From: Tim Bjornson <
Sent: Monday, February 9, 2026 2:46 PM
To: Cowan, Leah <
Cc: Rick Perrin <
Subject: RE: Request for additional boarded building permit - 847 Dufferin 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.

_____

Good afternoon,

Respectfully, I would like to clarify it was I, Tim Bjornson, who attended the City Clerk's Department this morning representing the interests of Perrin Holdings Inc. re. 847 Dufferin Avenue, as authorized by Richard Perrin.

The following is our formal request in writing for an additional boarded building permit.

This property was purchased by Perrin Holdings Inc. in March 2017.

It was used as a rental property from the time of purchase until January 2020.

The property was subsequently used for training of Denver Property Restoration Services Inc. emergency crews until roof issues made the building unsafe.

While the property was being used for training, Mr. Perrin was working with an architect on plans for a multi-family re-development of the property.

These completed plans were received from the architect in November 2022.

It is Mr. Perrin's intention to pursue the re-development of the property pending acquisition of funding for the project.

Mr. Perrin has had preliminary conversations with First Nations communities that Denver Property Restoration Services Inc. works with regarding the possibility of partnering or investing in the development. The idea being that, given the property's proximity to Health Science Centre and the surrounding medical support centres, the property could be developed to provide safe and comfortable accommodations for the use of the First Nation communities members while in Winnipeg for treatments or appointments.

It is Mr. Perrin's intention to advance these conversations beyond the preliminary stage and see if a source of funding can be obtained.

A boarded building permit was obtained in March 2024. A copy of the initial permit is attached.

We hereby request your consideration for an additional boarded building permit for this property.

Thank you for your attention to this matter.

Sincerely,

On behalf of Perrin Holdings Inc. and Richard Perrin



Tim Bjornson – Chief Financial Officer

Denver Property Restoration Services Inc.

“Specializing in fire, flood, mould, building maintenance and construction”

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Tel./Tél. : 204-986-2234 • Fax/Téléc. : 204-986-4094 • www.winnipeg.ca

PERMIT NO: 24 123192 000 00 BP

BOARDING PERMIT: Residential

ADDRESS: 847 Dufferin Ave

Applicant: Perrin Holdings Inc

POSTED

Owner(s): PERRIN HOLDINGS INC.,

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

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Tel./Tél. : 204-986-2234 • Fax/Téléc. : 204-986-4094 • www.winnipeg.ca

STATEMENT

PERMIT NO: 24 123192 000 00 BP
ADDRESS: 847 Dufferin Ave

Applicant: Perrin Holdings Inc

Owner(s): PERRIN HOLDINGS INC., Fax: 204-589-7660, 851 DUFFERIN AVE, Winnipeg, Manitoba R2X 0A2

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: March 1, 2024

CITY CLERKS WPG '26 FEB 09 09:31

Tim Bjornson

From: Black, Wraylynn
Sent: January 22, 2026 10:10 AM
To: Tim Bjornson
Subject: Re: 847 Dufferin Ave - Order - Compliance

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Tim,
I wanted to reach out and go over our phone conversation regarding obtaining a second Boarding Permit. As discussed, this process would take place with the Designated Committee at 510 Main St and speak with City Clerks Department.
You would have to confirm with them if you are able to represent Perrin Holdings Inc. and if you are allowed, what documentation you will need.

Plans etc. for the property will need to be explained.

If you have any further questions, feel free to contact me.

Thank you,

Wraylynn Black

Bylaw Enforcement Officer
Special Constable #3833

Licensing Bylaw Enforcement
Community Services
City of Winnipeg

Connect with us:

Confidentiality Notice: *The information contained in this message is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any use, dissemination, distribution, copying or disclosure of this message and attachments, in whole or in part, by anyone other than the intended recipient is strictly prohibited. If you have received this message in error, please notify the sender and permanently delete the complete message and any attachments. Thank you.*

From: Tim Bjornson
Sent: January 22, 2026 7:40 AM
To: Black, Wraylynn
Cc: Rick Perrin ; Kerri Arnott
Subject: FW: 847 Dufferin Ave - Order - Compliance

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Hi Wraylynn,

I am following up on the e-mail below.

We received a Final Notice for this contravention.

I am trying to determine why we received this notice in the first place and find out what we need to do to be compliant.

If you are not the person I need to discuss this with, please advise as to who I should contact.

