town is situated entirely within the CRD Urban Containment Boundary. As the Town is largely built out, growth will be mainly accommodated through higher density redevelopment in, and in close proximity to, the downtown.
- Acknowledges that Sidney's downtown core area is as a Major Centre in the CRD Regional Growth Strategy.
- Encourages a variety of housing types and forms and working with developers and with other resources to promote housing affordability.
- Accommodates developments in its industrial areas, working harbours and commercial areas to maintain and expand its role as an economic centre.

SOOKE OCP

Plan Adoption: 2002 (consolidated for ref. 2006)

Plan Horizon: 2026

1. POPULATION

Existing Population:	9,090 (2000) ³⁴
Projected Population:	15,500
Recent Pop. Growth Rate:	1% annually (1996-2001)
Projected Pop. Growth Rate:	70% total (1996-2026)
Population Growth Policy:	Support continued growth in manner that preserves existing natural areas and increases the walkability and livability of within the Urban Growth Boundaries (UGA).

2. LAND USE

Relevant Land Use Policy:

- Concentrate growth in two Urban Growth Areas (UGA).
- Reduce or eliminate urban sprawl while accommodating Sooke's projected share of the regional growth.
- Create a walkable, mixed-use and sustainable Town Centre.
- Limit sanitary sewer extensions to within the UGAs.
- Promote infill of empty spaces within the UGAs.

3. HOUSING

Existing Dwelling Units:	3,430, 72% detached, 82% ownership (1996)
Projected Need:	6,100 (2026)
Assessed Capacity:	More than 2,081 units ³⁵
Recent Increase:	Not provided
Projected Annual Increase:	Not provided
Housing Development Policy:	Encourage a variety of housing types, tenures and costs. Concentrate multifamily development within the UGAs
Secondary Unit Policy:	Support/encourage secondary suites in detached housing.

4. OTHER RELEVANT HOUSING POLICY

- Supports higher residential densities within the UGAs.
- Support a variety of multifamily housing types and tenures, such as three storey apartments, within the UGAs.
- Promote infill housing within the Town Centre UGA.
- Provide incentives for affordable housing.

³⁴ CRD projection based on 1996 data.

³⁵ Previous inventories identified capacity for 1,863 new duplex units and 218 detached units. It is anticipated that allowing higher densities and expanding the sanitary sewer will increase the overall capacity to meet future needs.

5. EMPLOYMENT

Existing Local Jobs:	Not provided
% of Residents in Work Force:	4,760 total
% of Residents Employed Locally:	Not provided
Local Employment Projections:	Not provided
Major Employment Generators:	Not provided

6. RELEVANT ECONOMIC DEVELOPMENT POLICY

- Attract new industries and support economic diversification with the goal of providing more jobs and increasing the local tax base.
- Support commercial tourism.
- Promote light industry, including biological/agricultural, emphasizing specialized, high value production and employment opportunities.
- Encourage value added wood processing.
- Attract information based industries.
- Support commercial and mixed-use intensification in the Town Centre UGA.
- Allow home-based businesses.

7. INFRASTRUCTURE

Potable Water Capacity: Varying levels/methods of service. Some areas within the Urban Containment Boundary (but outside of the UGAs) are not well served with water and should seek to negotiate a service agreement with the CRD.

Sewer Capacity: Recent completion of a sewer network and establishment of a Sewer Specified Area (SSA). All residential and commercial uses within the SSA must connect to the system by 2007.

8. MAJOR PLANNED DEVELOPMENT

Known major development projects:

- Unknown based on MPI.

9. REGIONAL CONTEXT STATEMENT

The Municipality of Sooke rescinded its RCS pending the completion of their OCP and decisions on a new growth area.³⁶

³⁶ CRD, 2009.

VICTORIA OCP

Plan Adoption: 1995

Plan Horizon: 2020

1. POPULATION

Existing Population:	71,200 (1991)
Projected Population:	81,200 (2011), 87,000 (2020)
Recent Pop. Growth Rate:	Not provided
Projected Pop. Growth Rate:	Not provided
Population Growth Policy:	Accommodate the majority of the projected population growth in urban mixed-use neighbourhoods near downtown.

