

## Options Summary

Four growth management options have been prepared for discussion with the Prince George community. The main reasons for managing growth are to revitalize downtown and to manage growth-related costs. Other community goals will also be affected though, so the options have been evaluated against a wide range of goals from the myPG sustainability plan.

The options illustrate two key choices we can make:

- How compact or dispersed should the city become over time?
- How firm or flexible should the City be in guiding growth?

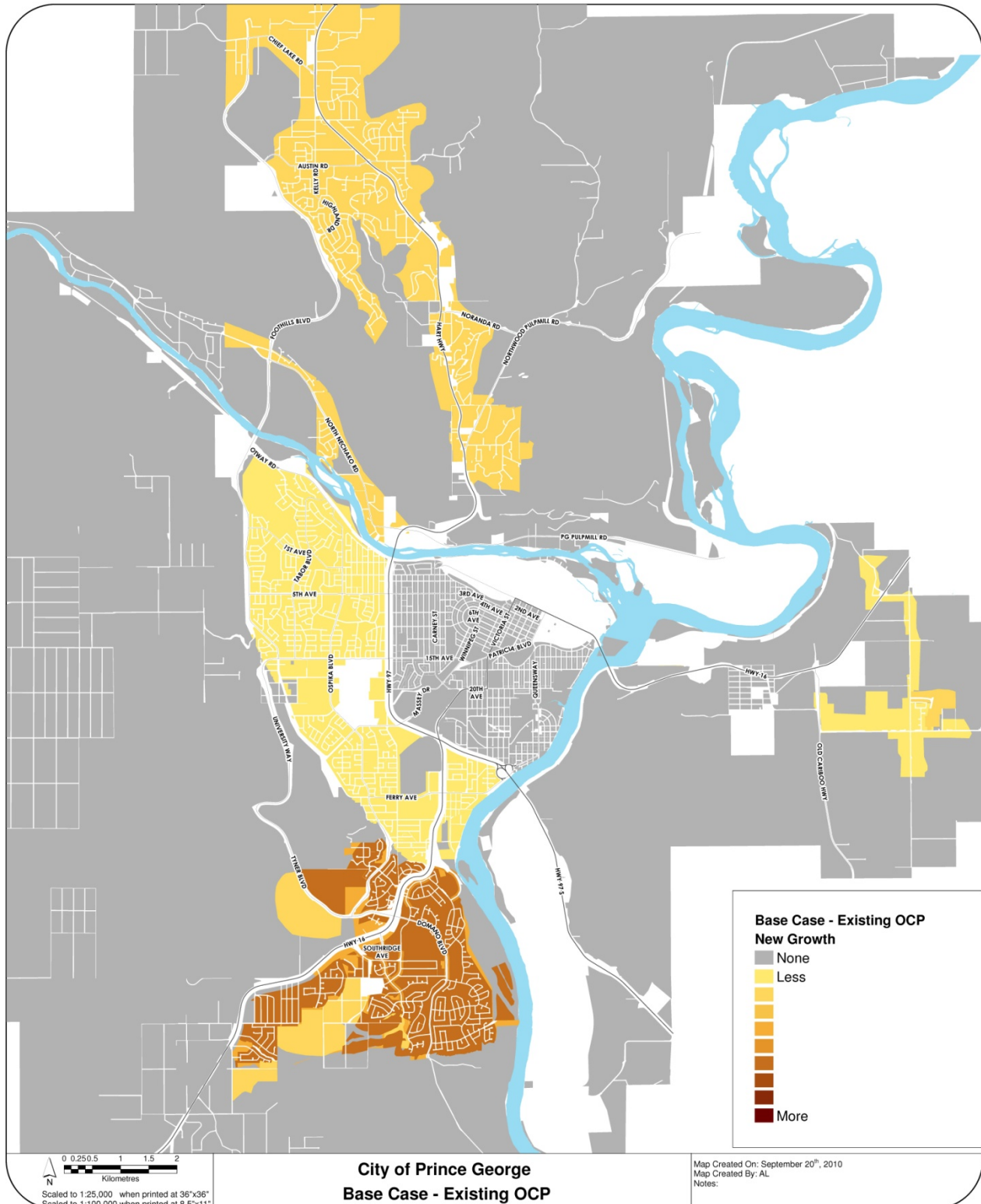
The table below summarizes how well each of the growth management options address closely related goals from the myPG sustainability plan. Each option is detailed further in a two-page format, showing what policies would be adopted, where growth would probably happen as a result, and providing more details about the implications.

