

Proactive Planning for Big Needs in Small and Medium Sized Communities

PIBC Peer Learning Network – Webinar #6

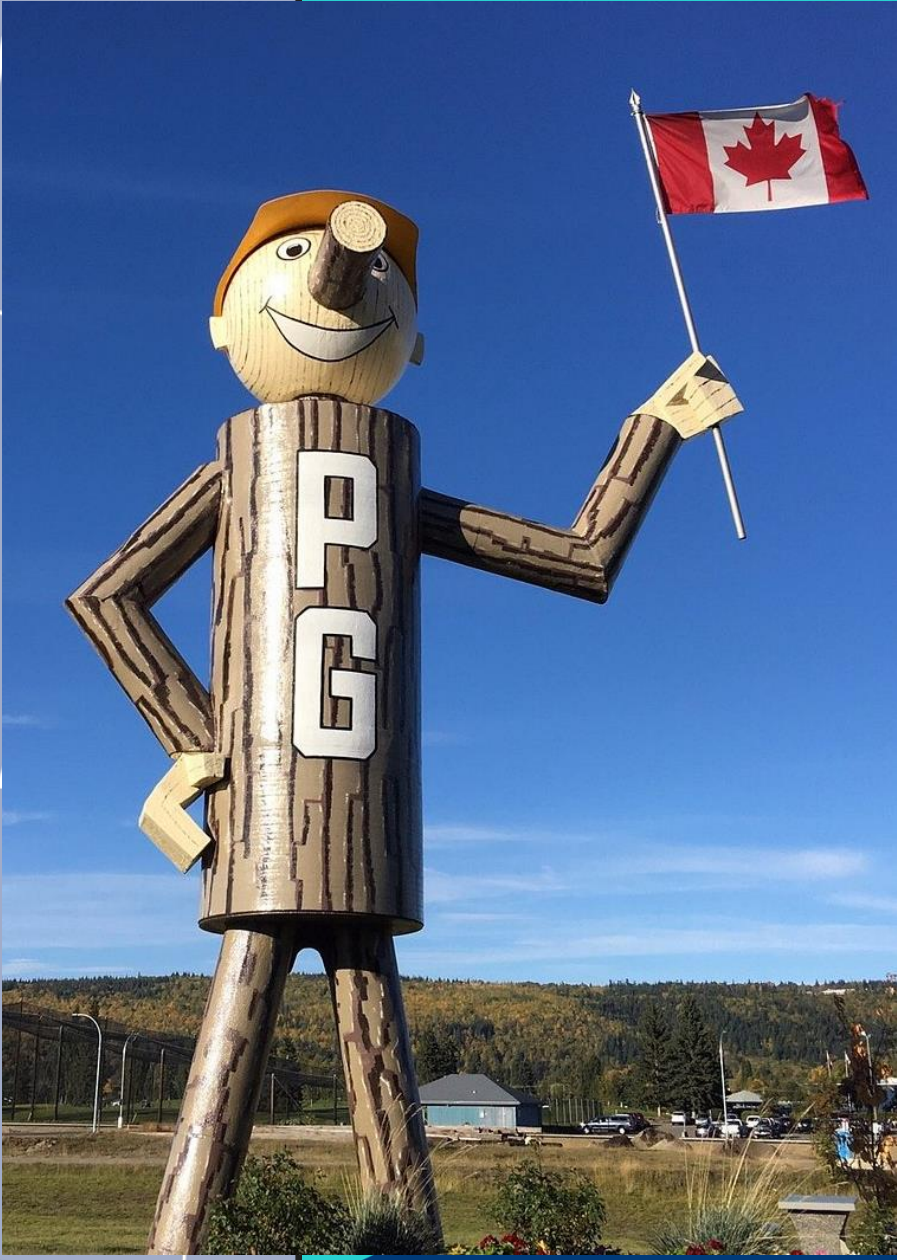
February 26, 2025





Presentation Overview

1. Prince George Context
2. CPG Response to Provincial Legislation
3. Official Community Plan
4. Housing
5. Infrastructure



