

DECISION/DIRECTION NOTE

Title: Expropriation of Easements at 13 and 30 Crosbie Road for the installation of the Shared Use Path; and Expropriation of Easements for two bus shelters

Date Prepared: May 1, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Tom Davis

Ward: Ward 4

Decision/Direction Required:

That Council approve the expropriation of easements, as shown in the attached plot plans, for the installation of the Shared Use Path at 13 Crosbie Road and 30 Crosbie Road

That Council also approve the expropriation of two easements for the relocation of two bus shelters as shown on the attached plot plans.

Discussion – Background and Current Status:

Construction on the Shared Use Path in this area started in the summer of 2024. While the Legal Department has been negotiating with the lawyer for the property owners since spring 2024, we have not yet come to an agreement. Given the lack of resolution and the imminent start of construction, the Legal Department wishes to expropriate the easements required to secure the City's interest in this path area.

For 30 Crosbie Road, the City is looking to formalize a long-standing existing foot path, which also contains a sanitary sewer pipe. This easement acquisition has been proposed to the property owner for \$1.00.

For 13 Crosbie Road, as this is a fully new constructed section of the Shared Use Path, the easement acquisition price has been set at \$1.50 per square foot, resulting in an easement acquisition amount of \$15,877.85. This takes into account that the property is zoned A1.

The City also requires the relocation of two bus shelters to accommodate the installation of the Shared Use Path. The easement acquisition price has been set at \$1.50 per square foot resulting in an easement acquisition of \$542.51. This takes into account that the property is zoned A1.

The City will also pay reasonable legal fees associated with the acquisition of the required easements.

Key Considerations/Implications:

1. Budget/Financial Implications: City to pay \$15,877.85 for the SUP Easement and \$542.51 for the bus shelter easements, plus reasonable legal fees.

ST. JOHN'S

2. Partners or Other Stakeholders: owners of 13 and 30 Crosbie 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:

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: Notices of Expropriation will be prepared, with releases once compensation is finalized.

