

DATE: May 1, 2017

TO: MAYOR AND COUNCIL

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

SUBJECT: Recreation Place Road Closure Bylaw No. 8798, 2017

ATTACHMENT(S): Appendix "A" - Reference Plan EPP66493 to Close Road
Exhibit "A" - Reference Plan of Consolidation Plan EPP66494
Exhibit "B" - Location Map

RECOMMENDATION(S):

1. THAT Council GIVE FIRST AND SECOND READINGS to "Recreation Place Road Closure Bylaw No. 8798, 2017".

PURPOSE:

This report is to obtain City Council's approval to close a 0.161 acre (653.4 m²) portion road dedicated on Plan EPP18682 as shown on Appendix "A" with the intent to sell that portion of road to the adjacent owner, GW Steele Land Holdings (Prince George) Ltd. for consolidation to their property being Lot 1, District Lot 8180, Cariboo District, Plan EPP18683 ("Toyota Lands") and the City's property being Lot 2, District Lot 8180, Cariboo District, Plan EPP18683, Except Plan EPP28637 (" Lot 2 City Land") to form Lot 1, District Lot 8180, Cariboo District, Plan EPP66494, shown on Exhibit "A".

POLICY / REGULATORY ANALYSIS:

At a closed meeting on September 10, 2012 City Council approved the sale of the Toyota Lands, the 0.161 acre portion of road and the Lot 2 City Land at \$760,000 per acre. The sale of the Toyota Lands completed on February 21, 2013, but due to Ministry of Transportation and Infrastructure's requirements for the road accessing Toyota's property from Highway 16, the Lot 2 City Land and area of road separating the Toyota Lands, could not be sold at that time. Ministry requirements have now been met for access from Highway 16.

Bylaw 8798, 2017 authorizes the City to close that portion of road dedicated on Plan EPP18682 shown by the area outlined in heavy black on the attached Reference Plan to Accompany City of Prince George Bylaw No. 8798, 2017, attached as Appendix A, and remove its highway dedication to provide for consolidation of the road with the adjacent lands.

STRATEGIC PRIORITIES:

Closing this portion of road and consolidating it with the Toyota Lands addresses the following:

- Sustainable Fiscal Management
- Sustainable Infrastructure

FINANCIAL CONSIDERATIONS:

The purchase price for the road is \$122,708.58 which value was market value at the time the City entered into the sale contract. Sale of the road and the Lot 2 City Land will complete the negotiated sale approved by City Council on September 10 2012. The Lot 2 City Land was valued at \$400,014.22.

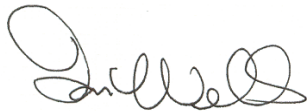
SUMMARY AND CONCLUSION:

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 and Fortis BC) also indicated no concerns.

As the road to be closed is located within 800 meters of an arterial highway, the Ministry of Transportation's approval has been sought and received.

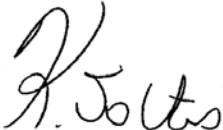
If approved, the bylaw and consolidation plans will be deposited at the Land Title Office to consolidate the road with the adjacent Lot 1 as shown on Exhibit "A" Reference Plan of Consolidation.

RESPECTFULLY SUBMITTED:



Ian Wells,
General Manager, Planning and Development

APPROVED:



Kathleen Soltis, City Manager
Meeting date: May 29, 2017