



# COMPLETE COMMUNITY ASSESSMENT

## Welcome

Welcome to the Open House for the City of Terrace Complete Community Assessment. We are here today to discuss the project, its connection to the OCP update, and share the mapping of Baseline Indicators (i.e., existing conditions in the community).

## Project Overview

In anticipation of future growth, to address current and emerging needs in the community, and in response to new BC provincial land use legislation; the City of Terrace is preparing to review the Official Community Plan (OCP). This review will happen in 2024, with the OCP's last update having taken place in 2018.

To prepare for the OCP update, the City is undertaking a **Complete Community Assessment** which will analyze Terrace through the lenses of Housing, Daily Needs, Transportation, and Infrastructure and try to determine how complete our community is.

## What is a "Complete Community Assessment"?

Data analysis exercise that assesses "completeness" based on the lenses of Housing, Daily Needs, Transportation, and Infrastructure.

Maps are used to analyze existing conditions, identify strengths and challenges, explore future scenarios, and provide recommendations.

*This assessment is being funded through the Government of BC's Complete Communities Program and reflects of a key commitment under the BC Climate Action Charter which requires all local governments to create complete, compact, and energy-efficient communities.*



## What is a "Complete Community"?



Provides a diversity of housing to meet community needs and accommodate people at all stages of life;



Provides a wider range of employment opportunities, amenities, and services within a 15-20-minute walk;



Supports the efficient use of infrastructure through more compact forms of development; and



Promotes the reduction of a community's greenhouse gas emissions through the provision of alternative modes of transportation and movement for residents.

*This definition is intended to operate as an overall goal, recognizing that complete communities may look different across regions and that all communities have the potential to be more complete, regardless of their existing context and physical characteristics.*



Learn more at <https://engage.terrace.ca>





Bench

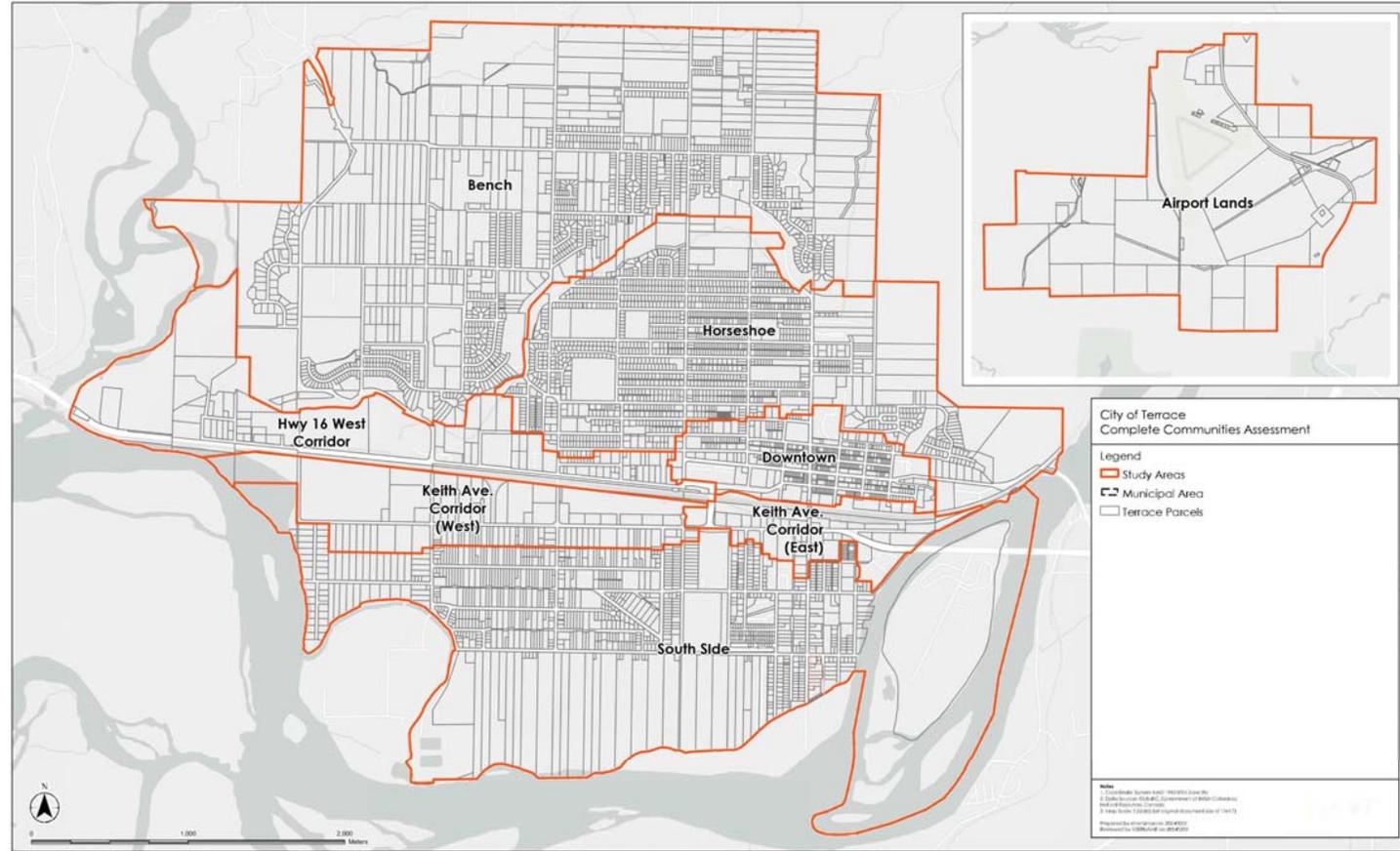
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Airport L

