Agenda – Executive Policy Committee – November 18, 2025

Report – Standing Policy Committee on Property and Development – November 7, 2025

Item No. 3 Membership of the Winnipeg Building Commission

STANDING COMMITTEE RECOMMENDATION:

On November 7, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the following to Council:

1. That the following individuals be reappointed as members of the Winnipeg Building Commission for a term of three years ending June 30, 2028:

    A. John Frye

    B. James Wagner

    C. John Guenther

    D. Chris Hewitt

    E. John Wells

    F. Rick Marshall

    G. Mark Ager

    H. Dale Verville

2. That the Director of Fire Prevention, Sherry Reich, be appointed to the Winnipeg Building Commission as representative of Winnipeg Fire Paramedic Service Department.

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

Agenda – Executive Policy Committee – November 18, 2025

Report – Standing Policy Committee on Property and Development – November 7, 2025

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On November 7, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: Membership of the Winnipeg Building Commission

Critical Path: Standing Policy Committee on Property and Development– Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Klassen	G. Chappell (Acting)	N/A	J. Dunford

EXECUTIVE SUMMARY

The Winnipeg Building Commission is established under the Winnipeg Building By-law No. 4555/87 (the "By-law") to provide technical advice and recommendations regarding interpretations and alternative solutions associated with the various codes enforced by the City.

Under the terms of the By-law, the nine-member Commission requires that eight of its members be replaced, or have their terms renewed, on a three-year basis. The terms of eight members of the Winnipeg Building Commission expired on June 30, 2023. It is recommended that the terms of these members be renewed, each for a period of three years (until June 30, 2028).

RECOMMENDATIONS

1. That the following individuals be reappointed as members of the Winnipeg Building Commission for a term of three years ending June 30, 2028:

    A. John Frye
    B. James Wagner
    C. John Guenther
    D. Chris Hewitt
    E. John Wells
    F. Rick Marshall
    G. Mark Ager
    H. Dale Verville

2. That the Director of Fire Prevention, Sherry Reich, be appointed to the Winnipeg Building Commission as representative of Winnipeg Fire Paramedic Service Department.

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

REASON FOR THE REPORT

Council has authority to appoint members to the Winnipeg Building Commission.

IMPLICATIONS OF THE RECOMMENDATIONS

Members listed in Recommendation 1 will be appointed to the Winnipeg Building Commission for a term of three years ending on June 30, 2028.

HISTORY/DISCUSSION

The Winnipeg Building Commission (the “WBC”) is established pursuant to The City of Winnipeg Charter and the Winnipeg Building By-law No. 4555/87 (the “By-law”).

The purpose of the WBC has evolved since it was established. In the 1960s, it was responsible for the City’s Building By-law, and for the adoption of the National Building Code and associated municipal amendments. In the mid–eighties, with the adoption of the Residential Buildings Fire Safety By-law, the WBC became more important as an appeal board for orders issued to property owners under that by-law. That role largely disappeared as most buildings subject to that by-law have been upgraded.

On March 21, 2012, Council passed amendments to the By-law that expanded the authority of the WBC to include providing advice and recommendations to the Designated Employee regarding interpretations and alternative solutions associated with the Manitoba Building Code, the Manitoba Plumbing Code, the Manitoba Fire Code, and the Winnipeg Electrical By-law.

The amendments to the By-law also included adjustments to the composition of the membership categories. Although in most cases the building industry and the Public Service are able to resolve disagreements on matters relating to Code interpretations and alternative solutions without involving the WBC, the WBC is an important forum to present issues where the matter is not resolved satisfactorily and there is a request for an independent recommendation.

The terms of eight members of the WBC expired on June 30, 2023: John Frye, James Wagner, John Guenther, Chris Hewitt, John Wells, Rick Marshall, Mark Ager, and Dale Verville. It is recommended that John Frye, James Wagner, John Guenther, Chris Hewitt, John Wells, Rick Marshall, Mark Ager, and Dale Verville be extended for a period of three years each. The list of existing and recommended members is set out in Appendix A.

FINANCIAL IMPACT

Financial Impact Statement

Date: September 12, 2025

Project Name:

Membership of the Winnipeg Building Commission

COMMENTS:

There are no financial implications associated with this report.

Mike McGinn Sept. 12, 2025
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

N/A

OURWINNIPEG POLICY ALIGNMENT

Goal: Leadership and Good Governance

1.11 – Representative and Participatory Democracy
Create meaningful engagement opportunities with residents, stakeholders and rightsholders, who are interested in or impacted by a decision. Develop standards for engagement including notification, information-sharing, and a process for incorporating feedback into decision-making.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Consideration was given as to whether this report connects to the Winnipeg Climate Action Plan (CAP) and its Goals and Objectives. It was determined that the CAP is not applicable to this specific report.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to the Winnipeg Poverty Reduction Strategy (PRS) and its Goals and Objectives. It was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property, and Development
Division: Development and Inspections
Prepared by: Richard Derksen
Date: September 24, 2025
File No:

Attachments:

Appendix A: List of existing and recommended members

Appendix A

Name	Company/Organization	Membership Category	Term
Members to be Renewed			
James Wagner	J R Wagner Architect	MAA member	Appoint to June 30, 2028
John Frye, P. Eng.	U of M	At large	Appoint to June 30, 2028
Dale Verville	MB Home Builders Assoc.	MHBA	Appoint to June 30, 2028
John Guenther, P. Eng.	Nova 3 Engineering	EGM member	Appoint to June 30, 2028
Richard Marshall, P. Eng.	Bird Const	Construction Assoc.	June 30,2028
Chris Hewitt, P. Eng.	SMS Engineering	At large	June 30, 2028
Mark Ager	U of M	MAA member	June 30, 2028
John Wells, P. Eng., Ph. D.	Crosier Kilgour Engineers	EGM member	June 30,2028
New Replacement Member			
Director of Fire Prevention (Sherry Reich)	City of Winnipeg	Senior Fire Officer, City of Winnipeg	Permanent seat