



**REPORT OF COUNCIL-IN-COMMITTEE**  
*Regular City Council – November 14, 2023*  
*Additional Item*

**From:** Office of the City Clerk  
**Date:** Tuesday, November 14, 2023  
**Title:** Disposal of Lands near Cliffe Street to John Howard Society of Fredericton Inc.

Council, while acting in Committee, at its session held on November 14, 2023, considered an administrative report from the Manager of Real Estate seeking authorization to proceed with the sale of a ±4129 m<sup>2</sup> portion of lands in the area between Cliffe Street and the extension of Clark Street, known as a portion of SNB PID 75458430, to The John Howard Society of Fredericton Inc. for the sum of Eighty-Five Thousand Dollars (\$85,000.00) plus applicable taxes and adjustments.

The City purchased PID 75458430 from Lewis Developments Ltd. in May of 2022. This vacant land serves as a connection between Clark Street and Cliffe Street, bordering on existing developments off Hillcrest Drive, including Grindstone and Harvest Court. Where this land borders existing development and links to Cliffe Street, it is a good location for new residential development aimed at supporting our growing population and the need for more affordable housing.

The John Howard Society approached City Staff with a proposal for affordable housing units which would occupy a portion of the newly acquired city owned lands. Through various discussions with the Planning and Engineering departments, as well as with the Real Estate department, a parcel of land was suggested with a tentative plan submitted by The John Howard Society.

It is the City’s understanding that the project will involve 9 units, with several units being multi-bedroom layouts intended for family use, however, this will be confirmed through the permitting phase.

This transaction supports the City’s Affordable Housing Strategy as well as the 2023 Implementation Plan, which recommends kick-starting projects through the provision of municipally owned land.

The sale price has been negotiated by Staff with the Society to reflect the value of the land as well as the value of the units to be produced, with a discount on the land in recognition of the project and non-profit developer.

Accordingly, the Committee directed that the following resolution be forwarded to City Council for consideration:

Form No.:	GOV-FRM-259	Service:	Community Leadership
Issue No.:	1.2	Issue Date:	06/11/10
Printed On:	November 23, 2023	©	May 25, 2001

**BE IT RESOLVED** that the Council of the City of Fredericton hereby declares “surplus”, authorizes and approves the conveyance of a ±4129 m<sup>2</sup> parcel of land located adjacent to Cliffe Street being part of SNB PID 75458430 to The John Howard Society of Fredericton Inc. for the sum of Eighty-Five Thousand Dollars (\$85,000.00) plus any applicable taxes and adjustments, and authorizes the Mayor and City Clerk to execute any legal documents required to facilitate this transaction.