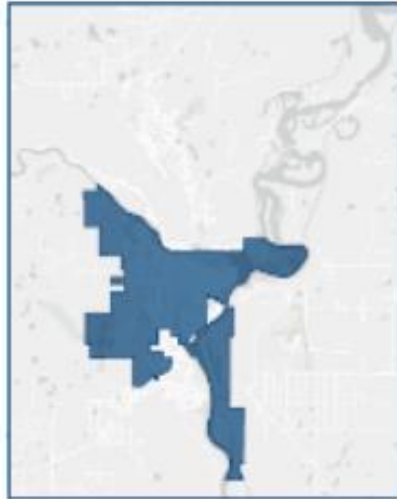
City of Prince George Boundary Growth

1915



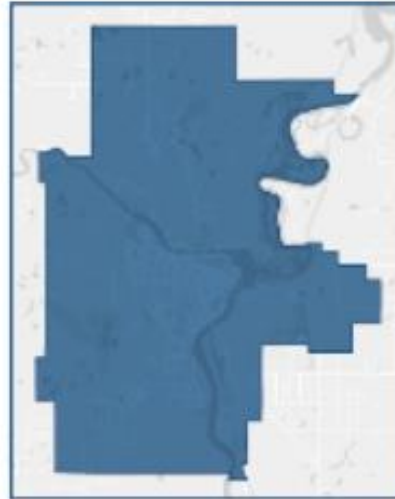
1915 to 1952 – the initial size of the municipality of Prince George was 5.1 square kilometres.

1974



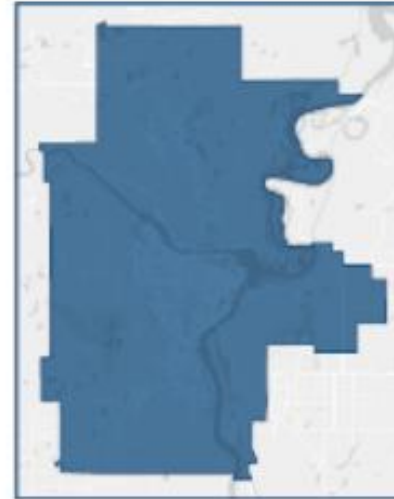
1953 to 1974 – Over the course of just 20 years, the City boundary expanded 11 times and grew to be 61 square kilometres.

