

# COMPLETE COMMUNITY ASSESSMENT

Project Summary

JANUARY 13, 2025



# AGENDA

1. Project Overview
2. Project Timeline
3. Key Activities
4. Key Findings



# PROJECT OVERVIEW

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# PROJECT PURPOSE



The purpose of a Complete Community Assessment is to provide **evidence-based analysis** that can be **used to aid decision-making**.

A Complete Community Assessment does not tell things you don't already know but shows why you know them.

The final report is a companion document to the OCP and is intended as a tool for the City.





# PROJECT PROCESS

## Phase 1 – Prepare

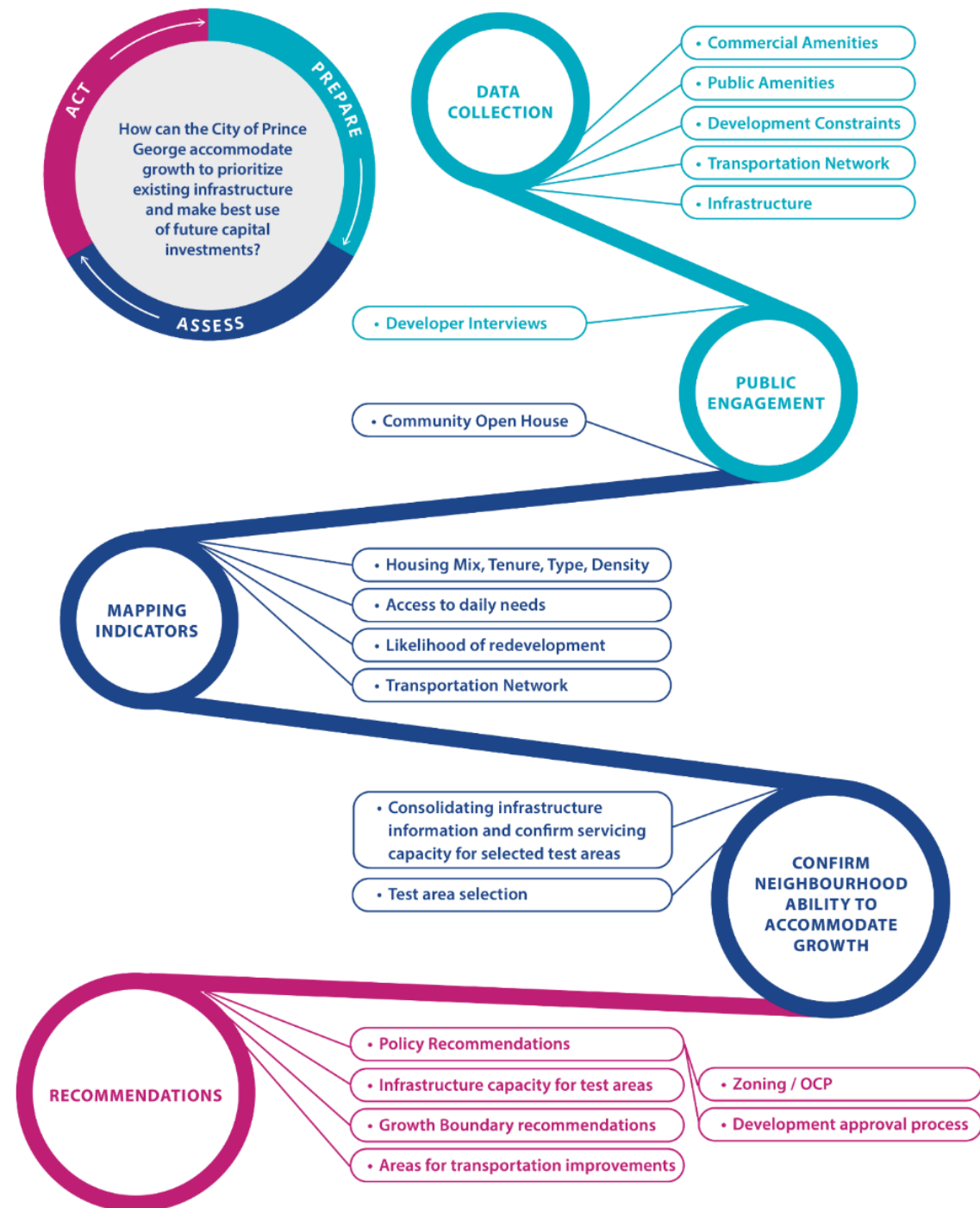
- Data collection and consolidation
- Public engagement (with OCP)

