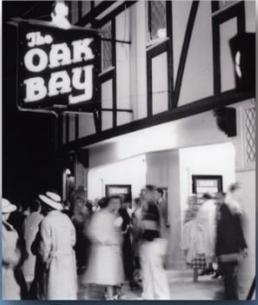


Choosing Our Future



the Past



the Present

District of Oak Bay Official Community Plan Renewal Community Survey Report

POINTS OF VIEW RESEARCH AND CONSULTING

January 2014

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PART 1: INTRODUCTION

1.1 BACKGROUND AND RESEARCH OBJECTIVES

The District of Oak Bay, B.C. borders the City of Victoria and is one of 13 municipalities and electoral districts of the Capital Regional District on southern Vancouver Island. The community's Official Community Plan (OCP) was first developed in 1981, and there have been amendments along the way including an update in 1997.

In 2013, Oak Bay embarked on a renewal process of its OCP. A comprehensive public engagement plan is a key component of the renewal process and included a statistically valid community-wide survey. An OCP Renewal Advisory Committee (OPAC) was appointed by Council to help guide the renewal process. OPAC played a key role in the development of the community survey process and questionnaire. OPAC is comprised of members of Council, District staff, and unelected residents of the community representing diverse interests. This report summarizes the findings of the community survey.

The survey covered the major topics typically addressed in OCPs. These included:

- Community and Social Infrastructure
- Transportation
- Utilities and Services
- Parks and Recreation
- Natural Environment
- Built Environment
- Business and Commerce
- Housing

For most of the topics of the survey shown above, the goal was to identify the strategies that Oak Bay residents feel should be important to consider in the renewed OCP. The approach to these topics was "high level" and general in most instances, but with ample opportunity given to respondents to explain and qualify choices, voice concerns, etc.

The approach to housing options in this survey was more detailed than is typical for the early stage of an OCP survey. This was based on the interests of OPAC. Given that the OPC renewal process included only one opportunity to solicit opinions from

the entire community through a statistically reliable survey, OPAC wanted the questionnaire to address some of the challenging and controversial issues facing the community. For that reason, the survey explores Housing, and Business and Commerce to some degree, in more detail than the questions on other topics.

It is important to understand that a survey like this is not a “referendum”. The questions can be interpreted differently by respondents, and this survey is one of numerous types of input to the OCP process. The purpose of the survey is to gauge public opinion on general topics pertaining to renewal of the OCP, and to obtain the input of a representative cross-section of the population, including those who do not typically attend meetings. The issues addressed in the survey are not “settled” based on the survey. The survey becomes one tool among many used to draft the OCP and the final decisions are made by Mayor and Council.

1.2 SURVEY DESIGN AND QUESTIONNAIRE DEVELOPMENT

District Council decided to change the approach to the community survey from a standard random sample design to inviting an adult householder from every residential address to participate in the survey. Five areas of the District were defined for area analysis of results (see map at back of report), and District staff compiled a spreadsheet of all residential addresses divided into the five areas.

The number of addresses in the original address file was 8,084; however, five new addresses were identified while the survey was in progress, thus, the total number of addresses that were mailed a survey invitation letter was 8,089. Reminder letters were mailed to 6,649 non-respondents two and a half weeks after residents received their invitation letter. A unique identifier (PIN) attached to each address permitted the tracking of non-responder addresses.

Both the survey invitation letters and the reminder letters were from the Mayor and carried his signature. The letters told residents that the District was in the process of renewing its Official Community Plan and invited them to participate in a survey of Oak Bay residents. Two options for answering the survey questions were offered. The resident could access a web-based survey from the District website using the unique PIN printed in their letter or, alternatively, a printed questionnaire could be requested by phoning a toll-free request line. Mailed questionnaires were requested by 509 residents, and postage-paid return envelopes were included. The survey was supported by various publicity initiatives including a press release and a notice on the

home page of the District of Oak Bay website. No incentive was offered to encourage participation in the survey.

The questionnaire, survey invitation letter and reminder letter were developed by the consultants, with significant input from OPAC and a subgroup of OPAC who volunteered to work closely with the consultants and staff on the questionnaire. The survey instrument and its online format and presentation, survey methods, letters, milestone timing, and invitation and reminder letters were supported by OPAC and approved by District Council.

The mailing date for the survey notification letters was Friday, September 20th, 2013, and the reminder letters were mailed Friday, October 9th and 10th, 2013. The deadline for completion of the survey was Wednesday, October 30th, 2013, although both web and print questionnaires were accepted after that date.

1.3 SAMPLE SIZE, PARTICIPATION RATE, DATA ANALYSIS

The sample of 2,650 consisted of 2,284 respondents who completed online, 365 who completed mailed printed questionnaires, and one telephone survey carried out with a visually impaired resident. Actually, 372 printed questionnaires were returned, however, two were too incomplete to use and five arrived too late to include. The comments of the five additional paper questionnaires returned too late to be included in the quantitative data were included in the qualitative data of the survey.

A total of 142 survey invitation letters were returned by Canada Post as undeliverable mail in the first month following mail-out. These “undeliverables” were mostly due to incorrect or incomplete addresses or vacant premises. The correct addresses of an additional 40 addresses that were incomplete or incorrect were identified while the survey was in progress, and invitation letters were mailed to the corrected addresses. The majority of respondents who completed the survey online required 22 to 25 minutes to answer the questions and write comments, although some required over 30 minutes.

The survey participation rate is 33.3% ($2650 \div 7947$ delivered survey letters). A sample of 2,650 yields highly reliable results.

The data of returned printed questionnaires were entered into the survey database. The data were weighted on five variables to more closely approximate the community profile based on Statistics Canada information. These variables were area, type of

dwelling (single- or multi-family, weighting increased multi-family and decreased single-family), home owned or rented (weighting increased renters and decreased owners), and age bracket (under 45, 45 to 64 and 65 and older, oldest group decreased and younger groups increased). Weighting on the variable, area of residence, was also applied and was based on the distribution of addresses in the survey address file. The address distribution was 45.30% South, 14.5% Central, 26.39% West, 7.23% North, and 6.58% Uplands.

Cross-tabulations were run by area, type of dwelling, home owner or home renter, children or no children in the household, age bracket, and gender. Other statistics and cross-tabulations were computed as needed to aid analysis and interpretation of the findings.

The appendixes contain charts and results for areas of Oak Bay, the results for demographic groups and the questionnaire.

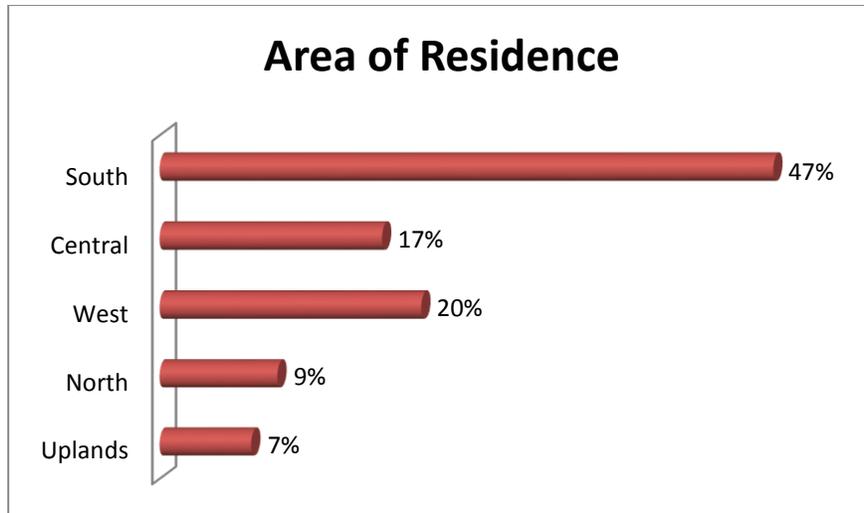
Throughout the report, when the terms “agree” and “disagree” are used, agree is defined as the percentage of combined strongly agree and agree. Likewise, disagree is defined as the percentage of combined strongly disagree and disagree.

Text enclosed in boxes is directly from the survey. Text from the survey contained within paragraphs is not in boxes.

1.4 SAMPLE CHARACTERISTICS

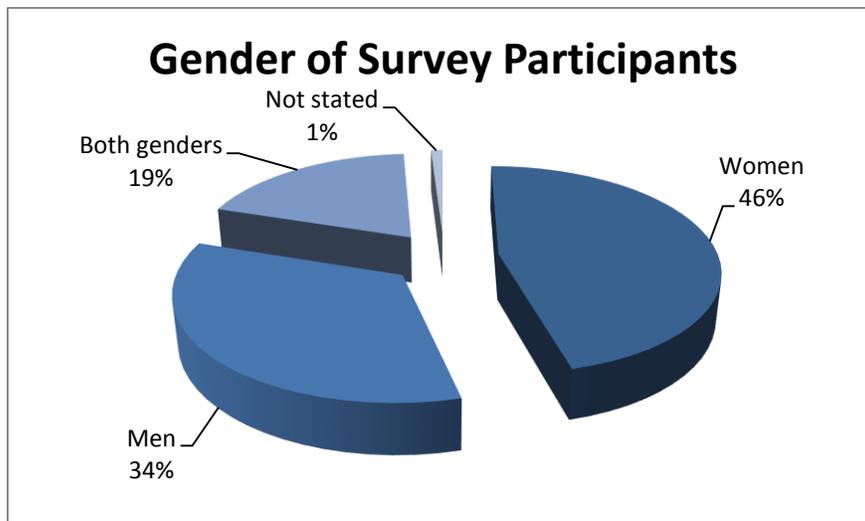
Following are the characteristics of survey respondents prior to weighting data for analysis.

As shown on the next chart, nearly half of the survey respondents lived in the South Area. Similar percentages live in the Central and West Areas. Fewest respondents live in the North and Uplands Areas.



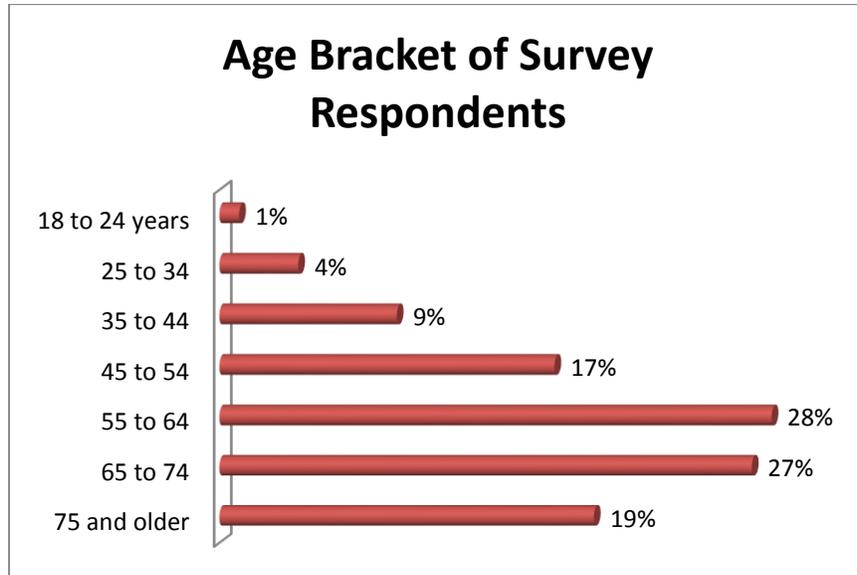
- 23a. Did only one person answer the survey questions or more than one person?
- 23b. Were the survey questions answered by a male or female?
- 23c. Were the survey questions answered by males, females or by both genders?

Nearly one in five survey participants answered the survey questions with another household member. Most were probably married or common law couples, but some respondents mentioned answering the questions with their children. A third of the survey participants were men who answered the questions independently, and 46% were women who answered the questions independently.



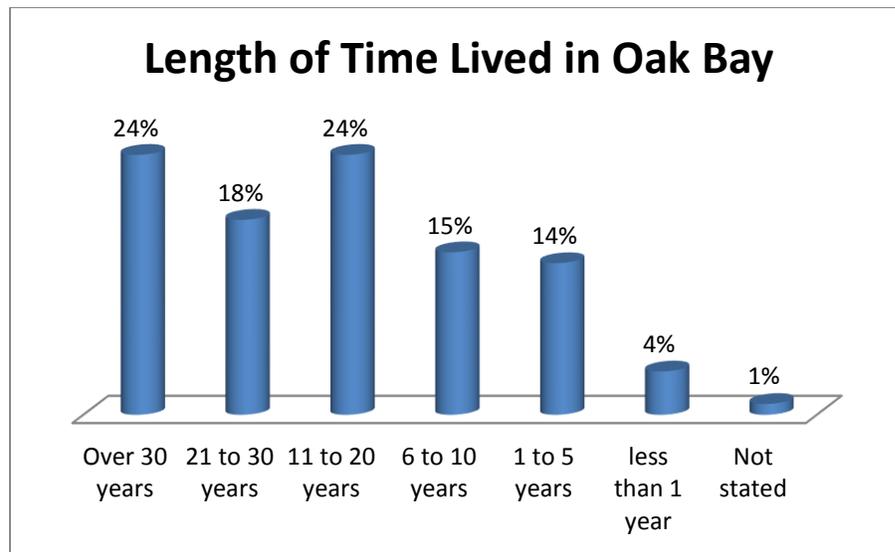
24. What is your age bracket, or the age brackets of all adults who answered the survey questions?
Select all brackets that apply.

Only 5% of the survey respondents were under 34 years of age. Just over a quarter (26%) were between 35 and 54 years, 28% were 55 to 64, 27% were 65 to 74, and 19% were 75 or older.



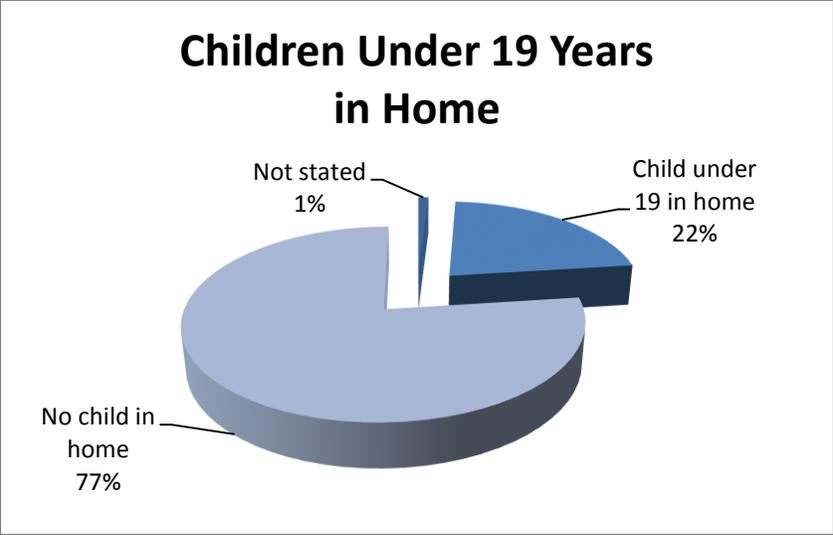
25. How long have you lived in Oak Bay?

There were some very recent residents of Oak Bay who participated in the survey. 4% had lived in the community for less than one year, and 18% for less than six years. Two in five (42%) were long-term residents of at least 21 years.



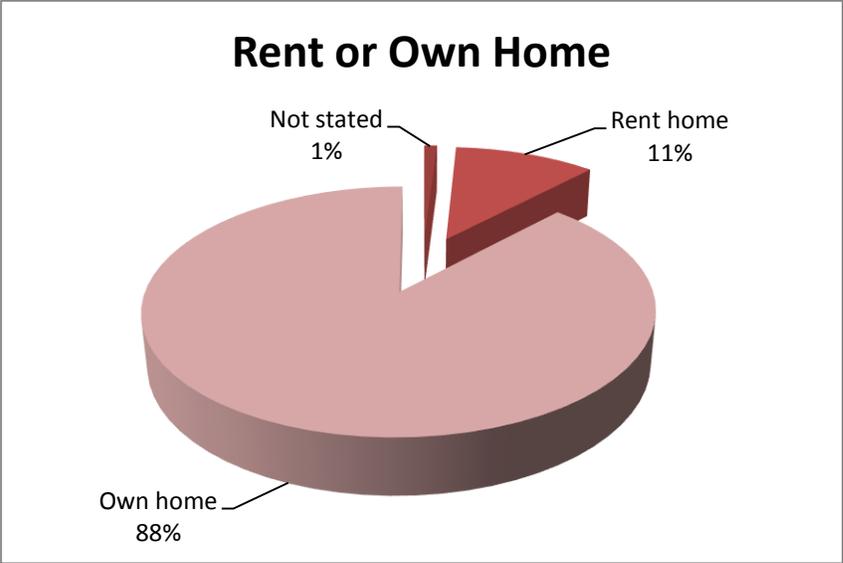
26. Do you have any children 18 years and younger living in your home? Include boarders and occupants of a secondary suite.

Less than a quarter of survey respondents (22%) had at least one child 18 years or younger living in the home. 29% of those with children, representing 6% of the sample, have one or more young children under six years of age. 47% of those with children, representing 10% of the sample, have one or more children 6 to 12 years living in the home, and 52% of those with children, representing 12% of the sample, have one or more children 13 to 18 years living in the home.



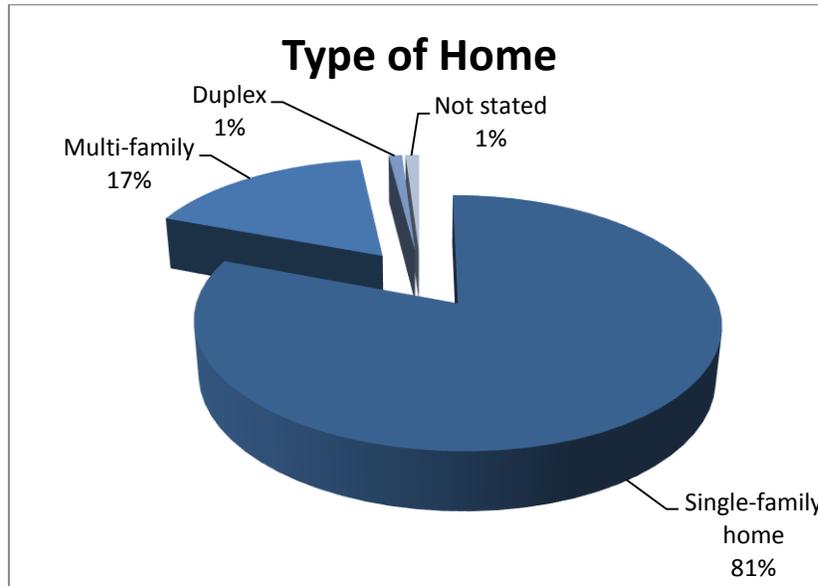
27. Do you own or rent your home?

The majority of survey respondents (88%) owned their home.



28. In what type of home do you live?

Four in five survey respondents (80%) said they live in a single-family home, and 17% live in multi-family buildings.



29. Do you occupy a secondary suite or do you board in a single-family home?

Eleven survey respondents, 0.4% of the sample live in a secondary suite, and six, 0.2% of the sample, said they board. Twenty-four people did not answer the question.

30. Do you currently have boarders or a secondary suite at your residence? *Select all that apply.*

190 survey respondents, 7% of those who are not boarders or occupants of secondary suites, said they have boarders or secondary suites in their homes. A few commented that their relatives lived with them. Twelve people did not answer the question.

PART 2: QUANTITATIVE RESULTS

2.1 INTRODUCTION

The first section of the questionnaire consisted of questions and answers about the history of Oak Bay’s OCP and the renewal process. To provide context, background statistics about the community were presented for population, presence of older residents and children, type of dwellings and length of time in same dwelling.

Following is the first section of the questionnaire.

Oak Bay is renewing its Official Community Plan (OCP). We want your input. Oak Bay’s first OCP was prepared in 1981 and last updated in 1997.

What is an OCP?

An OCP guides a municipality’s land use and development. It provides the policy framework for Council in addressing decisions on housing, transportation, infrastructure, parks, economic development, and the natural and social environment.

Why do we need to renew our OCP?

Oak Bay has seen many changes since the OCP was first adopted in 1981. To remain relevant, a community’s OCP must be updated.

Change is inevitable and often beneficial. Some change is foreseeable, and some unexpected. Communities can, however, determine the policies that guide change.

Oak Bay Facts

Population	1991 - 17,815	2011 - 18,015
Population 55 or older	1991 - 40% of residents	2011 - 56% of residents
School-aged children	1991 - 17% of residents	2011 - 15% of residents
Housing 2011	Single detached homes 64%	Multi-family units 36%
Resident of same dwelling for over 5 years	1991 – 55%	2006 – 88%

Trends

- More vehicles
- More commuter biking
- Increasing density in the region
- Shifting family situations
- Increasing housing costs in relation to income

- Climate change such as rising sea levels and more frequent storms
- Aging single- and multi-family homes
- Housing options for seniors and those with disabilities are limited
- Taxes are mostly from residents due to the small amount of commercial land

What have we done to date?

The OCP renewal process began with workshops and open houses. This survey is the next step in the community engagement process. It is important to obtain the views of the entire community.

This summary of survey results does not follow the sequence of the questions in the survey. Instead, the results for questions pertaining to the topics of housing, density, the character of neighbourhoods and the commercial areas of Oak Bay are presented first. These topics were regarded as the most important questions of the survey by some members of OPAC and, judging from their comments, also by many respondents.

General Introduction to Survey:

This survey requests your input on potential strategies and policies for the OCP. Each topic area is introduced with a summary of related strengths and challenges based on the workshops and open houses.

2.2 HOUSING AND NEIGHBOURHOODS

General Introduction to the Housing and Neighbourhoods Sections:

Oak Bay is well known for its single-family neighbourhoods with distinct character and streetscapes. While one-third of the housing is multi-family, such as condominiums and apartments, residents and newcomers are seeking physically accessible and affordable choices to meet their needs at different life stages. The homes in Oak Bay are on average the most expensive in the Capital Region.

A feature of the housing stock is the availability of rental housing within single family residences. It is recognized that Oak Bay has many secondary suites. While this form of housing fills a needed gap, it is unregulated and may not meet today's standards for safe housing.

Housing is a complex and controversial topic in Oak Bay. This section of the survey is therefore more detailed than other sections. More work will be required to address housing issues beyond what can be covered in an OCP and it is likely that a detailed Housing Strategy will follow the OCP.

POTENTIAL HOUSING OPTIONS IN SINGLE-FAMILY RESIDENTIAL NEIGHBOURHOODS

11. Do you agree or disagree with the inclusion of the following housing types in existing single-family residential areas? Assume that key issues such as tree protection, parking, traffic, noise, and neighbourhood character will be addressed.

As shown in the next chart, large majorities of about two-thirds agreed with these housing options:

- Regulated secondary suites in existing homes and
- Duplexes.

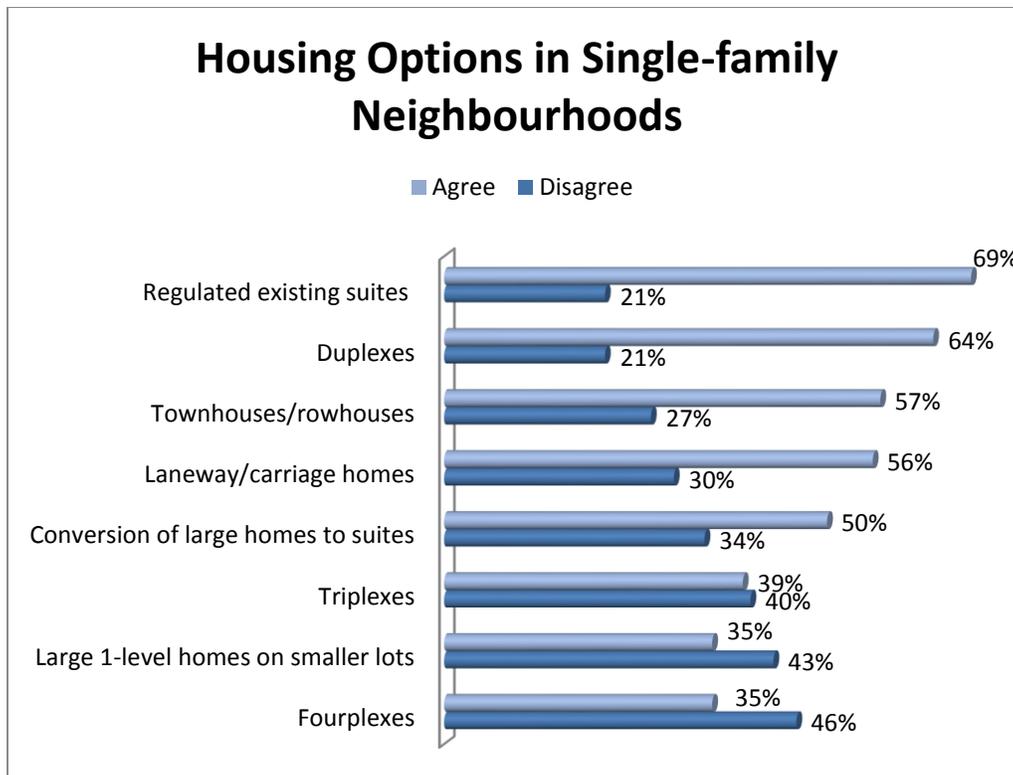
Majorities also agreed with:

- Townhouses / row houses and
- Laneway / carriage homes / garden suites (detached, ground-oriented homes located in the backyard of a property with a single-family home as its primary use).

Opinions on the other options for single-family residential neighbourhoods were more divided. Although half of respondents agreed to conversion of large single-family homes into multiple living units, a third disagreed. Even stronger opposition was found for fourplexes (4 units in one building), larger one-level accessible homes on smaller lots, and triplexes (3 units in one building).

None of the demographic groups supported the following options by giving a majority of agree responses: fourplexes, triplexes, or larger one-level accessible homes on smaller lots.

Conversion of large single-family homes into multiple living units received a majority of agree responses from women (53%), residents of multi-family homes (58%), home renters (60%), younger residents under 45 years of age (56%), shorter-term residents of Oak Bay of 10 or fewer years (52%) and residents of 21 to 30 years (51%). Results for demographic groups are in an appendix of this report.



Read chart as: 69% of respondents strongly agreed or agreed with regulated secondary suites in existing homes, and 21% of respondents strongly disagreed or disagreed with this strategy.

Area of Oak Bay

Dissimilar to the other four areas defined for the survey, a slight majority of residents in the South and West Areas agreed with conversion of large single-family homes into multiple living units.

Fourplexes, triplexes, and larger one-level accessible homes on smaller lots were the three most opposed housing options by residents of each area.

Residents of the North Area disagreed in significantly larger percentages than residents of other areas to regulation of secondary suites in existing homes.

With a few exceptions, residents of Uplands tended to disagree in significantly larger percentages than residents of other areas with housing options for single-family residential neighbourhoods. The exceptions were townhouses / row houses, larger one-level accessible homes on smaller lots, and regulation of secondary suites in existing homes.

Charts showing results for areas of Oak Bay are in the appendix of this report.

POTENTIAL MULTI-FAMILY HOUSING OPTIONS

13. Do you agree or disagree with the inclusion of the following housing types in areas with existing multi-family housing? Assume that key issues such as tree protection, parking, traffic, noise, and neighbourhood character will be addressed.

A large majority of respondents agreed with the potential housing option:

- Allow live / work units above businesses in designated commercial areas.

Sizeable majorities also agreed with:

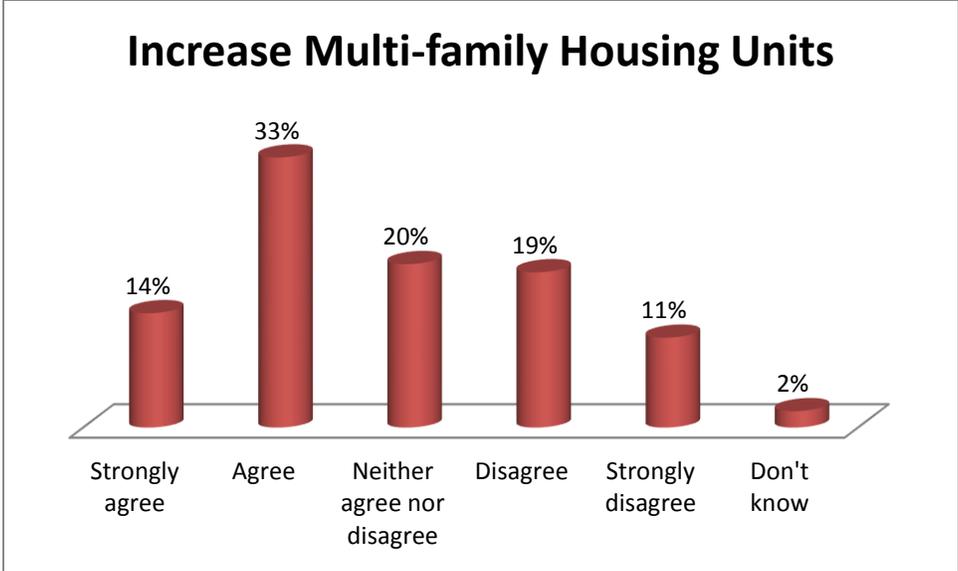
- Encourage more housing for seniors and those with disabilities and
- Encourage more long-term care units / beds.

None of the demographic sub-groups supported allow very small units (such as 300 square feet) with a majority of agree responses. Only about three in ten agreed with allow very small units (such as 300 square feet) to allow for more units in a building, and about half disagreed with this option.

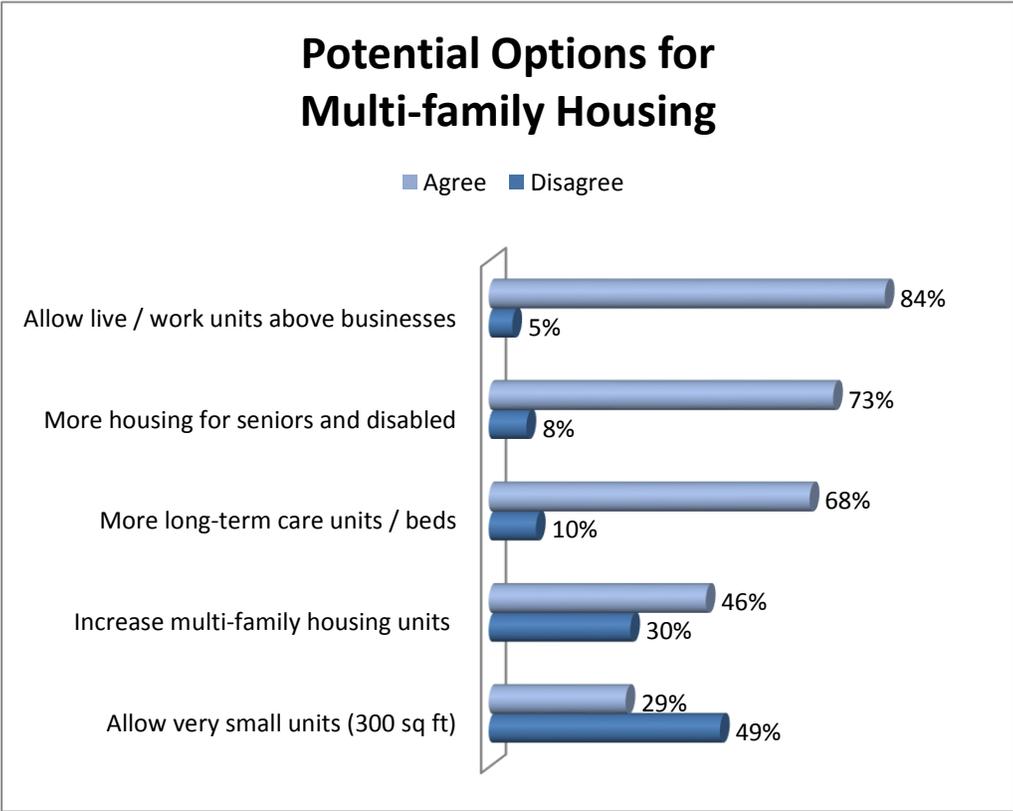
Less than half agreed with increase the number of multi-family housing units (46%), three in ten (30%) disagreed with this option, and 22% either responded with “neither agree nor disagree” or “don’t know”. Demographic sub-groups supporting an increase in the number of multi-family housing units by giving a majority of agree responses were:

- males (51%),
- residents of multi-family homes (52%),
- home renters (54%),
- those with children 18 or younger living in the home (51%), and
- younger residents under 45 years of age (55%).

The results for all demographic groups are in the appendix of this report.



The next chart shows the percentages for agree and disagree for each item asked in the multi-family section of the survey.



Read chart as: 84% of respondents strongly agreed or agreed with allow live / work units above businesses in designated commercial areas, and 5% of respondents strongly disagreed or disagreed with this strategy.

Area of Oak Bay

The results for the South and Central Areas were very similar.

Residents of the West Area were more accepting than residents of the other areas of increasing the number of multi-family housing units.

The North Area had a higher level of agreement than other areas with encourage more long-term care units / beds.

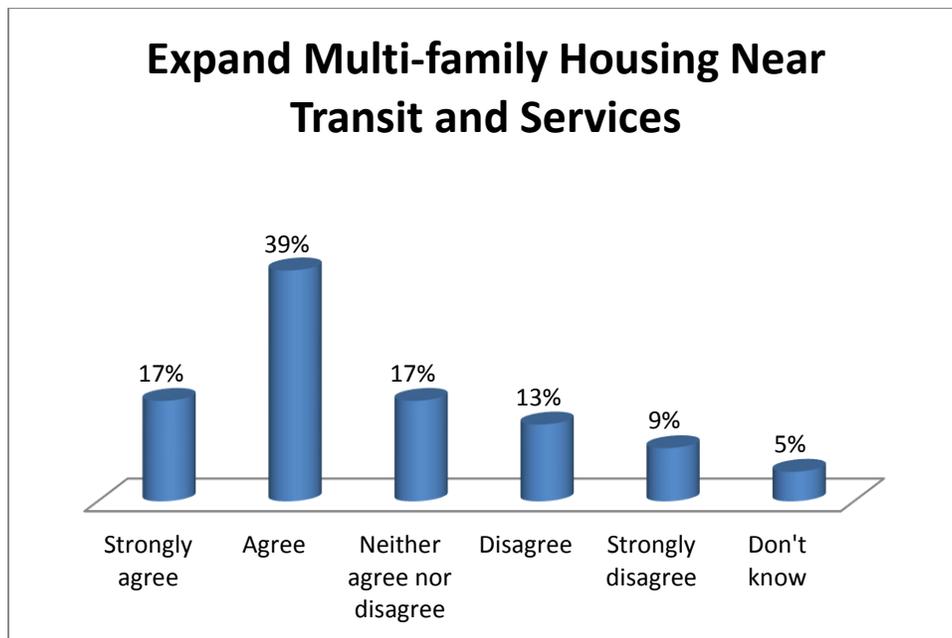
Uplands Area had lower agreement levels than other areas with allow very small units (such as 300 square feet) to allow for more units in a building and lower levels than most areas for increase the number of multi-family housing units.

Charts showing results for areas of Oak Bay are in the appendix of this report.

POTENTIAL EXPANSION OF MULTI-FAMILY AREAS

15. Do you agree or disagree with expanding the extent of multi-family areas in locations such as along arterial roads, near transit, and near commercial and recreation services?

A small majority of 56% agreed with expanding multi-family areas in locations along arterial roads, near transit, and near commercial and recreation services, and 22% disagreed. Care needs to be taken in drawing conclusions about this result. It is clear from the comments that the question caused confusion for some those responding.



Area of Oak Bay

Agreement with this housing option was strongest in the Central Area and weakest in Uplands.

POTENTIAL POLICIES FOR NEW HOUSING

17. Do you agree or disagree with the following policies for new housing?

As shown in the next chart, large majorities agreed with three of the six potential policies for new housing:

- Encourage maintenance, upgrading, and retrofitting of older and heritage homes
- Regulate secondary suites and set standards related to health and safety, fees, parking, owner occupancy, etc. and
- Link increases in density with the provision of community amenities by developers such as public parking, public green space, etc.

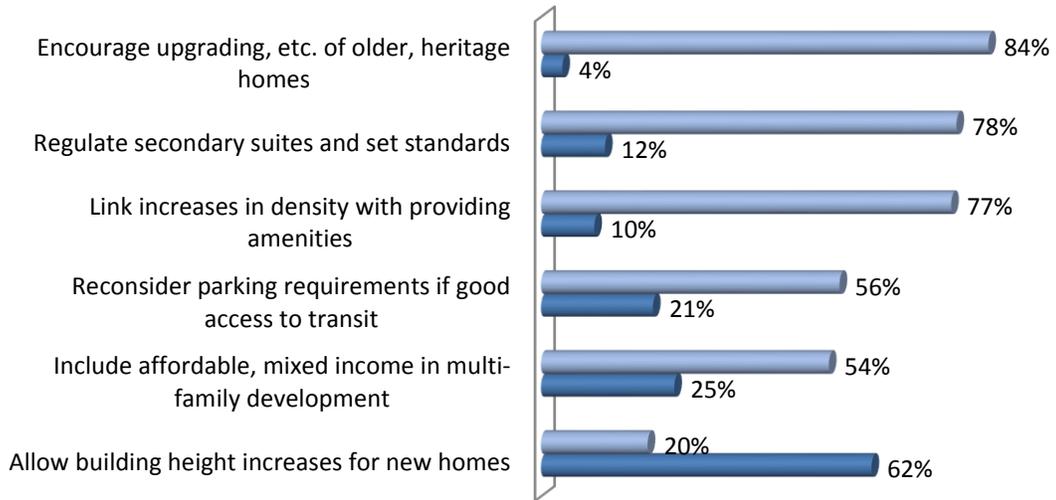
The other two potential policies for new housing received modest support overall of small majorities of agree responses. These are:

- Reconsider parking requirements where there is good access to public transit and where residents tend to use alternative modes such as walking, biking and public transit and
- Include affordable and mixed-income housing in multi-family developments.