## Study Area Overview

Figure 1 Study Area Overview



Learn more at <https://engage.terrace.ca>



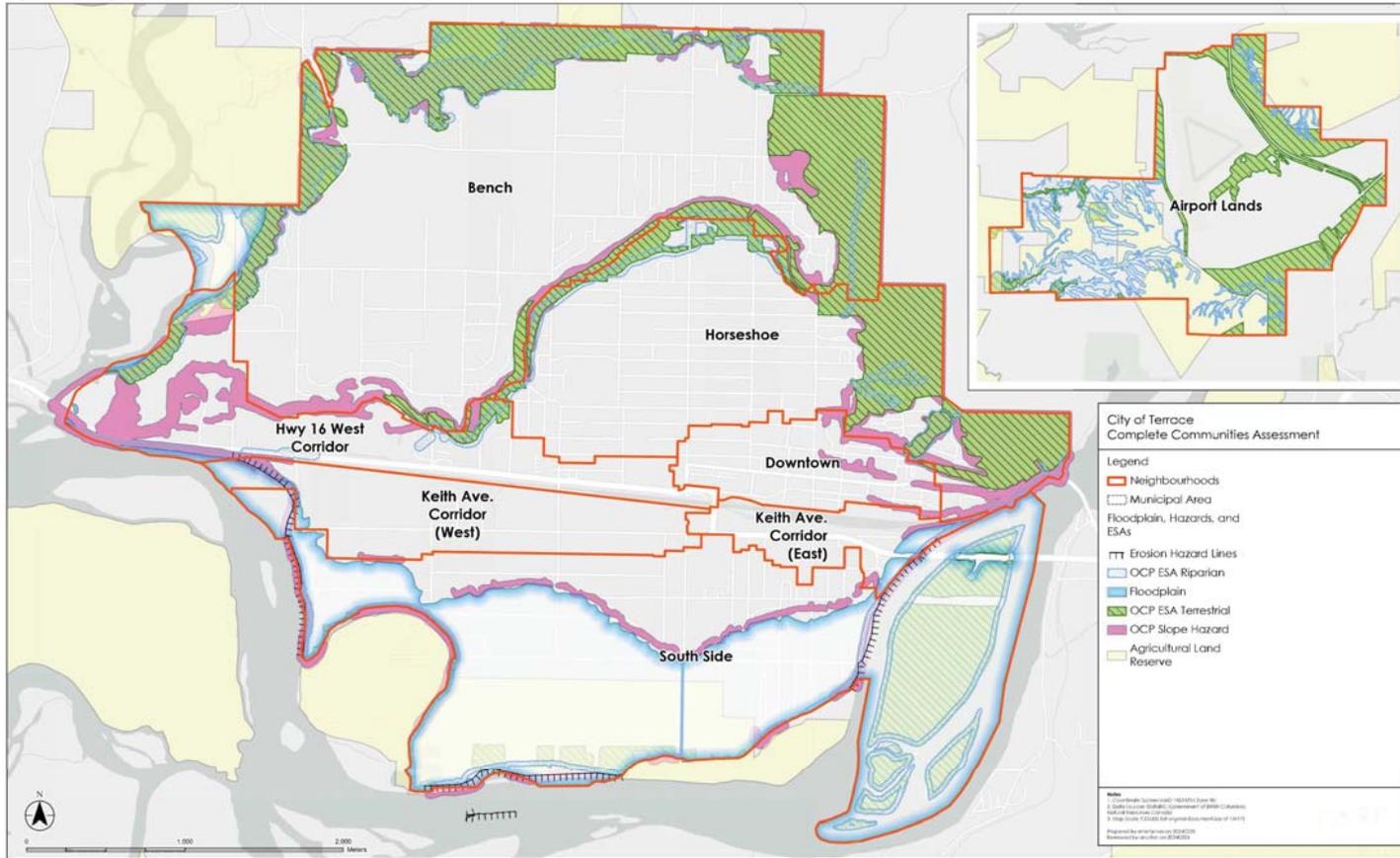


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## Physical and Environmental Constraints

Figure 2: Floodplain, Hazards, and ESAs



### RELEVANCE TO A COMPLETE COMMUNITY

- Natural hazards and environmentally sensitive areas present constraints to development and can create barriers to movement in the City.

### KEY FINDINGS

- There is a floodplain in the lower portion of the South Side adjacent to the Skeena River.
- There are lands within and surrounding the City that are in the Agricultural Land Reserve.
- There are topographical and slope hazard barriers to movement between the Horseshoe and Bench neighbourhoods.

### POTENTIAL OCP CONSIDERATIONS

- Impact of constraints on future growth areas.



Learn more at <https://engage.terrace.ca>



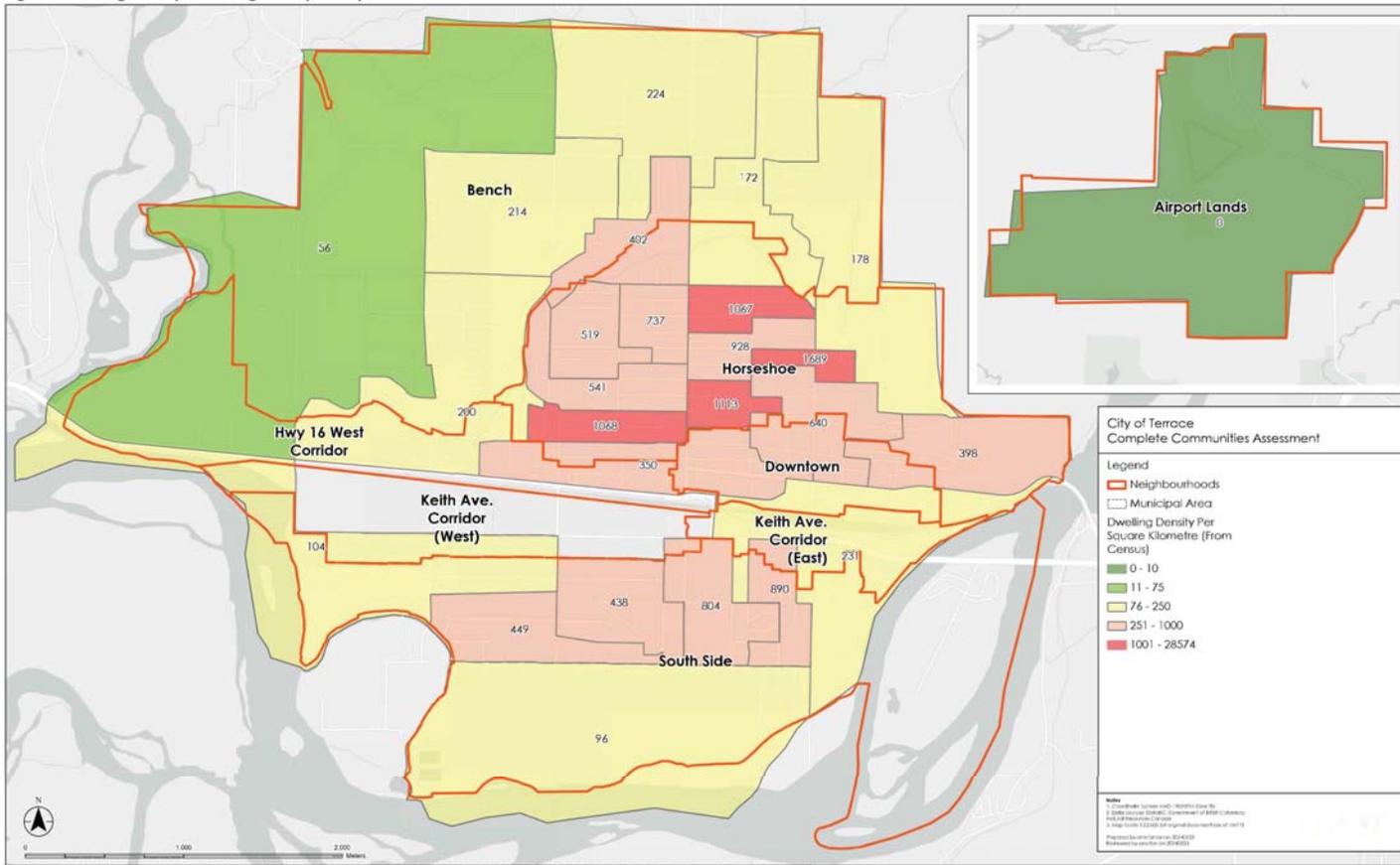


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## Housing Density

Figure 3: Housing Density - Dwelling Density Per Square Kilometre



### RELEVANCE TO A COMPLETE COMMUNITY

- Shows where the highest population densities are located across the City.
- Helps to inform where future housing, services, amenities, and infrastructure could be located.

