

**DATE:** June 26, 2017

**TO:** MAYOR AND COUNCIL

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

**SUBJECT:** 1755 Foothills Road Closure Bylaw No. 8857, 2017

**ATTACHMENT(S):** Appendix "A" – Reference Plan EPP72102 to Close Road  
Exhibit "A" – Reference Plan of Consolidation EPP72103  
Exhibit "B" – Location Map

**RECOMMENDATION(S):**

THAT Council GIVE FIRST and SECOND READINGS TO "1755 Foothills Road Closure Bylaw No. 8857, 2017" as shown on Appendix "A" to Bylaw 8857, 2017.

**PURPOSE:**

This report is to obtain City Council's approval to close the road adjacent to 1755 Foothills Boulevard as shown on appendix "A" with the intent to sell the closed road to the adjacent property owner, Triple P Investments Inc. The proposed road closure and sale provides the owner the ability to consolidate the road with their adjacent property for future development.

**POLICY/REGULATORY ANALYSIS:**

Proposed Bylaw 8857, 2017 authorizes the City to close the road adjacent to 1755 Foothills Boulevard as shown by the area in heavy black on Reference Plan EPP72102 attached as Appendix "A", and remove its highway dedication thereby allowing for the sale and consolidation of the road with the adjacent lands being PID 030-086-175 Lot A district Lot 2508 Cariboo District Plan EPP69256 and PID 029-379-024 Lot 1 District Lot 2508 Cariboo District Plan EPP25204 shown by the heavy outlined area on the Reference Plan of Consolidation attached hereto as Exhibit "A".

**STRATEGIC PRIORITIES:**

At a Closed meeting on May 29, 2017, City Council approved the sale of the .357 ha (.88 acre) portion of City road identified on Appendix "A" from the City of Prince George to Triple P Investments Inc. Closing this portion of road and consolidating it with the adjacent land owner's parcels will provide Triple P Investments Inc. with a more uniform site thereby addressing the following areas of:

- A Diversified Economy;
- Sustainable Fiscal Management; and
- Sustainable infrastructure

**FINANCIAL CONSIDERATIONS:**

The purchase price for the road is \$132,300.00 plus GST, which is considered to be market value for a multi-family site in this area.

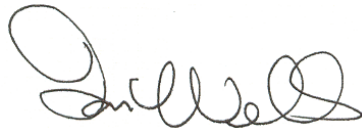
**SUMMARY AND CONCLUSION:**

Real Estate Services has conducted a circulation of the road closure proposal to various internal departments which resulted in no concerns. External utilities (Shaw Direct, BC Hydro, Telus and Fortis BC) also had no concerns with this closure. BC Hydro and Telus have advised that they will require a Right of Way for existing underground structure and cable facilities.

As the road to be closed is **not** located within 800 meters of an arterial highway, the Ministry of Transportation and Infrastructure's approval is not required.

If approved, the bylaw and consolidation plans will be deposited at the Land Title Office to consolidate the road with the adjacent Lots as shown on Exhibit "A" Proposed Consolidation.

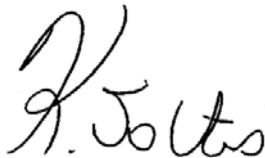
**RESPECTFULLY SUBMITTED:**



---

Ian Wells  
General Manager, Planning and Development

**APPROVED:**



---

Kathleen Soltis, City Manager  
Meeting date: June 26, 2017