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

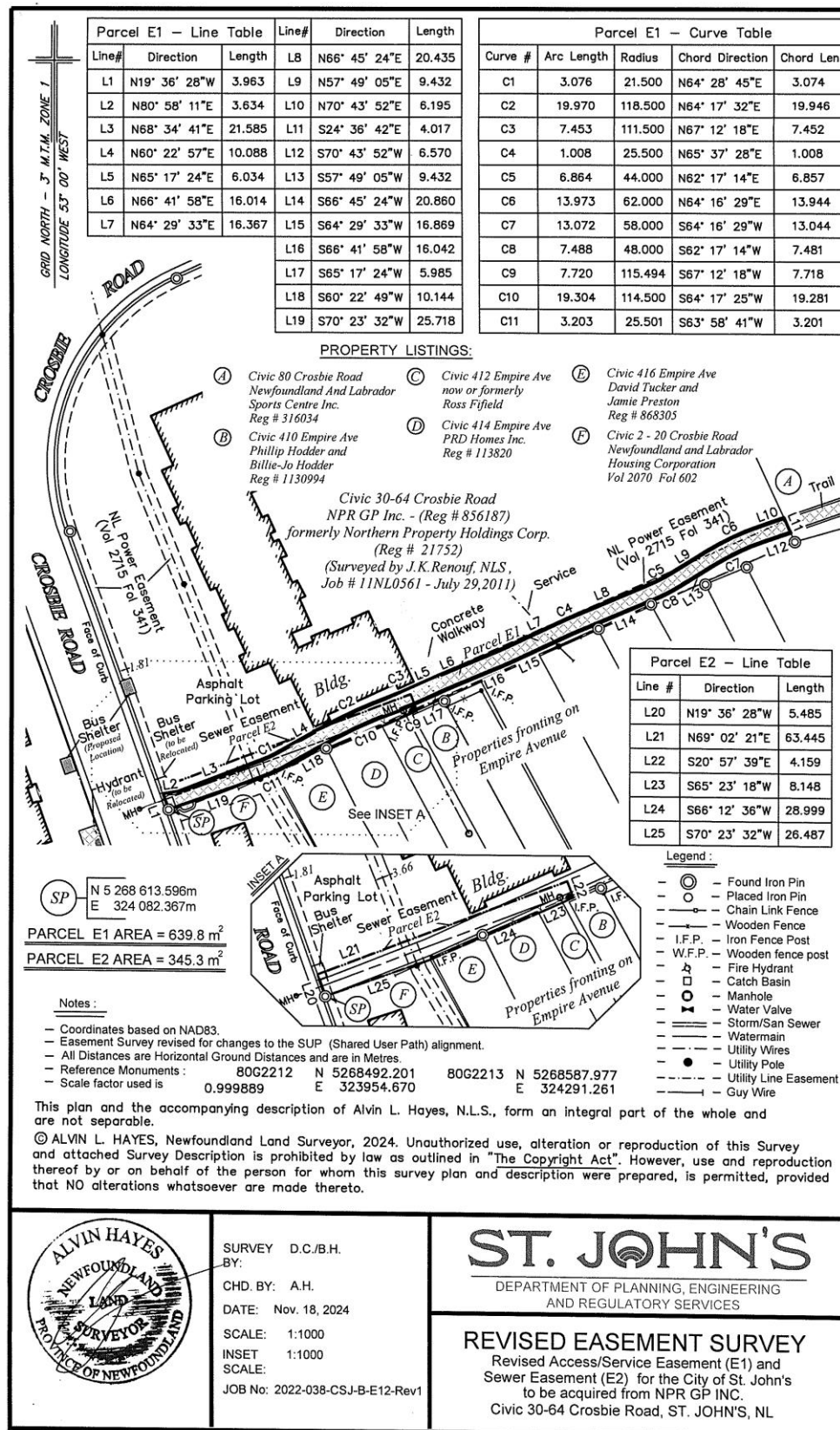
13. Other Implications: N/A

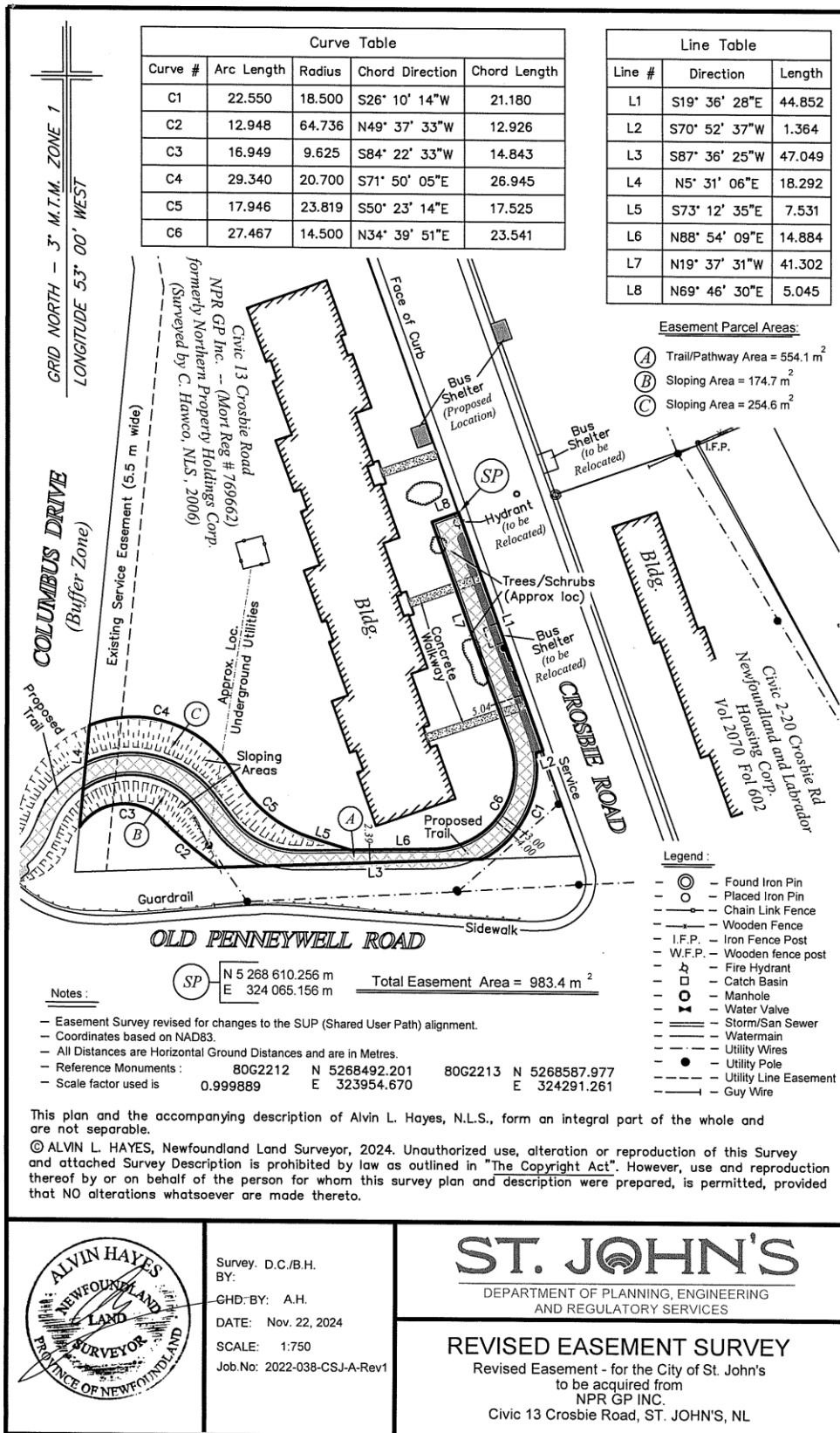
Recommendation:

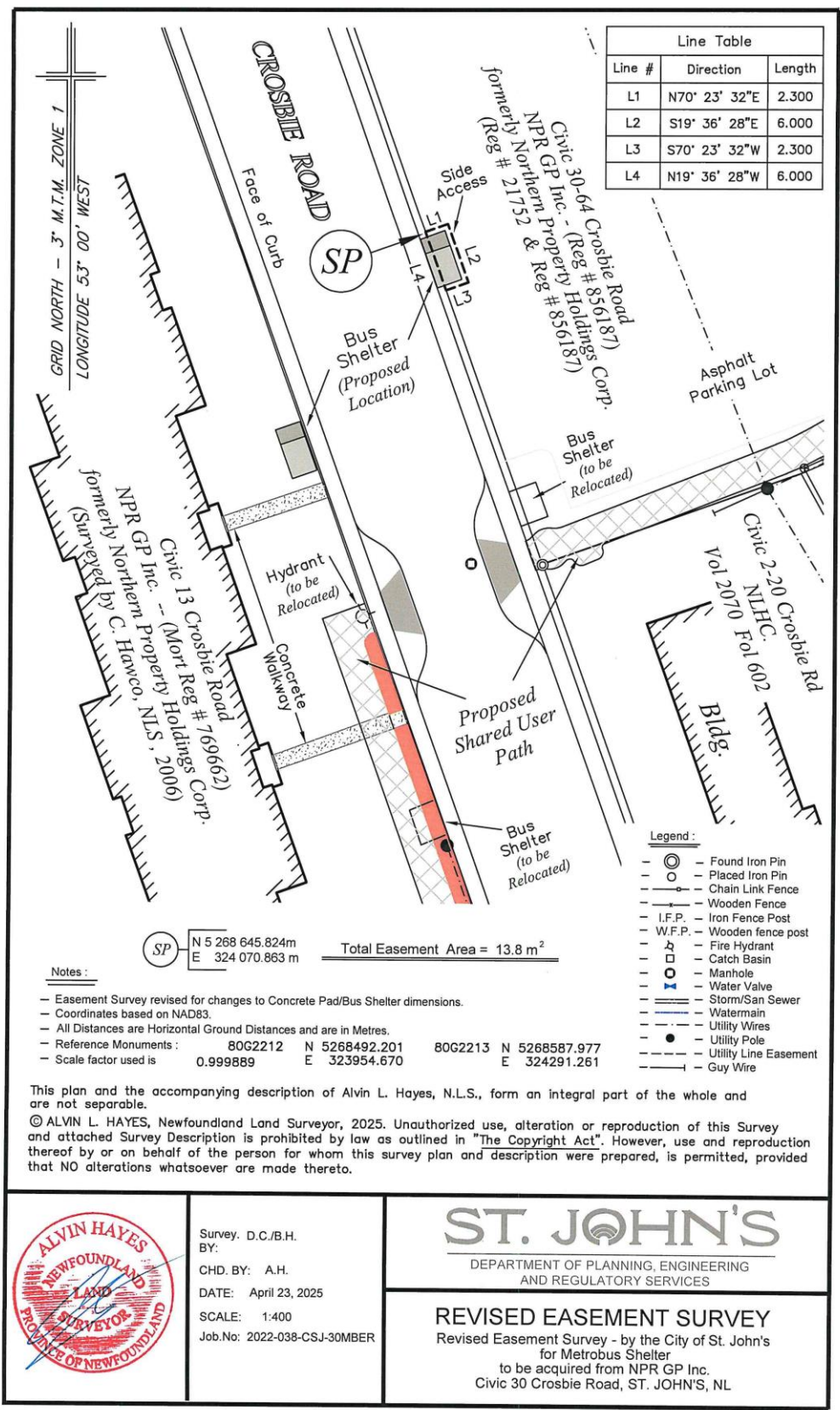
That Council approve the expropriation of easements, as shown in the attached plot plans, for the installation of the Shared Use Path at 13 Crosbie Road and 30 Crosbie Road