These options are not meant to be exclusive. Based on public feedback, we expect to produce a preferred option, which may combine policies from more than one option.

Goal	Existing	A	B	C
Affordable, Accessible Housing	☺	☺	●	☺
Clear Identity and Pride	○	☺	☺	●
Healthy and Active	○	○	●	●
Safe Community	○	○	●	●
Culturally Rich	○	☺	●	●
Green City	○	☺	☺	●
Green Energy	○	○	☺	●
Reduce Carbon, Adapt to Climate Change	○	○	●	●
Clean Air	○	○	●	●
Fiscal Responsibility	○	☺	●	●
Vibrant Economy	○	○	●	●
Job diversity & accessibility	○	○	●	●
Neighbourhood Change	☺	○	●	☺

## Base Case: Existing OCP

1. **WHERE WILL GROWTH HAPPEN?** This map extends trends from the last 10 years.



## 2. HOW WILL THE CITY SHAPE THIS GROWTH?

The 2001 OCP gives general direction but contains few specific actions. The OCP's policies are:

### Discourage greenfield development

- Establish an urban development boundary
- Ensure that new development occurs sequentially, based on available services, i.e. sewer, water, stormwater, electricity, natural gas, and roads
- Support growth in both urban and rural areas

### Encourage infill and redevelopment

- Support and encourage townhouses and apartments near downtown and major commercial centres, and along major streets
- Establish design guidelines for medium and high density housing