2. LAND USE

Relevant Land Use Policy:

- Support a liveable, pedestrian-scale, walkable environment.
- Support Victoria as the commercial, cultural and civic centre for Vancouver Island.
- Encourage residential development in and adjacent to Downtown to provide a resident population to work, shop and recreate in the area.

3. HOUSING

Existing Dwelling Units:	Not provided
Projected Need:	18,000 ground-oriented units, 29,400 apartment units ³⁷
Assessed Capacity:	Not provided ³⁸
Recent Increase:	Not provided
Projected Annual Increase:	Not provided
Housing Development Policy:	Provide a variety of good-quality housing to meet the needs of existing and future Victoria residents.
Secondary Unit Policy:	Not provided ³⁹

4. OTHER RELEVANT HOUSING POLICY

- Ensure a diverse set of affordable housing options, including ownership, rental and special needs.
- Encourage conservation of established family housing within neighbourhoods.
- Establish mixed density residential neighbourhoods adjacent to Downtown.
- Provide for small lot residential development where infill subdivision is appropriate.
- Facilitate the development of live/work accommodation.

³⁷ 2005 Regional Growth Strategy.

³⁸ The language in the OCP and Regional Context Statement implies that the OCP did not identify sufficient housing capacity to meet the regional projections (which were completed after the adoption of the OCP). The Regional Context Statement states the City can meet the regional projections within existing neighbourhoods and planned development areas.

³⁹ OCP language implies that secondary suites may be allowed in detached homes. The 2005 Regional Context Statement supports secondary suites outright as an option for increasing the number of ground-oriented units.

- Use bonus density in developments where it will result in the provision of affordable and special needs housing and community amenities.
- Examine relaxation of regulatory controls to permit smaller lots, conversion, reduced parking and other creative approaches to providing affordable housing.
- Develop a program to use upper storey accommodation Downtown for housing.

5. EMPLOYMENT

Existing Local Jobs:	Not provided
% of Residents in Work Force:	Not provided
% of Residents Employed Locally:	Not provided
Local Employment Projections:	Not provided
Major Employment Generators:	Not provided

6. RELEVANT ECONOMIC DEVELOPMENT POLICY

- Remain the primary centre of business, retail activity, arts, retirement, tourism and culture on Vancouver Island.
- Persuade the municipalities of Metropolitan Victoria to avoid the decentralization of activities vital to the City's survival as Vancouver Island's primary business, retail, arts, tourist and cultural centre.
- Remain the primary centre of the Provincial Government's legislative and administrative activities.
- Encourage existing cultural, educational and health institutions to remain, and to encourage others to locate in the City.
- Improve marketing of Victoria as a visitor destination.
- Promote the City as an attractive retirement centre.
- Improve transportation links with the remainder of Vancouver Island, Vancouver and Seattle.
- Recognize and support home-based businesses as a growing segment of the economy.
- Support and assist industrial development remaining in Victoria.
- Support and reinforce the established retail core and along the major corridors of Douglas and Government Streets.

7. INFRASTRUCTURE

Potable Water Capacity:	Not provided
Sewer Capacity:	Not provided

8. MAJOR PLANNED DEVELOPMENT

Known major development projects:

- Johnson Street Residential Development - Proposed 108 condo units in three and five storey townhouses.
Completion: Unknown, \$20M (MPI)
- Crystal Court Condominium Tower - Proposed 26 storey condo tower and retail pavilion.
Completion: Unknown, \$15M (MPI)
- Landmark Condominium Tower - Proposed 12 storey tower with 42 units.
Completion: Unknown, \$15M (MPI)
- Roundhouse Mixed-use Community - Proposed community on a 4.25 ha site to include up to 500 condos in four towers at 12, 16, 18, and 23-storeys, a hotel and commercial amenities.
Completion: Unknown, \$1000M (MPI)
- Johnson Street Bridge (Blue Bridge) replacement.

9. REGIONAL CONTEXT STATEMENT

The 1995 OCP and 2005 Regional Context Statement:

- Supports compact, mixed-use development.
- Supports a range of housing types and income levels.
- Supports downtown Victoria as the urban core of the region, and supports Mayfair and Hillside as major centres.
- Supports the strengthening and ensuring the long term diversification of the economy.

