Agenda – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 27, 2019

REPORTS

Item No. 1 Request to Reduce/Waive the Inspection Fee associated with Vacant Building Schedule A Inspection Invoice – 901 / 903 Day Street (Transcona Ward)

On May 8, 2019, Boris Mednikov submitted a request to waive the inspection fee associated with Vacant Building Schedule A Inspection Invoice dated April 1, 2019, for the premises located at 901 / 903 Day Street in accordance with Section 24 of the Vacant Buildings By-law 79/2010, which states:

Refund of fees

24. Upon application by the owner of a vacant building, the Designated Committee may reduce or waive any fee imposed under this By-law if the committee determines that:

    A. The applicant is taking all reasonable steps to ensure the re-occupancy of the building, including rehabilitating the building, where necessary.

    B. The applicant has made all reasonable efforts to comply with this By-law and other City by-laws at the subject property and elsewhere.

    C. If the fee is not reduced or waived, it would have an undue financial impact on the applicant.

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Moved by Councillor

That the conditions outlined in Section 24 of By-law 79/2010 have / have not been met and the request to reduce / waive the fees associated with the Schedule A Inspection Invoice be approved / denied.

From: Boris Mednikov
Sent: Wednesday, May 8, 2019 12:43 PM
To: McMillan, Kate
Subject: Request to wave the fees for inspection of the property located at 901, 903 Day st. Winnipeg Invoice #19113109

Hi Kate.
It was very nice meeting you the other day. Thank you for your explanation and guidance as to what have to be done in order to wave the fees for above mentioned inspection.
As per our conversation I would like to summarize what have happened with the above mentioned property.
I own a property that is located at 901,903 Day st. Winnipeg.
I purchased it July last year, and since then I am constantly working with the zoning department and the area planner on the design of the proposed development. The intention is to demolish the existing 2 buildings and build a brand new apartment block. It take very long time, as I make a design proposal, than the planer gets back to me with the changes he wants me to make in order for him to support the proposed plans, I make the changes and then he want some other things and so on and on.
It looks like we are finally close to some kind of agreement and my architect made some final changes (I hope their are actually final this time).

In a meanwhile the vacant building inspector contacted me with questions regarding the building. One of the buildings been vacant for about 15 years and the other one for about 10. All the inspectors are well familiar with the buildings and said " they are very happy someone finally purchased it and will do something about that ".
In February this year they contacted me and said that they will come to do an inspection at the property. I told them I am definitely don't mind but there is really nothing to inspect there as all stayed exactly the same as when I purchased it. I explained them about the new development we are working on and that it takes a long time with the city departments to get that thing going. They said that they will come to inspect anyway.
2 inspectors came for about 10 minutes and left with making notes about the condition that is the same as during the last inspection a year ago when the property wasn't owned by me.
Few days after I have received an invoice for that inspection for $1170 ! and an order.
I contacted the vacant building coordinator Corey Burgess and explained the situation to him. I explained that no work will be performed to the buildings as we currently working on a new development plan with the city departments an as soon as it is ready we will demolish the buildings and start the new construction.
He said he understand and ask to keep him updated on the process before the time shows on the order.
But he said there is nothing he can do about cancellation of the invoice and I have to talk to a counselor about that.

I just think it makes no sense that while I am working with the city departments on development plans (and it take forever!) I am being penalized for not taking care of the buildings (in that case demolition) something I am not allowed to do before the other department I am currently working with approve that.
It's like one hand don't care what the other hand do !

One taking the time and the other one penalizing me for taking to much time !

I have to add that it looks like everyone understand what happening , very happy that something that been vacant for such a long time will be demolish and something new will be built.
But no one want to do anything and I am now in that ridiculous situation where I have to pay $1170 for inspectors that spent few minutes on my property, and I think it is just not fair and make no sense. I talked to Corey and he mentioned that that inspection have to be performed once a year, but there is no exact time during the year. I mentioned to him that if you would come later during the year as I asked you to do you would probably have nothing to inspect, no orders to issue, and no invoices to send, as the building will not be there.
The inspection department decided when to come although they new exactly what was going on, and I kept them informed all the time regarding my progress with the project.

Therefore I would ask you to cancel that invoice and I hope that there will be no issue soon, as the building will be demolished.

Please see attached new development plans that we are working on (and hope it is the final design at that point).

Please confirm you have received this email.

Thank you

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Boris Mednikov

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