

DATE: July 15, 2020

TO: MAYOR AND COUNCIL

NAME AND TITLE: IAN WELLS, GENERAL MANAGER, PLANNING AND DEVELOPMENT

SUBJECT: 2895 Gunn Road Road Closure Bylaw No. 9129, 2020

ATTACHMENT(S): Appendix “A” – Proposed Road Closure
Exhibit “A” – Location Map
Exhibit “B” – Proposed Consolidation

RECOMMENDATION(S):

THAT Council GIVES FIRST and SECOND READINGS to “City of Prince George 2895 Gunn Road Road Closure Bylaw No. 9129, 2020.”

PURPOSE:

The purpose of this report is to request City Council’s approval to close the road area as shown on Appendix “A” with the intent to sell the closed road area to the adjacent property owner, Ladanic Enterprises Ltd. (location shown on Exhibit “A”). The proposed closure and sale provides the owner the ability to consolidate the closed road area with their adjacent property.

POLICY/REGULATORY ANALYSIS:

Under the “City of Prince George Positions and Delegation of Authority Bylaw No. 8340, 2011, Amendment Bylaw No. 8663, 2015” Real Estate Services has approved the sale of the dedicated road area of 0.161 hectares shown on Appendix “A” for purchase by the adjacent landowner, Ladanic Enterprises Ltd.

Proposed Bylaw 9129, 2020 authorizes the City to close that road area as shown on Appendix “A” and remove its road dedication thereby allowing for consolidation of the 0.161 hectare road area with the adjacent lands being Parcel C (P30015) of Block 61 District Lot 629 Cariboo District Plan 902 and Parcel A (P30012) of Block 61 District Lot 629 Cariboo District Plan 902, as shown by the heavy outlined area on the Proposed Consolidation attached hereto as Exhibit “B”.

STRATEGIC PRIORITIES:

Closing the road area and consolidating it with the adjacent lands will enable the approved sale to occur; as well, closure will address the following areas:

- Sustainable Fiscal Management
- Sustainable Infrastructure
- Diversifying our Economy

FINANCIAL CONSIDERATIONS:

The purchase price for the subject road area is \$85,000.00 less the cost of drainage restoration work at \$20,000.00 that the proposed Purchaser will be completing, for a total of \$65,000.00 plus GST. Administration feels that this price is fair market value.

SUMMARY AND CONCLUSION:

As per the requirements set out in Section 40(3) and 94 of the *Community Charter*, the City of Prince George will give notice of Council's intention to adopt the proposed bylaw and the opportunity for the public to provide written comments. Written submissions received in response to the public notice for this application will be provided to Council for consideration at the time third reading of the bylaw is proposed 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 Council meeting for consideration during deliberations on the application.

Real Estate Division has conducted a circulation of the road closure proposal to the various external utilities. Telus Communications, BC Hydro, Fortis BC and Shaw Cable do not have any concerns with this closure.

As the road area to be closed is located within 800 metres of an arterial highway, the Ministry of Transportation's approval is required.

If approved, a bylaw and consolidation plan will be deposited at the Land Titles Office to consolidate the road area with the adjacent Lot as shown on Exhibit "B" Proposed Consolidation.

RESPECTFULLY SUBMITTED:

Ian Wells, General Manager, Planning and Development

PREPARED BY: Sheila Cupp, Property Administrator

APPROVED:

Kathleen Soltis, City Manager

Meeting Date: 2020/08/17