

LS20.2.3

From: [Leona Savoie](#)
To: [Licensing and Standards Committee](#); [Councillor Palacio](#); [Councillor Nunziata](#); [Councillor DeBaeremaeker](#); [Councillor Di Giorgio](#)
Subject: LS20.2 Reviewing the City's Process to Authorize Access to a Neighbour's Property
Date: Tuesday, June 13, 2017 2:55:17 PM

Dear Chair Palacio and members of the Licensing and Standards Committee,

It has just come to our attention that the City is proposing to repeal the right of entry permit process. We strongly urge you to reconsider this as it could have impacts on one's ability to maintain their buildings properly.

We at Hullmark have acquired a significant amount of heritage buildings over the past 6 years. Many of them were dilapidated and required the injection of millions of dollars' worth of investment in order to bring them to a standard worthy of renting out again. All of these buildings are now occupied with high quality tenancies and contributing to the City's prosperity. And we are very proud to say that we have "*injected new life*" into these buildings.

Several of these buildings are built property line to property line, and our contractors have had to rely on this By-law provision to point out to our neighbours that access is permitted in order to perform the orderly maintenance of the property. We have relied on this to install continuous perimeter foundation waterproofing, masonry repair, parapet repair and window replacement.

Every day the City is increasing awareness and measures to protect our ageing building stock, most notably those on the heritage register. It would be a shame to not be able to properly maintain our heritage assets (or any property) properly in the event of dispute. And the City should continue to be the logical arbiter.

I am happy to discuss this further with any of the Committee members and we at Hullmark hope that the Committee chooses not to vote in favour of this repeal.

Yours truly,

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