

Land Use

Most Relevant Goals

- protected habitat
- accessible, affordable, safe housing
- healthy community, good recreation, local food
- safe, secure community
- friendly, supportive community, strong culture
- a clear identity
- a diverse, healthy economy with good shopping



Existing Strategies

Prince George OCP

- Envisions growth to 100,000 - 180,000 by 2026
- Manges this growth by focusing it within an Urban Settlement Area, and phase development within it, according to availability of servicing
- Focuses most major commercial development
- accommodates primarily big box retail, and allows mixed-use developments
- Encourages downtown redevelopment and directs offices and small retail downtown
- Encourages industrial development that minimizes conflicts with residential uses, focused in the eastern sections of the city
- Protects agricultural lands, environmentally sensitive areas and avoids natural hazards

Neighbourhood Plans

- Neighbourhood plans support compact, complete communities with extensive green space and protection of environmentally sensitive areas

Regional District OCPs

- Protects most land for resource/agricultural uses
- Allows low-density development (> 4 ac lots) in the Prince George fringe, unless it is bad for nearby farms
- Allows significant rural development (1-4 ac lots, capacity 1,139 units) an easy drive from the City (e.g. Beaverly, Pinview, Tabor Lake)

SGOG Downtown Concept Plan

- Envisions a civic and cultural centre of the city, with major green spaces, a healthy and supportive community, and a reasonably high density mix of people and activities

- Implementation focuses on City policies, regulations, and programs, as well as capital projects

Mayor's Task Force for a Better Downtown

- Revitalization efforts focus on marketing, incentives, safety/cleanliness
- Supports year-round Farmer's Market and Wood Innovation Centre

Prince George Corporate Strategic Plan

- Related focus areas include a better downtown, and increasing civic pride
- Related priority projects include myPG, an OCP update, the Better Downtown Project, air quality, flood mitigation, asset management, and civic pride initiatives

Development community

- 60/40 SF to MF new housing split
- Most new SF is greenfield, most MF is infill

IPG Strategic Plan

- Create a logistics park outside the downtown airshed
- Encourage downtown redevelopment; promote offices and small retail downtown

Implications

Effectiveness:

- few housing choices for seniors, new families
- low land values mean infill and redevelopment are not competitive and there is little incentive to maintain older buildings
- high construction costs mean downtown development is not competitive
- high per-household infrastructure costs (e.g. road maintenance)
- development above some aquifers may risk pollution
- quiet residential neighbourhoods

Future Risks:

- increased flooding, wildfires, other hazards
- lack of land, supporting regulations for local agriculture
- urban environment not as attractive as other locations for international migrants
- implications worsen with even lower growth
- physical segregation of rich, poor, possibly also ethnicities

Comments and additions:



Transportation

Most Relevant Goals

- improved air quality
- reduced carbon emissions
- protected habitat
- accessible, affordable, safe
- housing
- healthy community
- safety & security
- a diverse, healthy economy
- strong international connectivity
- reduced taxes, careful budgeting

Existing Strategies

Prince George OCP

- Encourages or accommodates cycling, walking and transit, but acknowledges limited capacity for these modes given low density development

City Transportation Network Plan

- Purpose of the plan is primarily to avoid vehicle congestion, which now occurs on and near highways
- Cycling and walking have higher mode share in the bowl but much less elsewhere
- Add roads to serve new development and increases in background traffic; reduce intersection delays; and add transit for new areas
- Intersection improvements focus on highways and 15th and 5th Aves
- New roads and transit are mostly in or near currently undeveloped areas

BC Transit Plan

- UPass for CNC and UNBC
- New routes connect major destinations (UNBC, CNC, downtown, Pine Centre Mall)
- Improved frequency to 15 min at peaks by 2020

Active Transportation Plan

- Develop, enhance and implement models of active transportation to promote health, quality of life and economic development, while reducing negative environmental impacts

SGOG Downtown Concept Plan

- Envisions transportation primarily by walking/ cycling/ transit, along green, high-amenity streets and greenways

Prince George Corporate Strategic Plan

- Related focus areas include improving health and safety, and strengthening and diversifying the economy
- Related priority projects include the Boundary Road connector between Hwy 97 and Hwy 16 east, increasing road rehabilitation, sidewalk and trail investments, improving air quality, and a lifecycle asset management strategy

Task Force on Air Quality Improvements

- A zero net cost Air Care program
- Assess railroad emissions

IPG Strategic Plan

- Advocate for: a dangerous goods route; corridor upgrades in all directions; and air quality improvement

Comments and additions:

Implications

Effectiveness:

- from 2001-06, private vehicle mode share dropped slightly to 80%
- transportation contributes 36% of GHG emissions for the City
- transportation costs are about 13% of a typical household costs
- most students drive or are driven to school
- vehicle-related crashes cost about \$100 million/year for PG, or \$1,400/person (the BC average is \$1,100/person)
- fewer residents (49%) than the BC average (58%) meet the WHO criteria for being "physically active"
- there is a growing funding gap for road rehabilitation

Future Risks:

- warming climate risks flooding, damage to infrastructure and higher road maintenance costs
- priorities needed given fiscal constraints
- costs rise with energy – exacerbated if inequity rises
- emergencies – response planning, backup routes and modes