



Mayor Report to Council

1100 Patricia Blvd. | Prince George, BC, Canada, V2L 3V9 | PrinceGeorge.ca

Date: December 10, 2024

To: **Council.**

Name and title: Mayor Simon Yu

Subject: Civic Core District Development Conceptual Vision

Attachment(s): 3-D Renderings

Recommendation(s):

That Council RECEIVES FOR INFORMATION the report dated Dec 10, 2024 from Mayor Simon Yu titled "Civic Core District Development Conceptual Vision."

Purpose:

Mayor Simon Yu has submitted a Civic Core District Development Conceptual Vision for council's consideration. This vision is designed to mitigate financial risks for the city while alleviating costs borne by taxpayers.

This development (land use) vision as per attached 3-d renderings, provides perspective to address key community priorities, following years of Mayor Yu's research and extensive community consultation. Rooted in decades of downtown core development observations, the development concept aligns with City Councils' long-standing vision for the downtown core and the city's strategic plan. The conceptual vision integrates the best Canadian winter city downtown core development practices and experiences. This submission is to encourage public dialogue regarding long-term community goals and foster potential private investments for sustainable economic growth in the area.

A defining feature of this conceptual vision is its strategic use of potential private funding to support the development of public-requested initiatives, such as a new downtown arena, a performance arts centre and a public art studio, an apartment hotel and a large Lheidli T'enneh open plaza positioned above private commercial developments and existing roadways while expanding our current convention space. This approach is envisioned to mitigate financial risks and reduce the burden on taxpayers.

The proposed vision would be strategically and flexibly phased to maintain uninterrupted road flows and minimize disruptions to current municipal operations. The design maximizes the use of public airspace to integrate retail opportunities beneath the new Lheidli T'enneh plaza while creating interconnected, vibrant cultural spaces that align with the aspirations of a diverse community.

The overarching goal of this conceptual vision is to encourage a logical, practical, and phased approach to downtown core development. By fostering public dialogue and prioritizing fiscal responsibility, the plan aims to enhance Prince George's position as a regional centre while minimizing disruption and financial impact on local residents.

Strategic Priorities:

This downtown core development concept has been envisioned by Mayor Yu to complement existing land use options, addressing specific elements of the City's Strategic priorities, by fostering community engagement, collaboration with the Lheidli T'enneh First Nation, and promoting sustainable growth. By aligning with the principles of economic diversity, social well-being, and environmental stewardship, the vision seeks to create vibrant public spaces, attract investments, and enhance cultural and economic opportunities, ensuring a thriving and resilient downtown Prince George for future generations.

It is presented for Council's consideration alongside the Civic Core District land use options.

Summary and conclusion:

Council's and public's review and constructive critique of this downtown core development vision is respectfully encouraged.

Respectfully submitted:

Mayor Simon Yu

Meeting date: [Enter 2024/12/16]