### KEY FINDINGS

- Housing density is greatest in the Horseshoe and Downtown neighbourhoods, and parts of the South Side.
- The Bench neighbourhood has the lowest housing density.

### POTENTIAL OCP CONSIDERATIONS

- Future services, amenities, and infrastructure needs.
- Areas of focus for future growth.



Learn more at <https://engage.terrace.ca>



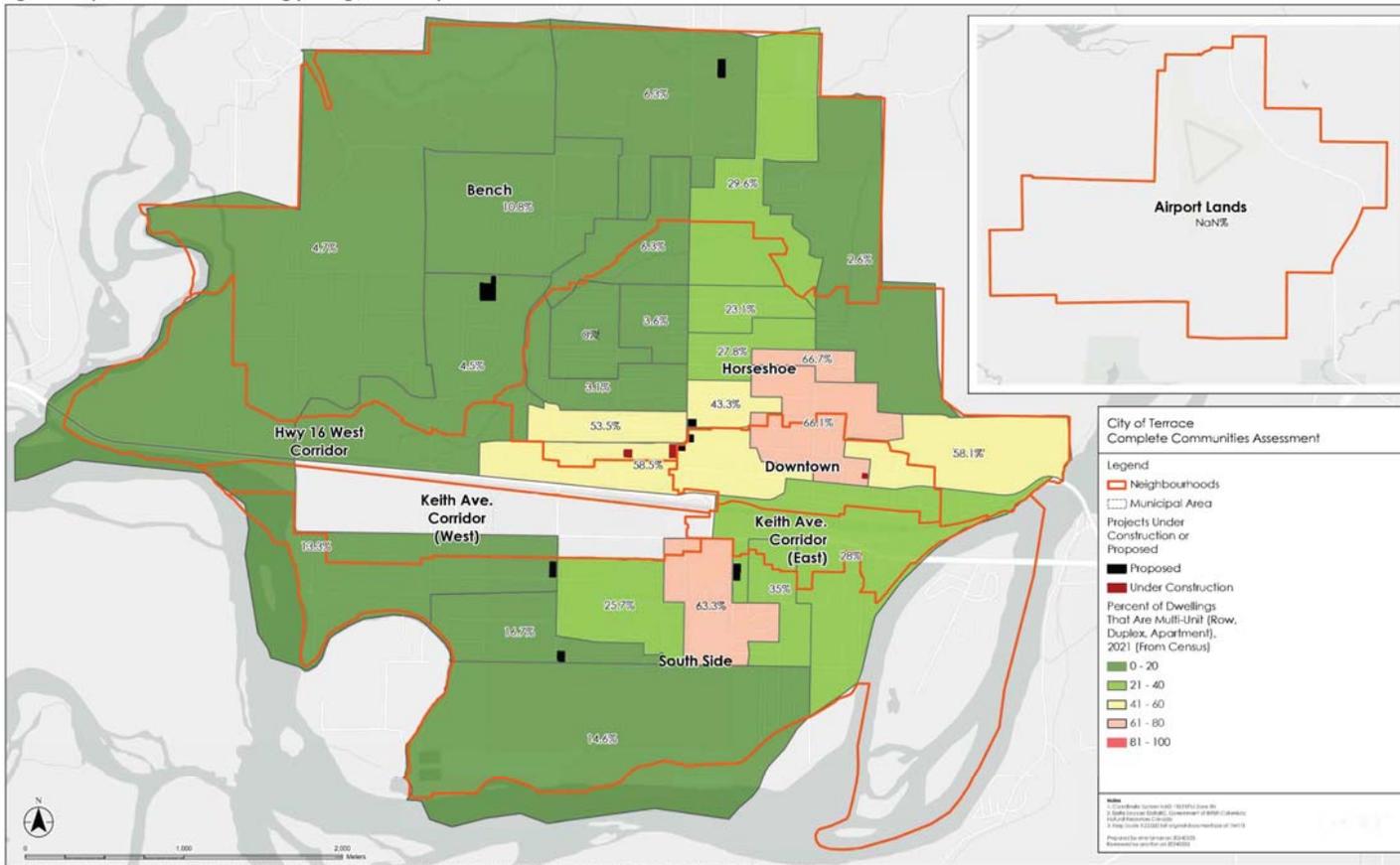


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## Proportion of Multi-Unit Housing

Figure 4: Proportion of Multi-Unit Housing (Existing / Permitted)



### RELEVANCE TO A COMPLETE COMMUNITY

- Multi-unit housing helps to achieve a mixed and diverse housing stock to meet the different needs of Terrace residents.
- Multi-unit housing can accommodate more residential density while using land more efficiently.

### KEY FINDINGS

- Multi-unit housing is concentrated in the Downtown, Horseshoe, and parts of the South Side.
- Most multi-unit housing proposed or under construction is in and around areas with existing multi-unit housing.

### POTENTIAL OCP CONSIDERATIONS

- Location of future multi-unit housing.



