



PLANNING FOR GROWTH

Explaining the Planning for Major Projects Initiative

Why plan for major projects?

Prince Rupert is a-buzz with the promise of industrial development. Despite delays, as of this month there are five LNG terminal projects proposed for the Prince Rupert area, alongside the planned expansion of the container facility at the Port, and other smaller projects in the wings. If even one major project goes ahead, there will be impacts to our community. Much of this will be positive, in the form of employment opportunities, spin-off economic growth, and investment. However there are other considerations we must take into account as well, such as impacts of increased population on housing, infrastructure, services, our social fabric, and more. City Council has already started to see changes — with applications for rezoning and development permits increasing by 100% over the past 3 years.

Since 2012, the City has begun to collect information about what impacts of having a major project will be going forward. One result of this process is the setting in motion of plans to accommodate major projects—to take advantage of the opportunities afforded by growth, mitigate the potential negative impacts, and ensure that the community has a say in shaping our collective future.

To do this, City Council and Staff have taken several steps:

1. Completed “Go Plan” surveying to collect ‘baseline’/current information from residents on housing, employment, volunteerism, and more.
2. Commissioned a report on the physical requirements needed to accommodate LNG development—which detailed improvements needed to the airport (now addressed in the finalized Airport Master Plan);
3. Commissioned a report detailing the status of all City infrastructure, and launched the “Re:Build Rupert” initiative with updates to the community about the work that’s being undertaken
4. Hired the Community Development Initiative under the “Redesign Rupert” banner to conduct an 18-month community engagement process around what outcome Rupertites want to see from development
5. In January, the Mayor created a Council committee to develop interim policies and strategies that will help us to manage the way that growth plays out in the community. The goal of the committee is to provide

recommendations to Council for changes to City land use regulations in April. The intent of the policy framework is to identify appropriate areas for future development, create policy that addresses funding to non-market housing, and policy to maintain and enhance the character of local neighbourhoods. The next step will be bringing these policies to the community for feedback, and the eventual renewal of the Official Community Plan. **(More on this in a future edition of the Northern View!)**

Right now, we know it feels a bit like ‘hurry up and wait’ when it comes to LNG development. However if an affirmative Final Investment Decision comes in, the pace of change will be quick. To be ready, we want to be sure we have clear plans and development guidelines to provide developers, project proponents and other levels of government moving forward.

Why doesn't the City just rely on the Environmental Assessment Process?

Major projects of a certain size are required to go through an environmental assessment (EA) process by the Federal and Provincial governments. The intent of the EA process is to look at the potential environmental impacts of a project, and set up requirements for the project proponent to mitigate potential negative impacts of their operations. However, the City feels that the EA process marginalizes the socio-economic impacts of development — for this reason the City has chosen to collect our own information on things like population, housing and infrastructure to be provided to the Provincial and Federal EA offices in project assessments.

What if LNG doesn't happen?

City Council and staff have ensured that the policies and plans developed are just good practice in general. If LNG growth does not materialize, the fact remains that we will still need to upgrade our infrastructure, and lay out a plan for the community going forward. Our Hays 2.0 City Vision statement laid out a goal to “Redesign Rupert”. Collecting good information, updating our local plans and policies put us one step closer to realizing that vision. LNG development makes the needs we have more immediate, but either way, the work that we are doing will help to set the stage for Prince Rupert’s future.

QUICK FACTS: POPULATION

TOTAL POPULATION  → 13,766

SHADOW POPULATION  → 521

Prince Rupert’s estimated total population, compared with the 2014 B.C. Provincial Statistics report of 11,918

The current estimated shadow population of Prince Rupert. A **shadow population** is defined as people who stay in a community for a certain amount of time each year for work, but reside elsewhere.

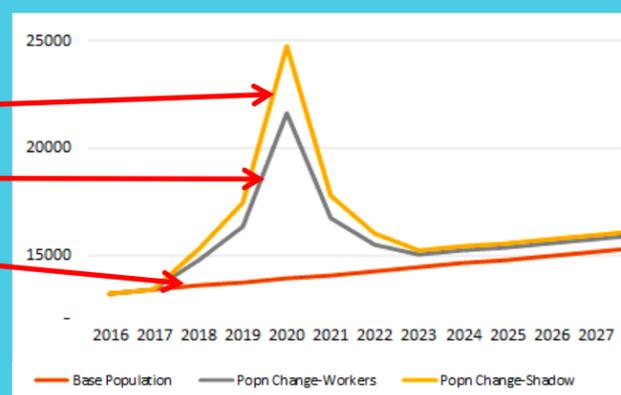
PREDICTED POPULATION

Population predicted to spike during height of major project construction

INCLUDING SHADOW POPULATION

WITH PROJECT

WITHOUT PROJECT (WE ARE HERE)



Population modeling based on data collected from proponents and other municipalities by City Planner and Planning for Major projects team.