VIEW ROYAL OCP

Plan Adoption: 1999 (OCP review currently underway)
Plan Horizon: Not provided

1. POPULATION

Existing Population: 6,481 (1999)
Projected Population: 4,360 new residents, 10,841 total (saturated population estimate)⁴⁰.
Recent Pop. Growth Rate: 4% annual growth, 20% total increase (1996-1998).
Projected Pop. Growth Rate: Not provided
Population Growth Policy: Accommodate modest growth within a traditional, small town residential community.

2. LAND USE

Relevant Land Use Policy:

- New development is intended to take place within the Urban Growth Boundary so as to be served by existing or planned infrastructure capacity. Beyond the boundary, the intent is to keep densities low enough to support the preservation of greenspace, permit safe septic use and private wells, and avoid undue infrastructure costs.
- Support a modest rate of growth provided that new development, infill and redevelopment is consistent with the small town/ rural character of the community. The OCP contains no numeric limits or rates on such growth.
- The vast majority of development potential - particularly within the North, Atkins and Wilfert neighbourhoods - is all within the Regional Urban Containment and Services Policy Area.
- Support the concept of “amenity zoning” represented by the clustering of development on parcels to free up greenspace.

3. HOUSING

Existing Dwelling Units: 2,592 or 1,580⁴¹, 52% detached (1996)
Projected Need: Not provided
Assessed Capacity: 1,743 units
Recent Increase: 109 average residential permits/year, 50-158 actual units/year 588 units total (1990-1998).
Projected Annual Increase: Not provided
Housing Development Policy: Encouraging the provision of a balanced housing stock capable of meeting the needs of residents of various age groups, family types and income levels.
Secondary Unit Policy: Not provided/unclear

⁴⁰ Based on current OCP residential densities and 2.3 person per household.

⁴¹ The number of existing units in 1996 is inconsistently reported within the OCP.

4. OTHER RELEVANT HOUSING POLICY

- Provide low to medium density housing options that fit within the small town character of View Royal.
- Single family detached housing will remain the predominant housing form with some provision made for other types of housing.
- Ensure that the amount of affordable and special needs housing available at the time of complete build-out of the community is not less than 10% of the housing stock.
- Sites designated as Multi-family and Mixed Comprehensive reward good designs that accommodate higher-density housing types.
- Consider density bonuses and siting relaxations as incentive for implementation of effective design controls for single-family residential development where use of development permits is inappropriate.
- Reduce the speculative atmosphere in older mixed-use neighbourhoods by confirming the primarily residential nature of such areas.
- Allowable density ranges from 14 units/hectare (single detached) to 78.6 units/hectare (Thetis Cove).

4. EMPLOYMENT

Existing Local Jobs:	Not provided
% of Residents in Work Force:	3,450 in workforce (1996)
% of Residents Employed Locally:	Not provided
Local Employment Projections:	Not provided
Major Employment Generators:	Victoria General Hospital

5. RELEVANT ECONOMIC DEVELOPMENT POLICY

- Recognize the historical pattern of arterial-oriented business uses in the Town and identify four distinct areas in which more complete economic growth would occur.
- Facilitate Village Commercial development that is accompanied by higher density, multi-residential housing, with the scale respecting the Metropolitan Core and Major Centres in the RGS.
- Support home-based businesses.
- Support a series of economic centres providing expanded retail, professional financial and convenience services.
- New and additional economic growth will be concentrated in four distinct areas: Admirals Road in the Craigflower Planning Area (shopping centres); Island Highway in the Harbour and Helmken Planning Area (“Village Centre”); Watkiss Way and Hospital Way in the Hospital Planning Area (medical-oriented retail and office); and Island Highway in the Atkins and Wilfert Planning Areas (business park commercial strip).
- Allow very limited light manufacturing within the Business Park Commercial land use category. No other industrial is allowed.
- Support tourist and recreation commercial uses in specific areas.

- Do not allow large shopping centres.

6. INFRASTRUCTURE

Potable Water Capacity:	Regional system within Urban Containment Boundary.
Sewer Capacity:	Regional system and limited septic, upgrade required to support significant redevelopment especially.