No demographic sub-group gave a majority of agree responses to allow building height increases for new homes in single-family residential areas, and fairly large majorities of residents overall and in each of the five areas disagreed with this potential new housing policy.

Potential Policies for New Housing

■ Agree ■ Disagree



Read chart as: 84% of respondents strongly agreed or agreed with encourage maintenance, upgrading, and retrofitting of older and heritage homes, and 4% of respondents strongly disagreed or disagreed with this strategy.

Area of Oak Bay

The results for the South and Central Areas were very similar to each other and to the results for the total sample. Large majorities of these areas disagreed with allowing building height increases for new homes in single family residential areas.

Residents of the West Area were more accepting than residents of other areas to two of the potential policies for new housing:

- Include affordable and mixed-income housing in multi-family developments and
- Reconsider parking requirements where there is good access to public transit and where residents tend to use alternative modes such as walking, biking and public transit

Residents of the North Area and Uplands Area were less supportive than residents in other areas of:

- Include affordable and mixed income housing in multi-family developments.

2.3 BUSINESS AND BUILT ENVIRONMENT

POTENTIAL STRATEGIES FOR BUSINESS AND COMMERCE

Introduction:

Oak Bay has a valued village and smaller commercial nodes with businesses that are local, unique and neighbourly. The relatively small amount of commercial land in Oak Bay restricts Oak Bay's tax base to primarily residential properties.

Previous applications to expand commercial uses have often been denied due to neighbourhood concerns such as traffic, parking and noise. Some village businesses have concerns about the number of Oak Bay Ave and Beach Ave closures for special events. Current regulations set limits on home-based businesses. Bed and breakfasts are not allowed; the one existing B and B was in place prior to the policy disallowing them.

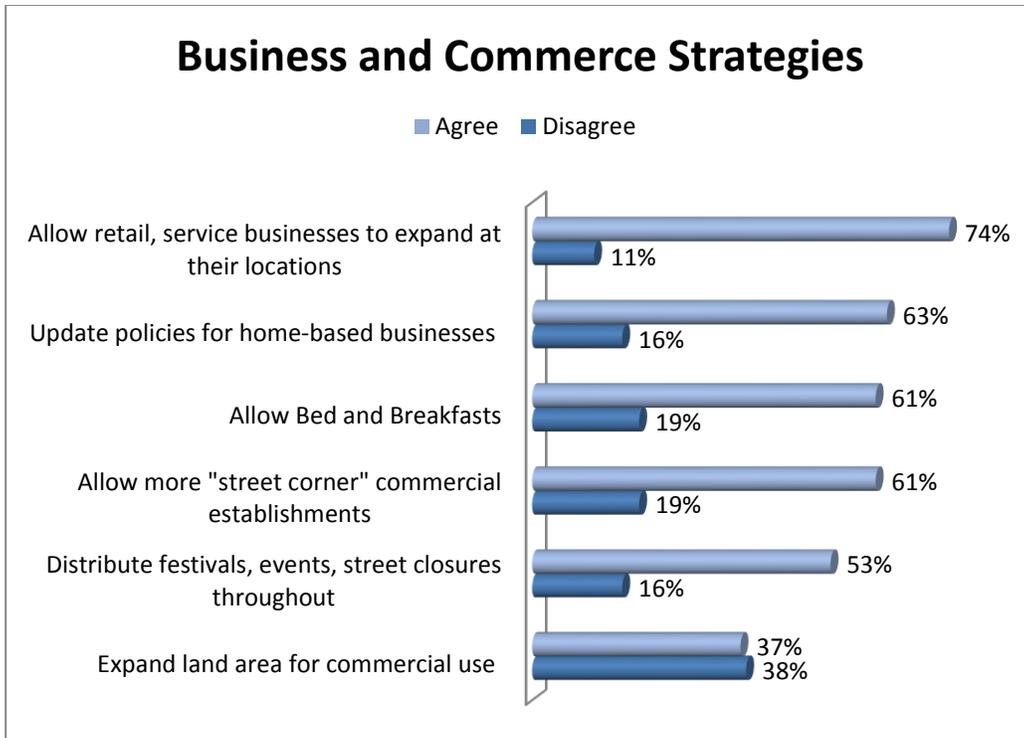
9. Do you agree or disagree with each of the following potential strategies? Assume that efforts will be taken to address concerns such as tree protection, parking, traffic, noise, and neighbourhood character.

One-half to three-quarters of respondents agreed to each of the Business and Commerce strategies except expand the land area available for commercial use in Oak Bay, to which 37% agreed and 38% disagreed.

The strategy, allow existing retail and service businesses to expand at existing locations, e.g., more seating for cafes, received the highest level of agreement level. 74% agreed with this strategy including 23% that strongly agreed.

Three in five agreed with three strategies:

- Update policies for home-based businesses to increase options (63%)
- Allow more "street corner" neighbourhood commercial establishments (61%), and
- Allow bed and Breakfasts (61%).



Read chart as: 74% of respondents strongly agreed or agreed with allow existing retail and service businesses to expand at existing locations, e.g., more seating for cafes, and 11% of respondents strongly disagreed or disagreed with this strategy.

Area of Oak Bay

The results for the South and Central Areas were quite similar for Business and Commerce strategies.

Central and West area residents agreed in proportionately greater numbers to update policies for home-based businesses to increase options.

Residents of the North and Uplands Areas agreed in larger percentages than residents of the South and Central area to expand the land area available for commercial use in Oak Bay. Residents in the West fell in between.

Dissimilar to residents of other areas, less than half of Uplands residents agreed with the strategies, allow Bed and Breakfasts and distribute festivals, events and street closures throughout Oak Bay.

POTENTIAL STRATEGIES FOR BUILT ENVIRONMENT

Introduction:

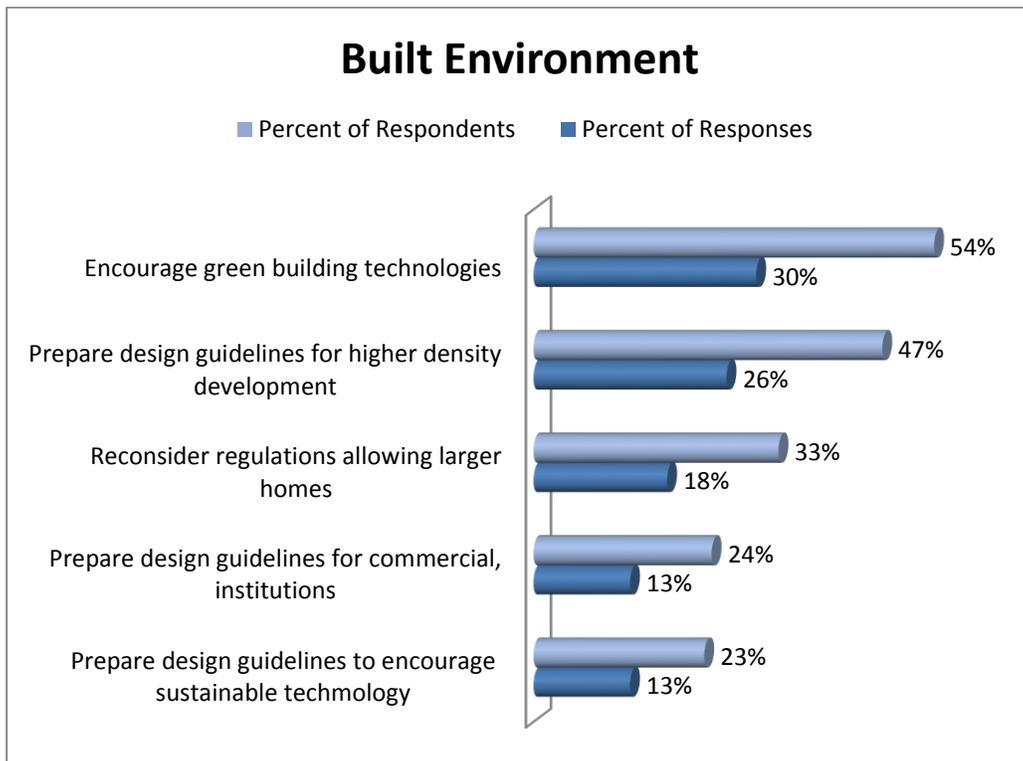
Oak Bay has diverse and interesting buildings. Some of them, including multi-family apartments, are aging and may need to be renewed or replaced, while considering the impacts on the community and the environment. The following strategies refer to how new and renovated buildings are designed.

7. Which of these strategies are most important to you? *Choose up to two.*

As shown in the next chart, the two most important strategies for the built environment are:

- Encourage green building technologies such as solar panels, solar hot water, rainwater collection, recycling of materials from demolished buildings and
- Prepare design guidelines for multi-family and higher density single-family development

Only the first strategy was selected by over half of respondents.



Read chart as: 54% of respondents selected as important encourage green building technologies such as solar panels, solar hot water, rainwater collection, recycling of materials from demolished buildings. This strategy represented 30% of all important choices.

Area of Oak Bay

For all areas except Uplands, the top two strategies for the built environment are:

- Encourage green building technologies and
- Prepare design guidelines for multi-family and higher density single-family development.

Uplands residents selected reconsider regulations that now allow some larger home sizes than in the past at about the same rate as prepare design guidelines for multi-family and higher density single-family development.

2.4 TRANSPORTATION, UTILITIES AND SERVICES

POTENTIAL STRATEGIES FOR TRANSPORTATION

Introduction:

Oak Bay is a walkable community with interesting streets and laneways. Opinions differ on the need for more parking and bike racks in the village, more bike lanes, better sidewalks, and a better transit system. A challenge is the condition, traffic and speed on some roads. (Off-road trails/paths are in the Parks and Recreation section.)

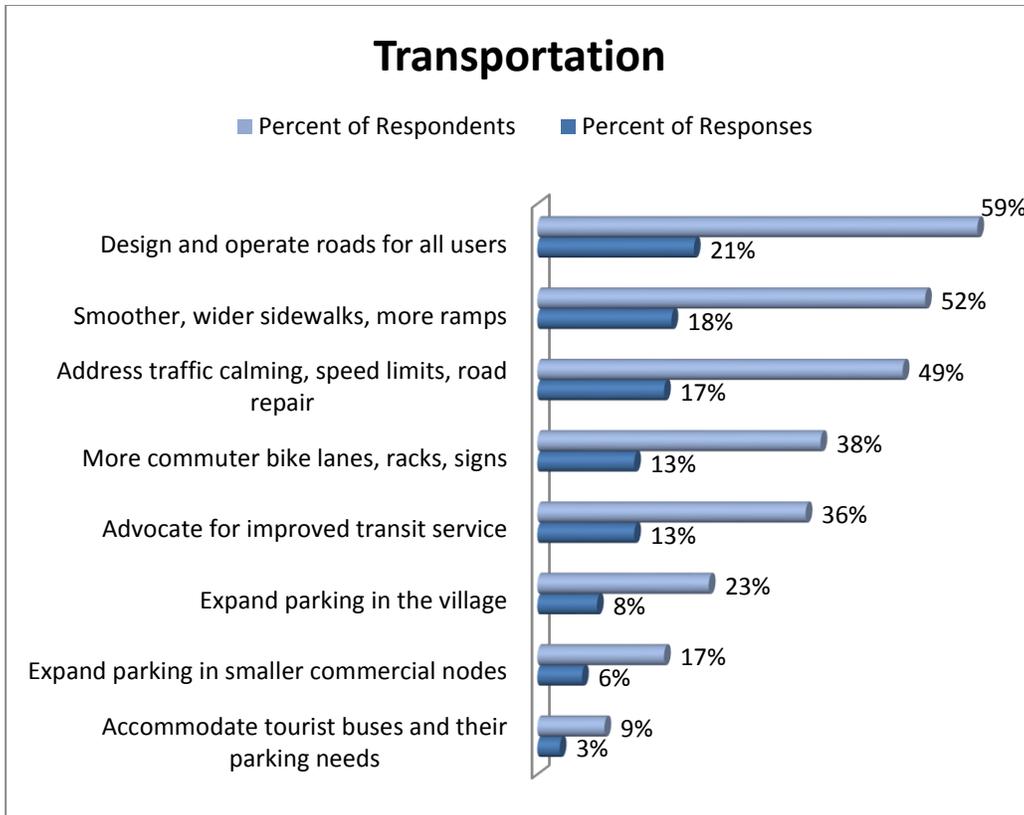
3. Which of these strategies are most important to you? *Choose up to four.*

As shown in the next chart, the four most important potential strategies for transportation are:

- Design and operate roads as “complete streets” with all users in mind, including cyclists, transit, motor scooters, and pedestrians of all ages and abilities
- Improve sidewalks for better accessibility, e.g., smoother and wider sidewalks, more ramps
- Address traffic calming, speed limits, road repair, etc. and
- Provide more commuter bike lanes, bike racks, and signs on bike routes.

Only the first two strategies were selected by over half of the sample.

A fifth strategy, advocate for improved transit service, was selected by nearly as many respondents as selected provide more commuter bike lanes, bike racks, and signs on bike routes.



Read chart as: 59% of respondents selected as important design and operate roads as “complete streets” with all users in mind, including cyclists, transit, motor scooters, and pedestrians of all ages and abilities. This strategy represented 21% of all important choices.

Area of Oak Bay

The top four strategies for transportation were not the same in each area. Traffic issues took precedence over sidewalk concerns in the Central and North areas, advocating for better transit service was the fourth strategy in the South and North, while provide more commuter bike lanes, bike racks, and signs on bike routes was the fourth strategy in the Central, West and Uplands areas.

POTENTIAL STRATEGIES FOR UTILITIES AND SERVICES

Introduction:

Oak Bay's strengths include the municipal yard and recycling facility ("the dump"), emergency preparedness, and municipal responsiveness. Some of the concerns about utilities and services relate to the sewer system in the Uplands, urban runoff, shoreline erosion, and tree pruning (not enough along sidewalks or too much on trees). Oak Bay's water lines and sewers are aging and require ongoing replacement and repair. Some of Oak Bay's overhead wiring is buried in key locations such as the village; most areas still have overhead wiring.

5. Which of these strategies are most important to you? *Choose up to three.*

As shown in the next chart, the most important strategies for utilities and services are:

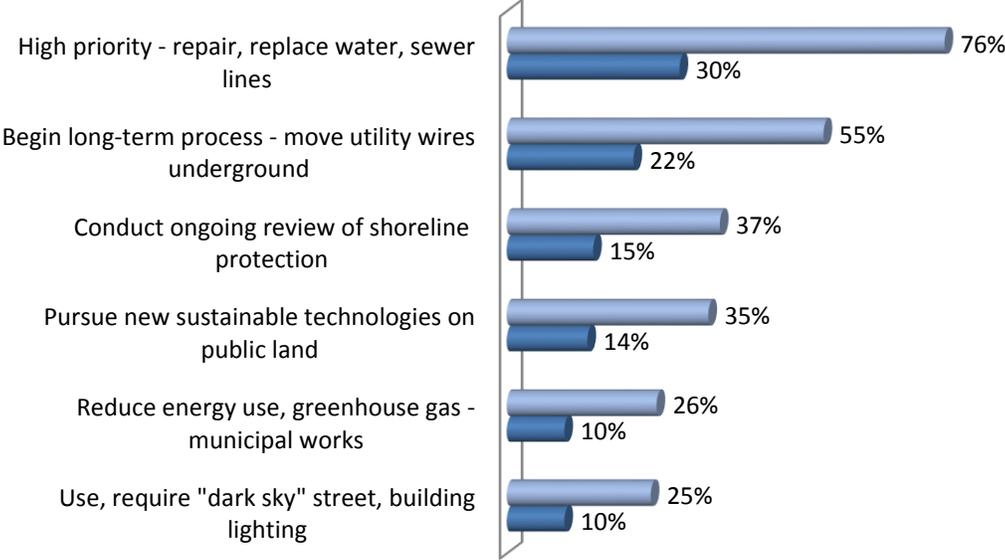
- Repair and replace water and sewer lines as a high priority
- Begin the long-term process of moving utility wires underground and
- Conduct ongoing review of shoreline protection in relation to rising sea levels.

Only the first two strategies were selected by over half of the sample.

A fourth strategy, pursue new sustainable technologies on public land, such as rain gardens, was about the same in importance results as conduct ongoing review of shoreline protection in relation to rising sea levels.

Utilities and Services

■ Percent of Respondents ■ Percent of Responses



Read chart as: 76% of respondents selected as important repair and replace water and sewer lines as a high priority. This strategy represented 30% of all important choices.

Area of Oak Bay

The South and Central areas had the same top three strategies: repair and replace water and sewer lines, begin moving utility wires underground and conduct ongoing review of shoreline protection.

Residents in the West, North and Uplands areas selected pursue new sustainable technologies on public land, such as rain gardens as their third most important strategy, while conduct ongoing review of shoreline protection was fourth.

2.5 NATURAL ENVIRONMENT, RECREATION AND SOCIAL INFRASTRUCTURE

POTENTIAL STRATEGIES FOR NATURAL ENVIRONMENT

Introduction:

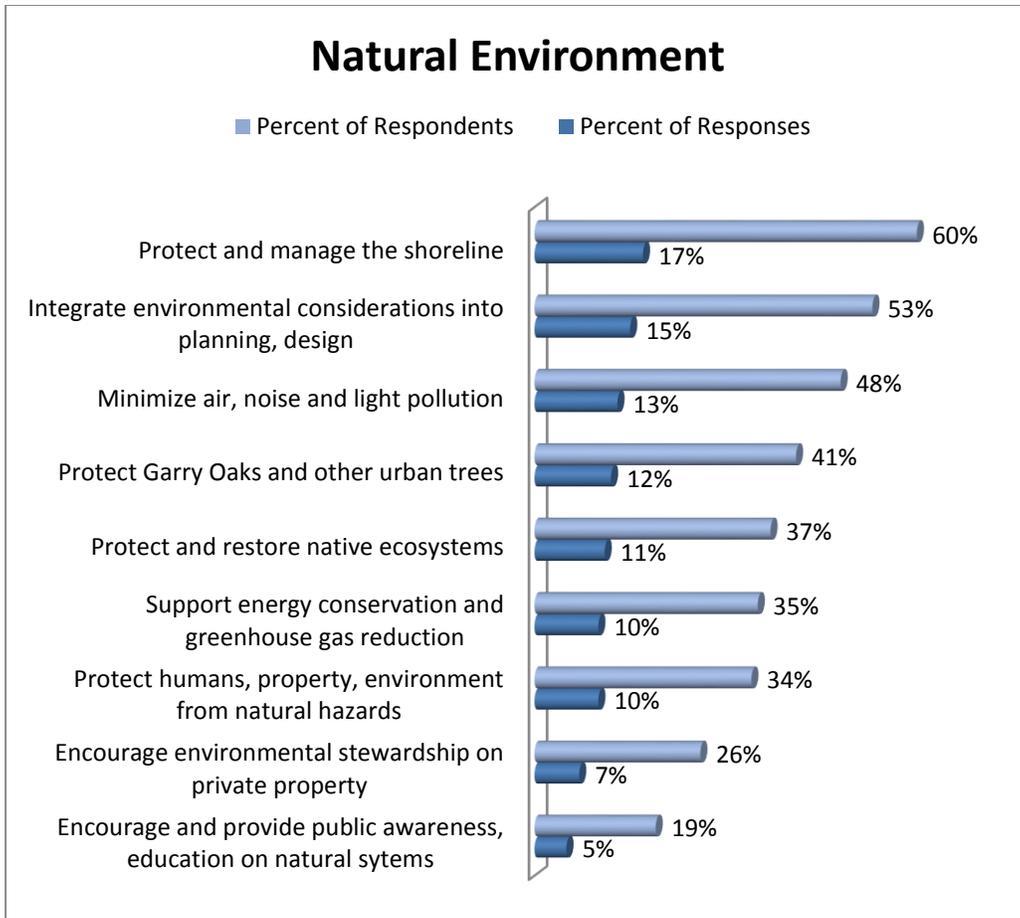
Oak Bay has a rich natural environment that includes trees, parks, green space, the ocean shoreline, the Garry Oak ecosystem, and environmentally sensitive areas. Some of the challenges include tree removal, planting inappropriate species, increased impervious areas (roofs and paving that do not allow rainwater to soak into the ground), foreshore erosion, and climate change.

21. Which of these strategies are most important to you? *Choose up to four.*

As shown in the next chart, the four most important strategies for the natural environment are:

- Protect and manage the shoreline
- Integrate environmental considerations into planning and design
- Minimize air, noise and light pollution and
- Protect Garry Oaks and other urban trees on public and private land

Only the first two strategies were selected by over half of the sample.



Read chart as: 60% of respondents selected as important protect and manage the shoreline. This strategy represented 17% of all important choices.

Area of Oak Bay

The top three strategies for the natural environment were the same for all areas except that minimize air, noise and light pollution was the choice of more Uplands residents than integrate environmental considerations into planning and design.

Protect Garry Oaks and other urban trees on public and private land and protect and restore native ecosystems had about the same levels of support in the Central, West and Uplands areas.

POTENTIAL STRATEGIES FOR PARKS AND RECREATION

Introduction:

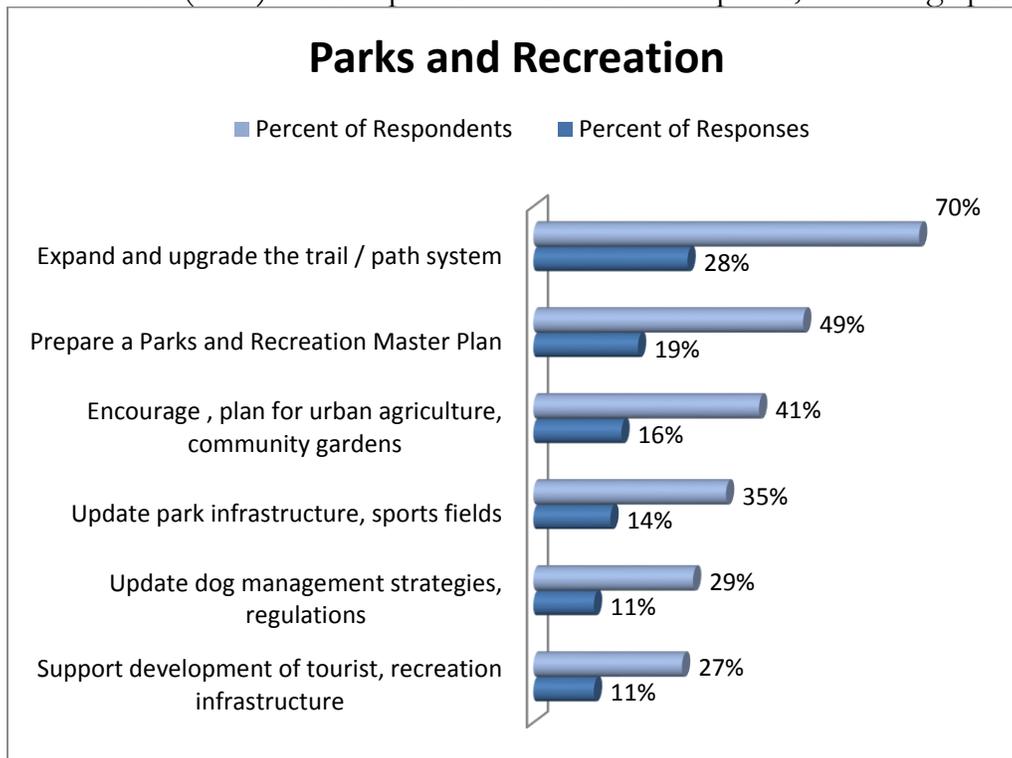
Oak Bay has many parks and trails that are appreciated, and recreation centres that are enjoyed. Some of the challenges include the lack of connected trail/path systems, not much urban agriculture such as community gardens or vegetable plots, dog management, and a desire for more tourism and recreation opportunities.

19. Which of these strategies are most important to you? *Choose up to three.*

As shown in the next chart, the three most important strategies for parks and recreation are:

- Expand and upgrade the trail and path system, including public trails along the shoreline
- Prepare a comprehensive Parks and Recreation Master Plan and
- Encourage and plan for urban agriculture such as community gardens in parks

Only the first strategy was selected by over half of the sample, although a majority of those with children (53%) chose update infrastructure in parks, including sports fields.



Read chart as: 70% of respondents selected as important expand and upgrade the trail/path system, including public trails along the shoreline. This strategy represented 28% of all important choices.

Area of Oak Bay

Residents of the South, Central and West areas chose the same three strategies as most important. Residents of the North area selected update infrastructure in parks, including sports fields about as often as encourage and plan for urban agriculture such as community gardens in parks for their third choice. Uplands residents were more interested in updating infrastructure in parks, including sports fields than they were in encouraging and planning for urban agriculture.

POTENTIAL STRATEGIES FOR COMUNITY AND SOCIAL INFRASTRUCTURE

Introduction:

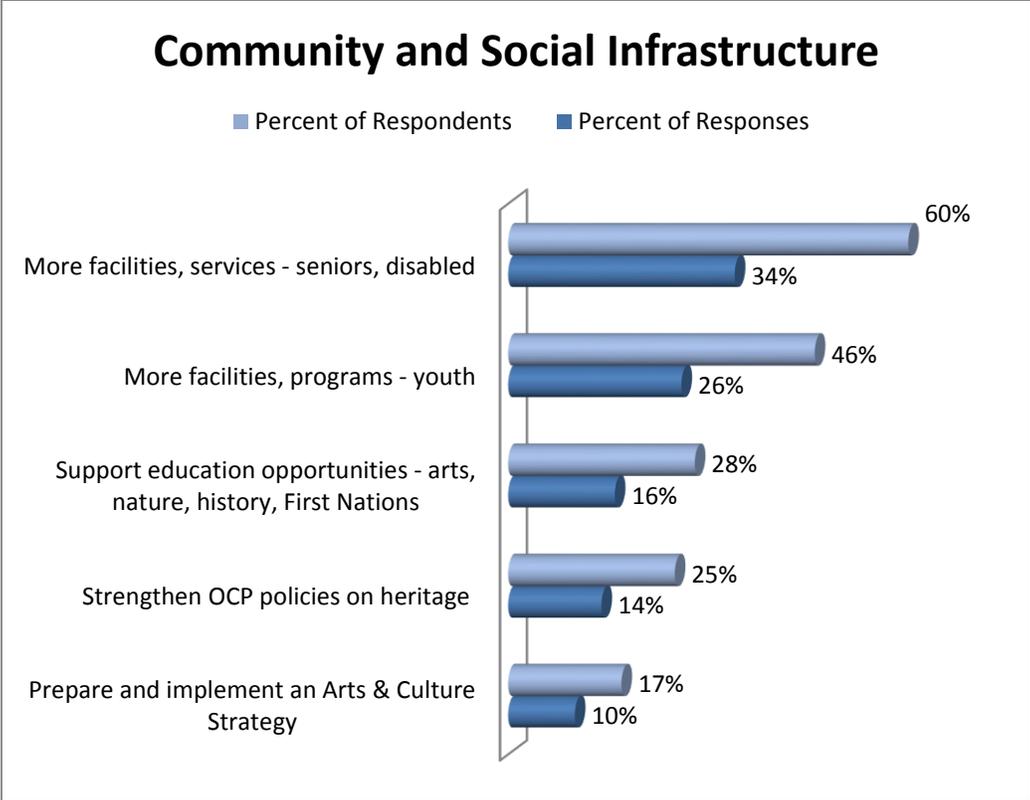
Oak Bay has excellent community spirit as demonstrated by the level of community participation in the numerous festivals and special events. There are also multiple health and community services, community organizations, and volunteers. Some of the challenges include protecting heritage buildings, supporting arts and culture, and providing services and facilities for seniors.

1. Which of these strategies are most important to you? *Choose up to two.*

As shown in the next chart, the two most important potential strategies for community and social infrastructure are:

- Expand community facilities, programs and services for older adults, seniors and people with disabilities and
- Expand community facilities and programs for youth

Only the first strategy was selected by over half of the sample, although a large majority of those with children in the home (73%) selected the second strategy.



Read chart as: 60% of respondents selected as important expand community facilities, programs and services for older adults, seniors and people with disabilities. This strategy represented 34% of all important choices.

Area of Oak Bay

Facilities and services for seniors, the disabled and youth were the two most important strategies in each area. The third most important strategy for community and social infrastructure was support education opportunities related to arts and culture, nature, history, and First Nations, except for Central Area residents. The third most frequently selected strategy among Central Area residents was strengthen OCP policies on heritage.

2.6 SUMMARY

Supported by a majority. Strategies and Options that were selected as important or agreed to by more than half of the total sample can be regarded as having the support of a majority of the community. The following numbers indicate the percent of respondents who agreed or strongly agreed with the strategy, or the percent who selected the option as a top priority from a list of potential strategies.

- 84% Allow live / work units above businesses in designated commercial areas
- 84% Encourage maintenance, upgrading, and retrofitting of older and heritage homes
- 78% Regulate secondary suites and set standards related to health and safety, fees, parking, owner occupancy, etc.
- 77% Link increases in density with the provision of community amenities by developers such as public parking, public green space, etc.
- 76% Repair and replace water and sewer lines as a high priority
- 74% Allow existing retail and service businesses to expand at existing locations, e.g., more seating for cafes
- 73% Encourage more housing for seniors and those with disabilities in areas with existing multi-family housing
- 70% Expand and upgrade the trail / path system, including public trails along the shoreline
- 69% Regulated secondary suites in existing homes
- 68% Encourage more long-term care units / beds
- 64% Inclusion of duplexes (2 units in one building) in existing single-family residential areas
- 63% Update policies for home-based businesses to increase options
- 61% Allow more "street corner" neighbourhood commercial establishments
- 61% Allow Bed and Breakfasts
- 60% Protect and manage the shoreline
- 60% Expand community facilities, programs and services for older adults, seniors and people with disabilities
- 59% Design and operate roads as "complete streets" with all users in mind, including cyclists, transit, motor scooters, and pedestrians of all ages and abilities
- 57% Inclusion of townhouses / row houses in existing single-family residential areas
- 56% (If multi-family housing units were increased) expand the extent of multi-family areas in locations such as along arterial roads, near transit, and near commercial and recreation services

- 56% Reconsider parking requirements where there is good access to public transit and where residents tend to use alternative modes such as walking, biking and public transit
- 56% Inclusion of laneway / carriage homes / garden suites (detached, ground-oriented homes located in the backyard of a property with a single-family home as its primary use) in existing single-family residential areas
- 55% Begin the long-term process of moving utility wires underground
- 54% Include affordable and mixed income housing in multi-family developments
- 54% Encourage green building technologies such as solar panels, solar hot water, rainwater collection, recycling of materials from demolished buildings
- 53% Integrate environmental considerations into planning and design
- 53% Distribute festivals, events and street closures throughout Oak Bay
- 52% Improve sidewalks for better accessibility, e.g., smoother and wider sidewalks, more ramps

Least acceptable options. Because of its importance to the community, the survey explored housing options in more detail than other topics. The following list of housing options received the largest disagreement percentages, with the following list indicating those who disagreed or strongly disagreed with each option. To produce this list, the cut-off criterion was 40% or more in disagreement.

- 62% Allow building height increases for new homes in single family residential areas
- 49% Allow very small units (such as 300 square feet) to allow for more units in a building
- 46% Inclusion of fourplexes (4 units in one building) in existing single-family residential areas
- 43% Larger one-level accessible homes on smaller lots
- 40% Inclusion of triplexes (3 units in one building) in existing single-family residential areas

Households with children. When there is a goal of increasing diversity by encouraging families with children to locate in a community, it is important to understand their priorities. Three Strategies and Options that were not selected as important or agreed to by more than half of the total sample were selected by more than half of respondents with children 18 years and younger living in the home. They are listed below.

- 76% Expand community facilities and programs for youth
- 53% Update infrastructure in parks, including sports fields
- 51% Increase the number of multi-family housing units

The strategies and options supported by a majority of respondents in this survey should be regarded as supported by many residents if and only if certain conditions, standards and bylaws are met. While some said that councils are elected to make decisions on behalf of a community, and these people may prefer not to get involved in the details, the comments of others make it very clear that in selecting a particular strategy as important or agreeing to a housing option, “blanket approval” has not been granted. A survey designed to measure “high level” attitudes does not provide the details and background necessary to arrive at a completely informed opinion. For new building construction, it is the details of a proposal and how the concerns of residents will be addressed that determine residents’ ultimate opinion on specific examples of Strategies and Options that may have been selected as important or agreed to by more than half of the total survey sample.

PART 3: QUALITATIVE RESULTS: A WINDOW ON OAK BAY

3.1 INTRODUCTION

The purpose of qualitative data is to answer “why” questions. For example, why a certain quantitative result was obtained, how residents are reasoning about an issue - especially one where opinion is divided, and what concerns are driving opinions. The OCP survey opened a window on the hearts and minds, fears and hopes of those who live in Oak Bay at a critical juncture in the community’s evolution. A fuller and deeper understanding of survey results is the goal of this analysis. A secondary benefit of qualitative research is that it frequently uncovers misinformation and information gaps, which may lead to better communication between local government and residents.

The comments of survey respondents provided the qualitative data summarized in this component of the report. The content analysis of the data was very challenging, because of three factors. The first factor was the sheer volume of statements. Unlimited comment space had been provided in the online survey, and survey respondents wrote almost 273,700 words strung into sentences and paragraphs that required over 550 pages to list. Secondly, most qualitative data is generated in response to a specific question, but in this survey, the question wording was very general: Do you have any comments or suggestions on parks and recreation, policies for new housing, and so on. General wordings of qualitative questions lead to a wider range of topics addressed in responses than narrow, more guiding question wordings. The third factor complicating the analysis was that many respondents took the opportunity to discuss any strategy area or topic of the survey whenever comment space was provided. For example, some residents had only one or two issues compelling their participation in the survey such as distaste for “monster houses” or secondary suites, or concerns about the problems they feel would result from an increase in population. This resulted in a scattering of statements on specific topics throughout the comments. Further contributing to this problem was the inability to move back and forth between questions in the online survey. This prevented respondents from knowing if the issue they considered to be most important would be addressed later as they moved through the survey questions. Further, some respondents who had a single point to make would sometimes write about their concern at every opportunity. Simply “counting” words or topic mentions would suggest that far more people shared that concern than actually is the case.

Numerical counts were used in a few instances to aid analysis, but the main technique consisted of reading, taking notes, identifying patterns in the content, and conceptually grouping the content into themes. For some themes, comments were grouped and then further parsed into sub-themes to identify the main opinions and reasons underlying opinions on a matter. By a slow iterative process, themes of relative importance, priorities, and similarities and differences in opinion were identified. The comments are chock-full of residents' ideas, suggestions and information, and at times in this report, specific examples of these are given, as well as some details about locations, etc. when deemed important. Most of the time, comments are condensed and summarized, but direct quotations are used now and then to preserve the "flavour" and tone of residents' thinking on a matter.

There is no doubt that the following analysis and summary of the survey's qualitative data relied on a mostly subjective process performed by a researcher. In order to assess the validity of, or at least feel comfortable with the analysis (or not), readers are invited to ask if the analysis "rings true" with their perceptions of their community, and if the analysis gains any ground towards a better understanding of the survey's quantitative results and residents' positions on the important issues under consideration in this OCP renewal process.

3.2 FUNDAMENTAL THEMES

Three fundamental themes were identified in the qualitative data that characterize most, if not all, survey participants. These "universal" themes underlie, connect, or subsume all the other themes that will be discussed, and are the shared values of people who live in Oak Bay. The fundamental themes are Passion for Oak Bay, Kinship with / Living in Nature, and an action theme - Do It Right.

PASSION FOR OAK BAY

The comments contain many statements about living in Oak Bay. These comments share the reasons why people like living in Oak Bay or describe the things liked best about the community. It isn't an exaggeration to say that residents are passionate about Oak Bay. They love where they live and view their community as a desirable, special, even unique place to live. The descriptive comments about Oak Bay paint an appealing picture of a small town situated in a spectacular natural setting offering a high quality of life to its residents. The fact that Oak Bay is a part of a fairly large metropolitan area was mentioned now and then, but the main notion conveyed to the reader unfamiliar with this area of southern Vancouver Island is that the edges of Oak

Bay are defined well enough and its neighbourhoods form a coherent enough whole that Oak Bay can be spoken of in terms of a self-contained community. As one resident put it, “Oak Bay is a small town in a city”.

Descriptions of Oak Bay often included words and terms such as special, different, unique, beautiful, lovely homes, neighbourhoods and streetscapes, gardens, green space, trees, heritage and ambience. Used less often but still likely to be found in residents’ descriptions are words like quaint and character, and sometimes peaceful, quiet and safe. Oak Bay was referred to a few times as a model community, and some claim that its visual attractiveness and liveability are widely known across Canada, and even beyond Canadian borders.

KINSHIP WITH / LIVING IN NATURE

The residents of Oak Bay live in the midst of nature in ways that are not a common characteristic of other towns and cities. Public parks, private gardens and mature trees in the built environment are fundamental to Oak Bay’s appeal, while nearby shoreline, beaches and ocean, natural parkland and nearby wild natural areas provide an ever present relationship with natural systems and forces that shape or influence residents’ lives. Prized by residents are opportunities to observe wildlife and functioning natural ecosystems, walk along tree-lined streets and enjoy the beauty of private, well-tended gardens. The voices of avid gardeners, birders, and people who have a keen interest in and expertise in native plants and biological sciences can be heard throughout the survey comments. Many respondents said they couldn’t choose among the Natural Environment strategies of the survey, because all are important and should be thought of as integrated strategies. Concerns were expressed about a deteriorating environment, and some residents are working very hard to reduce human impact on natural systems. In general, Oak Bay residents want to live as harmoniously as possible within the natural world that encompasses Oak Bay and nurture and enjoy desirable plants and animals of the built environment. It could be said that protection and renewal of both natural areas and the green spaces of “cultivated nature” within the city is a core value of this community.