## Phase 2 – Assess

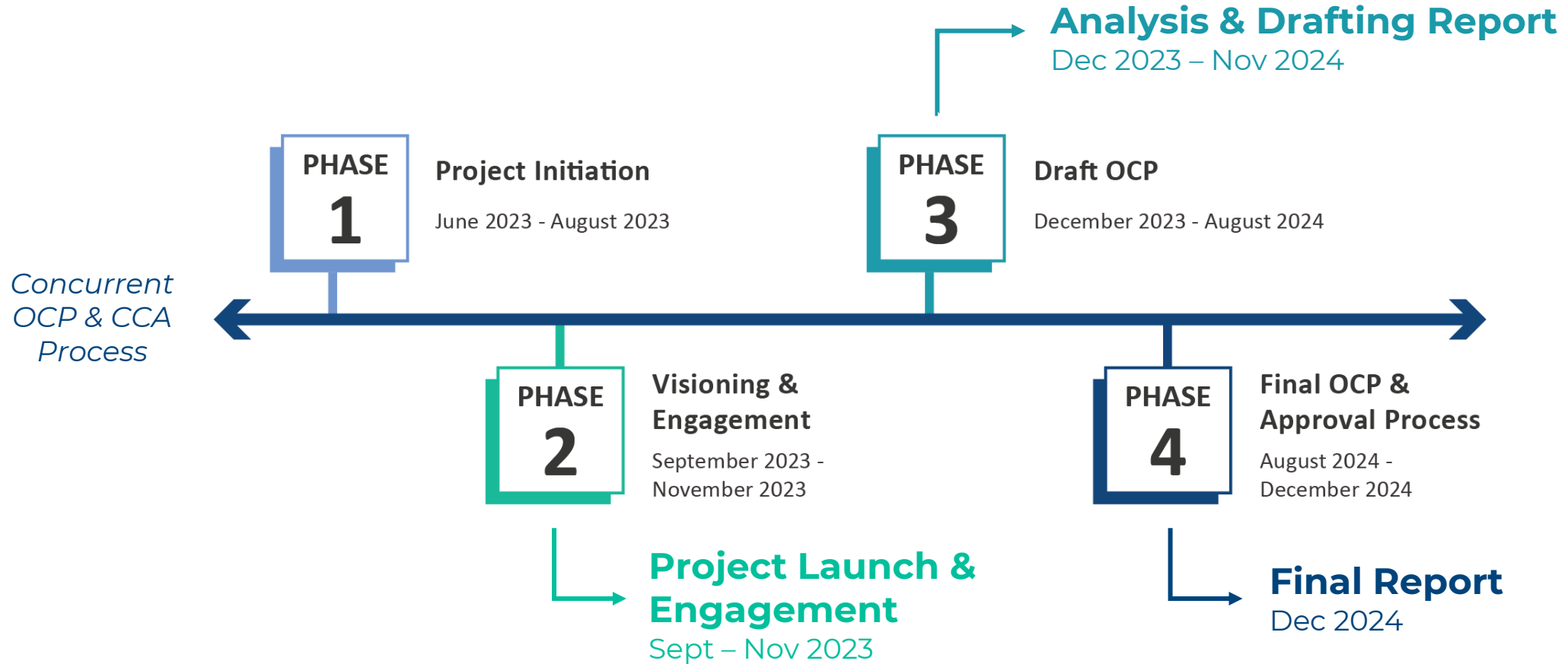
- Mapping analysis through four lenses
- Consolidating infrastructure servicing information
- Test area selection and assessment (Financial and Infrastructure Capacity Analysis)

## Phase 3 – Act

- Policy recommendations
- Infrastructure readiness in test areas
- Recommendations for other studies or process improvements