Thank you,

Tim Bjornson – Chief Financial Officer
Denver Property Restoration Services Inc.

"Specializing in fire, flood, mould, building maintenance and construction"

From: Tim Bjornson
Sent: January 8, 2026 11:14 AM
To: Black, Wraylynn
Subject: FW: 847 Dufferin Ave - Order - Compliance

Hi Wraylynn,

I am following up re. below as there is a bit of confusion on our end.

After I sent the e-mail below, we had a follow up telephone conversation during which you granted us an extension until October 21, 2025. You also advised our board up permit had expired and we would have to arrange to meet with a designated committee to get approval for an additional permit.

We complied with the order by the deadline. I am attaching the invoice we received from Winnipeg Board Ups.

After our telephone conversation, I immediately began the process of trying to set up a meeting by following your direction to call 311.

After a couple of unsuccessful suggestions from 311, I was given the e-mail address for Licensing & Bylaw Enforcement.

I e-mailed Licensing and Bylaw Enforcement and received a reply. You were cc'd on both.

Shortly after this e-mail exchange, we received the attached Summons. At the time I assumed the Summons was for a meeting to discuss the additional board up permit request.

However, shortly before Christmas, our lawyer's office forwarded us the attached Penalty Notice dated December 11, 2025, with an attached handwritten notice dated September 23 and signed by you on September 24. I am now thinking the Summons is related to this notice, not our request for a meeting. Would you be able to confirm this?

The contravention cited on the notice is "Failing to comply with an order issued by a designated employee". We do not understand how we could have been in violation of your order on September 23 when we had a deadline of October 21. Can you please explain this.

I would like to reiterate that we have every intention of complying with the bylaws. We would just like to get a little clarity as to where we stand now and what we need to do to ensure compliance.

I would very much appreciate the opportunity to speak with you at your convenience.

Sincerely,

Tim Bjornson – Chief Financial Officer
Denver Property Restoration Services Inc.

"Specializing in fire, flood, mould, building maintenance and construction"

From: Tim Bjornson
Sent: October 14, 2025 12:02 PM
To: Black, Wraylynn
Subject: 847 Dufferin Ave - Order - Compliance

Hi Wraylynn,

Re: "Vacant Security Order" – Order #5180151 issued September 23, 2025, for 847 Dufferin Avenue

I just received the notice in the mail today. No doubt it was delayed by the mail strike as the stamp is dated September 24, 2025

I was waiting to act until I received the order and was able to determine what was specified in the order.

We have every intention of complying with the order.

I am requesting an extension to the compliance date of October 7, 2025 as the notice was delayed as noted above and we will need time to secure the "Boarded Building Permit".

The length of the extension is dependant on the time to acquire the necessary permit.

I would be more than willing to have a phone conversation regarding this if you feel it is necessary.

Please advise.

Thank you,

Tim Bjornson – Chief Financial Officer
Denver Property Restoration Services Inc.

"Specializing in fire, flood, mould, building maintenance and construction"

CITY CLERKS WPG '26 FEB 09 09:30

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The Vacant Buildings By-law No. 79/2010

VACANT SECURITY ORDER

ISSUE DATE: **September 23, 2025**

NOTICE TO: **Tim Bjornson**

Perrin Holdings Inc.

ORDER NUMBER 5180151
RE: 847 DUFFERIN AVE
LOT 15 BLOCK 63 PLAN 331 35W ST J
Folder: 25 231019 000 00 NO

An inspection of the premises at 847 DUFFERIN AVE (LOT 15 BLOCK 63 PLAN 331 35W ST J) in the City of Winnipeg revealed that you are in contravention of The Vacant Buildings By-Law 79/2010 in the following respects:

Section 5
The owner of a vacant building must ensure that the building is secure from unauthorized entry by one of the following methods:

(a) securing it conventionally in compliance with Part I of Schedule "B"; or
(b) boarding it in compliance with Part II of Schedule "B".

Section 6(1)
Unless a Boarded Building Exemption Certificate has been issued under section 11, the owner of a boarded vacant building must ensure that

(a) it complies fully with Part II of Schedule B and
(b) unless the designated employee has issued an order section 10.1, a Boarded Building Permit has been issued in respect of the building.

