

Land Use & Growth Management

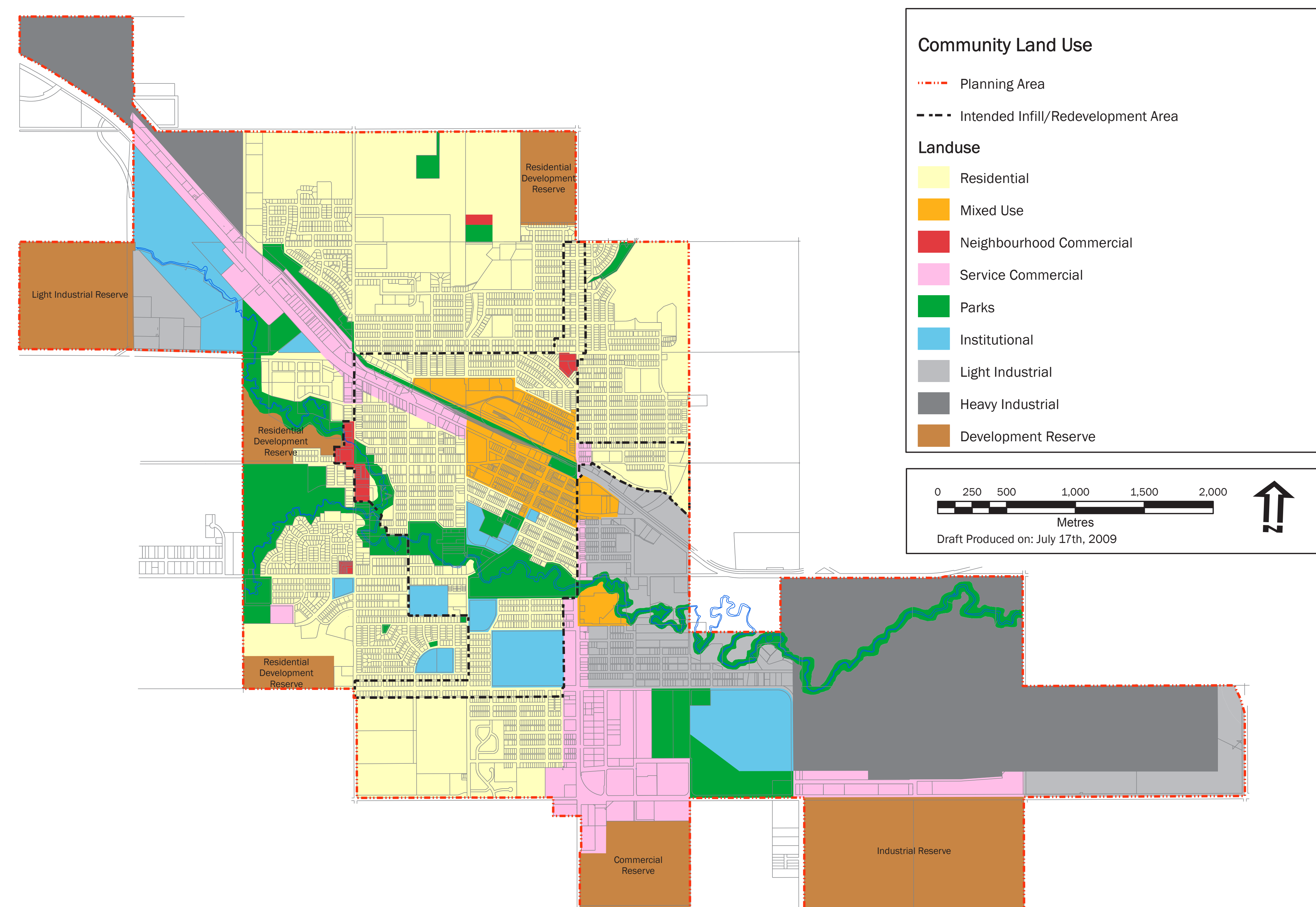


Dawson Creek Today...

- ▶ Residential and commercial uses account for the majority of land uses in Dawson Creek.
- ▶ 70% of residential uses are single family homes.
- ▶ It is difficult for residents to meet their daily needs on foot because most commercial uses are located relatively far from residential uses (and are accessed by vehicle).
- ▶ The majority of residential and commercial development over the past 5 years has been at the City's edge, which is expensive for the City to service and strains businesses in the Downtown Core.
- ▶ There is an over-supply of land available for development at the City's edge, as they could absorb population growth for the next 55 years .
- ▶ There is a healthy supply of industrial lands.
- ▶ Industrial lands could be better utilized.

What is proposed for Land Use and Growth Management in the future?

- **Prioritize revitalization and infill of existing areas, and limit development on the outer edges of the City to specific areas**



What are the major proposed policy changes?

- ▶ **Intended Infill / Redevelopment Area** - Focus new commercial and residential development here to support a vibrant, walkable community that is less costly for the City to service.
- ▶ **Neighbourhood Commercial** - Provide for a mix of uses (e.g. residential and small-scale commercial) in certain locations to allow residents to meet their daily needs on foot, bicycle, or transit. This also increases sense of place.
- ▶ **Housing Mix** - Provide for a range of housing opportunities across the City, including: single family homes on standards and smaller lots; secondary suites; duplexes, triplexes and rowhouses; and four-storey residential buildings.
- ▶ **Housing Innovation** - Innovative housing options like live-work studios and coach housing (i.e. smaller detached units at the lane) will also be encouraged.
- ▶ **Major Commercial Uses** - Limit and focus expansion of highway-oriented commercial uses in existing locations.
- ▶ **Industrial Areas** - Maintain existing light industrial areas and promote the location of new development in existing locations.