## 3. HOW WELL DOES THIS GROWTH OPTION PERFORM IN ACHIEVING MYPG GOALS?

Well.....Not well



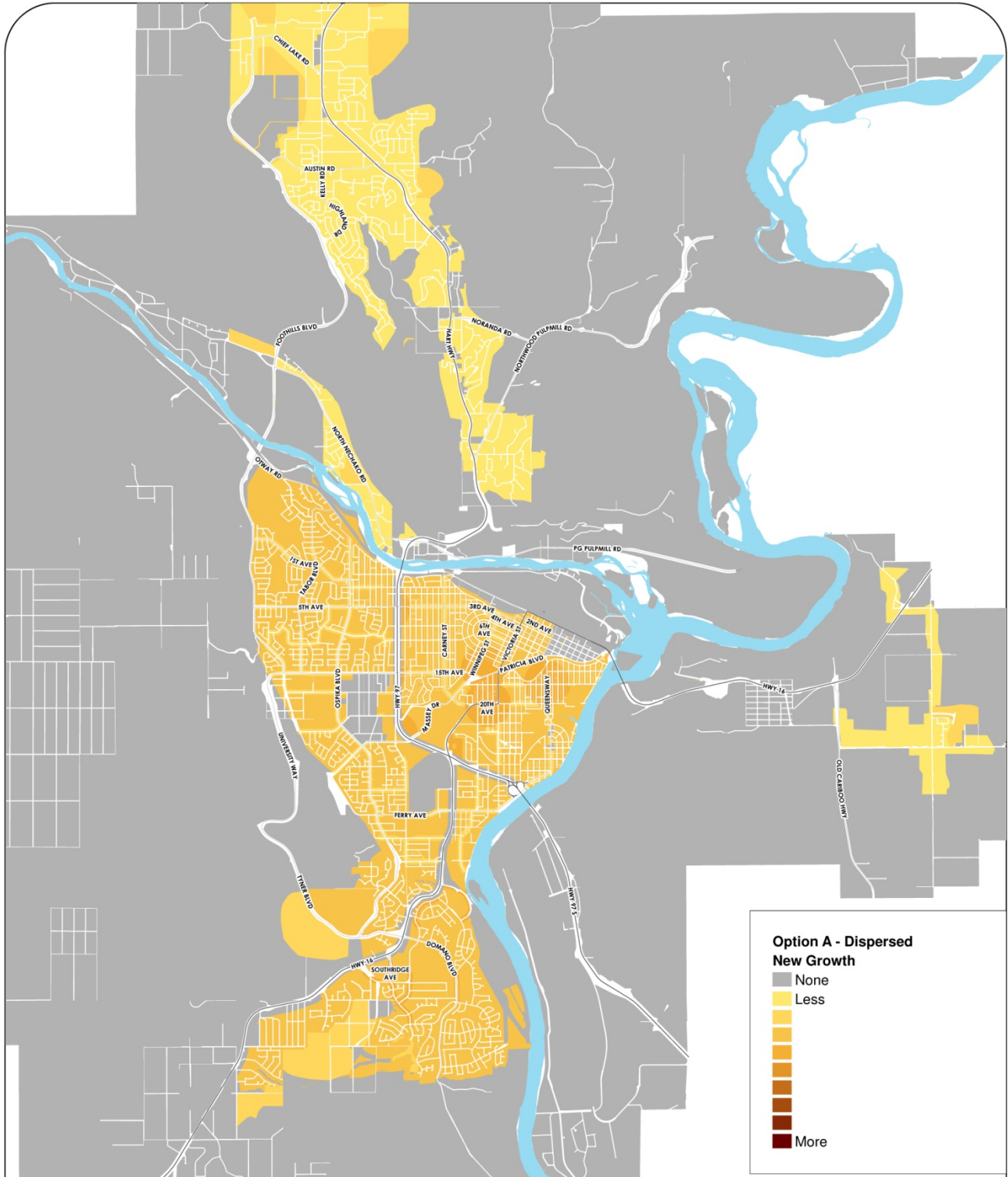
myPG Goal		Reason
Affordable, Accessible Housing	☹	Affordable and particularly core need housing will continue to be limited, and as people age they will have a hard time finding more appropriate, accessible housing.
Clear Identity and Pride	○	Downtown will not be revitalized, riverfront access will remain limited, and land values will not support heritage revitalization.
Healthy and Active	○	Car travel will continue to dominate travel mode resulting in a less active populace.
Safe Community	○	Growth patterns will not support downtown safety. A dispersed community will make it harder for neighbors to help one another. There may be pressure to develop in some hazard lands.
Culturally Rich	○	Families in new growth areas will need to bus students to existing schools until a new school is viable, usually at full build-out.
Green City, Green Practices	○	Development will continue to put pressure on agricultural land and other valuable open spaces.
Green Energy	○	Primary renewable opportunities will be on-site: district systems will not be supported making very little impact on the use of natural gas for heating.
Reduce Carbon, Adapt to Climate Change	○	Few improvements in emissions from traffic and space heating will be possible as almost all people travel by car and many continue to live in large homes.
Clean Air	○	Few improvements in emissions from traffic will be possible as almost all people travel by car. Less development downtown will mean less pressure to improve air quality there. New industry will locate outside the airshed.
Fiscal Responsibility	○	Infrastructure servicing will continue to be very costly.
Vibrant Economy	○	Growth will be too dispersed to create more attractive business centres that support economic development; there will be pressure to develop resource lands for housing.
Job diversity & accessibility	○	Growth will be too dispersed to create more attractive mixed-use centres for new and diverse business types and workers.
Neighbourhood Change	☹	Will affect more neighbourhoods, and will be more visible in any one of them, than other options.

For more information: Long Range Planning  
City of Prince George, mypg@city.pg.bc.ca, (250) 561-7731



## Option A: Disperse Growth Within the Serviced Area

**/HERE WILL GROWTH HAPPEN? THIS MAP SHOWS CONCEPTUALLY WHERE GROWTH IS LIKELY TO HAPPEN IF POLICIES LISTED ON THE NEXT PAGE ARE**



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Kilometres  
Scaled to 1:25,000 when printed at 36"x36"  
Scaled to 1:100,000 when printed at 8.5"x11"

City of Prince George  
**Growth Management Option A - Dispersed**

Map Created On: September 20<sup>th</sup>, 2010  
Map Created By: AL  
Notes:

## 2. HOW WILL THE CITY SHAPE THIS GROWTH?

### Public lands

- Develop City-owned parcels in built-up areas first
- Infill in wide rights of way such as Tabor Blvd, and in underused green spaces throughout built-up areas
- Support residential uses as a component of redevelopment of surplus school sites throughout built-up areas

### Discourage greenfield development

- Reduce financial support for servicing extensions and upgrades outside built-up areas, including elimination of projects from capital planning and Development Cost Charge commitments
- School site acquisition charges for major new greenfield areas