7. MAJOR PLANNED DEVELOPMENT

Known major development projects:

- Thetis Cove - Development Permits for 19 detached units, 20 townhomes and an eight storey building with 114 units and 20 live/work units.
Completion: Unknown (currently in receivership, not subdivided) (Town of View Royal)

8. REGIONAL CONTEXT STATEMENT

The Regional Context Statement was adopted in 2003. The OCP is now consistent with most of the applicable strategic directions of the RGS. The 1999 View Royal OCP:

- Establishes an Urban Growth Area that is within the Regional Urban Containment and Services Policy Area in the RGS. The OCP contains a range of cooperative, incentive-based policy tools - all respectful of private interests and market realities - that direct growth and servicing to appropriate locations within the Urban Growth Area.
- Contains no policy on rationale or processes for consideration of outward expansions of the Urban Growth Area, including those related to comprehensive reviews of the RGS.
- Does not yet contain targets and minimum thresholds that build on the RGS performance criteria for complete communities and this inconsistency will be addressed in the upcoming OCP review.

Does not contain specific policies on secondary suites, but a target has been set of ensuring that the amount of affordable and special needs housing available at the time of complete build-out of the community is not less than 10% of the housing stock.

Appendix III

Major Employers Policy Review

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VANCOUVER ISLAND HEALTH AUTHORITY (VIHA) AND CAPITAL REGIONAL HOSPITAL DISTRICT (CRHD)

Drawn from the Following Plans and Documents:

- Royal Jubilee Hospital Patient Care Centre, Project Overview
- VIHA's Five-Year Strategic Plan, 2008-2013
- VIHA's Human Resources Infrastructure Plan (People Plan), 2008
- Capital Regional Hospital District, Ten-Year Capital Plan 2008-2017

1. OVERVIEW

VIHA provides health care to all residents of Vancouver Island, the islands of Georgia Strait and in the mainland communities north of Powell River and South of Rivers Inlet. The population served is approximately 750,000 people. 1,700 physicians; 17,000 employees and 3630 volunteers. \$1.6 Billion annual operating budget.

CRHD, which is administered through the CRD, works with VIHA to plan, develop and maintain health facilities in the Capital Region.

2. EMPLOYMENT

Employment:

- 6,718 people working for VIHA in the CRD as of June 2006.
- Employees work in numerous facilities including the following hospitals:
 - Queen Alexandra Centre for Children's Health
 - Royal Jubilee Hospital
 - Saanich Peninsula Hospital
 - Victoria General Hospital

Projected Employment:

- VIHA's People Plan estimates a gap of up to 1,200 health professionals and support staff by 2010/11. External factors (global demand for health workers) and internal factors (retirements and attrition) are at play.
- If VIHA were able to meet demand, its workforce would be approximately 11,000 staff by 2012/13. Service expansion is forecast primarily in non-acute care, and includes residential care, assisted living, mental health/addictions, and home support.
- Attracting and retaining topnotch staff is a key priority. A number of initiatives have been completed or are underway that are designed to foster the attraction and retention of staff, increase capacity and promote wellness. Focus on nursing staff.

3. FACILITIES

- For all of VIHA: 138 facilities, 1,500 acute care and rehabilitation beds, 5,700 residential care beds and assisted living units, 100 community addiction beds, 800 community mental health beds.

Note: The Capital Regional Hospital District contains approximately 66% of Vancouver Island's health facility infrastructure.

4. MAJOR DEVELOPMENTS AND/OR INITIATIVES IN CRD

Royal Jubilee Hospital - Patient Care Centre

- New, state of the art, 500 bed 320,000 sf Patient Care Centre at Royal Jubilee Hospital site in Victoria, to be ready in 2010. Increases number of beds somewhat, mostly focuses on replacing older substandard facilities. Estimated cost: \$269 million.
- Focus on seniors: elder friendly design, reflecting the high proportion of senior patients expected: “Adults over 75 years account for 27 per cent of admissions to Royal Jubilee Hospital and 46 per cent of overnight stays in the hospital.”
- **Issue:** aging physicians and nurses. BC has the oldest nursing workforce in the country, with more than 27 per cent of nurses over 55 years of age. **Strategy:** “a magnet hospital - a facility that attracts and retains staff by creating a working environment in which physicians, nurses and other health care providers have a high level of job satisfaction and where there is a low staff turnover rate, resulting in excellent patient outcomes”.

