From: Chesney Leppan <
Sent: Thursday, February 5, 2026 12:57 PM
To: Cowan, Leah <
Cc: Sherri Spencer <
Subject: RE: 239 Simcoe - Unable to issue a 2nd Residential Boarded Building Permit without committee approval

EXTERNAL EMAIL : Proceed with Caution!
Think carefully before you click on a link, open an attachment, or scan a QR code.
NEVER provide User IDs or Passwords.

_____

To Whom It May Concern,

Pursuant to Section 10 of the Vacant Buildings By-law, we are writing to formally request that the Standing Policy Committee on Property and Development consider issuing an additional Boarded Building Permit for 239 Simcoe Street, Roll Number 13032224000.

The property remains vacant and is currently not in a habitable condition. The building continues to be securely boarded in accordance with the Vacant Buildings By-law to ensure public safety and prevent unauthorized access. The requested additional Boarded Building Permit is required to allow the property to remain secured and in compliance with the By-law while it continues in a vacant state.

Please find attached a copy of the original Boarded Building Permit for your review and consideration.

Please forward all related correspondence to the following address:

Attn: Sherri Spencer

CW Stevenson Inc.

Please let us know if you require anything further.

Thanks,

Chesney Leppan | Cushman & Wakefield Stevenson
Senior Property Administrator, Commercial
Direct: | Main: +

Community Services Department • Services communautaires
Licensing & Bylaw Enforcement • Permis et exécution des règlements
395 Main Street • 395, Rue Main • Winnipeg • Manitoba • R3B 3N8
Tel./Tél. : 204-986-2234 • Fax/Téléc. : 204-986-4094 • www.winnipeg.ca

PERMIT NO: 24 222961 000 00 BP

BOARDING PERMIT: Residential

ADDRESS: 239 Simcoe ST

Applicant: Sherry Spencer
CW Stevenson Inc.

Owner(s): NATIONAL DEVELOPMENTS LTD, Work: Winnipeg, Manitoba

Description of Work:

For Boarding Permit Inspections or other related enquiries, please contact Licensing & Bylaw Enforcement between 8:30 AM - 4:30 PM Monday thru Friday at 204-986-2234.

Conditions:

This permit is automatically transferred to the next owner of the building if sold before this permit expires.

In addition to complying with all of Schedule A of the Vacant Buildings By-law 79/2010, The applicant and/or the owner of the building is responsible for ensuring that all boarding is installed and maintained in compliance with Part II of Schedule B of the Vacant Buildings By-law 79/2010 for the full duration of the permit.

THIS PERMIT EXPIRES IN 12 MONTHS

This is a RESIDENTIAL building and once boarded, the owner must not re-occupy the building until an OCCUPANCY CERTIFICATE has been issued. Requirements pertaining to the Occupancy Certificate are outlined in Division 3 of the Vacant Buildings By-law 79/2010. Occupancy Certificates can be obtained at Licensing & Bylaw Enforcement: 395 Main Street (Main Floor). FROM THE DATE OF ISSUANCE and the applicant and/or the owner of the building MUST remove all boarding from the building by the date of expiry of this boarded building permit and immediately secure the building in compliance with Part I of Schedule B of the Vacant Buildings By-law 79/2010.

Additional Permits: The owner of a RESIDENTIAL building is entitled to a single Boarded Building Permit unless designated committee grants approval for an additional Boarded Building Permit in accordance with the requirements of subsections 10(1) and 10(2) of the by-law: or an Occupancy Certificate has been issued in respect of the building.

Refunds: The current owner of a vacant building is entitled to a partial refund on the condition that the building is brought into compliance with: Schedule A and Part I of Schedule B of the Vacant Buildings By-law 79/2010 before the expiration of this permit. Any outstanding fees owing to the City of Winnipeg will be deducted from the refund.

Permits: This certifies that the above-named applicant is granted this permit to perform the work described in the above application and that payment for the said permit has been made. This permit is granted subject to the terms of the undertaking above stated and subject to the provisions of the applicable by-laws, regulations or orders and plans here before mentioned and nothing permitted hereunder shall be deemed to override the provisions of any applicable by-law of The City of Winnipeg or any Federal or Provincial statutes or regulations.

Revocation: This permit may be revoked if it was issued on the basis of mistaken or false information, or in error.

Expires: This permit shall expire and the rights granted under the permit shall be terminated on Sep 18, 2025.