Learn more at <https://engage.terrace.ca>



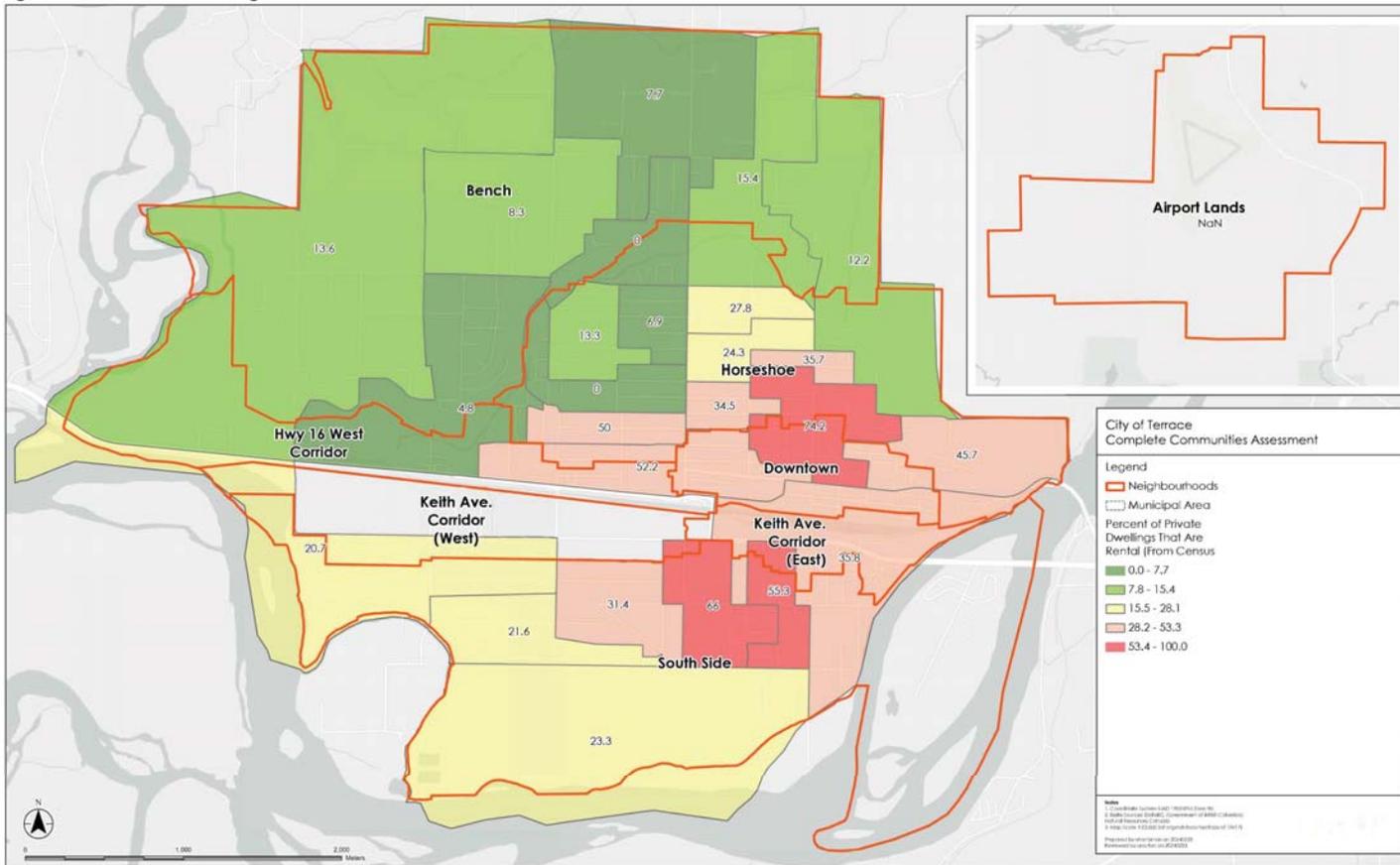


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## Percentage of Private Dwellings that are Rentals

Figure 5: Percent of Private Dwellings That Are Rental



### RELEVANCE TO A COMPLETE COMMUNITY

- Rental accommodation helps to achieve a mixed and diverse housing stock to meet the different needs of Terrace residents.

### KEY FINDINGS

- Private dwelling rentals are concentrated in the Downtown, Horseshoe, and South Side.
- The Bench and north-west portion of the Horseshoe neighbourhood have a very low proportion of private dwellings being rented.

### POTENTIAL OCP CONSIDERATIONS

- Rental housing policy.
- Location of future housing.



Learn more at <https://engage.terrace.ca>



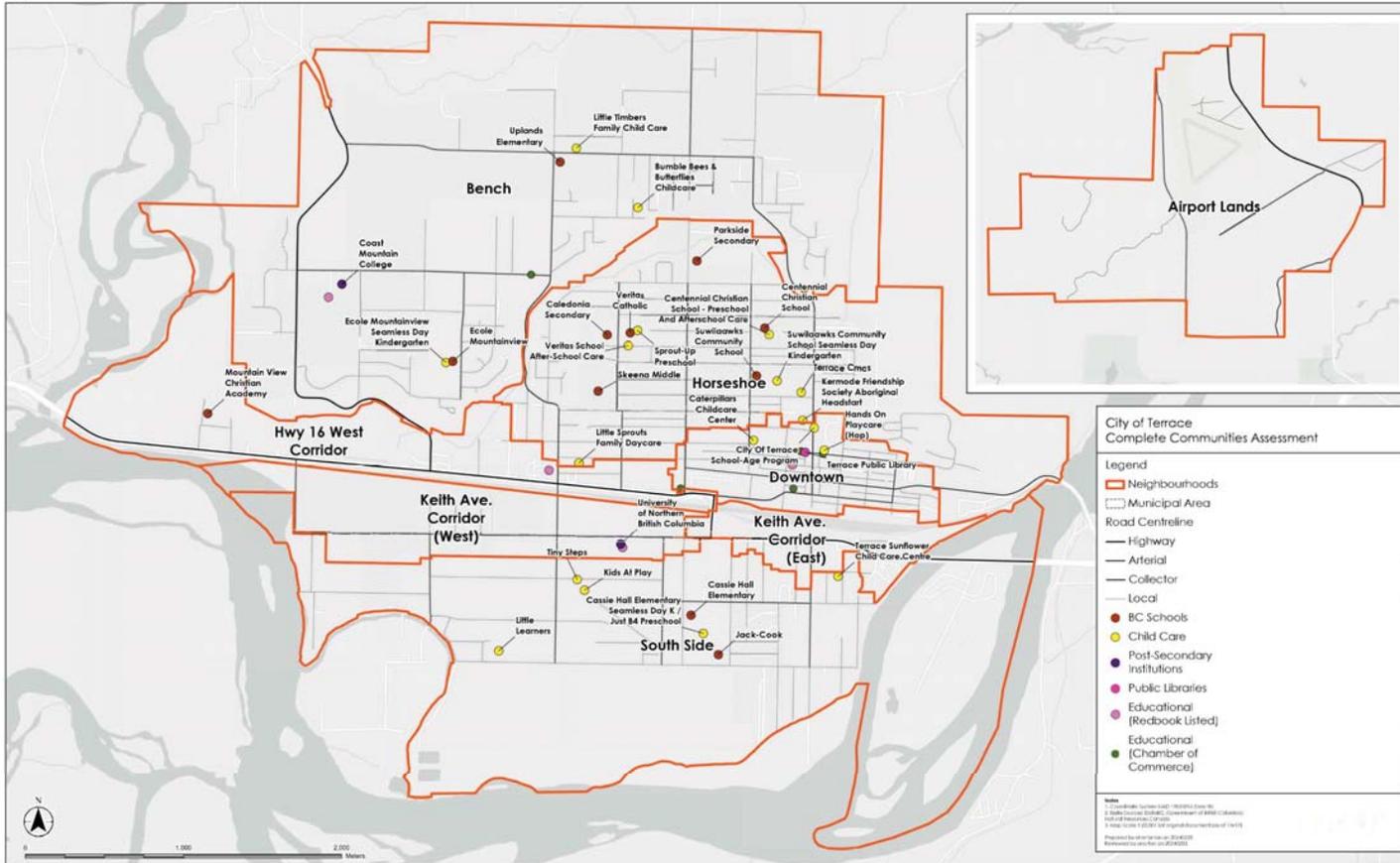


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## Location of Education and Childcare Services

Figure 6: Proximity of Education and Child Care Services



### RELEVANCE TO A COMPLETE COMMUNITY

- Education and childcare are important community services that many people rely upon daily.

### KEY FINDINGS

- Education facilities are distributed throughout Terrace.
- Childcare services are concentrated in the Horseshoe and Downtown neighbourhoods where housing density is highest.