DO IT RIGHT

The third fundamental theme is a prescription, demand, or expectation for all actions that impact on what residents love about Oak Bay and their feeling of protective kinship with nature. The bar has been set very high in Oak Bay for all local and regional changes that are debated in the public arena or visible to people in the community. Residents want things done right, regardless of whether it is using sustainable technologies, protecting natural areas, replacing old housing stock, improving roads and sidewalks for mixed uses, devising a regional sewage treatment plan, conducting a survey, or renewing the OCP. Doing it right means using expertise in the community and beyond, building on the experiences of similar communities in Europe or wherever there are communities with similar needs and goals around the world, and informed decision-making that is fully cognizant of the impacts of decisions that involve change and can provide a rationale for decisions that is grounded in a vision and plan for the community. Quality and high standards are expected across-the-board to ensure Oak Bay's future as a highly desirable place to live in close kinship with and respect for nature and humankind's responsibilities and place in the larger natural world. Some cautioned Council to go slow with change, make changes that are well thought through, well researched in other communities, and are intentional and according to a plan, not ad hoc.

A few survey respondents volunteered to be on committees, and it was evident from the comments that many residents are well travelled and that people with urban planning, business, environmental, botanical, and technical expertise live in the community. In order to do it right, residents who want to see certain changes in Oak Bay (or at least accept that some changes are coming) offered suggestions of cities to look at for successful ideas, models, design and policy. Following is a list of most of those suggestions.

- Vancouver (well-used public parks, seawall and waterfront parks, mixed use residential and commercial, expansion of multi-family areas near transit and commercial/ recreation services, a youth-friendly, stimulating, diverse, vibrant city, tree policies, incentive policies for better designed large homes, unregulated secondary suites that are working well, Sole Food and Fresh Roots urban agriculture models, Jericho Sailing Centre as a boating facility model for boating recreation, storage, etc., bike routes, the pedestrian-only area of Granville Street in the downtown core, and newer, less polluting transit buses)
- District of West Vancouver (model for legalization of secondary suites, commercial and residential design guidelines, Hollyburn House – a model for assisted living through palliative care facility, noise pollution bylaw, shoreline paths)

- Montreal (small scale townhouse row housing and 2 1/2 and 3 1/2 story, small apartment blocks, bike lanes)
- Seattle, WA (rain gardens, small cluster house developments and cottage neighbourhood developments, safe wheelchair/scooter ramps)
- Portland OR (successful planning for alternative transportation modes, hop on- hop off street car in commercial area, an example of a diverse and tolerant community)
- Carmel CA (a model for Village commercial area improvements, using homes near commercial areas as residential/commercial buildings instead of replacing them with larger buildings)
- London, GB (townhome designs, Docklands area as an example of attractive multi-family development which does not resemble urban sprawl and adds ambience, fee charged to residents for on-street parking, underground wires)
- Copenhagen, DK (bike lanes)
- European cities (vibrant, dense cities that work, preserving heritage homes, hotels, buildings and streets, successfully combining the old with the new, maintaining a city's character, safe and well-used bike lanes, Woonerf streets, co-housing developments, mixed use residential and commercial areas, small neighbourhood businesses in residential areas, tourist bus policies, noise pollution policies, outside seating at cafes, designing parks that people of all ages use and public places where people connect)
- Scandinavia (well-designed very small apartments, co-housing developments)
- Nagano Japan (policy on old housing stock and land use)

For balance it is important to note that Vancouver was also used as the example by those opposed to certain changes in Oak Bay, especially with respect to housing and density. Criticisms of Vancouver included too dense, over-built, converting large homes to apartments, destruction of friendly neighbourhoods, laneway homes, diminishing green space, traffic calming methods, resident on-street parking in some areas such as Kitsilano, and loss of family-run businesses in Kerrisdale.

3.3 MAIN THEMES AND PRIORITIES

The main concerns that some residents have in going forward into the future could be identified, and seem largely based on perceptions of current conditions in the community that affect or potentially could affect their quality of life and preferred lifestyle, financial security or ability to continue to live in Oak Bay. These concerns include floods and threats of more flooding, replacement and repair of aging

infrastructure, high or higher taxes, high real estate prices, and an absence of sufficient housing choices for seniors who are downsizing, small households, young families, and those with modest incomes. Feeding some of these concerns are visible changes in recent years such as tearing down older homes, building large new homes with modern architecture, sub-dividing residential lots, loss of permeable surfaces to absorb run-off, shrinking yards and urban forest, eroding shoreline, loss of Garry Oak (and other trees and vegetation) and biodiversity in natural ecosystems, increasing traffic and noise, “for lease” signs in the Village, and a changing City of Victoria due at least in part to population pressures.

Two main themes emerged from these concerns, Cost of Renewing Aging Infrastructure and Conflicting Opinions on Housing and Density. These main themes appear to capture the highest priorities of residents at this time. Housing and Density incorporates many emotionally charged issues on which residents’ opinions were striking in their differences. Residents are more of a single mind, at least among those aware, that aging infrastructure must be repaired and replaced, and they are very worried about the long-term cost implications.

Before moving on to a discussion of themes, it may be useful to identify the tensions observed in the qualitative data that are operating in the community at this time. These tensions arise from different needs and perspectives and are influencing opinions about the future of Oak Bay. There are tensions between the haves and have nots (or modest haves); long-time residents or those whose housing needs are solved for the foreseeable future and those who need affordable housing now or will in the future, people who like what they see happening in other communities with urbanization and those who don’t, dog owners and (at least some) non-owners, those who do not want a decrease in privately owned green space and those who would prefer a trade-off of private green space for more public green space, those who desire a quiet lifestyle that turns off the lights at 9 pm and those with a desire for more excitement, things to do and places to go to meet friends in the evening; those who have or want to have rentable suites in their homes and those who do not want suites in the community and expect the current bylaw to be enforced; those who want to see people out of their cars and using alternative modes of transportation and those who are content to drive or do not want more bicycles on the road; those who have good reasons for wanting an increase in population and a variety of housing options available and those who have good reasons for wanting to protect and preserve what they like best about their community; those whose attitudes, experiences, and concerns cause them to embrace change and those who resist changes in Oak Bay; and those who believe that climate change is occurring and affecting weather patterns, storm activity and sea levels and those who do not believe the scientific evidence for climate change is convincing. Some residents with children said that Oak Bay in

general has a low tolerance for active children and teenagers or have the sense that an older generation's wishes have set the tone for acceptable behaviours and community amenities, which at times may be in conflict with children's need to play. Of course, Oak Bay is not unique in having these tensions, but it is often useful to be reminded of the social forces at play in the community.

A difference in approach to finding solutions to the inevitable conflicts between neighbours and groups in the community with competing interests was woven through all of the topics of the survey. Individuals switched their preferred approach depending on the issue, but on various contentious topics there was a clear division between those who would force/enforce desired behaviour and those who would enable and encourage desired behaviour. Make them do it because it is the law or pass a law to make them do it appeared in comments about enforcing the speed limit, removing rented secondary suites, adopting / enforcing commercial and residential design guidelines, variance applications for reduced setbacks and parking space requirements, denying the use of noisy garden and household equipment, permitting only small delivery trucks, prohibiting certain varieties of trees and shrubs on both public and private property, etc. Encourage compliance through incentives or less restrictive regulations appeared in comments about how to achieve well-designed large homes, new homes without flat roofs, proper maintenance of older houses, placing doggy bag dispensers to encourage compliance with poop and scoop bylaw, and so on. A few people said that social pressure from neighbours was the most effective way to deal with problems arising from rented secondary suites. Some simply said hands off the rights and freedoms of citizens. Residents have the right to decide for themselves what happens on private property, and it isn't the business of government. This sentiment can be found in comments about design guidelines for residential homes and the right to decide the architectural style of a new home, removal of hazardous trees on private property including Garry Oaks, youthful skateboarders, and the right to privacy. Is modern life too regulated, or can additional regulations and enforced regulation solve the problems of Oak Bay? Residents are not of one mind when it comes to answering this question.

COST OF RENEWING AGING INFRASTRUCTURE

The unknown cost of renewing aging infrastructure that all residents rely on could be called the backdrop theme for all of the other themes. Aging infrastructure hovers in the background, is a significant concern and a high priority. Many are aware of a growing need and urgency for infrastructure repair and replacement and are worried about looming unknown costs associated with upgrading sewage treatment for the

region. The recent Bowker Street flood and the CRD sewage treatment plan process have focused attention on these issues. The survey found a high level of agreement that repair and replacement of water and sewer lines is a high priority. More details will be presented later in this report on specific infrastructure improvements like old pipes, potholed and patched streets, crumbling bumpy sidewalks, and pedestrian walkways with no ramps, railings or benches, and replacing trees and other vegetation on public land.

Those with a short list for improvements in Oak Bay advised against spending money on anything other than essential services. Look after the basics - water, sewer, garbage, power and roads - prior to anything else. Although the opinion was not directly stated very often, there seemed to be an implication in comments about infrastructure that Oak Bay is in “catch-up” mode, that past neglect or insufficient funding of repairs and maintenance has caught up to the present and cannot be ignored or postponed any longer. One resident remarked, “All municipalities should have compulsory fifty year plans for the development, maintenance and replacement of vital community infrastructure.”

The CRD sewage treatment plan is a regional infrastructure issue with significant cost implications for residents. Some residents are very worried about tax hikes and would like to know the extent of their tax obligations to this single regional improvement in sewage treatment before expressing an opinion on any other improvements. They emphasize that local government should focus on essential services only until this worrisome mystery is solved. At times, anger was evident in comments about the long-term costly burden on residents, and the CRD was criticized for its lengthy, expensive process in coming up with a plan and occasionally was criticized for its “out-dated approach” to waste management. A few residents advised that alternative, sustainable strategies for managing run-off should be investigated before investing large sums of money in separating lines or committing to a CRD plan, or that smaller area-based sewage treatment plants would be a better approach so that in the event of disaster the whole system wouldn’t cease to function. A related sub-theme was the opinion that Uplands residents should assume the responsibility of paying for the separation of storm and sanitary lines in their area. Some who live in other areas of the municipality said they had paid out-of-pocket for upgrades to sewer and perimeter drains, replacing the old clay pipes of their sewer lines, and repairing damage done by tree roots. Fairness in assigning citizen responsibilities for upgrade costs seemed to motivate this type of comment.

Initiating an OCP renewal process that asks about numerous possibilities for community improvements in a climate of uncertainty around financial liabilities associated with a regional sewage treatment plan caused some survey respondents to

adopt a very conservative stance toward making any commitments that cost money. They seemed to be advocating a holding pattern for anything beyond maintaining services and fixing only that which was necessary. Other people responded to the same situation with a different attitude toward bringing in more people and more businesses. They see this as part of the solution to infrastructure costs because of an increased tax base.

CONFLICTING OPINIONS ON HOUSING AND DENSITY

Views on housing and density are divisive flashpoints in Oak Bay at this time. Any planning choices and decisions that will result in an increase in population, smaller lots, and housing types that are uncommon or non-existent in the community are complex, controversial and comprise several sub-themes. A discussion of these follows.

An increase in population is a good thing/is a bad thing. Those who advocate for higher density do so because they believe it is more sustainable for humans to live in compact urban areas; dense urban areas mean greener cities. They reason that dense living also prevents sprawl, preserves agriculture lands for growing food and protects natural environments. People in favour of increasing the population maintain that more people and more housing will create more tax revenue to make improvements and keep taxes from rising significantly, local businesses will have a much better chance of thriving, and a housing supply will be created for seniors, young adults, and families with young children. Others would like to live in a livelier community and believe that greater density will result in opportunities for people to connect through well-designed public spaces that draw people and are used by a cross-section of residents. There are many comments on the intrinsic value of ethnic and generational diversity and how it enriches community life for everyone's benefit. While some people primarily feel a need for everyone to do their part to absorb a population increase in Greater Victoria, provide more variety in housing options, or mitigate the damage of human impact on the environment, others simply want to live in a livelier community with a younger feel to it. For all of these reasons, a population increase in Oak Bay is regarded as a good thing.

“Oak Bay is financially out-of-reach to future generations.”

“We are all alike.”

“Oak Bay should be affordable for everyone, not an enclave for the rich.”

“I feel the key to any well managed community is diversity, be it residential or commercial. Any improvements to areas to make them more vibrant and utilized by more people would be wonderful. I am all for change, and hope to see a revitalized Oak Bay in the future.”

“I think diversity in neighborhoods brings richness of culture and character, and people fear losing their quiet character, without realizing there are things to gain, such as mixing of generations and more vibrancy.”

“I think that densification is important and that Oak Bay must do its part for the region. If we don't, then we will inevitably be chewing up more farmland for housing in the coming decades, especially on the Saanich Peninsula. We need to preserve farmland so that future generations will have something to eat!”

“We are all a lot more alike than unlike! I think that it will make more for a kinder and accepting kind of environment for Oak Bay if we are more open to all kinds of people.”

For other residents, an increase in population and housing density is a bad thing. When someone loves their community and their way of life, it is only natural to want to preserve that which is liked best, and Oak Bay has many residents who dislike the changes they already see taking place and want to prevent further erosion of Oak Bay's character. They feel there are real or potential threats to their preferred lifestyle, the aesthetics of the built environment and enjoyment of large private gardens, and their real estate assets. They wish to preserve traditional Oak Bay, because it is a beautiful place to live and they think it works as a community - so why change it. They do not agree with the arguments they have heard for why an increase in population and housing options would be beneficial and do not trust the motivations of developers to propose or carry out what is best for a neighbourhood and nearby residents. Developers were mentioned many times in the comments, and a common opinion is that they are motivated solely by money. Residents claim that developers not following through on promises of community amenities and that approvals of variance applications allowing developers to realize higher profits can cause problems for the neighbourhood – the only ones “who win while the neighbourhood pays the price”. They were also likely to mention a specific example, the Clive Drive apartment building proposal, the decision, its variance allowances, or its potential impact on nearby neighbours. The non-enforcement of an existing bylaw banning secondary suites was high on the list of complaints.

“Leave things as they are! Do not allow houses to be demolished to allow developers to put in unsuitable and unwanted buildings.”

“Discourage developers from encroaching on single family zones. Limit the size and number of variances requested by developers and builders to reasonable tweaks not major concessions.”

“36% is enough.”

“All options above will result in higher density. Please DO NOT allow any of this!”

“Be careful to keep the present high quality and character of Oak Bay in future. This is already an exceptional place to live. Don't fix what isn't broken.”

The possibility of more people, more diversity in people, and the effects of these changes lead some people to write comments that contained transparent rejections of people of modest income, renters, and at times those living in “condos”. Social class consciousness and exclusionary attitudes appeared to drive these comments. The central notion seemed to be that people have to earn the right to live in Oak Bay, and high property values serve as the gatekeeper.

The survey found less than half agreeing with an increase in multi-family housing but majorities agreed with some limited types of higher density housing options such as duplexes, townhouses, laneway / carriage homes, regulated suites, and mixed residential / commercial. Both the quantitative and qualitative results of the survey indicate that the community favours modest growth. The question then becomes how can this goal be achieved in the best possible ways? The message of survey respondents to local government is to go slow, take time to research communities that have successfully managed growth, and do it right. Some changes will work better in some areas, neighbourhoods and mini-neighbourhoods than others.

Secondary suites. Apparently, there are quite a few secondary suites in Oak Bay now, at least in some areas of the municipality. The suites are said to provide housing to post-secondary students for the most part and to help homeowners financially bear the high cost of buying single-family homes in Oak Bay. The extra rental income allows some seniors who are house-rich but on fixed incomes to remain in their homes. Those in favour of regulating suites think it is important to provide housing for students, to help homeowners and home buyers, including seniors and families, afford to live in Oak Bay. Some also say that new sources of revenue could be obtained through permit fees for the suite and for on-street parking if driveways are inadequate or garages have been converted to rental units.

Non-enforcement of the existing bylaw that does not permit secondary suites is a huge issue to residents who are opposed to allowing suites. People are aware of which houses on their street have suites, because of observable changes in who comes and goes and the increase in cars parked on the street when school is in session. The comments indicated that the main objection to secondary suites is on-street parking and congestion from parked cars lining both sides of the street. Parking was raised so many times that it seemed that if Oak Bay could solve the on-street parking problem caused by the additional cars of suite renters, most of the objections to suites would evaporate. Apparently, in some neighbourhoods when post-secondary institutions are in session, it is not unusual for the residents of a single home to have three or four vehicles parked on the street. Cars parked on both sides of the street were said to leave little space for traversing vehicles, and some people questioned if emergency vehicles would be able to get through. For many, the chief complaint was their inability to park in front of, or even near, their own home. A few residents

pointed out that the streets belong to everyone, and no one “owns” a parking spot in front of their home. Suggestions were offered for decreasing on-street parking congestion and all were of the more regulation type of solution. Get rid of secondary suites and require that people park in their own driveways and garages were frequently mentioned. Other suggestions included: allow parking on only one side of the street, allow only one vehicle per house to park on the street, post signs saying resident parking only, issue parking permits for a fee, or issue permits to people who have to park on the street on a regular basis such as employees of businesses.

If secondary suites are regulated, some cautioned that the regulations should not be overly burdensome, and that they should be confined to high safety risk factors. Otherwise, very few would get a permit, and if expensive renovations are required to bring suites up to code, they will stay “underground”. Some who commented on what might be regulated were less interested in tenant health and safety than controlling on-street parking, noise and a requirement for owner occupancy. Concerns were raised about the administrative burden and expense to the municipality of regulating suites.

Multi-family housing and high-rises. As previously discussed, on-street parking may be the most important reason why some residents object to secondary suites, and the threat of more cars on the streets and needing parking spaces, was also one of the main objections to building additional multi-family apartment buildings.

The survey found that a small majority of residents agreed with expanding multi-family areas in locations along arterial roads, near transit, and near commercial and recreation services; however, there were quite a few comments disagreeing with or asking questions about locating multi-family housing along arterial roads. Some wanted to know which roads are considered to be arterial, some said neighbourhoods should contain a mixture of housing types or that apartment buildings should not be segregated into certain areas, and others said that it wasn’t fair to children living in multi-family buildings to live on busy streets. There were many comments favouring locations near transit, community centres or commercial areas. In statements when residents identified a particular type of multi-family housing, most thought this meant apartment buildings. A few, however, specifically said townhouses and duplexes were the type of housing they thought should be expanded along arterial roads. Clearly, this is a topic that will require further discussion in light of additional information. High-rises and very small units of 300 square feet are not favoured by most residents.

Below are some comments which have been selected to show the range of opinion.

“I agree with the expansion of multi-family areas near transit and commercial/recreation services but why specifically relegate them to being along arterial roads?”

“A facet of the overall character of Oak Bay is the presence of the numbers of single family residences in such areas as arterial roads etc., which lowers the massing effect along these roads and other areas.”

“Instead, regions near parks, schools, and the rec centre should be targeted for multi-family.”

“I don't agree that multi-family dwellings should be restricted to less desirable locations such as arterial roads or commercial areas. I think diversity in neighborhoods brings richness of culture and character, and people fear losing their quiet character, without realizing there are things to gain, such as mixing of generations and more vibrancy.”

“The Haultain/Eastdowne neighbourhood is a great example of multi-family housing not on a busy street, but still near commercial and recreation areas. I wish this question was broken into options.”

“Multi unit housing should be on the primary roads and not mixed into single family housing areas.”

“I might agree with the statement if it were worded less generally....by including arterial roads and transit, it would allow for the expansion of multi-family areas to just about anywhere.”

Below are other areas suggested by residents as appropriate for expanding multi-family housing.

“Expand the Oak Bay / Newport / Beach Dr. multi-family corridor south to Margate. Expand the multi-family in the Cadboro Bay / Epworth / Fair / Haultain area.”

“An area that could be higher density is along Cadboro Bay Road southward toward Oak Bay High School.”

Senior housing and Oak Bay Lodge. Addressing the housing needs of an aging population was a much discussed issue throughout the survey comments. Loss of Oak Bay Lodge was lamented many times, and the community was said to lack suitable housing for aging in place.

“I believe we have to keep and allow Oak Bay Lodge to update and renovate. Our seniors need a local care facility so that they can remain at home in Oak Bay.”

“Please support excellent elder care within the community.”

“Please follow up with a housing survey. This is likely the biggest issue Oak Bay is facing today. It is vital as Oak Bay residents age, that excellent facilities are made available for seniors to have a variety of options from which to choose, that meet their changing health and housing needs and enable them to continue living in Oak Bay if they so choose.”

The comments indicate that many residents feel that most of the housing solutions that would enable seniors to remain in Oak Bay as they age are the same solutions for increasing affordability for younger adults and families, and for community diversity.

These solutions include legal and regulated suites, townhouses, duplexes, smaller homes, and rental apartment buildings.

“Rental housing for seniors giving up their condos or homes is needed. Rental housing for both individuals and families who cannot afford to buy is needed. Otherwise we will increasingly become a neighbourhood for wealthy seniors and their double income family members. If we want to encourage children who have grown up here to stay, we need to provide opportunities for accessible housing.”

The solutions for housing seniors included:

- building more townhouses in Oak Bay and affordable rental apartments;
- building smaller home or mixed housing types of cluster or co-housing developments to house a generational mix of singles, couples and families;
- regulating suites and allowing laneway/carriage homes so that older residents can afford to stay in their homes and have enough money to properly maintain the older housing stock;
- replacing Oak Bay Lodge with a facility that provides long-term care units and beds in the community/ a facility or facilities where people can age in place, first living independently but then as their needs change, receive more and more assistance through to palliative care;
- allowing the interiors of very large homes to be renovated to provide living units and assistance to the elderly, (Abbeyfield Houses were mentioned several times as a good model for not-for-profit senior housing of this type).

Larger modern homes and good design. Preserving the heritage and older housing stock in single-family neighbourhoods and preserving interesting and attractive streetscapes are priorities of the first magnitude for many residents. These residents were likely to mention “monster houses”, diminishing garden and green space, and changing streetscapes. For them, design that “fits in” with the neighbourhood is the gold standard for any new construction in this community. They say Oak Bay’s distinctive character derives from a traditional heritage look and feel, which is largely responsible for the community’s widespread appeal.

A related theme that cut through many conflicting opinions about increased density and acceptable housing types is that good design and architecture is more important than consistency in appearance. Proponents maintain that quality architecture should prevail in any new or renovated buildings, whether single-family homes, townhomes, apartments, or commercial establishments. Some people said they preferred to have a mixture of high quality building designs that reflect different architectural styles in neighbourhoods. A few residents pointed out that many architectural styles are represented in Oak Bay’s older homes and a mix of styles is nothing new in Oak Bay.

Again, the main concerns of many residents are to do things well - the details of design, setback, landscaping, etc.

3.4 OTHER IMPORTANT THEMES

IMPROVE SAFETY OF ALL USERS ON SIDEWALKS, STREETS AND ROADS

Oak Bay was described as a “walkable” community with beautiful homes and yards, pleasant streetscapes, and a main village with unique shops. Still, there were many comments pertaining to pedestrian safety and the need for sidewalk improvements. Sidewalks were said to be needed in Uplands, along Cadboro Bay Road, Foul Bay Road, Island Road, and a section of Roslyn Road and Runnymede Avenue to Mount Joy where children walk to school. Some cautioned, however, that not all roads without sidewalks actually need them, just the ones where there are serious safety concerns for pedestrians.

Pedestrian safety on sidewalks and crossing busy streets was a high priority for the elderly and residents with young children. “I am tired of seeing walkers, scooters, wheelchairs and strollers struggle in my neighbourhood!” Senior residents reported falls and near falls due to uneven surfaces and other difficulties such as a lack of ramps or ramps that are properly designed for mobility aids. They said more railings and benches for resting are needed, and slow walkers have difficulty crossing the street in the Village before the light changes. “Crossing Oak Bay Avenue in the Village is a true hazard for seniors with canes and walkers.” More crosswalks with flashing lights and audible signals were suggested a few times as ways to improve crosswalk safety in the Village.

Some comments noted an increase in the use of mobility aids, especially motorized scooters, and predicted further increases in the future as the population ages. Curb cuts were said to be lacking in some places on main streets (such as the crosswalk on Oak Bay Ave. and St. Patrick on the north side) and should be designed for all users: motorized scooters, wheelchairs, strollers, and the sight impaired who need a textured surface to provide good sensory feedback. Strong complaints about curb cuts were voiced by a few motorized scooter users who said they are not well-designed for their equipment. Sidewalks in the Village were described as very congested at times, and there were a number of requests for wider sidewalks in areas of high congestion to improve manoeuvrability.

There were many comments about the condition of older sidewalks. Pedestrians were said to enter the street to avoid rough surfaces due to sidewalk deterioration over the years and damage from trees roots and to avoid untrimmed vegetation. Some respondents said they no longer took walks in their neighbourhood as they once had when they were more physically able. Poles and street signs are embedded in some sidewalks, and people pushing strollers or walking side-by-side with a friend have to go into the street to get past the obstacle. Overgrown plants, shrubbery and hedges are allowed to encroach onto the sidewalk area and untrimmed tree branches can cause eye injuries to people walking at night or not watching for them. A resident suggested sending a mail-out or newspaper ad similar to the ones for leaf clearing, advising residents of their responsibilities to keep the sidewalks clear of vegetation and to remove branches hanging lower than 8 ft.

Other pedestrian hazards are drivers who don't obey the rules of the road, mostly exceeding the speed limit or not driving at a safe speed such as when approaching a blind curve, but also for ignoring stop signs and traffic signals. Rude cyclists and "silent" approaching bicycles cause concerns to some residents when they cross streets, and the danger of pedestrians sharing the sidewalk with motorized scooters, were mentioned several times. Other hazards cited are sloped driveway access points that cross sidewalks, and sidewalks that are not cleared of snow and ice in the winter.

Getting people out of their cars and using alternative modes of transportation makes good sidewalks imperative, and some residents said that would rather see money spent on improvements for pedestrians than on road improvements.

"Smoother sidewalks would take people off the road and back onto the sidewalk".

"As a new scooter user I feel that improving the sidewalks to enhance scooter use would cut down on pollution, eliminate many parking problems."

There are many uses to consider when designing sidewalks for all users, and each of the following was mentioned in comments regarding sidewalks in Oak Bay: physically fit and able walkers and joggers, pedestrians relying on canes and walkers, residents using motorized scooters and wheelchairs, parents pushing strollers and baby carriages or walking with children, children on toddler bikes, and people walking side-by-side and with umbrellas.

As previously discussed, on-street parking may be the most important reason why some residents object to secondary suites, and the threat of more cars on the streets and needing parking spaces, was one of the main objections to building additional

multi-family apartment buildings. Roads and streets were mentioned many times in the comments, and fixing patched, potholed, and rough road surfaces were regarded as basic infrastructure maintenance. That said, the relative priority of road repair was difficult to ascertain. Some who commented on roads clearly said that sidewalk improvements were more important than road improvements, but others pointed out that rough road surfaces pose dangers to pedestrians who walk on streets with no sidewalks, for rollerblading, and to cyclists who have to move into traffic to avoid “large bumps and potholes” and “islands in the middle of roads and expanded curbs”. A few people wondered if a benefit was derived from the condition of roads in Oak Bay in slowing down traffic.

Traffic calming measures and adjustments to speed limits are controversial, and some residents are adamantly opposed to traffic calming, which they say irritates drivers. There were, however, many comments about speeding cars and streets were identified where vehicles regularly exceed the speed limit. The safety of school children walking and cycling to school or being dropped off or picked up was a concern to some parents and people who live near schools. Willows School, Monterey School, Oak Bay High School and Glenlyon Norfolk School were specifically identified, while lack of parking at St. Michaels Junior School was said to be a problem for nearby residents. The safety of children was often the reason given by those who are in favour of traffic calming measures.

“Our road, Hampshire south of Oak Bay Ave., has the most number of households with children. Young kids are constantly running down the sidewalks, biking to school, running out of the lanes. This side of Hampshire is also one of the busiest streets with commercial trucks and speeding vehicles whizzing by with no regard to children at play. Speed bumps, lower speed limits, or four way stops would help eliminate this issue.”

Some comments identified very busy intersections where drivers have difficulties making left turns because, as one resident put it, “traffic signals such as advance left turns had not kept pace with increasing traffic”, e.g., Foul Bay Road at Fort and Cadboro Bay Road. Replacing four-way stops with roundabouts/traffic circles were recommended quite a few times as a way to improve traffic flow, reduce the speed of vehicles, and increase safety, and as a “greener” alternative than stop and go traffic that results from stop signs and traffic lights. Among the intersections suggested for traffic circles are Foul Bay Road and McNeill Street, Foul Bay Road and Mitchell St., Musgrave and Dalhousie, Estevan and Musgrave, Estevan and Granite Street, and at the intersection of Victoria Avenue and Granite Street. The intersections at Hampshire and Oak Bay Avenue were described as “hazardous to all who use them” because of congestion, and traffic lights at streets that intersect with Oak Bay Avenue were also suggested. Closing some streets or commercial areas to motor vehicles was mentioned a number of times, to create safe pedestrian areas to which people are

drawn. Suggestions for pedestrian-only areas (or pedestrians, bicycles and scooters) included “the Village centre”, the two blocks on Oak Bay Avenue from Monterey to Municipal Hall, and Oak Bay Avenue from the east side of Elgin or Wilmot to the west side of Monterey Avenue with access for emergency vehicles if necessary. This area was said to be closed for special events now.

The term “complete streets” was unfamiliar to some residents, and some comments restricted complete streets to main thoroughfares only. Bicycle lanes or routes were commented on many times, and some thought bicycle lanes are an important strategy while others, including cyclists, thought they weren’t necessary. Bicycle routes on less busy streets were preferred by some over designated lanes on streets that are shared with heavy motor vehicle traffic. Bike routes through residential areas to schools were also suggested to improve safety for children on their way to and from school and to encourage walking and cycling to school instead of being driven. Commuter bike lanes were said to be needed to the University of Victoria and downtown Victoria. There were quite a few requests for more bike racks in commercial areas and at parks, and some asked why bike racks had been removed from locations where they had formerly been.

Recent cuts in transit service were mentioned by bus riders, and some comments identified the familiar dilemma of planning good public transit that serves residents’ needs: do you design an ideal system for potential users and hope you get riders or wait until ridership is such that new routes and more frequent service has to be added to accommodate a growing ridership? The comments contain requests for new routes, more frequent service, better service to the hospital and nearby medical offices, that routes and stops are the same both directions, and better coordinated night routes with other buses to downtown so residents aren’t left stranded. Following are some residents’ remarks that provide details about the needs of Oak Bay transit users.

“Improved transit needs to be coordinated so that it becomes appealing to the user; seniors and moms with young children do not want to wait long periods of time between buses.”

“Coordinated transit into Oak Bay is absolutely necessary. I recently took the last ferry from Tsawwassen to Victoria as a walk-on. The #72 arrived downtown 6 minutes after the last #2 departed forcing me to take a taxi home.”

“#8 bus should be more often, as it goes to hospitals and medical buildings located next to Royal Jubilee Hospital.”

“Need small electrical buses for (1) frequent-use in highly-used pedestrian areas and (2) infrequent use in other areas. Stops at Monterey Centre, business districts, Hospital, Beaches, Recreation Centre, other regular stops to be determined and select regular bus

stops for transfers. Need regular bus service on King George Terrace and possibly other areas.”

“I know there are about 3,000 - 5,000 daily workers at the hospital (RJH) alone that would like to use public transit if it ran every 10 minutes from 6:30 to 24:00 hr.”

Tourist buses are unpopular in Oak Bay because of their noise and diesel exhaust, and residential streets adjacent to commercial areas were described as "de facto truck routes" for delivery trucks trying to avoid the heavier traffic on Oak Bay Avenue. Delivery trucks serving eating establishments and other businesses were described as "large" and are causing air and noise pollution for people living on their "routes" or near the businesses they are delivering to. A resident said that refrigerated trucks compound the problem, because they have to leave their engines running while making a delivery.

KEEP BUSINESSES VIABLE

Both the quantitative results of the survey and respondents' comments on commercial areas and business indicate that residents appreciate the businesses in Oak Bay and would like to see them thrive. Among the reasons given for a favourable attitude toward business in general were: restaurants, cafes and coffee shops serve as local gathering places to connect with family and friends, commercial areas contribute to community vibrancy and allow people the convenience of walking or cycling a few blocks to shop for things they need, businesses contribute to the tax base, and having a good mix of different types of goods available locally keeps residents' money benefitting the local economy. A few people noted the "for lease" signs in the Village, the turnover of businesses in Oak Bay, or the loss of a hardware store, used book store, etc. A few think the viability of small unique local businesses is compromised by high commercial lease rates. A resident questioned why businesses close for the day when an event is taking place, instead of seeing this as an opportunity to exploit to their advantage. Some comments asked or implied other questions such as these.

- Is the current mix and types of businesses right for Oak Bay?
- Why isn't there a gas station in Oak Bay?
- Why are there so many banks in the Village but nowhere to go for a meal or ice cream at night?

There were a number of mentions of the dual benefits of mixed residential / commercial buildings; convenient shopping for residents and a nearby supply of shoppers for businesses. Some said mixed use buildings help to restore commercial viability, improve safety and reduce crime because there are more people on the streets. The quantitative results of the survey found as much disagreement as agreement with the strategy, "expand the land area available for commercial use in Oak Bay", so it was not surprising that there was disagreement in the comments that if commercial areas were expanded, where they could be located. Along main arterials seemed to be most frequently mentioned, but some said very small commercial nodes or a few small grocery stores, bakeries and cafes scattered here and there in neighbourhoods would improve liveability and walkability by enabling more people to use alternative transportation modes to pick up a few items that they need on a regular basis.

There were quite a few mentions of having smaller transit buses in Oak Bay and a few said the tourist buses should be shuttle-sized, hybrid or electric. An idea of a local shuttle was to have "small community buses running frequently to the Village" and Estevan or "core areas", a "shopping shuttle in effect". These could be very small

buses, hop-on hop-off buses, or streetcars. There were a few mentions of a similar service operating in Portland, which is free-of-charge. The shuttles would be used by locals and tourists and would bring customers to businesses. “How about a little shuttle running a route zigzagging around Windsor, Granite, Oak Bay Avenue, Cadboro Bay...”

For the most part, residents were not interested in improving facilities for tourists, but many were interested in having some new businesses and amenities that would primarily serve residents’ leisure and recreation interests. In the comments about tourists and Oak Bay as a tourist destination, residents were mostly concerned about their buses, and one resident suggested marketing Oak Bay as a cycling destination.

“If we have to have tourists, they should be encouraged to come by bike. This could be a way of reducing bus/car traffic. Advertise Oak Bay as a cycling destination at bicycle rental shops downtown. This could ease traffic congestion, and make Oak Bay that much greener.”

Sites and business suggestions for outdoor areas enjoyed by residents and tourists alike included:

Outdoor recreation areas - interpretive information, washrooms and drinking fountains

Willows Beach area - year-round cafe or restaurant with longer hours, food carts, paddleboard and kayak rentals

Cattle Point - improve the boat ramps and storage areas used by day sailors, build a fishing pier, allow a food vendor, allow a small commercial development that supports outdoor recreation

Oceanfront (McNeill Beach) – establish “a bicycle oasis with air pumps, water, toilets and snack bar...”, use Jericho Sailing Centre as a boating facility model for a community sailing and water sports centre that is affordable with programs for everyone from people with disabilities, kids, to top notch racers..., kayaking, paddleboarding, windsurfing and sailing, a beachside inexpensive restaurant would be available

Rebuild the old boathouse in Queen's Park for Visitors Centre/Nature + Heritage House.

The comments about closing streets for festivals and events favoured community festivals over marathons and bike races. For the most part, residents enjoy the community festivals and like them centrally located, but some say there are just too many races and marathons and some of them could be located elsewhere. Closing the streets for events is a problem for residents living in these areas who say they are trapped in their homes all day.

CONFUSION ABOUT UTILITY WIRES

Many survey respondents had a question about one or more of the Utilities and Services strategies such as:

- What is a rain garden?
- What is dark sky lighting?
- Are sea levels rising?
- Doesn't shoreline protection fall under the jurisdiction of other levels of government?

Even though the potential strategy, begin the long-term process of moving utility wires underground, was chosen as important by a majority of respondents, the content of statements and questions about wires indicates that many are confused and lack factual information.

- What will it cost?
- Can utility wires and work on water and sewer lines be done at the same time to save money and disruption?
- Are there benefits in moving wires underground such as fewer power outages, or is it done purely for aesthetic reasons?
- Is underground wiring a good idea in an earthquake zone?

Some people referred to the desirable aesthetic benefit, but most claimed, speculated or questioned what the primary benefits or reasons would be for putting wires underground and what the risks, if any, might be. In addition to aesthetic improvements, their reasons for thinking this would be a good idea included: fewer power outages, fewer repairs due to falling trees and branches, and less danger from downed wires caused by wind or earthquakes. Some questioned the wisdom of wires underground in an earthquake zone. A few saw the removal of overhead wires as an opportunity to replace tall street lights with lower ones. The survey indicates that public education is needed on this topic.

DISAPPEARING, AGING AND INAPPROPRIATE TREES

It was clear from many of the comments about plants and trees that Oak Bay has a citizen resource of very knowledgeable people who know and care about trees. Some residents apparently regard trees as the living infrastructure and an important heritage legacy of the community. Inappropriate choices of plantings on both private property

and public land were identified in comments and discussed in terms of the problems they pose in pruning properly for overhead wires, and root systems that can interfere with water and sewer lines, foundations of houses and destroy sidewalks and driveways. Leyland Cypress (sometimes referred to as Cedar) is an example of a type of tree planted close to fence lines that can block light and damage fences. Other trees felt to be inappropriate are sycamore, green ash, birch, linden, Garry Oaks because of their shallow roots, and maples because of their invasive root systems.

