

DECISION/DIRECTION NOTE

Title: Sale of City Land Between 36 Temperance Street and Battery Road

Date Prepared: June 3, 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 between 36 Temperance Street and Battery Road, as outlined in black on the attached diagram.

Discussion – Background and Current Status:

The owner of 36 Temperance Street has requested to purchase City land at the rear of their property, abutting Battery Road. Legal has discussed this matter with the required departments with no objections noted to the sale. The entire sale would be subject to development approval. The owners/developer plans to incorporate the existing retaining wall into their development.

The purchase price has been established at \$40.00 per square foot plus HST and administrative fees. This takes into account that the property is zoned CDM. The purchaser will complete a survey of the area which is approximately 1,410.07 square feet, resulting in a purchase price of approximately \$56,402.80 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 \$56,402.80 for the sale of this property plus administrative fees
2. Partners or Other Stakeholders: Owner of 36 Temperance 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

A Sustainable City: Be financially responsible and accountable.

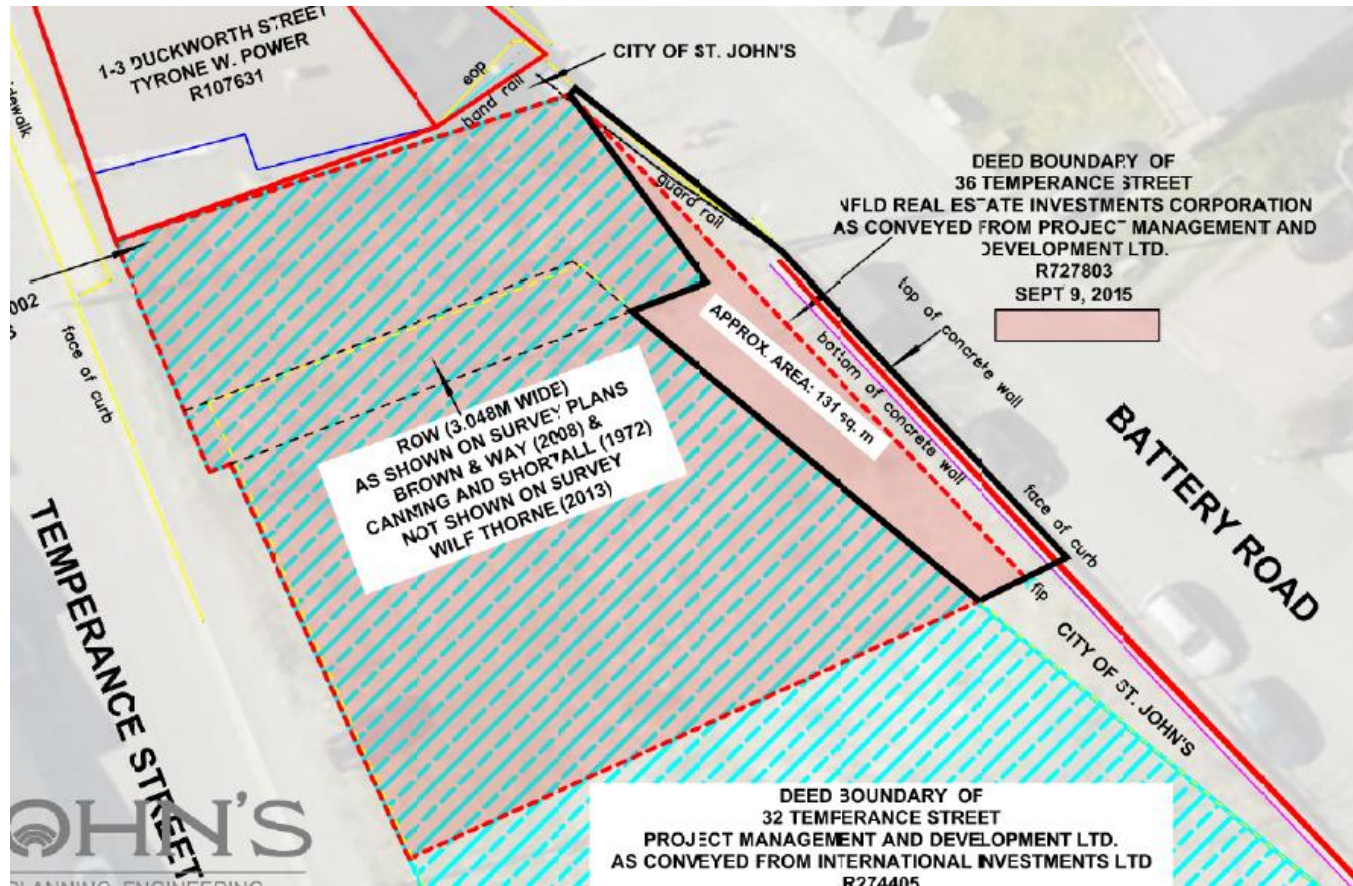
An Effective City: Ensure accountability and good governance through transparent and open decision making.

5. Alignment with Adopted Plans: An Effective City
6. Accessibility and Inclusion: N/A
7. Legal or Policy Implications: A Deed of Conveyance will have 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 between 36 Temperance Street and Battery Road, as outlined in black on the attached diagram.

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



Report Approval Details

Document Title:	e-poll - Sale of City land between Temperance Street and Battery Road.docx
Attachments:	
Final Approval Date:	Jun 12, 2025

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

Cheryl Mullett - Jun 12, 2025 - 2:52 PM