

DECISION/DIRECTION NOTE

Title: Sale of City Land – Former Prowse Street, between 106 and 108 LeMarchant Road

Date Prepared: May 15, 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, formerly known as Prowse Street, between 106 and 108 LeMarchant Road, as shown in the attached diagram.

Discussion – Background and Current Status:

The Developer of 120 LeMarchant Road has requested to purchase the remainder of the former Prowse Street, a former City road between 106 and 108 LeMarchant Road. They have request same for access to their property. Legal has discussed this matter with the required departments with no objections noted to the sale. The entire area would be subject to an easement for the City for underground infrastructure, as well an access easement for 106 LeMarchant Road, 108 LeMarchant Road and for the back land at the rear of 106 LeMarchant Road.

The purchase price has been established at \$10.00 per square foot plus HST and administrative fees. This takes into account that the property would be subject to an easement over the entire area for both the City and the abutting property owners. This property currently has no zoning as it is a former road. The purchaser will complete a survey of the area which is approximately 9,332.20 square feet, resulting in a purchase price of approximately \$93,322.00 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 \$93,332.00 for the sale of the land, plus administrative fees
2. Partners or Other Stakeholders: Owner of 120 LeMarchant Road
3. Is this a New Plan or Strategy: Choose an item.

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

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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: 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 between 106 and 108 LeMarchant Road, as shown in the attached diagram subject to easements noted above.

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



Report Approval Details

Document Title:	Prowse Street Sale of City Land.docx
Attachments:	
Final Approval Date:	May 15, 2025

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

Cheryl Mullett - May 15, 2025 - 2:25 PM