Some of these trees were said to be on public property but homeowners must pay for costly repairs due to damage from the trees. The neglect of tree and shrub pruning beside and over sidewalks has already been discussed, but some residents said local government has been negligent in pruning or removing dead and diseased vegetation too. Some said that old trees with shallow roots or branches that have become brittle, or are in danger of falling over in a wind storm should be pruned or removed, whether on private or public property.

“Although I love trees, there should be more flexibility in removing trees that were inappropriately sited or the wrong species.”

Some comments noted a general loss of trees, the reduction of the tree canopy or urban forest in Oak Bay, and felt that “replenishing and revitalizing” this important community asset was vital for environmental, health, and aesthetic reasons. There were also comments about the effect of water conservation and high water rates on greenery. Some complained about a lack of irrigation in certain areas during the summer and over/under-watering of trees and grass on public land.

“We have let our gardens and trees go to pot because of the high water rates. Oak Bay was once pretty with lawns and flowers but we do not do that anymore.”

“Trees are what give Oak Bay streetscapes their real character. Everything that can be done should be done to maintain and preserve the canopy - and the Garry Oaks are especially precious.”

Statements about Garry Oaks may be found throughout the comments, but opinions differed about the best way to deal with them. Opinions range from Oak Bay’s “foolishness” over protecting the trees, to alarm at developers removing them with seeming impunity, to concerns about their long-term viability in natural meadow ecosystems due to invasive species and damage done by humans and dogs. Efforts to preserve and protect Garry Oak meadows in natural areas is the least controversial of various positions, and residents called for their protection and /or restoration of habitat and planting of young trees in Uplands Park, Cattle Point and Willows Beach. Some also called for replacing aging Oaks or planting of more young trees in public

parks and on boulevards, however others felt that they are an inappropriate tree in an urban setting.

“There do not appear to be replacement policies for the aging Garry Oaks and boulevard trees.”

Some feel that more balance is needed in bylaws on Garry Oaks and that homeowners should be given more flexibility in pruning and managing the trees on their property. The two main concerns of people who share this opinion are the cost to the homeowner of maintaining the trees and the potential danger posed by large Garry Oak trees that have become brittle with age or may topple over in a storm.

“The current bylaw regarding Garry Oak trees infringes on the rights of the property owner to protect themselves and their property from hardship - both financial and personal. They have to bear the full cost both in maintenance and liability.”

Branches are said to hang over some heavily used roads, and some residents say these should be removed before they snap and fall on vehicles, cyclists, etc. Some also mentioned wanting Garry Oaks and other large trees trimmed for public safety reasons in parks. The Garry Oak is not a favorite tree of a few residents, at least in residential areas, who said the tree is “ugly”, “messy”, or “drops sap onto cars.”

CO-EXISTING WITH DOGS, CATS AND DEER

Apparently, Oak Bay has numerous dogs, and some said that their numbers have risen in recent years. The dog management strategy of the survey generated an abundance of commentary. Dog management is a source of disagreement among residents, and dog owner rights, dog rights, and non-owner rights were all mentioned. Some dog owners were alarmed that updating dog management strategies and regulations meant further restrictions. While some described Oak Bay as a dog-friendly community, others mentioned changes from the accepting attitudes of the past to current restrictions on where dogs are allowed and where they can run freely.

Lack of compliance with the poop and scoop and leash rules by some dog owners appear to be the main complaints. Ensuring a separation between dogs and children or between dogs and pedestrians were of great concern to some people, and suggestions included not allowing dogs on school grounds and playing fields, requiring them to be on-leash in all public places, and providing separate areas for dogs and people at locations such as beaches, where dogs are allowed off-leash at certain times of day and certain months of the year. Willows Beach was a specific

location often mentioned in comments about dogs. A few dog owners wanted greater access to the beach by extending hours or months, but more comments claimed that the decision to allow off-leash dogs has resulted in abandonment of this popular beach by parents and children and elderly walkers for seven months of the year.

Cattle Point, Anderson Hill Park and Uplands Park were other areas where dogs or off-leash dogs are said to be destroying fragile native plants and chasing wildlife. A resident described Uplands Park as “a remnant of a rare temperate savanna that accommodates considerably biodiversity... which is subject to damage by dogs... There is considerable physical damage to ground cover in the park, particularly the thin soils and moss and lichen covering of exposed rocks”.

Cats are also an annoyance for some residents who requested a cat management strategy. Among the suggestions were licensing, restricting cats to indoors, and limiting their number per household. The devastation of birds and “surprises” in the garden were the main reasons given.

There were many comments about deer in response to the urban agriculture strategy; many residents said there was no point discussing urban agriculture with so many deer roaming about. Deer were also mentioned many times under other strategy topics. The vast majority of residents who commented on deer called for immediate action on reducing their numbers. Deer were said to have destroyed private and public flowers and gardens and in so doing had altered the attractive appearance of Oak Bay. Encounters with deer in the rutting season were said to be dangerous for people, and they are believed to carry disease-causing ticks. Deer on the roads pose a hazard to both drivers and cyclists.

IMPROVE PARKS, TRAILS AND BEACH ACCESS

The people of Oak Bay are very appreciative of their parks and recreation facilities (and library too). When commenting on Parks and Recreation strategies, it was clear that some of them were popular, but there also seemed to be less urgency for improvements. A prevalent attitude found in the comments was to maintain the parks and facilities that we have and make improvements slowly over time within existing budgets.

Expand and upgrade the trail / path system, including public trails along the shoreline, was a popular strategy among residents. The comments include suggestions for where paths and trails could be built, extended or improved. Some feel that the

shoreline should be kept as natural as possible and didn't want public trails built there. Others, for various reasons, doubted that trails along the shoreline were even possible.

The lack of a home playing field for soccer in Oak Bay was mentioned a number of times. Bays United was said to have many members and that an artificial turf field would be well used. New and updated playgrounds for young children were said to be needed, and play areas for older children and youth such as outdoor courts were also mentioned a few times.

Keeping parks available for all users were mentioned a number of times in different contexts including the possibility of converting space to urban agriculture. While having a garden plot appealed to many residents, objections were raised to locating them in parks or on public property. A suggestion that was mentioned several times was to organize or assist interested citizens in organizing a matching system between owners of single-family dwellings with large lots and "urban farmers" who need space to grow food. Older residents, especially, could benefit from participating in a backyard horticulture program and receive help with yard work and fresh fruits and vegetables in exchange for use of their land.

Improving public access to beaches and waterfront amenities is a priority for some residents and concerns were expressed about increasing encroachment on public lands, pathways, and the marine environment by private homeowners. Strong objections were raised about landowners extending their property onto public beaches, thereby denying public access. Other property owners were said to discourage use of beach access points by planting shrubbery, etc. The comments contain examples of locations where this has happened. Suggestions were made for improving access points to the waterfront with signage, ramps and clearing away vegetation to improve its visibility. Public washrooms were said to be needed at McNeil Beach, Uplands Park, Cattle Point, Anderson Hill and Kitty Rocks. Pleas for maintaining and protecting Uplands Park as a natural area were expressed in the comments.

REDUCE AIR AND NOISE POLLUTION BUT NOT LIGHTING

Some interest was expressed in dark sky lighting, but mostly residents mentioned their qualms regarding reduced lighting and fears of falling and feeling less secure. Some said there is not enough light now at night so to reduce it further did not make sense to them. Groups such as the elderly, the visually impaired, and people who walk or jog at night were said to need sufficient street lighting due to the poor condition of sidewalks and to prevent injury from overhanging branches. A few felt that most light pollution came from their neighbours' lights, and several mentioned the new antennae and the annoying blinking 'lights' on Trial Island. A resident suggested replacing tall street lights with lower, energy-saving (and more attractive) street lights would save energy costs, effectively light the sidewalks where it was needed and reduce annoying light shining in residents' windows at night.

Air pollution and noise pollution were mentioned many times in connection with increased vehicular traffic, tourist buses, transit buses, and delivery trucks. Noise in Oak Bay or in a particular neighbourhood was said to have increased over the years, and some people are advocating bans or restrictions on the use of leaf blowers and other noisy garden equipment. Heat pumps, the sirens of first responder vehicles, barking dogs, tenants in some secondary suites and apartment buildings, construction, chainsaws, and Oak Bay Beach Hotel are other sources of noise complaints.

CONCERNS ABOUT SOLID WASTE MANAGEMENT

References to the municipal yard and recycling facility were mostly positive; however a few took exception to calling “the dump” one of Oak Bay strengths. Suggestions for improvement included creating a through-fare/enter-exit points for more efficiency and safety and better open hours on the weekend. None of the strategies of the survey dealt with solid waste curbside collection, but it was mentioned in the comments. For example, a busier municipal yard facility was attributed to more households having to go to the dump since garbage collection became bi-weekly and use of the facility by non-residents. Requests included expanding the materials that can be recycled, pick-up of household goods, and green waste pick-up.

THE SURVEY

The questionnaire and survey process generated quite a few comments. Many respondents thanked Council for asking their opinion and requesting input and for the opportunity to participate in the survey and the OCP renewal process. A few said they planned to attend the OCP open house, and a few volunteered their time and services to committees dealing with issues raised in the survey.

There was praise for the comprehensiveness of the survey in covering the important and timely planning issues of the community. A few even said they learned a lot by participating in the survey.

Strong criticism was also voiced. Criticisms included the envelopes used in the first mailing of invitation letters, which did not identify by return address or some other message on the envelope that it was from the District of Oak Bay or pertained to the OCP Renewal Survey. Another criticism was that the online survey did not have a “none are important” response option and forced a choice of at least one strategy on questions asking which strategy or strategies are most important, before allowing the respondent to continue to the next question.

Some respondents felt that the wording of the questionnaire was biased for some strategies and questions, which seemed to them to assume there would be an increase in density in Oak Bay or to lead respondents toward acceptance of increased density. Some confused the objectives of an OCP survey, which is to chart a blueprint for the future, with the objectives of a municipal satisfaction survey, saying they should have been asked if they are satisfied with things the way they are now. Some complained that the survey didn’t include questions on taxation or spending, or information about the cost to the taxpayer if a particular strategy were adopted. Lack of background information was problematic for respondents who are unfamiliar with certain issues or their history in Oak Bay or are unfamiliar with terms used in the survey.

Terms that were unfamiliar to some people included: “complete streets”, “street corner” neighbourhood commercial establishments, multi-family housing, and “dark sky” street and building lighting. Some wanted examples when words like “encourage” and “update” were used in strategy wordings. The lead-in sentence used in the options for existing single-family residential neighbourhood and the multi-family section was troubling to some respondents, “Assume that key issues such as tree protection, parking, traffic, noise, and neighbourhood character will be addressed”. These are the very problems that need to be addressed according to these residents, and because they are not perceived to have been satisfactorily addressed in

the past, these residents are reluctant to assume that they will be addressed in the future. They were therefore in no mood to respond to strategies in concept, and neither were others who said over and over again that they needed to know “the details” before they could answer the questions.

The wordings of five survey items presented problems to some respondents, because they included too many things, when perhaps only one or two of the things were felt to be important. For example, in the strategy, Address traffic calming, speed limits, road repair, etc., road repair was important to some people who are very opposed to traffic calming measures or changes in speed limits. A few respondents seemed confused by the inclusion of First Nations in the strategy for supporting education opportunities in arts and culture, etc., and interpreted this item as meaning provide education support to First Nations students.

There was considerable confusion caused by the meaning of the strategy, Reconsider regulations that now allow some larger home sizes than in the past, for survey respondents who thought that it meant change existing regulations to allow larger homes. Those opposed to any increase in multi-family dwellings in Oak Bay were not sure how to answer the question on where they should be located: Do you agree or disagree with expanding the extent of multi-family areas in locations such as along arterial roads, near transit, and near commercial and recreation services?

Finally, the survey asked two questions about regulating secondary suites, and one used the wording “in existing homes”, and the other provided more detail about standards. They are Regulate secondary suites in existing homes and Regulate secondary suites and set standards related to health and safety, fees, parking, owner occupancy, etc. The survey indicates majority support for regulation of secondary suites and/or in existing homes but does not answer conclusively the question of whether or not the community supports new / additional secondary suites in their neighbourhoods. A survey conducted prior to developing a detailed housing strategy needs to provide clarity on this point.

APPENDIX A: QUANTITATIVE RESULTS FOR AREA OF OAK BAY

This appendix reviews the survey results in relation to the area where residents live, and describes the similarities and differences in results based on that variable.

POTENTIAL HOUSING OPTIONS IN SINGLE-FAMILY RESIDENTIAL NEIGHBOURHOODS

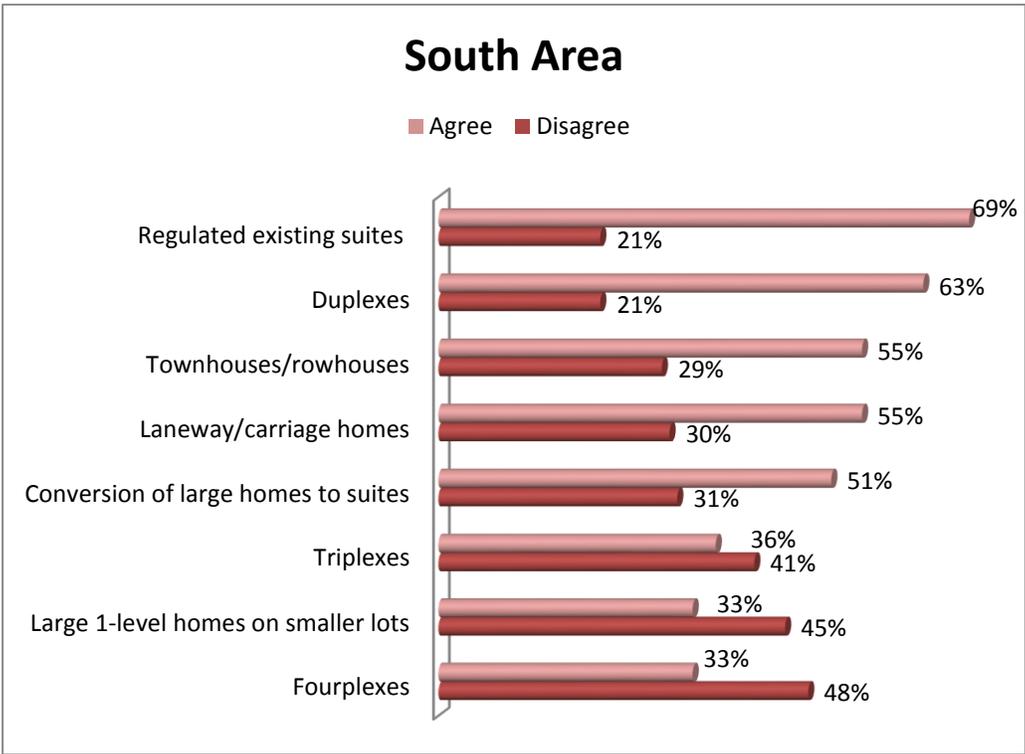
Area of Oak Bay

Dissimilar to the other areas, a slight majority of residents in the South and West Areas agreed with conversion of large single-family homes into multiple living units.

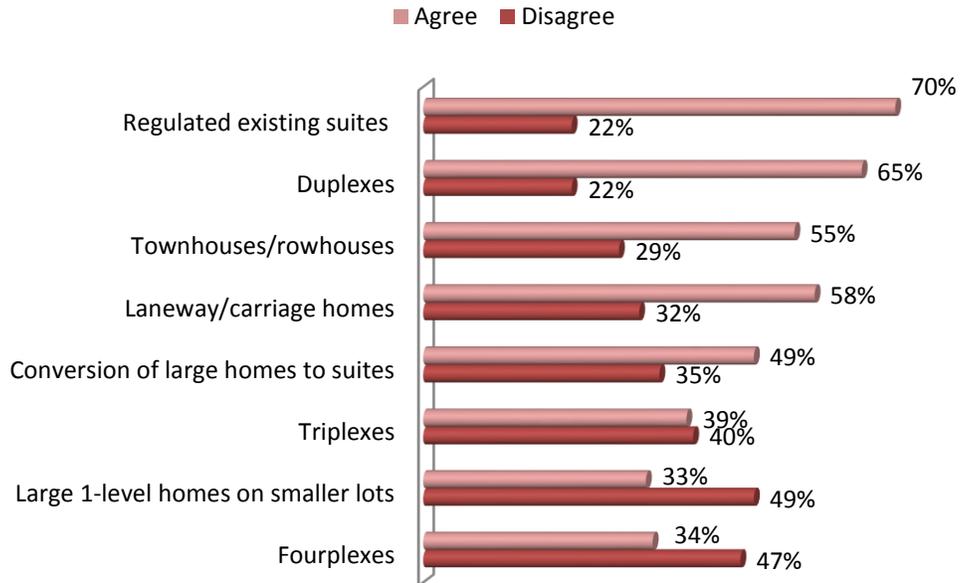
Fourplexes, triplexes, and larger one-level accessible homes on smaller lots were the three most opposed housing options by residents of each area.

Residents of the North Area disagreed in significantly larger percentages than residents of other areas to regulation of secondary suites in existing homes.

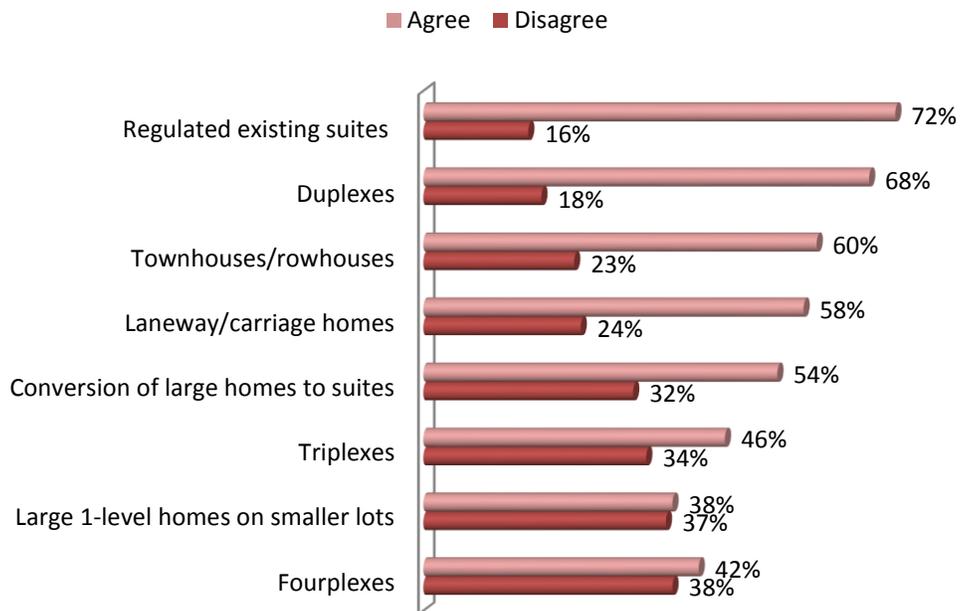
With a few exceptions, residents of Uplands tended to disagree in significantly larger percentages than residents of other areas with housing options for single-family residential neighbourhoods. The exceptions were townhouses / row houses, larger one-level accessible homes on smaller lots, and regulation of secondary suites in existing homes.



Central Area

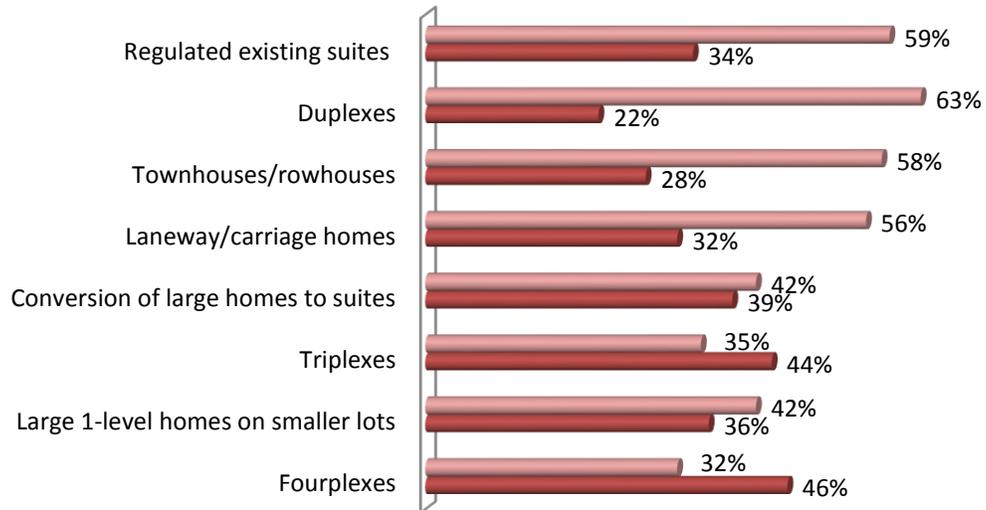


West Area



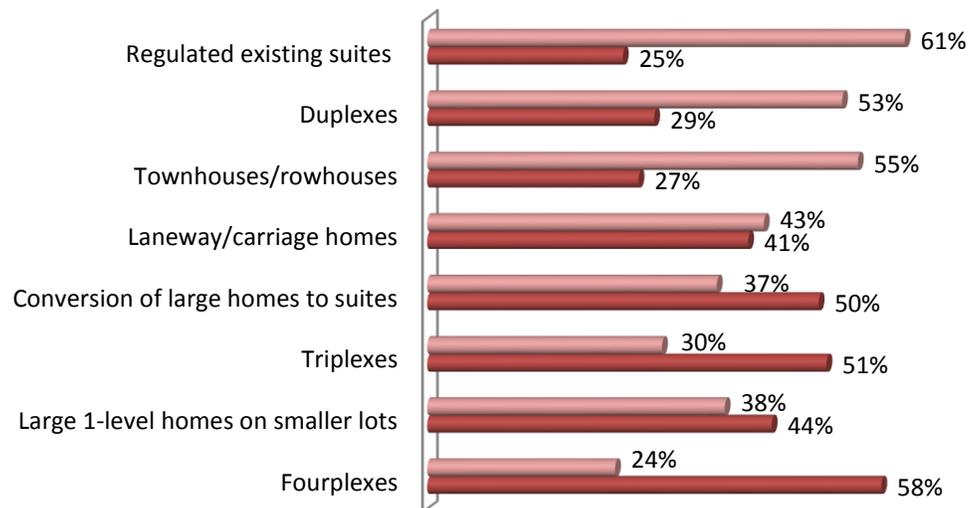
North Area

Agree Disagree



Uplands Area

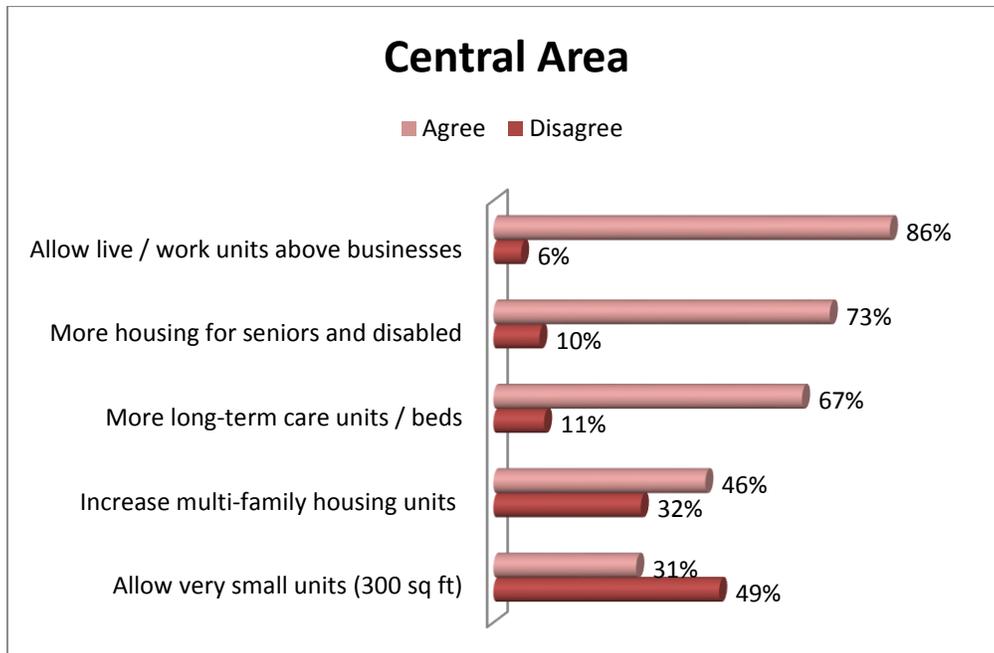
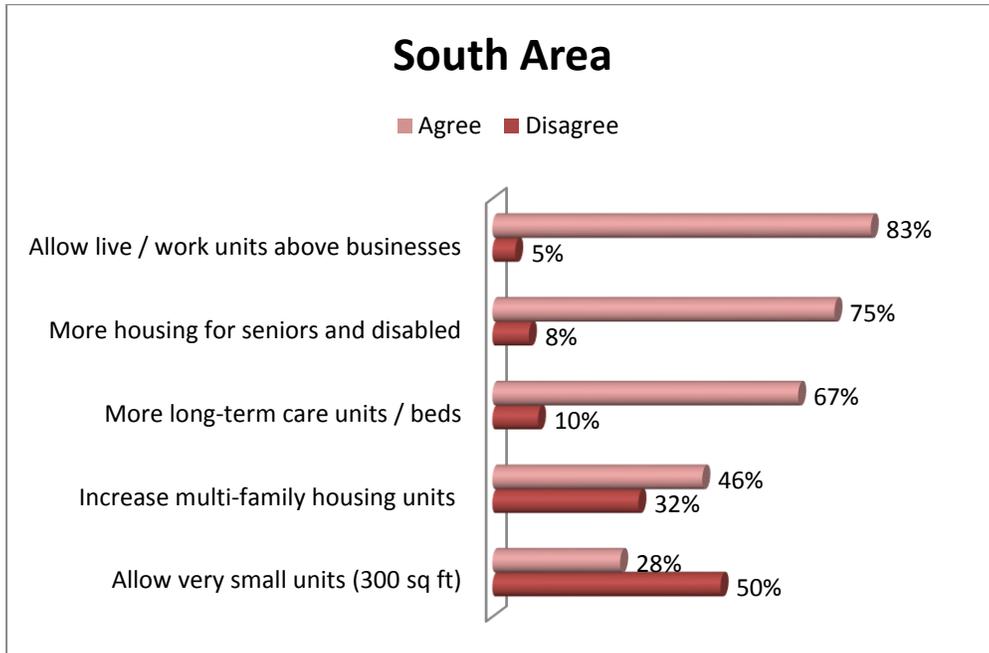
Agree Disagree



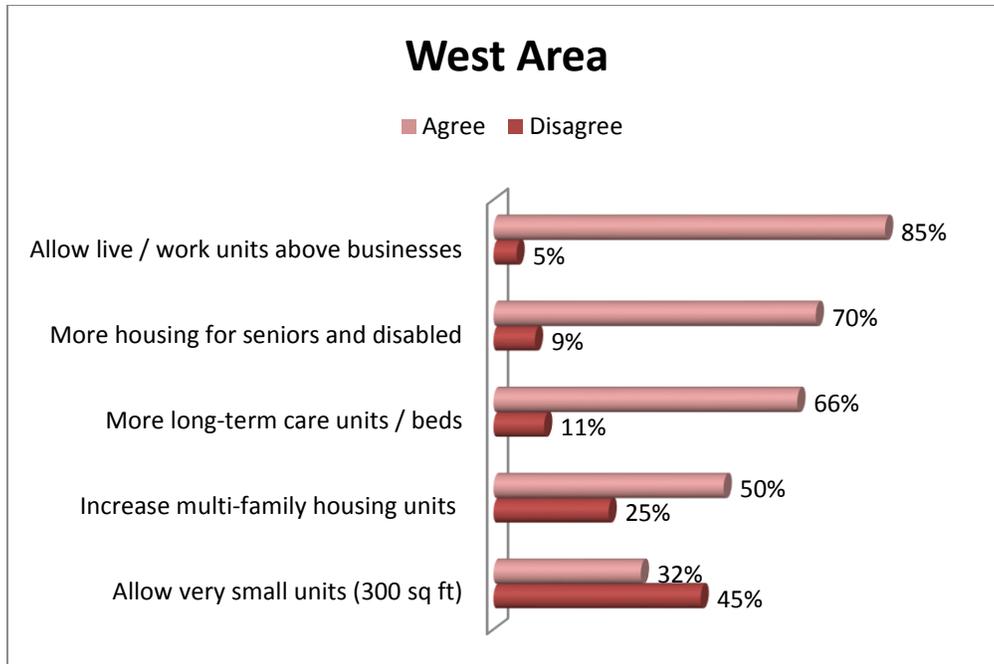
POTENTIAL MULTI-FAMILY HOUSING OPTIONS

Area of Oak Bay

The results for the South and Central Areas were very similar.



Residents of the West Area were more accepting than residents of the other areas of increasing the number of multi-family housing units.

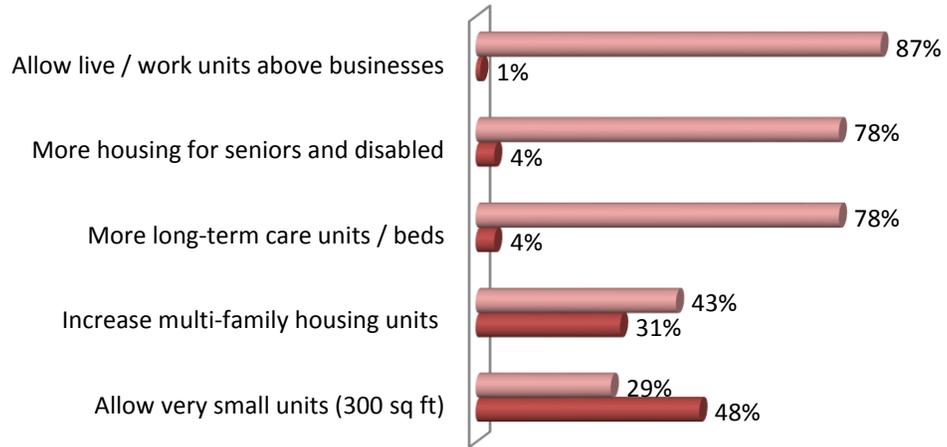


The North Area had a higher level of agreement than other areas with encourage more long-term care units / beds.

Uplands Area had lower agreement levels than other areas with allow very small units (such as 300 square feet) to allow for more units in a building and lower levels than most areas for increase the number of multi-family housing units.

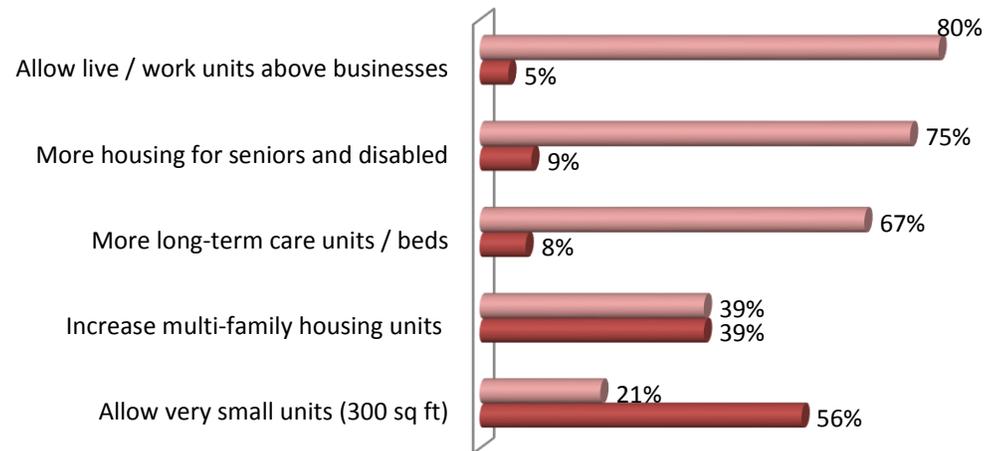
North Area

■ Agree ■ Disagree



Uplands Area

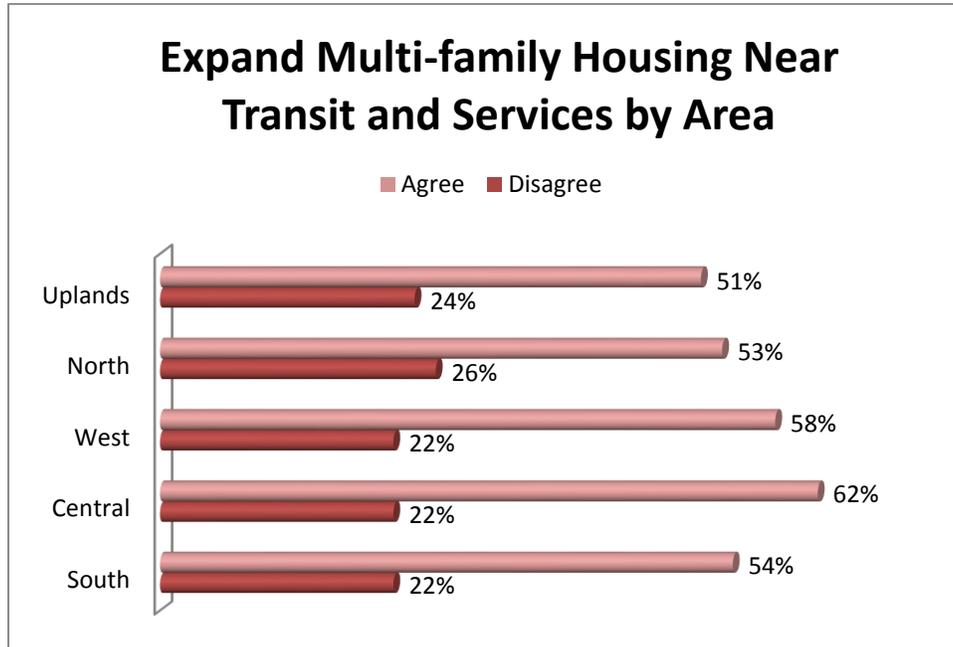
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POTENTIAL EXPANSION OF MULTI-FAMILY AREAS

Area of Oak Bay

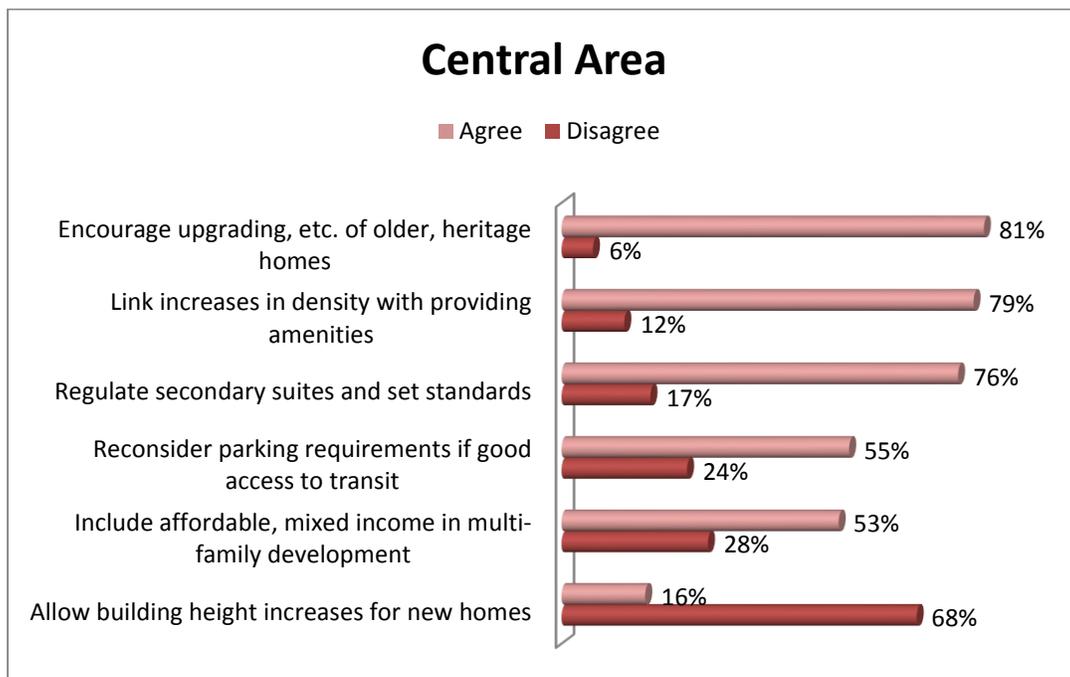
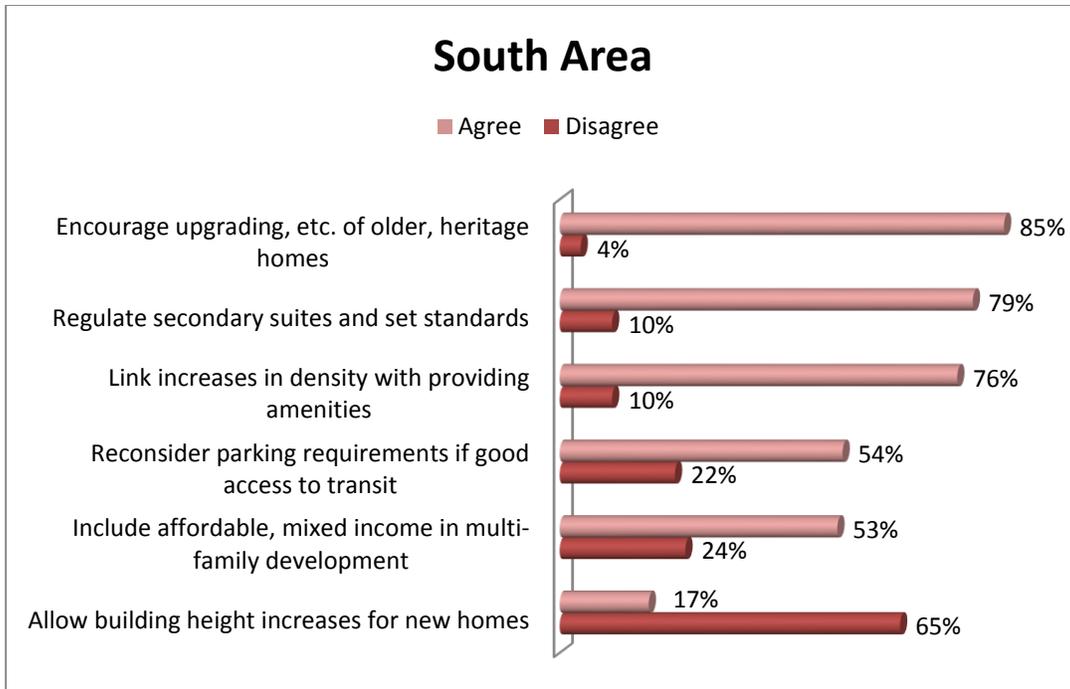
Agreement was strongest in the Central Area and weakest in Uplands.