1975



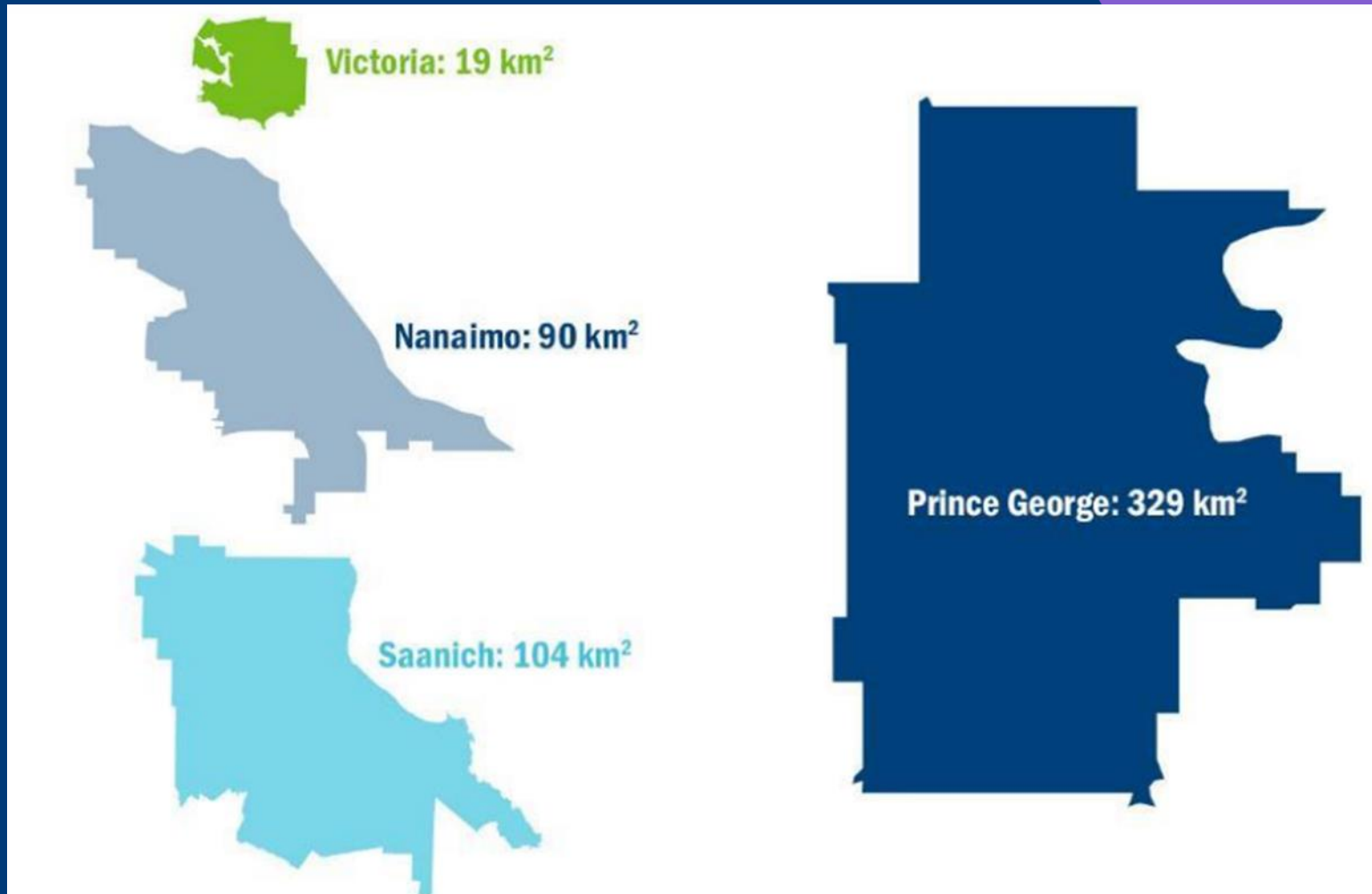
1975 – Prince George grew to be roughly five times larger in just one year

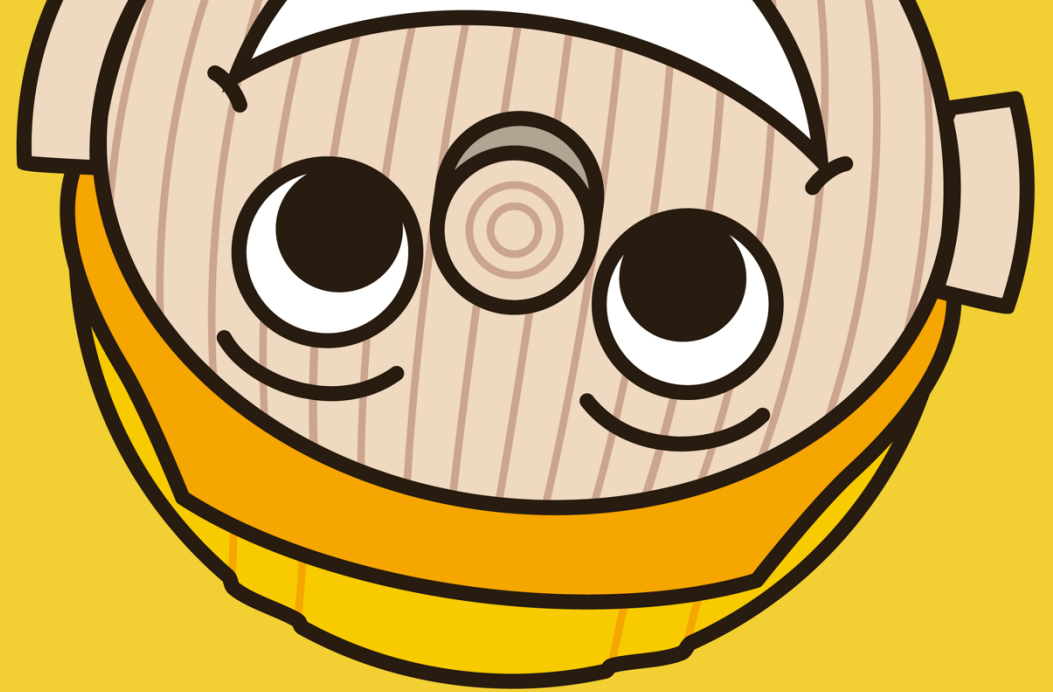
2023



The present day – The total size is 329 square kilometres.

