Minutes – Standing Policy Committee on Property and Development – February 9, 2026

APPEAL HEARINGS

Item No. 1 **The Vacant Buildings By-law No. 79/2010 – 197 Euclid Avenue (Mynarski Ward)**
File EX

STANDING COMMITTEE DECISION:

The Standing Policy Committee on Property and Development denied the appeal and confirmed the Order dated November 28, 2025, issued by the By-law Enforcement Officer, Licensing & By-law Enforcement, Community Services Department, regarding provisions of Vacant Buildings By-law No. 79/2010 for the premises located at 197 Euclid Avenue.

DECISION MAKING HISTORY:

Moved by Councillor Santos,
That the receipt of public representations be concluded.

Carried

Moved by Councillor Santos,
That the Appeal be denied and the Order dated November 28, 2025, issued by the By-law Enforcement Officer, Licensing & By-law Enforcement, Community Services Department, regarding provisions of Vacant Buildings By-law No. 79/2010 for the premises located at 197 Euclid Avenue, be confirmed.

Carried

Moved by Councillor Santos,
That the Appeal Hearing be concluded.

Carried

APPEAL HEARING SUMMARY

File: EX

Before: Standing Policy Committee on Property and Development
Councillor Duncan, Chairperson
Councillor Dobson
Councillor Santos

Appeal Hearing: February 9, 2026
Council Building, 510 Main Street

Appellant: Pete Sanderson

Premises Affected: 197 Euclid Avenue

Nature of Appeal: On December 5, 2025, Pete Sanderson appealed the Order dated November 28, 2025, issued by the By-law Enforcement Officer, Licensing & By-law Enforcement, Community Services Department, regarding provisions of Vacant Buildings By-law No. 79/2010.

The Order stated:

- An inspection of the premises at 197 Euclid Ave (LOT 23//24 PLAN 31586 35 57//8 ST J SUBJ TO ROW FOR ALL PURPOSES & AS APPURT TO LOTS 18 & 19 PL 31586 OVER & UPON SAID LOT 24) in the City of Winnipeg revealed that you are in contravention of The Vacant Buildings By-Law 79/2010 in the following respects:

    1. Schedule A Section 1(2)(b) all exterior walls and their components, including coping and flashing, must be maintained in good repair;

    2. Without restricting the general obligation set out in subsection (2)(1) - 2(2)(a) roofs, including facia boards, soffits, cornices, flashing, eavestroughing and

    3. downspouts must be maintained in a watertight condition;

    4. Schedule A Section 12(1) Unless approved in writing by an enforcement officer, (a) combustible materials; or (b) flammable or combustible liquids or gases; must not be stored within a vacant building.

Nature of Appeal (continued):

The Order stated (continued):

5. Schedule A Section 7 Every wall and ceiling in a building shall be maintained in safe condition and free from loose plaster and other hazards.

- OFFICER'S OBSERVATIONS: roof in disrepair (missing) soffit facia eavestrough (missing) exterior walls in disrepair, combustibles, walls and ceilings in disrepair, hanging hazards.

- CORRECTIVE ACTION: Please repair, remove or replace the above deficiencies by the compliance date below.

- You are hereby ordered to take such actions as are necessary to remedy the above noted contravention(s) by the compliance date stated below. "+"All repairs to the subject dwelling shall be made in a manner accepted as good workmanship in the trade concerned and with materials suitable and sufficient for the purpose.

OR

- Alternatively, you must obtain the necessary demolition permit and comply with the conditions set out in the Demolition Permit.

- If you fail to comply with this order by the compliance date stated below, the City of Winnipeg will have no alternative but to have the building repaired or demolished WITHOUT FURTHER NOTICE TO YOU, and the cost of such work will be added to the property taxes.

Exhibits Filed:

1. Order dated November 28, 2025, issued by the By-law Enforcement Officer, Licensing & By-law Enforcement, Community Services Department
2. Notice of Appeal filed by Pete Sanderson received December 5, 2025
3. Notification of Appeal Hearing dated December 17, 2025
4. Report of the Winnipeg Public Service dated February 9, 2026
5. Inspection report
6. Communication in support of the appeal submitted by the Appellant at the appeal hearing

REPRESENTATIONS:

In Support of the Appeal:

Pete Sanderson
Malcom Cook

In Opposition to the Appeal:

Nil

For the City:

C. Burgess, Acting Administrative Coordinator, By-law Operations, Licensing & Bylaw Enforcement, Community Services Department
K. Happychuk, Chief of Enforcement and Investigations, Planning, Property and Development Department
M. Tran, By-law Enforcement Officer, Licensing & Bylaw Enforcement, Community Services Department