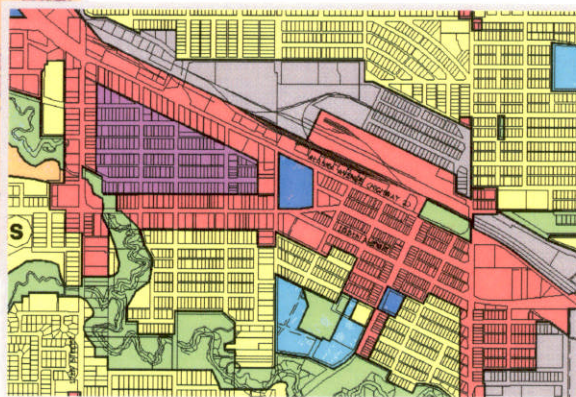
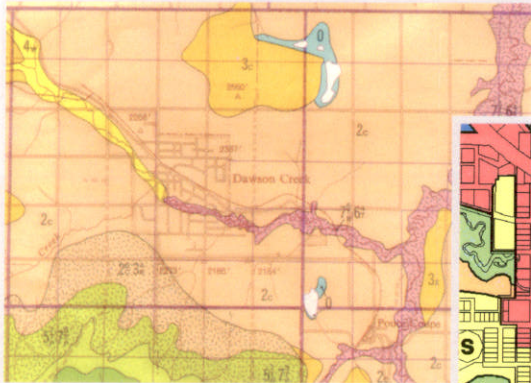
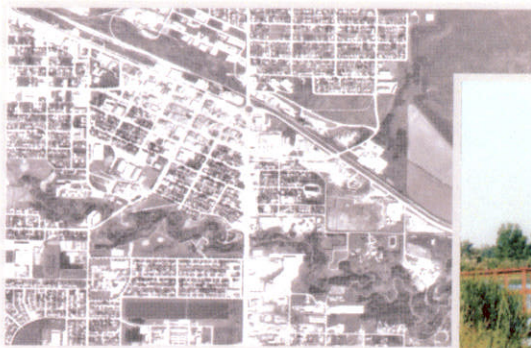
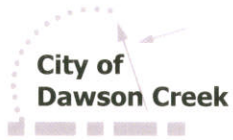


CITY OF DAWSON CREEK

COMPREHENSIVE ENVIRONMENTAL DEVELOPMENT PLAN

Supply and Demand Report





**Comprehensive
Environmental
Development Plan**

***Supply and
Demand Report***

- DRAFT -

TABLE OF CONTENTS

1.0 INTRODUCTION1

1.1 THE COMPREHENSIVE ENVIRONMENTAL DEVELOPMENT PLAN 1

1.2 THIS SUPPLY AND DEMAND REPORT 1

1.3 ORGANIZATION OF THE REPORT 2

2.0 SITUATIONAL ASSESSMENT3

2.1 ECONOMIC OVERVIEW3

 2.1.1 *City of Dawson Creek Economy*.....3

 2.1.2 *South Peace Regional Economy*7

 2.1.3 *Summary*.....7

2.2 PLANNING OVERVIEW9

2.3 OFFICIAL COMMUNITY PLAN.....9

 2.3.1 *Residential Development*9

 2.3.2 *Commercial Development*9

 2.3.3 *Industrial Development* 10

 2.3.4 *Parks and Recreation*..... 12

 2.3.5 *Environmental and Preservation Areas*..... 12

2.4 AGRICULTURAL AND ENVIRONMENTAL FEATURES 12

 2.4.1 *Agriculture*..... 12

 2.4.2 *Riparian Habitat*..... 16

 2.4.3 *Forested Areas*..... 16

3.0 DEMAND PROJECTIONS 17

3.1 INTRODUCTION..... 17

3.2 HISTORICAL POPULATION 17

3.3 POPULATION PROJECTIONS 19

 3.3.1 *Percentage Growth Method*..... 19

 3.3.2 *P.E.O.P.L.E. Method* 21

 3.3.3 *Summary*..... 22

3.4 RESIDENTIAL DEMAND..... 23

 3.4.1 *Model #1 - Residential Demand Projection based on 1996 Census (existing conditions)* 23

 3.4.2 *Model #2 - Residential Demand Projection Based Upon Modified Population Growth Method*..... 25