### POTENTIAL OCP CONSIDERATIONS

- Proximity of education and childcare facilities in relation to residential uses.



Learn more at <https://engage.terrace.ca>



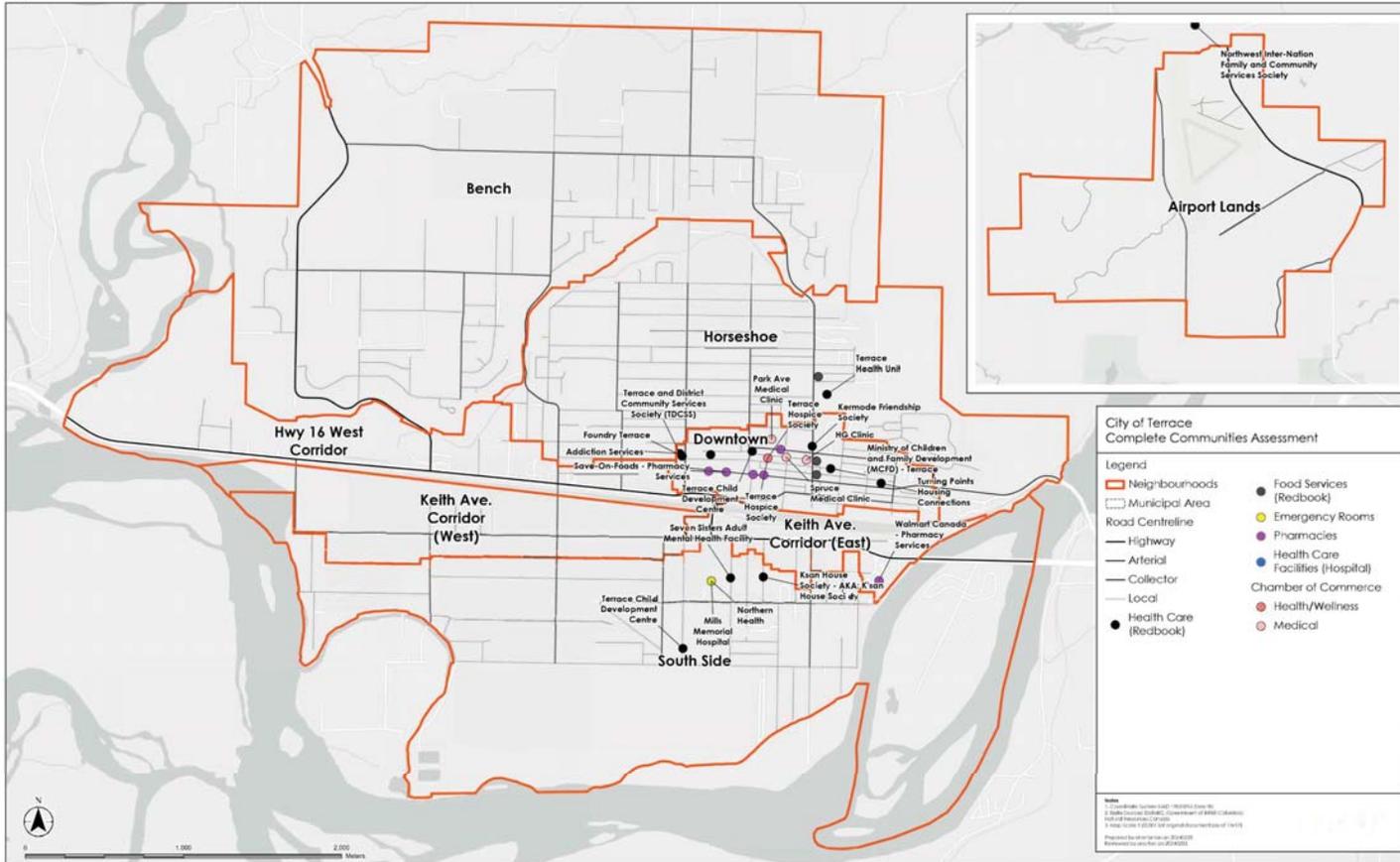


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## Location of Health Services

Figure 7: Proximity of Health Services



### RELEVANCE TO A COMPLETE COMMUNITY

- Health services are essential daily needs for many residents.

### KEY FINDINGS

- Health services are concentrated in and immediately adjacent to Downtown.

### POTENTIAL OCP CONSIDERATIONS

- Proximity of health services in relation to residential uses.
- Connectivity between health services and neighbourhoods.