POTENTIAL POLICIES FOR NEW HOUSING

Area of Oak Bay

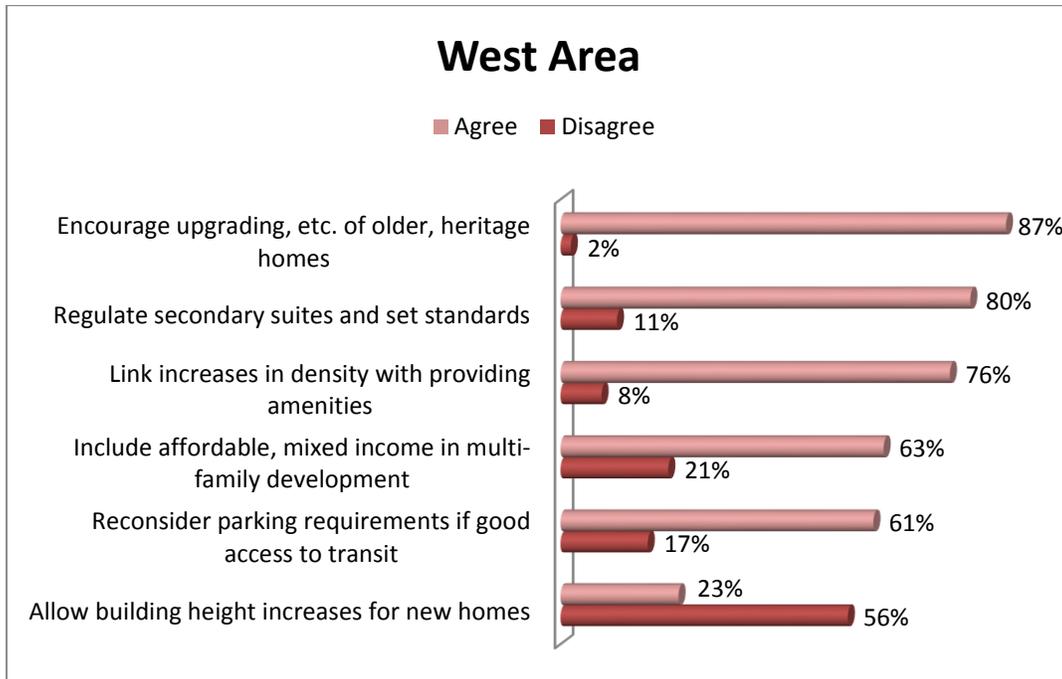
The results for the South and Central Areas were very similar to each other and to the results for the total sample. Large majorities of respondents in these areas disagreed with allowing building height increases for new homes in single family residential areas.



Residents of the West Area were more accepting than residents of other areas to two of the potential policies for new housing:

- Include affordable and mixed-income housing in multi-family developments and

- Reconsider parking requirements where there is good access to public transit and where residents tend to use alternative modes such as walking, biking and public transit

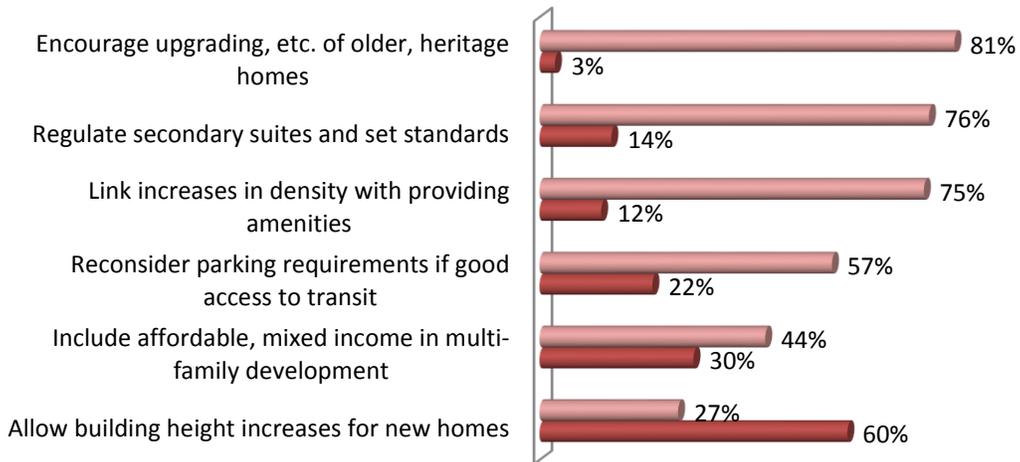


Residents of the North Area and Uplands Area were less supportive than residents in other areas of:

- Include affordable and mixed income housing in multi-family developments.

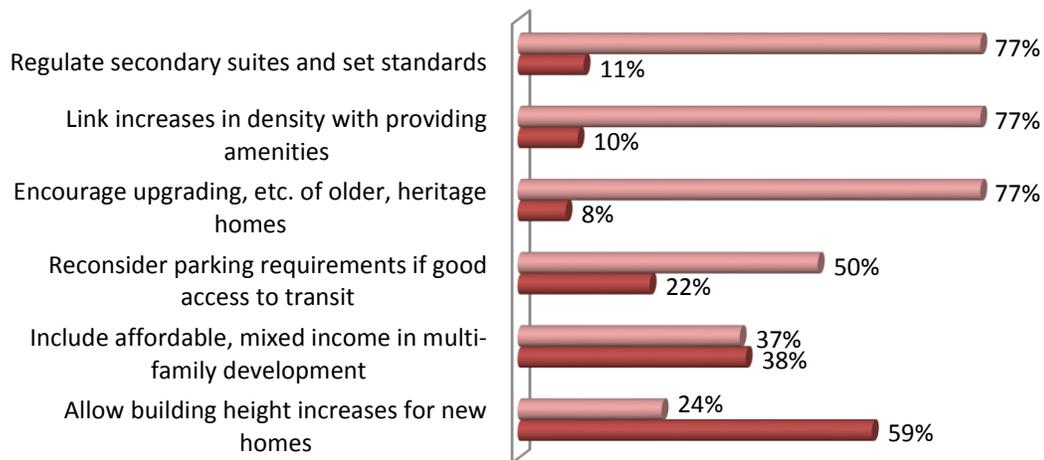
North Area

■ Agree ■ Disagree



Uplands Area

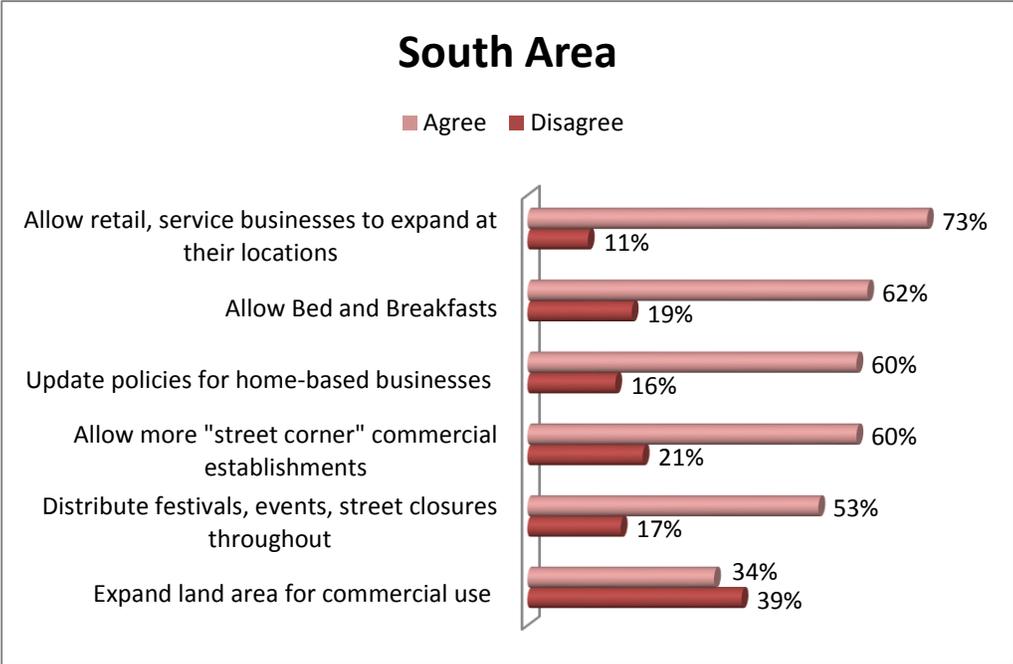
■ Agree ■ Disagree

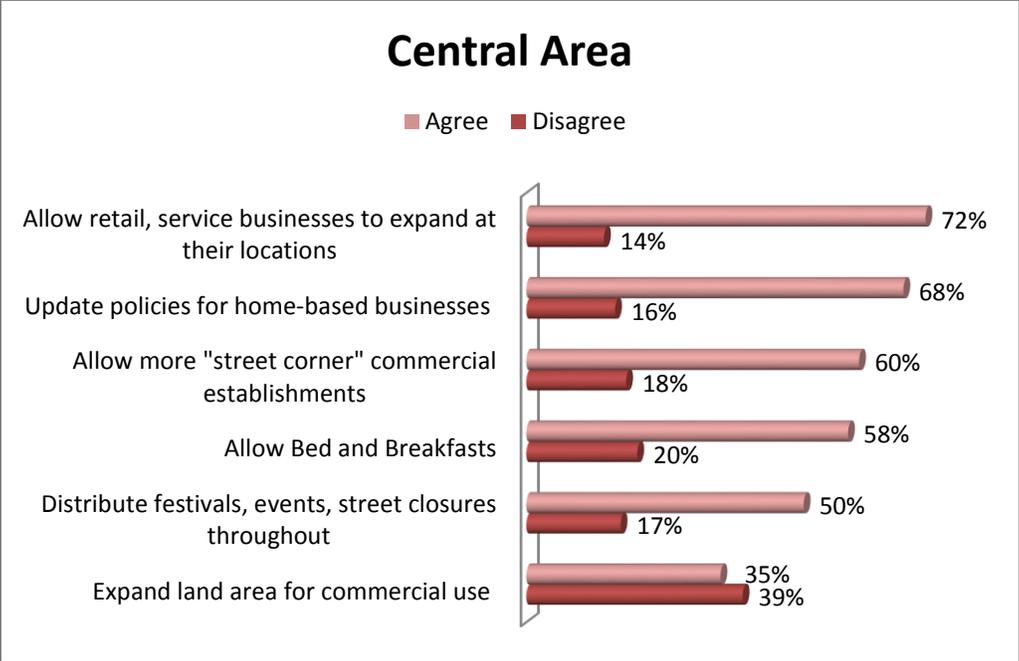


POTENTIAL STRATEGIES FOR BUSINESS AND COMMERCE

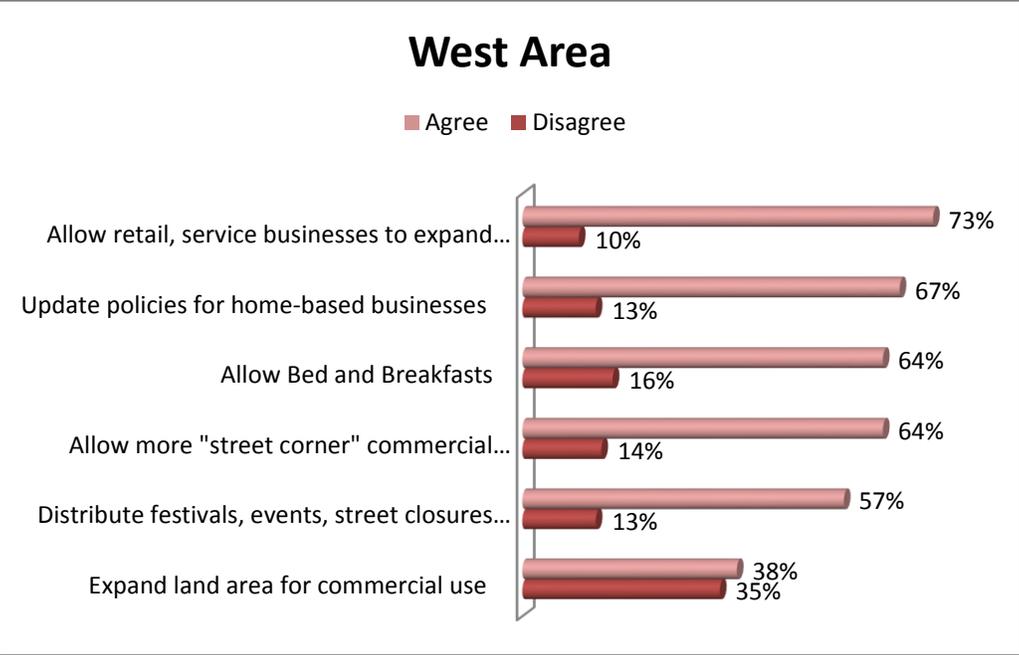
Area of Oak Bay

The results for the South and Central Areas were quite similar.

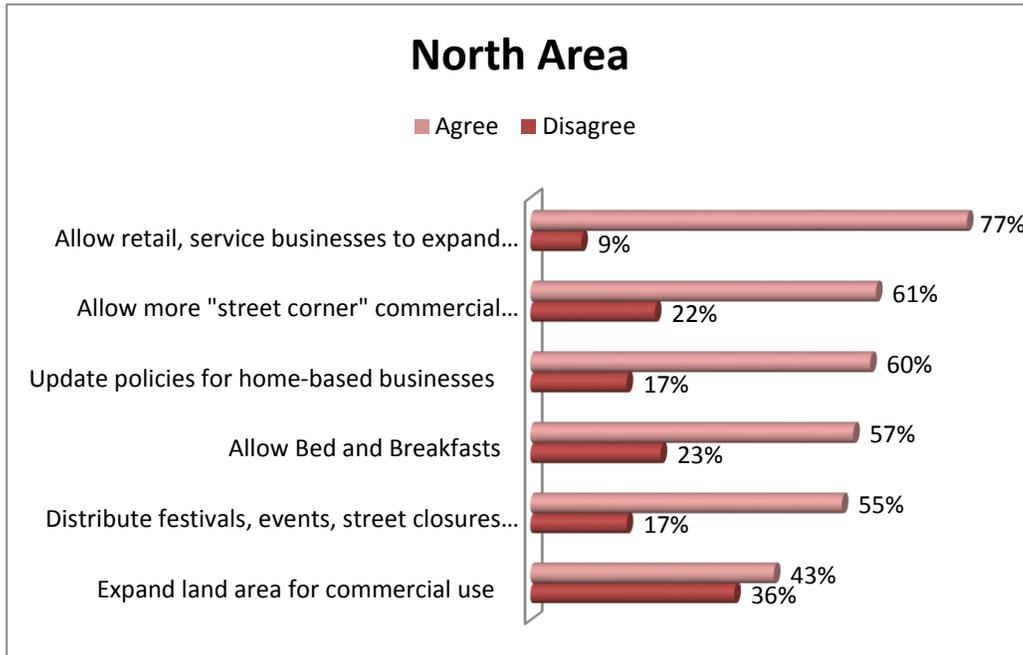




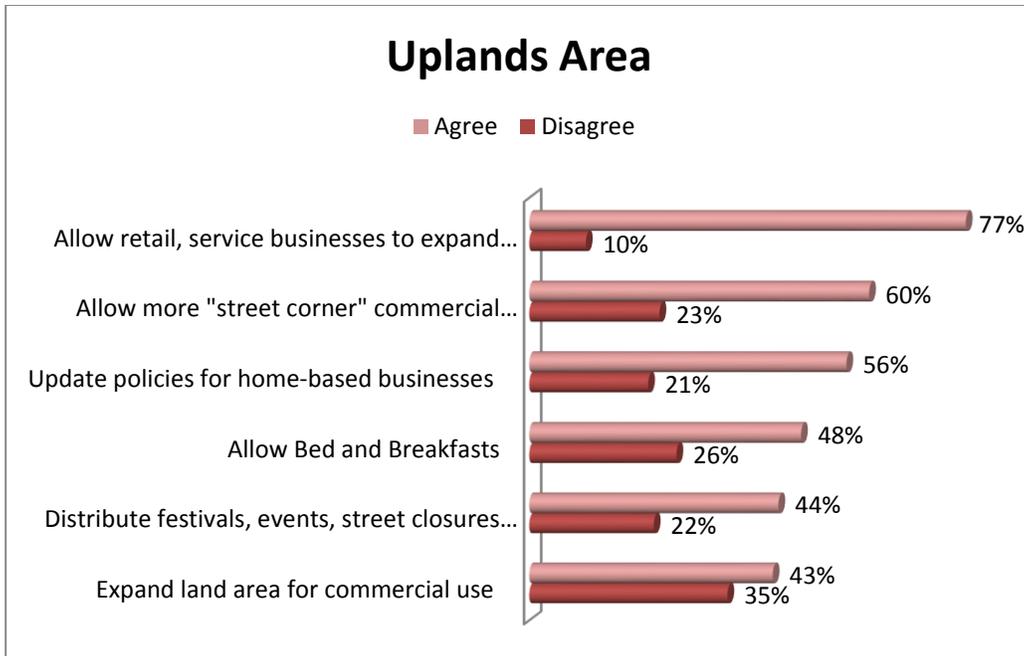
Central and West area residents agreed in proportionately greater numbers to update policies for home-based businesses to increase options.



Residents of the North and Uplands Areas agreed in larger percentages than residents of the South and Central area to expand the land area available for commercial use in Oak Bay. Residents in the West fell in between.



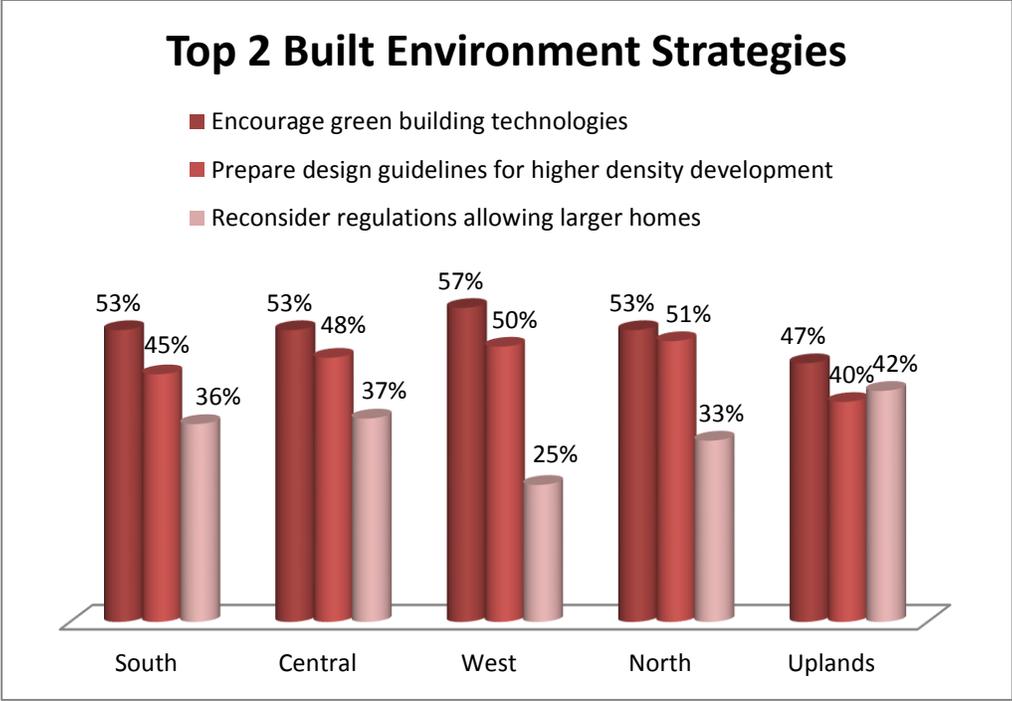
Dissimilar to residents of other areas, less than half of Uplands residents agreed with the strategies, allow Bed and Breakfasts and distribute festivals, events and street closures throughout Oak Bay.



POTENTIAL STRATEGIES FOR BUILT ENVIRONMENT

Area of Oak Bay

For all areas except Uplands, the top two strategies for the built environment are encourage green building technologies and prepare design guidelines for multi-family and higher density single-family development. Uplands residents selected reconsider regulations that now allow some larger home sizes than in the past at about the same rate as prepare design guidelines for multi-family and higher density single-family development.

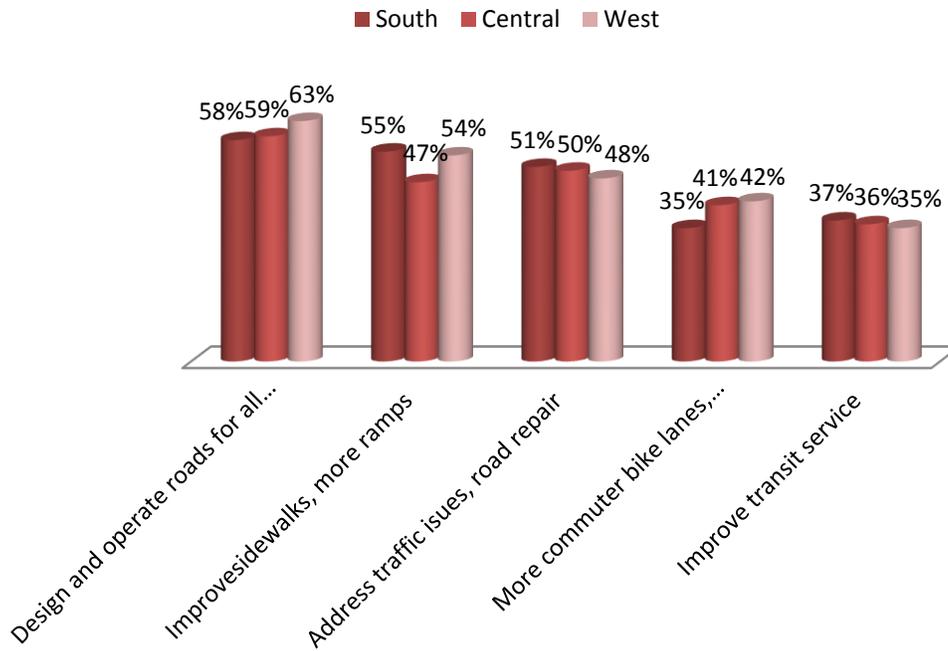


POTENTIAL STRATEGIES FOR TRANSPORTATION

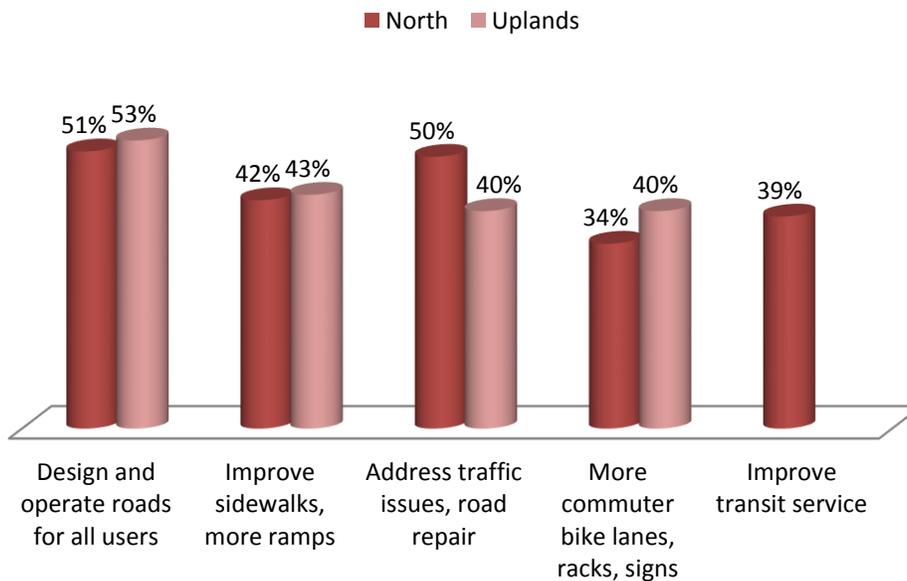
Area of Oak Bay

The top four strategies for transportation were not the same in each area. Traffic issues took precedence over sidewalk concerns in the Central and North areas, advocating for better transit service was the fourth strategy in the South and North, while provide more commuter bike lanes, bike racks, and signs on bike routes was the fourth strategy in the Central, West and Uplands areas.

Top Transportation Strategies for South, Central and West



Top Transportation Strategies for North and Uplands

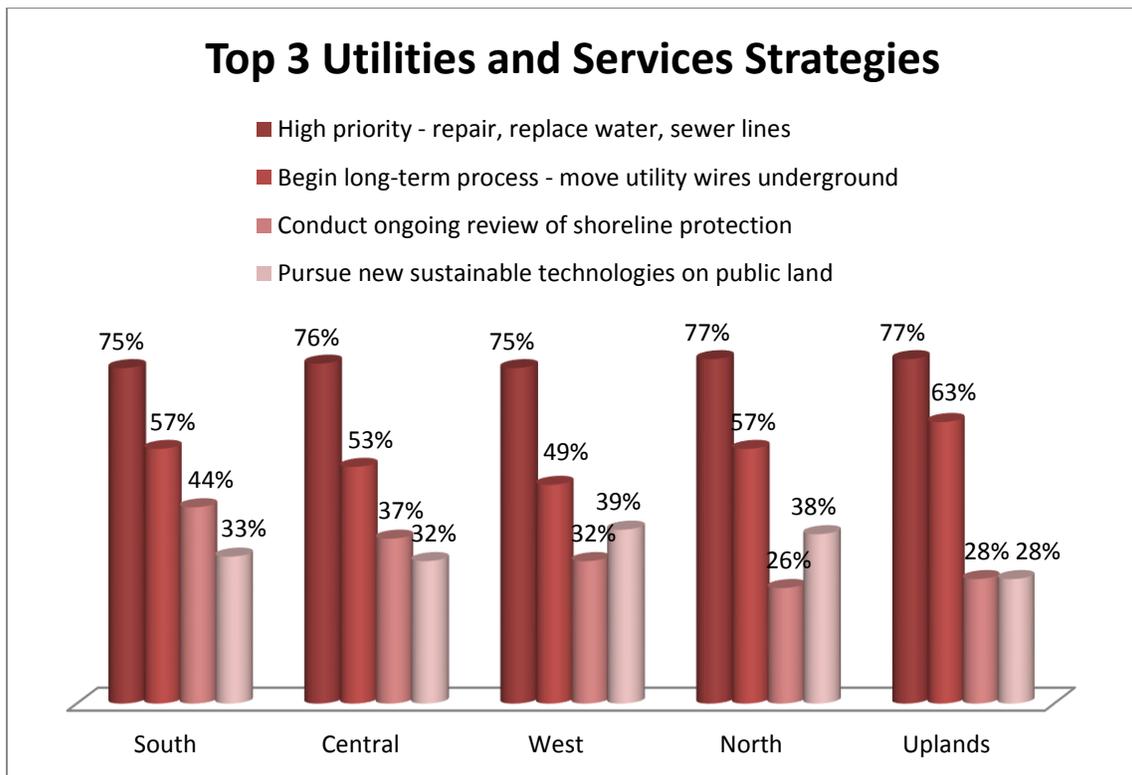


POTENTIAL STRATEGIES FOR UTILITIES AND SERVICES

Area of Oak Bay

The South and Central areas had the same top three strategies: repair and replace water and sewer lines, begin moving utility wires underground and conduct ongoing review of shoreline protection.

Residents in the West, North and Uplands areas selected pursue new sustainable technologies on public land, such as rain gardens as their third most important strategy, while conduct ongoing review of shoreline protection was fourth.

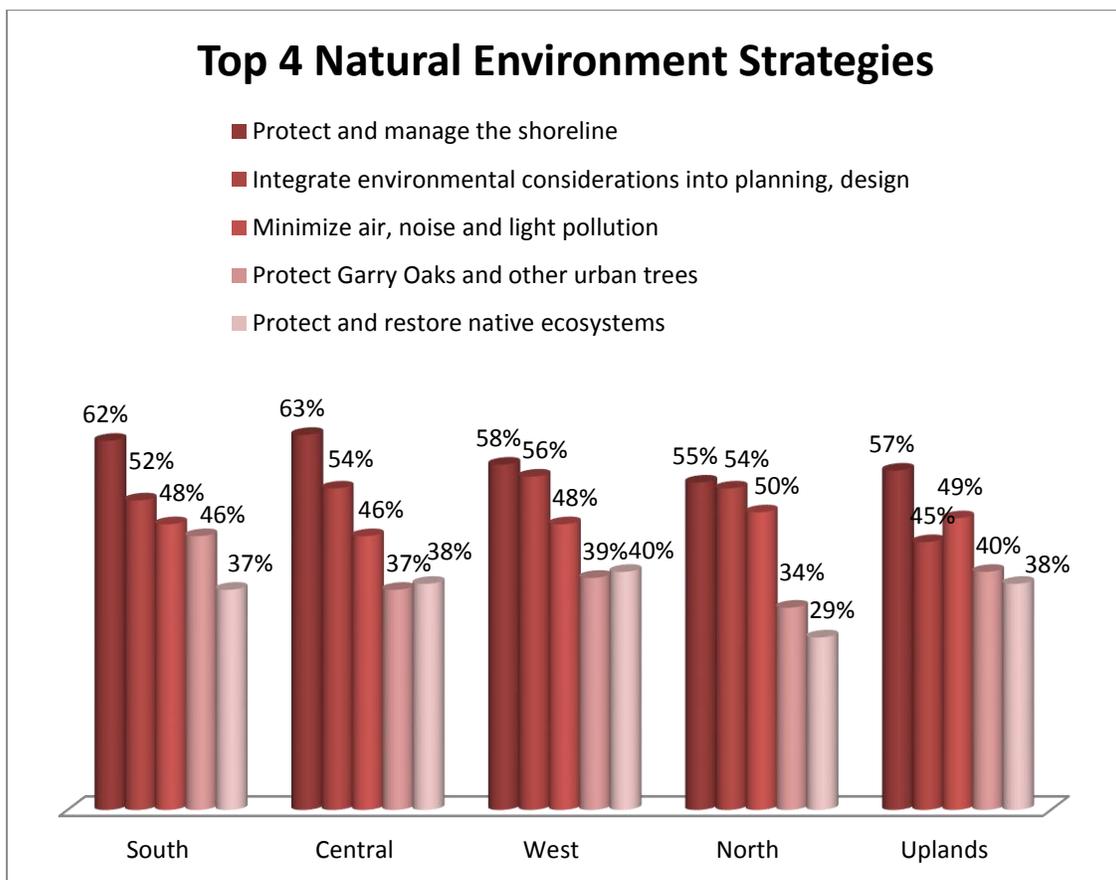


POTENTIAL STRATEGIES FOR NATURAL ENVIRONMENT

Area of Oak Bay

The top three strategies for the natural environment were the same for all areas except that minimize air, noise and light pollution was the choice of more Uplands residents than integrate environmental considerations into planning and design.

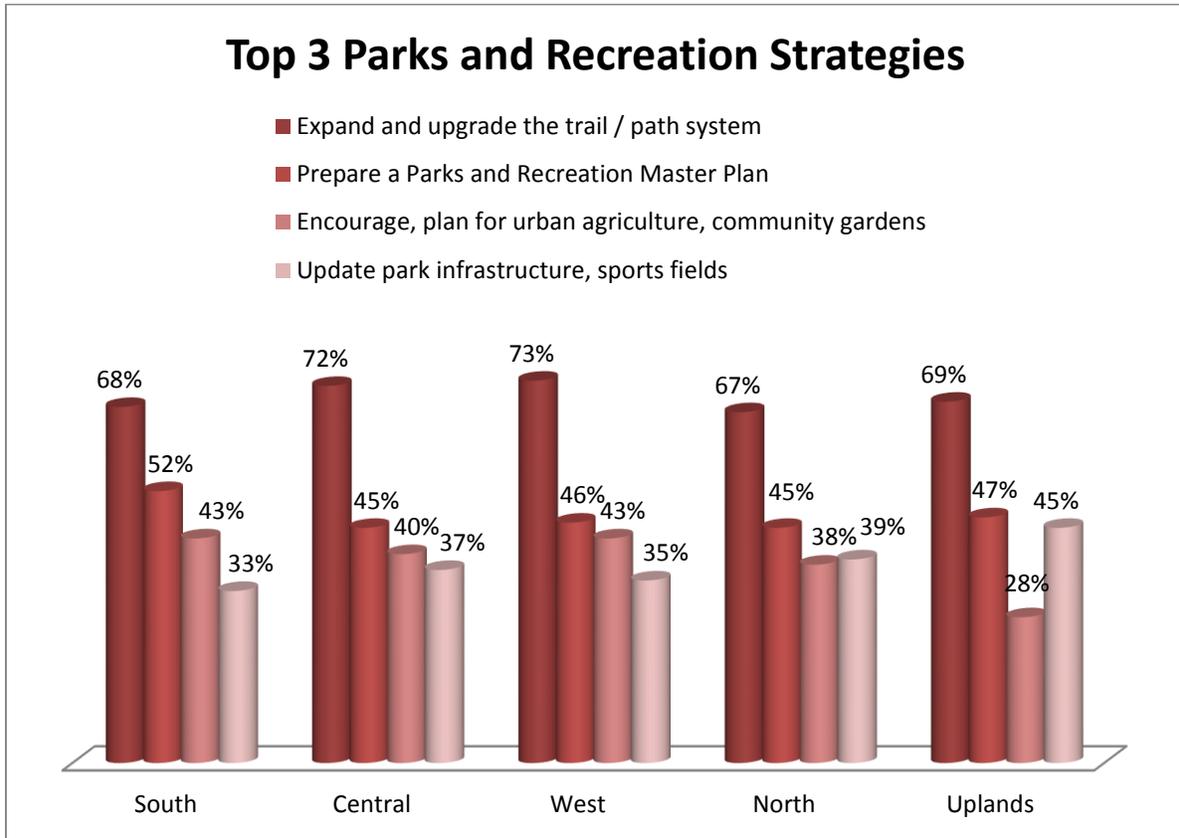
Protect Garry Oaks and other urban trees on public and private land and protect and restore native ecosystems had about the same levels of support in the Central, West and Uplands areas.



POTENTIAL STRATEGIES FOR PARKS AND RECREATION

Area of Oak Bay

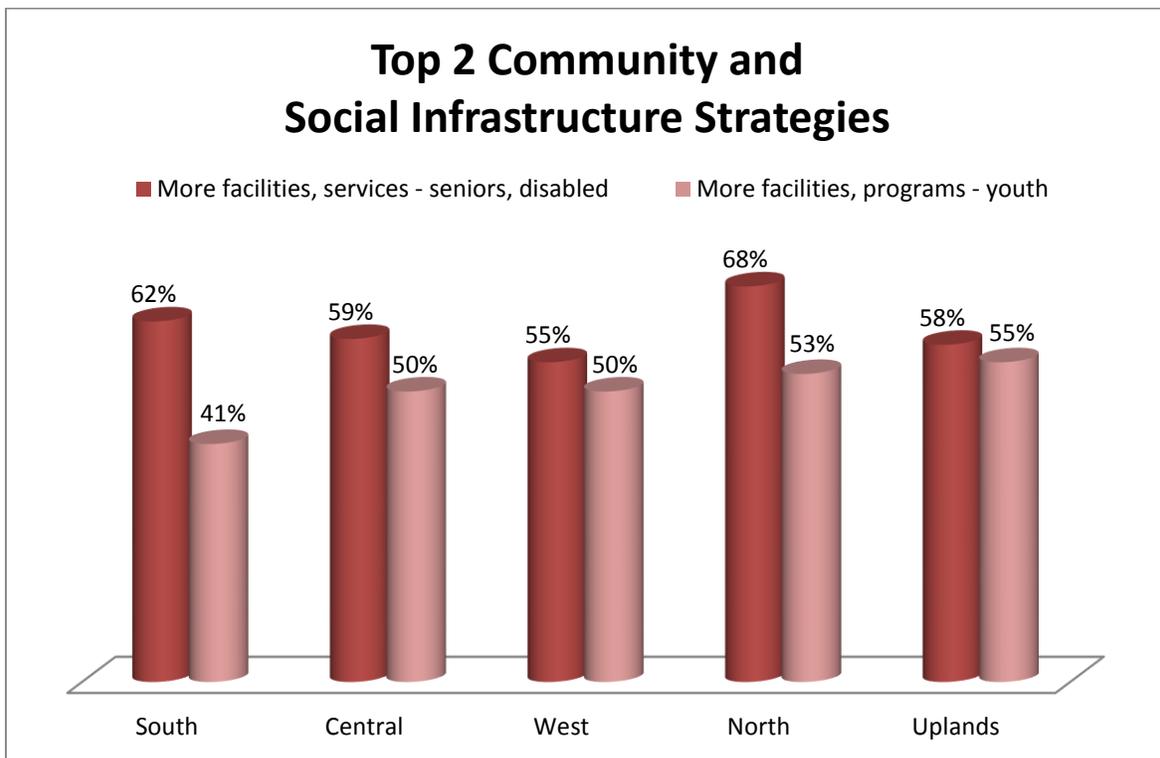
Residents of the South, Central and West areas chose the same three strategies as most important. Residents of the North area selected update infrastructure in parks, including sports fields about as often as encourage and plan for urban agriculture such as community gardens in parks for their third choice. Uplands residents were more interested in updating infrastructure in parks, including sports fields than they were in encouraging and planning for urban agriculture.