Prince George Land Area





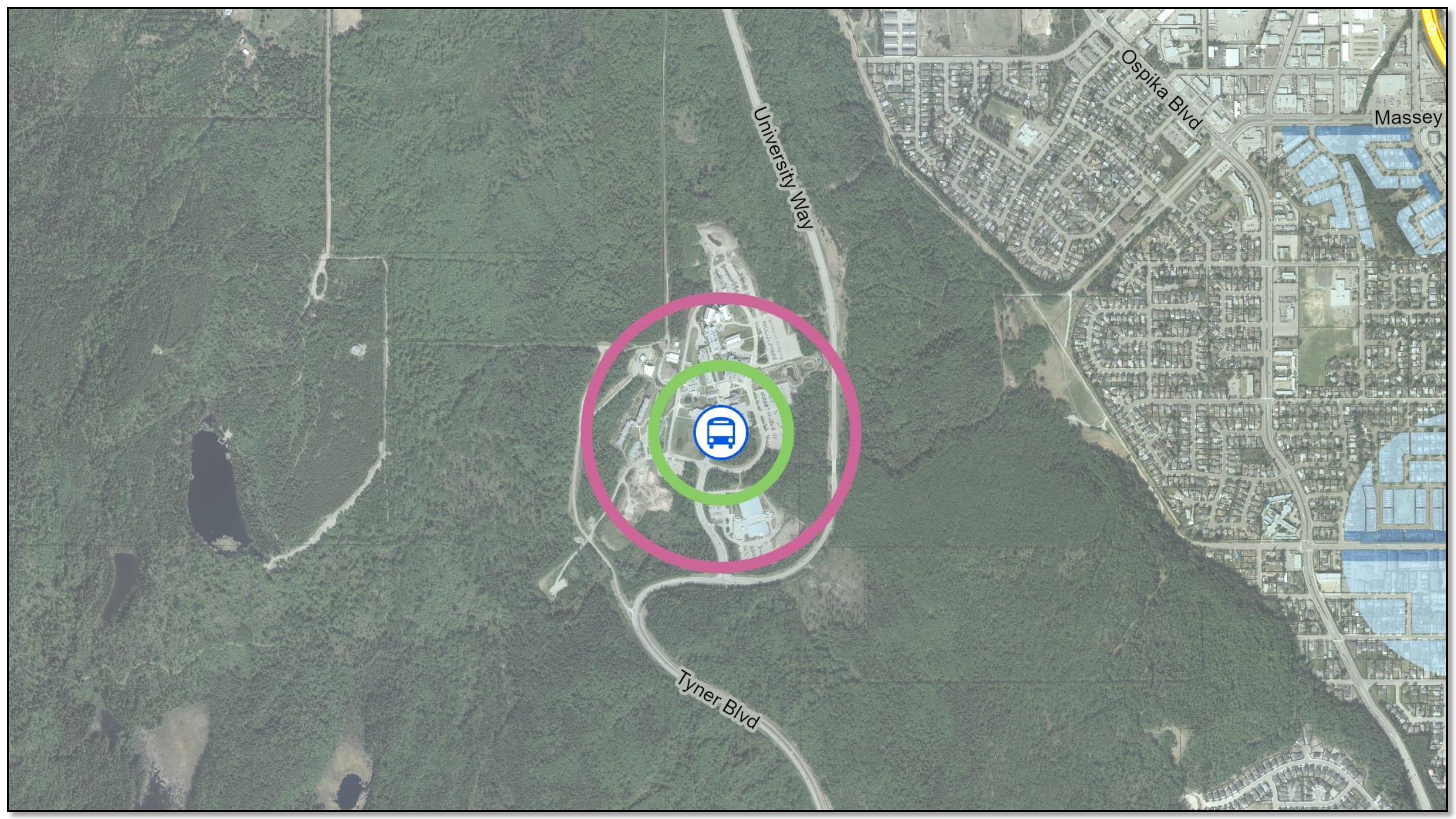
CPG Response to Provincial Legislation

Bill 44 – Small Scale Multi-Unit Housing

- Amendments to Zoning Bylaw completed by the required June 30, 2024 deadline
- Outcomes
 - Zoning Bylaw permitted secondary suites and secondary dwellings prior to Bill 44
 - Council support, with questions regarding impacts (i.e. servicing, parking)
 - Section 219 Covenants on title from previous land use application processes
 - Other City bylaw updates needed (i.e. service connections)
 - Uptake is minimal

Bill 47 – Transit Oriented Areas

- UNBC Bus Exchange is the only Transit-Oriented Area in Prince George prescribed by regulation
- TOA designation completed by the required June 30, 2024 deadline
- Outcomes:
 - Council support, with questions regarding location
 - Encouraging development may be challenging