### Encourage infill and redevelopment

- Spread public investment in streets, parks, and open spaces throughout the City
- Spread transportation and transit investment throughout the City
- Delay major road network linkages except those in built-up areas and those *important to economic development*
- Maintain the Property Tax Exemption downtown
- Develop neighbourhood plans for all areas of the city, identifying and supporting infill and redevelopment that fits with the neighbourhood
- Review and enhance city-wide residential and commercial design guidelines
- Support training for the development community on infill and redevelopment
- Expedite permits for projects in built-up areas

## 3. HOW WELL DOES THIS GROWTH OPTION PERFORM IN ACHIEVING MYPG GOALS?

Well.....Not well



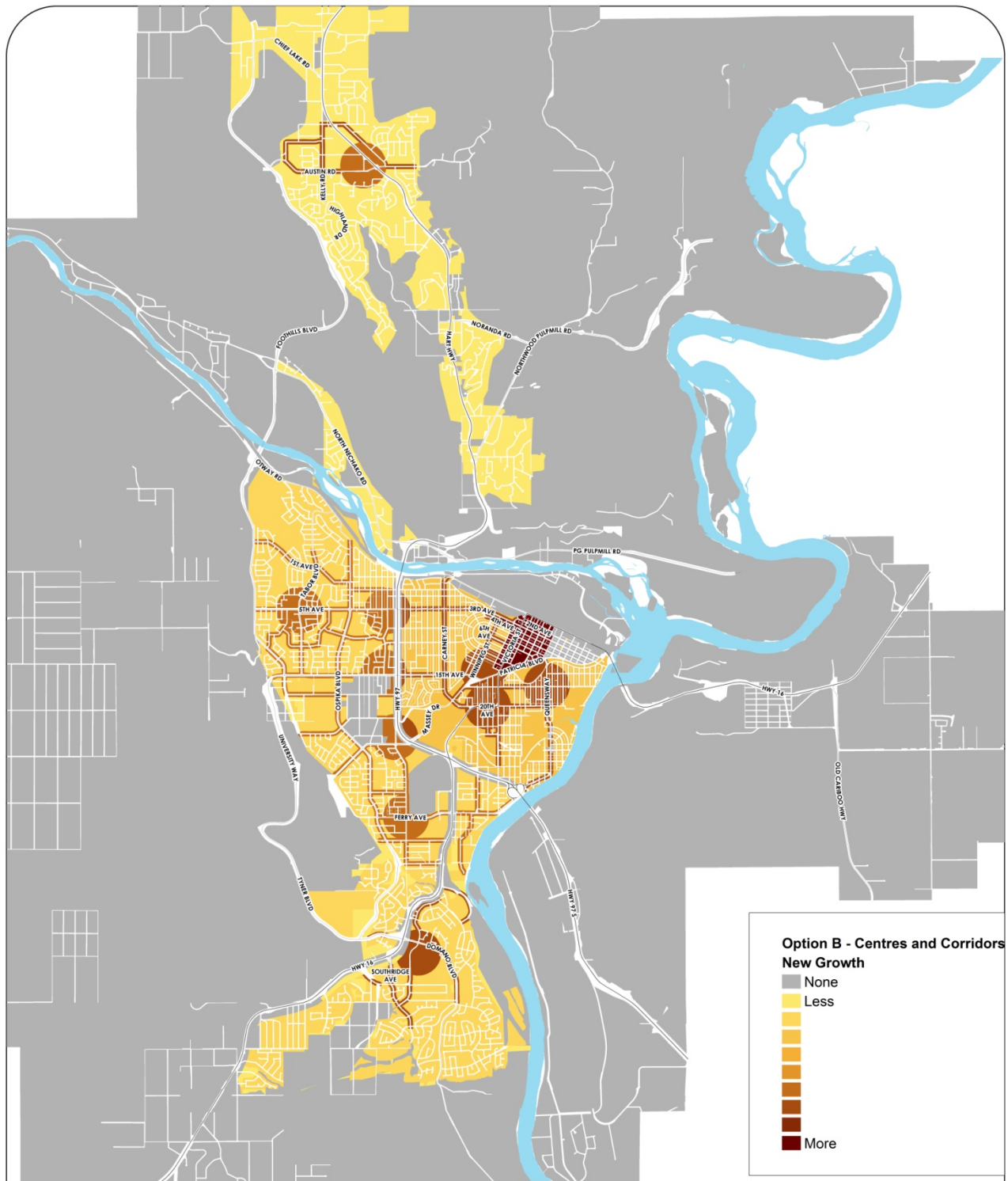
myPG Goal		Reason
Affordable, Accessible Housing	☹	Relative to other options, less housing will be easy to access on foot or by bus. A portion of affordable housing will be detached and within neighbourhoods.
Clear Identity and Pride	☹	Downtown will see little development; elsewhere, efforts to strengthen identity will be dilute and hard to notice. Land values will not support heritage revitalization. New buildings will offer a fair bit of private open space and will be integrated into neighbourhoods.
Healthy and Active	○	Relative to other options, fewer people will live in walkable neighbourhoods, and trail network resources will be spread thinly.
Safe Community	○	Growth is too disperse to strengthen safety of key areas such as downtown.
Culturally Rich	☹	Families in new growth areas will need to bus students to existing schools, but most students will be relatively close to existing schools.
Green City, Green Practices	☹	There will be less development pressure on valuable open spaces than the Base Case.
Green Energy	○	Primary renewable opportunities will be on-site: densities will rarely support district systems.
Reduce Carbon, Adapt to Climate Change	○	Few improvements in emissions from traffic will be possible as almost all people travel by car.
Clean Air	○	Few improvements in emissions from traffic will be possible as almost all people travel by car.
Fiscal Responsibility	☹	Infrastructure servicing will be dramatically lower than if growth follows recent trends.
Vibrant Economy	○	Growth will be too dispersed to create more attractive business centres that support economic development; there will be pressure to develop resource lands for housing.
Job diversity & accessibility	○	Growth is too dispersed to create much more attractive business centres that support new and diverse business types.
Neighbourhood Change	○	Will affect more neighbourhoods, and will be more visible in any one of them, than other options.