Victoria General Hospital

- New \$18.8-million state-of-the-art emergency department at Victoria General Hospital begun in 2008 with the new facility expected to be completed by the end of 2009.

Capital Regional Hospital District (10 Year Plan, 2008-2017)

- \$1 million per annum - non-acute or other long term care projects.
- 2007 approved major projects in the Plan include:
 - RJH - \$32.6 Million (in addition to Patient Care Centre)
 - VGH - \$5.1 Million (in addition to renovated Emergency Department)
 - Lady Minto Hospital (Salt Spring Island) replacement and addition of complex care beds - \$24 Million
 - Saanich Peninsula Hospital (Central Saanich) - \$17 Million.

5. FROM VIHA’S STRATEGIC PLAN – THE SOUTH AREA OF VANCOUVER ISLAND

- Increase care options for seniors by adding additional residential care.
- Maintain services and strengthen the role of the Saanich Peninsula Hospital.
- Enhancing services for homeless / hard to serve residents.
- Developing Integrated Health Networks in Victoria and Sooke.
- Developing a rural health services framework for residents of the Gulf Islands.

ROYAL ROADS UNIVERSITY

Drawn from the Following Plans, Documents and Resources:

- Royal Roads University, Strategic Plan 2006-2010, July 2006
- Royal Roads University Sustainability Plan, Dec 2008
- 2006 Campus Plan
- 2008/2009 - 2010/2011 Institutional Accountability Plan and Report
- Communications and conversations with RRU staff⁴²

1. FACULTY, STAFF AND STUDENTS

Students:

- Domestic Students: 2,042 (full-time equivalent), comprised of 813 undergraduates and 1,229 graduate students (per audited enrolment report).
- Students within CRD (08/09): 771 (full-time equivalent)

Employment:

- Staff: 400 full-time (including 44 core faculty) plus 400 associate faculty.
- Employees within CRD: 395

Relevant Policy:

- Continue to attract and retain talented and committed students and employees.
- Be a catalyst for responsible tourism and local economic development, including increasing local employment, by:
 - operating a heritage site (Hatley Park National Historic Site).
 - developing the tourism sector through education.
 - creating the Bateman Art and Environmental Education Centre.

2. HOUSING

Existing Housing:

- University Housing offers accommodation in 147 dorm rooms and 33 ensuites for learners and visitors as well as 10 housing complexes for faculty and staff.

Relevant Policy:

- Consider new off-site residential developments to meet future accommodation needs.

3. DEVELOPMENT AND LAND USE

Relevant Policy:

- Reduce the number of commuters driving alone to the site, while increasing the modal share of individuals taking transit, ridesharing, cycling, and walking.
- Decisions as to what university functions may move outside the core campus area to the top of the campus closer to Sooke Road will be undertaken as part of the planning for the

⁴² Telephone and email communications with Carolyn Levesques and Stephanie Slater, RRU Staff, July – August, 2009.

Learning and Innovation centre. The intent would be to move those services frequented by short term vehicles.

- Development to occur in two designated areas:
 - Upland Village (mixed-use village including on-campus accommodation, small-scale retail and commercial) linking to adjacent community of Colwood.
 - Academic Core, focused on parking lots and disturbed sites.
- Large areas - lowlands and parkland areas - will be left natural and undeveloped.

4. MAJOR DEVELOPMENTS AND/OR INITIATIVES:

- Campus improvement plan includes:
 - Improvements to roads, site services, parking and garden restoration.
 - Deferred maintenance and restoration of heritage structures.
 - Construction of a two new buildings: the Learning and Innovation Centre and the Robert Bateman Art and Environmental Education Centre.
 - Introduction of a Campus Sustainability Plan.
- The Learning and Innovation Centre is scheduled for completion in 2010.
- The Royal Roads University Legacy Campaign is working to raise additional funds to develop the Robert Bateman Art and Environmental Education Centre. A completion date for this project is not determined.

5. RELATIONSHIPS WITH LOCAL GOVERNMENTS AND AGENCIES

- Located in the City of Colwood.
- Landlord: the Department of National Defence (long term lease 2000-2050). RRU is responsible for costs associated with the operation and maintenance of the managed lands, road maintenance, access, and upgrades. Intends to cooperate with and support, the City of Colwood concerning its plans to create a sustainable community.
- RRU campus, its infrastructure, and buildings are excluded from Colwood's municipal authority.
- Hatley Park and the RRU campus and infrastructure are subject to, and governed by, federal regulations, but RRU keeps Colwood apprised of planning and development activities.

