

# Ian Leonard

Regarding 40 Peter St S  
City Council Meeting July 6<sup>th</sup>, 2022

# Aspirations

- Get assistance with my building permit
- Obtain a reclassification for my Property Taxes
- Put gears in motion to improve the building permit process

# House Fire

Dec 28, 2020



Insurance investigated, determined no-fault and paid out for the structure of the house but only to 1952 standards.



# Proposed Replacement



- Footprint is 20% larger and has a proper basement ✓
- Heritage Impact Assessment ✓
  - Engineering reports to declare the structure unsalvageable ✓
- Site Plan Approval ✓
- Committee of Adjustments ✓
- 12 months and counting - currently sitting with 2 examiners that are on vacation until the end of July

# Property Taxes



- I submitted an appeal which was delayed due to payment options. Why does the Tax Appeal Department only accept checks and no electronic payment? Caused me to delay my application twice.
- MPAC declared it vacant land and offered a 10% reduction on taxes.
- Should be “Unusable” and get a 100% abatement on taxes until fixed

# Building Process

- The building process has highly developed silos of expertise and very little synergy between departments. Some great people and some are just obstinate. One department mandates changes that the other objects to.
- Heritage is severely inefficient with layers. Meeting lead-times to get on the agendas that prohibit rapid progress.  
(Please note that I'm on the sub-committee and I love the people, but the process has flaws)
- Need to look at the permit process holistically and create more synergy.