# PROJECT TIMELINE



# KEY ACTIVITIES

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# ENGAGEMENT & TRAINING

Supplementary Work for the OCP:

- Additional **mapping analysis** to inform policy and land use
- Additional **community engagement** activities
- **Cultural Training** for Staff
  - On March 19, 2024, 22 City Staff participated in *Indigenous Relations for Local Government*





# MAPPING ANALYSIS – 4 LENSES

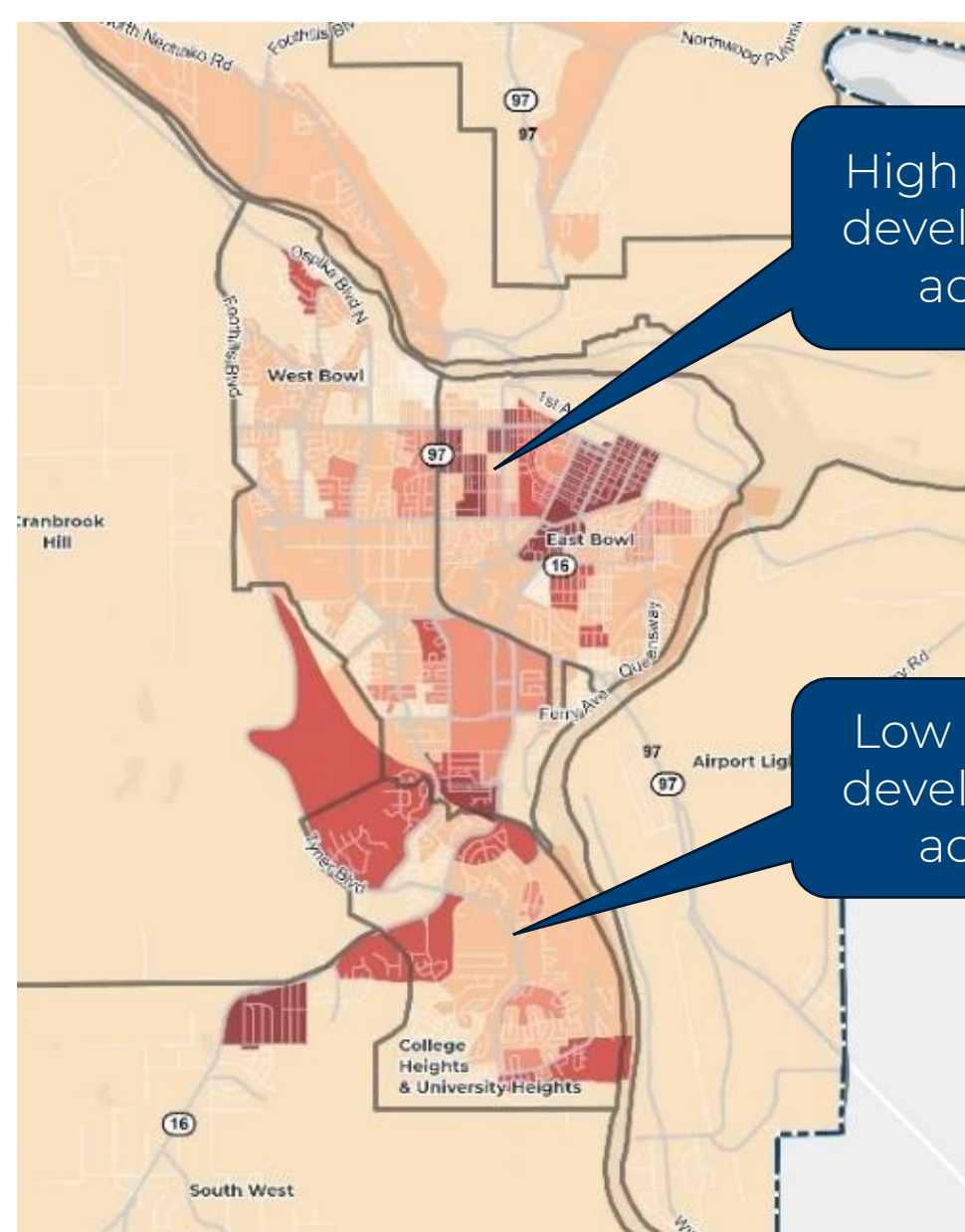
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# HOUSING