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## Option B: Focus Growth in Centres and Along Major Streets

**1. WHERE WILL GROWTH HAPPEN?** This map shows conceptually where growth is likely to happen if policies listed on the next page are implemented.



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Kilometres  
Scaled to 1:25,000 when printed at 36"x36"  
Scaled to 1:100,000 when printed at 8.5"x11"

**City of Prince George**  
**Growth Management Option B - Centres and Corridors**

Map Created On: September 20<sup>th</sup>, 2010  
Map Created By: AL  
Notes:

## 2. HOW WILL THE CITY SHAPE THIS GROWTH?

### Public lands

- Develop City-owned parcels in built-up areas first; prioritize those downtown, in centres and corridors
- Infill in wide rights of way such as Tabor Blvd, with priority for locations near existing commercial areas
- Infill in underused green spaces throughout built-up areas
- Support residential uses as a component of redevelopment of surplus school sites throughout built-up areas

### Discourage greenfield development

- Reduce financial support for servicing extensions and upgrades outside built-up areas, including elimination of projects from capital planning and Development Cost Charge commitments
- School site acquisition charges for major new greenfield areas

### Encourage infill and redevelopment

- Focus public investment in streets, parks and open spaces close to downtown and major centres

- Explore the potential for “Local Area Services” in major centres to accelerate the growth there
- Delay major road network linkages except those in and around identified centres and those *important to* economic development
- Prioritize connections between major centres in active transportation planning
- Encourage BC Transit to invest in transit service for major routes connecting major centres
- Reduce off-street parking requirements within 10 min walk of major centres and transit routes planned for higher frequency
- Maintain the Property Tax Exemption downtown
- Develop plans for existing neighbourhoods, beginning with areas around major centres and within the Inner Bowl (north and east of Highway 97)
- Develop detailed corridor plans incorporating design guidelines for residential and commercial development in major corridors
- Support training for the development community on infill and redevelopment
- Expedite permits for projects downtown and in other identified corridors and centres