Learn more at <https://engage.terrace.ca>



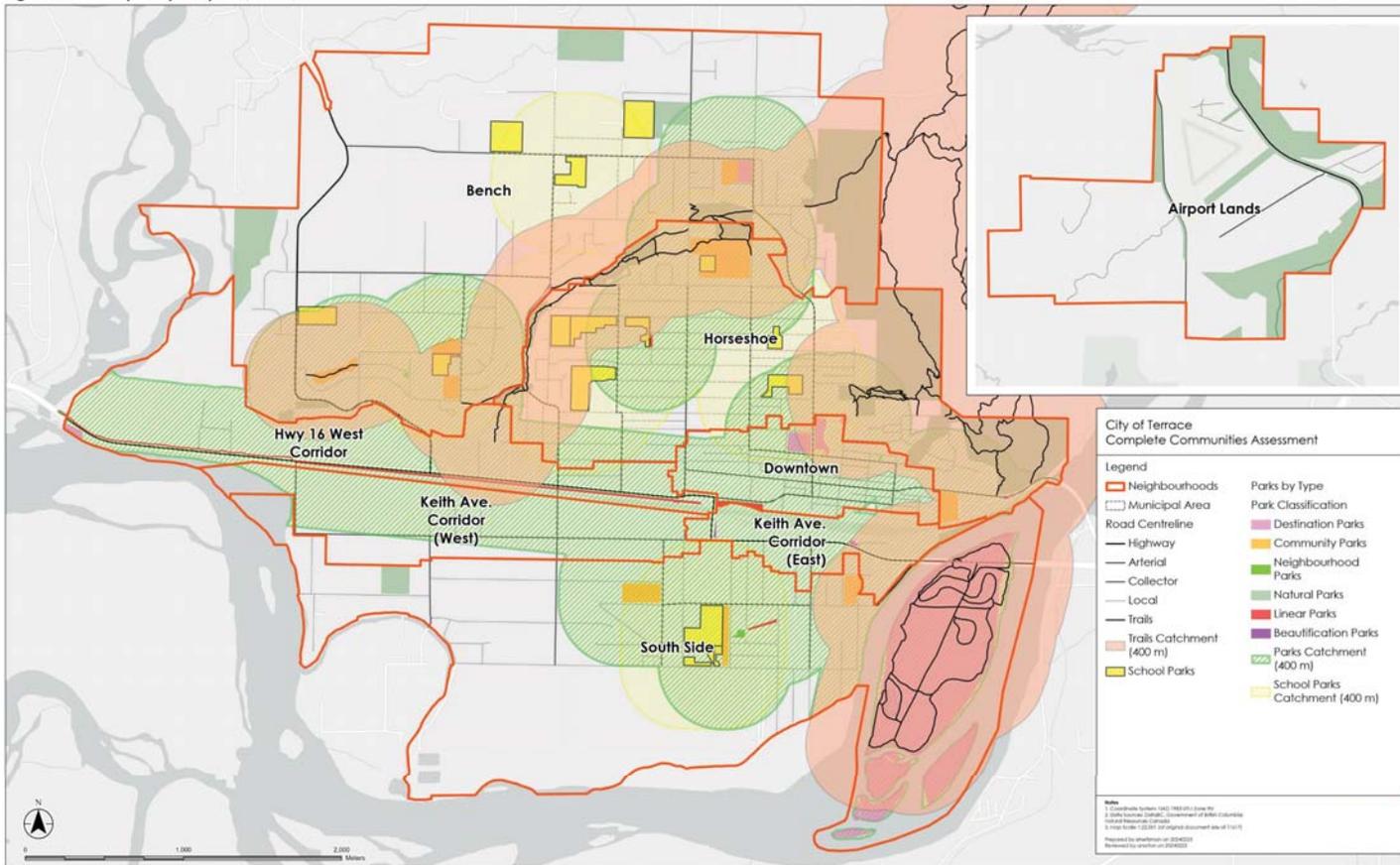


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## Proximity to Parks, Open Spaces, and Trails

Figure 8: Proximity of Open Space, Parks, and Trails



### RELEVANCE TO A COMPLETE COMMUNITY

- Parks, open space, and trails are valued community amenities that improve the health and well-being of residents.

### KEY FINDINGS

- Most of Terrace is within walking distance (400m / 5-minute walk) of a park or trail.

### POTENTIAL OCP CONSIDERATIONS

- Land uses in proximity to parks, open spaces, and trails.



Learn more at <https://engage.terrace.ca>



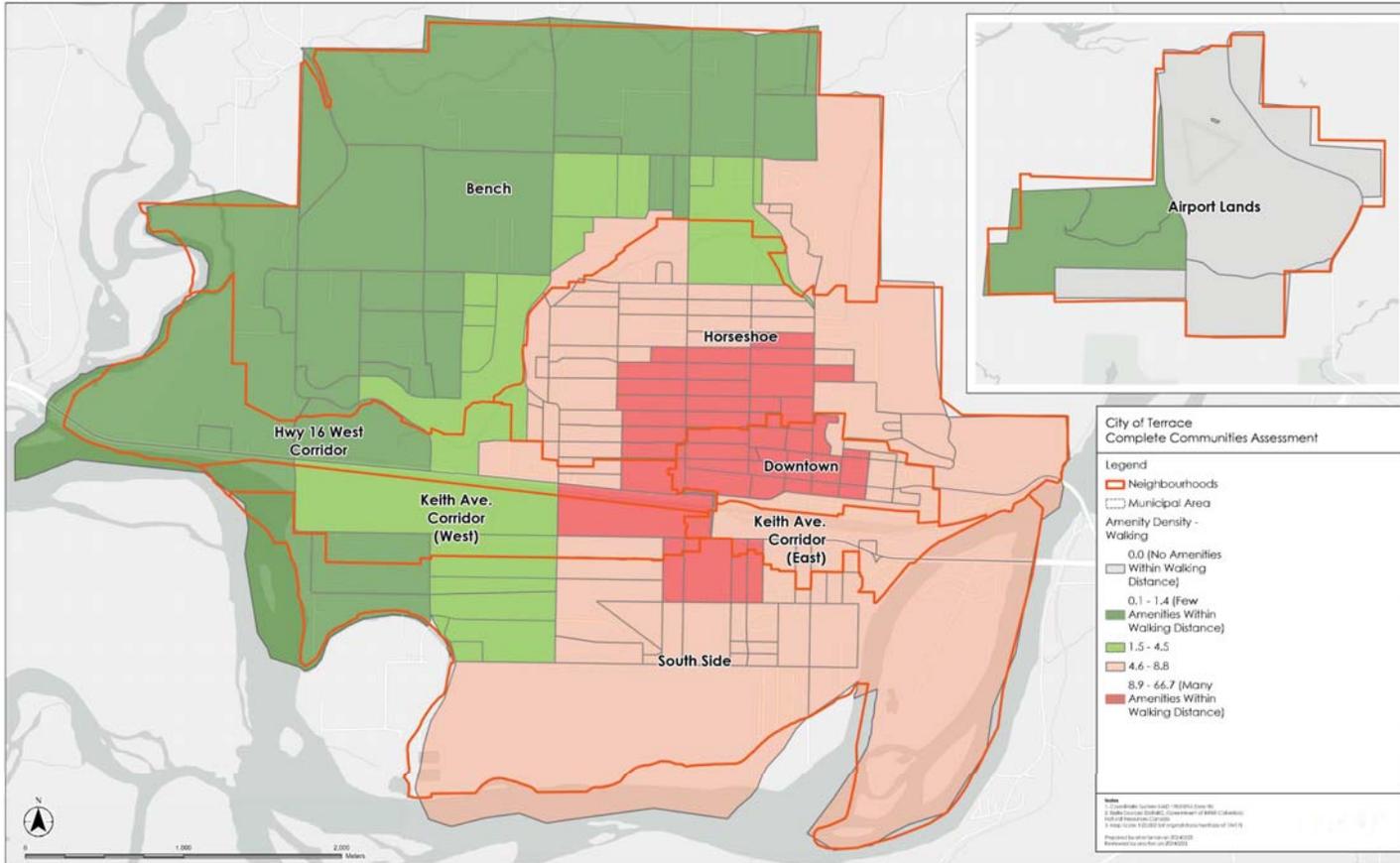


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## Concentration of Amenities within Walking Distance

Figure 9: Density of Amenities



### RELEVANCE TO A COMPLETE COMMUNITY

- Assessing walking distances from amenities can indicate how accessible amenities are for residents without a personal vehicle.
- Community amenities include healthcare, education, public services, gathering spaces, and others.

### KEY FINDINGS

- The Downtown and Horseshoe neighbourhoods have the highest concentration of amenities within walking distance.
- The Bench and west portion of the Southside neighbourhood has the lowest concentration of amenities within walking distance.

### POTENTIAL OCP CONSIDERATIONS

- Land uses and densities in areas with high and low walkability.



