

Date: January 2, 2025

To: **Mayor and Council**

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

Subject: Official Community Plan Review Project – Update February 2025

Attachment(s): Report prepared by Urban Systems titled, “Official Community Plan What We Heard Report: Phase 4”
Presentation by Urban Systems titled, “Official Community Plan Update: Phase 4: What We Heard Report”

Recommendation(s):

That Council RECEIVES FOR INFORMATION the report dated January 2, 2025, from the Director of Planning and Development titled “Official Community Plan Review Project – Update February 2025”.

Purpose:

The purpose of this report is to provide Council with the results of the community consultation that occurred in Phase 4 of the Official Community Plan (“OCP”) review.

Representatives of Urban Systems will be in attendance to assist with presenting the attached “What We Heard Report: Phase 4”.

Background:

The OCP establishes a framework for planning and land use in the City of Prince George. The OCP gains its “official” status once Council has adopted it through the enactment of a bylaw. The OCP applies to all areas within the City of Prince George's jurisdictional boundaries and includes statements and map designations for residential, commercial, community facilities, industrial, agricultural, recreational, and utility land uses, and comprises contextual information, objectives, and policies.

On [December 19, 2022](#), Council directed Administration to seek consultant services to lead the OCP review to renew and align the OCP with current land use planning and infrastructure considerations to meet the needs of a growing city. A request for proposals was completed through the City's Procurement Department between December 2022 to May 2023, and Urban Systems was selected as the lead proponent commencing work as of June 2023.

On [September 11, 2023](#), Urban Systems was introduced to Council and gave an overview of the project's workplan and timeline.

On [January 8, 2024](#), Urban Systems presented to Council and gave an overview of the results of Phase 1 and Phase 2 community consultation processes held between September and November 2023.

On [July 8, 2024](#), Urban Systems presented to Council and gave an overview of the results of the Phase 3 community consultation process held between December 2023 and April 2024.

Strategic Priorities:

The OCP review is consistent with Council's Strategic Plan 2023-2026 City Government and Infrastructure Priority to build a strong foundation for growth.

Discussion:

Following Council's July 8, 2024 presentation by Urban Systems, Phase 4 of the OCP review process commenced from August 2024 to November 2024. This phase included the production of the draft OCP, community consultation on the draft OCP, and preparation of this document for Council's review.

Community Engagement

Phase 4 included community engagement on the draft OCP. The forms for engagement included media posts (i.e. social media, super citizen e-newsletters, radio/newspaper advertisements), an on-line survey, dedicated email address to collect written submissions, and educational "pop-up" kiosks.

Kiosks

Administration hosted several kiosks within the community (i.e. Citizen Budget Open House, and two (2) events at the Pine Centre Mall). These educational kiosks provided residents with an opportunity to learn more about the draft OCP, ask questions, and take the survey. Approximately one hundred and twenty-four (124) residents attended these events.

On-line Survey

Administration received a total of one hundred and fifty-two (152) survey responses between October 22 to November 22, 2024. The survey was developed to get a pulse on the community to determine if the vision statement, goals, policy and objectives accurately reflects previous community consultation. The survey results are enclosed in the "What We Heard Report: Phase 4" and generally reflect the objectives align with the goals of the OCP.

Written Submissions

Administration received seventy-nine (79) written submissions from residents. The significant themes included within the submissions were the following:

- more protection and consideration for greenspaces;
- carefully manage growth;
- additional opportunities to improve our transportation system;
- prioritize agriculture and food systems;
- support to expand efforts in Truth and Reconciliation;

- additional opportunities for climate-friendly planning practices;
- broadening the focus on the local economy to include additional sectors;
- concerns with the proposed land use designations; and
- ensure the plan reflects other studies and reports.

The above-mentioned themes are explained in more context within the enclosed “What We Heard Report: Phase 4” report.

Community Feedback

Administration has conducted a thorough review of the written submissions and on-line survey submissions. Where possible, Administration has included, refined and altered the OCP to include these comments.

Summary and conclusion:

The OCP review is intended to renew and align the OCP with current land use planning and infrastructure considerations to meet the needs of a growing city. The feedback provided through this phase of engagement has been considered in the refinement of the proposed OCP objectives and policy direction.

Respectfully submitted:

Deanna Wasnik, Director of Planning and Development

PREPARED BY: Kali Holahan, Supervisor, Land Use Planning

Approved:

Walter Babicz, City Manager

Meeting Date: 2025/02/03