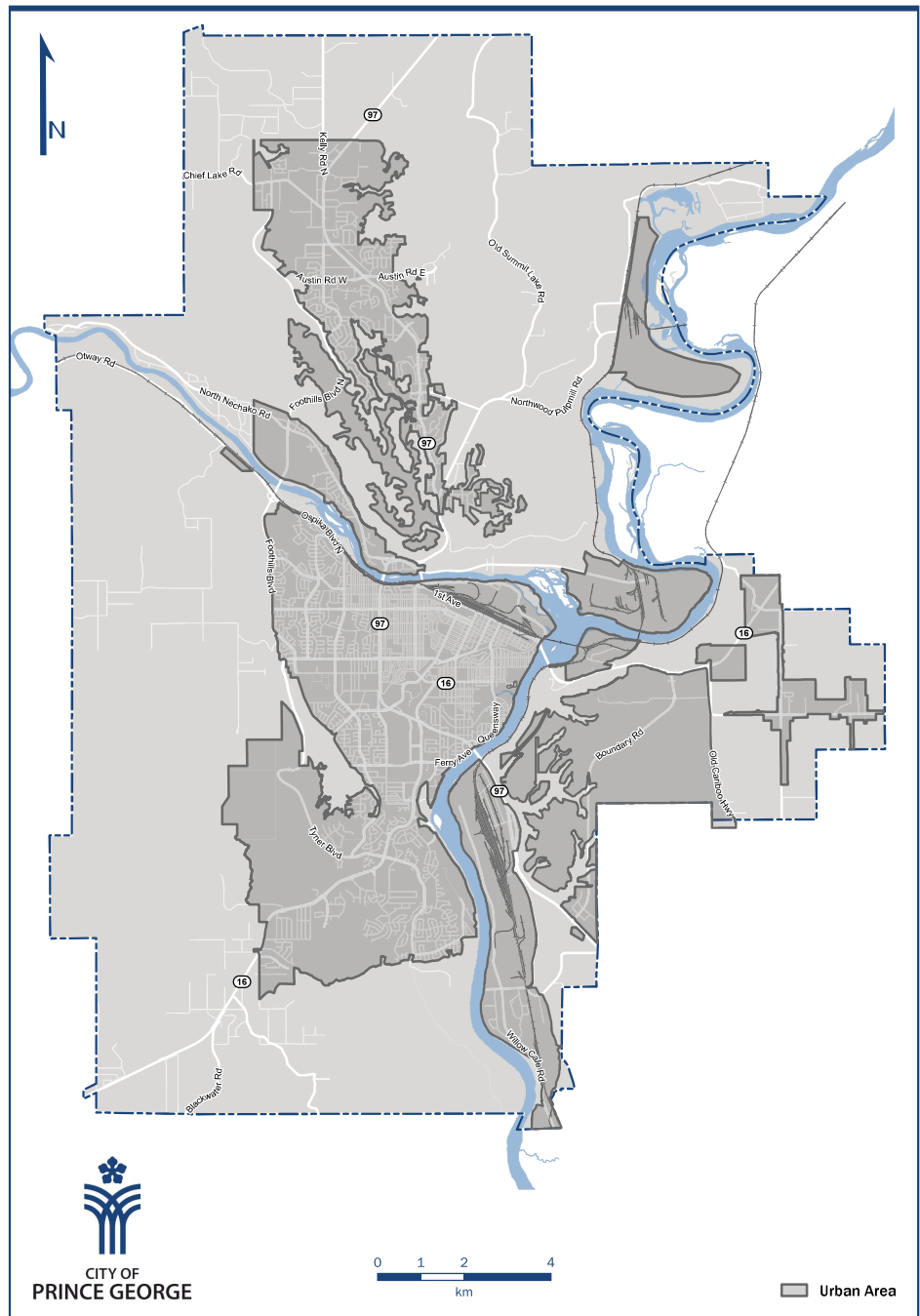




Growth Management Policies

What does the existing OCP say?

- Delineates an Urban Area (see map) where development should occur.
- Directs growth to the Downtown, Neighbourhood Centres and along Neighbourhood Corridors.
- Identifies Growth Priority Areas where growth should be focused (see activity).
- Encourages “infill” development throughout the Urban Area.
- Infill in this case means development of vacant and underutilized lands including greenfield areas.
- Greenfield areas are undeveloped lands.
- Identifies areas for future growth and development.
- Plans for a forecasted growth rate of 0.4% - 1.2% per year to 2025.



**Prince George 2050
Forecast – Population:
110,936**

Households: 44,501

**Average Annual
Growth Rate: 1.0%**



CITY OF
PRINCE GEORGE

0 1 2 4
km

Urban Area

The OCP describes Neighbourhood Centres as unique focal points throughout the city where there is a mix of housing, shops, services and amenities. Neighbourhood Corridors are mixed-use retail streets that go through Neighbourhood Centres.



Growth Management Policies Continued

What We Heard

- The OCP Review is an opportunity to increase density and reduce urban sprawl.
- Growth should be directed to areas with good transit and a lot of services, shops and amenities.
- Downtown needs more density, mixed use development and flexible zoning to thrive.
- You want infill policies that make the most efficient use of land and infrastructure.
- You want to see vacant and underused lots redeveloped before we build on greenfield land.
- Less urban sprawl and more compact development could be PG's environmental legacy.

The information gathered through the Complete Communities Assessment will help identify where growth and development should be focused. This work will include mapping community indicators to see where there are high levels of business, community, transportation and infrastructure activity.

Proposed Policy Direction

- A comprehensive review of all growth management policies will be undertaken to ensure growth and development make the most efficient use of land and existing infrastructure.
- Propose no expansions to the Urban Area be made until a substantial amount of infill redevelopment has occurred. Suggest thresholds be identified that would warrant consideration of a boundary adjustment.
- Propose a review of all neighbourhood plans to ensure conformity with the new OCP.
- Redefine "Infill" to encourage the redevelopment of vacant and underutilized land within the built-up area and adjust the "Infill" area in the OCP to better reflect the built-up area.
- Identify "Growth Priority Areas" based on the results of the Complete Community Assessment, community engagement, infrastructure capacity and best practice.

Level of Support for the Proposed Policy Direction: (place a sticky dot in one box below)

Strongly Support	Support	Neutral	Oppose	Strongly Oppose