OFFICER'S OBSERVATIONS: Property is insecure and/or partially and improperly boarded. Boarded Buildings require a Boarded Building Permit

CORRECTIVE ACTION: Secure and maintain the vacant building in accordance with Section 5 and 6 of bylaw.

By either;

A) Remove <u>all</u> boarding materials and ensure all windows, doors and other openings in the building are secured in accordance with Part I of Schedule B of the bylaw.

<u>OR</u>

B) Obtaining a Boarded Building Permit AND securing the building in accordance with Schedule B, Part II of the bylaw.

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You are hereby ordered to take such actions as are necessary to remedy the above noted contravention(s) by the compliance date stated below. Remediation of the property will be initiated by the department, on or after October 8, 2025. The cost of the remediation will be added to the property taxes.

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.

Information on obtaining a Boarded Building Permit is on the last page of this package and on Winnipeg.ca

Any work involving structural changes to a building, or to a drainage or plumbing system, or to an electrical system, requires a permit from The City of Winnipeg.

The City has the right to register this Order by way of caveat against the property at the Land Titles Office.

COMPLIANCE DATE: October 7, 2025

Issued by: _____
Wraylynn Black

All enquiries regarding this notice and any conditions therein should be made to:
Wraylynn Black, Bylaw Enforcement Officer,

Failure to Comply

Please be advised that, if you fail to comply with this order, the City is entitled to:

1. Charge an Inspection Fee in the amount imposed by council;
2. Initiate enforcement in accordance to the Municipal Bylaw Enforcement Act and apply the administrative penalty for failing to comply with an order issued under The City of Winnipeg Vacant Buildings Bylaw No.79/2010.
3. Apply a monetary penalty for failing to comply with an order. This penalty, in addition to the costs of the actions or measures taken by the City of Winnipeg to remediate the property, will be added to the real property taxes on the property.
4. Take actions or measures referred to in this Order to bring the property into compliance and add the costs to the real property taxes on the property.
5. Initiate a prosecution against you in accordance to the Provincial Offences Act for failing to comply with The City of Winnipeg Vacant Buildings Bylaw No.79/2010, if convicted, you could face a penalty that will be imposed at the discretion of a Judicial Justice of the Peace.

Appeal

If you object to this Order, you are entitled to appeal it to the Standing Policy Committee on Property and Development, Heritage and Downtown Development. Your appeal must be in writing, and the appeal must be received by the City Clerk within (a) the date specified for compliance or (b) within 14 days of being served with this Order, whichever is earlier.

A $250.00 administrative fee must be paid at the time you file your appeal – your appeal will not be accepted without the administrative fee. It is possible that the appeal body may refund this administrative fee if it concludes that the appeal has been made in good faith and has merit.

Your appeal should be addressed to:

The Standing Policy Committee on Property and Development, Heritage and Downtown Development
The City Clerk, Susan A. Thompson Building, 510 Main Street
Winnipeg, Manitoba R3B 1B9
Inquiries can be made to CLK-Appeals@winnipeg.ca or phone: 311

Late submissions will not be heard. Appeals must identify this Order and must include your name and address and should indicate what part of the Order you are appealing. A hearing date will be set by the City Clerk's Office and communicated to you. You are entitled to attend the appeal hearing and speak to the issues raised.

SCHEDULE "B"

TO THE VACANT BUILDINGS BY-LAW
(Section 5)

SECURITY REQUIREMENTS FOR VACANT BUILDINGS

The owner of a vacant building must comply with either Part I or Part II of this Schedule.

PART I

In order to comply with Part I of this Schedule, the owner of a vacant building must ensure that

(a) all exterior doors to the dwelling are operational, fit tightly within their frames when closed and are locked so as to prevent entry;

(b) all windows are either permanently sealed or locked so as to prevent entry;

(c) all windows, doors, basement and attic hatchways and their frames are so constructed and maintained to completely exclude rain and substantially exclude wind from entering the building; and

(d) all windows are in good repair, and properly glazed.