## DEVELOPMENT ACTIVITY

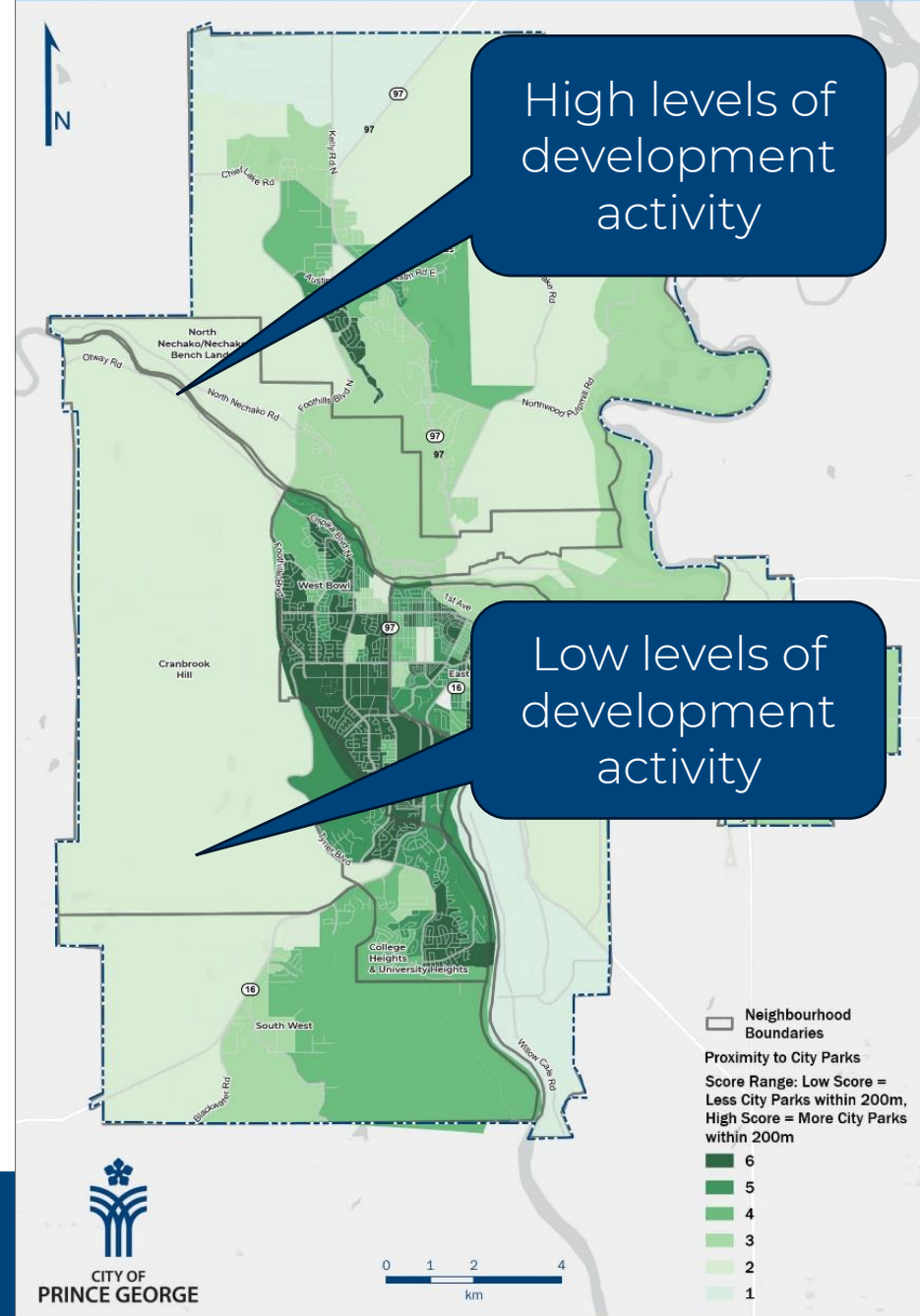
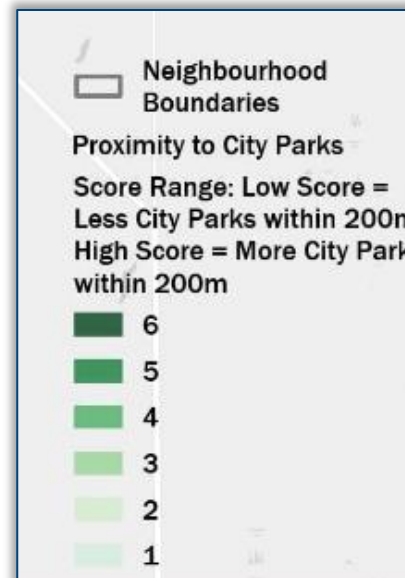
- This map shows the volume of development activity in Prince George by census area



