



Community Profile Report

Territorial Acknowledgement

We acknowledge that the land on which we live and work is the traditional territory of the Coast and Straits Salish Peoples. Specifically we recognize the Lekwungen speaking people, known today as the Songhees and Esquimalt Nations, and that their historic connections to these lands continue to this day.



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Uplands Park. Photo by Kevin Light.

Introduction

The Community Profile highlights some of the current conditions, unique features, and key issues, which will assist and help inform the Official Community Plan (OCP) and Zoning Bylaw update process.

The first few sections of the profile outline the project purpose, existing vision and goals of OCP Bylaw No. 4620, 2020, the process and the focus areas of the OCP and Zoning Bylaw update project.

Following this, a community overview is provided outlining key information about the community, including demographics,

health and social wellness, housing, transportation and mobility, jobs and the local economy, parks and open spaces, archaeology and heritage, environment and climate, and infrastructure.

The data and context for the District presented in this baseline review are drawn from sources including the District of Oak Bay policy documents, development statistics, the 2021 Census, observations, technical analyses and consultant studies. Sources have been provided directly under graphs and tables.



Estevan Village. Photo by Kevin Light.

District of Oak Bay Context

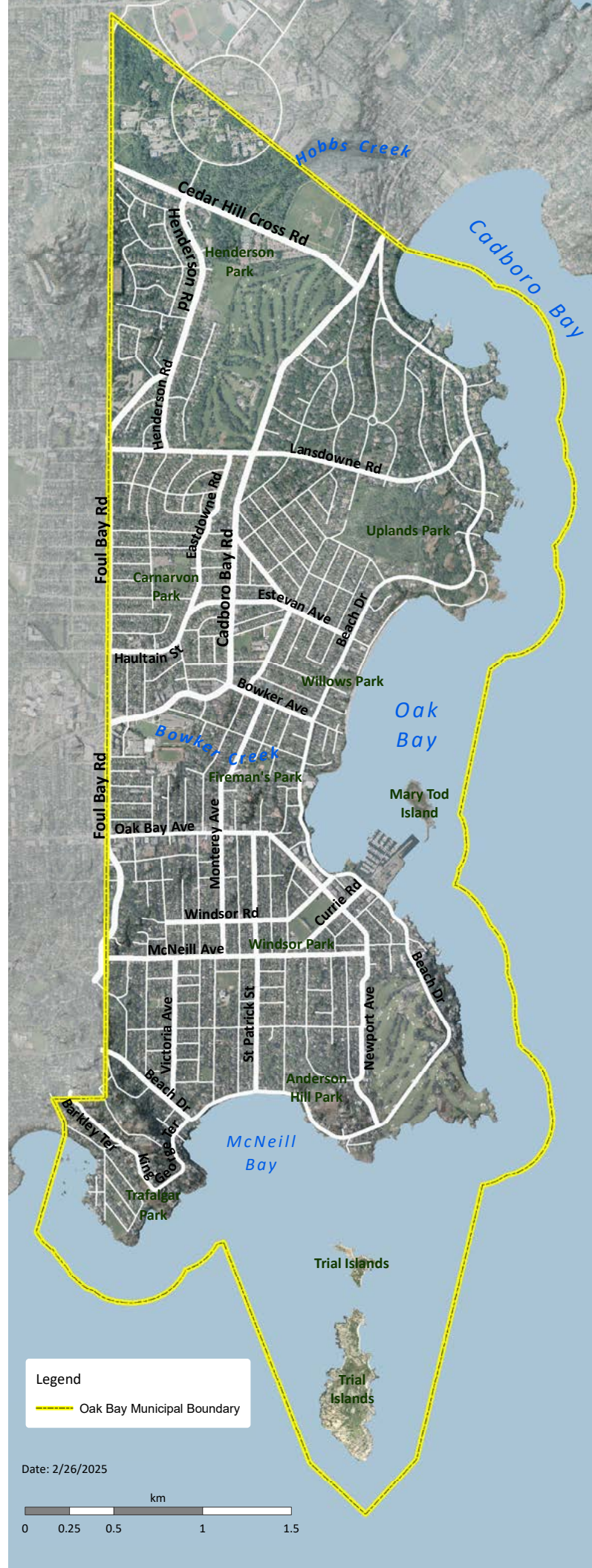
The District of Oak Bay (“the District” or “Oak Bay”) lies within the traditional territory of the Coast and Straits Salish Peoples. Specifically, we recognize the Lekwungen peoples known today as the Songhees and Esquimalt Nations, and that their historic connections to these lands continue to this day.

The District of Oak Bay is a compact, seaside community of just under 18,000 residents located at the southern tip of Vancouver Island. Incorporated in 1906, the municipality is one of 13 local governments in the Capital Regional District (CRD) and participates in regional planning activities. The City of Victoria (Victoria) borders Oak Bay’s west boundary, and the District of Saanich (Saanich) lies to the north.

Oak Bay is defined by its attractive residential neighbourhoods, strong sense of community, mature tree canopy, scenic shoreline, natural environment, and historic character. The municipality includes Oak Bay Village, a vibrant hub of arts, culture, and business, and other smaller villages and neighbourhood commercial areas. The community has excellent parks and recreation facilities that contribute to a high quality of life.

The University of Victoria is partially located in Oak Bay, as is a small portion of Camosun College. Other public and independent schools, two golf courses, a marina, yacht club and hotel are also community landmarks.

Oak Bay is surrounded by ocean on the east side, with almost 18 km of coastline which is dotted with small beaches and access points for swimmers and kayakers as well as for picnicking. Oak Bay has wide range of parks including provincial, regional, and municipal parklands, which offer walking trails, cycling, and many other outdoor activities. Regionally significant natural areas within the District include Trial Islands Ecological Reserve, which is a Provincial ecological reserve and contains a Federal Heritage Lighthouse.



Project Purpose

The Provincial legislative framework that guides municipal land management tools has shifted significantly within the past year. Municipalities including Oak Bay are now required by Provincial legislation to update OCPs and Housing Needs Reports (HNRs) on a regular basis, including updating Zoning Bylaws to permit the use and density to accommodate the total number of housing units needed over at least the next 20 years.

The review and update of the OCP and Zoning Bylaw will focus on an updated land use and growth management framework, ensuring alignment with an updated HNR, incorporating recent District plans and strategies, applying a climate lens and incorporating a more robust approach to monitoring, review and implementation.

The Province is requiring the District to have an updated OCP and Zoning Bylaw by December 31, 2025. The key deliverables are updated OCP and Zoning Bylaw documents with the changes that are required as per Provincial legislation. The goal is to arrive at a land use framework that facilitates new housing in the community in ways that build upon the existing qualities of the District and respond to the community's current needs.

Official Community Plan

OCPs establish the long-term vision of communities and outline the objectives and policies to guide local planning and land use decisions to achieve this vision. The OCP describes how and where residential, commercial, and other types of development will occur; it guides the provision of necessary road, water, sewer, and other infrastructure; and it provides policies concerning environmental, economic, and community health and well-being.

The OCP provides high-level policy guidance to inform Council decisions. Most OCP policies, except those for Development Permit Areas and Heritage Conservation Areas, do not apply directly to landowners.

OCP VISION

The vision statement within the OCP is expressed in the present tense, as it represents the community's aspirations for how Oak Bay will be described in the future. The vision is provided below for reference and will not be reviewed as part of this update to the OCP.

OCP Vision Statement

“Oak Bay is a vibrant and safe community located in a spectacular natural setting. Residents are passionate and proud of the many qualities that make Oak Bay one-of-a-kind. These include its sense of community, streetscapes, village charm, residential character, natural coastal environment, parks, recreation facilities and opportunities, enviable quality of life, vibrant arts and culture scene, high quality education opportunities, heritage values, mixed architectural styles, and well-conserved historic architecture.

Oak Bay is a dynamic community that respects and enhances the existing community structure and core characteristics that make it distinct from adjacent communities, while supporting the changes necessary to meet current and future needs. These features are central to Oak Bay’s resilience and sustainability; protecting the best of what we have and adapting to embrace the future.

Oak Bay is a community that values and supports diversity in its population. It offers a broad range of residential, social, and cultural opportunities as well as commercial activities for its residents, and strives to be economically, environmentally and socially sustainable in its practices. Oak Bay’s residents are active contributors in local decision-making, working collaboratively with municipal Council and staff to ensure that Oak Bay will continue to thrive for years to come.”



OCP GOALS

There are thirteen goals within the OCP. The goals will not be reviewed as part of this update to the OCP but are provided for reference below.

Climate Change and Energy

Work towards climate change mitigation and adaptation to address the diverse impacts of climate change, including water and energy conservation, reduction of greenhouse gases, and effective management of environmental resources, land and infrastructure.

Natural Environment

Protect and enhance the natural features that make the community environmentally and socially healthy and resilient, including the terrestrial and marine ecosystems, foreshore habitats, creeks, and tree canopy.

Neighbourhoods

Sustain the characteristics of Oak Bay's neighbourhoods that contribute to a sense of place and attachment to the community.

Built Environment

Conserve the community's architectural, streetscape and garden heritage while also embracing creative new design approaches that complement the community's character and reflect changing needs.

Housing

Encourage and support the development of diverse and inclusive housing options that accommodate residents of all ages, incomes, and family situations, including those with special needs.

Business and Commerce

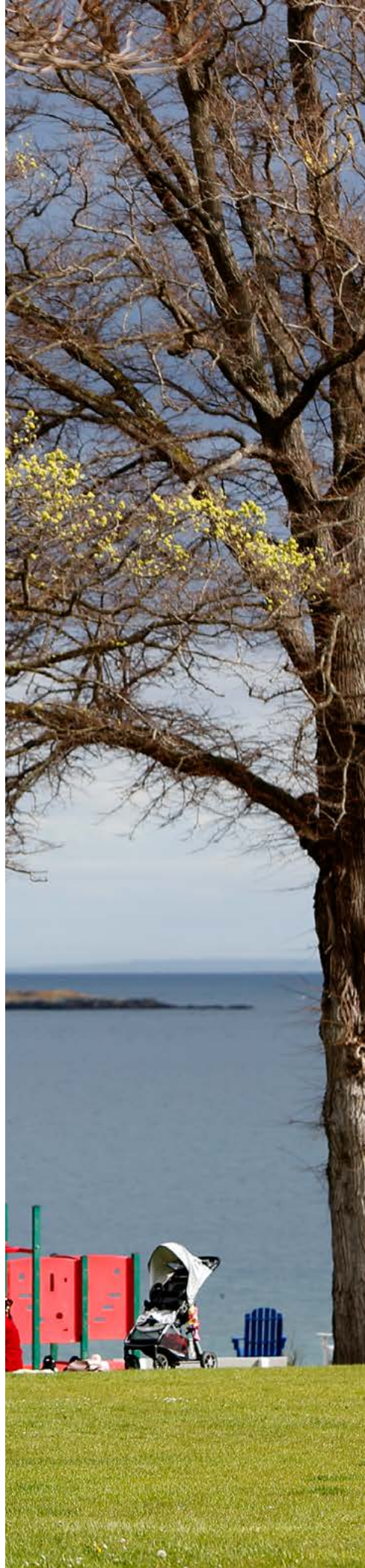
Support the improvement of Oak Bay's economy through strategic opportunities that enhance the villages and other commercial centres and encourage new businesses to establish and flourish.

Heritage

Maintain, conserve and enhance Oak Bay's built heritage to retain and renew this legacy for future generations.

Community and Social Well-being

Encourage and support community and social facilities and services that benefit residents of all ages and needs, foster interaction across generations and cultures, and strengthen community networks and services in recreation, education, and health and well-being.





Arts and Culture

Encourage and support arts and culture in Oak Bay for the benefit of residents, tourists, and economic development.

Parks and Open Space

Maintain and enhance parks and open space, including trails and walkways, and provide opportunities for residents to enjoy the natural beauty of the municipality and to pursue active and healthy outdoor lifestyles.

Transportation

Offer a diverse range of transportation options, and encourage and establish infrastructure for active modes of transportation to enhance safety, mobility, connectivity and access within Oak Bay and to surrounding communities.

Utilities and Services

Provide effective and reliable utility infrastructure and services to meet current and future needs.

Emergency Management

Engage in emergency management to protect lives, property and the environment.

OCP TRENDS AND CURRENT CONTEXT

The current OCP was adopted on September 9, 2014 and includes the following policy areas:

- Regional context statement
- Climate change and energy
- Natural environment
- Land use
- Built environment
- Housing
- Commercial and mixed use
- Community institutional and social well being
- Parks and recreation
- Heritage
- Transportation
- Utilities and services
- Emergency management
- Implementation
- Development permit areas
- Heritage conservation areas

Over the past 10 years there have been only 3 OCP Amendments adopted by Council. Compared to other communities, this demonstrates very little change to the OCP since 2014 and is reflective of a time period with few substantial land use changes in the community.

Zoning Bylaw

Zoning Bylaws regulate how land, building and other structures may be used. Zoning Bylaws may divide all or part of an area into zones, establish the boundaries of those zones, and regulate the use, density, tenure, building height, setbacks, and other site planning controls, within those zones. The Zoning Bylaw is the regulatory framework that complements the OCP and, over time, implements the long-term land use framework contained within the OCP.

ZONING BYLAW TRENDS AND CURRENT CONTEXT

The District's Zoning Bylaw was adopted in 1986 which makes it one of the oldest active Zoning Bylaws in the Province. The Zoning Bylaw has been amended 104 times. The requirements for each zone apply directly to owners and residents on land within the District. The current bylaw is complex, detailed, and layered in part due to its age and number of amendments. The last major update to the Zoning Bylaw took place in the spring of 2024 which saw the introduction of the Infill Housing Program and related changes and clarifications.



Project Approach

The approach to the OCP and Zoning Bylaw update project includes:

1. Required Updates: to respond to legislative requirements; and,
2. Supportive Updates: closely related to the required updates and integration of plans and strategies.

These correlate with the following six work areas.

Required Updates

Work Area 1: Accommodate for 20-year housing need

- Update OCP and Zoning Bylaw to respond to interim HNR
- Update OCP to include:
 - » A wider range of housing policies
 - » Revised land use designations and maps
- Update Zoning Bylaw to:
 - » Pre-zone for the number of units identified in the interim HNR

Work Area 2: Update land use and growth management framework

- Reinforce development patterns that support complete communities
- Identify corridors and other strategic locations for higher density
- Update policies for site specific development and housing opportunity sites
- Evaluate density bonusing and inclusionary zoning

Supportive Updates

Work Area 3: Integrate plans for a robust community policy framework

- Council supported plans and strategies such as:
 - » Housing Needs Report
 - » Active Transportation Strategy
- Ongoing initiatives such as
 - » Parks, Recreation and Culture Master Plan
 - » Complete Communities Assessment
- Technical Assessments and reports such as:
 - » Infrastructure Capacity Analysis
 - » Retail and Commercial Analysis

Work Area 4: Apply a climate lens and update GHG baseline and targets

- Climate Action Planning is anticipated to be underway in 2025
- Update corporate and community GHG emissions baseline for most recent year available
- Reinforce existing direction to develop complete communities

Work Area 5: Integrate new demographic data and statistics

- Update demographic data and incorporate other relevant data sources
- Update context sections and reference sections
- Improve clarity through formatting and removing completed/ outdated policies

Work Area 6: Update implementation framework:

- Laying foundation for more consistent process for monitoring and reporting
- Focus on preliminary indicators for housing, climate, transportation, infrastructure and amenities
- Review implementation actions

A more detailed discussion of the project scope and the six work areas is included in Appendix 1.

Communications and Engagement

This project will involve the development and administration of a Communications and Engagement Plan that includes a level of engagement with the community, local partners, stakeholders, First Nations, District staff, and Council to achieve the project objectives and deliverables.

