

## Deputation to Committee of the Whole: May 20, 2025

### Cameron Street Property Purchase

From: Kobi Joffe

[REDACTED]

Date Submitted: May 13, 2025

### Purpose of Deputation

The purpose of this deputation is to clarify the terms of our offer to purchase the Town-owned parcel adjacent to [REDACTED] Cameron Street and to ensure alignment between our proposal and the Town's understanding, particularly in relation to **Report PBS.25.032**.

We also wish to address and correct any misinterpretation in the staff report that may suggest our offer is unconditional. It's important to us that the terms of our offer be accurately reflected in the public record.

### Statement to Council

Mayor and Members of Council,

Thank you for the opportunity to speak today and participate in the discussion regarding the Cameron Street property.

Our family owns [REDACTED], and I'm here to clarify our interest in purchasing the adjacent Town-owned parcel. This relates specifically to **Report Number PBS.25.032**, scheduled for your May 20, 2025 meeting. I want to ensure there's a clear understanding of the terms and intentions behind our offer.

### Clarifying Our Offer

Our offer to purchase the property is **conditional** on the following key items:

1. That the land be **formally declared surplus** and **zoned to permit a serviced, residential lot**.
2. That the **entire parcel**, consistent with the Town's appraisal, be included in the sale.
3. That we assume responsibility for **all legal, land transfer, and registry costs**.

We are prepared to pay the **full appraised value of \$720,000**, with the understanding that **proceeds from the sale would be contingent upon successful rezoning**. This approach ensures the land can be used for its intended purpose and provides clarity and fairness for both parties.

### Supporting the Town's Objectives

We believe this is a **mutually beneficial opportunity**. The sale proceeds can be directed to the **Community Improvement Plan (CIP) reserve**, which we understand is a key priority for Council—especially with the urgency around advancing the Housing Within Reach program.

### Clarifying the Report

We've reviewed the staff report and want to respectfully note that it may unintentionally suggest our offer is unconditional or that we are not expecting any involvement from the Town in rezoning. That's not the case.

We are happy to work collaboratively with Town staff through the appropriate planning steps. However, our offer is **explicitly tied to the land being rezoned** to allow for residential use.

Thank you again for your time and consideration. I would be pleased to answer any questions or provide further clarification.

Sincerely,

**Kobi Joffe**

On behalf of the Owner

[REDACTED]