# DAILY NEEDS

## CITY PARKS

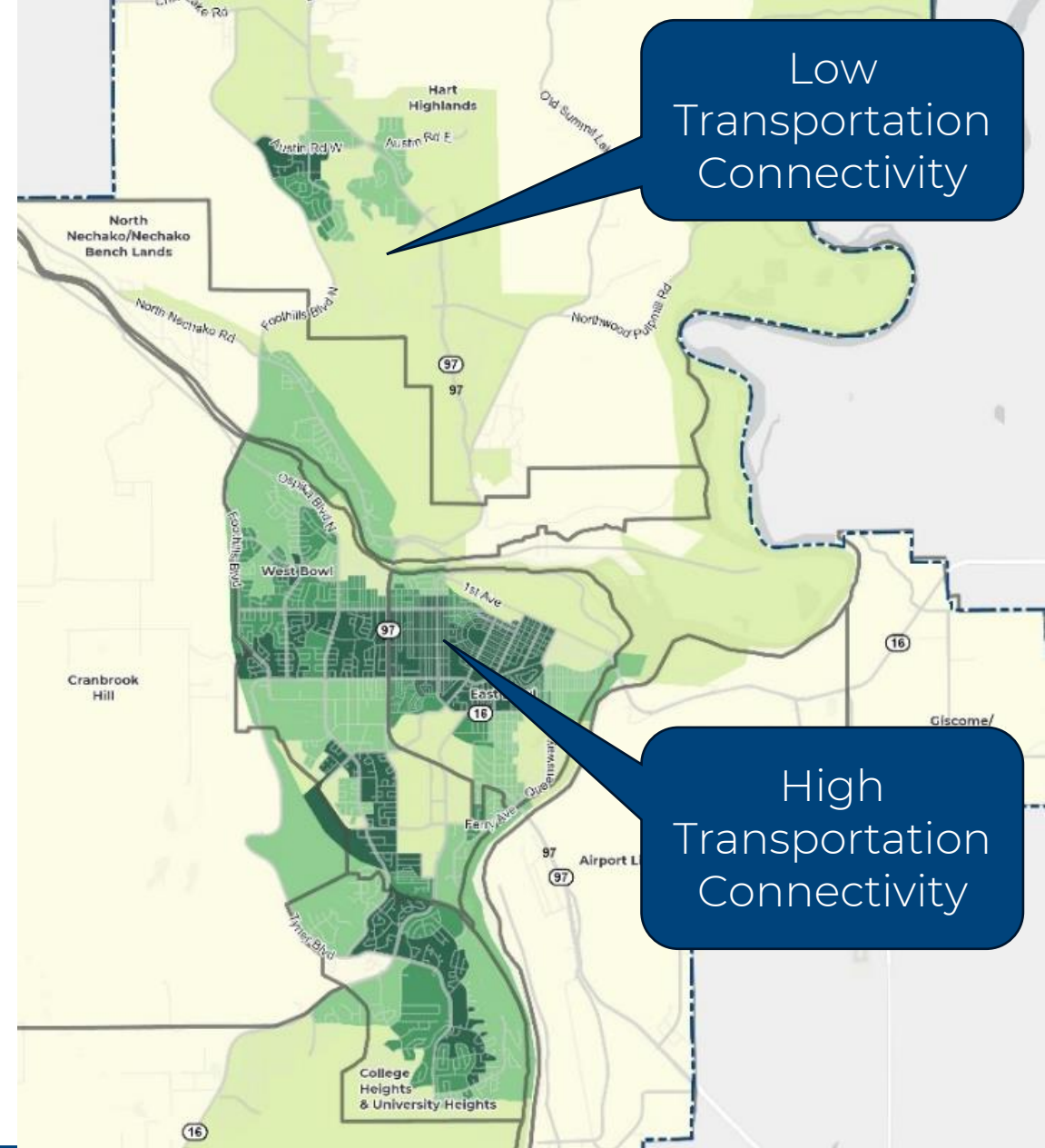
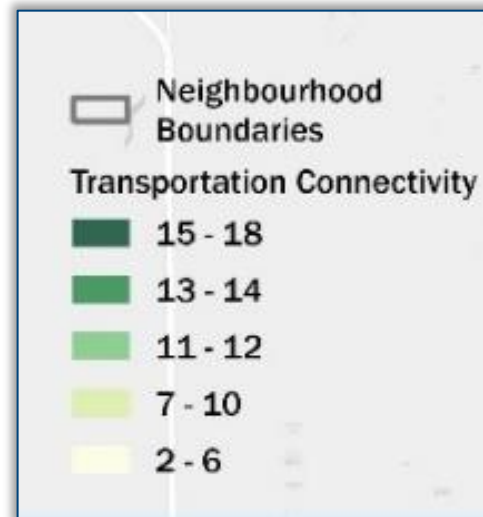
- This map shows the proximity to City parks in Prince George by aggregated parcels at the census tract level.



