Agenda – Executive Policy Committee – November 18, 2025

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

Item No. 6 Requirements for Demolition Permits

STANDING COMMITTEE RECOMMENDATION:

On November 7, 2025, the Standing Policy Committee on Property and Development concurred in the Council Motion of October 30, 2025, as amended, and submitted the following to Council:

1. That the Public Service, for purpose of reducing red tape and enhancing public safety, report back to the Standing Committee in 90 days on the following:

    A. ending the practice of requiring a Development and/or Building Permit

    B. ending the practice of requiring the issuance of a Demolition Variance

    C. ending the practice of requiring Water Blockage Deposit and Sewer Blockage Deposits

2. That the Public Service be directed to report back to the Standing Committee in 90 days on requirements to maintain the vacant lot, once fully remediated and relandscaped, to City of Winnipeg By-law Standards.

3. That the Winnipeg Public Service be directed to provide a verbal report to the Standing Committee for consideration at its December 4, 2025 meeting, on the following:

    A. All known derelict/burnt out buildings, and their addresses

    B. Length of time the said buildings have been derelict/burnt out

    C. photographs of each property to ensure properties are secure with fencing to not allow access

    D. A list of which properties have filed for Demolition permits

    E. a breakdown of each property and the length of time/days it take for the Public Service to issue the Demolition Permit, following application made.

    F. A list of the properties now being subject to Demolition by the City of Winnipeg

    G. a list of all vacant properties that are now being monitored to ensure grass is cut and maintained, as fully landscaped and remediated

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STANDING COMMITTEE RECOMMENDATION (continued):

H. all other steps the Public Service is actively taking to end the derelict and burnt out building crisis now under way in our city

I. a process and steps to immediately speed up the demolition of buildings that are known or possibly known to have asbestos

J. a target date that will have our City derelict and burnt-out building free

K. to provide to Council, via the Standing Policy Committee on Property and Development, a one-time request on what resources, in terms of staffing and financial funding, is required, in terms of the re-assignment of existing resources, or new resources, to accomplish the above said items.

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

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DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On November 7, 2025, the Standing Policy Committee on Property and Development concurred in the Council Motion of October 30, 2025, with the following amendments:

- In Recommendation 1, delete the words "immediately implement the following policy, namely" and replace with "report back to the Standing Committee in 90 days on the following"

- In Recommendation 2, delete the words "The property owner be required" and replace with "That the Public Service be directed to report back to the Standing Committee in 90 days on requirements"

- In Recommendation 3, delete the words "be required, via the Standing Policy Committee of Property Development, to produce a monthly tracking report, for the next 24 months, that will track" and replace with "be directed to provide a verbal report to the Standing Committee for consideration at its December 4, 2025 meeting, on"

and submitted the matter to the Executive Policy Committee and Council.

COUNCIL DECISION:

On October 30, 2025, Council ruled automatic referral of the following motion to the Standing Policy Committee on Property and Development:

Moved by Councillor Wyatt,
Seconded by Councillor Mayes,

WHEREAS the City of Winnipeg is presently in the midst of a derelict and burnt-out building crisis in neighbourhood after neighbourhood;

AND WHEREAS presently the Winnipeg Public Service, has practiced, prior to the issuance of any demolition permit, a requirement that the landowner and/or his or her applicant must file for a Development Permit and Building Permit and/or are required to file for a Demolition Variance, and;

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DECISION MAKING HISTORY (continued):

COUNCIL DECISION (continued):

AND WHEREAS the Winnipeg Public Service has also charged said applicants for fees related to Water Blockage deposit and a Sewer Blockage deposit, that costs additional thousands of dollars, and;

AND WHEREAS all this red tape has dramatically and negatively impacted the private sector and/or private homeowners ability to demolish a derelict building in a timely and cost effective manner, and:

AND WHEREAS the City of Winnipeg is now being plagued with dozens and dozens of derelict buildings, that are unsafe to existing neighbourhoods and their residents, and;

AND WHEREAS when demolition is by the private sector/private owners, they work actively to reduce said demolition costs, versus the tens of thousands of dollars more in cost, in the event the City of Winnipeg must demolish, not to mention the additional administration required by the City of Winnipeg to collect on an outstanding debt for said costs born out by the City, and;

AND WHEREAS the private sector/homeowner can move much faster than the City of Winnipeg to demolish homes, and;

AND WHEREAS often the property owner has no plans to rebuild, but instead, possibly sell an empty lot, for future development, thus making the requirement for a Development Permit, Building Permit, and/or Demolition Variance a waste of time and money, and;

THEREFORE BE IT RESOLVED THAT:

1. The Public Service, for purpose of reducing red tape and enhancing public safety, immediately implement the following policy, namely:

    A. end the practice of requiring a Development and/or Building Permit

    B. end the practice of requiring the issuance of a Demolition Variance

    C. end the practice of requiring Water Blockage Deposit and Sewer Blockage Deposits

2. The property owner be required to maintain the vacant lot, once fully remediated and relandscaped, to City of Winnipeg By-law Standards.

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DECISION MAKING HISTORY (continued):

COUNCIL DECISION (continued):

3. That the Winnipeg Public Service be required, via the Standing Policy Committee of Property Development, to produce a monthly tracking report, for the next 24 months, that will track the following:

    A. All known derelict/burnt out buildings, and their addresses

    B. Length of time the said buildings have been derelict/burnt out

    C. photographs of each property to ensure properties are secure with fencing to not allow access

    D. A list of which properties have filed for Demolition permits

    E. a breakdown of each property and the length of time/days it take for the Public Service to issue the Demolition Permit, following application made.

    F. A list of the properties now being subject to Demolition by the City of Winnipeg

    G. a list of all vacant properties that are now being monitored to ensure grass is cut and maintained, as fully landscaped and remediated

    H. all other steps the Public Service is actively taking to end the derelict and burnt out building crisis now under way in our city

    I. a process and steps to immediately speed up the demolition of buildings that are known or possibly known to have asbestos

    J. a target date that will have our City DERELICT AND BURNT-OUT BUILDING FREE

    K. to provide to Council, via the Standing Policy Committee on Property and Development, a one-time request on what resources, in terms of staffing and financial funding, is required, in terms of the re-assignment of existing resources, or new resources, to accomplish the above said items.

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