

DECISION/DIRECTION NOTE

Title: Sale of City land at the rear of 15 Tonbridge Place

Date Prepared: January 7, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Ophelia Ravencroft

Ward: Ward 2

Decision/Direction Required:

Recommendation that Council approve the sale of City land at the rear of 15 Tonbridge Place, as outlined in blue on the attached diagram.

Discussion – Background and Current Status:

The owners of 15 Tonbridge Place have approached the City requesting to purchase the parcel of land at the rear of their property. This parcel is located within the floodplain buffer. The area that the City is willing to sell would be subject to a Newfoundland Power Easement.

The purchase price has been established at \$10.00 per square foot plus HST and administrative fees. This takes into account that the property is zoned R1 and is located within the floodplain buffer. The purchasers will complete a survey of the area which is approximately 305 square feet, resulting in a purchase price of approximately \$3,050.00 plus HST. The property owners will also be required to consolidate this land with their existing property.

Key Considerations/Implications:

1. Budget/Financial Implications: City to receive approximately \$3,050.00 for the sale of land plus administrative fees.
2. Partners or Other Stakeholders: Owners of 15 Tonbridge Place
3. Is this a New Plan or Strategy: No

If yes, are there recommendations or actions that require progress reporting?

If yes, how will progress be reported? (e.g.: through the strategic plan, through Cascade, annual update to Council, etc.)

4. Alignment with Strategic Directions:

A Sustainable City: Be financially responsible and accountable.

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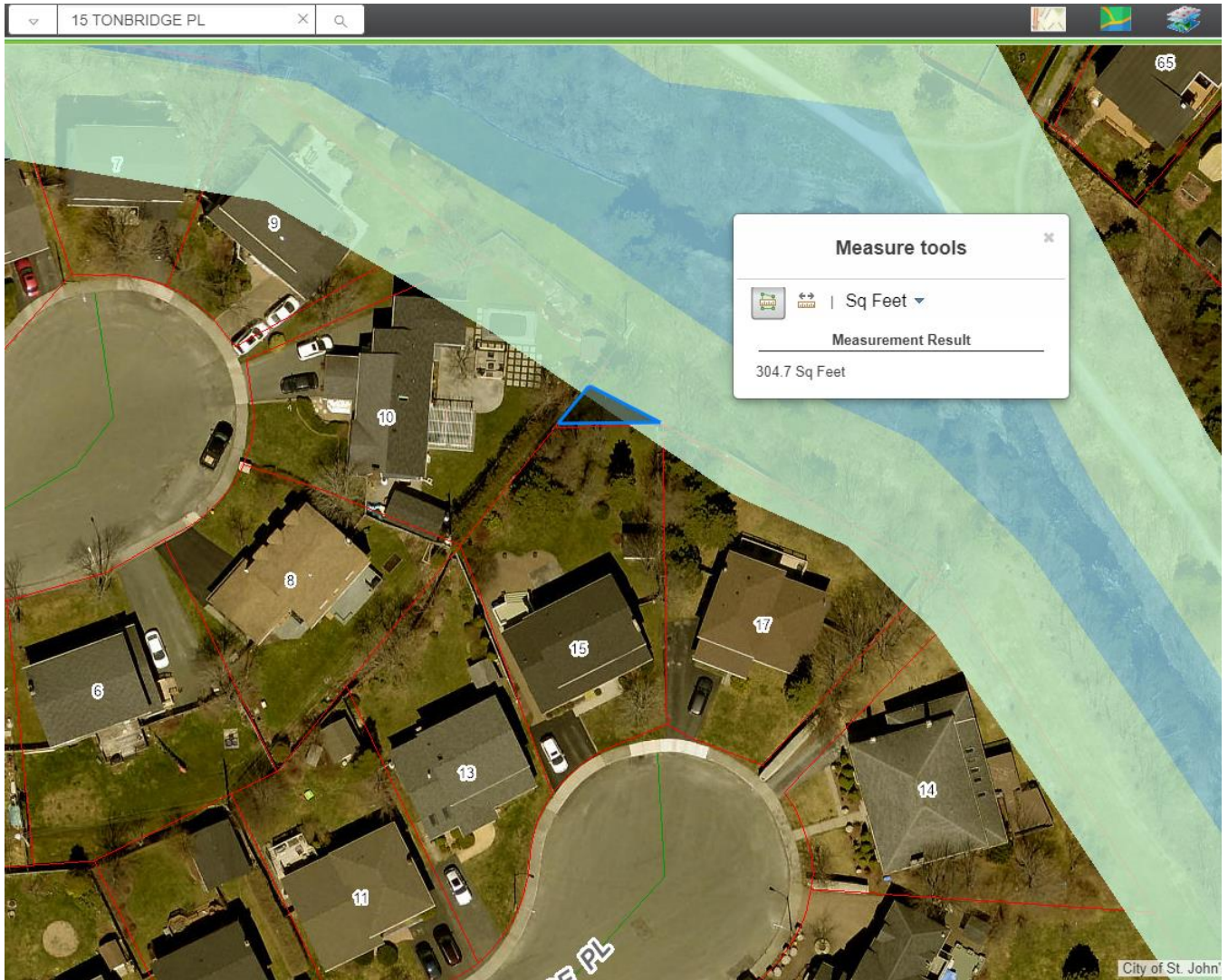
An Effective City: Ensure accountability and good governance through transparent and open decision making.

5. Alignment with Adopted Plans: N/A
6. Accessibility and Inclusion: N/A
7. Legal or Policy Implications: A Deed of Conveyance will be prepared.
8. Privacy Implications: N/A
9. Engagement and Communications Considerations: N/A
10. Human Resource Implications: N/A
11. Procurement Implications: N/A
12. Information Technology Implications: N/A
13. Other Implications: N/A

Recommendation:

That Council approve the sale of City land at the rear of 15 Tonbridge Place, as outline in blue on the attached diagram.

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



Report Approval Details

Document Title:	Sale of City land at the rear of 15 Tonbridge Place.docx
Attachments:	
Final Approval Date:	Jan 15, 2025

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

Cheryl Mullett - Jan 15, 2025 - 4:42 PM