# TRANSPORTATION

## TRANSPORTATION CONNECTIVITY

- This map shows transportation connectivity in Prince George.



TRANSPORTATION

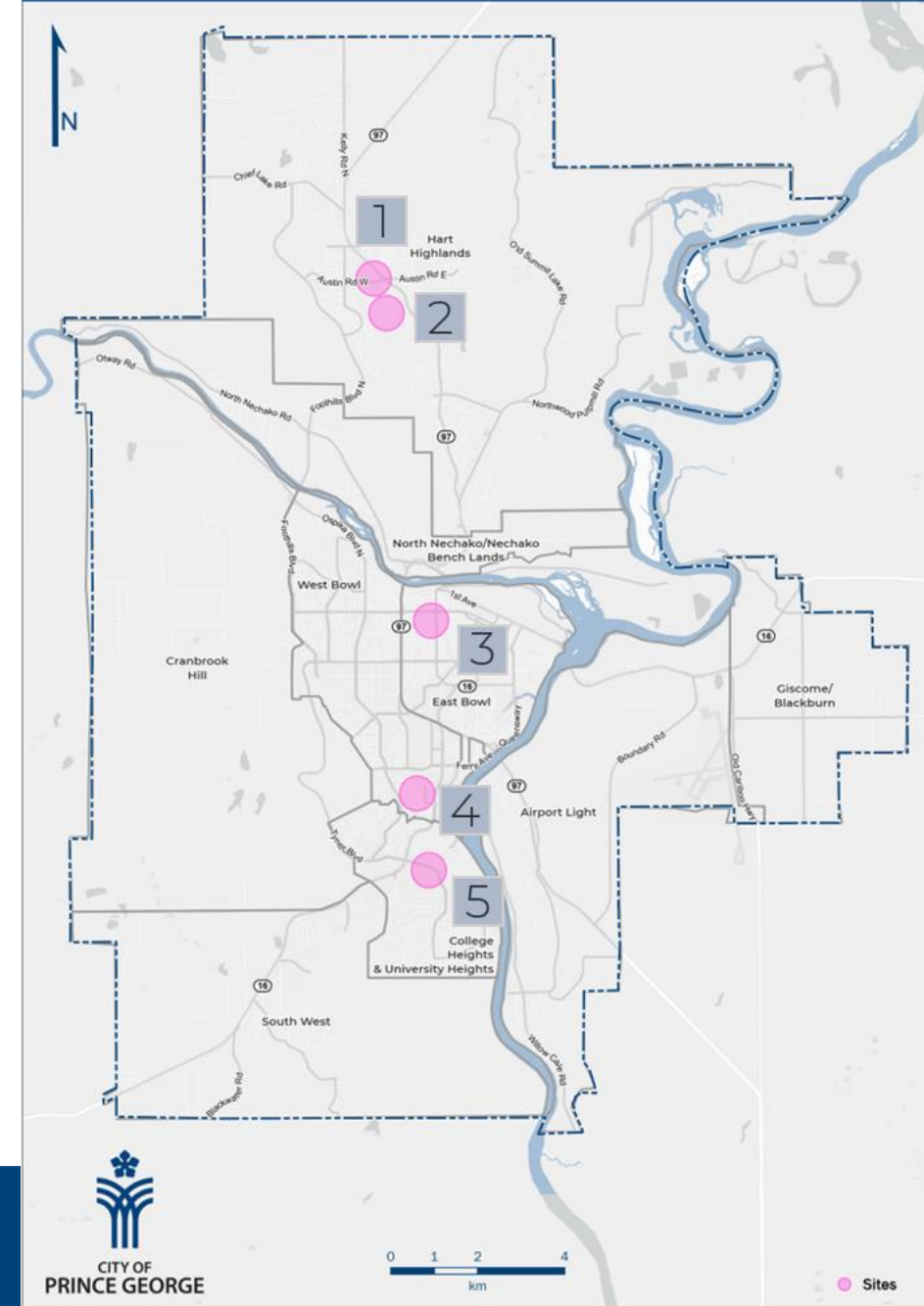


# INFRASTRUCTURE

## FINANCIAL & INFRASTRUCTURE CAPACITY ANALYSIS

- Five unique sites across Prince George were selected for financial testing.
  - The site selection process considers each site's access to daily needs, likelihood of redevelopment, transportation connectivity, and surrounding development context. This process included:
    - Developer Interviews
    - Infrastructure Readiness Review
    - Pro Forma Analysis
- Developer Interviews were held with:
- BC Northern Real Estate Board
  - PowerHouse Realty
  - RG McLeod Developments
  - HyLand Properties
  - Kidd Group

