

# DECISION/DIRECTION NOTE

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**Title:** Sale of City land at the rear of 294 Torbay Road

**Date Prepared:** May 29, 2025

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Jill Bruce

**Ward:** Ward 1

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## Decision/Direction Required:

Recommendation that Council approve the sale of City land at the rear of 294 Torbay Road, as outlined in blue on the attached diagram.

## Discussion – Background and Current Status:

The owner of 294 Torbay Road has approached the City requesting to purchase the parcel of land at the rear of his property. While the attached diagram shows the property in the floodplain and floodplain buffer, the new updated floodplain will show that the property is no longer located in either. The area that the City is willing to sell would remain as open space. The owner has requested this land to meet rear yard requirements for a development proposal he is preparing to submit to the City. The sale of this property would be subject to development approval.

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 zoned open space. The purchaser will complete a survey of the area which is approximately 2586 square feet, resulting in a purchase price of approximately \$3,879.00 plus HST. The purchaser will also be required to consolidate this land with his existing property.

## Key Considerations/Implications:

1. Budget/Financial Implications: City to receive approximately \$3,879 for the sale of City land plus \$300 administrative fee
2. Partners or Other Stakeholders: owner of 294 Torbay Road
3. Is this a New Plan or Strategy: No

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 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 at the rear of 294 Torbay 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 at the rear of 294 Torbay Road.docx
Attachments:	
Final Approval Date:	May 29, 2025

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

**Cheryl Mullett - May 29, 2025 - 10:03 AM**