POTENTIAL STRATEGIES FOR COMMUNITY AND SOCIAL INFRASTRUCTURE

Area of Oak Bay

Facilities and services for seniors, the disabled and youth were the two most important strategies in each area. The third most important strategy for community and social infrastructure was support education opportunities related to arts and culture, nature, history, and First Nations, except for Central Area residents. The third most frequently selected strategy among Central Area residents was strengthen OCP policies on heritage.



APPENDIX B: QUANTITATIVE RESULTS FOR DEMOGRAPHIC GROUPS

This appendix reviews the survey results in relation to the demographic information collected, and describes the similarities and differences in results based on demographic characteristics.

POTENTIAL HOUSING OPTIONS IN EXISTING SINGLE-FAMILY RESIDENTIAL NEIGHBOURHOODS

Type of Home

Residents of multi-family homes tended to have higher agreement levels with these options and/or residents of single-family homes had higher disagreement levels. Agreement levels were about the same for conversion of large single-family homes into multiple living units and larger one-level accessible homes on smaller lots, although disagreement levels differed.

Regulated secondary suites in existing homes

64% of those who live in a single family dwelling and 76% of those who live in a multi-family dwelling agreed.

26% of those who live in a single-family dwelling and 13% of those who live in a multi-family dwelling disagreed.

Duplexes (2 units in one building)

61% of those who live in a single family dwelling and 70% of those who live in a multi-family dwelling agreed.

26% of those who live in a single family dwelling and 12% of those who live in a multi-family dwelling disagreed.

Townhouses/row houses

55% of those who live in a single family dwelling and 61% of those who live in a multi-family dwelling agreed.

31% of those who live in a single family dwelling and 21% of those who live in a multi-family dwelling disagreed.

Laneway / carriage homes / garden suites (detached, ground-oriented homes located in the backyard of a property with a single-family home as its primary use)

54% of those who live in a single family dwelling and 58% of those who live in a multi-family dwelling agreed.

33% of those who live in a single family dwelling and 24% of those who live in a multi-family dwelling disagreed.

Conversion of large single-family homes into multiple living units

36% of those who live in a single family dwelling and 34% of those who live in a multi-family dwelling agreed.

40% of those who live in a single family dwelling and 23% of those who live in a multi-family dwelling disagreed.

Triplexes (3 units in one building)

35% of those who live in a single family dwelling and 45% of those who live in a multi-family dwelling agreed.

47% of those who live in a single family dwelling and 27% of those who live in a multi-family dwelling disagreed.

Larger one-level accessible homes on smaller lots

36% of those who live in a single family dwelling and 34% of those who live in a multi-family dwelling agreed.

45% of those who live in a single family dwelling and 40% of those who live in a multi-family dwelling disagreed.

Fourplexes (4 units in one building)

31% of those who live in a single family dwelling and 43% of those who live in a multi-family dwelling agreed.

25% of those who live in a single family dwelling and 13% of those who live in a multi-family dwelling disagreed.

Own or Rent Home

In general, home renters agreed in larger percentages than home owners, and home owners disagreed in larger percentages than home renters. Agreement levels were about the same for larger one-level accessible homes on smaller lots and townhouses/row houses, although disagreement levels differed.

Regulated secondary suites in existing homes

66% of home owners and 76% of home renters agreed.
24% of home owners and 11% of home renters disagreed.

Duplexes (2 units in one building)

61% of home owners and 72% of home renters agreed.
25% of home owners and 11% of home renters disagreed.

Townhouses/row houses

57% of home owners and 57% of home renters agreed.
29% of home owners and 24% of home renters disagreed.

Laneway / carriage homes / garden suites (detached, ground-oriented homes located in the backyard of a property with a single-family home as its primary use)

53% of home owners and 62% of home renters agreed.
33% of home owners and 20% of home renters disagreed.

Conversion of large single-family homes into multiple living units

46% of home owners and 60% of home renters agreed.
38% of home owners and 21% of home renters disagreed.

Triplexes (3 units in one building)

35% of home owners and 49% of home renters agreed.
46% of home owners and 23% of home renters disagreed.

Larger one-level accessible homes on smaller lots

36% of home owners and 34% of home renters agreed.
46% of home owners and 35% of home renters disagreed.

Fourplexes (4 units in one building)

31% of home owners and 48% of home renters agreed.
51% of home owners and 30% of home renters disagreed.

Children in Home

Most of the differences between those with children 18 years and younger living in the home and those without children in the home were small. The exceptions were that larger percentages of those with children at home than those without children disagreed with regulated secondary suites in existing homes and conversion of large single-family homes into multiple living units, and a larger percentage of those with children at home agreed with larger one-level accessible homes on smaller lots.

Regulated secondary suites in existing homes

65% of those with children 18 years of age or younger living in the home and 70% of those with no children in the home agreed.

27% of those with children 18 years of age or younger living in the home and 19% of those with no children in the home disagreed.

Duplexes (2 units in one building)

64% of those with children 18 years of age or younger living in the home and 64% of those with no children in the home agreed.

25% of those with children 18 years of age or younger living in the home and 20% of those with no children in the home disagreed.

Townhouses/row houses

57% of those with children 18 years of age or younger living in the home and 57% of those with no children in the home agreed.

30% of those with children 18 years of age or younger living in the home and 26% of those with no children in the home disagreed.

Laneway / carriage homes / garden suites (detached, ground-oriented homes located in the backyard of a property with a single-family home as its primary use)

60% of those with children 18 years of age or younger living in the home and 55% of those with no children in the home agreed.

29% of those with children 18 years of age or younger living in the home and 30% of those with no children in the home disagreed.

Conversion of large single-family homes into multiple living units

50% of those with children 18 years of age or younger living in the home and 50% of those with no children in the home agreed.

39% of those with children 18 years of age or younger living in the home and 32% of those with no children in the home disagreed.

Triplexes (3 units in one building)

42% of those with children 18 years of age or younger living in the home and 38% of those with no children in the home agreed.

43% of those with children 18 years of age or younger living in the home and 39% of those with no children in the home disagreed.

Larger one-level accessible homes on smaller lots

42% of those with children 18 years of age or younger living in the home and 34% of those with no children in the home agreed.

38% of those with children 18 years of age or younger living in the home and 44% of those with no children in the home disagreed.

Fourplexes (4 units in one building)

38% of those with children 18 years of age or younger living in the home and 35% of those with no children in the home agreed.

49% of those with children 18 years of age or younger living in the home and 45% of those with no children in the home disagreed.

Years in Oak Bay

A general trend was found for lower agreement levels among the longer-term members of the community of over 30 years.

Regulated secondary suites in existing homes

72% of those who have lived in Oak Bay 10 or fewer years, 67% of those who have lived in Oak Bay 11 to 20 years, 69% of those who have lived in Oak Bay 21 to 30 years, and 65% of those who have lived in Oak Bay more than 30 years agreed.

19% of those who have lived in Oak Bay 10 or fewer years, 21% of those who have lived in Oak Bay 11 to 20 years, 23% of those who have lived in Oak Bay 21 to 30 years, and 22% of those who have lived in Oak Bay more than 30 years disagreed.

Duplexes (2 units in one building)

63% of those who have lived in Oak Bay 10 or fewer years, 65% of those who have lived in Oak Bay 11 to 20 years, 66% of those who have lived in Oak Bay 21 to 30 years, and 61% of those who have lived in Oak Bay more than 30 years agreed.

21% of those who have lived in Oak Bay 10 or fewer years, 20% of those who have lived in Oak Bay 11 to 20 years, 21% of those who have lived in Oak Bay 21 to 30 years, and 21% of those who have lived in Oak Bay more than 30 years disagreed.

Townhouses/row houses

59% of those who have lived in Oak Bay 10 or fewer years, 58% of those who have lived in Oak Bay 11 to 20 years, 59% of those who have lived in Oak Bay 21 to 30 years, and 50% of those who have lived in Oak Bay more than 30 years agreed.

27% of those who have lived in Oak Bay 10 or fewer years, 26% of those who have lived in Oak Bay 11 to 20 years, 26% of those who have lived in Oak Bay 21 to 30 years, and 31% of those who have lived in Oak Bay more than 30 years disagreed.

Laneway / carriage homes / garden suites (detached, ground-oriented homes located in the backyard of a property with a single-family home as its primary use)

58% of those who have lived in Oak Bay 10 or fewer years, 59% of those who have lived in Oak Bay 11 to 20 years, 58% of those who have lived in Oak Bay 21 to 30 years, and 45% of those who have lived in Oak Bay more than 30 years agreed.

27% of those who have lived in Oak Bay 10 or fewer years, 28% of those who have lived in Oak Bay 11 to 20 years, 29% of those who have lived in Oak Bay 21 to 30 years, and 36% of those who have lived in Oak Bay more than 30 years disagreed.

Conversion of large single-family homes into multiple living units

52% of those who have lived in Oak Bay 10 or fewer years, 50% of those who have lived in Oak Bay 11 to 20 years, 51% of those who have lived in Oak Bay 21 to 30 years, and 46% of those who have lived in Oak Bay more than 30 years agreed.

32% of those who have lived in Oak Bay 10 or fewer years, 35% of those who have lived in Oak Bay 11 to 20 years, 32% of those who have lived in Oak Bay 21 to 30 years, and 37% of those who have lived in Oak Bay more than 30 years disagreed.

Triplexes (3 units in one building)

43% of those who have lived in Oak Bay 10 or fewer years, 39% of those who have lived in Oak Bay 11 to 20 years, 37% of those who have lived in Oak Bay 21 to 30 years, and 32% of those who have lived in Oak Bay more than 30 years agreed.

36% of those who have lived in Oak Bay 10 or fewer years, 39% of those who have lived in Oak Bay 11 to 20 years, 44% of those who have lived in Oak Bay 21 to 30 years, and 44% of those who have lived in Oak Bay more than 30 years disagreed.

Larger one-level accessible homes on smaller lots

37% of those who have lived in Oak Bay 10 or fewer years, 38% of those who have lived in Oak Bay 11 to 20 years, 35% of those who have lived in Oak Bay 21 to 30 years, and 31% of those who have lived in Oak Bay more than 30 years agreed.

37% of those who have lived in Oak Bay 10 or fewer years, 44% of those who have lived in Oak Bay 11 to 20 years, 49% of those who have lived in Oak Bay 21 to 30 years, and 48% of those who have lived in Oak Bay more than 30 years disagreed.

Fourplexes (4 units in one building)

40% of those who have lived in Oak Bay 10 or fewer years, 36% of those who have lived in Oak Bay 11 to 20 years, 33% of those who have lived in Oak Bay 21 to 30 years, and 26% of those who have lived in Oak Bay more than 30 years agreed.

42% of those who have lived in Oak Bay 10 or fewer years, 44% of those who have lived in Oak Bay 11 to 20 years, 49% of those who have lived in Oak Bay 21 to 30 years, and 51% of those who have lived in Oak Bay more than 30 years disagreed.

Age Bracket

With the exceptions of regulated suites in existing homes, duplexes, and townhouses / row houses, the youngest residents, under 45 years, tended to agree in higher levels than older residents. The agreement levels of those under 45 and those 45 to 64 were the same for laneway / carriage homes / garden suites.

Regulated secondary suites in existing homes

68% of respondents under 45 years of age, 68% of those aged 45 to 64, and 68% of those 65 and older agreed.

22% of respondents under 45 years of age, 23% of those aged 45 to 64, and 19% of those 65 and older disagreed.

Duplexes (2 units in one building)

63% of respondents under 45 years of age, 63% of those aged 45 to 64, and 65% of those 65 and older agreed.

21% of respondents under 45 years of age, 24% of those aged 45 to 64, and 18% of those 65 and older disagreed.

Townhouses/row houses

56% of respondents under 45 years of age, 58% of those aged 45 to 64, and 55% of those 65 and older agreed.

30% of respondents under 45 years of age, 29% of those aged 45 to 64, and 26% of those 65 and older disagreed.

Laneway / carriage homes / garden suites (detached, ground-oriented homes located in the backyard of a property with a single-family home as its primary use)

60% of respondents under 45 years of age, 60% of those aged 45 to 64, and 48% of those 65 and older agreed.

26% of respondents under 45 years of age, 29% of those aged 45 to 64, and 33% of those 65 and older disagreed.

Conversion of large single-family homes into multiple living units

56% of respondents under 45 years of age, 49% of those aged 45 to 64, and 48% of those 65 and older agreed.

29% of respondents under 45 years of age, 36% of those aged 45 to 64, and 34% of those 65 and older disagreed.

Triplexes (3 units in one building)

48% of respondents under 45 years of age, 41% of those aged 45 to 64, and 32% of those 65 and older agreed.

33% of respondents under 45 years of age, 42% of those aged 45 to 64, and 41% of those 65 and older disagreed.

Larger one-level accessible homes on smaller lots

41% of respondents under 45 years of age, 36% of those aged 45 to 64, and 32% of those 65 and older agreed.

32% of respondents under 45 years of age, 44% of those aged 45 to 64, and 47% of those 65 and older disagreed.

Fourplexes (4 units in one building)

43% of respondents under 45 years of age, 37% of those aged 45 to 64, and 30% of those 65 and older agreed.

41% of respondents under 45 years of age, 47% of those aged 45 to 64, and 46% of those 65 and older disagreed.

Gender

In general, women tended to have slightly higher levels of agreement than men, and respondents who completed the questionnaire with another person tended to have the lowest levels of agreement and highest levels of disagreement.

Regulated secondary suites in existing homes

69% of males, 72% of females, and 58% of pairs agreed.
22% of males, 16% of females, and 34% of pairs disagreed.

Duplexes (2 units in one building)

61% of males, 70% of females, and 52% of pairs agreed.
22% of males, 15% of females, and 35% of pairs disagreed.

Townhouses/row houses

57% of males, 60% of females, and 49% of pairs agreed.
26% of males, 24% of females, and 39% of pairs disagreed.

Laneway / carriage homes / garden suites (detached, ground-oriented homes located in the backyard of a property with a single-family home as its primary use)

55% of males, 60% of females, and 46% of pairs agreed.
31% of males, 23% of females, and 44% of pairs disagreed.

Conversion of large single-family homes into multiple living units

50% of males, 53% of females, and 42% of pairs agreed.
34% of males, 29% of females, and 47% of pairs disagreed.

Triplexes (3 units in one building)

38% of males, 42% of females, and 30% of pairs agreed.
40% of males, 33% of females, and 58% of pairs disagreed.

Larger one-level accessible homes on smaller lots

36% of males, 36% of females, and 32% of pairs agreed.
41% of males, 41% of females, and 52% of pairs disagreed.

Fourplexes (4 units in one building)

34% of males, 38% of females, and 30% of pairs agreed.
47% of males, 40% of females, and 61% of pairs disagreed.

POTENTIAL MULTI-FAMILY HOUSING OPTIONS

Type of Home

The levels of agreement and disagreement were similar for residents of single-family homes and multi-family homes with two exceptions. A larger percentage of single-family home residents than multi-family home residents agreed with allow very small units (such as 300 square feet) to allow for more units in a building, and a larger percentage of single-family home residents disagreed with increase the number of multi-family housing units.

Allow live / work units above businesses in designated commercial areas

86% of those who live in a single-family dwelling and 80% of those who live in a multi-family dwelling agreed.

4% of those who live in a single-family dwelling and 6% of those who live in a multi-family dwelling disagreed.

Encourage more housing for seniors and those with disabilities

72% of those who live in a single-family dwelling and 76% of those who live in a multi-family dwelling agreed.

8% of those who live in a single-family dwelling and 7% of those who live in a multi-family dwelling disagreed.

Encourage more long-term care units/beds

66% of those who live in a single-family dwelling and 70% of those who live in a multi-family dwelling agreed.

11% of those who live in a single-family dwelling and 8% of those who live in a multi-family dwelling disagreed.

Increase the number of multi-family housing units

43% of those who live in a single-family dwelling and 52% of those who live in a multi-family dwelling agreed.

35% of those who live in a single-family dwelling and 22% of those who live in a multi-family dwelling disagreed.

Allow very small units (such as 300 square feet) to allow for more units in a building

32% of those who live in a single-family dwelling and 25% of those who live in a multi-family dwelling agreed.

48% of those who live in a single-family dwelling and 50% of those who live in a multi-family dwelling disagreed.

Own or Rent Home

Agreement and disagreement levels were very similar for home owners and home renters with one exception. Home renters agreed in larger percentages and home owners disagreed in larger percentages to increase the number of multi-family housing units.

Allow live / work units above businesses in designated commercial areas

85% of home owners and 82% of home renters agreed.

5% of home owners and 5% of home renters disagreed.

Encourage more housing for seniors and those with disabilities

74% of home owners and 73% of home renters agreed.

8% of home owners and 8% of home renters disagreed.

Encourage more long-term care units/beds

69% of home owners and 64% of home renters agreed.

10% of home owners and 9% of home renters disagreed.

Increase the number of multi-family housing units

44% of home owners and 54% of home renters agreed.

34% of home owners and 19% of home renters disagreed.

Allow very small units (such as 300 square feet) to allow for more units in a building

30% of home owners and 29% of home renters agreed.

50% of home owners and 45% of home renters disagreed.

Children in Home

The levels of agreement and disagreement were similar for those with children 18 years of age or younger in the home and those with no children in the home with two exceptions. Larger percentages of those with no children than those with children

agreed with encourage more housing for seniors and those with disabilities and encourage more long-term care units/beds.

Allow live / work units above businesses in designated commercial areas

87% of those with children 18 years of age or younger living in the home and 83% of those with no children in the home agreed.

4% of those with children 18 years of age or younger living in the home and 5% of those with no children in the home disagreed.

Encourage more housing for seniors and those with disabilities

62% of those with children 18 years of age or younger living in the home and 77% of those with no children in the home agreed.

12% of those with children 18 years of age or younger living in the home and 7% of those with no children in the home disagreed.

Encourage more long-term care units/beds

57% of those with children 18 years of age or younger living in the home and 70% of those with no children in the home agreed.

14% of those with children 18 years of age or younger living in the home and 8% of those with no children in the home disagreed.

Increase the number of multi-family housing units

51% of those with children 18 years of age or younger living in the home and 45% of those with no children in the home agreed.

30% of those with children 18 years of age or younger living in the home and 30% of those with no children in the home disagreed.

Allow very small units (such as 300 square feet) to allow for more units in a building

33% of those with children 18 years of age or younger living in the home and 29% of those with no children in the home agreed.

49% of those with children 18 years of age or younger living in the home and 49% of those with no children in the home disagreed.

Years in Oak Bay

Smaller percentages of shorter-term residents of 10 or fewer years agreed with encourage more housing for seniors and those with disabilities and encourage more

long-term care units/beds. A smaller percentage of those who have lived in Oak Bay more than 30 years agreed with increase the number of multi-family housing units.

Allow live / work units above businesses in designated commercial areas

82% of those who have lived in Oak Bay 10 or fewer years, 89% of those who have lived in Oak Bay 11 to 20 years, 88% of those who have lived in Oak Bay 21 to 30 years, and 80% of those who have lived in Oak Bay more than 30 years agreed.

7% of those who have lived in Oak Bay 10 or fewer years, 3% of those who have lived in Oak Bay 11 to 20 years, 3% of those who have lived in Oak Bay 21 to 30 years, and 5% of those who have lived in Oak Bay more than 30 years disagreed.

Encourage more housing for seniors and those with disabilities

69% of those who have lived in Oak Bay 10 or fewer years, 76% of those who have lived in Oak Bay 11 to 20 years, 73% of those who have lived in Oak Bay 21 to 30 years, and 80% of those who have lived in Oak Bay more than 30 years agreed.

10% of those who have lived in Oak Bay 10 or fewer years, 7% of those who have lived in Oak Bay 11 to 20 years, 7% of those who have lived in Oak Bay 21 to 30 years, and 6% of those who have lived in Oak Bay more than 30 years disagreed.

Encourage more long-term care units/beds

62% of those who have lived in Oak Bay 10 or fewer years, 71% of those who have lived in Oak Bay 11 to 20 years, 70% of those who have lived in Oak Bay 21 to 30 years, and 72% of those who have lived in Oak Bay more than 30 years agreed.

10% of those who have lived in Oak Bay 10 or fewer years, 9% of those who have lived in Oak Bay 11 to 20 years, 10% of those who have lived in Oak Bay 21 to 30 years, and 10% of those who have lived in Oak Bay more than 30 years disagreed.

Increase the number of multi-family housing units

49% of those who have lived in Oak Bay 10 or fewer years, 48% of those who have lived in Oak Bay 11 to 20 years, 45% of those who have lived in Oak Bay 21 to 30 years, and 39% of those who have lived in Oak Bay more than 30 years agreed.

28% of those who have lived in Oak Bay 10 or fewer years, 30% of those who have lived in Oak Bay 11 to 20 years, 32% of those who have lived in Oak Bay 21 to 30 years, and 35% of those who have lived in Oak Bay more than 30 years disagreed.

Allow very small units (such as 300 square feet) to allow for more units in a building

26% of those who have lived in Oak Bay 10 or fewer years, 33% of those who have lived in Oak Bay 11 to 20 years, 36% of those who have lived in Oak Bay 21 to 30 years, and 27% of those who have lived in Oak Bay more than 30 years agreed.

53% of those who have lived in Oak Bay 10 or fewer years, 46% of those who have lived in Oak Bay 11 to 20 years, 44% of those who have lived in Oak Bay 21 to 30 years, and 48% of those who have lived in Oak Bay more than 30 years disagreed.

Age Bracket

Agreement levels increased with increasing age for encourage more housing for seniors and those with disabilities and encourage more long-term care units/beds. Agreement levels increased with decreasing age for increase the number of multi-family housing units. Those aged 45 to 64 years had a higher level of agreement than younger or older residents with allow very small units (such as 300 square feet) to allow for more units in a building.

Allow live / work units above businesses in designated commercial areas

85% of respondents under 45 years of age, 87% of those aged 45 to 64, and 80% of those 65 and older agreed.

5% of respondents under 45 years of age, 4% of those aged 45 to 64, and 6% of those 65 and older disagreed.

Encourage more housing for seniors and those with disabilities

51% of respondents under 45 years of age, 73% of those aged 45 to 64, and 82% of those 65 and older agreed.

15% of respondents under 45 years of age, 9% of those aged 45 to 64, and 5% of those 65 and older disagreed.

Encourage more long-term care units/beds

48% of respondents under 45 years of age, 65% of those aged 45 to 64, and 76% of those 65 and older agreed.

15% of respondents under 45 years of age, 11% of those aged 45 to 64, and 7% of those 65 and older disagreed.

Increase the number of multi-family housing units

55% of respondents under 45 years of age, 49% of those aged 45 to 64, and 40% of those 65 and older agreed.

26% of respondents under 45 years of age, 31% of those aged 45 to 64, and 32% of those 65 and older disagreed.

Allow very small units (such as 300 square feet) to allow for more units in a building

24% of respondents under 45 years of age, 34% of those aged 45 to 64, and 26% of those 65 and older agreed.

56% of respondents under 45 years of age, 47% of those aged 45 to 64, and 49% of those 65 and older disagreed.

Gender

Women agreed in a larger percentage with encourage more housing for seniors and those with disabilities than did men or pairs answering the survey questions together. In comparison with respondents of either gender answering questions as individuals, smaller percentages of pairs answering the survey questions together agreed with encourage more long-term care units/beds, and increase the number of multi-family housing units.

Men had a higher agreement level with allow very small units (such as 300 square feet) to allow for more units in a building level than women or pairs of respondents, and pairs of respondents disagreed in a very large percentage to this multi-family housing option.

Allow live / work units above businesses in designated commercial areas

85% of males, 83% of females, and 86% of pairs agreed.
5% of males, 4% of females, and 6% of pairs disagreed.

Encourage more housing for seniors and those with disabilities

71% of males, 77% of females, and 67% of pairs agreed.
9% of males, 5% of females, and 14% of pairs disagreed.

Encourage more long-term care units/beds

67% of males, 71% of females, and 60% of pairs agreed.
9% of males, 8% of females, and 16% of pairs disagreed.

Increase the number of multi-family housing units

51% of males, 46% of females, and 39% of pairs agreed.
26% of males, 28% of females, and 45% of pairs disagreed.

Allow very small units (such as 300 square feet) to allow for more units in a building

34% of males, 28% of females, and 25% of pairs agreed.

47% of males, 46% of females, and 60% of pairs disagreed.

POTENTIAL EXPANSION OF MULTI-FAMILY AREAS

Pairs who answered the survey questions together and residents 65 years and older were less supportive than individuals who answered the survey questions and younger residents of expanding multi-family areas in locations along arterial roads, near transit, and near commercial and recreation services.

Type of Home

54% of those who live in a single family dwelling and 60% of those who live in a multi-family dwelling agreed.

25% of those who live in a single family dwelling and 18% of those who live in a multi-family dwelling disagreed.

Own or Rent Home

54% of home owners and 61% of home renters agreed.

24% of home owners and 17% of home renters disagreed.

Children in Home

58% of those with children 18 years of age or younger living in the home and 56% of those with no children in the home agreed.

25% of those with children 18 years of age or younger living in the home and 21% of those with no children in the home disagreed.

Years in Oak Bay

58% of those who have lived in Oak Bay 10 or fewer years, 58% of those who have lived in Oak Bay 11 to 20 years, 56% of those who have lived in Oak Bay 21 to 30 years, and 51% of those who have lived in Oak Bay more than 30 years agreed.

22% of those who have lived in Oak Bay 10 or fewer years, 23% of those who have lived in Oak Bay 11 to 20 years, 22% of those who have lived in Oak Bay 21 to 30 years, and 24% of those who have lived in Oak Bay more than 30 years disagreed.

Age Bracket

61% of respondents under 45 years of age, 59% of those aged 45 to 64, and 50% of those 65 and older agreed.

20% of respondents under 45 years of age, 24% of those aged 45 to 64, and 22% of those 65 and older disagreed.

Gender

62% of males, 55% of females, and 49% of pairs agreed.

19% of males, 21% of females, and 34% of pairs disagreed.

POTENTIAL POLICIES FOR NEW HOUSING

Type of Home

Differences between residents of single-family and multi-family homes were particularly pronounced for include affordable and mixed income housing in multi-family developments and regulate secondary suites and set standards related to health and safety, fees, parking, owner occupancy, etc.

Encourage maintenance, upgrading, and retrofitting of older and heritage homes.

82% of those who live in a single-family dwelling and 88% of those who live in a multi-family dwelling agreed.

5% of those who live in a single-family dwelling and 2% of those who live in a multi-family dwelling disagreed.

Regulate secondary suites and set standards related to health and safety, fees, parking, owner occupancy, etc.

75% of those who live in a single-family dwelling and 86% of those who live in a multi-family dwelling agreed.

15% of those who live in a single-family dwelling and 5% of those who live in a multi-family dwelling disagreed.

Link increases in density with the provision of community amenities by developers such as public parking, public green space, etc.

76% of those who live in a single-family dwelling and 78% of those who live in a multi-family dwelling agreed.

11% of those who live in a single-family dwelling and 7% of those who live in a multi-family dwelling disagreed.

Reconsider parking requirements where there is good access to public transit and where residents tend to use alternative modes such as walking, biking and public transit.

54% of those who live in a single-family dwelling and 59% of those who live in a multi-family dwelling agreed.

23% of those who live in a single-family dwelling and 17% of those who live in a multi-family dwelling disagreed.

Include affordable and mixed income housing in multi-family developments.

47% of those who live in a single-family dwelling and 66% of those who live in a multi-family dwelling agreed.

30% of those who live in a single-family dwelling and 16% of those who live in a multi-family dwelling disagreed.

Allow building height increases for new homes in single family residential areas.

20% of those who live in a single-family dwelling and 21% of those who live in a multi-family dwelling agreed.

65% of those who live in a single-family dwelling and 59% of those who live in a multi-family dwelling disagreed.

Own or Rent Home

Differences between home owners and home renters were particularly pronounced for include affordable and mixed income housing in multi-family developments and reconsider parking requirements where there is good access to public transit and where residents tend to use alternative modes such as walking, biking and public transit.

Encourage maintenance, upgrading, and retrofitting of older and heritage homes.

82% of home owners and 89% of home renters agreed.
4% of home owners and 2% of home renters disagreed.

Regulate secondary suites and set standards related to health and safety, fees, parking, owner occupancy, etc.

77% of home owners and 82% of home renters agreed.
14% of home owners and 7% of home renters disagreed.

Link increases in density with the provision of community amenities by developers such as public parking, public green space, etc.

76% of home owners and 79% of home renters agreed.
11% of home owners and 6% of home renters disagreed.

Reconsider parking requirements where there is good access to public transit and where residents tend to use alternative modes such as walking, biking and public transit.

53% of home owners and 63% of home renters agreed.
24% of home owners and 12% of home renters disagreed.

Include affordable and mixed income housing in multi-family developments.

46% of home owners and 74% of home renters agreed.
30% of home owners and 11% of home renters disagreed.

Allow building height increases for new homes in single family residential areas.

19% of home owners and 24% of home renters agreed.
66% of home owners and 53% of home renters disagreed.

Children in Home

The difference between those with children 18 years of age or younger living in the home and those with no children in the home was particularly pronounced for:

- allow building height increases for new homes in single family residential areas.

Encourage maintenance, upgrading, and retrofitting of older and heritage homes.

83% of those with children 18 years of age or younger living in the home and 84% of those with no children in the home agreed.

5% of those with children 18 years of age or younger living in the home and 3% of those with no children in the home disagreed.

Regulate secondary suites and set standards related to health and safety, fees, parking, owner occupancy, etc.

71% of those with children 18 years of age or younger living in the home and 81% of those with no children in the home agreed.

19% of those with children 18 years of age or younger living in the home and 10% of those with no children in the home disagreed.

Link increases in density with the provision of community amenities by developers such as public parking, public green space, etc.

80% of those with children 18 years of age or younger living in the home and 76% of those with no children in the home agreed.

9% of those with children 18 years of age or younger living in the home and 10% of those with no children in the home disagreed.

Reconsider parking requirements where there is good access to public transit and where residents tend to use alternative modes such as walking, biking and public transit.

56% of those with children 18 years of age or younger living in the home and 56% of those with no children in the home agreed.

20% of those with children 18 years of age or younger living in the home and 21% of those with no children in the home disagreed.

Include affordable and mixed income housing in multi-family developments.

53% of those with children 18 years of age or younger living in the home and 54% of those with no children in the home agreed.

31% of those with children 18 years of age or younger living in the home and 24% of those with no children in the home disagreed.

Allow building height increases for new homes in single family residential areas.

29% of those with children 18 years of age or younger living in the home and 17% of those with no children in the home agreed.

56% of those with children 18 years of age or younger living in the home and 64% of those with no children in the home disagreed.

Years in Oak Bay

With the exception of encourage maintenance, upgrading, and retrofitting of older and heritage homes and regulate secondary suites and set standards related to health and safety, fees, parking, owner occupancy, etc., a general trend was found of decreasing agreement with increased time in the community. Disagreement with allow building height increases for new homes in single family residential areas increased with increased time in the community.

Encourage maintenance, upgrading, and retrofitting of older and heritage homes.

85% of those who have lived in Oak Bay 10 or fewer years, 84% of those who have lived in Oak Bay 11 to 20 years, 81% of those who have lived in Oak Bay 21 to 30 years, and 85% of those who have lived in Oak Bay more than 30 years agreed.

3% of those who have lived in Oak Bay 10 or fewer years, 4% of those who have lived in Oak Bay 11 to 20 years, 4% of those who have lived in Oak Bay 21 to 30 years, and 4% of those who have lived in Oak Bay more than 30 years disagreed.

Regulate secondary suites and set standards related to health and safety, fees, parking, owner occupancy, etc.

79% of those who have lived in Oak Bay 10 or fewer years, 78% of those who have lived in Oak Bay 11 to 20 years, 77% of those who have lived in Oak Bay 21 to 30 years, and 79% of those who have lived in Oak Bay more than 30 years agreed.

10% of those who have lived in Oak Bay 10 or fewer years, 12% of those who have lived in Oak Bay 11 to 20 years, 13% of those who have lived in Oak Bay 21 to 30 years, and 13% of those who have lived in Oak Bay more than 30 years disagreed.

Link increases in density with the provision of community amenities by developers such as public parking, public green space, etc.

81% of those who have lived in Oak Bay 10 or fewer years, 75% of those who have lived in Oak Bay 11 to 20 years, 75% of those who have lived in Oak Bay 21 to 30 years, and 72% of those who have lived in Oak Bay more than 30 years agreed.

7% of those who have lived in Oak Bay 10 or fewer years, 11% of those who have lived in Oak Bay 11 to 20 years, 11% of those who have lived in Oak Bay 21 to 30 years, and 12% of those who have lived in Oak Bay more than 30 years disagreed.

Reconsider parking requirements where there is good access to public transit and where residents tend to use alternative modes such as walking, biking and public transit.

58% of those who have lived in Oak Bay 10 or fewer years, 55% of those who have lived in Oak Bay 11 to 20 years, 54% of those who have lived in Oak Bay 21 to 30 years, and 54% of those who have lived in Oak Bay more than 30 years agreed.

18% of those who have lived in Oak Bay 10 or fewer years, 21% of those who have lived in Oak Bay 11 to 20 years, 24% of those who have lived in Oak Bay 21 to 30 years, and 24% of those who have lived in Oak Bay more than 30 years disagreed.

Include affordable and mixed income housing in multi-family developments.

56% of those who have lived in Oak Bay 10 or fewer years, 54% of those who have lived in Oak Bay 11 to 20 years, 51% of those who have lived in Oak Bay 21 to 30 years, and 50% of those who have lived in Oak Bay more than 30 years agreed.

24% of those who have lived in Oak Bay 10 or fewer years, 25% of those who have lived in Oak Bay 11 to 20 years, 26% of those who have lived in Oak Bay 21 to 30 years, and 28% of those who have lived in Oak Bay more than 30 years disagreed.

Allow building height increases for new homes in single family residential areas.

25% of those who have lived in Oak Bay 10 or fewer years, 19% of those who have lived in Oak Bay 11 to 20 years, 16% of those who have lived in Oak Bay 21 to 30 years, and 14% of those who have lived in Oak Bay more than 30 years agreed.

55% of those who have lived in Oak Bay 10 or fewer years, 66% of those who have lived in Oak Bay 11 to 20 years, 67% of those who have lived in Oak Bay 21 to 30 years, and 70% of those who have lived in Oak Bay more than 30 years disagreed.

Age Bracket

Agreement increased with increasing age for regulate secondary suites and set standards related to health and safety, fees, parking, owner occupancy, etc., and residents under 45 years of age agreed in proportionately greater numbers to building height increases for new homes in single family residential areas.

Encourage maintenance, upgrading, and retrofitting of older and heritage homes.

82% of respondents under 45 years of age, 82% of those aged 45 to 64, and 87% of those 65 and older agreed.

4% of respondents under 45 years of age, 4% of those aged 45 to 64, and 3% of those 65 and older disagreed.

Regulate secondary suites and set standards related to health and safety, fees, parking, owner occupancy, etc.

71% of respondents under 45 years of age, 75% of those aged 45 to 64, and 84% of those 65 and older agreed.

14% of respondents under 45 years of age, 15% of those aged 45 to 64, and 8% of those 65 and older disagreed.

Link increases in density with the provision of community amenities by developers such as public parking, public green space, etc.

79% of respondents under 45 years of age, 76% of those aged 45 to 64, and 76% of those 65 and older agreed.

8% of respondents under 45 years of age, 12% of those aged 45 to 64, and 8% of those 65 and older disagreed.

Reconsider parking requirements where there is good access to public transit and where residents tend to use alternative modes such as walking, biking and public transit.

56% of respondents under 45 years of age, 57% of those aged 45 to 64, and 55% of those 65 and older agreed.

20% of respondents under 45 years of age, 24% of those aged 45 to 64, and 19% of those 65 and older disagreed.

Include affordable and mixed income housing in multi-family developments.

57% of respondents under 45 years of age, 52% of those aged 45 to 64, and 54% of those 65 and older agreed.

26% of respondents under 45 years of age, 29% of those aged 45 to 64, and 22% of those 65 and older disagreed.

Allow building height increases for new homes in single family residential areas.

34% of respondents under 45 years of age, 19% of those aged 45 to 64, and 15% of those 65 and older agreed.

47% of respondents under 45 years of age, 65% of those aged 45 to 64, and 67% of those 65 and older disagreed.

Gender

Pairs who answered the survey questions together tended to be less supportive than males or females participating alone of regulate secondary suites and set standards related to health and safety, fees, parking, owner occupancy, etc., reconsider parking requirements where there is good access to public transit and where residents tend to use alternative modes such as walking, biking and public transit, include affordable and mixed income housing in multi-family developments and allow building height increases for new homes in single family residential areas.

Encourage maintenance, upgrading, and retrofitting of older and heritage homes.

84% of males, 85% of females, and 80% of pairs agreed.
3% of males, 3% of females, and 7% of pairs disagreed.

Regulate secondary suites and set standards related to health and safety, fees, parking, owner occupancy, etc.

80% of males, 80% of females, and 71% of pairs agreed.
11% of males, 10% of females, and 19% of pairs disagreed.

Link increases in density with the provision of community amenities by developers such as public parking, public green space, etc.

77% of males, 77% of females, and 73% of pairs agreed.

9% of males, 8% of females, and 15% of pairs disagreed.

Reconsider parking requirements where there is good access to public transit and where residents tend to use alternative modes such as walking, biking and public transit.

58% of males, 58% of females, and 46% of pairs agreed.

9% of males, 8% of females, and 15% of pairs disagreed.

Include affordable and mixed income housing in multi-family developments.

52% of males, 59% of females, and 41% of pairs agreed.

