

STAFF REPORT TO COUNCIL

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DATE: August 28, 2020

TO: MAYOR AND COUNCIL

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

SUBJECT: 2217 Regents Crescent Road Closure Bylaw No. 9147, 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 2217 Regents Crescent Road Closure Bylaw No. 9147, 2020."

PURPOSE:

The purpose of this report is to request City Council's approval to close the road areas as shown on Appendix "A" with the intent to sell the closed road areas to the adjacent property owner, Strata Plan PGS 345 (location shown on Exhibit "A"). The proposed closure and sale provides the owner the ability to consolidate the closed road areas with their adjacent property to rectify an existing encroachment onto the City's lane.

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 areas totaling 554.7m² as shown on Appendix "A" for purchase by the adjacent landowner, Strata Plan PGS 345.

Proposed Bylaw 9147, 2020 authorizes the City to close the road areas as shown on Appendix "A" and remove their road dedication thereby allowing for consolidation of the 554.7m² road areas with the adjacent lands being The Common Property Strata Plan PGS345, as shown by the heavy outlined area on the Proposed Consolidation attached hereto as Exhibit "B".

STRATEGIC PRIORITIES:

Closing the road areas and consolidating same 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 areas is \$11,345.00 plus GST. Administration believes 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. Fortis BC will require a Statutory Right of Way to secure their infrastructure.

As the road area to be closed is not located within 800 metres of an arterial highway, the Ministry of Transportation's approval is not 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:

Walter Babicz, Acting City Manager

Meeting Date: 2020/10/05