The project will seek to engage the community on the OCP framework including the initial land use map, land use designations, and growth management policy framework as well as key policy directions and recommendations. The focus of engagement will be largely on the OCP, rather than the Zoning Bylaw, as the Zoning Bylaw is designed to implement the OCP by providing the regulatory framework to realize the vision of the OCP.

The proposed community engagement approach includes:

- Engagement at a community scale, both online and in-person
- A focus on the OCP as the guiding framework for land use decision-making
- A clear delineation between what is legislated and what the community can influence
- An emphasis on new 5-year review cycles moving forward

The Communications and Engagement Plan will complement the work plan and use appropriate techniques and approaches to match the spectrum of public participation goals identified. The Communications and Engagement Plan will be presented to Council in early 2025.

STAY INFORMED

Please subscribe for project updates to stay informed of key project milestones and future engagement opportunities.

www.connect.oakbay.ca/housing-action-program



Project Timeline

The key deliverables are updated OCP and Zoning Bylaw documents with the changes that are required as per Provincial legislation and supportive updates as per the six work areas outlined in the Project Approach.

Table #1, shows the timing and project phases of the OCP and Zoning Bylaw update project.

TABLE #1: PROJECT PHASING TIMELINE OVERVIEW

	2025											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
CPP 75 Official Community Plan Review												
Phase 1: Project Initiation												
Phase 2: OCP Policy Directions Framework												
Phase 3: Draft OCP and Refinement												
Phase 4: OCP Finalization and Adoption												
CPP 76 Zoning Bylaw Review												
Phase 1: Project Initiation												
Phase 2: Draft Zoning Bylaw and Refinement												
Phase 3: Zoning Bylaw Finalization and Adoption												

Land Use Management and Community Policy Framework

The OCP is the most important municipal policy document, as all bylaws enacted and works undertaken by the District must be consistent with the OCP pursuant to the Local Government Act. The OCP and the Zoning Bylaw are the primary tools used to manage the land and associated uses.

The OCP is forward looking and must provide adequate capacity for population and employment growth for the next 20 years. Zoning Bylaws provide specific regulations for new development and work in concert with other bylaws, plans, and strategies to realize the goals and objectives of the OCP.

Revisions to the OCP and Zoning Bylaw may necessitate future updates to other bylaws, plans, and strategies to create a robust and responsive community policy and regulatory framework to implement the OCP vision, goals, and housing needs. This will be an ongoing and iterative process to respond to current and future community needs as part of the monitoring review and implementation process.



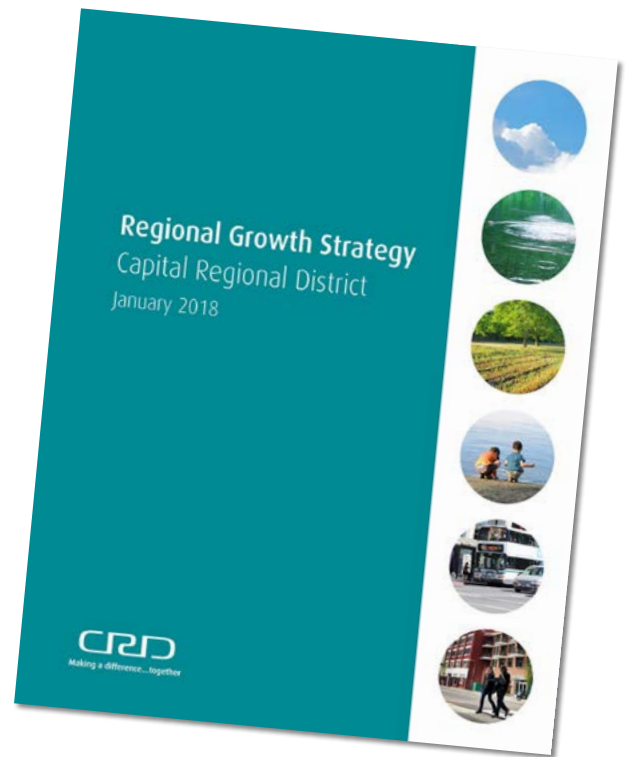
Relationship to Other Plans

A number of documents have informed or were reviewed in the development of this community profile that will also be used to inform the OCP update and can be found in Appendix #1.

A key document that the District must consider as part of the OCP update is the [Regional Growth Strategy](#) (RGS). The RGS is a framework developed by the CRD and its member municipalities to address shared goals for regional quality of life and social well-being. The RGS includes policies, actions, and targets spanning 7 priority areas. As part of the OCP update, the District must prepare a Regional Context Statement that highlights the ways in which the OCP is consistent with and the RGS or is to be made consistent with the RGS over time. The Regional Context Statement outlines the ways in which the District's OCP will work towards the regional objectives, policies, and targets contained in the RGS. Appendix #2 provides a summary of these commitments. The community profile has been assembled to reflect this policy framework.



This icon identifies where relevant objectives, targets, or indicators are referenced in the community profile that relate to the RGS.



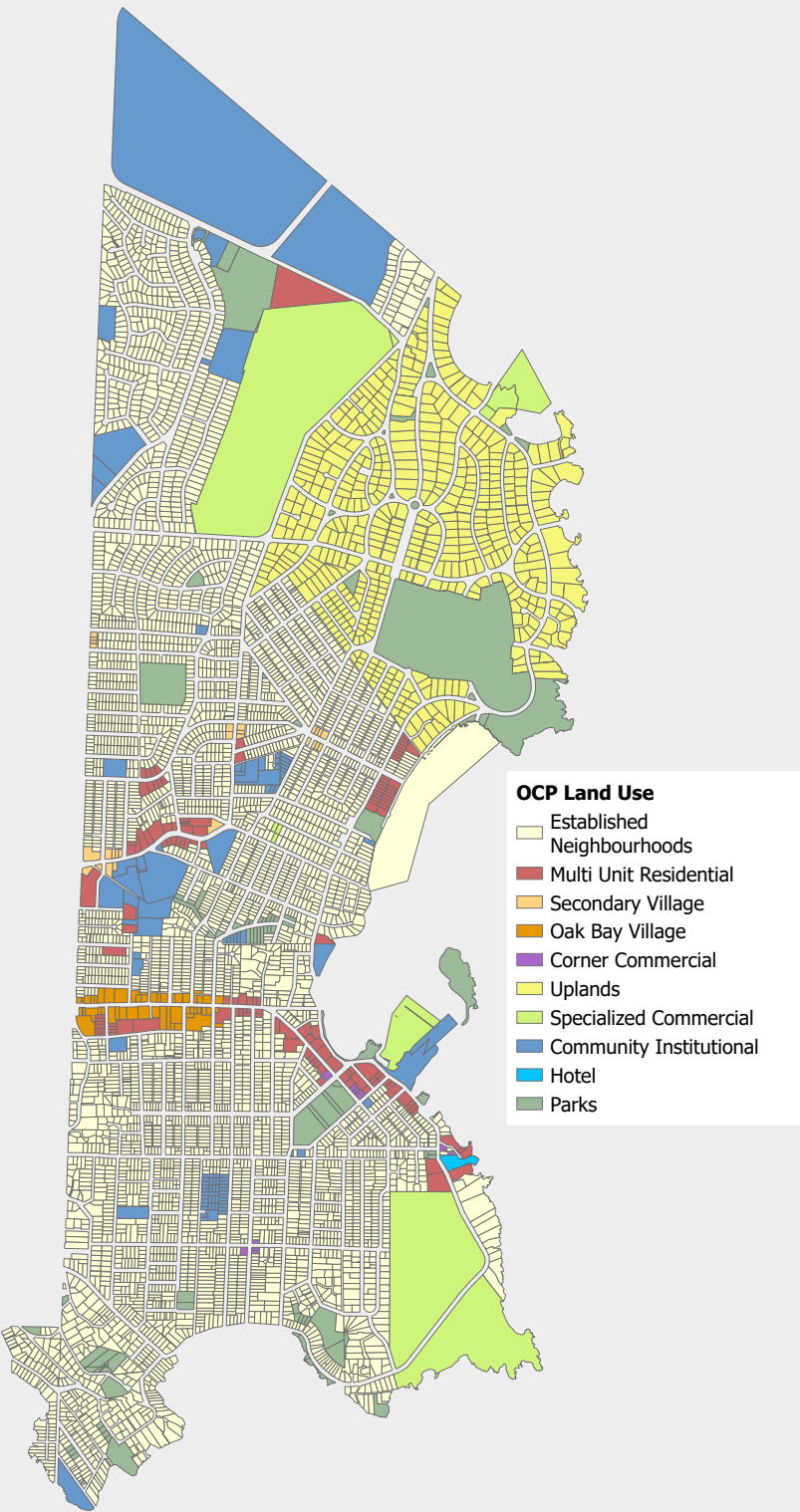
Community Overview

This section highlights key socio-economic characteristics of the District, including statistics on the social landscape, population, housing and employment.

Existing Land Use

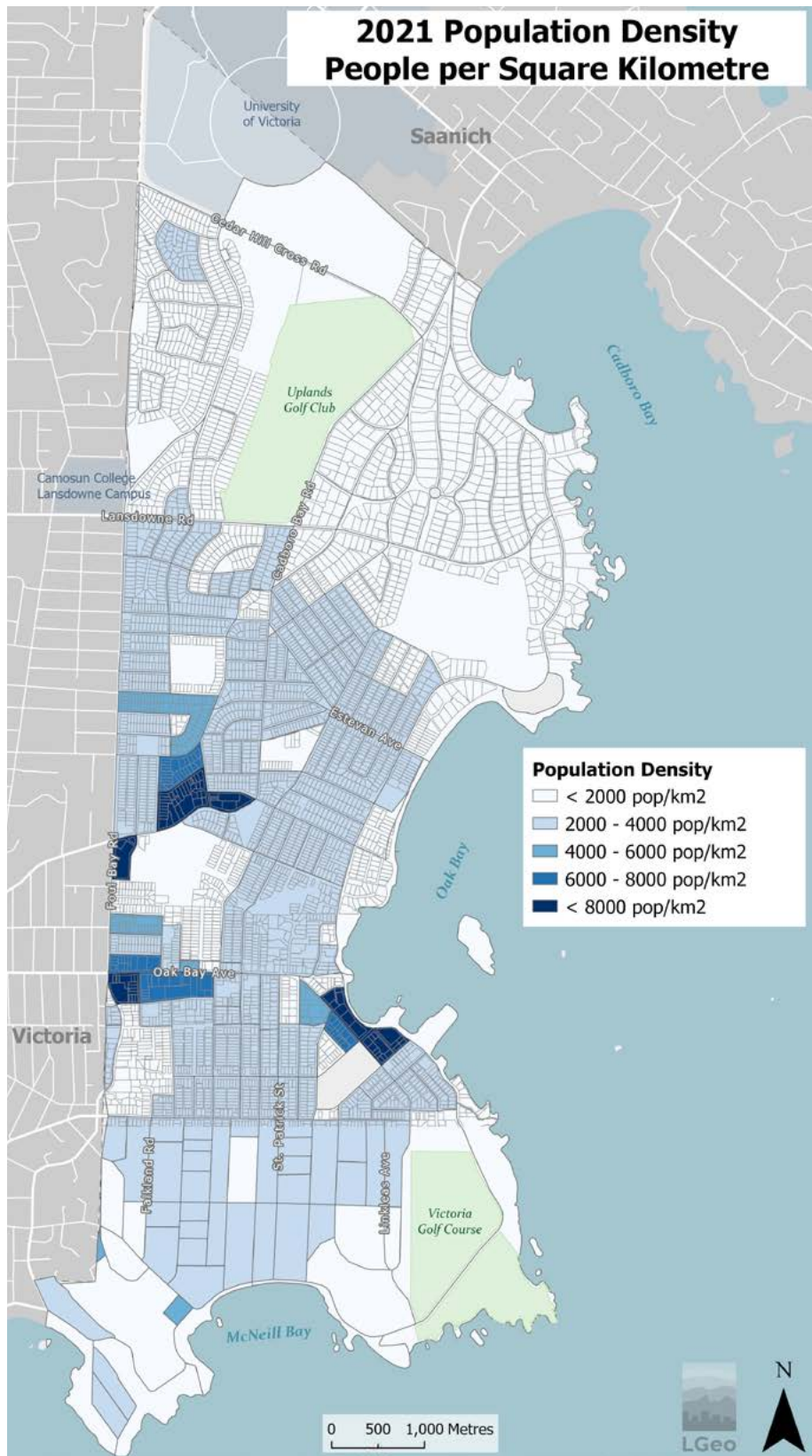
The District of Oak Bay is largely shaped by its residential character, historic preservation, and natural environment. Many of the land use patterns set out in Oak Bay’s first land use plan (The General Plan) in 1967 are still in evidence today. This includes multi-family residential uses around Cadboro Bay Road and Foul Bay Road and along Oak Bay Avenue and arterial roads adjacent to Oak Bay Village. In general terms, the core zoning framework, particularly for residential areas, has remained relatively unchanged since the 1980s.

At present, single family dwellings are the most common residential typology and physically occupy the most residential area, followed by multi-family low rise apartments, ground oriented, and high-rise apartments.



MAP #1 CURRENT OCP LAND USE DESIGNATIONS

Data Source: Oak Bay Official Community Plan, 2020



POPULATION DENSITY

The population of Oak Bay is 17,990.
The land area of Oak Bay is 10.52 km².
The population density is 1,710 people per square kilometer.

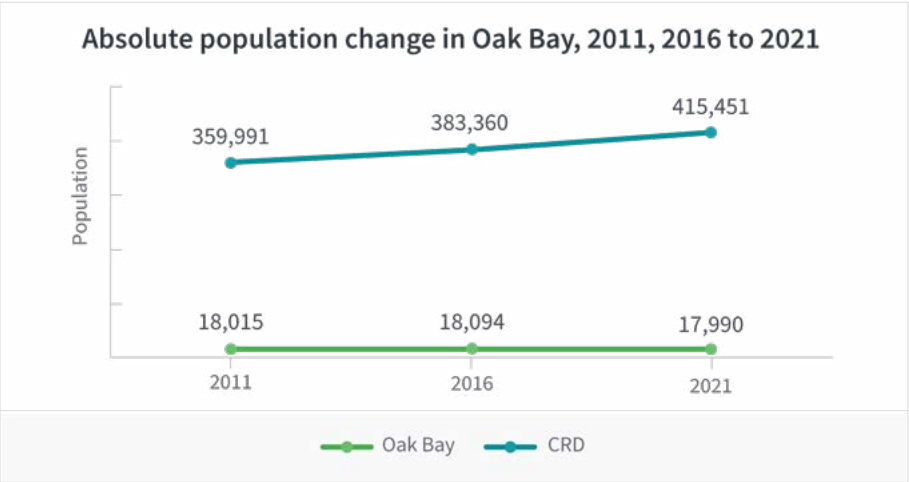
MAP #2 POPULATION DENSITY

Data Source: Stats Canada

Demographics

POPULATION

In 2021, the District had a population of 17,990 residents. This represents a decrease of 0.6% from 2016 and 0.13% from 2011. For comparison, the Capital Regional District (CRD) grew by 8.4% between 2016 and 2021 and 15.4% between 2011 and 2021.