University Way

Tyner Blvd

Ospika Blvd

Massey



Bus Exchange

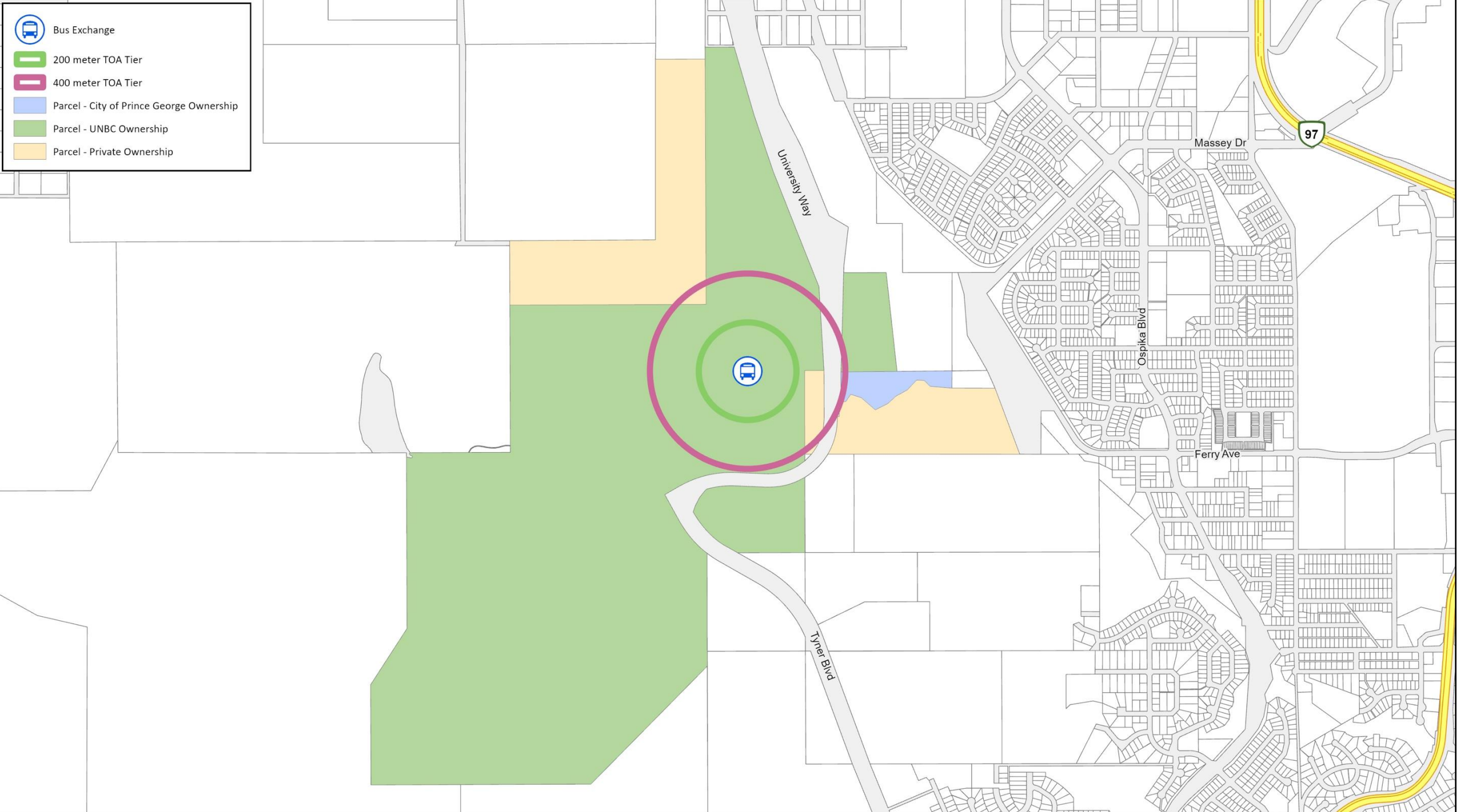