PART II

In order to comply with Part II of this Schedule, the owner of a vacant building must ensure that the following requirements are met:

a. *all doors, windows and other openings, other than the principal entrance, at the basement and main (first) floor levels must be covered in compliance with this Part with a solid piece of plywood, at least 18 millimeters thick and secured with non-countersunk T-25 Torx screws at least 75 millimeters in length, spaced not more than 150 millimeters on centre;*

b. *all doors, windows and other openings, other than the principal entrance, at the basement and main (first) floor levels must have bracing installed, consisting of 2x4s on the flat flush to the outside edges of the plywood, twice along the longest lengths at a minimum, that are secured using hex type lag screws that are at least 101 millimeters in length;*

c. *the principal entrance must be covered in compliance with this Part with a solid piece of plywood, non-countersunk T-25 Torx screws at least 50 millimeters in length, spaced not more than 150 millimeters on centre;*

d. *the principal entrance must have bracing installed consisting of 2x4s on the flat flush to the outside edges of the plywood, along the two vertical lengths at a minimum, that are secured using non-countersunk T-25 Torx screws at least 50 millimeters in length, spaced not more than 150 millimeters on centre;*

e. *all windows, doors and other openings at the second-floor level or higher are to be secured in compliance with Part II of this Schedule unless the owner is ordered by the designated employee to install boarding in compliance with specifications set out in clauses (a) and (b) of this subsection.*

f. *plywood and 2x4s applied to openings must be installed and maintained in a way that is weather-tight and must be protected from the elements with at least two coats of white paint;*

g. *plywood applied to openings must be installed and maintained as follows:*

(i) for conventional, wood framed windows, the plywood must be installed on top of the sill and snugly between the brickmoulds on the sides and top with fasteners penetrating the actual frame of the window;

(ii) for windows that have components that are flush with the face of the brickmould (e.g. wood storm windows), the plywood must be installed on top of the sill and flush with the outer edge of the brickmoulds on the sides and top with fasteners penetrating the face of the brickmoulds;

(iii) for windows that have components that protrude past the face of the brickmould (e.g. aluminum storm windows), the brickmoulds must be built out flush to the outer edge of the brickmoulds with solid, dimensional lumber, painted white, as required to clear the protruding window components. The plywood shall then be installed on top of the sill (where possible) and flush with the outer edge of the built-up frame;

(iv) for PVC windows, the area directly adjacent to the outer edge of the PVC brickmould and sill must be framed with solid, dimensional lumber, painted white, as required to clear the PVC components. The plywood must then be installed flush with the outer edge of the built-up frame;

(v) for conventional doors without storm doors, the plywood must be installed on top of the sill and snugly between the brickmoulds on the sides and top with fasteners penetrating the actual door jamb and header of the door. A hole must be cut in the plywood just large enough for the door hardware to protrude;

(vi) for entrance doors with storm doors, the area directly adjacent to the outer edge of the brickmould and sill must be framed out with solid, dimensional lumber, painted white, as required to clear all storm door components. The plywood must then be installed flush with the outer edge of the built-up frame. A hole must be cut in the plywood just large enough for the door hardware to protrude where necessary;

Vacant Buildings Bylaw
Boarded Building Permit Requirements

Call or visit Licensing & Bylaw Enforcement to obtain a Boarded Building Permit.

395 Main St.
Winnipeg, MB
R3B 3N8
Ph: 204-986-2234
Email: CMS-LBE@winnipeg.ca

Permit Requirements

7 In order to obtain a Boarded Building Permit, an owner must

(a) when applying for a Boarded Building Permit, provide an address for service of notices and orders during the period that the permit is valid and thereafter, provide prompt notice of any change in the address given for service; and

(b) pay any application or permit fee established by Council in respect of the permit.

Boarded Building Permit for commercial buildings

8 Upon payment of permit fees established by Council, the owner of a commercial building may obtain an unlimited number of Boarded Building Permits for that building, each being valid for a period of one year after being issued. The permit is automatically transferred to the next owner of the building.

Boarded Building Permit for residential buildings

9(1) Subject to this Division and upon payment of a permit fee established by Council, the owner of a vacant residential building is entitled to obtain a single Boarded Building Permit for the building, valid for a period of one year from the date it is issued. The permit is automatically transferred to the next owner of the building.

No additional permit without Designated Committee approval or occupancy certificate

9(2) Once a Boarded Building Permit has been issued in respect of a residential building, no additional permit may be issued in respect of the building until and unless: (a) the Designated Committee has approved an additional Boarded Building Permit to be issued under section 10; or (b) an occupancy certificate has been issued in respect of the building under section 13.