Source: Statistics Canada Census Program, Census Profiles 2011, 2016, 2021

Median Age

Oak Bay	CRD
54.4	45.2

Gender - Oak Bay

Female	Male
53.8%	46.2%

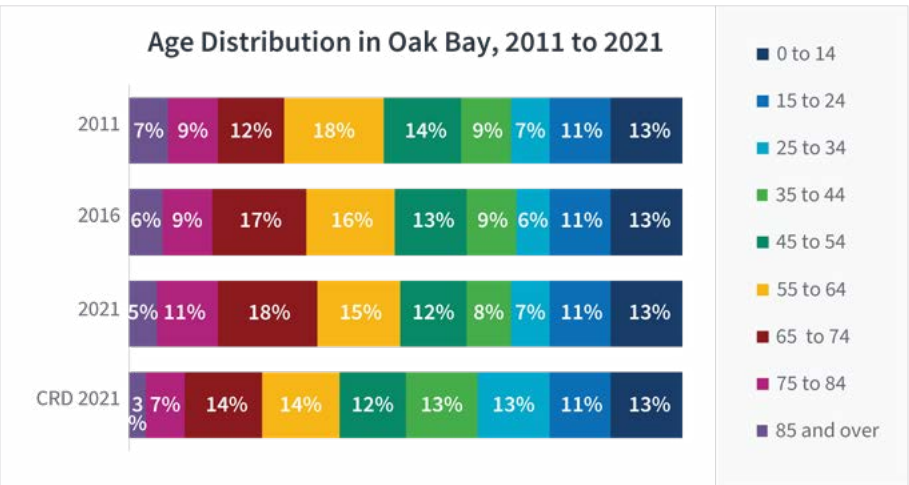
Gender - CRD

Female	Male
51.6%	48.4%

AGE AND GENDER

In 2021 the median age in Oak Bay was 54.4, increasing from 53.6 in 2011. The median age for the CRD was 45.2 in 2021.

Oak Bay has experienced an aging trend in recent years. Between 2011 and 2021, the proportion of adults 65 and over increased from 28% to 34% of the population. For comparison, 24% of CRD residents were 65 and over in 2021. The most significant increase in population for Oak Bay was among those aged 65 to 74. In contrast, the proportion of younger adults, particularly those in the 25 to 34 age group, showed little change over this period.



Source: Statistics Canada Census Program, Census Profiles 2021

Average Household Size

Oak Bay	CRD
2.3	2.2

Percentage of Families with Children

Oak Bay	CRD
47%	47%

Percentage of One-Parent Families

Oak Bay	CRD
10.5%	13.8%

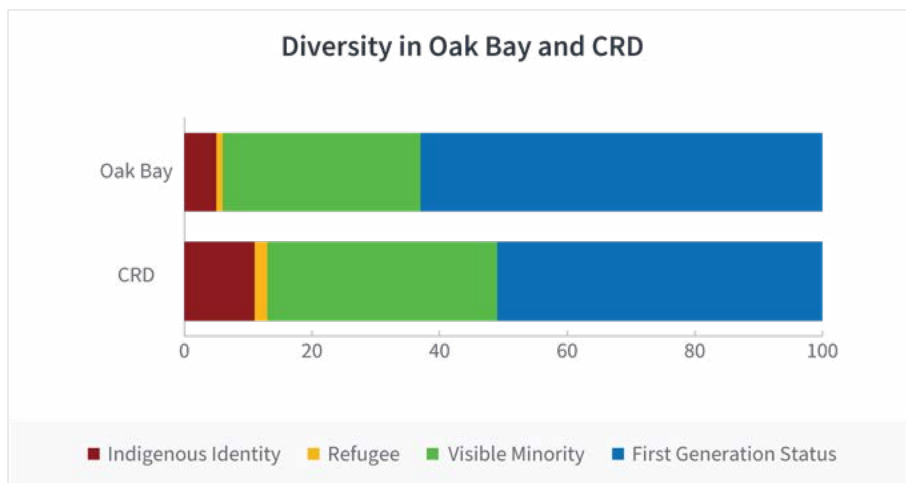
Median Before Tax Household Income (2020)

Oak Bay	CRD
\$ 107,000	\$84,000

Source: Statistics Canada Census Program, Census Profiles 2021

DIVERSITY

A diverse community is a vibrant and resilient community. Community diversity brings a wide range of skills, perspectives, and cultural influences, enriching services, resources, and opportunities for the community as a whole. Compared with the CRD, Oak Bay has a slightly higher proportion of “first generation” Canadians, a slightly lower proportion of visible minorities and refugees and a significantly lower proportion of individuals with indigenous identity. The OCP update will promote and practice equity by ensuring that the concerns, perspectives and experiences of individuals and groups living with barriers to accessing services, resources, and opportunities are incorporated into the review process.

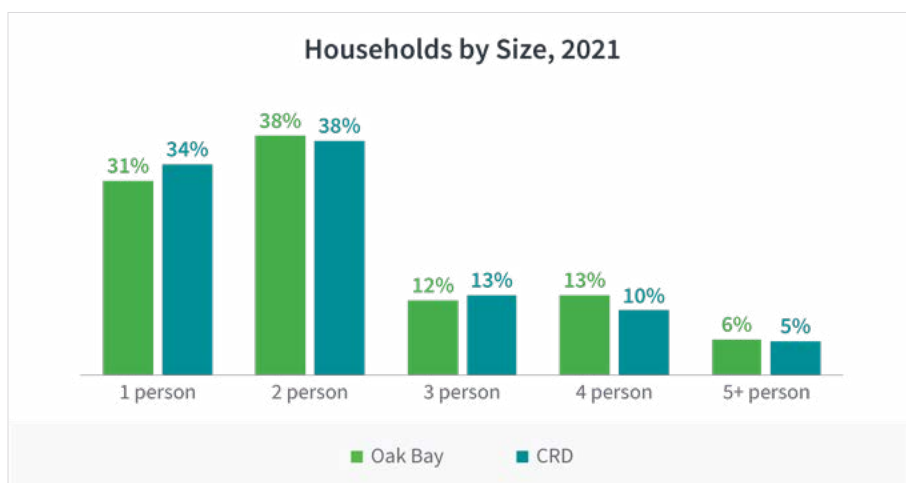


Source: Statistics Canada Census Program, Census Profiles 2021

HOUSEHOLD COMPOSITION AND INCOME

Between 2011 and 2021, the number of private households in Oak Bay grew slightly from 7,760 to 7,805, an increase of 0.6%. The average household size in Oak Bay has remained relatively consistent since 2011, rising from 2.2 to 2.3 persons. Household composition in Oak Bay is generally reflective of regional trends.

Households in Oak Bay have a significantly higher median before tax income than the CRD.



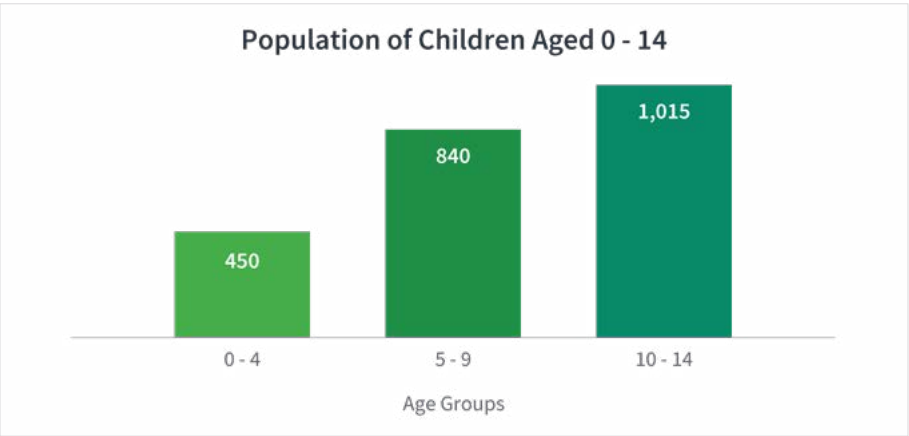
Source: Statistics Canada Census Program, Census Profiles 2021

Health and Social Wellness



CHILD CARE AND SCHOOLS

Providing a supportive and healthy environment for children and youth to grow and thrive is critical to the social well-being of the community. In 2021, there were 2,295 children under the age of 14 living in Oak Bay. The average number of children in families with children was 1.7.



Source: Statistics Canada Census Program, Census Profiles 2021

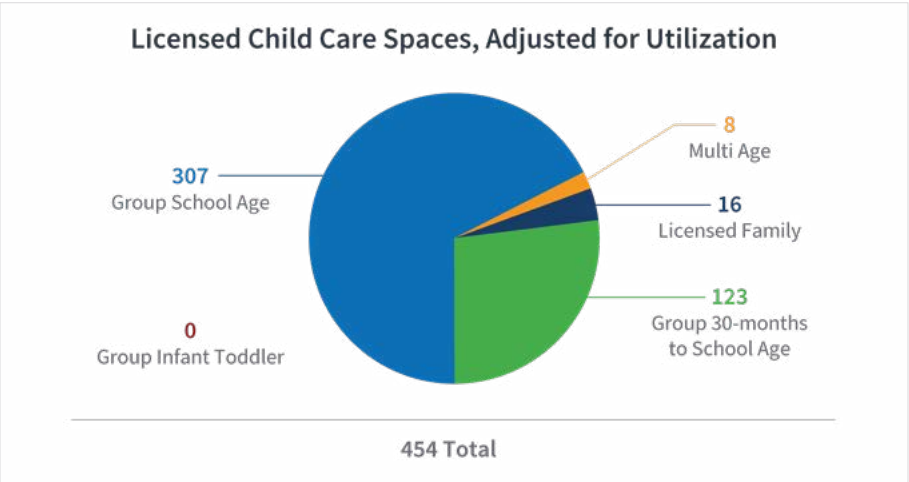
Public and Private Schools

Oak Bay is within Victoria School District No. 61. The following public and private schools are within Oak Bay:

- Glenlyon Norfolk School / Junior School
- Monterey Middle School
- Oak Bay High School
- St. Christopher’s Montessori School
- St. Michaels University School / Junior School
- Willows Elementary School

Child Care

In 2020, the District completed a Child Care Inventory and Action Plan, which highlighted a chronic shortage of child care in Oak Bay and surrounding communities, impacting the quality of life and family budgets of residents and, as a result, the regional economy. The Child Care Inventory and Action Plan included a number of recommendations for the OCP and Zoning Bylaw to address this important issue; these recommendations and findings will be used to inform updates to the OCP and Zoning Bylaw.



Source: Oak Bay Child Care Inventory & Action Plan (2020)



FOOD SYSTEMS

The District of Oak Bay is home to lands that are within the Agricultural Land Reserve (ALR). These lands have historically been used as the Victoria Golf Club and the Uplands Golf Club, and so provide limited opportunity to contribute to food security through increased crop production. While these lands are not used for agriculture, OCP policy does recognize the importance of food security and can support the Regional Growth Strategy crop production target through smaller urban agriculture opportunities within the community. Commercial areas support the retail sale and consumption of food and OCP social wellbeing objectives support popular local festivals, providing opportunity for the sale of local fresh and prepared foods.



ACCESSIBILITY AND INCLUSION

Accessible communities are inclusive communities, not only in the built environment but also in a broader social sense. OCP engagement will target groups that have been traditionally underrepresented so that broader perspectives are reflected in creation of more inclusive community planning policies.

PHYSICIANS AND HOSPITALS

According to the College of Physicians and Surgeons of British Columbia there is one actively practicing family physician within Oak Bay. The closest hospital is the Royal Jubilee Hospital located within the City of Victoria.

POLICE SERVICES

The Oak Bay Police Department was established in 1906. Today, the Oak Bay Police Department employs 27 personnel and ensures the safety of the lives and property of Oak Bay residents and businesses. In British Columbia, oversight of municipal police departments is undertaken by an appointed police board. The police board works with the Chief Constable to decide the priorities, goals, and objectives of the police department. Oak Bay enjoys a relatively low crime rate in comparison to many other communities in BC. The support of the community in preventing and reporting criminal activity has been instrumental in solving criminal offenses quickly, contributing to safe streets and safe homes.

OAK BAY FIRE DEPARTMENT

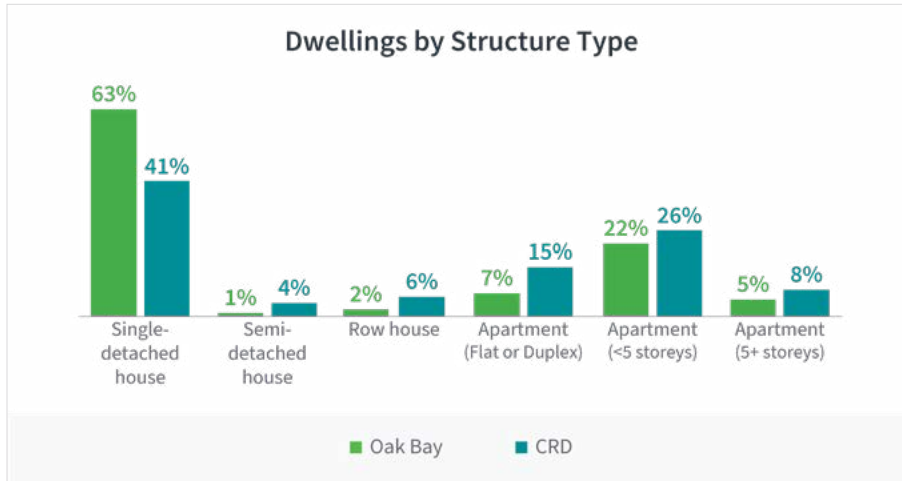
The Oak Bay Fire Department was established in 1937. Today, the Fire Department employs 26 career firefighters and 2 support personnel. They provide fire protection and public safety services to Oak Bay and surrounding communities, including the University of Victoria Campus and the 'panhandle' area of the District of Saanich. They work closely with mutual aid partners including the Saanich and Victoria Fire Departments, and the BC Ambulance Service.



Housing

HOUSING TYPES

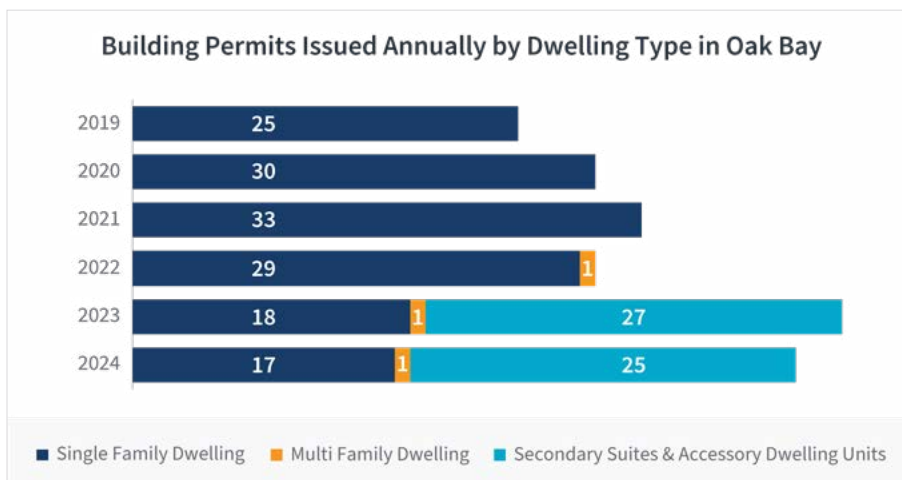
As of 2021, there were 7,807 dwellings occupied by usual residents in Oak Bay. Compared to the CRD, Oak Bay has a higher proportion of single-detached houses and a lower proportion of other dwelling types.



Source: Statistics Canada Census Program, Census Profiles 2021

Building Permits

Building permit data from 2019 – 2023 shows that single-family dwellings dominate the permits issued in Oak Bay, although the numbers are gradually decreasing, particularly from 2021 to 2023. Over this period, there was a gradual decline in the number of permits for single-family dwellings, dropping from 212 permits in 2019 (90.6% of total permits) to 168 permits in 2023 (75.7%). Secondary suites have been permitted since 2023, and 26 secondary suites were added that year, making up 11.7% of total permits.