Learn more at <https://engage.terrace.ca>



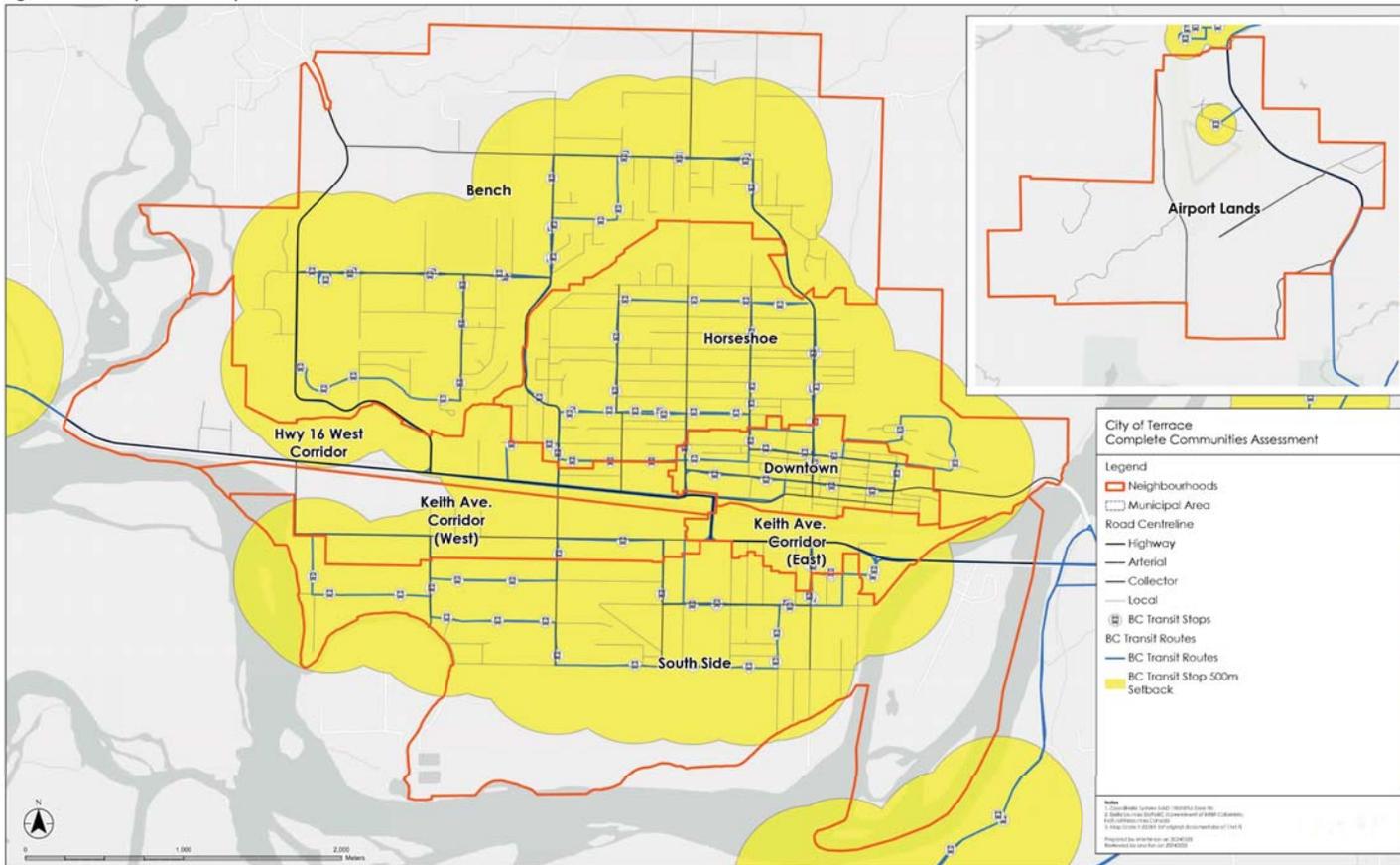


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## Proximity to Transit Stops and Routes

Figure 10: Proximity to Transit Stops and Routes



### RELEVANCE TO A COMPLETE COMMUNITY

- Transit is an important mode of transportation for many members of the community.

### KEY FINDINGS

- Most of Terrace is within 500m of a public transit stop (approx. 6min walk).
- Areas not within 500m of a public transit stop are largely located outside of the City's Urban Containment Boundary.

### POTENTIAL OCP CONSIDERATIONS

- Land uses in proximity to bus stops in the transit network.



Learn more at <https://engage.terrace.ca>



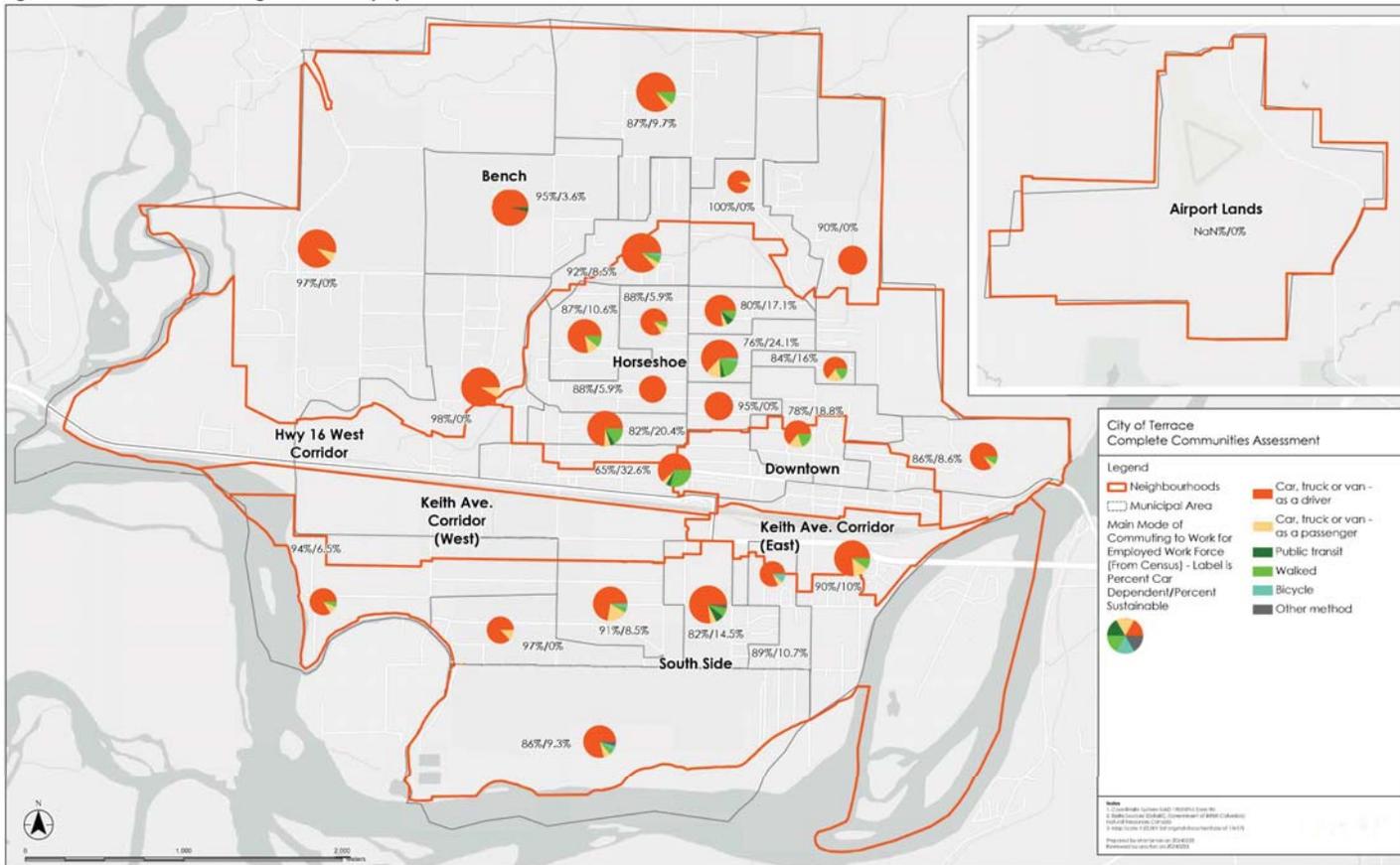


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## Main Mode of Commuting to Work

Figure 11: Main Mode of Commuting to Work for Employed Work Force



### RELEVANCE TO A COMPLETE COMMUNITY

- Travelling from home to work is a journey most residents make daily.
- There are a variety of health and environmental benefits to using non-motorized modes of travel.