## 3. HOW WELL DOES THIS GROWTH OPTION PERFORM IN ACHIEVING MYPG GOALS?

Well.....Not well



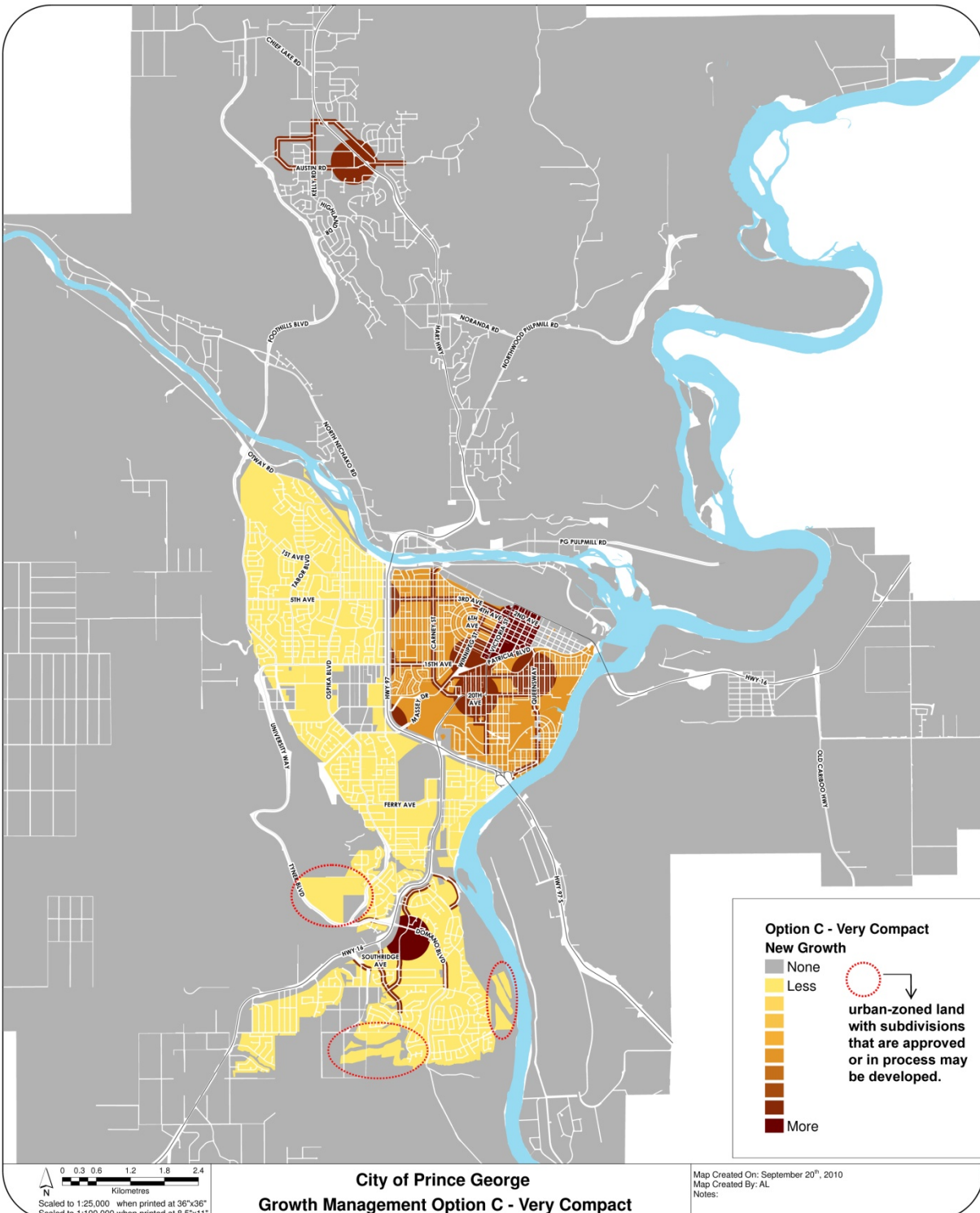
myPG Goal		Reason
Affordable, Accessible Housing	●	New housing is focused within easy walking distance of shops, transit, and green space. Most affordable units are multifamily.
Clear Identity and Pride	◐	Moderate growth management will direct development close to downtown, supporting its renewal. Land values in some areas may support heritage revitalization. New buildings will offer less private open space.
Healthy and Active	●	Walking and cycling will be more viable ways of getting around, especially between major destinations.
Safe Community	●	Enough growth occurs in centres to mean more people keeping an eye on public spaces like streets, increasing safety.
Culturally Rich	●	Most students will be relatively close to existing schools.
Green City, Green Practices	◐	There will be less development pressure on valuable open spaces than the Base Case.
Green Energy	◐	Moderate densities and mixed uses in centres support some district energy systems.
Reduce Carbon, Adapt to Climate Change	●	With transit, walking and cycling more attractive, per-capita use of vehicles can go down; smaller units also mean lower space heating emissions per person.
Clean Air	●	With transit, walking and cycling more attractive, per-capita use of vehicles can go down; smaller units also mean lower space heating emissions per person.
Fiscal Responsibility	●	Lower servicing costs per capita when growth makes use of existing infrastructure; personal transportation costs are lower due to shorter distances and less expensive modes; land values rise in centres and corridors.
Vibrant Economy	●	Mixed use centres can be more attractive to businesses and immigrants needed to meet labour demands.
Job diversity & accessibility	●	Mixed use centres and with diverse office options and enhanced public spaces are more attractive to local and new business.
Neighbourhood Change	●	Change will be visible in corridors and centres, but limited within neighbourhoods.