PROVINCE OF BC

Drawn from the Following Plans and Documents:

- Being the Best 3.0, Human Resource Plan 2008 | 2009-2010 | 2011
- CRD Top Employers Spreadsheet (DRAFT)

1. EMPLOYMENT

- 11,851 people working for the Province of BC in the CRD as of June 2006.

Relevant Policy:

- Considering reduced workweek as a way to manage cost reductions in BC public service sector; no decision as of March, 2009; frontline workers would not be eligible for workweek reduction.
- Across entire BC, the average age of BC Public Service employees is 45, which is about five years older than the general population. Within the next decade, an estimated one third of current employees will likely retire. In some parts of the organization, that retirement rate rises as high as 45 per cent. In some job classifications it is as high as 62 per cent, with the highest rates being among managers and executives.
- Broad strategy to improve overall recruitment and retention is required, the data also highlights a need to focus on specific areas:
 - Senior leadership, where the impact of retirements will be highest.
 - Newer employees, where the turnover rate is highest.
 - Specific “at risk” job classifications such as finance, information technology and science and technical jobs where the shortage is expected to be the most acute.
- Increasing the diversity of the BC Public Service: women in Exec positions, people with disabilities, self-declared minorities, Aboriginal employees.
- Actively and aggressively recruiting new employees to address shrinking size of public service sector. This includes making all opportunities available to the broad labour market.

DEPARTMENT OF NATIONAL DEFENCE

Drawn from the Following Plans and Documents:

- Canada First Defence Strategy

2. EMPLOYMENT

- 6,500 (Source: CRD, 2006 Draft Top Employers); The Township of Esquimalt's largest employer, CFB Esquimalt, supports the ships of the Canadian Pacific Fleet. There are approximately 3,700 military and 2,800 civilians working at the base.

Relevant Policy:

- Expand the Forces, nationally, to 70,000 Regular Force and 30,000 Reserve Force personnel.
- Generate 1,400 new direct employment opportunities in Esquimalt through infrastructure upgrades and new development.

3. HOUSING

- CFHA Esquimalt administers 709 Housing Units (HUs) in eight sites within a 25 kilometre radius of HMCS Naden. The largest of the sites, Belmont Park, is approximately 8 kilometres away

4. MAJOR DEVELOPMENTS AND/OR INITIATIVES

- Canadian Government / DND will invest more than \$266 million in Esquimalt to generate over 1,400 direct employment opportunities over course of the following work:
 - Modernization of the Fleet Maintenance Facility (Cape Breton) at the Esquimalt Dockyard (estimated completion 2015).
 - Design of a new Maritime Helicopter Squadron facility at the Victoria Airport (design contracted awarded Feb 6, 2009).
 - Construction of a new Hazardous Material Facility at the Dockyard (estimated completion Summer 2010).
 - Financial contribution to the improvement of the Admirals and Colville Road intersection.
- The Federal Government plans to invest close to \$490 billion in defence over 20-year period (2006-2026) to:
 - Grow staff, nationally, to 70,000 Regular Force and 30,000 Reserve Force.
 - Replace 50% of infrastructure over next 20 years.

5. RELATIONSHIPS WITH LOCAL GOVERNMENTS AND AGENCIES

- DND owns the largest tracts of land in Esquimalt and is the largest local employer.
- Although the DND lands are within Esquimalt's boundaries they are regulated Federally.
- The municipality is interested in acquiring any DND lands that may be released for sale or redevelopment. Of particular interest are the Macaulay Point—Work Point and Wardroom—Hospital areas.

UNIVERSITY OF VICTORIA

Drawn from the Following Plans and Resources:

- A Vision for the Future - Building on Strength, A Strategic Plan for the University of Victoria, February 2007
- Campus Plan, University of Victoria, 2003
- University of Victoria Annual Review, October 2008
- Communication and conversations with UVic staff⁴³

1. FACULTY, STAFF AND STUDENTS

Students

- Students (08/09): 19,313, including 2,634 graduate students (full time equivalent).
- More than 70% of students are from outside Greater Victoria.

