

DECISION/DIRECTION NOTE

Title: Sale of City Land – front of 3 Dover Place

Date Prepared: November 19, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Ian Froude, Public Works & Sustainability

Ward: Ward 4

Decision/Direction Required:

Recommendation on the sale of City land at the front of 3 Dover Place, as shown in red on the attached diagram.

Discussion – Background and Current Status:

The owner of 3 Dover Place has approached the City requesting to purchase the parcel of land between his property and the sidewalk. This request was circulated amongst the required City departments with the only notable concerns being that the City retain 0.5 meters behind the sidewalk and that the location of the driveway be adjusted. Public Works has requested that this property only be sold if the property owner and Public Works can come to an agreement on the driveway location, which has now been reached. As this is a narrow cul-de-sac, Public Works is requesting that an area be allocated for snow storage.

Staff have valued the land at \$3.50 per square foot. The area in question is approximately 400 square feet, resulting in an estimated purchase price of \$1,400.00, plus HST and an administrative fee. The purchaser would be responsible for providing the survey, which would provide the exact square footage.

Key Considerations/Implications:

1. Budget/Financial Implications:
 - a. City to receive approximately \$1,400.00 per square foot for the sale of the land, plus HST and an administrative fee.
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions/Adopted Plans:
 - a. An Effective City
4. Legal or Policy Implications:
 - a. A Deed of Conveyance will have to be prepared.

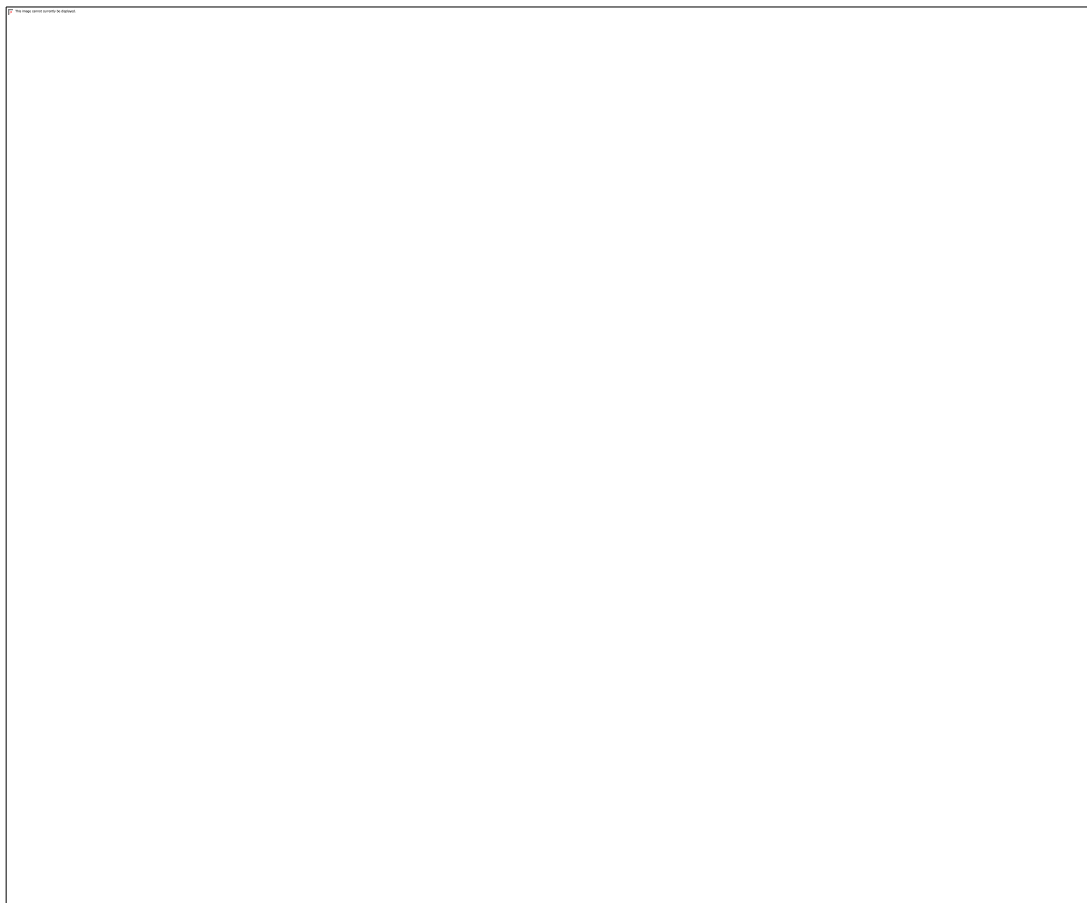
ST. JOHN'S

5. Privacy Implications: N/A
6. Engagement and Communications Considerations: N/A
7. Human Resource Implications: N/A
8. Procurement Implications: N/A
9. Information Technology Implications: N/A
10. Other Implications: N/A

Recommendation:

That Council approve the sale of City land at the front of 3 Dover Place, as shown in red on the diagram below.

Prepared by: Andrew Woodland, Legal Counsel
Approved by: Cheryl Mullett, City Solicitor



Report Approval Details

Document Title:	Sale of land at the front of 3 Dover Place.docx
Attachments:	
Final Approval Date:	Nov 19, 2020

This report and all of its attachments were approved and signed as outlined below:

Cheryl Mullett - Nov 19, 2020 - 10:28 AM