Source: District of Oak Bay Building Permit Data, 2025

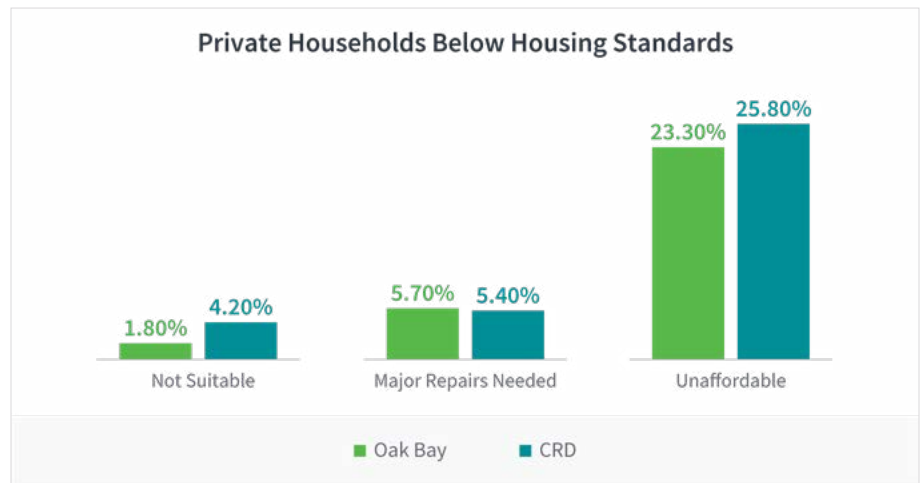




Housing Indicators

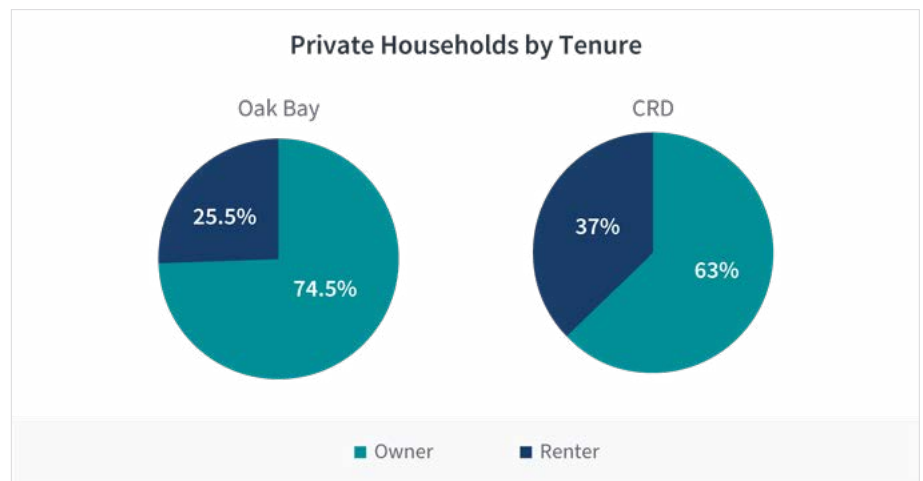
Housing indicators show when households are not meeting housing standards defined as follows:

- Adequate housing is reported by their residents as not requiring any major repairs.
- Affordable housing costs less than 30% of total before-tax household income.
- Suitable housing has enough bedrooms for the size and makeup of resident households according to National Occupancy Standard (NOS) requirements.



Source: Statistics Canada Census Program, Census Profiles 2021

In Oak Bay, as in the CRD more broadly, affordability is a significant housing challenge. In 2021, 23.3% of households reported spending 30% or more of their income on shelter costs, including 45% of renter households and 16% of owner households.



Source: Statistics Canada Census Program, Census Profiles 2021

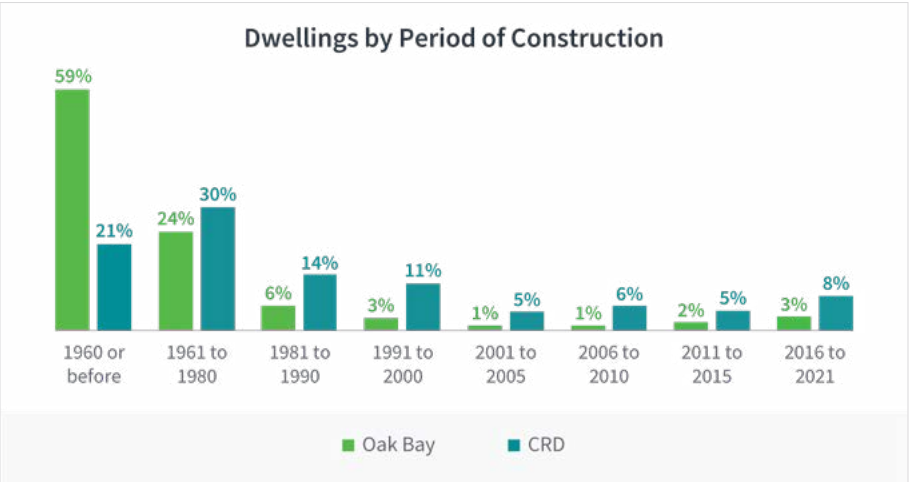


HOUSING TENURE

In 2021, 74.5% of private households in Oak Bay were owner-occupied, compared to 63% for the CRD.

AGE OF HOUSING

In contrast to the CRD, most dwellings in Oak Bay were constructed in 1960 or earlier. Oak Bay has proportionally fewer dwellings constructed since 1960 than the region.



Source: Statistics Canada Census Program, Census Profiles 2021



Photo by Kevin Light.

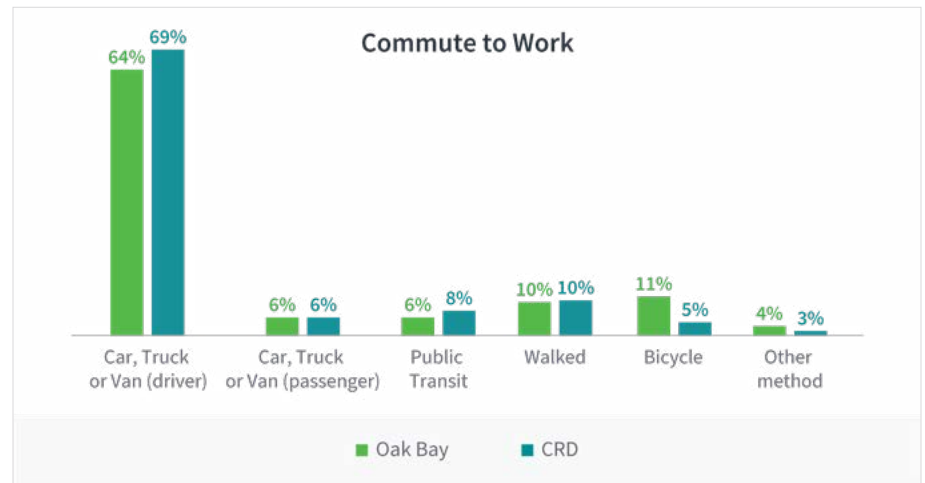




Transportation and Mobility

COMMUTE TO WORK

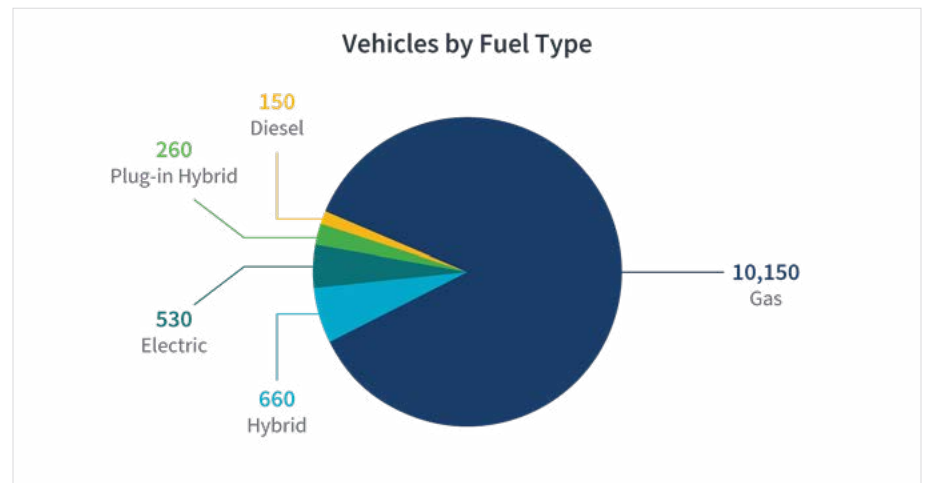
Driving is the dominant mode of commuting to work in both Oak Bay and the CRD. Cycling is significantly more popular in Oak Bay, where 11% of residents use bicycles to commute to work compared to 5% in the CRD.



Source: Statistics Canada Census Program, Census Profiles 2021

VEHICLES AND FUEL TYPE

Vehicle ownership within Oak Bay averages 0.67 vehicles per person and 1.51 vehicles per household. There are approximately 400 car share members within Oak Bay.



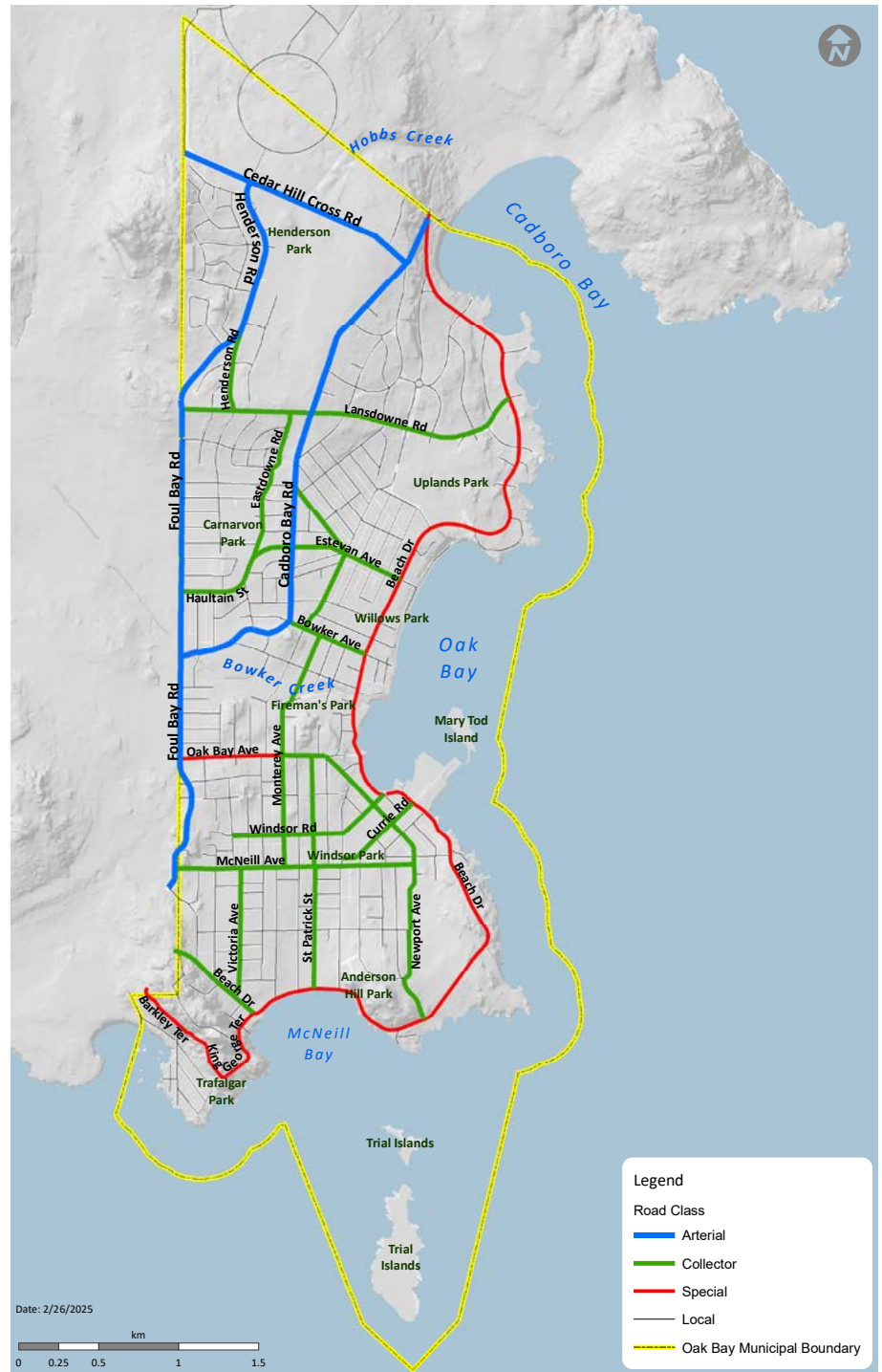
Source: CRD Origin Destination Survey Report, 2022

SUSTAINABLE TRANSPORTATION

There are currently 3 electric vehicle charging stations within Oak Bay located at Municipal Hall, Oak Bay Recreation Centre, and Henderson Recreation Centre.

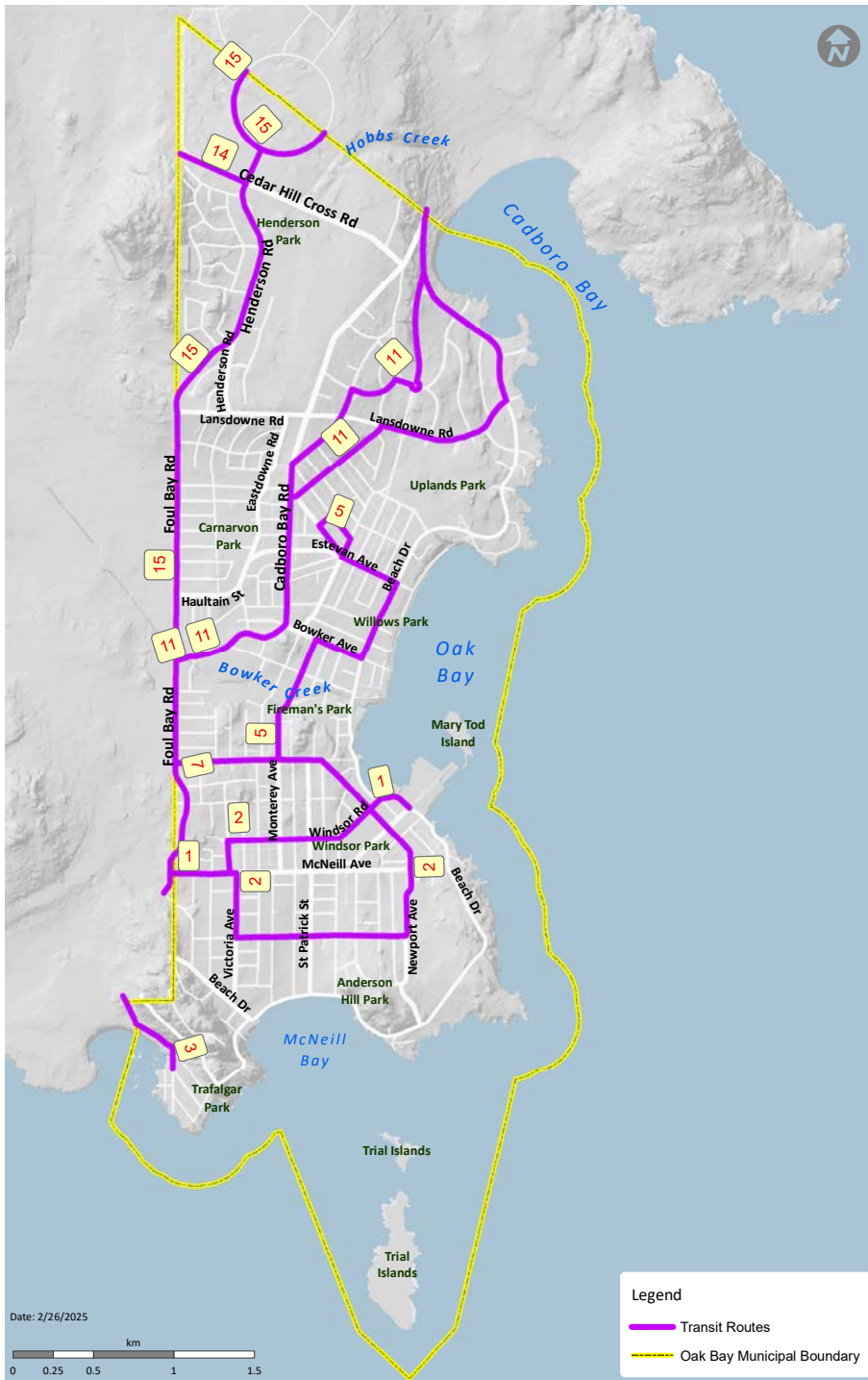
STREET CLASSIFICATION

The District provides a system of roads (arterial, collector, and local) and continues to strive towards providing efficient linkages between residential areas and major thoroughfares to provide access to nodes within the region and to the metropolitan centre within Victoria as identified within the Capital Regional District Regional Growth Strategy.