Partial refund of permit fee

9(3) The current owner of the residential building is entitled to a partial refund of the permit fee referred to in subsections (1) or (2) in an amount established by Council if the building is brought into compliance with Schedule A and Part I of Schedule B before the expiration of the Boarded Building Permit. Fees or penalties imposed on the owner pursuant to this or another By-law are to be deducted from any refund paid.

Please note Residential Properties are eligible for one Boarded Building Permit. Unless application under Section 9(2) is successful.

Criteria for additional permit

10(2) In determining whether to approve an additional permit, the Designated Committee must take into account

(a) the impact of the boarded building on adjacent buildings and the surrounding neighbourhood;

(b) the viability and credibility of the owner's plans to bring the building into compliance and maintain it thereafter in compliance with this By-law and other by-laws;

(c) the likelihood that the building will be re-occupied in the future; and

(d) the owner's record of compliance or non-compliance with this By-law and other by-laws of the City at the subject property and elsewhere.

CITY CLERKS WPG '26 FEB 09 09:31

Perrin Holdings Inc.

January 22, 2026

To whom it may concern,

I, Richard Perrin, President and Owner of Perrin Holdings Inc., hereby authorize Timothy Bjornson to represent the interests of Perrin Holdings Inc. on my behalf.

Richard Perrin

President

Perrin Holdings Inc



ROMY SANCIO

MICHAEL ANGELO'S
DESIGN & ENGINEERING SERVICES LTD.

302-510 Burnell Street
Winnipeg, MB R3G 2B4

COMMERCIAL • RESIDENTIAL

TWO STOREY 5 PLEX

847 DUFFERIN AVE, WINNIPEG, MANITOBA

architecture + development inc.

MICHAEL ANGELO'S
DESIGN & DRAFTING LTD

No.	ISSUED FOR	DATE	BY
A	ISSUED FOR REVIEW	11-25-2022	PC

DRAWN BY: RQS CHECKED BY: PC

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The contractor is to verify dimensions and data noted herein with conditions on the site and be held responsible for reporting discrepancy to the architects for adjustment.

SEALS

847 DUFFERIN AVE.
2-STOREY 5PLEX

WINNIPEG, MANITOBA

COVER SHEET

PROJECT NO.
2121

C-00



MICHAEL ANGELO'S
DESIGN & ENGINEERING SERVICES LTD.

ROMY SANCIO B.Arch.

302-510 Burnell Street
Winnipeg, MB R3G 2B4

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WINNIPEG, MANITOBA

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2121

C-00



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DESIGN & ENGINEERING SERVICES LTD.

ROMY SANCIO B.Arch.

302-510 Burnell Street
Winnipeg, MB R3G 2B4

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847 DUFFERIN AVE, WINNIPEG, MANITOBA

CHAGAS
architecture + development inc.

