

# DECISION/DIRECTION NOTE

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**Title:** Sale of City Land adjacent to 45 Scott Street, fronting on Mayor Avenue

**Date Prepared:** April 29, 2025

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Ophelia Ravencroft

**Ward:** Ward 2

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## **Decision/Direction Required:**

Council approve the sale of City land adjacent to 45 Scott Street, fronting on Mayor Avenue, as shown in the attached diagrams.

## **Discussion – Background and Current Status:**

The owner of 45 Scott Street is in the process of selling their property. Their side porch, fronting on Mayor Avenue, encroaches onto City property and are requesting to purchase City to land to resolve the encroachment. Legal has discussed this sale with the required departments with no objections noted.

The purchase price has been established at \$30 per square foot plus HST and administrative fees. This takes into account that the property is zoned R3. The purchaser will complete a survey of the area which is approximately 41 square feet, resulting in a purchase price of approximately \$1,230.00 plus HST. The purchaser will also be required to consolidate this land with their existing property.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: City to receive \$30 per square foot for the sale of land, plus administrative fees.
2. Partners or Other Stakeholders: owner of 45 Scott Street
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

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

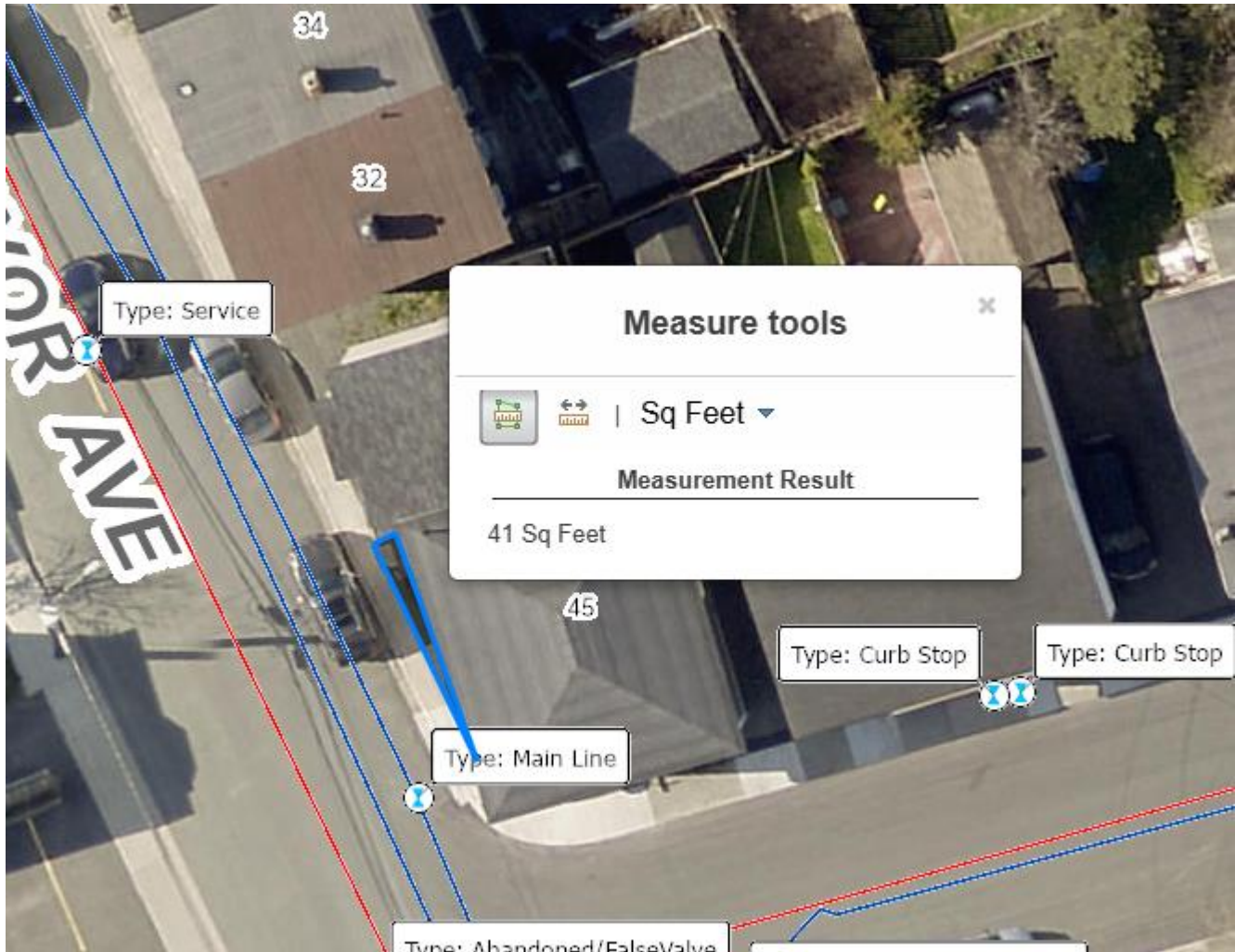
A Sustainable City: Be financially responsible and accountable.

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 45 Scott Street, fronting on Mayor Avenue, as shown in the attached diagrams.

**Prepared by:** Linda S. Bishop, K.C. – Senior Legal Counsel  
**Approved by:** Cheryl Mullett – City Solicitor





**Report Approval Details**

Document Title:	e-poll - Sale of Land adjacent to 45 Scott Street, fronting on Mayor Avenue.docx
Attachments:	
Final Approval Date:	May 1, 2025

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

**Cheryl Mullett - May 1, 2025 - 4:01 PM**