Minutes – Executive Policy Committee – June 17, 2025

REPORTS

Item No. 15 Exemptions for Fees Issued During the Redevelopment of Vacant Buildings

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee recommended to Council:

1. The Public Service be directed to review the relevant By-laws and Council Policies and report back in 90 days with:

    A. Recommendations on amendments to the By-law to properly exclude buildings or projects which are currently in a bona fide process of redevelopment and/or receive municipal grant funding, and

    B. An estimated breakdown of fines in the last two calendar years levied under the By-law against buildings which are currently in a bona fide process of redevelopment and/or receive municipal grant funding.

2. The Public Service be directed to suspend invoicing for fines under the By-law against buildings or projects which are currently in a bona fide process of redevelopment and/or receive municipal grant funding, pending further action by Council on the report requested in Clause 1.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Carried

Moved by Councillor Duncan,

WHEREAS on July 21, 2010, Council enacted the Vacant Buildings By-law No. 79/2010 ("the By-law") as vacant buildings continue to adversely impact neighborhoods and citizens in the City of Winnipeg;

AND WHEREAS the By-law, which has since been amended a number of times, includes provisions that enable the Public Service to take measures, including fees and fines, to ensure that vacant buildings comply with established criteria and to deter long-term vacancy;

AND WHEREAS in accordance with the language of the By-law, the Public Service must levy the set fines and enforce the provisions of the By-law consistently, regardless of whether progress is being made towards re-occupancy;

AND WHEREAS buildings under enforcement remain so until occupancy inasmuch as the language of the By-law does not exempt a property if construction occurs post designation;

AND WHEREAS there have recently been fines levied against property owners who have taken out required buildings permits and are actively working to redevelop/restore their properties;

AND WHEREAS some of these projects receive municipal funding for redevelopment, including Housing Accelerator Fund grants, and it is counterintuitive for the City to levy fines/fees for vacancies while concurrently providing grant funding to reverse those vacancies;

THEREFORE BE IT RESOLVED that

1. The Public Service be directed to review the relevant By-laws and Council Policies and report back in 90 days with

    A. recommendations on amendments to the By-law to properly exclude buildings or projects which are currently in a bona fide process of redevelopment and/or receive municipal grant funding, and

DECISION MAKING HISTORY (continued):

B. an estimated breakdown of fines in the last two calendar years levied under the By-law against buildings which are currently in a bona fide process of redevelopment and/or receive municipal grant funding.

2. The Public Service be directed to suspend invoicing for fines under the By-law against buildings or projects which are currently in a bona fide process of redevelopment and/or receive municipal grant funding, pending further action by Council on the report requested in Clause 1.

Carried