MICHAEL ANGELO'S
DESIGN & DRAFTING LTD

No.	ISSUED FOR	DATE	BY
A	ISSUED FOR REVIEW	11-05-2022	PC

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SEAL

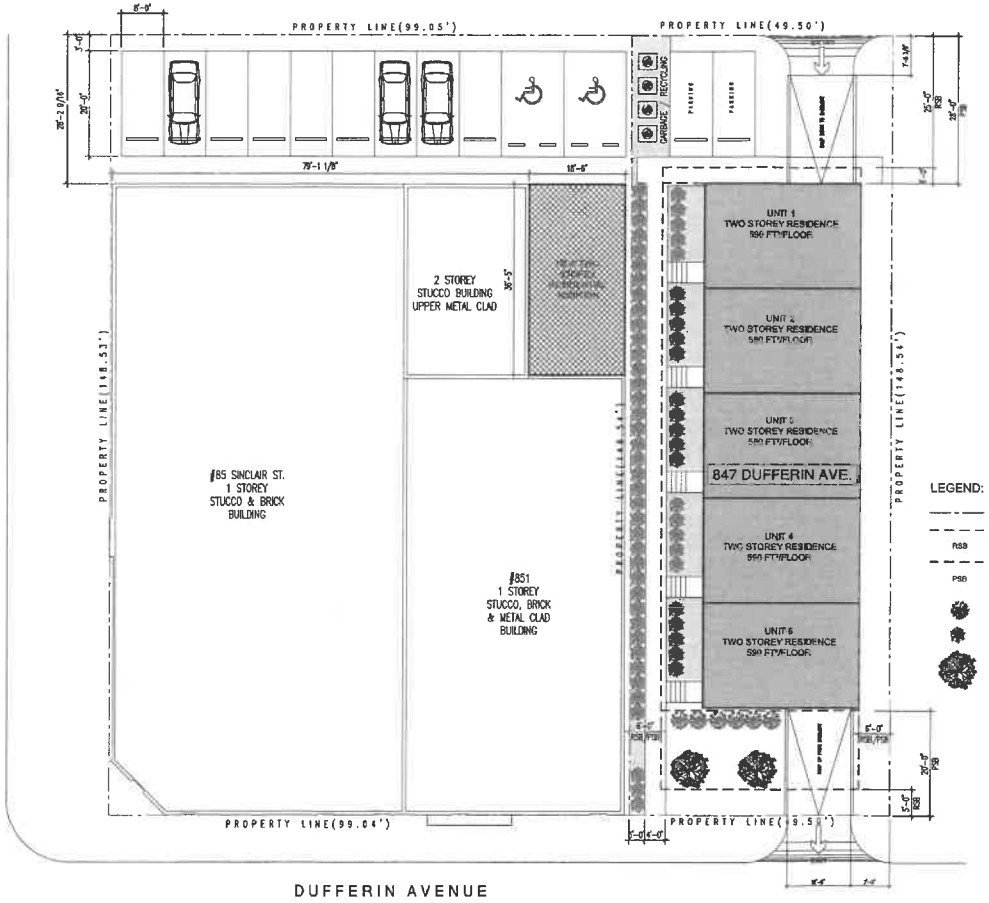
847 DUFFERIN AVE.
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WINNIPEG, MANITOBA

COVER SHEET

PROJECT NO.
2121

C-00



LEGEND:

- PROPERTY LINE
- REQUIRED SETBACK
- RSB REQUIRED SETBACK
- PROPOSED SETBACK
- PSB PROPOSED SETBACK
- 30 - SNOWBERRY MIN. 2 GALLON CONTAINER
- 101 - GOLDEN NINE BARK MIN. 2 GALLON CONTAINER
- 3 - JAPANESE TREE LILAC WITH 2-1/2" CALIPER

1 A0.3 A0.3 SITE PLAN
SCALE: 1/24" = 1'-0"



N 2 A0.3 A0.3 LOCATION PLAN
SCALE: N.T.S.

CHAGAS
architecture + development inc.

MICHAEL ANGELOS DESIGN & DRAFTING LTD.