MAP #3 STREET CLASSIFICATION

Data Source: District of Oak Bay



TRANSIT SERVICE

The District of Oak Bay is serviced by the following public transit routes operated by BC Transit.

MAP #4 TRANSIT SERVICE

Data Source: BC Transit



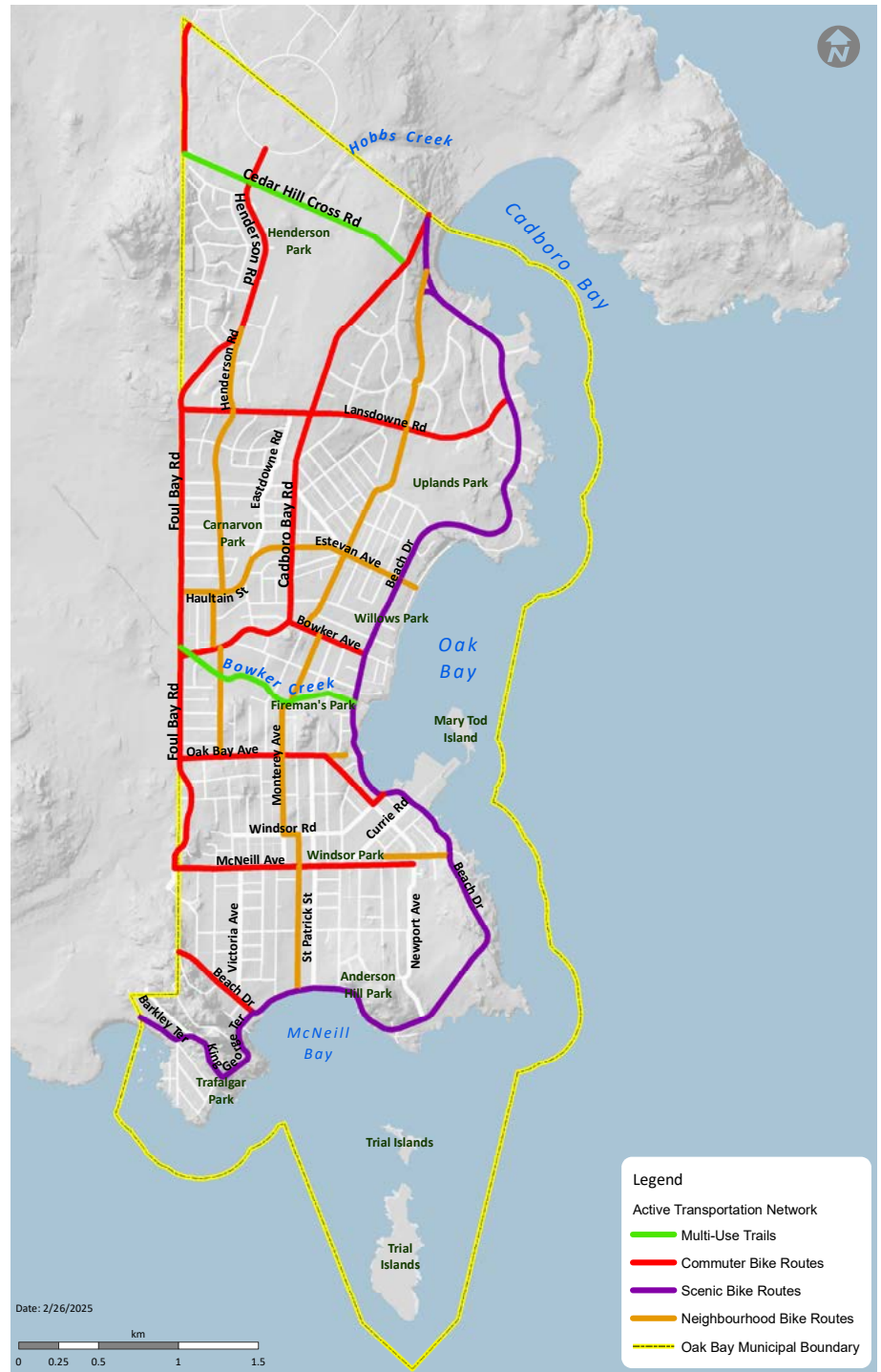
ACTIVE TRANSPORTATION

Active transportation is any way of travelling by using human power and includes walking, cycling, or rolling by other means and is a healthy, affordable, and sustainable way to travel through the community. Walking and cycling make up approximately 30% of all trips made by Oak Bay residents (CRD Origin-Destination Household Travel Survey, 2022).

The District completed an Active Transportation Strategy in 2011, which was reviewed for progress in 2024. As a result of that review, 9 cycling projects have been prioritized for construction over the next 5 years, which will make it easier for people to cycle in Oak Bay. The Active Transportation Strategy will help inform the OCP review.

Oak Bay Priority Cycling Facility Projects

- Oak Bay – Beach Drive Neighbourhood Connection
- Bowker Avenue Commuter Route
- Cedar Hill X Road Multi-Use Trail
- Central Oak Bay Neighborhood Bikeway
- Cadboro Bay Road Commuter Route
- McNeill Avenue Beach Connect OR Currie Road Beach Connect
- Lansdowne Road Commuter Route
- Henderson Road / Foul Bay Commuter Route
- Oak Bay Avenue Commuter Route



MAP #5 CYCLE ROUTES AND TRAILS

Data Source: District of Oak Bay

Jobs and Local Economy

LABOUR FORCE PARTICIPATION

Overall, the District of Oak Bay has a slightly higher unemployment rate and a slightly lower labour force participation rate compared to the CRD.

JOB TYPES

Oak Bay residents are more likely to be self-employed and to work from home than residents of the region more broadly.

Oak Bay residents are significantly more likely to work in occupations related to management, business, finance, health and arts and culture compared to the CRD, while they are less represented in trades, manufacturing and sales and service jobs.

Unemployment Rate

Oak Bay	CRD
7.0	6.8

Labour Force Participation Rate

Oak Bay	CRD
53.2	63.1

Percentage of Workers who are Self-Employed

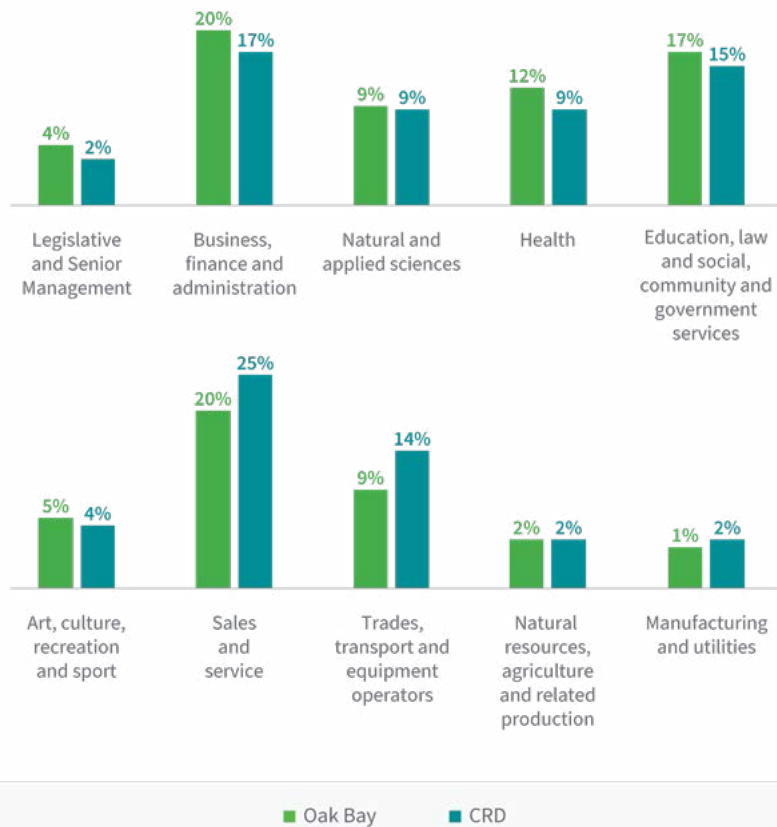
Oak Bay	CRD
26%	18%

Percentage of Workers who Work from Home

Oak Bay	CRD
38%	27%

Source: Statistics Canada Census Program, Census Profiles 2021

Job Type Held by Oak Bay Residents Compared to the CRD



Source: Statistics Canada Census Program, Census Profiles 2021

COMMERCIAL LAND USE

The District contains several local-serving commercial areas that permit a mixture of retail, business, and personal service uses. Oak Bay's primary commercial corridor is along Oak Bay Avenue and is known locally as "the Avenue", "the Village" or "Oak Bay Village". Smaller neighbourhood commercial centres are scattered throughout the District, allowing residents to access convenience shopping and services within walking distance. The District also supports marine-based commercial uses at the Oak Bay Marina and encompasses a portion of the campuses of the University of Victoria and Camosun College, both of which are significant regional institutions and employers. The District does not contain any land zoned for industrial uses.



Community Amenities and Green Space

The District of Oak Bay contains Federal, Provincial, Regional, and municipal parks and protected areas. These areas provide significant historic, cultural, and environmental qualities that are important to residents and visitors alike. The 2024 Council Priorities Plan identifies the design of a new building at Carnarvon Park and the preparation of a Parks, Recreation & Culture Master Plan in its priorities. Depending on project timing, the Parks, Recreation & Culture Master Plan will be incorporated into the OCP review as appropriate.



FEDERAL, PROVINCIAL, AND REGIONAL PARKS

TABLE #2: FEDERAL, PROVINCIAL, AND REGIONAL PARKS WITHIN / ACCESSED VIA OAK BAY

Name	Hectares	Ownership	Description
Trial Islands Ecological Reserve	14 ha	Provincial / Federal	Provincial ecological reserve established in 1990 to protect an outstanding assemblage of rare and endangered plants species in British Columbia. It is closed to the public. The Trial Islands lighthouse is also protected under the Federal Heritage Lighthouse Act.
Discovery Island Marine Park	67 ha	Provincial	Popular kayaking and backcountry camping destination featuring a large open field for camping, a pit toilet, information shelter, food caches and picnic tables. The park is accessible by boat access only, with boaters commonly launching from Cattle Point.
Oak Bay Islands Ecological Reserve	232 ha	Provincial	Established to protect vulnerable nesting seabirds, rare meadow communities and representative shallow-water marine habitats. It encompasses Great Chain Island, the Chain Islets, Jemmy Jones Island, and part of the Chatham-Discovery Group. It is closed to the public.
Gonzales Hill Regional Park	1.8 ha	Regional	Home to rare wildflowers and Garry Oak trees as well as the Gonzales Observatory, a historical landmark that served as a weather station for 75 years. As the highest point on the south coast of Vancouver Island the park is known for ocean views and amazing sunsets.



MUNICIPAL

The District of Oak Bay is home to 32 municipal parks and 33 km of trails. Table #3 highlights the facilities, activities and features of each of these local parks.

TABLE #3: OAK BAY MUNICIPAL PARKS – FACILITIES, ACTIVITIES, AND FEATURES

	Facilities								Activities								Features								
	Parking Area	Picnic Area	Toilets	Playground	Playing Fields	Kayak Launch	Tennis Courts	Disables Access	Paved Path	Walking / Hiking	Beach Activities	Bird Watching	Dog Walking	Scenic View	Mountain Biking	Camping	Baseball / Soccer	Horseback Riding	Hilltop	Coast	Stream	Lagoon / Pond	Woods	Wetland	Field / Meadow
Oakdowne Park				✗					✗				✗	✗											✗
Henderson Rec Centre	✗		✗	✗	✗		✗	✗	✗	✗							✗						✗		✗
Henderson Park / Kiwanis Playground	✗	✗	✗	✗				✗																	
Carnarvon Park	✗	✗	✗	✗	✗		✗	✗	✗																✗
Loon Bay												✗		✗											
Nottingham Park		✗		✗																					✗
Lokier Gardens																									
Uplands Park	✗									✗		✗	✗	✗											✗
Cattle Point Park	✗	✗	✗			✗				✗	✗	✗		✗											✗
Willows Beach Park	✗	✗	✗	✗	✗	✗				✗	✗	✗	✗	✗											✗
Bowker Creek Walkway		✗								✗											✗				
Fireman's Park	✗	✗	✗	✗	✗																				✗
Haynes Point		✗												✗											✗
McMicking Park										✗	✗	✗			✗										
Mary Tod Island										✗	✗	✗		✗											
Queens' Park		✗		✗		✗					✗	✗		✗											✗
Scented Garden / Windsor Park		✗						✗	✗																
Oak Bay Rose Garden																	✗								
Windsor Park	✗	✗	✗	✗	✗		✗	✗	✗	✗			✗												✗
Native Plant Garden										✗															
Lafayette Park	✗	✗		✗	✗												✗								
Anderson Hill Park										✗				✗											
Kitty Islet		✗									✗	✗	✗	✗											✗
Walbran Park	✗									✗				✗											
Trafalgar Park	✗									✗		✗		✗											
Quimper Park		✗	✗	✗																					
Corbetts Corner																									
Cochrane Common		✗	✗																						✗
Costain Green																									
Centennial Trail													✗												
Entrance Park																									
McNeil Bay Beach	✗					✗				✗	✗	✗		✗											

BEACH ACCESSSES

The District has nearly 18 km of coastline and maintains a number of parks and public road allowances that provide waterfront access.