Employment

- Uvic Employees (June 2009): 5,577 including 844 faculty
- Other On-campus Employees: 120 - 130
- UVIC's Vancouver Island Technology Park supports 2,000+ jobs.
- 34% of faculty re eligible to retire over the next 10 years.

Relevant policies:

- Actively recruit and retain students from diverse regions and backgrounds.
- Increase *graduate* student enrolment at a rate greater than undergraduate.
- Increase *international* student enrolment, as part of the overall university enrolment plan.
- Engage retirees who are willing and able to make significant contributions in research, teaching and other important aspects of the life of the university.

2. HOUSING

Existing Housing:

- UVic offers 1,684 places in single or double rooms in residence; 492 places in 123 self-contained "cluster units"; and 181 family housing units (one and two bed apartments, and two and three bedroom townhouses). (2009)

Relevant Policy:

- Grow residence system to maintain residence guarantee to first-year students and to allow upper-year, graduate and international students more housing opportunities on campus.

3. DEVELOPMENT AND LAND USE

- Limited land base. Much of the campus is already built out with campus facilities or permanent open space/natural areas

Relevant Policy:

- Acquire additional land to serve the long-term interests of the university.

⁴³ Telephone and email communications with Neil Connelly and other Uvic Staff, July – August, 2009.

- Manage development carefully, respecting “smart growth” principles and practices as they may be adapted to the university context (Campus Plan Principle - Compact Growth).

4. MAJOR DEVELOPMENTS AND/OR INITIATIVES

- A 106-unit student residence is under construction and planned for completion in the fall of 2010.
- Planning is underway a new athletic and recreation centre to replace older infrastructure.
- No other major new projects are planned as of August, 2009. Current capital project efforts are focused on the renewal and renovation six of the older buildings on-campus.

5. RELATIONSHIPS WITH LOCAL GOVERNMENTS AND AGENCIES

- UVic is located in the municipalities of Saanich and Oak Bay. Both jurisdictions are responsible for building permit approvals. They also provide services to the University - water distribution, major sanitary and storm sewers, access roads, fire and police services.
- The limited capacity of the existing sewers, and the cost of continuing to provide municipal services to the University, have been ongoing concerns. The University, CRD, Oak Bay and Saanich are working to resolve long-term improvements to the sanitary and storm sewer systems that would have minimal financial and environmental impact on the municipalities.

CAMOSUN COLLEGE

Drawn from the Following Plans and Documents:

- Camosun College Strategic Plan (2006-2008)—updated July 2008
- Camosun College Campus Plan 2005
- 2007-2008 Foundation Report

1. STUDENT, FACULTY AND STAFF

Students

- 12,000 learners (8,600 full-time equivalents) registered in degree, diploma and certificate programs and a further 3,400 registrants in courses offered through the continuing education department.

Employment

- 1,038 employees: 624 faculty and staff employees at Lansdowne Campus; 414 faculty and staff employees at Interurban Campus

Relevant Policy:

- Attract a broader range of students by building on programming strengths and experience.
- Support the attraction of non-traditional students, international students, First Nations, working adults.
- Target 3% annual growth of the identified student populations.
- Increase total domestic applicant pool by 10% in each of three years of the planning period.
- Double the number of dual-credential program students served in affiliation with the school districts over the planning period.

2. HOUSING

- Future long-term plan to build on-campus residences at Interurban Campus.

3. DEVELOPMENT AND LAND USE

- Land available for expansion on the Interurban campus (Saanich).
- Actively advocate for funding for a new Health and Human Services facility on the Interurban campus.
- Identify potential for increased land-use and future development opportunities.
- Increase density, increase utilization and increase durations of use ("24/7") (Campus Plan).
- Make environmental sustainability integral to site planning, building orientation and transportation planning (Campus Plan).
- Interurban Campus will require about between 59,200 and 62,500 gross m² of new building within the next 10 years to accommodate anticipated growth of programs and replacement of existing buildings. This includes at least 21 500 net m² of housing.
- Lansdowne Campus requires about 3,700 net m² to accommodate anticipated growth in programs and associated service spaces, plus an additional 3,900 net m² to replace existing areas to be decommissioned. This assumes that no housing component is pursued on this campus within the next 10 years (Campus Plan).