No.	ISSUED FOR	DATE	BY
A	ISSUED FOR REVIEW	11-25-2022	PC

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SEAL

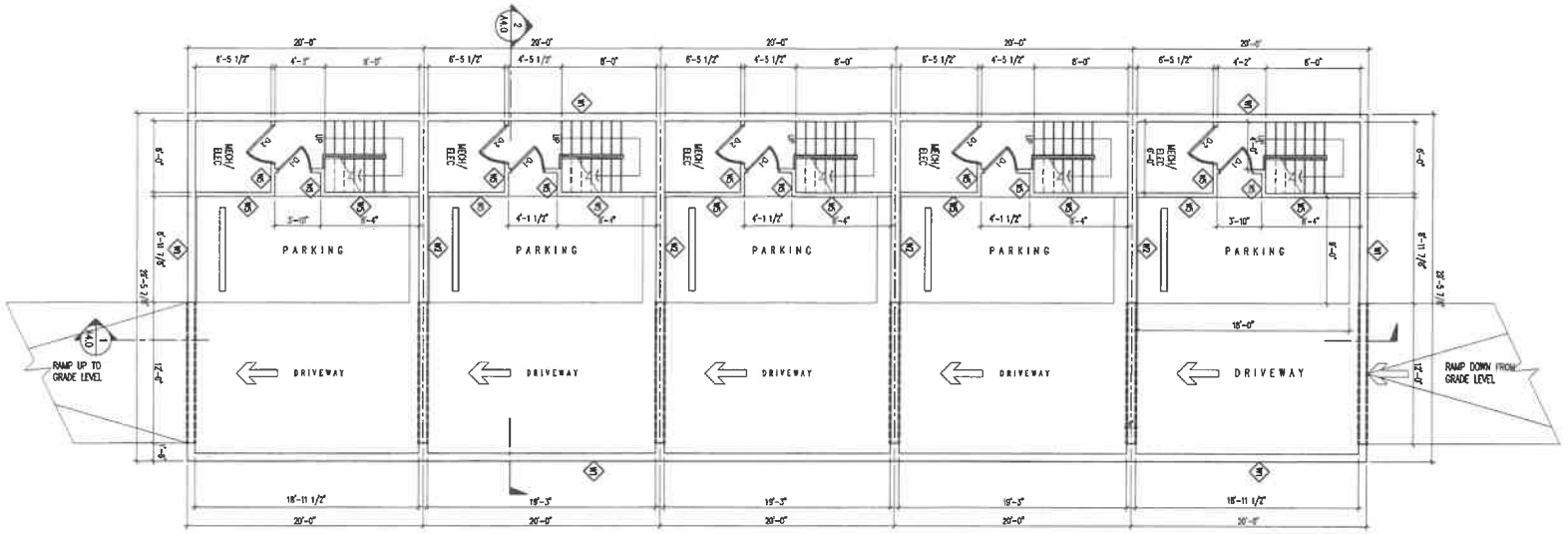
847 DUFFERIN AVE.
2-STOREY 5PLEX

WINNIPEG, MANITOBA

SITE PLAN

PROJECT NO. 2121

A0.3



PROPOSED BASEMENT FLOOR PLAN
SCALE: 3/32" = 1'-0"

WALL SCHEDULE

MARK	DESCRIPTION
W1	BASEMENT WALL FOUNDATION -PARGING 6" BELOW GRADE -ASPHALT DAMP-PROOFING -8" CONCRETE BASEMENT WALL
W2	BASEMENT WALL FOUNDATION -9" CONCRETE BASEMENT WALL
W5	INTERIOR WALL PARTITION -1/2" GYPSUM BOARD -2x4 WOOD STUDS @ 16" O/C -1/2" GYPSUM BOARD
W3	EXTERIOR WALL -EXTERIOR FINISH AS SPECIFIED -2 LAYERS UNDER STUCCO -TYVEK/TYPAR HOUSE WRAP -7/16" OSB SHEATHING C/W H-CLIPS -2x6 STUDS @ 16" O/C -R22 INSULATION -6MIL CGSB POLY V.B. -1/2" DRYWALL
W6	PLUMBING WALL PARTITION -1/2" GYPSUM BOARD -2x6 WOOD STUDS @ 16" O/C -1/2" GYPSUM BOARD
W4	INTERIOR STUD PARTY WALL STC-54, 1.5HR. FRR. 9.10.3.1.A -1-LAYER 5/8" (TYPE X) DRYWALL -2x4 STUDS @ 16" O/C -R-22 SAFE & SOUND ROXUL INSULATION -1" AIR GAP -2x4 STUDS @ 16" O/C -R-22 SAFE & SOUND ROXUL INSULATION -1-LAYER 5/8" (TYPE X) DRYWALL

WINDOW & DOOR SCHEDULE

TAG NO.	SIZE	DESCRIPTION
D-1	36"W X 80"H	SOLID CORE PANEL DOOR
D-2	36"W X 80"H	HOLLOW CORE PANEL DOOR
D-3	32"W X 80"H	HOLLOW CORE DOOR
D-4	32"W X 80"H	HOLLOW CORE DOOR WITH LOUVER - WASHROOM/BATH
D-5	36"W X 80"H	HOLLOW CORE SLIDING DOOR // PANEL
D-6	36"W X 80"H	PANTRY LOUVER DOOR
D-7	60"W X 80"H	CLOSET LOUVER DOOR
D-8	2-27"W X 80"H	FROSTED GLASS SLIDING DOOR

NOTE: ROUGH-IN OPENINGS TO BE PROVIDED BY SUPPLIER

TAG NO.	SIZE	DESCRIPTION
W-1	48"W x 44"H	FIXED PVC WINDOW
W-2	24"W x 44"H	FIXED PVC WINDOW
W-3	72"W x 44"H	SLIDING PVC WINDOW
W-4	36"W x 32"H	FIXED PVC WINDOW
W-5	60"W x 44"H	SLIDING PVC WINDOW

NOTE:
STAIR SHOULD COMPLY WITH 9.8
HANDRAILS SHOULD COMPLY WITH 9.8.7
GUARDRAILS SHOULD COMPLY WITH 9.8.8
SMOKE ALERTS SHOULD COMPLY WITH SECTION 9.10.19
ROOF SPACE SHOULD COMPLY WITH 9.19

