

DECISION/DIRECTION NOTE

Title: Sale of City land adjacent to 315 Waterford Bridge Road

Date Prepared: February 13, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Greg Noseworthy

Ward: Ward 3

Decision/Direction Required:

Recommendation that Council approve the sale of City land adjacent to 315 Waterford Bridge Road, as outlined in blue on the attached diagram.

Discussion – Background and Current Status:

The owner of 315 Waterford Bridge Road has approached the City requesting to purchase the parcel of land adjacent to his property that he has been using as unpaved parking for a number of years. This parcel is located within the floodplain buffer with a small portion at the rear in the floodplain. The request to purchase was circulated to the required City staff with no objections noted.

The purchase price has been established at \$1.50 per square foot plus HST and administrative fees. This takes into account that the property is zone Open Space, is located within the floodplain and floodplain buffer and that development would be restricted. The purchaser will complete a survey of the area which is approximately 1,815 square feet, resulting in a purchase price of approximately \$3,785.08 plus HST. The property owner will also be required to consolidate this land with their existing property.

Key Considerations/Implications:

1. Budget/Financial Implications: City to receive approximately \$3,785.08 for the sale of the land, plus administrative fees.
2. Partners or Other Stakeholders: Owner of 315 Waterford Bridge Road
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:

ST. JOHN'S

A Sustainable City: Be financially responsible and accountable.

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

5. Alignment with Adopted Plans: An Effective City
6. Accessibility and Inclusion: N/A
7. Legal or Policy Implications: A Deed of Conveyance will need to 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 adjacent to 315 Waterford Bridge Road, as outlined 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 adjacent to 315 Waterford Bridge Road.docx
Attachments:	
Final Approval Date:	Feb 13, 2025

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

Cheryl Mullett - Feb 13, 2025 - 10:14 AM