### KEY FINDINGS

- Most residents commute to work in a single-occupant vehicle, with highest levels in the Bench neighbourhood.
- A greater proportion of residents walk, cycle, take public transit, or carpool to work in and around Downtown and the Keith Ave corridor.
- A very low proportion of residents commute to work by bicycle.

### POTENTIAL OCP CONSIDERATIONS

- Commuting patterns in relation to land use, density, urban design and off-street parking.



Learn more at <https://engage.terrace.ca>



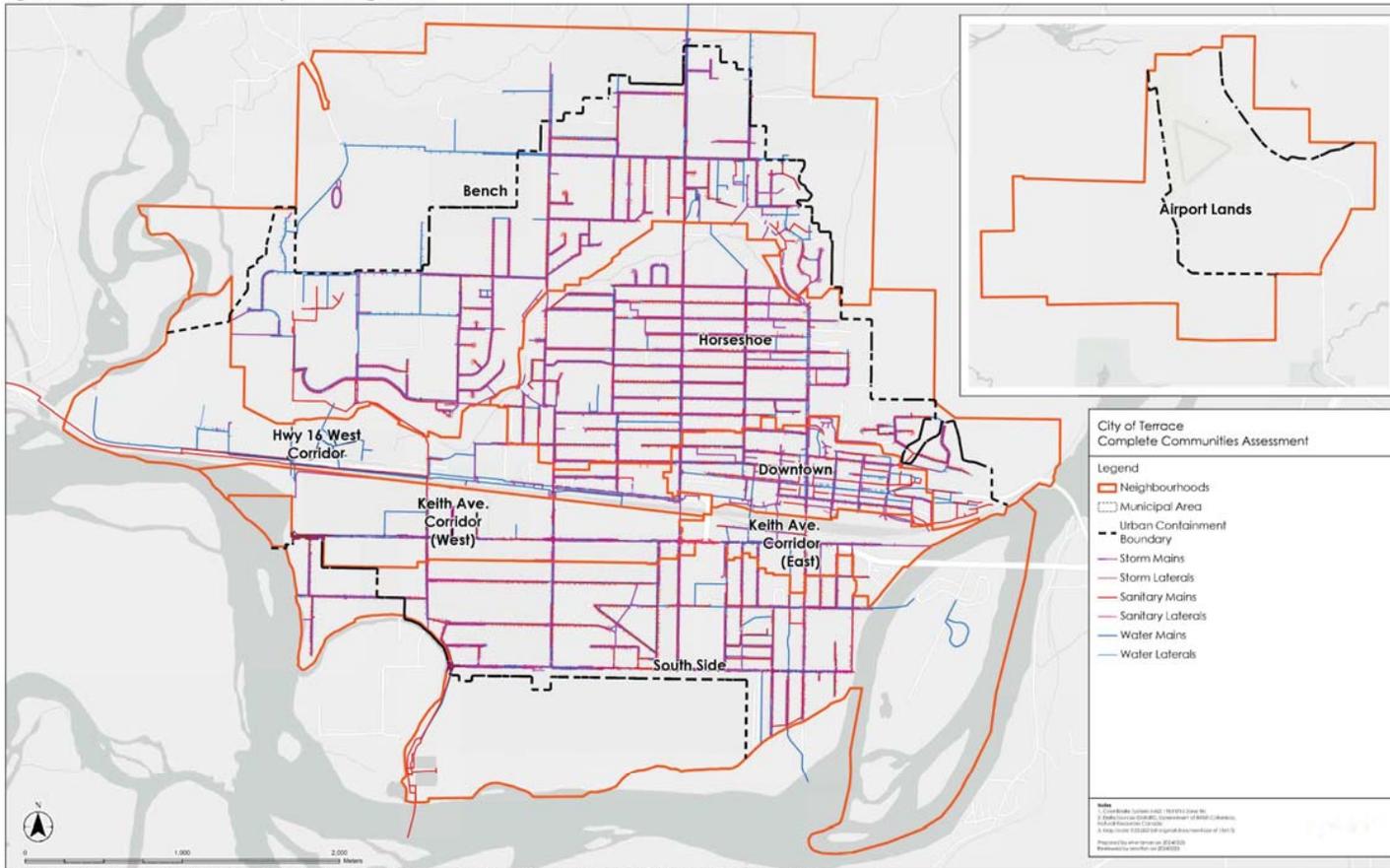


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## Urban Containment Boundary with Existing Utilities

Figure 12: Urban Containment Boundary and Existing Utilities



### RELEVANCE TO A COMPLETE COMMUNITY

- The Urban Containment Boundary is used to focus new development within or near areas already serviced by infrastructure (water & sewer).

### KEY FINDINGS

- The highest density of infrastructure is concentrated in the Downtown and Horseshoe neighbourhoods.
- There is limited infrastructure located outside of the urban containment boundary.

### POTENTIAL OCP CONSIDERATIONS

- Considering extent of boundary in context of ongoing growth, new development, and infrastructure investments.



Learn more at <https://engage.terrace.ca>





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## Next steps

- Mapped data will be analyzed and used to create and map future growth scenarios
- Future engagement will involve sharing these growth scenarios and making revision based on community feedback
- This work, as well as an Implementation Plan, will be combined in a final report and presented to Council
- The outcome of this project will help inform the upcoming Official Community Plan update

### Project Timeline

1. Gather and Prepare the Data (December - January)
2. Map Baseline Indicators (February)
3. Engagement Round 1 (March)  
Project Launch
4. Analyze the Data and Test Scenarios (April)
5. Map Growth Scenarios (April - May)
6. Engagement Round 2 (May)  
Discuss Mapping Results
7. Refine Growth Scenarios (May - June)
8. Develop an Implementation Plan (June)
9. Finalize Complete Community Assessment (June)  
Present to Council



Learn more at <https://engage.terrace.ca>





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## Share your thoughts

How could Terrace become a more complete community?



HOUSING



DAILY NEEDS



TRANSPORTATION



INFRASTRUCTURE



Learn more at <https://engage.terrace.ca>