25% of males, 20% of females, and 41% of pairs disagreed.

Allow building height increases for new homes in single family residential areas.

25% of males, 17% of females, and 18% of pairs agreed.

57% of males, 63% of females, and 71% of pairs disagreed.

POTENTIAL STRATEGIES FOR BUSINESS AND COMMERCE

Type of Home

Larger percentages of those who live in a single-family dwelling than those who live in a multi-family dwelling selected allow existing retail and service businesses to expand at existing locations, expand land area for commercial use, allow more "street corner" neighbourhood commercial establishments, and expand land area for commercial use.

Larger percentages of those who live in a multi-family dwelling than those who live in a single-family dwelling agreed with update policies for home-based businesses to increase options, allow Bed and Breakfasts, and distribute festivals, events and street closures throughout Oak Bay.

Larger percentages of those who live in a single-family dwelling than those who live in a multi-family dwelling disagreed with update policies for home-based businesses to increase options and allow Bed and Breakfasts.

Allow existing retail and service businesses to expand at existing locations, e.g., more seating for cafes

76% of those who live in a single-family dwelling and 70 % of those who live in a multi-family dwelling agreed.

11% of those who live in a single-family dwelling and 11% of those who live in a multi-family dwelling disagreed.

Update policies for home-based businesses to increase options

64% of those who live in a single-family dwelling and 62% of those who live in a multi-family dwelling agreed.

18% of those who live in a single-family dwelling and 12% of those who live in a multi-family dwelling disagreed.

Allow Bed and Breakfasts

58% of those who live in a single-family dwelling and 64% of those who live in a multi-family dwelling agreed.

22% of those who live in a single-family dwelling and 14% of those who live in a multi-family dwelling disagreed.

Allow more "street corner" neighbourhood commercial establishments

63% of those who live in a single-family dwelling and 59% of those who live in a multi-family dwelling agreed.

20% of those who live in a single-family dwelling and 16% of those who live in a multi-family dwelling disagreed.

Distribute festivals, events and street closures throughout Oak Bay

50% of those who live in a single-family dwelling and 59% of those who live in a multi-family dwelling agreed.

17% of those who live in a single-family dwelling and 14% of those who live in a multi-family dwelling disagreed.

Expand land area for commercial use

40% of those who live in a single-family dwelling and 31% of those who live in a multi-family dwelling agreed.

38% of those who live in a single-family dwelling and 36% of those who live in a multi-family dwelling disagreed.

Own or Rent Home

Larger percentages of home renters than home owners agreed with update policies for home-based businesses to increase options, allow Bed and Breakfasts, allow more "street corner" neighbourhood commercial establishments, and distribute festivals, events and street closures throughout Oak Bay.

Larger percentages of home owners than home renters disagreed with update policies for home-based businesses to increase options, allow Bed and Breakfasts, allow more "street corner" neighbourhood commercial establishments, and distribute festivals, events and street closures throughout Oak Bay.

Larger percentages of home owners than home renters both agreed and disagreed with expand the land area available for commercial use within Oak Bay.

Allow existing retail and service businesses to expand at existing locations, e.g., more seating for cafes

75% of home owners and 72% of home renters agreed.
11% of home owners and 9% of home renters disagreed.

Update policies for home-based businesses to increase options

61% of home owners and 68% of home renters agreed.
19% of home owners and 8% of home renters disagreed.

Allow Bed and Breakfasts

57% of home owners and 69% of home renters agreed.
22% of home owners and 10% of home renters disagreed.

Allow more "street corner" neighbourhood commercial establishments

60% of home owners and 65% of home renters agreed.
22% of home owners and 9% of home renters disagreed.

Distribute festivals, events and street closures throughout Oak Bay

50% of home owners and 61% of home renters agreed.
18% of home owners and 11% of home renters disagreed.

Expand land area for commercial use

38% of home owners and 34% of home renters agreed.
39% of home owners and 35% of home renters disagreed.

Children in Home

With the exception of Distribute festivals, events and street closures throughout Oak Bay, larger percentages of those with children 18 years of age or younger living in the home than those with no children in the home agreed with the strategy, and larger percentages of those with no children in the home disagreed with expand the land area available for commercial use and allow more "street corner" neighbourhood commercial establishments.

Allow existing retail and service businesses to expand at existing locations, e.g., more seating for cafes

85% of those with children 18 years of age or younger living in the home and 71% of those with no children in the home agreed.

7% of those with children 18 years of age or younger living in the home and 12% of those with no children in the home disagreed.

Update policies for home-based businesses to increase options

69% of those with children 18 years of age or younger living in the home and 61% of those with no children in the home agreed.

15% of those with children 18 years of age or younger living in the home and 16% of those with no children in the home disagreed.

Allow bed and Breakfasts

63% of those with children 18 years of age or younger living in the home and 60% of those with no children in the home agreed.

17% of those with children 18 years of age or younger living in the home and 19% of those with no children in the home disagreed.

Allow more "street corner" neighbourhood commercial establishments

72% of those with children 18 years of age or younger living in the home and 59% of those with no children in the home agreed.

15% of those with children 18 years of age or younger living in the home and 20% of those with no children in the home disagreed.

Distribute festivals, events and street closures throughout Oak Bay

52% of those with children 18 years of age or younger living in the home and 53% of those with no children in the home agreed.

16% of those with children 18 years of age or younger living in the home and 16% of those with no children in the home disagreed.

Expand land area for commercial use

47% of those with children 18 years of age or younger living in the home and 34% of those with no children in the home agreed.

32% of those with children 18 years of age or younger living in the home and 39% of those with no children in the home disagreed.

Years in Oak Bay

Agreement with allow existing retail and service businesses to expand at existing locations, e.g., more seating for cafe decreased with increasing time in the community.

Disagreement with allow Bed and Breakfasts and allow more "street corner" neighbourhood commercial establishments increased with increasing time in the community,

A larger percentage of those who had lived in Oak Bay the shortest time, 10 or fewer years, agreed with distribute festivals, events and street closures throughout Oak Bay. A larger percentage of those who had lived in Oak Bay the longest time, 30 years or more, disagreed with expand land area for commercial use.

Smaller percentages of those who had lived in Oak Bay the longest, 30 years or more, chose update policies for home-based businesses to increase options, allow Bed and Breakfasts, allow more "street corner" neighbourhood commercial establishments, and expand land area for commercial use.

Allow existing retail and service businesses to expand at existing locations, e.g., more seating for cafes

77% of those who have lived in Oak Bay 10 or fewer years, 74% of those who have lived in Oak Bay 11 to 20 years, 73% of those who have lived in Oak Bay 21 to 30 years, and 69% of those who have lived in Oak Bay more than 30 years agreed.

8% of those who have lived in Oak Bay 10 or fewer years, 12% of those who have lived in Oak Bay 11 to 20 years, 14% of those who have lived in Oak Bay 21 to 30 years, and 12% of those who have lived in Oak Bay more than 30 years disagreed.

Update policies for home-based businesses to increase options

66% of those who have lived in Oak Bay 10 or fewer years, 63% of those who have lived in Oak Bay 11 to 20 years, 64% of those who have lived in Oak Bay 21 to 30 years, and 56% of those who have lived in Oak Bay more than 30 years agreed.

13% of those who have lived in Oak Bay 10 or fewer years, 17% of those who have lived in Oak Bay 11 to 20 years, 17% of those who have lived in Oak Bay 21 to 30 years, and 18% of those who have lived in Oak Bay more than 30 years disagreed.

Allow bed and Breakfasts

64% of those who have lived in Oak Bay 10 or fewer years, 62% of those who have lived in Oak Bay 11 to 20 years, 61% of those who have lived in Oak Bay 21 to 30 years, and 51% of those who have lived in Oak Bay more than 30 years agreed.

15% of those who have lived in Oak Bay 10 or fewer years, 19% of those who have lived in Oak Bay 11 to 20 years, 20% of those who have lived in Oak Bay 21 to 30 years, and 27% of those who have lived in Oak Bay more than 30 years disagreed.

Allow more "street corner" neighbourhood commercial establishments

68% of those who have lived in Oak Bay 10 or fewer years, 58% of those who have lived in Oak Bay 11 to 20 years, 61% of those who have lived in Oak Bay 21 to 30 years, and 52% of those who have lived in Oak Bay more than 30 years agreed.

14% of those who have lived in Oak Bay 10 or fewer years, 20% of those who have lived in Oak Bay 11 to 20 years, 22% of those who have lived in Oak Bay 21 to 30 years, and 25% of those who have lived in Oak Bay more than 30 years disagreed.

Distribute festivals, events and street closures throughout Oak Bay

57% of those who have lived in Oak Bay 10 or fewer years, 48% of those who have lived in Oak Bay 11 to 20 years, 52% of those who have lived in Oak Bay 21 to 30 years, and 52% of those who have lived in Oak Bay more than 30 years agreed.

15% of those who have lived in Oak Bay 10 or fewer years, 17% of those who have lived in Oak Bay 11 to 20 years, 17% of those who have lived in Oak Bay 21 to 30 years, and 17% of those who have lived in Oak Bay more than 30 years disagreed.

Expand land area for commercial use

38% of those who have lived in Oak Bay 10 or fewer years, 39% of those who have lived in Oak Bay 11 to 20 years, 40% of those who have lived in Oak Bay 21 to 30 years, and 28% of those who have lived in Oak Bay more than 30 years agreed.

36% of those who have lived in Oak Bay 10 or fewer years, 38% of those who have lived in Oak Bay 11 to 20 years, 36% of those who have lived in Oak Bay 21 to 30 years, and 42% of those who have lived in Oak Bay more than 30 years disagreed.

Age Bracket

Agreement decreased with increasing age for allow existing retail and service businesses to expand at existing locations, allow more "street corner" neighbourhood commercial establishments, and expand land area for commercial use.

Disagreement increased with increasing age for allow more "street corner" neighbourhood commercial establishments, allow Bed and Breakfasts, distribute festivals, events and street closures throughout Oak Bay, allow existing retail and service businesses to expand at existing locations, e.g., more seating for cafes and expand land area for commercial use.

A larger percentage of the youngest respondents, under 45 years of age, agreed with distribute festivals, events and street closures throughout Oak Bay, and a larger percentage of the oldest, 65 and older, disagreed with update policies for home-based businesses to increase options.

Allow existing retail and service businesses to expand at existing locations, e.g., more seating for cafes

80% of respondents under 45 years of age, 77% of those aged 45 to 64, and 67% of those 65 and older agreed.

8% of respondents under 45 years of age, 10% of those aged 45 to 64, and 13% of those 65 and older disagreed.

Update policies for home-based businesses to increase options

67% of respondents under 45 years of age, 66% of those aged 45 to 64, and 58% of those 65 and older agreed.

14% of respondents under 45 years of age, 16% of those aged 45 to 64, and 16% of those 65 and older disagreed.

Allow Bed and Breakfasts

64% of respondents under 45 years of age, 61% of those aged 45 to 64, and 59% of those 65 and older agreed.

14% of respondents under 45 years of age, 19% of those aged 45 to 64, and 21% of those 65 and older disagreed.

Allow more "street corner" neighbourhood commercial establishments

72% of respondents under 45 years of age, 68% of those aged 45 to 64, and 49% of those 65 and older agreed.

11% of respondents under 45 years of age, 17% of those aged 45 to 64, and 24% of those 65 and older disagreed.

Distribute festivals, events and street closures throughout Oak Bay

60% of respondents under 45 years of age, 50% of those aged 45 to 64, and 52% of those 65 and older agreed.

12% of respondents under 45 years of age, 17% of those aged 45 to 64, and 18% of those 65 and older disagreed.

Expand land area for commercial use

46% of respondents under 45 years of age, 41% of those aged 45 to 64, and 27% of those 65 and older agreed.

28% of respondents under 45 years of age, 37% of those aged 45 to 64, and 43% of those 65 and older disagreed.

Gender

Respondents who answered the survey questions with another person were less likely to agree and more likely to disagree with all of the Business and Commerce strategies except allow existing retail and service businesses to expand at existing locations, e.g., more seating for cafes.

Allow existing retail and service businesses to expand at existing locations, e.g., more seating for cafes

74% of males, 73% of females, and 75% of pairs agreed.
11% of males, 10% of females, and 12% of pairs disagreed.

Update policies for home-based businesses to increase options

65% of males, 62% of females, and 60% of pairs agreed.
14% of males, 14% of females, and 24% of pairs disagreed.

Allow Bed and Breakfasts

61% of males, 62% of females, and 56% of pairs agreed.
18% of males, 17% of females, and 28% of pairs disagreed.

Allow more "street corner" neighbourhood commercial establishments

65% of males, 60% of females, and 58% of pairs agreed.
17% of males, 17% of females, and 28% of pairs disagreed.

Distribute festivals, events and street closures throughout Oak Bay

50% of males, 57% of females, and 47% of pairs agreed.
18% of males, 13% of females, and 23% of pairs disagreed.

Expand land area for commercial use

43% of males, 33% of females, and 34% of pairs agreed.
33% of males, 37% of females, and 48% of pairs disagreed.

POTENTIAL STRATEGIES FOR THE BUILT ENVIRONMENT

Type of Home

Residents of single-family homes were more interested than residents of multi-family homes in reconsidering regulations that now allow some larger home sizes than in the past and prepare design guidelines for commercial development. Conversely, residents of multi-family homes were more interested than residents of single-family homes in encouraging green building technologies and prepare guidelines for all new development to encourage sustainable technologies such as rain gardens.

Encourage green building technologies such as solar panels, solar hot water, rainwater collection, recycling of materials from demolished buildings

49% of those who live in a single-family dwelling and 62% of those who live in a multi-family dwelling chose this strategy.

Prepare design guidelines for multi-family and higher density single-family development

48% of those who live in a single-family dwelling and 45% of those who live in a multi-family dwelling chose this strategy.

Reconsider regulations that now allow some larger home sizes than in the past

37% of those who live in a single-family dwelling and 27% of those who live in a multi-family dwelling chose this strategy.

Prepare design guidelines for commercial development

26% of those who live in a single-family dwelling and 20% of those who live in a multi-family dwelling chose this strategy.

Prepare guidelines for all new development to encourage sustainable technologies such

as rain gardens

20% of those who live in a single-family dwelling and 29% of those who live in a multi-family dwelling chose this strategy.

Own or Rent Home

Larger percentages of home owners than home renters selected prepare design guidelines for commercial development and reconsider regulations that now allow some larger home sizes than in the past.

A larger percentage of home renters than home owners chose encourage green building technologies such as solar panels, solar hot water, rainwater collection, recycling of materials from demolished buildings and prepare guidelines for all new development to encourage sustainable technologies such as rain gardens.

Encourage green building technologies such as solar panels, solar hot water, rainwater collection, recycling of materials from demolished buildings

50% of home owners and 64% of home renters chose this strategy.

Prepare design guidelines for multi-family and higher density single-family development

48% of home owners and 46% of home renters chose this strategy.

Reconsider regulations that now allow some larger home sizes than in the past

37% of home owners and 23% of home renters chose this strategy.

Prepare design guidelines for commercial development

26% of home owners and 19% of home renters chose this strategy.

Prepare guidelines for all new development to encourage sustainable technologies such as rain gardens

20% of home owners and 33% of home renters chose this strategy.

Children in Home

A larger percentage of those with no children 18 years or younger living in the home than those with children chose reconsider regulations that now allow some larger home sizes than in the past.

Encourage green building technologies such as solar panels, solar hot water, rainwater collection, recycling of materials from demolished buildings

54% of those with children 18 years of age or younger living in the home and 53% of those with no children in the home chose this strategy.

Prepare design guidelines for multi-family and higher density single-family development

49% of those with children 18 years of age or younger living in the home and 46% of those with no children in the home chose this strategy.

Reconsider regulations that now allow some larger home sizes than in the past

28% of those with children 18 years of age or younger living in the home and 36% of those with no children in the home chose this strategy.

Prepare design guidelines for commercial development

25% of those with children 18 years of age or younger living in the home and 24% of those with no children in the home chose this strategy.

Prepare guidelines for all new development to encourage sustainable technologies such as rain gardens

25% of those with children 18 years of age or younger living in the home and 23% of those with no children in the home chose this strategy.

Years in Oak Bay

Residents of under 21 years were more likely than longer-term residents to choose encourage green building technologies and prepare guidelines for all new development to encourage sustainable technologies such as rain gardens.

Shorter-term residents of 10 or fewer years were less interested in reconsidering regulations that now allow some larger home sizes than in the past than longer-term residents, while long-term residents of 30 years or more were less likely to choose prepare design guidelines for multi-family and higher density single-family development.

Encourage green building technologies such as solar panels, solar hot water, rainwater collection, recycling of materials from demolished buildings

57% of those who have lived in Oak Bay 10 or fewer years, 54% of those who have lived in Oak Bay 11 to 20 years, 49% of those who have lived in Oak Bay 21 to 30 years, and 50% of those who have lived in Oak Bay more than 30 years chose this strategy.

Prepare design guidelines for multi-family and higher density single-family development

48% of those who have lived in Oak Bay 10 or fewer years, 50% of those who have lived in Oak Bay 11 to 20 years, 48% of those who have lived in Oak Bay 21 to 30 years, and 41% of those who have lived in Oak Bay more than 30 years chose this strategy.

Reconsider regulations that now allow some larger home sizes than in the past

27% of those who have lived in Oak Bay 10 or fewer years, 34% of those who have lived in Oak Bay 11 to 20 years, 40% of those who have lived in Oak Bay 21 to 30 years, and 41% of those who have lived in Oak Bay more than 30 years chose this strategy.

Prepare design guidelines for commercial development

23% of those who have lived in Oak Bay 10 or fewer years, 24% of those who have lived in Oak Bay 11 to 20 years, 24% of those who have lived in Oak Bay 21 to 30 years, and 26% of those who have lived in Oak Bay more than 30 years chose this strategy.

Prepare guidelines for all new development to encourage sustainable technologies such as rain gardens

28% of those who have lived in Oak Bay 10 or fewer years, 19% of those who have lived in Oak Bay 11 to 20 years, 24% of those who have lived in Oak Bay 21 to 30 years, and 18% of those who have lived in Oak Bay more than 30 years chose this strategy.

Age Bracket

A smaller percentage of the oldest group chose prepare design guidelines for multi-family and higher density single-family development, and a smaller percentage of the youngest group selected prepare design guidelines for commercial development. A larger percentage of the youngest group chose encourage green building technologies and prepare guidelines for all new development to encourage sustainable technologies such as rain gardens.

The percentages that selected reconsider regulations that now allow some larger home sizes than in the past increased with increasing age.

Encourage green building technologies such as solar panels, solar hot water, rainwater collection, recycling of materials from demolished buildings

65% of respondents under 45 years of age, 48% of those aged 45 to 64, and 55% of those 65 and older chose this strategy.

Prepare design guidelines for multi-family and higher density single-family development

49% of respondents under 45 years of age, 52% of those aged 45 to 64, and 40% of those 65 and older chose this strategy.

Reconsider regulations that now allow some larger home sizes than in the past

21% of respondents under 45 years of age, 32% of those aged 45 to 64, and 40% of those 65 and older chose this strategy.

Prepare design guidelines for commercial development

18% of respondents under 45 years of age, 26% of those aged 45 to 64, and 24% of those 65 and older chose this strategy.

Prepare guidelines for all new development to encourage sustainable technologies such as rain gardens

30% of respondents under 45 years of age, 21% of those aged 45 to 64, and 23% of those 65 and older chose this strategy.

Gender

A larger percentage of females selected encourage green building technologies such as solar panels, solar hot water, rainwater collection, recycling of materials from demolished buildings and prepare guidelines for all new development to encourage sustainable technologies such as rain gardens. A smaller percentage of females selected prepare design guidelines for commercial development.

A larger percentage of males chose prepare design guidelines for multi-family and higher density single-family development.

A larger percentage of respondents who answered the survey questions with another person chose reconsider regulations that now allow some larger home sizes than in the past.

Encourage green building technologies such as solar panels, solar hot water, rainwater collection, recycling of materials from demolished buildings

51% of males, 59% of females, and 45% of pairs chose this strategy.

Prepare design guidelines for multi-family and higher density single-family development

51% of males, 45% of females, and 46% of pairs chose this strategy.

Reconsider regulations that now allow some larger home sizes than in the past

33% of males, 31% of females, and 40% of pairs chose this strategy.

Prepare design guidelines for commercial development

25% of males, 21% of females, and 29% of pairs chose this strategy.

Prepare guidelines for all new development to encourage sustainable technologies such as rain gardens

21% of males, 27% of females, and 17% of pairs chose this strategy.

POTENTIAL STRATEGIES FOR TRANSPORTATION

Type of Home

Those who live in multi-family homes were more likely than those who live in single-family homes to choose improve sidewalks for better accessibility, e.g., smoother and wider sidewalks, more ramps, and advocate for improved transit service, while those who live in single-family homes were more likely than those who live in multi-family homes to choose provide more commuter bike lanes, bike racks, and signs on bike routes.

Design and operate roads as "complete streets" with all users in mind, including cyclists, transit, motor scooters, and pedestrians of all ages and abilities

58% of those who live in a single-family dwelling and 59% of those who live in a multi-family dwelling chose this strategy.

Improve sidewalks for better accessibility, e.g., smoother and wider sidewalks, more ramps

48% of those who live in a single-family dwelling and 59% of those who live in a multi-family dwelling chose this strategy.

Address traffic calming, speed limits, road repair, etc.

49% of those who live in a single-family dwelling and 50% of those who live in a multi-family dwelling chose this strategy.

Provide more commuter bike lanes, bike racks, and signs on bike routes, recognizing possible effects on the amount of parking and driving lanes

41% of those who live in a single-family dwelling and 32% of those who live in a multi-family dwelling chose this strategy.

Advocate for improved transit service

34% of those who live in a single-family dwelling and 38% of those who live in a multi-family dwelling chose this strategy.

Expand parking in the village

22% of those who live in a single-family dwelling and 25% of those who live in a multi-family dwelling chose this strategy.

Expand parking in smaller commercial nodes

16% of those who live in a single-family dwelling and 19% of those who live in a multi-family dwelling chose this strategy.

Accommodate tourist buses and their parking needs in collaboration with other municipalities and tourist providers in the region

8% of those who live in a single-family dwelling and 10% of those who live in a multi-family dwelling chose this strategy.

Own or Rent Home

Renters were more likely than owners to choose design and operate roads as “complete streets” with all users in mind, including cyclists, transit, motor scooters, and pedestrians of all ages and abilities, advocate for improved transit service and improve sidewalks for better accessibility, e.g., smoother and wider sidewalks, more ramps.

Design and operate roads as "complete streets" with all users in mind, including cyclists, transit, motor scooters, and pedestrians of all ages and abilities

57% of home owners and 64% of home renters chose this strategy.

Improve sidewalks for better accessibility, e.g., smoother and wider sidewalks, more ramps

50% of home owners and 56% of home renters chose this strategy.

Address traffic calming, speed limits, road repair, etc.

50% of home owners and 48% of home renters chose this strategy.

Provide more commuter bike lanes, bike racks, and signs on bike routes, recognizing possible effects on the amount of parking and driving lanes

38% of home owners and 36% of home renters chose this strategy.

Advocate for improved transit service

33% of home owners and 44% of home renters chose this strategy.

Expand parking in the village

22% of home owners and 25% of home renters chose this strategy.

Expand parking in smaller commercial nodes

16% of home owners and 19% of home renters chose this strategy.

Accommodate tourist buses and their parking needs in collaboration with other municipalities and tourist providers in the region

9% of home owners and 9% of home renters chose this strategy.

Children in Home

Those without children in the home were more likely than those with children to choose improve sidewalks for better accessibility, e.g., smoother and wider sidewalks, more ramps, expand parking in the village and expand parking in smaller commercial nodes, while those with children were more likely than those without children to choose provide more commuter bike lanes, bike racks, and signs on bike routes and design and operate roads as "complete streets" with all users in mind.

Design and operate roads as "complete streets" with all users in mind, including cyclists, transit, motor scooters, and pedestrians of all ages and abilities

62% of those with children 18 years of age or younger living in the home and 57% of those with no children in the home chose this strategy.

Improve sidewalks for better accessibility, e.g., smoother and wider sidewalks, more ramps

43% of those with children 18 years of age or younger living in the home and 54% of those with no children in the home chose this strategy.

Address traffic calming, speed limits, road repair, etc.

50% of those with children 18 years of age or younger living in the home and 49% of those with no children in the home chose this strategy.

Provide more commuter bike lanes, bike racks, and signs on bike routes, recognizing possible effects on the amount of parking and driving lanes

49% of those with children 18 years of age or younger living in the home and 35% of those with no children in the home chose this strategy.

Advocate for improved transit service

35% of those with children 18 years of age or younger living in the home and 36% of those with no children in the home chose this strategy.

Expand parking in the village

18% of those with children 18 years of age or younger living in the home and 25% of those with no children in the home chose this strategy.

Expand parking in smaller commercial nodes

13% of those with children 18 years of age or younger living in the home and 18% of those with no children in the home chose this strategy.

Accommodate tourist buses and their parking needs in collaboration with other municipalities and tourist providers in the region

7% of those with children 18 years of age or younger living in the home and 9% of those with no children in the home chose this strategy.

Years in Oak Bay

Expand parking in the village was more likely to be chosen by long-term residents of 30 years or more. Design and operate roads as “complete streets” with all users in mind, including cyclists, transit, motor scooters, and pedestrians of all ages and abilities was more likely to be chosen by residents of less than 30 years. Provide more commuter bike lanes, bike racks, and signs on bike routes was more likely to be chosen by shorter-term residents of 10 or fewer years.

Design and operate roads as "complete streets" with all users in mind, including cyclists, transit, motor scooters, and pedestrians of all ages and abilities

60% of those who have lived in Oak Bay 10 or fewer years, 59% of those who have lived in Oak Bay 11 to 20 years, 62% of those who have lived in Oak Bay 21 to 30 years, and 53% of those who have lived in Oak Bay more than 30 years chose this strategy.

Improve sidewalks for better accessibility, e.g., smoother and wider sidewalks, more ramps

50% of those who have lived in Oak Bay 10 or fewer years, 50% of those who have lived in Oak Bay 11 to 20 years, 52% of those who have lived in Oak Bay 21 to 30 years, and 56% of those who have lived in Oak Bay more than 30 years chose this strategy.

Address traffic calming, speed limits, road repair, etc.

49% of those who have lived in Oak Bay 10 or fewer years, 51% of those who have lived in Oak Bay 11 to 20 years, 47% of those who have lived in Oak Bay 21 to 30 years, and 51% of those who have lived in Oak Bay more than 30 years chose this strategy.

Provide more commuter bike lanes, bike racks, and signs on bike routes, recognizing possible effects on the amount of parking and driving lanes

43% of those who have lived in Oak Bay 10 or fewer years, 38% of those who have lived in Oak Bay 11 to 20 years, 38% of those who have lived in Oak Bay 21 to 30 years, and 27% of those who have lived in Oak Bay more than 30 years chose this strategy.

Advocate for improved transit service

39% of those who have lived in Oak Bay 10 or fewer years, 34% of those who have lived in Oak Bay 11 to 20 years, 35% of those who have lived in Oak Bay 21 to 30 years, and 33% of those who have lived in Oak Bay more than 30 years chose this strategy.

Expand parking in the village

21% of those who have lived in Oak Bay 10 or fewer years, 20% of those who have lived in Oak Bay 11 to 20 years, 22% of those who have lived in Oak Bay 21 to 30 years, and 32% of those who have lived in Oak Bay more than 30 years chose this strategy.

Expand parking in smaller commercial nodes

18% of those who have lived in Oak Bay 10 or fewer years, 14% of those who have lived in Oak Bay 11 to 20 years, 16% of those who have lived in Oak Bay 21 to 30 years, and 18% of those who have lived in Oak Bay more than 30 years chose this strategy.

Accommodate tourist buses and their parking needs in collaboration with other municipalities and tourist providers in the region

7% of those who have lived in Oak Bay 10 or fewer years, 9% of those who have lived in Oak Bay 11 to 20 years, 10% of those who have lived in Oak Bay 21 to 30 years, and 11% of those who have lived in Oak Bay more than 30 years chose this strategy.

Age Bracket

The oldest respondents, 65 years and older, were more likely than younger respondents to choose improve sidewalks for better accessibility, e.g., smoother and wider sidewalks, more ramps and expand parking in the village, while respondents under 65 were more likely than older respondents to choose provide more commuter bike lanes, bike racks, and signs on bike routes. Those over 45 years were more likely than those under 45 to choose address traffic calming, speed limits, road repair, etc.

The likelihood of choosing accommodate tourist buses and their parking needs in collaboration with other municipalities and tourist providers in the region increased with increasing age, while the likelihood of choosing advocate for improved transit service decreased with increasing age.

Design and operate roads as "complete streets" with all users in mind, including cyclists, transit, motor scooters, and pedestrians of all ages and abilities

61% of respondents under 45 years of age, 59% of those aged 45 to 64, and 56% of those 65 and older chose this strategy.

Improve sidewalks for better accessibility, e.g., smoother and wider sidewalks, more ramps

45% of respondents under 45 years of age, 46% of those aged 45 to 64, and 62% of those 65 and older chose this strategy.

Address traffic calming, speed limits, road repair, etc.

41% of respondents under 45 years of age, 49% of those aged 45 to 64, and 52% of those 65 and older chose this strategy.

Provide more commuter bike lanes, bike racks, and signs on bike routes, recognizing possible effects on the amount of parking and driving lanes

47% of respondents under 45 years of age, 43% of those aged 45 to 64, and 28% of those 65 and older chose this strategy.

Advocate for improved transit service

40% of respondents under 45 years of age, 37% of those aged 45 to 64, and 33% of those 65 and older chose this strategy.

Expand parking in the village

20% of respondents under 45 years of age, 18% of those aged 45 to 64, and 30% of those 65 and older chose this strategy.

Expand parking in smaller commercial nodes

16% of respondents under 45 years of age, 16% of those aged 45 to 64, and 17% of those 65 and older chose this strategy.

Accommodate tourist buses and their parking needs in collaboration with other municipalities and tourist providers in the region

5% of respondents under 45 years of age, 8% of those aged 45 to 64, and 11% of those 65 and older chose this strategy.

Gender

A smaller percentage of those who answered the survey questions with another person chose design and operate roads as "complete streets" with all users in mind, including cyclists, transit, motor scooters, and pedestrians of all ages and abilities.

Design and operate roads as "complete streets" with all users in mind, including cyclists, transit, motor scooters, and pedestrians of all ages and abilities

62% of males, 59% of females, and 51% of pairs chose this strategy.

Improve sidewalks for better accessibility, e.g., smoother and wider sidewalks, more ramps

49% of males, 53% of females, and 54% of pairs chose this strategy.

Address traffic calming, speed limits, road repair, etc.

49% of males, 50% of females, and 48% of pairs chose this strategy.

Provide more commuter bike lanes, bike racks, and signs on bike routes, recognizing possible effects on the amount of parking and driving lanes

40% of males, 36% of females, and 37% of pairs chose this strategy.

Advocate for improved transit service

34% of males, 38% of females, and 34% of pairs chose this strategy.

Expand parking in the village

25% of males, 23% of females, and 20% of pairs chose this strategy.

Expand parking in smaller commercial nodes

17% of males, 17% of females, and 16% of pairs chose this strategy.

Accommodate tourist buses and their parking needs in collaboration with other municipalities and tourist providers in the region

9% of males, 9% of females, and 9% of pairs chose this strategy.

POTENTIAL STRATEGIES FOR UTILITIES AND SERVICES

Type of Home

A larger percentage of those who live in a multi-family dwelling than those who live in a single-family home selected conduct ongoing review of shoreline protection in relation to rising sea levels and Use and require "dark sky" street and building lighting to reduce light pollution.

Repair and replace water and sewer lines as a high priority

77% of those who live in a single-family dwelling and 74% of those who live in a multi-family dwelling chose this strategy.

Begin the long-term process of moving utility wires underground

56% of those who live in a single-family dwelling and 54% of those who live in a multi-family dwelling chose this strategy.

Conduct ongoing review of shoreline protection in relation to rising sea levels

32% of those who live in a single-family dwelling and 47% of those who live in a multi-family dwelling chose this strategy.

Pursue new sustainable technologies on public land, such as rain gardens

33% of those who live in a single-family dwelling and 37% of those who live in a multi-family dwelling chose this strategy.

Reduce energy consumption and greenhouse gas emissions in municipal works

26% of those who live in a single-family dwelling and 25% of those who live in a multi-family dwelling chose this strategy.

Use and require "dark sky" street and building lighting to reduce light pollution

22% of those who live in a single-family dwelling and 30% of those who live in a multi-family dwelling chose this strategy.

Own or Rent Home

Home owners were more likely than home renters to select moving utility wires underground, while home renters were more likely than home owners to choose Conduct ongoing review of shoreline protection, pursue new sustainable technologies on public land, and use and require "dark sky" street and building lighting to reduce light pollution.

Repair and replace water and sewer lines as a high priority

77% of home owners and 72% of home renters chose this strategy.

Begin the long-term process of moving utility wires underground

58% of home owners and 48% of home renters chose this strategy.

Conduct ongoing review of shoreline protection in relation to rising sea levels

34% of home owners and 46% of home renters chose this strategy.

Pursue new sustainable technologies on public land, such as rain gardens

32% of home owners and 42% of home renters chose this strategy.

Reduce energy consumption and greenhouse gas emissions in municipal works

25% of home owners and 28% of home renters chose this strategy.

Use and require "dark sky" street and building lighting to reduce light pollution

22% of home owners and 30% of home renters chose this strategy.

Children in Home

A larger percentage of those with children in the home than those without children selected pursue new sustainable technologies on public land, such as rain gardens, and a larger percentage of those without children than those with children selected conduct ongoing review of shoreline protection in relation to rising sea levels.

Repair and replace water and sewer lines as a high priority

75% of those with children 18 years of age or younger living in the home and 76% of those with no children in the home chose this strategy.

Begin the long-term process of moving utility wires underground

53% of those with children 18 years of age or younger living in the home and 56% of those with no children in the home chose this strategy.

Conduct ongoing review of shoreline protection in relation to rising sea levels

31% of those with children 18 years of age or younger living in the home and 39% of those with no children in the home chose this strategy.

Pursue new sustainable technologies on public land, such as rain gardens

42% of those with children 18 years of age or younger living in the home and 32% of those with no children in the home chose this strategy.

Reduce energy consumption and greenhouse gas emissions in municipal works

27% of those with children 18 years of age or younger living in the home and 26% of those with no children in the home chose this strategy.

Use and require "dark sky" street and building lighting to reduce light pollution

25% of those with children 18 years of age or younger living in the home and 24% of those with no children in the home chose this strategy.

Years in Oak Bay

More recent residents of under 11 years were more likely than longer term residents to choose pursue new sustainable technologies on public land, such as rain gardens.

Repair and replace water and sewer lines as a high priority

74% of those who have lived in Oak Bay 10 or fewer years, 74% of those who have lived in Oak Bay 11 to 20 years, 78% of those who have lived in Oak Bay 21 to 30 years, and 79% of those who have lived in Oak Bay more than 30 years chose this strategy.

Begin the long-term process of moving utility wires underground

53% of those who have lived in Oak Bay 10 or fewer years, 56% of those who have lived in Oak Bay 11 to 20 years, 56% of those who have lived in Oak Bay 21 to 30 years, and 57% of those who have lived in Oak Bay more than 30 years chose this strategy.

Conduct ongoing review of shoreline protection in relation to rising sea levels

40% of those who have lived in Oak Bay 10 or fewer years, 32% of those who have lived in Oak Bay 11 to 20 years, 37% of those who have lived in Oak Bay 21 to 30 years, and 40% of those who have lived in Oak Bay more than 30 years chose this strategy.

Pursue new sustainable technologies on public land, such as rain gardens

40% of those who have lived in Oak Bay 10 or fewer years, 31% of those who have lived in Oak Bay 11 to 20 years, 32% of those who have lived in Oak Bay 21 to 30 years, and 26% of those who have lived in Oak Bay more than 30 years chose this strategy.

Reduce energy consumption and greenhouse gas emissions in municipal works

29% of those who have lived in Oak Bay 10 or fewer years, 26% of those who have lived in Oak Bay 11 to 20 years, 24% of those who have lived in Oak Bay 21 to 30 years, and 22% of those who have lived in Oak Bay more than 30 years chose this strategy.

Use and require "dark sky" street and building lighting to reduce light pollution

26% of those who have lived in Oak Bay 10 or fewer years, 25% of those who have lived in Oak Bay 11 to 20 years, 24% of those who have lived in Oak Bay 21 to 30 years, and 20% of those who have lived in Oak Bay more than 30 years chose this strategy.

Age Bracket

Younger respondents under 45 were more likely than older respondents to select pursue new sustainable technologies on public land, such as rain gardens. The likelihood of selecting repair and replace water and sewer lines and move utility wires underground increased with increasing age.

Repair and replace water and sewer lines as a high priority

67% of respondents under 45 years of age, 75% of those aged 45 to 64, and 80% of those 65 and older chose this strategy.

Begin the long-term process of moving utility wires underground

42% of respondents under 45 years of age, 53% of those aged 45 to 64, and 62% of those 65 and older chose this strategy.

Conduct ongoing review of shoreline protection in relation to rising sea levels

33% of respondents under 45 years of age, 34% of those aged 45 to 64, and 43% of those 65 and older chose this strategy.

Pursue new sustainable technologies on public land, such as rain gardens

59% of respondents under 45 years of age, 33% of those aged 45 to 64, and 27% of those 65 and older chose this strategy.

Reduce energy consumption and greenhouse gas emissions in municipal works

32% of respondents under 45 years of age, 24% of those aged 45 to 64, and 25% of those 65 and older chose this strategy.

Use and require "dark sky" street and building lighting to reduce light pollution

31% of respondents under 45 years of age, 28% of those aged 45 to 64, and 18% of those 65 and older chose this strategy.