For more information: Long Range Planning  
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## Option C: Focus Growth Near Downtown and Major Centres

**1. WHERE WILL GROWTH HAPPEN?** This map shows conceptually where growth is likely to happen if policies listed on the next page are implemented.





## 2. HOW WILL THE CITY SHAPE THIS GROWTH?

### Public lands

- Develop City-owned parcels in built-up areas first; prioritize those downtown, in the Inner Bowl, and in the College Heights and Hart centres.
- Infill in underused green spaces in the Inner Bowl and in College Heights and Hart centres
- Support residential uses as a component of surplus redevelopment of school sites in the Inner Bowl and in College Heights and Hart centres
- Explore the potential for “Local Area Services” in major centres to accelerate the growth there
- Delay major road network linkages except those in and around identified centres and those critical to economic development
- Prioritize connections between major centres in active transportation planning
- Encourage BC Transit to invest in transit service for major routes connecting major centres

### Discourage greenfield development

- Eliminate financial support for servicing extensions and upgrades outside the built-up area, including elimination of projects from capital planning and Development Cost Charge commitments
- School site acquisition charges for major new greenfield areas
- Change zoning to decrease permitted density for areas with low servicing requirements and high development capacity, except within the Hart or College Heights centres and major corridors
- Reduce off-street parking requirements in the Inner Bowl or within 10 min walk of the Hart and College Heights centres and transit routes planned for higher frequency
- Maintain the Property Tax Exemption downtown
- Develop plans for existing neighbourhoods, beginning with areas around major centres and within the Inner Bowl (north and east of Highway 97)
- Develop detailed corridor plans incorporating design guidelines for residential and commercial development in major corridors
- Support training for the development community on infill and redevelopment
- Expedite permits for projects downtown, in the Inner Bowl, and in the Hart and College Heights centres

### Encourage infill and redevelopment

- Focus public investment in streets, parks and open spaces in the Inner Bowl, Hart and College Heights centres

## 3. HOW WELL DOES THIS GROWTH OPTION PERFORM IN ACHIEVING MYPG GOALS?

Well.....Not well

myPG Goal		Reason
Affordable, Accessible Housing	☹	New housing is focused within easy walking distance of shops, transit, and green space. Most affordable units are multifamily. However, the concentration of growth may increase land values, constraining affordability.
Clear Identity and Pride	●	Strong growth management will firmly direct development close to downtown, supporting highly visible renewal. Land values in the Inner Bowl may support heritage revitalization. New buildings will offer less private open space.
Healthy and Active	●	Concentrating growth in centres and along key corridors will make walking and cycling more viable ways of getting around. Most residents of the Inner Bowl and key centres and transit corridors will have easy access to their destinations on foot, by bike, and on transit.
Safe Community	●	Enough growth occurs in centres to mean more people keeping an eye on public spaces like streets, increasing safety.
Culturally Rich	●	Most students will be relatively close to existing schools.
Green City	●	There is much less development pressure on valuable open spaces than in the Base Case.
Green Energy	●	Higher densities and mixed uses in centres support a number of viable district energy systems.
Reduce Carbon, Adapt to Climate Change	●	With transit, walking and cycling more attractive, per-capita use of vehicles can go down; smaller units also mean lower space heating emissions per person.
Clean Air	●	With transit, walking and cycling more attractive, per-capita use of vehicles can go down; smaller units also mean lower space heating emissions per person.
Fiscal Responsibility	●	Lower servicing costs per capita when growth makes use of existing infrastructure; personal transportation costs are lower due to shorter distances and less expensive modes; land values for Inner Bowl homes rise.
Vibrant Economy	●	Mixed use centres can be more attractive to businesses and immigrants (labour demands).
Job diversity & accessibility	●	Mixed use centres and with diverse office options and enhanced public spaces are more attractive to local and new business.
Neighbourhood Change	☹	Highly focused growth will affect fewer residents but will have very visible impacts on those in priority growth areas.