TABLE #4: BEACH ACCESS POINTS IN OAK BAY

Name	Distance	Access	Launch	Swim	Amenities
South end of Hibbins Close	58 m	★ ★ ☆	✗	✓	⛶ ♀
Beach Drive at Exeter Road	34 m	★ ☆ ☆	✓	✗	
South end of Humber Road	7 m	★ ★ ☆	✓	✗	
South end of Lansdowne Road at Beach Drive	93 m	★ ★ ☆	✗	✗	
South end of Rutland Road	35 m	★ ★ ☆	✗	✗	
South end of Surrey Road	80 m	★ ★ ☆	✓	✗	
Beach Drive/ Cattle Point	125 m	★ ☆ ☆	✓	✗	⛶ ♀
South end of Estevan Avenue (Willows Beach)	100 m	★ ☆ ☆	✓	✓	⛶ ♀
South end of Dalhousie Street (Willows Beach)	115 m	★ ☆ ☆	✓	✓	⛶ ♀
South end of Bowker Avenue (Willows Beach)	120 m	★ ☆ ☆	✗	✓	⛶ ♀
South end of Bowker Lane	195 m	★ ☆ ☆	✗	✗	⛶ ♀
Oak Bay Beach / 1400 Blk Beach Drive Multiple Accesses	15 m	★ ☆ ☆	✓	✗	
Turkey Head Beach 1200 Blk Beach Drive	15 m	★ ☆ ☆	✓	✓	⛶
East end of Radcliff Lane	10m	★ ☆ ☆	✗	✓	
Mimicking Point at Radcliff Lane					
Kitty Islet/ 500 blk Beach Drive	20 m	★ ★ ☆	✗	✗	⛶
McNeil Bay / 500 Blk Beach	15 m	★ ★ ☆	✓	✓	
South end of Sunny Lane	12 m	★ ★ ★	✗	✗	
East end of Lorne Terrace at Maquinna Street	45 m	★ ★ ★	✗	✓	
East end of Penzance Road	75 m	★ ★ ★	✗	✗	
South end of Repulse Street	20 m	★ ★ ★	✗	✗	
West end of Marne Street	20 m	★ ★ ☆	✓	✓	
South end of Foul Bay Road	25 m	★ ★ ☆	✓	✓	

Distance Distance from the closest road access to the beach in meters

Access Ease of Access: ★ ☆ ☆ = Easy, ★ ★ ☆ = Moderate, ★ ★ ★ = Difficult

Launch Suitability of the access for launching kayaks or canoes: ✓ = Recommended, ✓ = Manageable, ✗ = Not Recommended

Swim Suitability of the beach for swimming: ✓ = Recommended, ✗ = Not Recommended

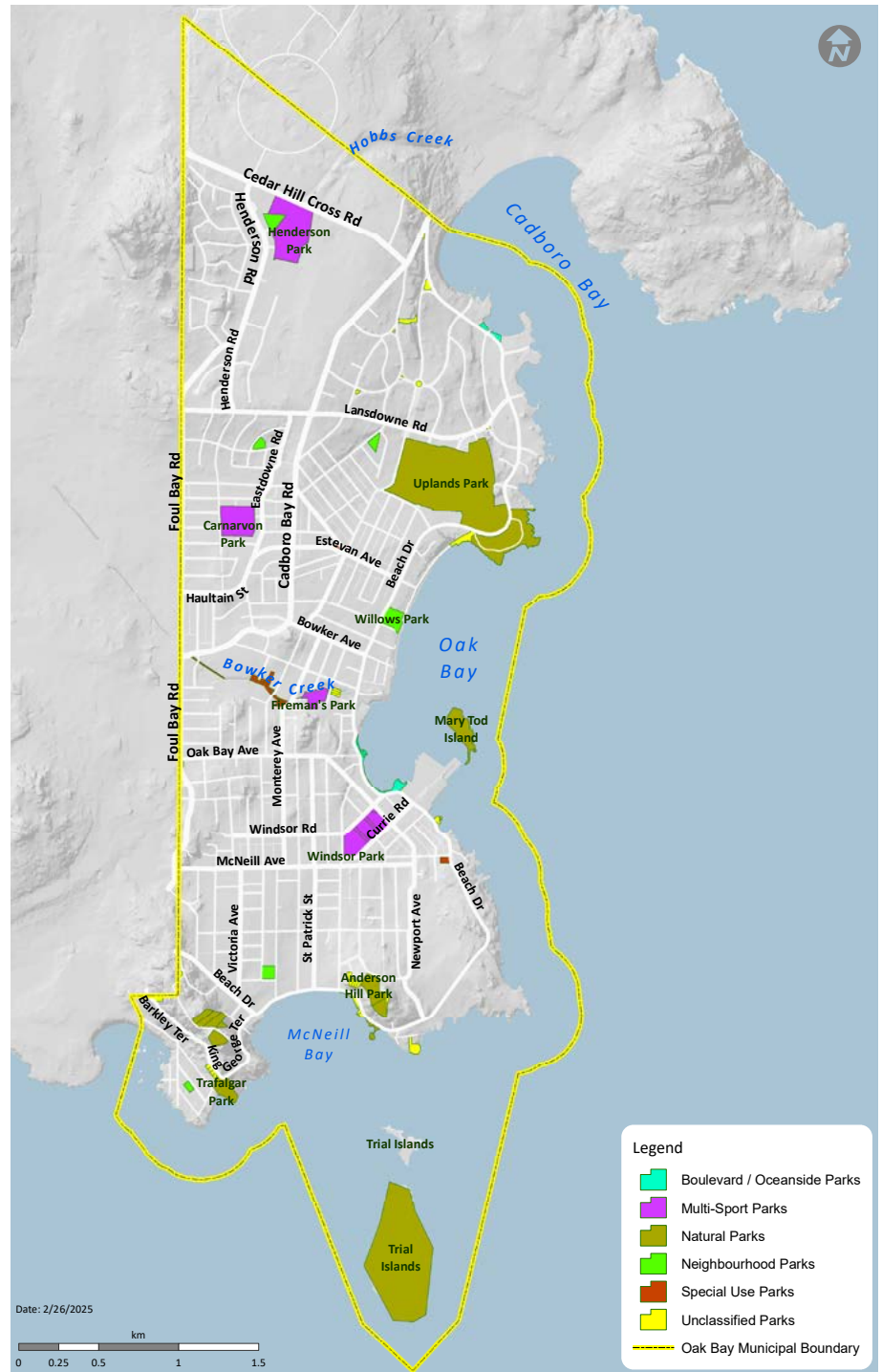
Amenities . . . Amenities: ⛶ = Picnic Tables, ♀ = Public Toilets

GREENSPACES

Oak Bay contains a number of undeveloped natural areas. These areas help protect the District's rich natural environment that includes ocean shoreline, Garry Oak and associated ecosystems, and other environmentally sensitive habitats. Natural areas also form a key part of Oak Bay's identity and its desirability as a place to recreate and reside.

Undeveloped Natural Areas

- Anderson Hill Park
- Corbett's Corner
- Kitty Islet
- Mary Tod Island
- McMicking Park
- Trafalgar Park
- Turkey Head Walkway
- Uplands Park
- Walbran Park



MAP #6 PARKS AND GREEN SPACES

Data Source: District of Oak Bay

Archeology and Heritage

FIRST NATIONS

For many centuries, aboriginal groups camped or lived permanently at tidewater sites harvesting the bounty of the Garry Oak meadow landscape and nearby Salish Sea. Prior to European settlement, the Lekwungen peoples lived in the area now known as Oak Bay for thousands of years, stewarding the land, harvesting marine and forest resources, and maintaining a vibrant cultural and spiritual connection to the land. The lands of Oak Bay still contain many artifacts and archeological sites from this era.

HERITAGE SITES

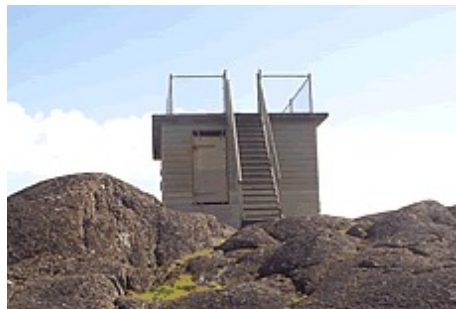
The District currently has 38 designated heritage properties and 7 designated heritage sites. The 7 heritage sites are:

1. Bowker Gates
2. Fortress Observation Post
3. Lokier Gardens
4. Oak Bay Native Plant Garden
5. Oak Bay Rose Garden
6. Oak Bay War Memorial
7. Uplands Gates

The District also maintains a [Community Heritage Register](#), which currently recognizes the heritage value of 72 properties.



Bowker Gates



Fortress Observation Post



Lokier Gardens



Oak Bay Native Plant Garden



Oak Bay Rose Garden



Oak Bay War Memorial



Oak Bay Uplands Gates



The Castle Block



Kildonan, 1913

Environment and Climate Action

SENSITIVE ECOSYSTEMS

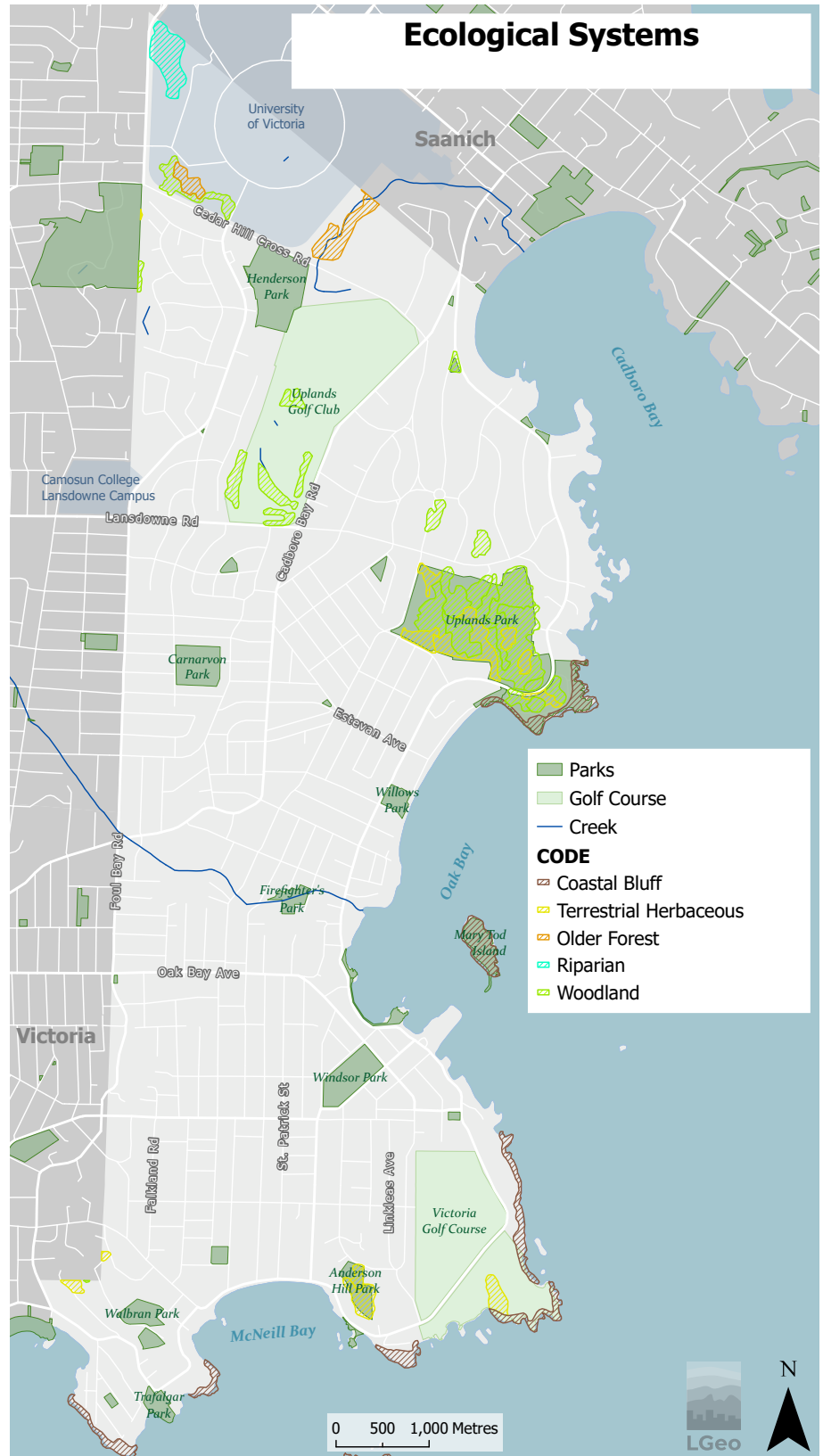
There are a number of species and ecosystems at risk within Oak Bay as identified by the BC Conservation Data Centre. These range from whole ecological communities to specific plants and animals.

Based on their conservation status rank, each species and ecosystem are assigned to the red, blue, or yellow list to help set conservation priorities and provide a simplified view of the status of BC's species and ecosystems.

- **Red List:** Ecological communities, native species and subspecies that are at the greatest risk of being lost.
- **Blue List:** Ecological communities, native species and subspecies that are of special concern (formerly vulnerable).
- **Yellow List:** Ecological communities and native species that are at the least risk of being lost.

These lists also help to identify species and ecosystems that can be considered for designation as “Endangered” or “Threatened.”

Species that are exotic (non-native) or accidental are not assigned a status rank and are not placed on the lists.



MAP #7 SPECIES AND ECOSYSTEMS AT RISK MAP

Data Source BC: Conservation Data Centre

Ecological Systems



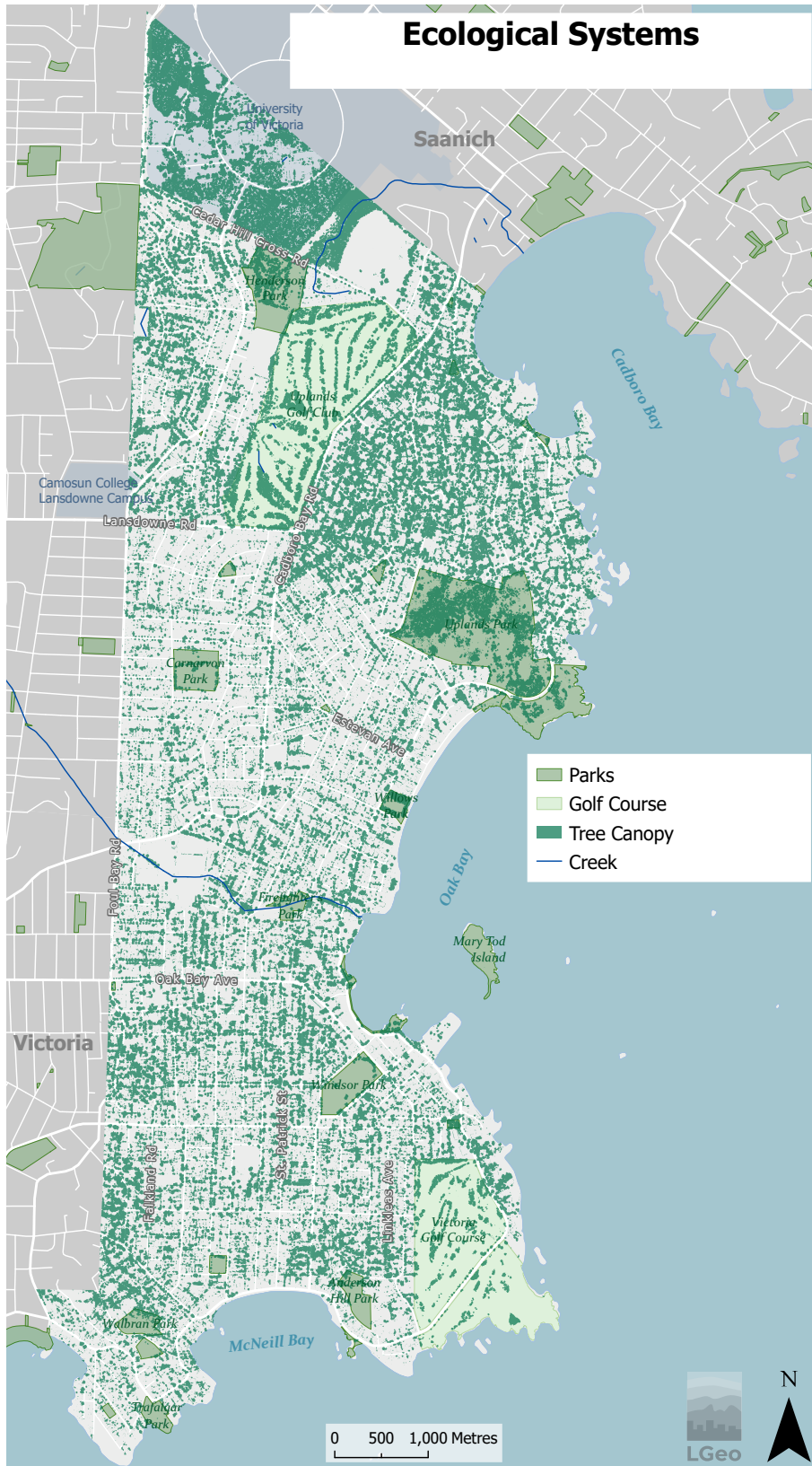
TREE COVER

Oak Bay's residential infrastructure, neighbourhood character, and ecological functions and connections are all greatly enhanced by trees and treed surroundings. Oak Bay has the largest urban population of Garry Oak trees in Canada and a mature canopy cover of 33%.

