

STAFF REPORT TO COUNCIL

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DATE: March 18, 2024

TO: MAYOR AND COUNCIL

NAME AND TITLE: Deanna Wasnik, Director of Planning & Development

SUBJECT: Road Closure Application No. RCL00035 (Bylaw No. 9460)

APPLICANT: L&M Engineering Ltd. on behalf of Ridgecrest Development Group Inc.,
Inc. No. BC1284633

LOCATION: Road Dedication within 8640 St. Lawrence Avenue and 2800 Vista Ridge
Drive

DEDICATED ON ROAD PLAN: 1065 and 1278

ATTACHMENT(S): Location Map
Appendix "A" to Bylaw No. 9460
Exhibit "A" to RCL00035 – Proposed Consolidation Plan
Exhibit "B" to RCL00035 – Road Closure Plan prepared by L&M Engineering Ltd.

RECOMMENDATION(S):

That Council GIVES FIRST AND SECOND READING to "City of Prince George Road Closure Bylaw No. 9460, 2024".

PURPOSE:

Bylaw No. 9460, 2024 proposes to permanently close a 1.03 ha portion of road dedication, dedicated on plans 1065 and 1278, to facilitate future residential development, as shown on Appendix "A" to Bylaw No. 9460. In exchange for the closure of this road, the applicant will dedicate a 0.988 ha portion of land for the future expansion of Ospika Boulevard, as depicted on Exhibit "B" to RCL00035, identified in yellow.

DISCUSSION:

The 1.03 ha portion of road to be closed is located within the subject property, addressed as 2800 Vista Ridge Drive and 8640 St. Lawrence Avenue, as shown in gray on the attached Location Map and in purple on Exhibit "B" to RCL00035. The 0.988 ha portion of property that is to be dedicated as future Ospika Boulevard is located west of Grayshell Road, as shown in yellow on Exhibit "B" to RCL00035.

Relevant Applications

Subdivision Application No. SD100799: Administration has received a subdivision application that proposes to create two (2) new lots for further residential subdivision. These new lots will be created for the purpose of consolidation with the proposed road closure, as shown on Exhibits "A" and "B" to Bylaw No. 9460.

Subdivision Application No. SD100798: Administration has received a subdivision application that proposes to create 24 new lots for residential development through an extension of Vista Ridge Drive. Bylaw No. 9460 would help facilitate the proposed subdivision.

Subdivision Application No. SD100800: Administration has received a subdivision application that proposes to create 18 new lots for residential development through an extension of St. Lawrence Avenue. Bylaw No. 9460 would help facilitate the proposed subdivision.

OCP and Zoning Bylaw Amendment Application No. CP100205/RZ100808: Administration has received an OCP and Zoning Bylaw amendment application to amend a portion of the subject property to facilitate future residential development. This application will be presented to Council for consideration following Final Reading of Road Closure Bylaw No. 9460, 2024.

FINANCIAL CONSIDERATIONS:

The lands involved in the road closure under Bylaw No. 9460 and the lands to be dedicated as road through the aforementioned subdivision applications are similar in size and value, therefore, there is a non-financial compensation for this application.

OTHER CONSIDERATIONS:

Statutory Notification

As per the requirements set out in Section 40(3) and 94 of the *Community Charter*, the City of Prince George has given notice of the proposed bylaw and provide an opportunity for persons who consider they are affected by the bylaw to make representations to Council via written comments. Written submissions received in response to the public notice for this application will be provided to Council for their consideration at the time 1st and 2nd Reading of the bylaw is to be considered. Submissions received after the council meeting agenda has been published will be provided to Council as a handout on the day of the meeting for their consideration during deliberations on the application.

Notice of Property Disposition

As per the requirements set out in Section 94 of the *Community Charter*, and as set out in our “Public Notice Bylaw No. 9329, 2022”, the City of Prince George has given notice of Administration’s intention to close this road dedication in exchange for new road dedication.

Referrals

This application was referred to internal City divisions and external agencies for comments.

Internal Divisions

No outstanding concerns with the proposed land transfer.

Private Utilities

No concerns or comments were received from Fortis BC, BC Hydro, and Telus as of the date of this report.

Property Title

As the ownership of the subject property is split between an individual and a registered company, the following is provided for Council’s information:

Incorporation Number	Inc. No. BC1284633
Name of Company	Ridgecrest Development Group Inc.
Director Information	Mohammad Golam

A review of the legal title of the subject property indicated no encumbrances or restrictions that would affect this application.

ALTERNATIVES:

1. Approve the bylaw
2. Approve the bylaw as amended
3. Refuse the bylaw
4. Defer or otherwise deal with the bylaw

Administration recommends that Bylaw No. 9460, 2024 be approved.

SUMMARY AND CONCLUSION:

Administration recommends that Council approve the closure of the 1.03 ha portion of road, as shown on Appendix "A" to Bylaw No. 9460, to facilitate future residential development and the future extension of Ospika Boulevard. Should this road closure be approved, the closed road shall be consolidated with the subject property, as shown on Exhibit "A" to RCL00035.

RESPECTFULLY SUBMITTED:

Deanna Wasnik, Director of Planning & Development

PREPARED BY: Léah Labarrère, Planner 2

APPROVED:

Walter Babicz, City Manager

Meeting Date: 5/6/2024