Date Issued: September 18, 2024 Issued By: Anu Dhand

Community Services Department • Services communautaires
Licensing & Bylaw Enforcement • Permis et exécution des règlements
395 Main Street • 395, Rue Main • Winnipeg • Manitoba • R3B 3N8
Tel./Tél. : 204-986-2234 • Fax/Téléc. : 204-986-4094 • www.winnipeg.ca

Community Services Department • Services communautaires
Licensing & Bylaw Enforcement • Permis et exécution des règlements
395 Main Street • 395, Rue Main • Winnipeg • Manitoba • R3B 3N8
Tel./Tél. : 204-986-2234 • Fax/Téléc. : 204-986-4094 • www.winnipeg.ca

STATEMENT

PERMIT NO: 24 222961 000 00 BP

ADDRESS: 239 Simcoe ST

Applicant: Sherry Spencer
CW Stevenson Inc.

Owner(s): NATIONAL DEVELOPMENTS LTD, Winnipeg, Manitoba

Type: Boarding Permit - Residential

Expires: September 18, 2025

Vacant Bldg Bylaw - Res BBP Fee (CBES)	$2,730.00
Amount Paid by Cheque	$2,730.00

Received by: Anu Dhand Date: September 18, 2024

Winnipeg | Community Services
Services communautaires

LICENSING & BYLAW ENFORCEMENT

Appearing before the Standing Policy Committee on Property and Development

Hearing Date	March 5, 2026
Report	Request for additional Residential Boarded Building Permit associated with Vacant Building By-Law 79/2010
Permit Number	NO 24 222961

With respect to the property known as **239 Simcoe Street**

Appellant Name	Sherri Spencer
Property Owner	National Developments LTD
Owner on record since	January 1987

Application for additional Boarded Building Permit on a residential property under Section 10 of the Vacant Buildings Bylaw 79/2010.

Licensing & Bylaw Enforcement (LBE) became involved with the above-named property on or about January 22, 2019**.**

A Bylaw Enforcement Officer acting as a Special Constable for the City of Winnipeg for the enforcement of the Vacant Building By-law, sent a notification letter and brochure to the owners January 22, 2019. The letter advised this property was deemed a vacant building subject to the Vacant Buildings By-law.

Licensing & Bylaw Enforcement issued a first Boarded Building Permit, # 24 222961 000 00 on September 18, 2024 for the property at on 239 Simcoe St. The permit expired on September 18, 2025.

An inspection was conducted on February 24, 2026. In accordance with Section 2 of the Vacant Buildings Bylaw, a vacant Security Order # 5280123 was sent on January 15, 2026. The order identified two options for compliance.

The owner has elected to remain boarded and is seeking approval for a 2nd boarded building permit.

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	28
Declared Vacant	January 22, 2019
Information Package	January 22, 2019
# By-law Orders Issues	10
# of Remediations performed by City	1

LBE Orders Issued

Order #	Order Type	Issue Date	Compliance Date	Status
3620104	VB -Boarded Building Order	August 26, 2021	September 17, 2021	Closed order reissued
3958120	CBES-Vegetation Order	July 18, 2022	July 28, 2022	Closed order reissued
3961073	CBES – Vegetation order	July 20, 2022	August 2, 2022	Closed
4790547	CBES-VB -Res Sch A order	August 13, 2024	October 11, 2024	Open
4790671	CBES- VB – Sch B order	August 13, 2024	September 13, 2024	Closed
4962923	CBES – General order	March 11, 2025	April 11, 2025	Closed
5193491	CBES – P3 – Garbage order	October 7, 2025	October 17, 2025	Closed
5193488	CBES- Sch B order	October 7, 2025	October 27, 2025	Closed
5219030	CBES- P3 Garbage order	November 4, 2025	November 19, 2025	Closed
5280123	CBES- Sch B order	January 15, 2026	January 29, 2026	Open

LBE Fees Assessed

Invoice #	Invoice type	Date Payable	Status
19 127796	VB Inspection	April 23, 2019	Paid
20 158809	VB inspection	July 6, 2020	Paid
21 179133	VB inspection	July 8, 2021	Paid
22 179678	VB inspection	July 18, 2022	Paid
23 218578	VB inspection	September 27, 2023	Paid
24 206695	VB inspection	August 21, 2024	Not paid
25 219936	VB inspection	October 31, 2025	Not paid

Communication

# of Phone calls	16
# of emails	22
# of in-person	6

Property Address: 239 SIMCOE STREET

Permit Number: 2024 222961 000 00 BP

Date Issued: September 18, 2024
Expiry Date: September 18, 2025

2024	2025
	
	
	