

# STAFF REPORT TO COUNCIL

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**DATE:** September 8, 2020

**TO:** MAYOR AND COUNCIL

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

**SUBJECT:** 1912 20th Avenue Road Closure.docx

**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 1912 20<sup>th</sup> Avenue Road Closure Bylaw No. 9099, 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, Gustafson's Automobile Co. 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 properties.

## BACKGROUND:

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 113.3m<sup>2</sup> as shown on Appendix "A" for purchase by the adjacent landowner, Gustafson's Automobile Co. Ltd.

Proposed Bylaw 9099, 2020 authorizes the City to close the road areas as shown on Appendix "A" and remove the road dedication thereby allowing for consolidation of the 113.3m<sup>2</sup> road area with the adjacent lands being Parcel 1 District Lot 343 Cariboo District Plan BCP24383; Lots 3,4,17,18,19 & 20 all of Block 329 District Lot 343 Cariboo District Plan 1268; Lot A (54552M) Block 329 District Lot 343 Cariboo District Plan 1268 and Lot 8 District Lot 343 Cariboo District Plan 18815, 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 \$8,000.00 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 and Fortis BC will all require Statutory Rights of Way to secure their infrastructure.

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:**

Walter Babicz, Acting City Manager

Meeting Date: 2020/10/05