Trees enhance the quality of life in Oak Bay by capturing rainwater and allowing it to seep back into the soil, purifying the air, offering shade and cooling for streets and buildings, stabilizing steep slopes, and providing protection from the wind.

Trees and other greenery reduce urban heat, provide wind breaks, buffer the effects of flooding, and lessen the likelihood of landslides, all of which help communities become more resilient to climate change and extreme weather. Moreover, they absorb carbon dioxide, a major greenhouse gas that contributes to climate change.

Oak Bay completed an Urban Forest Management Strategy in 2017 which establishes goals, objectives, and measurable targets for the urban forest canopy over a 15-year horizon. The goals and objectives of the strategy will be incorporated into the OCP where appropriate.



MAP #8 TREE COVER

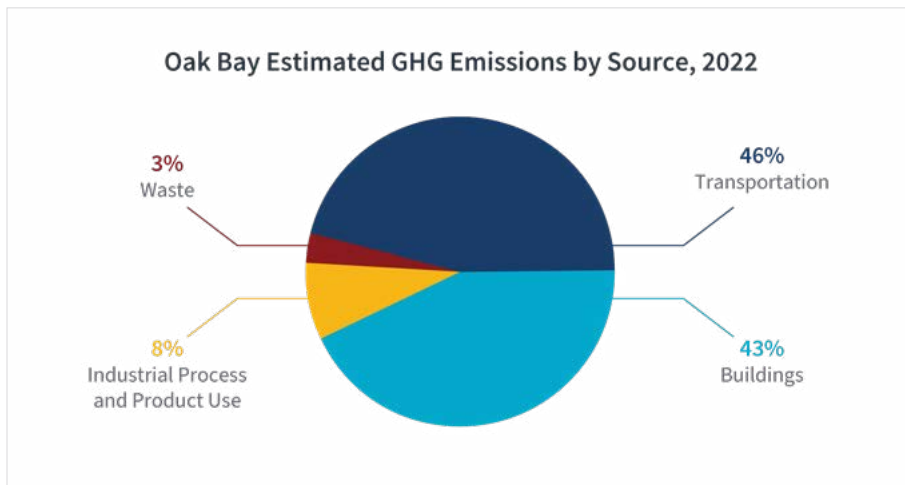
Data Source: Capital Regional District



GHG AND ENERGY EMISSIONS

In 2007, the District signed the BC Climate Action Charter calling for BC local governments to address climate change by reducing GHG emissions. That same year, the District integrated commitments to climate action into the OCP. In 2019, the District declared a climate emergency and, in 2020, Oak Bay's Community Climate Action Working Group developed a series of recommendations to address climate change.

The District is currently working on developing a Climate Action Plan, which is anticipated to be underway in 2025. Depending on the timing of this project, high level aspects will be incorporated into the OCP as appropriate. The OCP is intended to remain a broad policy document, applying a climate lens to community planning, whereas detailed actions and initiatives around climate action planning would be identified in the Climate Action Plan.



Source: CRD – Municipalities and Electoral Areas 2007 Base Year and 2022 Reporting Year
Energy & GHG Emissions Inventory, 2022





CLIMATE

The Earth's climate system is warming, and signs of climate change are now evident across the planet. Regional climate change projections show that in the coming decades, the Oak Bay and the broader CRD can expect:

- Hotter summer temperatures, with more extreme heat days and heatwaves;
- Warmer nights and a longer growing season;
- Warmer winter temperatures and less frequent frost;
- Less rain and more dry days in the summer months;
- More precipitation falling in the fall, winter, and spring;
- Less snowfall in the colder months;
- Wetter extreme rainfall events; and,
- Increased susceptibility to coastal storm flooding in low-lying areas due to sea level rise.

The CRD can expect the number of summer days exceeding 25°C to triple, increasing from an average of 10 days per year currently to 32 days per year. This warming trend is also projected to result in hotter nights, with nighttime temperatures above 16°C occurring around 8 times per year. By the 2050s, the CRD can also anticipate a modest annual precipitation increase of about 4%, with more significant increases in fall, winter, and spring. Winter rainfall is projected to increase by 25%, while snowfall may decrease by nearly 60%. Conversely, summer precipitation is expected to decrease by approximately 15%, resulting in longer dry spells.

These changes will have implications for regional ecosystems, watersheds, agriculture, horticulture, housing, energy demand, infrastructure, and community health and safety. The projected shifts in climate underscore the need for adaptive measures to ensure the resilience and sustainability of the region. The OCP review will apply a climate lens to ensure that community planning works in concert with climate action planning to mitigate and adapt to the effects of climate change.

Source: Climate Projections for the Capital Region, 2024

FORESHORE AND MARINE

The interface of shoreline and marine environments is a highly valued part of the Oak Bay community. There two Ecological Reserves, three Rockfish Conservation Areas, and Discovery Island Marine Provincial Park. These marine and shoreline areas are complex in nature as well as in their jurisdiction. The OCP review will involve First Nations, government agencies, and community members in the development of policies to guide marine and shoreline development. The OCP review will explore best practices as well as the most up to date data available for these marine and foreshore environments. OCP will also include consideration of climate change impacts on the foreshore and marine environment, including the need to plan for sea level rise. The OCP review will also include a Development Permit Area to protect shorelines which was part of the OCP 2020.

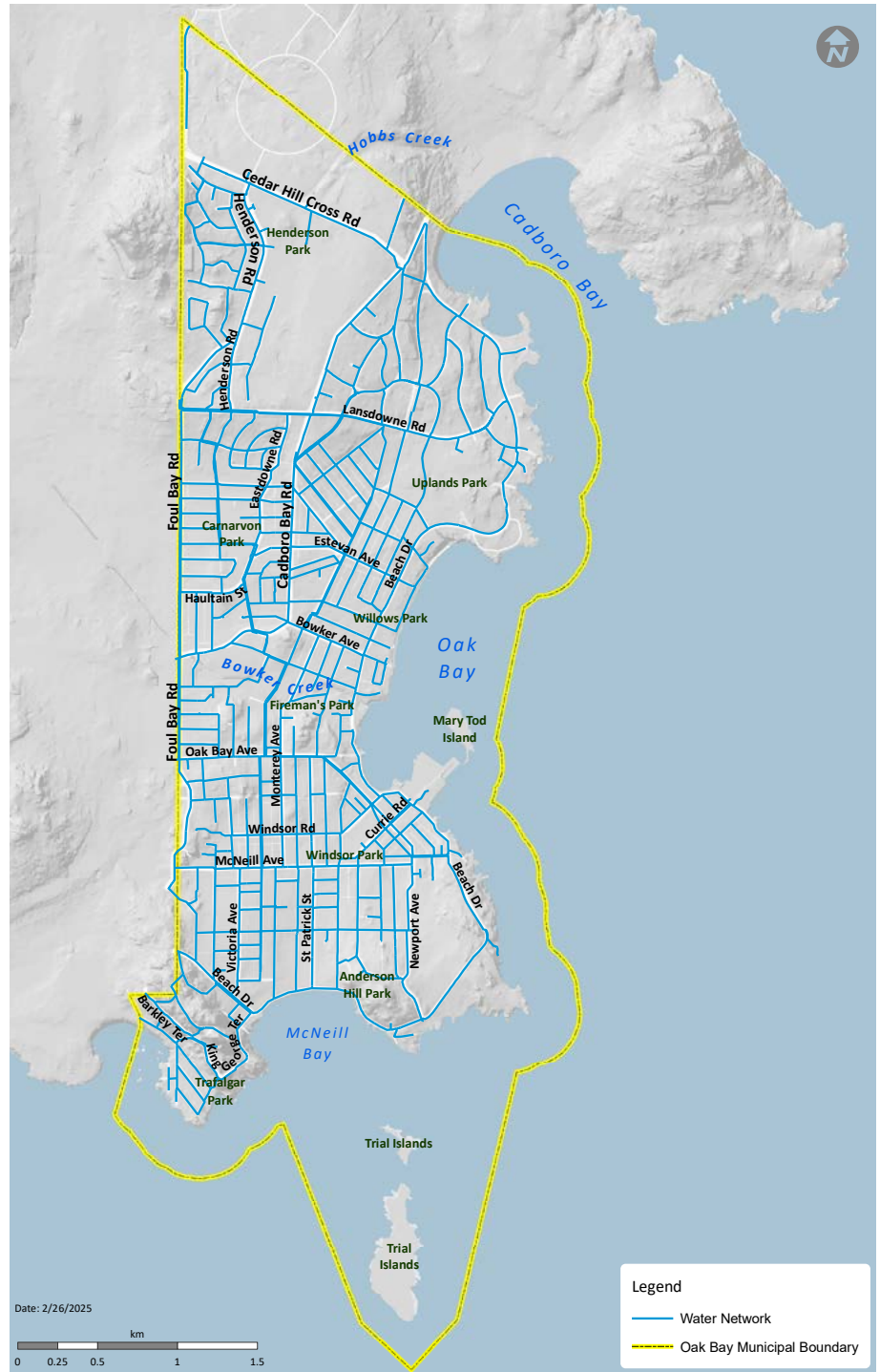
Infrastructure

The Oak Bay Public Works Department maintains a network of municipal water, sewer, and drainage infrastructure.



WATER

Oak Bay is supplied with potable water from Sooke Lake Reservoir via the Regional Water Supply System operated by the CRD. CRD Main #3 supplies the Oak Bay system at Foul Bay and Lansdowne Road; this is the only feed to Oak Bay. Oak Bay's water distribution system includes 4 pump stations (Foul Bay, Plymouth, Uplands, and Sylvan Lane), 2 Pressure Reducing Valve (PRV) stations, 114 km of water mains, 6,013 service connections, 1,098 main line valves, and 497 fire hydrants. Water mains run below streets and boulevards throughout Oak Bay, connecting to water meters at lot boundaries.



MAP #9 WATER NETWORK MAP

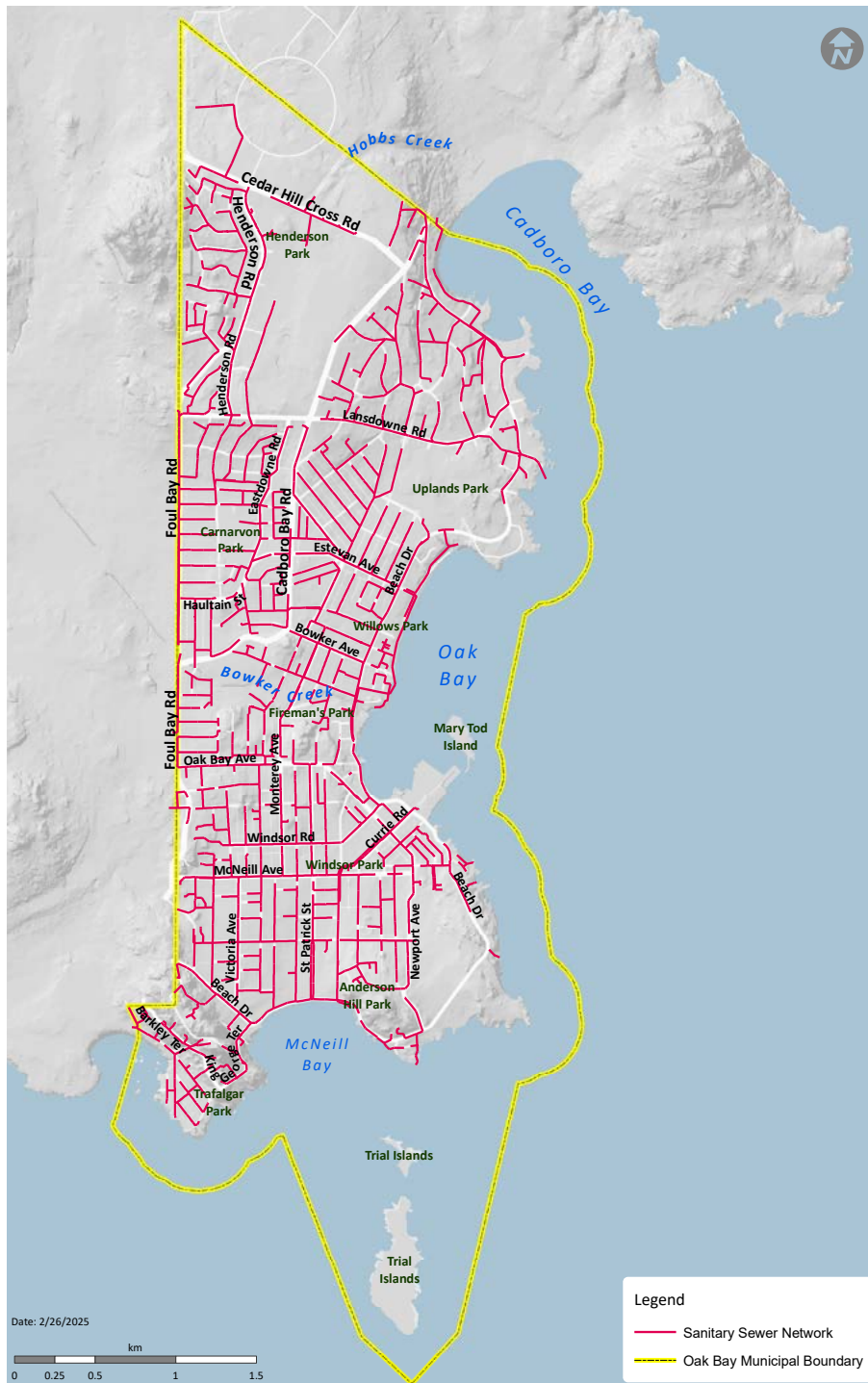
Data Source: District of Oak Bay



SANITARY SEWER

The District owns and maintains approximately 100km of sanitary sewer system main and 7 lift stations, spanning 13 distinct catchment areas. Much of the system was installed between 1912 and 1940.

The Uplands Sewer Separation project is one of Oak Bay's major infrastructure commitments under the regional Core Area Liquid Waste Management Plan (CALWMP). This project is focused on separating the combined sanitary and stormwater sewer system into two distinct systems in order to prevent sanitary sewer overflows to the nearshore marine environment and bring the District into compliance with provincial and federal wastewater and environmental protection legislation. The Province of BC has directed that construction of the Humber catchment area must be complete by 2025.



MAP #10 SANITARY SEWER NETWORK MAP

Data Source: District of Oak Bay

STORM DRAINAGE

The District's drainage system consists of a network of manholes, lift stations, gravity mains, forcemains, and outfalls. Specifically, Oak Bay's system includes approximately 140km of storm water main and 2 lift stations separated into 24 catchment areas. Many storm water assets were installed between 1920 and 1940 and are in significant need of replacement. Oak Bay's stormwater infrastructure connects to several external systems, including outfalls to Bowker Creek, the stormwater systems of Saanich and Victoria, and direct outfalls to the Strait of Juan de Fuca.

