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**











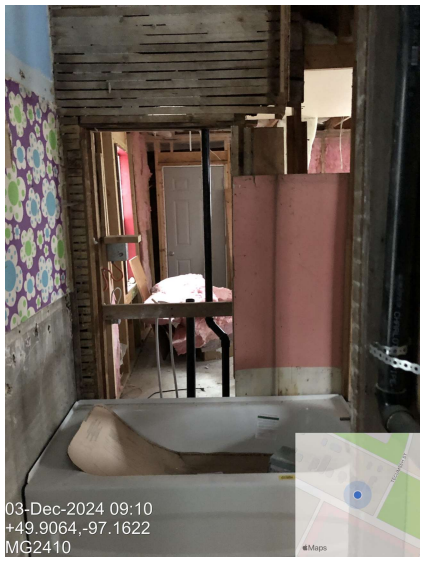


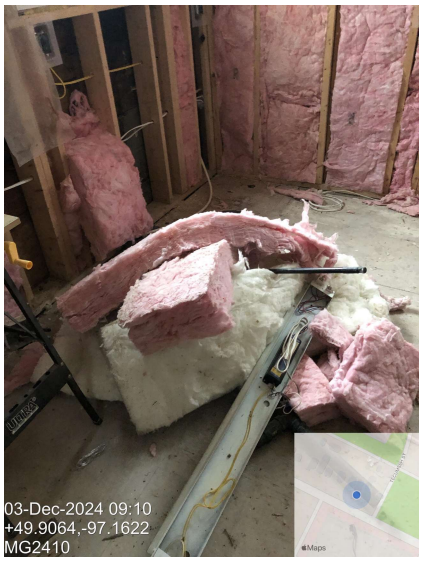










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**INSPECTION PHOTOS**

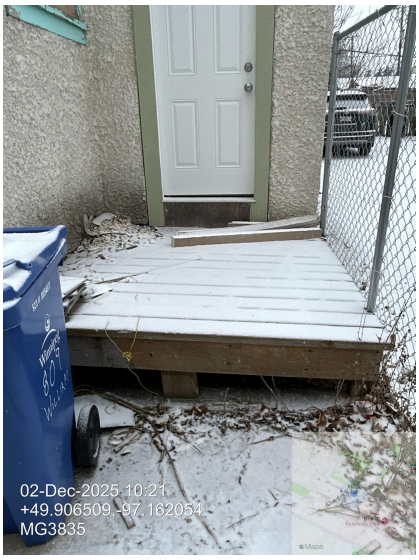
**YEAR: 2025**
























Property Address: **809 William Avenue**

**INSPECTION PHOTOS**

**YEAR: 2025**













