

Date: December 20, 2024

To: **Mayor and Council**

Name and title: Deanna Wasnik, Director of Planning and Development

Subject: Complete Community Assessment – Project Summary

Attachment(s): Report prepared by Urban Systems titled, “Complete Community Assessment”
Presentation by Urban Systems titled, “Complete Community Assessment: Project Summary”

Recommendation(s):

That Council RECEIVES FOR INFORMATION the report dated December 20, 2024, from the Director of Planning and Development titled “Complete Community Assessment – Project Summary”.

Purpose:

The purpose of this report is to provide Council with the findings of the City’s Complete Community Assessment (“CCA”) that occurred from August 2023 to November 2024. This report will also provide a high-level summary of the key recommendations from this report for Council’s consideration.

Representatives of Urban Systems will be in attendance to assist with presenting the enclosed CCA.

Background:

On July 10, 2023, Council considered the grant application to the Union of BC Municipalities to facilitate a CCA. Council provided direction to Administration and passed the following resolution:

That Council SUPPORTS Administration’s application to the Union of BC Municipalities for a grant of up to \$150,000 from the Complete Communities Program to facilitate a Complete Community Assessment; and AUTHORIZES the Director of Planning and Development and the Director of Finance and IT Services to sign any necessary funding agreements if the application is successful.

This report has been prepared in response to this resolution.

Strategic Priorities:

Edoc #:745764

This application is consistent with Council's strategic priority for City Government and Infrastructure Priorities to build a strong foundation for growth.

Discussion:

Following Council's July 10, 2023 resolution, Administration obtained a consultant to develop the CCA for the City of Prince George. The CCA was designed to complement the concurrent Official Community Plan review and facilitate a more in-depth understanding of how to best guide the community's future growth, maximizing the use of existing infrastructure and access to services. The findings of the CCA are reflected in the policies of the updated Official Community Plan.

For Council's consideration, Administration has highlighted the key recommendations from the CCA:

- Direct new residential development to areas with access to daily needs amenities, a connected transportation network and where current infrastructure can accommodate growth.
- Conduct regular monitoring of infrastructure servicing capacity levels and document this information.
- Coordinate capital investments in critical infrastructure to accommodate new growth and development.
- Attract investment by streamlining the development approvals process.

The CCA's findings highlight opportunities for developing a more liveable community, recognizing current constraints and barriers to development, including high interest rates and rising materials and labour costs that affect many communities across Canada.

Financial Considerations:

The Ministry of Housing has provided \$10 million in funding that the UBCM is administering through the Complete Communities program. The Complete Communities program has contributed 100% of the cost of the Complete Community Assessment undertaken by the City in the amount of \$150,000.00.

Summary and conclusion:

The CCA has complemented the City's concurrent Official Community Plan review and facilitated a guide for the community's future growth, maximizing the use of existing infrastructure and access to services.

Respectfully submitted:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Kali Holahan, Supervisor, Land Use Planning

Approved:

Walter Babicz, City Manager

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Meeting Date: 2025/01/13

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