

A Guide to Neighbourhood and Area Plans

Neighbourhood and Area Plans provide land use vision for a particular area or neighbourhood, and bring together the broader needs of the community with the local knowledge to create a more livable neighbourhood.



What is a Neighbourhood Plan?

Neighbourhood and area plans are policy documents that provide a clear and comprehensive land-use vision and can vary in size from a neighbourhood to multiple neighbourhoods in larger tracts of land. These plans speak to the specific needs and desires of the communities within the city, and brings together the broader needs of the community with the local knowledge of the neighbourhood. Successful plans incorporate land use strategies that respond to the broader issues of the community in a way that contributes to creating more livable neighbourhoods.

What is the difference between the OCP and a Neighbourhood Plan?

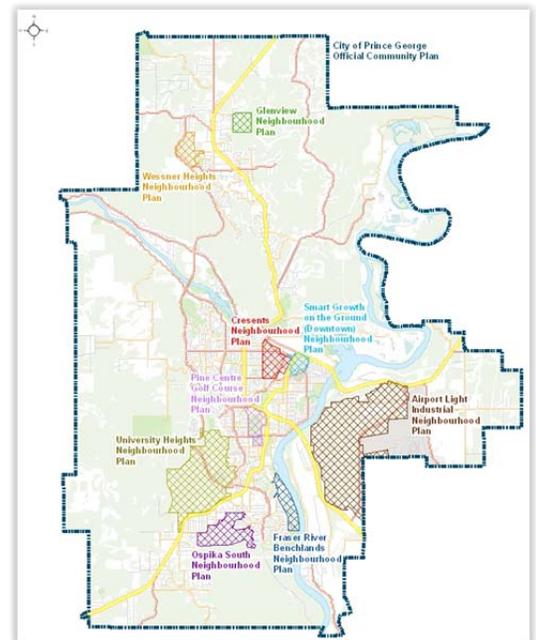
The Official Community Plan (OCP) provides an overall strategic land-use plan for the entire City. The OCP does not always address specific land-use issues at the neighbourhood level.

Within the OCP there is policy direction for creating neighbourhood and area plans to be able to fulfill planning at the neighbourhood level.

Where in Prince George are there existing Neighbourhood Plans?

The following areas have already developed a neighbourhood plan:

- Glenview Neighbourhood Plan;
- Wessner Heights Neighbourhood Plan;
- The Crescents Neighbourhood Plan;
- Smart Growth on the Ground (Downtown) Neighbourhood Plan;
- University Heights Neighbourhood Plan;
- Ospika South Neighbourhood Plan;
- Fraser River Bench Lands Neighbourhood Plan; and,
- Airport Light Industrial Neighbourhood Plan.



Existing Neighbourhood Plans

What should a Neighbourhood Plan include?

A neighbourhood plan should include:

- Context statement describing how the neighbourhood or area plan is contributing to the broad objectives and policies of the Official Community Plan including any required land use designations to be considered within the area plan (eg. Corridors or neighbourhood centres);
- The plan area, vision, broad objectives, policies, timing, phasing and actions for planning and land use, and related topics;
- A public engagement plan, targets and results identifying diverse participants; and,
- Comprehensive and clearly laid out list of proposed amendments necessary to achieve plan recommendations.

What can be found within a Neighbourhood Plan?

Neighbourhood plans can consider:

- Environmentally sensitive areas, hazardous conditions and other environmental and urban interface considerations;
- General lot patterns and layout;
- Residential housing mix and densities, including affordable, rental and special needs housing;
- Overall infrastructure requirements including magnitude of development costs (these costs should be expressed on a per housing unit basis, including measures for cost recovery);
- Transportation network including transit, cycle and pedestrian networks;
- Commercial and/or industrial land allocations;
- Community uses including schools, facilities, and emergency services;
- Parks and open space including trail connections;
- Social development considerations such as preserving Identify & Pride (eg. Preserving viewsapes), equity and inclusion, health & wellness;
- Opportunities for local food production;
- Energy, climate change and greenhouse gas reduction considerations;
- The number, kind and extent of community amenities necessitated; and
- Design and development standards.

When is a new Neighbourhood (Area) Plan created?

The City can require either through development proponents or through its own resources the preparation of neighbourhood or area plans in advance of significant new residential development.

What if my property is located within a Neighbourhood Plan?

It is a great idea to inquire about your property or a property you may be thinking of purchasing, to see if it is located within the boundaries of a neighbourhood plan area.

Every neighbourhood plan is different, and will have different policies affecting properties located within the area. Each neighbourhood plan was developed with direct feedback and engagement from the residents living in or near that particular area. Each plan strives for as much community involvement as possible to ensure that the future plans for the area reflect the interests of those who live, work or play there.

If you are unsure if your property is located within a neighbourhood plan area, contact the Development Services Department on the 2nd floor of City Hall. Neighbourhood plans are also available for viewing online at the Planning and Development page of princegeorge.ca