



CITY OF
PRINCE GEORGE

Civic Core Plan

A roadmap forward

The Changing face of Downtown



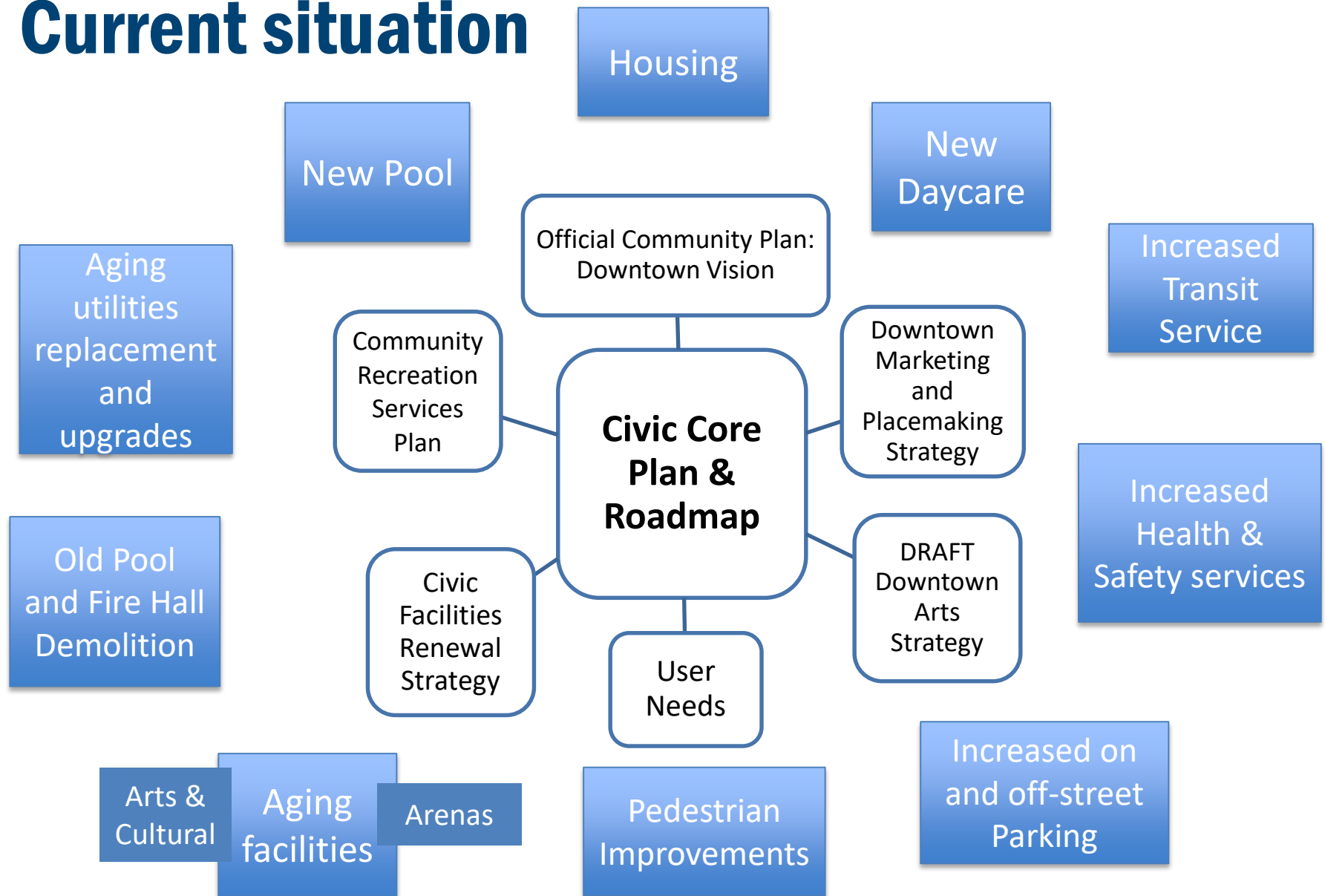
Downtown Plan

- Plan adopted in 2009 and directed through OCP Bylaw in 2012 by Council, vision extends out to 2035.
- The plan captures the community and our partners vision for downtown



- Many implementation items completed to date
 - See Downtown Development and Infrastructure page on City website

Current situation



Emerging Priorities

- **Rolling Mix Concrete Arena (RMCA)**
 - Built 1958, nearing end of life
 - Substantial future capital reinvestment needs
 - Arena use & condition concern
- **Aging City-owned Arts & Cultural buildings**
 - Studio 2880 nearing end of life and PG Playhouse
 - Both with substantial future capital reinvestment needs
 - Draft Arts Downtown Arts Strategy recommends space needs for downtown
- **Demolitions of Old Pool and Fire Hall**
 - Provides land opportunities

Civic Core Plan

Aligns with the Official Community Plan and Downtown Concept Plan to a specific area: Civic Core District and Quebec Corners District).



smart growth on the ground

DOWNTOWN PRINCE GEORGE CONCEPT PLAN



- 1 Civic Core District
- 2 River Park / Quebec Corners District
- 3 Market and Cultural Core District
- 4 Vancouver-Victoria Flex/Transition District
- 5 Financial Core District



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Civic Core District

- This area expands on the existing Civic Plaza by adding new park space, a critical amenity to attract development in the project area.
- Greenways link the park and plaza to the Patricia Boulevard Greenway and the rivers.
- Landscape and water features in the park reference the nearby rivers and collect stormwater runoff.
- The area includes a transit exchange facility.



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River Park / Quebec Corners District

- This high density, mixed residential and commercial area surrounds the new park, engaging and animating the new green space and existing Civic Plaza area.
- Residents would have convenient access to the 3rd and 4th Ave retail areas.
- New development includes tower apartments and street-oriented commercial or townhouses.
- New development also includes smaller park areas, plazas, and open spaces.
- Cultural amenities are highly encouraged in this area where they would complement the park and new residences.



Civic Core District



Civic Core Plan

A 10-year strategy for infrastructure and land use that considers multiple user needs with aging infrastructure replacement needs, timing and costs.

- aligns related strategies, policies, projects and priorities;
- Defines boundary while recognizing connections to adjacent land use
- utilizes existing engagement feedback to inform any further engagement;
- Develops options and reviews feasibility of multi-functional use facility; and,
- gauges community support for implementation

To provide a roadmap forward with short, medium and long-term implementation recommendations.

Next Steps

Council direction on Recommendation

To initiate and deliver within 2022:

- Procurement process;
- Report and presentation to Council on successful proponent project plan 2022-2023 with engagement plan;
- Current State Review and Analysis; and,
- Engagement Plan initiated.

Thank you