 3.4.3 *Land Area Requirements* 27



**Comprehensive
Environmental
Development Plan**

***Supply and
Demand Report***

- DRAFT -

3.5	PARK DEMAND.....	29
3.5.1	<i>Overview</i>	29
3.5.2	<i>Park Standards</i>	29
3.5.3	<i>Anticipated Demand for New Parks</i>	30
3.6	COMMERCIAL DEMAND.....	32
3.6.1	<i>Recent Situation</i>	32
3.6.2	<i>Anticipated Demand for Commercial Land</i>	33
3.6.3	<i>Summary</i>	34
3.7	INDUSTRIAL DEMAND	34
4.0	CURRENT SUPPLY	36
4.1	INTRODUCTION.....	36
4.2	RESIDENTIAL SUPPLY	36
4.2.1	<i>Total Residential Supply</i>	36
4.2.2	<i>North Sector</i>	38
4.2.3	<i>Central Sector</i>	39
4.2.4	<i>South Sector</i>	41
4.2.5	<i>Summary</i>	42
4.3	COMMERCIAL SUPPLY	43
4.3.1	<i>Alaska Avenue</i>	44
4.3.2	<i>8th Street</i>	46
4.3.3	<i>Central</i>	46
4.4	INDUSTRIAL SUPPLY.....	47
4.4.1	<i>Northwest</i>	49
4.4.2	<i>Central</i>	50
4.4.3	<i>Southeast</i>	50
5.0	SUMMARY.....	51



**Comprehensive
Environmental
Development Plan**

***Supply and
Demand Report***

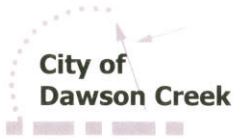
- DRAFT -

LIST OF TABLES

Table 3.1	Historic Population Change 1976 - 2000
Table 3.2	Dawson Creek Population Projections (Percentage Growth Method)
Table 3.3	Population Projections Using P.E.O.P.L.E. Growth Rates for the South Peace Local Health Area
Table 3.4	Model #1 - Residential Demand Projection Based on 1996 Census - Estimated Residential Demand Projections total Number of Dwelling Units
Table 3.5	Residential Demand Projections Based on 1996 Census - Estimated Residential Demand Projections
Table 3.6	Housing Stock Composition and Occupancy Rates
Table 3.7	Model #2 - Residential Demand Projection Based Upon DCC Best Practices Guide - Estimated Residential Demand Projections
Table 3.8	Housing Type and Densities
Table 3.9	Anticipated Demand for Residential Land
Table 3.10	Park Area Standards
Table 3.11	Anticipated Demand for Neighbourhood Parks
Table 3.12	New Commercial Gross Floor Area Construction
Table 3.13	Anticipated Demand for Commercial Land Area (Matched with Population Growth)
Table 4.1	2001 Residential Supply
Table 4.2	North Sector Residential Development Implications
Table 4.3	Central Sector Residential Development Implications
Table 4.4	South Sector Residential Development Implications
Table 4.5	2001 Commercial Supply
Table 4.6	2001 Industrial Supply

LIST OF FIGURES

Figure 1.1	Comprehensive Environmental Development Plan Process
Figure 2.0	Dawson Creek Labour Force by Industry (1996)
Figure 2.1	South Peace Region Local Trading Area
Figure 2.2	Official Community Plan Designations
Figure 2.3	Significant Agricultural and Environmental Areas
Figure 2.4	Soil Capacity for Agriculture
Figure 3.1	Dawson Creek Population 1976 - 2001
Figure 3.2	Percentage Growth Population Range
Figure 4.1	Residential Sectors
Figure 4.2	Commercial Sectors
Figure 4.3	Industrial Sectors



**Comprehensive
Environmental
Development Plan**

***Supply and
Demand Report***

- DRAFT -

1.0 INTRODUCTION

1.1 The Comprehensive Environmental Development Plan

The purpose of the Comprehensive Environmental Development Plan is to accommodate future growth and plan for future utility servicing in the most cost-effective and environmentally responsible manner possible. The Plan combines planning, engineering and financial considerations to derive a blueprint for the delivery of municipal infrastructure services. By considering these elements comprehensively, the City of Dawson Creek will better be able to plan for growth and the demands of an increased population. By considering the costs and environmental implications of different growth and servicing options, the City seeks to achieve substantial returns in terms of efficiency, cost effectiveness and environmental conservation.

The impetus to preparing the Plan comes as a result of recent new development and an expectation of future growth. The oil and gas sector continues to show local strength, two new forest product plants were announced, and there has been significant new commercial and institutional development. The City would like to have a 'game plan' to address future growth, but one that is put together in a comprehensive, co-ordinated and sustainable way. The Comprehensive Environmental Planning approach was developed to meet this objective.

Once the Plan is completed, the City will have a clear picture of where the City will grow, what engineering infrastructure is required, how much this will cost, how it will be paid for and at what thresholds these improvements will take place. The central outcome is a long-term capital expenditure program that is linked to anticipated growth and demand for services, consisting of:

- where development will be directed
- identified capital projects
- why the project is needed
- estimated costs
- prioritization and timing
- financing.

1.2 This Supply and Demand Report

This Supply and Demand Report represents the completion of the first of three stages of the comprehensive planning process (see Figure 1.1). The purpose of this stage is to project demand for land use and to evaluate the City's available land supply to meet this demand. To fulfill these objectives requires projecting future population, having an appreciation of the regional economy, and an understanding of planning considerations such as the Agricultural Land Reserve and areas which have environmental values. The second stage will consist of an infrastructure analysis which will match engineering needs with future growth. The third and final stage will be to consider the City's financial capacity and project how future infrastructure will be financed. During this Supply and Demand Report, and