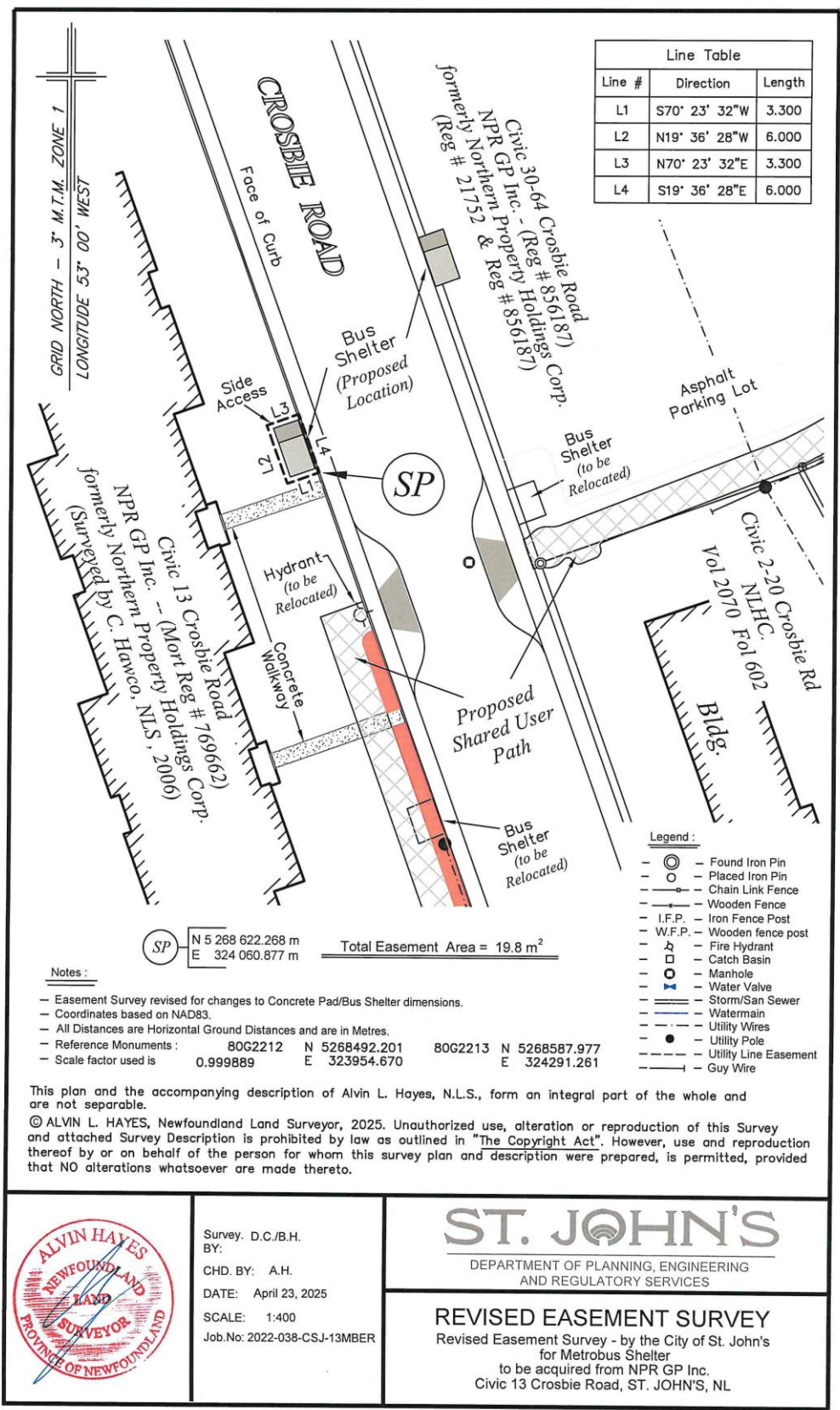
That Council also approve the expropriation of two easements for the relocation of two bus shelters as shown on the attached plot plans

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









Report Approval Details

Document Title:	Expropriation - Easements on Crosbie Road.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 - 3:02 PM