200 meter TOA Tier






400 meter TOA Tier

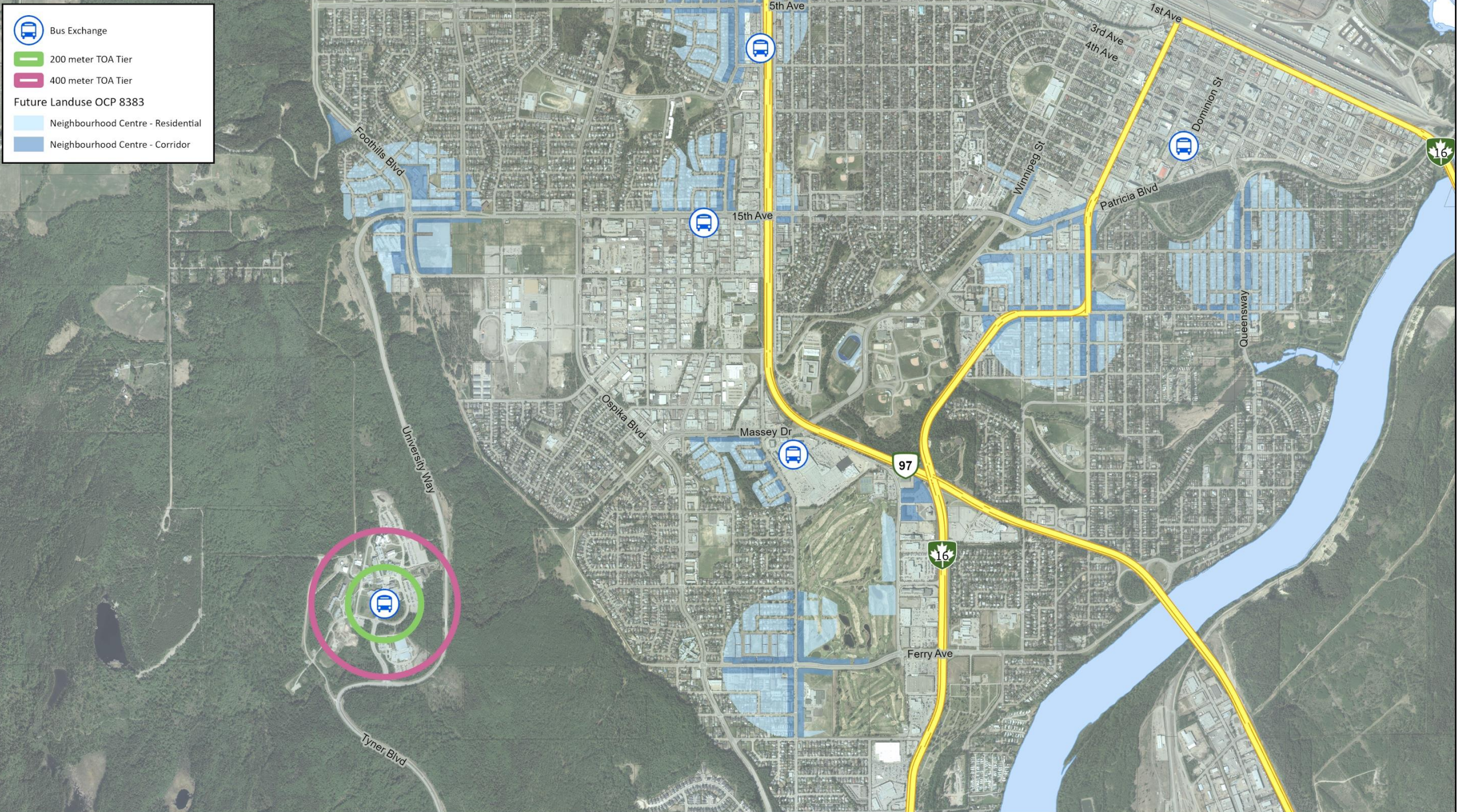
Parcel - City of Prince George Ownership