Sites Map





# KEY FINDINGS

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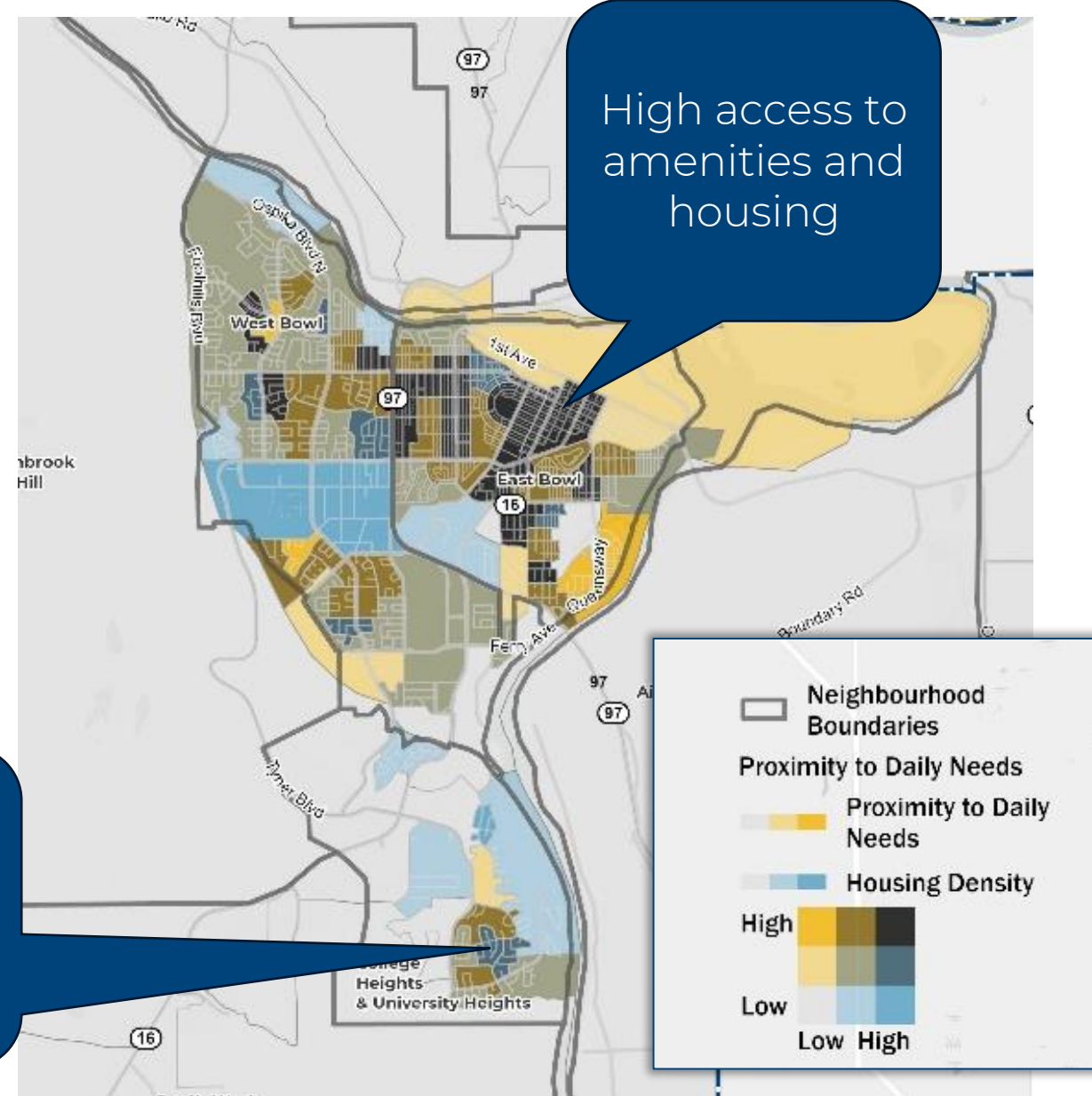
# KEY FINDINGS: MAPPING OPPORTUNITY AREAS

## DAILY NEEDS COMPOSITE & HOUSING DENSITY

- **This map compares the daily needs composite score to housing density in Prince George**
- Ideally, areas with a greater housing density would correlate with greater access to daily needs.
- There is an opportunity to direct new development and amenities to areas with existing access to daily needs or housing density.

High housing density but medium access to daily needs

High access to amenities and housing



# KEY FINDINGS: FINANCIAL ASSESSMENT

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The following key takeaways emerged from the financial analysis and interviews:

1. **Macroeconomic factors impact the viability** of most development typologies.
2. Unknown **servicing capacity and infrastructure costs** deter development.
3. A **streamlined approval process** would incentivize development.
4. Encourage opportunities for **purpose-built rental development**.
5. Analyze the potential opportunity for **infill housing**.

# KEY FINDINGS: FUTURE AREAS OF STUDY AND INFLUENCE

## HOUSING

- OCP
- Zoning Bylaw
- ACC/DCC Bylaw
- Tenant Protection Bylaw
- Land Acquisition and Disposition Policy
- Neighbourhood Plans
- Development Application Forms, Checklists, and Guides

## DAILY NEEDS

- OCP
- Economic Development Strategy
- Development Application Forms, Checklists, and Guides
- Parks and Open Space Master Plan

## TRANSPORTATION

- OCP
- Transportation Master Plan (Future)
- Travel Demand Management Strategy
- Active Transportation Plan (Update)
- Parks and Open Space Master Plan
- Zoning Bylaw
- Curb-side Management Strategy

## INFRASTRUCTURE

- OCP
- Storm Sewer Bylaw
- Sanitary Sewer Bylaw
- Subdivision and Servicing Bylaw
- Development Cost Charge Bylaw
- Sanitary Sewer Services Master Plan
- Climate Change Mitigation Plan
- Water Conservation Plan
- Capital Plan

**THANK YOU!**