Gender

Women tended to be less interested than men and pairs that answered the survey questions together in moving utility wires underground but were more interested in an ongoing review of shoreline protection and pursuing new sustainable technologies on public land.

Repair and replace water and sewer lines as a high priority

75% of males, 76% of females, and 77% of pairs chose this strategy.

Begin the long-term process of moving utility wires underground

60% of males, 50% of females, and 60% of pairs chose this strategy.

Conduct ongoing review of shoreline protection in relation to rising sea levels

32% of males, 42% of females, and 34% of pairs chose this strategy.

Pursue new sustainable technologies on public land, such as rain gardens

31% of males, 40% of females, and 26% of pairs chose this strategy.

62 Reduce energy consumption and greenhouse gas emissions in municipal works

26% of males, 27% of females, and 23% of pairs chose this strategy.

Use and require "dark sky" street and building lighting to reduce light pollution

26% of males, 23% of females, and 25% of pairs chose this strategy.

POTENTIAL STRATEGIES FOR THE NATURAL ENVIRONMENT

Type of Home

The responses of these two groups were similar for most strategies. A larger percentage of those who live in a multi-family dwelling than those who live in a single-family dwelling chose protect Garry Oaks and other urban trees on public and private land.

Protect and manage the shoreline

59% of those who live in a single-family dwelling and 63% of those who live in a multi-family dwelling chose this strategy.

Integrate environmental considerations into planning and design

55% of those who live in a single-family dwelling and 51% of those who live in a multi-family dwelling chose this strategy.

Minimize air, noise and light pollution

46% of those who live in a single-family dwelling and 50% of those who live in a multi-family dwelling chose this strategy.

Protect Garry Oaks and other urban trees on public and private land

37% of those who live in a single-family dwelling and 48% of those who live in a multi-family dwelling chose this strategy.

Protect and restore native ecosystems

37% of those who live in a single-family dwelling and 39% of those who live in a multi-family dwelling chose this strategy.

Support energy conservation and greenhouse gas reduction

35% of those who live in a single-family dwelling and 37% of those who live in a multi-family dwelling chose this strategy.

Protect humans, property and the environment from natural hazards

36% of those who live in a single-family dwelling and 31% of those who live in a multi-family dwelling chose this strategy.

Encourage environmental stewardship on private property

25% of those who live in a single-family dwelling and 28% of those who live in a multi-family dwelling chose this strategy.

Encourage and provide public awareness and education on natural systems

18% of those who live in a single-family dwelling and 20% of those who live in a multi-family dwelling chose this strategy.

Own or Rent Home

The responses of these two groups were similar for most of the strategies. Home renters were more likely than home owners to choose protect Garry Oaks and other urban trees on public and private land.

Protect and manage the shoreline

60% of home owners and 63% of home renters chose this strategy.

Integrate environmental considerations into planning and design

53% of home owners and 54% of home renters chose this strategy.

Minimize air, noise and light pollution

48% of home owners and 47% of home renters chose this strategy.

Protect Garry Oaks and other urban trees on public and private land

39% of home owners and 47% of home renters chose this strategy.

Protect and restore native ecosystems

36% of home owners and 42% of home renters chose this strategy.

Support energy conservation and greenhouse gas reduction

34% of home owners and 39% of home renters chose this strategy.

Protect humans, property and the environment from natural hazards

35% of home owners and 31% of home renters chose this strategy.

Encourage environmental stewardship on private property

25% of home owners and 29% of home renters chose this strategy.

Encourage and provide public awareness and education on natural systems

17% of home owners and 22% of home renters chose this strategy.

Children in Home

The responses of these two groups were similar for most of the strategies. Those with no children in the home were more likely than those with children in the home to select protect Garry Oaks and other urban trees on public and private land.

Protect and manage the shoreline

60% of those with children 18 years of age or younger living in the home and 61% of those with no children in the home chose this strategy.

Integrate environmental considerations into planning and design

56% of those with children 18 years of age or younger living in the home and 53% of those with no children in the home chose this strategy.

Minimize air, noise and light pollution

47% of those with children 18 years of age or younger living in the home and 48% of those with no children in the home chose this strategy.

Protect Garry Oaks and other urban trees on public and private land

33% of those with children 18 years of age or younger living in the home and 44% of those with no children in the home chose this strategy.

Protect and restore native ecosystems

34% of those with children 18 years of age or younger living in the home and 39% of those with no children in the home chose this strategy.

Support energy conservation and greenhouse gas reduction

39% of those with children 18 years of age or younger living in the home and 34% of those with no children in the home chose this strategy.

Protect humans, property and the environment from natural hazards

34% of those with children 18 years of age or younger living in the home and 34% of those with no children in the home chose this strategy.

Encourage environmental stewardship on private property

26% of those with children 18 years of age or younger living in the home and 26% of those with no children in the home chose this strategy.

Encourage and provide public awareness and education on natural systems

20% of those with children 18 years of age or younger living in the home and 18% of those with no children in the home chose this strategy.

Years in Oak Bay

Those who have lived in Oak Bay the longest, more than 30 years, chose integrate environmental considerations into planning and design in a smaller percentage than those who had lived in Oak Bay a shorter length of time: and chose protect Garry Oaks and other urban trees on public and private land in a larger percentage than those who had lived in the community 11 to 30 years.

Protect and manage the shoreline

62% of those who have lived in Oak Bay 10 or fewer years, 59% of those who have lived in Oak Bay 11 to 20 years, 58% of those who have lived in Oak Bay 21 to 30 years, and 62% of those who have lived in Oak Bay more than 30 years chose this strategy.

Integrate environmental considerations into planning and design

55% of those who have lived in Oak Bay 10 or fewer years, 56% of those who have lived in Oak Bay 11 to 20 years, 53% of those who have lived in Oak Bay 21 to 30 years, and 46% of those who have lived in Oak Bay more than 30 years chose this strategy.

Minimize air, noise and light pollution

49% of those who have lived in Oak Bay 10 or fewer years, 50% of those who have lived in Oak Bay 11 to 20 years, 48% of those who have lived in Oak Bay 21 to 30 years, and 44% of those who have lived in Oak Bay more than 30 years chose this strategy.

Protect Garry Oaks and other urban trees on public and private land

43% of those who have lived in Oak Bay 10 or fewer years, 38% of those who have lived in Oak Bay 11 to 20 years, 36% of those who have lived in Oak Bay 21 to 30 years, and 47% of those who have lived in Oak Bay more than 30 years chose this strategy.

Protect and restore native ecosystems

36% of those who have lived in Oak Bay 10 or fewer years, 38% of those who have lived in Oak Bay 11 to 20 years, 39% of those who have lived in Oak Bay 21 to 30 years, and 39% of those who have lived in Oak Bay more than 30 years chose this strategy.

Support energy conservation and greenhouse gas reduction

37% of those who have lived in Oak Bay 10 or fewer years, 36% of those who have lived in Oak Bay 11 to 20 years, 34% of those who have lived in Oak Bay 21 to 30 years, and 31% of those who have lived in Oak Bay more than 30 years chose this strategy.

Protect humans, property and the environment from natural hazards

34% of those who have lived in Oak Bay 10 or fewer years, 33% of those who have lived in Oak Bay 11 to 20 years, 34% of those who have lived in Oak Bay 21 to 30 years, and 37% of those who have lived in Oak Bay more than 30 years chose this strategy.

Encourage environmental stewardship on private property

28% of those who have lived in Oak Bay 10 or fewer years, 23% of those who have lived in Oak Bay 11 to 20 years, 27% of those who have lived in Oak Bay 21 to 30 years, and 24% of those who have lived in Oak Bay more than 30 years chose this strategy.

Encourage and provide public awareness and education on natural systems

18% of those who have lived in Oak Bay 10 or fewer years, 17% of those who have lived in Oak Bay 11 to 20 years, 20% of those who have lived in Oak Bay 21 to 30 years, and 21% of those who have lived in Oak Bay more than 30 years chose this strategy.

Age Bracket

The selection of protect and manage the shoreline and protect Garry Oaks and other urban trees on public and private land increased with increasing age. Those under 45 years of age chose support energy conservation and greenhouse gas reduction in a larger percentage than older respondents. Older respondents 65 and older selected encourage and provide public awareness and education on natural systems in a larger percentage than younger respondents, but a smaller percentage chose integrate environmental considerations into planning and design.

Protect and manage the shoreline

56% of respondents under 45 years of age, 58% of those aged 45 to 64, and 65% of those 65 and older chose this strategy.

Integrate environmental considerations into planning and design

58% of respondents under 45 years of age, 55% of those aged 45 to 64, and 49% of those 65 and older chose this strategy.

Minimize air, noise and light pollution

39% of respondents under 45 years of age, 49% of those aged 45 to 64, and 49% of those 65 and older chose this strategy.

Protect Garry Oaks and other urban trees on public and private land

37% of respondents under 45 years of age, 40% of those aged 45 to 64, and 44% of those 65 and older chose this strategy.

Protect and restore native ecosystems

40% of respondents under 45 years of age, 39% of those aged 45 to 64, and 35% of those 65 and older chose this strategy.

Support energy conservation and greenhouse gas reduction

42% of respondents under 45 years of age, 32% of those aged 45 to 64, and 37% of those 65 and older chose this strategy.

Protect humans, property and the environment from natural hazards

33% of respondents under 45 years of age, 34% of those aged 45 to 64, and 36% of those 65 and older chose this strategy.

Encourage environmental stewardship on private property

29% of respondents under 45 years of age, 26% of those aged 45 to 64, and 25% of those 65 and older chose this strategy.

Encourage and provide public awareness and education on natural systems

16% of respondents under 45 years of age, 17% of those aged 45 to 64, and 22% of those 65 and older chose this strategy.

Gender

None of the differences were very large for these three groups. The results suggest that women are more supportive than men or pairs of respondents when it comes to encouraging and providing public awareness and education on natural systems and are more supportive than pairs of respondents of energy conservation and greenhouse gas reduction. Men are more supportive than women of minimizing air, noise and light pollution.

Protect and manage the shoreline

59% of males, 62% of females, and 59% of pairs chose this strategy.

Integrate environmental considerations into planning and design

51% of males, 55% of females, and 52% of pairs chose this strategy.

Minimize air, noise and light pollution

51% of males, 45% of females, and 48% of pairs chose this strategy.

Protect Garry Oaks and other urban trees on public and private land

44% of males, 39% of females, and 42% of pairs chose this strategy.

Protect and restore native ecosystems

35% of males, 35% of females, and 39% of pairs chose this strategy.

Support energy conservation and greenhouse gas reduction

33% of males, 38% of females, and 31% of pairs chose this strategy.

Protect humans, property and the environment from natural hazards

31% of males, 36% of females, and 36% of pairs chose this strategy.

Encourage environmental stewardship on private property

29% of males, 25% of females, and 24% of pairs chose this strategy.

Encourage and provide public awareness and education on natural systems

17% of males, 22% of females, and 14% of pairs chose this strategy.

POTENTIAL STRATEGIES FOR PARKS AND RECREATION

Type of Home

These groups differed on two strategies only. A larger percentage of those who live in multi-family dwellings chose encourage and plan for urban agriculture such as community gardens in parks, and a larger percentage of those who live in single-family dwellings chose update infrastructure in parks, including sports fields.

Expand and upgrade the trail/path system, including public trails along the shoreline

71% of those who live in a single-family dwelling and 69% of those who live in a multi-family dwelling chose this strategy.

Prepare a comprehensive Parks and Recreation Master Plan

47% of those who live in a single-family dwelling and 52% of those who live in a multi-family dwelling chose this strategy.

Encourage and plan for urban agriculture such as community gardens in parks

37% of those who live in a single-family dwelling and 49% of those who live in a multi-family dwelling chose this strategy.

Update infrastructure in parks, including sports fields

39% of those who live in a single-family dwelling and 29% of those who live in a multi-family dwelling chose this strategy.

Update dog management strategies and regulations

27% of those who live in a single-family dwelling and 31% of those who live in a multi-family dwelling chose this strategy.

Support the development of tourist and recreation destination infrastructure, in particular at waterfront locations

28% of those who live in a single-family dwelling and 26% of those who live in a multi-family dwelling chose this strategy.

Own or Rent Home

Home owners and home renters results were similar for most strategies. A larger percentage of home renters than home owner chose encourage and plan for urban agriculture such as community gardens in parks, and a larger percentage of home owners than renters chose update infrastructure in parks, including sports fields.

Expand and upgrade the trail/path system, including public trails along the shoreline

71% of home owners and 69% of home renters chose this strategy.

Prepare a comprehensive Parks and Recreation Master Plan

48% of home owners and 51% of home renters chose this strategy.

Encourage and plan for urban agriculture such as community gardens in parks

37% of home owners and 52% of home renters chose this strategy.

Update infrastructure in parks, including sports fields

37% of home owners and 30% of home renters chose this strategy.

Update dog management strategies and regulations

29% of home owners and 28% of home renters chose this strategy.

Support the development of tourist and recreation destination infrastructure, in particular at waterfront locations

27% of home owners and 29% of home renters chose this strategy.

Children in Home

A larger percentage of those with children at home chose update infrastructure in parks, including sports fields, and larger percentages of those with no children in the home selected Prepare a comprehensive Parks and Recreation Master Plan and update dog management strategies and regulations.

Expand and upgrade the trail/path system, including public trails along the shoreline

74% of those with children 18 years of age or younger living in the home and 70% of those with no children in the home chose this strategy.

Prepare a comprehensive Parks and Recreation Master Plan

38% of those with children 18 years of age or younger living in the home and 52% of those with no children in the home chose this strategy.

Encourage and plan for urban agriculture such as community gardens in parks

38% of those with children 18 years of age or younger living in the home and 42% of those with no children in the home chose this strategy.

Update infrastructure in parks, including sports fields

53% of those with children 18 years of age or younger living in the home and 30% of those with no children in the home chose this strategy.

Update dog management strategies and regulations

24% of those with children 18 years of age or younger living in the home and 30% of those with no children in the home chose this strategy.

Support the development of tourist and recreation destination infrastructure, in particular at waterfront locations

28% of those with children 18 years of age or younger living in the home and 28% of those with no children in the home chose this strategy.

Years in Oak Bay

The likelihood of choosing encourage and plan for urban agriculture such as community gardens in parks and expand and upgrade the trail/path system, including public trails along the shoreline decreased with increased time living in Oak Bay. The group that was most supportive of preparing a comprehensive Parks and Recreation Master Plan had lived in Oak Bay for 21 to 30 years.

Expand and upgrade the trail/path system, including public trails along the shoreline

74% of those who have lived in Oak Bay 10 or fewer years, 70% of those who have lived in Oak Bay 11 to 20 years, 66% of those who have lived in Oak Bay 21 to 30 years, and 66% of those who have lived in Oak Bay more than 30 years chose this strategy.

Prepare a comprehensive Parks and Recreation Master Plan

47% of those who have lived in Oak Bay 10 or fewer years, 45% of those who have lived in Oak Bay 11 to 20 years, 56% of those who have lived in Oak Bay 21 to 30 years, and 51% of those who have lived in Oak Bay more than 30 years chose this strategy.

Encourage and plan for urban agriculture such as community gardens in parks

46% of those who have lived in Oak Bay 10 or fewer years, 42% of those who have lived in Oak Bay 11 to 20 years, 37% of those who have lived in Oak Bay 21 to 30 years, and 32% of those who have lived in Oak Bay more than 30 years chose this strategy.

Update infrastructure in parks, including sports fields

33% of those who have lived in Oak Bay 10 or fewer years, 38% of those who have lived in Oak Bay 11 to 20 years, 34% of those who have lived in Oak Bay 21 to 30 years, and 37% of those who have lived in Oak Bay more than 30 years chose this strategy.

Update dog management strategies and regulations

27% of those who have lived in Oak Bay 10 or fewer years, 29% of those who have lived in Oak Bay 11 to 20 years, 30% of those who have lived in Oak Bay 21 to 30 years, and 31% of those who have lived in Oak Bay more than 30 years chose this strategy.

Support the development of tourist and recreation destination infrastructure, in particular at waterfront locations

29% of those who have lived in Oak Bay 10 or fewer years, 28% of those who have lived in Oak Bay 11 to 20 years, 25% of those who have lived in Oak Bay 21 to 30 years, and 26% of those who have lived in Oak Bay more than 30 years chose this strategy.

Age Bracket

Selecting expand and upgrade the trail/path system, including public trails along the shoreline, encourage and plan for urban agriculture such as community gardens in parks, and update infrastructure in parks, including sports fields decreased with increasing age, while selecting prepare a comprehensive Parks and Recreation Master Plan and update dog management strategies and regulations increased with increasing age.

Expand and upgrade the trail/path system, including public trails along the shoreline

73% of respondents under 45 years of age, 71% of those aged 45 to 64, and 67% of those 65 and older chose this strategy.

Prepare a comprehensive Parks and Recreation Master Plan

34% of respondents under 45 years of age, 47% of those aged 45 to 64, and 55% of those 65 and older chose this strategy.

Encourage and plan for urban agriculture such as community gardens in parks

54% of respondents under 45 years of age, 41% of those aged 45 to 64, and 37% of those 65 and older chose this strategy.

Update infrastructure in parks, including sports fields

47% of respondents under 45 years of age, 35% of those aged 45 to 64, and 31% of those 65 and older chose this strategy.

Update dog management strategies and regulations

18% of respondents under 45 years of age, 29% of those aged 45 to 64, and 33% of those 65 and older chose this strategy.

Support the development of tourist and recreation destination infrastructure, in particular at waterfront locations

28% of respondents under 45 years of age, 26% of those aged 45 to 64, and 29% of those 65 and older chose this strategy.

Gender

Those who answered survey questions with another person were much less likely to choose support the development of tourist and recreation destination infrastructure, in particular at waterfront locations. Females were more likely to choose encourage and plan for urban agriculture such as community gardens in parks.

Expand and upgrade the trail/path system, including public trails along the shoreline

73% of males, 68% of females, and 72% of pairs chose this strategy.

Prepare a comprehensive Parks and Recreation Master Plan

47% of males, 51% of females, and 46% of pairs chose this strategy.

Encourage and plan for urban agriculture such as community gardens in parks

37% of males, 46% of females, and 34% of pairs chose this strategy.

Update infrastructure in parks, including sports fields

36% of males, 33% of females, and 39% of pairs chose this strategy.

Update dog management strategies and regulations

28% of males, 30% of females, and 27% of pairs chose this strategy.

Support the development of tourist and recreation destination infrastructure, in particular at waterfront locations

33% of males, 27% of females, and 19% of pairs chose this strategy.

POTENTIAL STRATEGIES FOR COMMUNITY AND SOCIAL INFRASTRUCTURE

Type of Home

Residents of multi-family dwellings were more likely than residents of single-family dwellings to choose expand community facilities, programs and services for older adults, seniors and people with disabilities and support education opportunities related to arts and culture, nature, history, and First Nations, while residents of single-family homes were more likely than residents of multi-family homes to choose strengthen OCP policies on heritage and expand community facilities and programs for youth.

Expand community facilities, programs and services for older adults, seniors and people with disabilities

56% of those who live in a single-family dwelling and 66% of those who live in a multi-family dwelling chose this strategy.

Expand community facilities and programs for youth

52% of those who live in a single-family dwelling and 38% of those who live in a multi-family dwelling chose this strategy.

Support education opportunities related to arts and culture, nature, history, and First Nations

24% of those who live in a single-family dwelling and 35% of those who live in a multi-family dwelling chose this strategy.

Strengthen OCP policies on heritage

27% of those who live in a single-family dwelling and 21% of those who live in a multi-family dwelling chose this strategy.

Prepare and implement an Arts and Culture Strategy

16% of those who live in a single-family dwelling and 18% of those who live in a multi-family dwelling chose this strategy.

Own or Rent Home

Owners were more likely than renters to choose strengthen OCP policies on heritage, while renters were more likely than owners to choose support education opportunities related to arts and culture, nature, history, and First Nations.

Expand community facilities, programs and services for older adults, seniors and people with disabilities

60% of home owners and 59% of home renters chose this strategy.

Expand community facilities and programs for youth

48% of home owners and 44% of home renters chose this strategy.

Support education opportunities related to arts and culture, nature, history, and First Nations

23% of home owners and 42% of home renters chose this strategy.

Strengthen OCP policies on heritage

28% of home owners and 16% of home renters chose this strategy.

Prepare and implement an Arts and Culture Strategy

17% of home owners and 18% of home renters chose this strategy.

Children in Home

Respondents with no children at home were more likely than those with children at home to choose expand community facilities, programs and services for older adults, seniors and people with disabilities and strengthen OCP policies on heritage, while those with children at home were more likely to choose expand community facilities and programs for youth.

Expand community facilities, programs and services for older adults, seniors and people with disabilities

37% of those with children 18 years of age or younger living in the home and 66% of those with no children in the home chose this strategy.

Expand community facilities and programs for youth

76% of those with children 18 years of age or younger living in the home and 38% of those with no children in the home chose this strategy.

Support education opportunities related to arts and culture, nature, history, and First Nations

28% of those with children 18 years of age or younger living in the home and 28% of those with no children in the home chose this strategy.

Strengthen OCP policies on heritage

18% of those with children 18 years of age or younger living in the home and 27% of those with no children in the home chose this strategy.

Prepare and implement an Arts and Culture Strategy

15% of those with children 18 years of age or younger living in the home and 17% of those with no children in the home chose this strategy.

Years in Oak Bay

The likelihood of choosing expand community facilities, programs and services for older adults, seniors and people with disabilities increased with increasing years lived in Oak Bay. Respondents who had lived in Oak Bay 10 years or less were more likely than those who had lived the community for a longer period of time to choose support education opportunities related to arts and culture, nature, history, and First Nations, but were less likely than longer-term residents to choose strengthen OCP policies on heritage. Those who had lived in Oak Bay for 30 years or more were more likely than shorter term residents to choose strengthen OCP policies on heritage.

Expand community facilities, programs and services for older adults, seniors and people with disabilities

52% of those who have lived in Oak Bay 10 or fewer years, 61% of those who have lived in Oak Bay 11 to 20 years, 66% of those who have lived in Oak Bay 21 to 30 years, and 69% of those who have lived in Oak Bay more than 30 years chose this strategy.

Expand community facilities and programs for youth

48% of those who have lived in Oak Bay 10 or fewer years, 46% of those who have lived in Oak Bay 11 to 20 years, 47% of those who have lived in Oak Bay 21 to 30 years, and 43% of those who have lived in Oak Bay more than 30 years chose this strategy.

Support education opportunities related to arts and culture, nature, history, and First Nations

35% of those who have lived in Oak Bay 10 or fewer years, 25% of those who have lived in Oak Bay 11 to 20 years, 20% of those who have lived in Oak Bay 21 to 30 years, and 24% of those who have lived in Oak Bay more than 30 years chose this strategy.

Strengthen OCP policies on heritage

19% of those who have lived in Oak Bay 10 or fewer years, 29% of those who have lived in Oak Bay 11 to 20 years, 25% of those who have lived in Oak Bay 21 to 30 years, and 30% of those who have lived in Oak Bay more than 30 years chose this strategy.

Prepare and implement an Arts and Culture Strategy

20% of those who have lived in Oak Bay 10 or fewer years, 17% of those who have lived in Oak Bay 11 to 20 years, 15% of those who have lived in Oak Bay 21 to 30 years, and 22% of those who have lived in Oak Bay more than 30 years chose this strategy.

Age Bracket

The likelihood of choosing expand community facilities, programs and services for older adults, seniors and people with disabilities increased with increasing age.

The likelihood of choosing expand community facilities and programs for youth decreased with increasing age. Those under 45 years were more likely than older respondents to choose support education opportunities related to arts and culture, nature, history, and First Nations but less likely to choose strengthen OCP policies on heritage.

Expand community facilities, programs and services for older adults, seniors and people with disabilities

31% of respondents under 45 years of age, 58% of those aged 45 to 64, and 72% of those 65 and older chose this strategy.

Expand community facilities and programs for youth

70% of respondents under 45 years of age, 47% of those aged 45 to 64, and 37% of those 65 and older chose this strategy.

Support education opportunities related to arts and culture, nature, history, and First Nations

38% of respondents under 45 years of age, 24% of those aged 45 to 64, and 29% of those 65 and older chose this strategy.

Strengthen OCP policies on heritage

14% of respondents under 45 years of age, 27% of those aged 45 to 64, and 26% of those 65 and older chose this strategy.

Prepare and implement an Arts and Culture Strategy

20% of respondents under 45 years of age, 17% of those aged 45 to 64, and 15% of those 65 and older chose this strategy.

Gender

Men were more likely than women or couple respondents to choose expand community facilities, programs and services for older adults, seniors and people with disabilities, while women were more likely than men to choose support education opportunities related to arts and culture, nature, history, and First Nations.

Those who answered the survey questions with another person were more likely than independent respondents to choose strengthen OCP policies on heritage but less likely to choose prepare and implement an Arts and Culture Strategy.

Expand community facilities, programs and services for older adults, seniors and people with disabilities

63% of males, 58% of females, and 58% of pairs chose this strategy.

Expand community facilities and programs for youth

49% of males, 46% of females, and 44% of pairs chose this strategy.

Support education opportunities related to arts and culture, nature, history, and First Nations

22% of males, 33% of females, and 26% of pairs chose this strategy.

Strengthen OCP policies on heritage

23% of males, 23% of females, and 31% of pairs chose this strategy.

Prepare and implement an Arts and Culture Strategy

17% of males, 19% of females, and 11% of pairs chose this strategy.

APPENDIX C: Questionnaire

Choosing Our Future

Oak Bay Official Community Plan Renewal Household Survey

PIN NUMBER _____ (PIN ensures only one completed questionnaire per residential address)

Oak Bay is renewing its Official Community Plan (OCP). We want your input. Oak Bay's first OCP was prepared in 1981 and last updated in 1997.

What is an OCP?

An OCP guides a municipality's land use and development. It provides the policy framework for Council in addressing decisions on housing, transportation, infrastructure, parks, economic development, and the natural and social environment.

Why do we need to renew our OCP?

Oak Bay has seen many changes since the OCP was first adopted in 1981. To remain relevant, a community's OCP must be updated.

Change is inevitable and often beneficial. Some change is foreseeable, and some unexpected. Communities can, however, determine the policies that guide change.

Oak Bay Facts

Population	1991 - 17,815	2011 - 18,015
Population 55 or older	1991 - 40% of residents	2011 - 56% of residents
School-aged children	1991 - 17% of residents	2011 - 15% of residents
Housing 2011	Single detached homes 64%	Multi-family units 36%
Resident of same dwelling for over 5 years	1991 – 55%	2006 – 88%

Trends

- More vehicles
- More commuter biking
- Increasing density in the region
- Shifting family situations
- Increasing housing costs in relation to income
- Climate change such as rising sea levels and more frequent storms
- Aging single- and multi-family homes
- Housing options for seniors and those with disabilities are limited
- Taxes are mostly from residents due to the small amount of commercial land

What have we done to date?

The OCP renewal process began with workshops and open houses. This survey is the next step in the community engagement process. It is important to obtain the views of the entire community.

Strategies

This survey requests your input on potential strategies and policies for the OCP. Each topic area is introduced with a summary of related strengths and challenges based on the workshops and open houses.

A. Community and Social Infrastructure

Oak Bay has excellent community spirit as demonstrated by the level of community participation in the numerous festivals and special events. There are also multiple health and community services, community organizations, and volunteers. Some of the challenges include protecting heritage buildings, supporting arts and culture, and providing services and facilities for seniors.

Potential Strategies

- Expand community facilities, programs and services for older adults, seniors and people with disabilities
- Expand community facilities and programs for youth
- Support education opportunities related to arts and culture, nature, history, and First Nations
- Strengthen OCP policies on heritage
- Prepare and implement an Arts and Culture Strategy

1. Which of these strategies are most important to you? *Choose up to two and check their boxes above.*

2. Do you have any comments or suggestions on strategies for community and social infrastructure?

B. Transportation

Oak Bay is a walkable community with interesting streets and laneways. Opinions differ on the need for more parking and bike racks in the village, more bike lanes, better sidewalks, and a better transit system. A challenge is the condition, traffic and speed on some roads. (Off-road trails/paths are in the Parks and Recreation section.)

Potential Strategies

- Provide more commuter bike lanes, bike racks, and signs on bike routes, recognizing possible effects on the amount of parking and driving lanes
- Improve sidewalks for better accessibility, e.g., smoother and wider sidewalks, more ramps
- Address traffic calming, speed limits, road repair, etc.
- Design and operate roads as “complete streets” with all users in mind, including cyclists, transit, motor scooters, and pedestrians of all ages and abilities
- Advocate for improved transit service
- Expand parking in the village
- Expand parking in smaller commercial nodes
- Accommodate tourist buses and their parking needs in collaboration with other municipalities and tourist providers in the region

3. Which of these strategies are most important to you? *Choose up to four and check their boxes above.*

4. Do you have any comments or suggestions on strategies for transportation?

C. Utilities and Services

Oak Bay's strengths include the municipal yard and recycling facility ("the dump"), emergency preparedness, and municipal responsiveness. Some of the concerns about utilities and services relate to the sewer system in the Uplands, urban runoff, shoreline erosion, and tree pruning (not enough along sidewalks or too much on trees). Oak Bay's water lines and sewers are aging and require ongoing replacement and repair. Some of Oak Bay's overhead wiring is buried in key locations such as the village; most areas still have overhead wiring.

Potential Strategies

- Repair and replace water and sewer lines as a high priority
- Pursue new sustainable technologies on public land, such as rain gardens
- Use and require "dark sky" street and building lighting to reduce light pollution
- Begin the long-term process of moving utility wires underground
- Reduce energy consumption and greenhouse gas emissions in municipal works
- Conduct ongoing review of shoreline protection in relation to rising sea levels

5. Which of these strategies are most important to you? *Choose up to three and check their boxes above.*

6. Do you have any comments or suggestions on strategies for utilities and services?

D. Built Environment

Oak Bay has diverse and interesting buildings. Some of them, including multi-family apartments, are aging and may need to be renewed or replaced, while considering the impacts on the community and the environment. The following strategies refer to how new and renovated buildings are designed.

Potential Strategies

- Reconsider regulations that now allow some larger home sizes than in the past
- Prepare design guidelines for commercial development
- Prepare design guidelines for multi-family and higher density single-family development
- Prepare guidelines for all new development to encourage sustainable technologies such as rain gardens
- Encourage green building technologies such as solar panels, solar hot water, rainwater collection, recycling of materials from demolished buildings

7. Which of these strategies are most important to you? *Choose up to two and check their boxes above.*

8. Do you have any comments or suggestions on strategies for the built environment?

E. Business and Commerce

Oak Bay has a valued village and smaller commercial nodes with businesses that are local, unique and neighbourly. The relatively small amount of commercial land in Oak Bay restricts Oak Bay's tax base to primarily residential properties.

Previous applications to expand commercial uses have often been denied due to neighbourhood concerns such as traffic, parking and noise. Some village businesses have concerns about the number of Oak Bay Ave and Beach Ave closures for special events. Current regulations set limits on home-based businesses. Bed and breakfasts are not allowed; the one existing B and B was in place prior to the policy disallowing them.

Potential Strategies

9. Do you agree or disagree with each of the following potential strategies? Assume that efforts will be taken to address concerns such as tree protection, parking, traffic, noise, and neighbourhood character.

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	Not sure/Don't know
a. Allow more "street corner" neighbourhood commercial establishments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Allow existing retail and service businesses to expand at existing locations, e.g., more seating for cafes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Expand the land area available for commercial use within Oak Bay	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Update policies for home-based businesses to increase options	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Allow Bed and Breakfasts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Distribute festivals, events and street closures throughout Oak Bay	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Do you have any comments or suggestions on strategies for business and commerce?

Housing and Neighbourhoods

Oak Bay is well known for its single-family neighbourhoods with distinct character and streetscapes. While one-third of the housing is multi-family, such as condominiums and apartments, residents and newcomers are seeking physically accessible and affordable choices to meet their needs at different life stages. The homes in Oak Bay are on average the most expensive in the Capital Region.

A feature of the housing stock is the availability of rental housing within single family residences. It is recognized that Oak Bay has many secondary suites. While this form of housing fills a needed gap, it is unregulated and may not meet today's standards for safe housing.

Housing is a complex and controversial topic in Oak Bay. This section of the survey is therefore more detailed than other sections. More work will be required to address housing issues beyond what can be covered in an OCP and it is likely that a detailed Housing Strategy will follow the OCP.

F. Housing Options in Existing Single-family Residential Neighbourhoods

11. Do you agree or disagree with the inclusion of the following housing types in existing single-family residential areas? Assume that key issues such as tree protection, parking, traffic, noise, and neighbourhood character will be addressed.

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	Not sure/Don't know
a. Duplexes (2 units in one building)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Triplexes (3 units in one building)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Fourplexes (4 units in one building)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Townhouses / row houses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Laneway / carriage homes / garden suites (detached, ground-oriented homes located in the backyard of a property with a single-family home as its primary use)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Larger one-level accessible homes on smaller lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Conversion of large single-family homes into multiple living units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Regulated secondary suites in existing homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. Do you have any comments or suggestions on strategies for housing options in existing single-family residential neighbourhoods?

G. Multi-family Housing Options

13. Do you agree or disagree with the inclusion of the following housing types in areas with existing multi-family housing? Assume that key issues such as tree protection, parking, traffic, noise, and neighbourhood character will be addressed.

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	Not sure/Don't know
a. Increase the number of multi-family housing units	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Encourage more housing for seniors and those with disabilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Encourage more long-term care units/beds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Allow very small units (such as 300 square feet) to allow for more units in a building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Allow live / work units above businesses in designated commercial areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. Do you have any comments or suggestions on strategies for housing options in multi-family areas?

H. Expansion of Multi-family Areas

15. Do you agree or disagree with expanding the extent of multi-family areas in locations such as along arterial roads, near transit, and near commercial and recreation services?

Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	Not sure/Don't know
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

16. Do you have any comments on expanding multi-family areas?

I. Policies for New Housing

17. Do you agree or disagree with the following policies for new housing?

	Strongly agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	Not sure/Don't know
a. Link increases in density with the provision of community amenities by developers such as public parking, public green space, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Allow building height increases for new homes in single-family residential areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Include affordable and mixed-income housing in multi-family developments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Regulate secondary suites and set standards related to health and safety, fees, parking, owner occupancy, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Encourage maintenance, upgrading, and retrofitting of older and heritage homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Reconsider parking requirements where there is good access to public transit and where residents tend to use alternative modes such as walking, biking and public transit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. Do you have any comments or suggestions on strategies and policies for new housing?

J. Parks and Recreation

Oak Bay has many parks and trails that are appreciated, and recreation centres that are enjoyed. Some of the challenges include the lack of connected trail/path systems, not much urban agriculture such as community gardens or vegetable plots, dog management, and a desire for more tourism and recreation opportunities.

Potential Strategies

- Expand and upgrade the trail/path system, including public trails along the shoreline
- Update infrastructure in parks, including sports fields
- Encourage and plan for urban agriculture such as community gardens in parks
- Update dog management strategies and regulations
- Support the development of tourist and recreation destination infrastructure, in particular at waterfront locations
- Prepare a comprehensive Parks and Recreation Master Plan

19. Which of these strategies are most important to you? *Choose up to three and check their boxes above.*

20. Do you have any comments or suggestions on strategies for parks and recreation?

K. Natural Environment

Oak Bay has a rich natural environment that includes trees, parks, green space, the ocean shoreline, the Garry Oak ecosystem, and environmentally sensitive areas. Some of the challenges include tree removal, planting inappropriate species, increased impervious areas (roofs and paving that do not allow rainwater to soak into the ground), foreshore erosion, and climate change.

Potential Strategies

- Protect Garry Oaks and other urban trees on public and private land
- Protect and restore native ecosystems
- Encourage and provide public awareness and education on natural systems
- Encourage environmental stewardship on private property
- Protect and manage the shoreline
- Minimize air, noise and light pollution
- Integrate environmental considerations into planning and design
- Protect humans, property and the environment from natural hazards
- Support energy conservation and greenhouse gas reduction

21. Which of these strategies are most important to you? *Choose up to four and check their boxes above.*

22. Do you have any comments or suggestions on strategies for the natural environment?

The next few questions allow classification or grouping of responses prior to data analysis. Remember, this is an anonymous survey.

L. Demographics

23a. Did only one person answer the survey questions or more than one person?

- One person *Go to question 23b then to question 24*
- More than one person *Go to question 23c then to question 24*

23b. Were the survey questions answered by a male or female?

- Male
- Female

23c. Were the survey questions answered by males, females or by both genders?

- Male
- Female
- Both genders

24. What is your age bracket, or the age brackets of all adults who answered the survey questions? *Select all brackets that apply.*

- 18 to 24
- 25 to 34
- 35 to 44
- 45 to 54
- 55 to 64
- 65 to 74
- 75 or over

25. How long have you lived in Oak Bay?

- Less than 1 year
- 1 to 5 years
- 6 to 10 years
- 11 to 20 years
- 21 to 30 years
- More than 30 years

26. Do you have any children 18 years and younger living in your home? Include boarders and occupants of a secondary suite.

- No children 18 and under live in my home
- Have child/children under 6 years living in my home
- Have child/children 6 to 12 years living in my home
- Have child/children 13 to 18 years living in my home

27. Do you own or rent your home?

- Own home
- Rent home

28. In what type of home do you live?

- Single family
- Apartment (multi-family)
- Other (please describe) _____

29. Do you occupy a secondary suite or do you board in a single-family home?

- No, neither apply to me *Continue to question 30*
- I am a boarder *Skip to question 31*
- I live in a secondary suite *Skip to question 31*

30. Do you currently have boarders or a secondary suite at your residence? *Select all that apply.*

- Have neither
- Have boarders
- Have a secondary suite

31. Do you have any final comments?

Thank you very much for participating in this survey!

Over the next few months, draft OCP policies will be prepared, after which there will be a community open house (early winter).

After a complete draft of the OCP is prepared, there will be another open house in the spring of 2014.

Map of Survey Areas

