Winnipeg | Community Services
Services communautaires

LICENSING & BYLAW ENFORCEMENT

Appearing before the Standing Policy Committee on Property and Development

Hearing Date	February 5, 2026
Report	Request to Refund Inspection Fee associated with Vacant Building Inspection Invoice of 809 William Ave
Appeal Invoice	25 274511 Issued under Vacant Buildings By-Law 79/2010

With respect to the property known as 809 William Ave

Appellant Name	Tamara Taylor
Property Owner	Tamara Taylor
Owner on record since	June 2023

Refund of an invoice is allowed under section 24 of the Vacant Buildings By-Law 79/2010.

Licensing & Bylaw Enforcement (LBE) became involved with the above-named property on or about September 25, 2023**.**

A Bylaw Enforcement Officer acting as a Special Constable for the City of Winnipeg for the enforcement of the Vacant Buildings By-law, sent a notification letter and brochure to the owners September 25, 2023. The letter advised this property was deemed a vacant building subject to the Vacant Buildings By-law.

The Officer issued a notification for the third vacant building inspection on October 31, 2025 and it was served by registered mail to owner in accordance with Section 117(1) of The City of Winnipeg Charter Act.

An inspection was conducted on December 2, 2025. In accordance with Section 15(2) of the Vacant Buildings Bylaw, a Vacant Building Inspection invoice was sent on December 22, 2025 .

Does LBE involvement pre-date this ownership timeframe: **NO**

Orders Caveated	0
Orders Re-issued	0

Enforcement Summary

ACTION	DATE
Request for Service Received	2
Onsite Investigation	12
Declared Vacant	September 25, 2023
Information Package	September 25, 2023
# By-law Orders Issues	1
# of Remediations performed by City	0
# of Enforcement Actions (tickets)	0

LBE Orders Issued

Order #	Order Type	Issue Date	Compliance Date	Status
4592734	CBES - VB - Res SCH A Order	01-03-2024	05-15-2024	Corrected

LBE Fees Assessed

Invoice #	Invoice type	Date Payable	Status
23-257778	VB Inspection	January 2, 2024	Paid
24-273617	VB Inspection	January 9, 2025	Paid
25-274511	**VB Inspection**	**December 22, 2025**	**Appealed**
1432243-385	Empty Building Fee	Dec.30, 2025	Due Feb. 27, 2026

Communication

# of Phone calls	4
# of emails	2
# of in-person	3

Property Address: **809 William Avenue**

INSPECTION PHOTOS

YEAR: 2023













Property Address: **809 William Avenue**

INSPECTION PHOTOS

YEAR: 2024





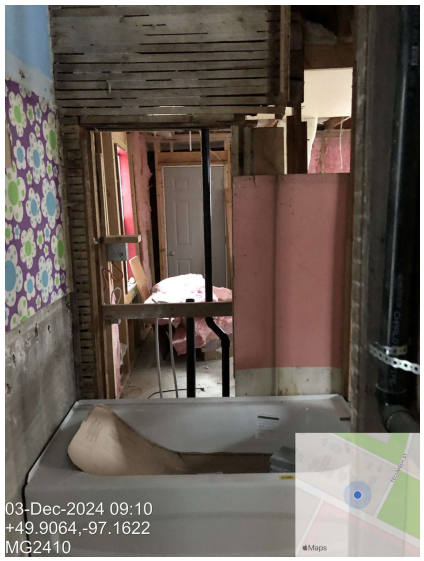


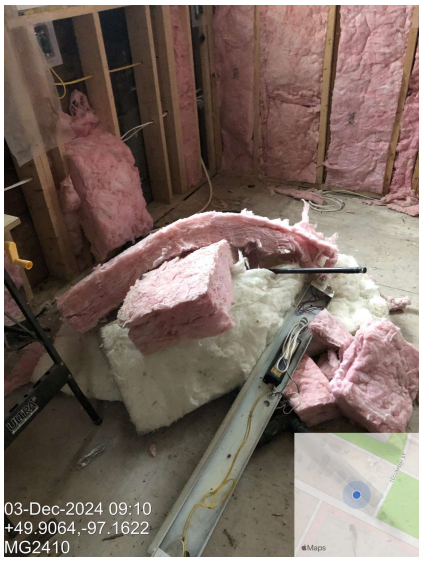












Property Address: **809 William Avenue**

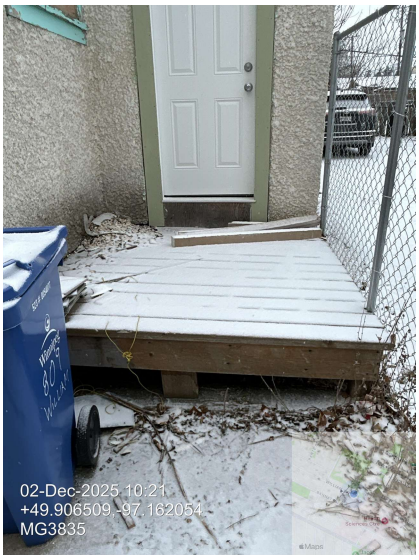
INSPECTION PHOTOS

YEAR: 2025



















Property Address: **809 William Avenue**

INSPECTION PHOTOS

YEAR: 2025









