From: Sydney Mcfadyen <
Sent: Friday, February 6, 2026 4:23 PM
To: Cowan, Leah <
Subject: Re: Request for additional boarded building permit - 760 Boyd Avenue

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.

_____

I'm requesting to go in front of the designated committee to grant a 2nd residential boarded building permit for the property of 760 Boyd Ave.

Thank you,

Eileen McFadyen

Get Outlook for iOS

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 119579 000 00 BP

BOARDING PERMIT: Residential

ADDRESS: 760 Boyd Ave

Applicant: DAVID DESJARLAIS
Alt:
Winnipeg, Manitoba

Owner(s): DAVID DESJARLAIS, EILEEN MCFADYEN

Description of Work:

For Boarding Permit Inspections or other related enquiries, please contact Community By-law Enforcement Services 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 EXPRIES 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 the Community By-law Enforcement Service: 1st floor - 395 Main Street.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 Mar 01, 2025.

Date Issued: March 1, 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

STATEMENT

PERMIT NO: 24 119579 000 00 BP

ADDRESS: 760 Boyd Ave

Applicant: DAVID DESJARLAIS
Alt:

Winnipeg, Manitoba

Owner(s): DAVID DESJARLAIS, EILEEN MCFADYEN

Type: Boarding Permit - Residential

Expires: March 1, 2025

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

Received by: Anu Dhand Date: February 21, 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 119579

With respect to the property known as **760 Boyd Avenue**

Appellant Name	Eileen Desjarlais
Property Owner	Eileen M McFadyen, David F Desjarlais
Owner on record since	January 08, 2013

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 June 01, 2022**.**

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 June 01, 2022. 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 119579 000 00 on March 1, 2024 for the property at 760 Boyd Ave. The permit expired on March 1, 2025.

An inspection was conducted on January 07, 2026. In accordance with Section 2 of the Vacant Buildings Bylaw, a vacant Security Order # 5224996 was sent on November 10, 2025. 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	2

Enforcement Summary

ACTION	DATE
Request for Service Received	23
Onsite Investigation	60
Declared Vacant	June 01, 2022
Information Package	June 01, 2022
# By-law Orders Issues	27
# of Remediations performed by City	2

LBE Orders Issued

Order #	Order Type	Issue Date	Compliance Date	Status
3903611	VB -Boarded Building Order	June 02, 2022	June 19, 2022	Closed
3903644	CBES- P3 – Garbage order	June 02, 2022	June 13, 2022	Closed
3959744	CBES – Vegetation order	July 20, 2022	July 27, 2022	Closed
3964255	CBES- P3 – Garbage order	July 22, 2022	August 07, 2022	Closed
4152498	CBES- VB – Sch A order	January 25, 2023	April 25, 2023	Open
4152611	CBES – VB – Sch A order	January 25, 2023		Open
4362808	CBES – P3 – Garbage order	July 4, 2023	July 14, 2023	Closed Order re-Issue
4362805	CBES- Vegetation order	July 5, 2023	July 17, 2023	Closed
4458044	CBES- P3 Garbage order	September 01, 2023	September 08, 2023	Closed
4750036	CBES- P3 Garbage order	July 5, 2024	July 14, 2024	Closed Order re-Issue
4861191	CBES- General Order	October 23, 2024	November 24, 2024	Closed
4861129	CBES- P3 Garbage order	October 23, 2024	October 31, 2024	Closed
4955257	VB -Boarded Building Order	February 25, 2025	March 14, 2025	Closed

4968832	CBES- General Order	March 11, 2025	April 11, 2025	Closed
4955305	CBES- General Order	February 25, 2025	March 25, 2025	Closed
4975995	CBES- P3 Garbage order	March 19, 2025	March 27, 2025	Closed
5098712	CBES- Vegetation order	July 14, 2025	July 22, 2025	Closed
5115322	CBES – VB – Sch A order	July 24, 2025	August 24, 2025	Enforcement
5148964	CBES- P3 Garbage order	August 25, 2025	September 2, 2025	Closed
5224996	VB -Boarded Building Order	November 10, 2025	December 10, 2025	Enforcement

LBE Fees Assessed

Invoice #	Invoice type	Date Payable	Status
23 109167	VB Inspection	January 30, 2023	Paid
24 120717	VB inspection	February 26, 2024	Non Paid
25 142922	VB inspection	April 28, 2025	Non Paid

Communication

# of Phone calls	22
# of emails	6
# of in-person	8

Property Address: 760 BOYD AVENUE

Permit Number: 2024 119579 000 00 BP

Date Issued: March 1, 2024
Expiry Date: March 1, 2025

[2024](#) [2025](#)













Property Address: 760 BOYD AVENUE

Permit Number: 2024 119579 000 00 BP

Date Issued: March 1, 2024
Expiry Date: March 1, 2025

2024	2025
	
	
	