

Minutes – Council – June 26, 2025

Minute No. 356

Report – Executive Policy Committee – June 17, 2025

Item No. 13 Exemptions for Fees Issued During the Redevelopment of Vacant Buildings

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee, as amended, and adopted the following:

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. That the Public Service be directed to bring a by-law amendment to Council for approval, which would allow for the suspension of invoicing fines against buildings or projects that are currently in a demonstrable process of redevelopment and/or receive municipal grant funding.
3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Minutes – Council – June 26, 2025

Report – Executive Policy Committee – June 17, 2025

DECISION MAKING HISTORY:

Moved by His Worship Mayor Gillingham,

That the recommendation of the Executive Policy Committee be adopted.

Carried

In amendment,

Motion 7

Moved by Councillor Duncan,

Seconded by Councillor Santos

BE IT RESOLVED THAT the committee recommendation of Item 13 from Report of the Executive Policy Committee dated June 17, 2025 be amended as follows:

- Delete Recommendation 2 in its entirety and replace with the following:
 - “2. That the Public Service be directed to bring a by-law amendment to Council for approval, which would allow for the suspension of invoicing fines against buildings or projects that are currently in a demonstrable process of redevelopment and/or receive municipal grant funding.”

With the concurrence of the seconder, Councillor Santos, and with the permission of Council, Councillor Duncan withdrew the above motion.

Motion 8

Moved by Councillor Duncan,

Seconded by Councillor Santos

BE IT RESOLVED THAT the vote to adopt Item 13 of the Report of the Executive Policy Committee dated June 17, 2025, be rescinded.

Carried

Minutes – Council – June 26, 2025

Report – Executive Policy Committee – June 17, 2025

DECISION MAKING HISTORY (continued):

In amendment,

Motion 9

Moved by Councillor Duncan,
Seconded by Councillor Santos

BE IT RESOLVED THAT Item 13 of the Report of the Executive Policy Committee dated June 17, 2025, be amended as follows:

- Delete Recommendation 2 and replace with the following:
 - “2. That the Public Service be directed to bring a by-law amendment to Council for approval, which would allow for the suspension of invoicing fines against buildings or projects that are currently in a demonstrable process of redevelopment and/or receive municipal grant funding.”

Carried

The motion for the adoption of the item, as amended, was put and declared carried.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 17, 2025, the Executive Policy Committee passed the following motion:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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;

Minutes – Council – June 26, 2025

Report – Executive Policy Committee – June 17, 2025

DECISION MAKING HISTORY (continued):

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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
 - 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.