

**DATE:** March 17, 2021

**TO:** MAYOR AND COUNCIL

**NAME AND TITLE:** IAN WELLS, ACTING DEPUTY CITY MANAGER

**SUBJECT:** 3000 15th 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 3000 15<sup>th</sup> Avenue Road Closure Bylaw No. 9195, 2021".

**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, Roses Ice Cream Limited (location shown on Exhibit "A"). The proposed closure and sale provides the owners the ability to consolidate the closed road area with their adjacent property to rectify an encroachment.

**BACKGROUND:**

Under the "City of Prince George Officer 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 218.9m<sup>2</sup> shown on Appendix "A" for purchase by the adjacent landowner, Roses Ice Cream Limited.

Proposed Bylaw 9195, 2021 authorizes the City to close that road area as shown on Appendix "A" and remove its road dedication thereby allowing for consolidation of the 218.9m<sup>2</sup> road area with the adjacent lands being Lot A District Lot 1429 Cariboo District Plan 13671 and that Part of closed road adjoining Lot A District Lot 343 Cariboo District Plan 13671 shown on Parcel B on Plan B7767 as shown by the heavy outlined area on the Proposed Consolidation Plan 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 \$58,010.00 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. The City of Prince George will require a Statutory Right of Way to secure its 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 Title Office to consolidate the road area with the adjacent Lot as shown on Exhibit "B" Proposed Consolidation.

**RESPECTFULLY SUBMITTED:**

Ian Wells, Acting Deputy City Manager

PREPARED BY: Sheila Cupp, Property Administrator

**APPROVED:**

Walter Babicz, Acting City Manager

Meeting Date: 2021/04/26