Parcel - UNBC Ownership

Parcel - Private Ownership



 Bus Exchange
 200 meter TOA Tier
 400 meter TOA Tier
Future Landuse OCP 8383
 Neighbourhood Centre - Residential
 Neighbourhood Centre - Corridor



Official Community Plan

- Official Community Plan Review Project commenced in January 2023
- Complete Communities Assessment
 - conducted in conjunction with the OCP Review
 - Received by Council in December 2024



Official Community Plan

Received 2nd Reading on
February 24, 2025

- **Proposed OCP Bylaw No. 9525, 2025**
 - reflects housing needs as informed by Housing Needs Report
 - Reflects Bill 44 and Bill 47
 - Alignment between growth priority areas and infrastructure systems
- **Intended Outcomes**
 - Policies and vision that reflect current trends and legislation
 - assists with prioritizing Capital Plan Projects
 - Provides policy direction for infrastructure master plans and updates to bylaws associated with development

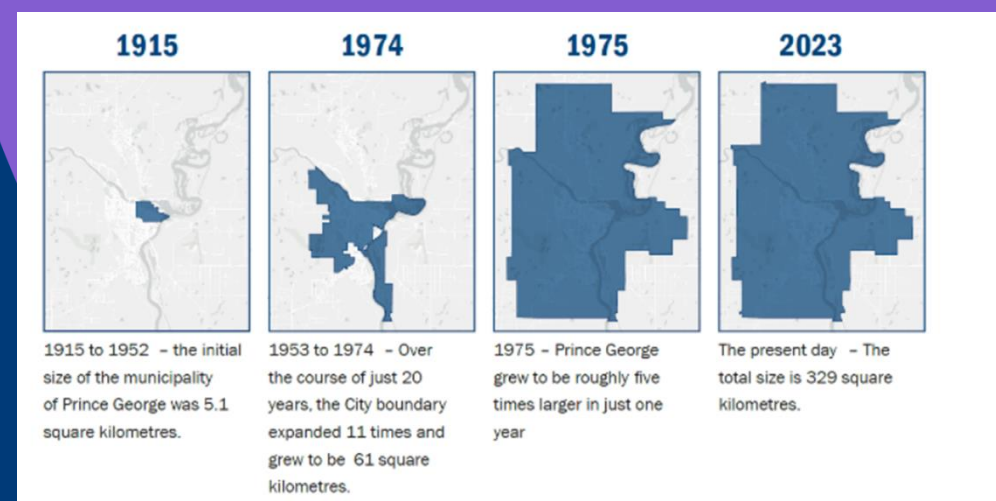


Housing

- **Housing Target Order issued to City of Prince George on August 1, 2024**
- **Prior to HTO, the City of Prince George took steps to support housing development:**
 - Created New Position: Housing Development Liaison
 - Land Use Process Improvements
 - Permitting Software Upgrade
 - Delegated Minor Variances
 - Professional Reliance Building Permit Policy
 - CMHC Housing Accelerator Fund (HAF) – round 1 and 2
 - Housing Action Strategy
 - Complete Communities Assessment
 - Partnership with BC Housing
 - Partnership with Norther Health Authority

Infrastructure

- OCP in 1979 forecast a population of 185,000 by 2012; growth slowed in the 1980's
- Most infrastructure was built during our rapid growth years and/or it was inherited through amalgamation
- What does large land base + aging infrastructure + small population =
- Addressing this challenge:
 - Local Government
 - Provincial and Federal Governments



Thank You!

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