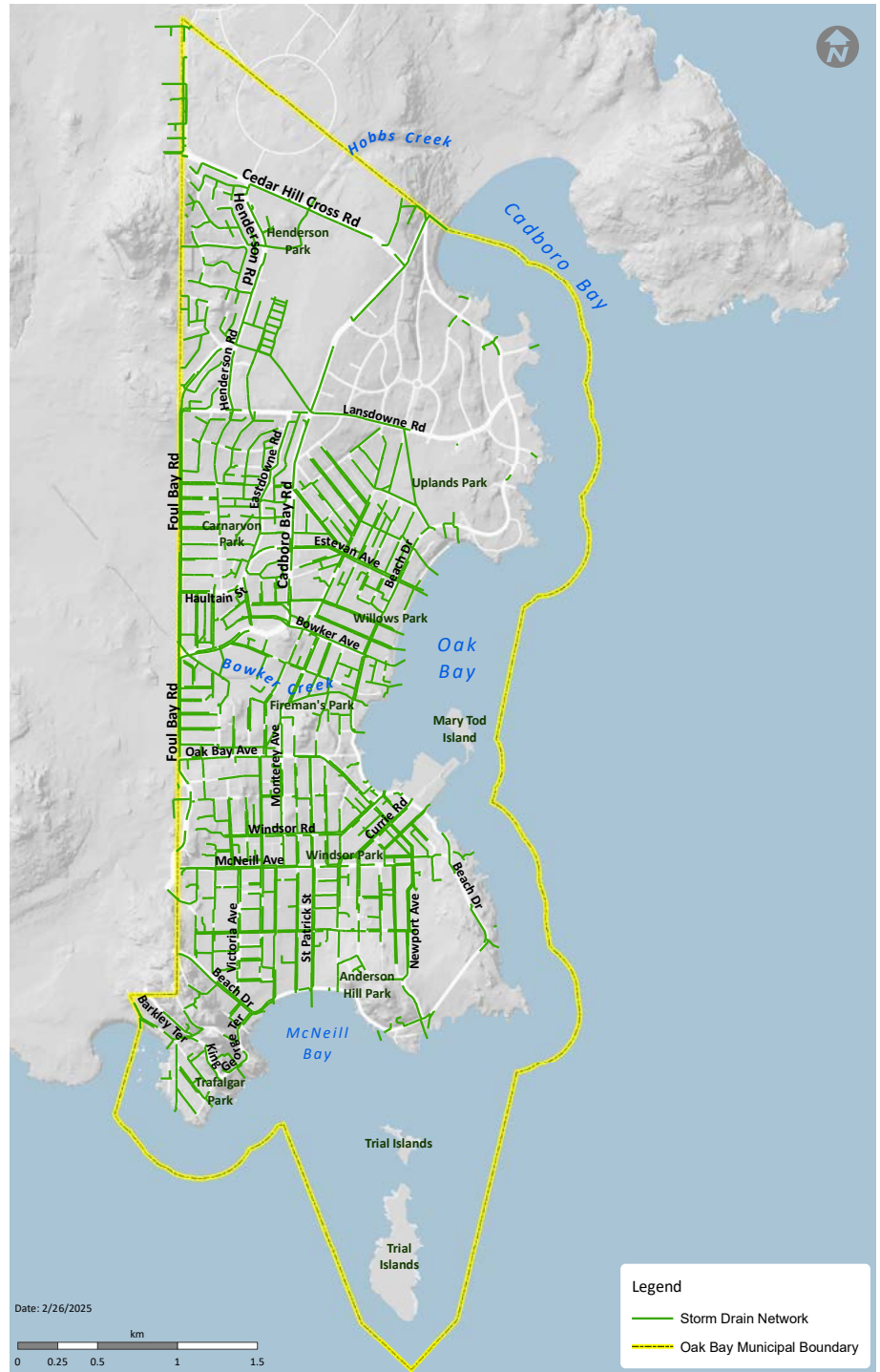


SOLID WASTE

The District provides a municipal solid waste service, which includes curbside garbage collection for residents. Oak Bay's Public Works Department manages the collection of household waste, green waste, and organics through scheduled pickups. The District does not operate a landfill; waste is transported to regional facilities, including the Hartland Landfill operated by the CRD.

RECYCLING

The District participates in the CRD's blue box program. The District's Public Works Yard also accepts certain items for recycling from Oak Bay residents, including paint, plastics, propane tanks and batteries. Recycling depots located elsewhere in the CRD accept additional items that the blue box program and the Public Works Yard do not.



MAP #11 STORM DRAIN NETWORK MAP

Data Source: District of Oak Bay

Appendices

Appendix 1: Topics and Issues to be Explored

The following topics and issues will be explored through the OCP Review and Zoning Bylaw Update project.

REQUIRED UPDATES

Required updates respond to the Provincial requirements as per the Local Government Act and correspond with the following Work Areas:

Work Area 1 – Accommodate for the 20-year housing need and a diversity of types, tenures, unit sizes and affordability

Municipalities must complete an Interim Housing Needs Report (HNR) by January 1, 2025. Based on the Interim HNR, municipalities must review and update their OCPs and Zoning Bylaws by December 31, 2025, to reflect the most recent HNR and to pre-zone for the number of units identified by the Interim HNR. The statements, maps, and land use designations are expected to permit the number of housing units needed as identified in the HNR over the next 20 years.

Work Area #2 – Update land use and growth management framework

Preparing for new growth is a major change for the District after approximately 50 years of being a community with little growth and change. Increased residential density will not only be directed to existing villages, commercial areas, and multi-family residential areas, but also to infill opportunities within neighbourhoods, ensuring the provision of community amenities to keep services close to residents. With growth and change comes contemporary needs for transportation options and access to services and amenities. A number of key topics will be explored including:

- Refresh the OCP to provide policies and map designations to provide for at least the 20-year total number of housing units required.
- Update the Zoning Bylaw to create a regulatory framework to respond to the use and density of use needed to accommodate at least the 20-year number of total housing units required.
- Refresh policies to respond to current needs for affordable housing, rental housing, special needs housing, and other housing needs as identified in the HNR.
- Evaluate density bonusing and inclusionary zoning to determine viability of delivering affordable housing units.
- Reinforce development patterns that support complete communities based around walkable neighbourhoods supported by transit and other forms of active transportation.
- Identify corridor and other strategic locations for higher density multi-unit residential to align with transit and in particular future frequent transit service and other forms of active transportation, proximity to amenities and other key attributes.
- Review and update policies for site-specific development and housing opportunity sites including Cedar Hill Corner (UVIC), Camosun, and District owned sites.
- Review and revise urban design policies for village, multi-unit residential, mixed use and commercial areas.
- Assess and identify infrastructure, amenities and servicing needs to support future growth.

SUPPORTIVE UPDATES

Although not legislatively required as part of the OCP and Zoning Bylaw updates for December 2025, supportive updates are recommended as they are strongly interlinked to the required work areas and will ensure the bylaws are modernized, cohesive and effective in supporting the implementation of the District's vision and goals.

Work Area #3 – Integrate recent District plans and strategies for a consistent and robust community policy framework

Since the adoption of the OCP in 2014 there are a number of initiatives, strategies and plans that have been completed and that are currently underway. Incorporating elements from these plans will strengthen the linkages to Oak Bay's community policy. These plans are listed in Appendix 3.

Work Area #4 – Apply a climate lens and update GHG baseline and reduction targets

In 2019, the District declared a climate emergency and has been gradually increasing climate change efforts. The OCP update offers the opportunity to apply a climate lens to this review and reinforce existing direction in the OCP to develop complete communities and update the corporate GHG and community GHG emissions baselines and reduction targets. Climate Action Planning is anticipated to be underway in 2025 and, depending on the timing of these planning processes, high-level aspects could be incorporated as appropriate.

Work Area #5 – Integrate new demographic data and other relevant statistics and remove outdated information and policies

To further modernize the OCP it is recommended that aspects of the OCP are updated:

- Update demographic data and incorporate other relevant data sources as appropriate (e.g. 2021 Canadian Census).
- Update context sections and reference sections (e.g. reference sections to the Local Government Act).
- Improve clarity through formatting and removing irrelevant policies (e.g. operational work items).

Work Area #6 – Update the implementation framework

It will be important to monitor progress towards the OCP vision and ensure the OCP is an effective tool for guiding land use and planning decisions to meet the needs of the community. Now, with expectations around reporting intervals on housing targets, HNR, and OCP and Zoning Bylaw updates this is an opportune time to start to lay the foundation to create a more consistent process to contribute to the organization's need to measure progress on an annual basis to identify emerging issues and update and adapt the framework.

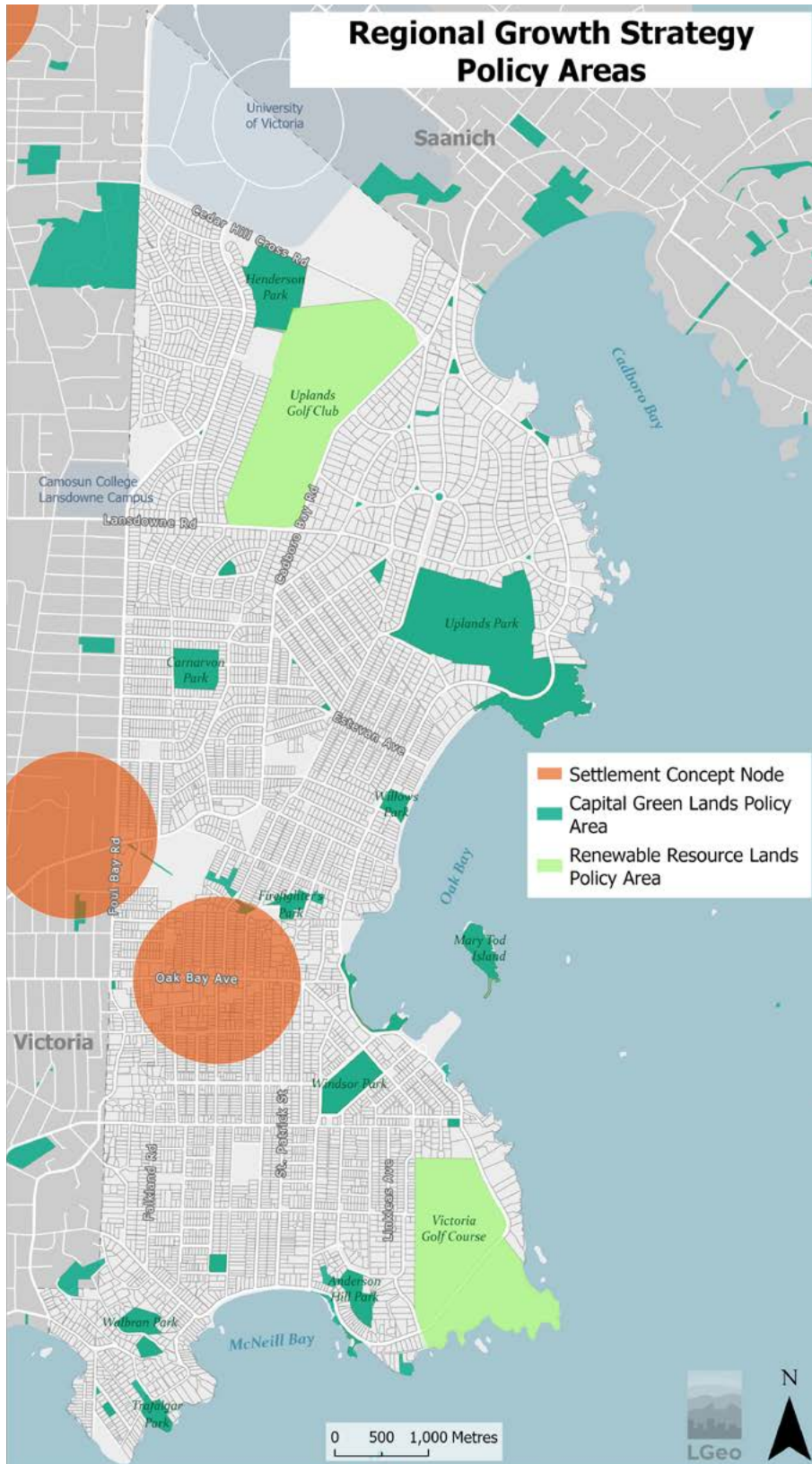
Appendix 2: Regional Growth Strategy Objectives, Indicators and Policy Areas



Objectives, indicators, and targets relevant to the District of Oak Bay context have been included in the following table. A map showing the Regional Growth Strategy (RGS) Policy Areas as they apply to Oak Bay has also been provided for reference on the next page.

2038 TARGETS BY PRIORITY AREA AND OBJECTIVE

Priority Area	Objective and Indicator	Targets by 2038
1. Managing and Balancing Growth	1.1 Keep Urban Settlement Compact	» Accommodate a minimum of 95% of the region's new dwelling units within the Urban Containment Policy Area
	1.2 Protect the Integrity of Rural Communities	
2. Environment and Infrastructure	2.1 Protect, Conserve and Manage Ecosystem Health	» Acquire 100% of the sea-to-sea green/blue belt » Complete 100% of the Regional Trail Network » Reduce contaminants to fresh and marine water bodies
	2.2 Deliver Services Consistent with RGS Objectives	» Prepare long-term capital plans for CRD utilities and major infrastructure improvements that take into consideration the conservation of land, water and energy resources and the impacts of climate change and natural hazards
3. Housing and Community	3.1 Create Safe and Complete Communities	» Municipal targets for the number of people living in complete communities, to be identified by municipalities in Regional Context Statements
	3.2 Improve Affordable Housing	» Increase the supply of more affordable housing » Reduce the number of people in core housing need » Reduce the number of people who are homeless
4. Transportation	4.1 Improve Multi-Modal Connectivity and Mobility	» Achieve a transportation system that sees 42% of all trips made by walking, cycling, transit
5. Economic Development	5.1 Realize the Region's Economic Potential	» Achieve a jobs/population ratio of 0.60 in Core Area
6. Food Systems		» Increase the amount of land in crop production for food by 5,000ha to enhance local food security
	6.1 Foster a Resilient Food and Agriculture System	» Municipal targets to increase the amount of land in crop production for food and to encourage agricultural land to be identified by municipalities in Regional Context Statements
7. Climate Action	7.1 Significantly Reduce Community-Based Greenhouse Gas Emissions	» Reduce community greenhouse gas emissions by 61% (from 2007 levels) by 2038



MAP #11 RGS POLICY AREAS MAP

Data Source: Capital Regional District Regional Growth Strategy, 2018

Appendix 3: Relevant Plans and Policies

The following plans, legislation and documents should be considered during the OCP review.

FEDERAL

- All applicable Acts and associated Regulations including but not limited to those relating to:
 - » Oceans, fisheries, and the marine environment
 - » Environmental protection, species at risk and migratory birds
 - » Federal heritage sites

PROVINCIAL

- All applicable Acts and associated Regulations including but not limited to:
 - » Local Government Act
 - » Community Charter
 - » Riparian Areas Protection Regulation
 - » Public Health Act
 - » Environmental Management Act
 - » Transportation Act
 - » Heritage Conservation Act
- South Island Transportation Strategy

REGIONAL

- CRD Regional Transportation Plan (2014)
- CRD Regional Climate Action Strategy (2021)
- CRD Regional Climate Projections (2024)
- CRD Regional Growth Strategy (2018)
- CRD Origin Destination Travel Survey Report (2022)
- CRD 2019-2038 Population, Dwelling Units and Employment Projection Report (2019)
- CRD Housing And Transportation Cost Estimate Study (2020)
- CRD Energy & GHG Emissions Inventory (2022)
- CRD Regional Housing Affordability Strategy (2018)
- BC Transit Victoria Transit Future Plan (2011)

DISTRICT

Completed Plans, Strategies, and Assessments:

- Home-Based Business Review (2024)
- Housing Needs Report (2020)
- Interim Housing Needs Report (2025)
- Child Care Action Plan (2020)
- Urban Forest Management Strategy (2017)
- Active Transportation Strategy (2023)
- Community Risk Assessment (2024)

Plans and Initiatives in Development:

- Community Climate Action Plan (target 2025)
- Parks, Recreation and Culture Master Plan (target 2025)
- Complete Community Assessment (target 2025)

Technical Assessments and Reports:

- Pedestrian and Sidewalk Master Plan (2023)
- Land Capacity Analysis (2024)
- Retail and Commercial Analysis (2024)
- Sanitary Sewer Master Plan (2022)
- Storm Drain Master Plan (2024)
- Water Supply Master Plan (2019)
- Speed Limit Review (2015)
- Asset Management Program and Sustainable Infrastructure Report (2021/2022)
- Facilities Master Plan (2022)
- Infrastructure Capacity Analysis (2024)



District of Oak Bay
Community Profile Report

MAY 2025