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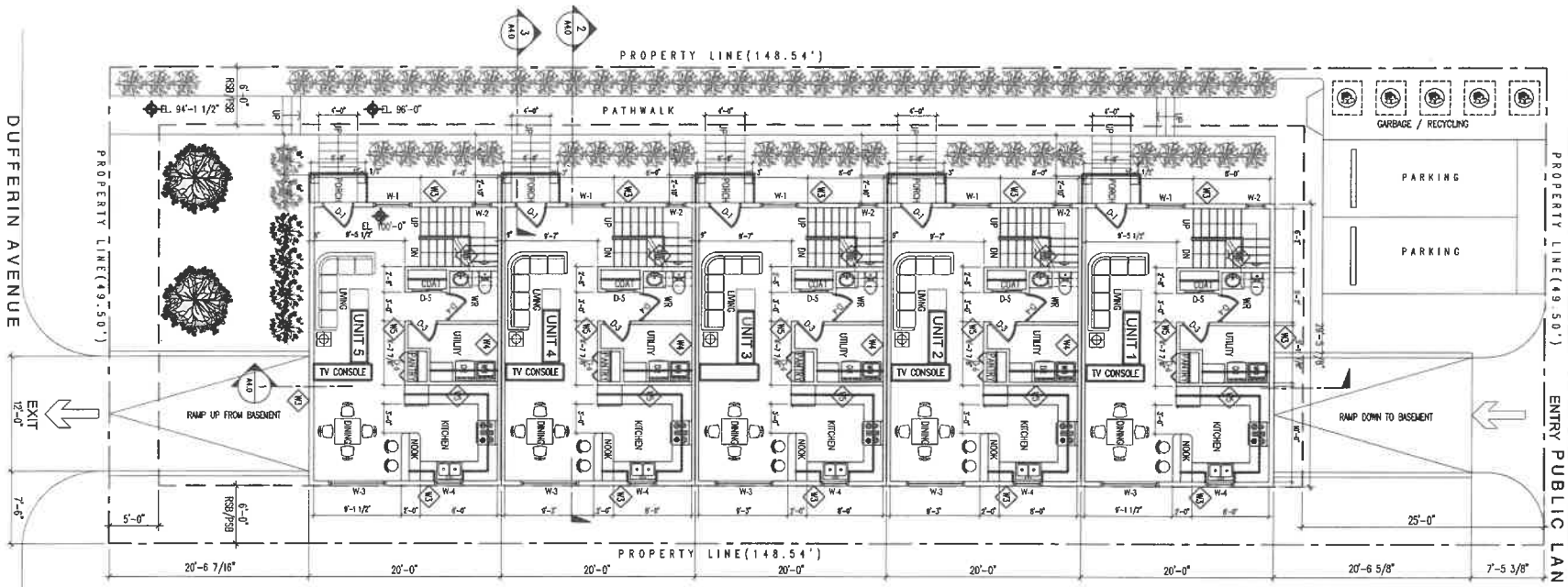
847 DUFFERIN AVE.
2-STOREY 5PLEX

WINNIPEG, MANITOBA

FLOOR PLAN

PROJECT NO. 2121

A2.0



PROPOSED MAIN FLOOR PLAN
SCALE: 1/12" = 1'-0"

WALL SCHEDULE

MARK	DESCRIPTION
W1	BASEMENT WALL FOUNDATION -PARGING 6" BELOW GRADE -ASPHALT DAMP-PROOFING -8" CONCRETE BASEMENT WALL
W2	BASEMENT WALL FOUNDATION -9" CONCRETE BASEMENT WALL
W5	INTERIOR WALL PARTITION -1/2" GYPSUM BOARD -2x4 WOOD STUDS @ 16" O/C -1/2" GYPSUM BOARD
W3	EXTERIOR WALL -EXTERIOR FINISH AS SPECIFIED -2 LAYERS UNDER STUCCO -TYVEK/TYPAR HOUSE WRAP -7/16" OSB SHEATHING C/W H-CLIPS -2x6 STUDS @ 16" O/C -R22 INSULATION -6MIL CGSB POLY V.B. -1/2" DRYWALL
W6	PLUMBING WALL PARTITION -1/2" GYPSUM BOARD -2x6 WOOD STUDS @ 16" O/C -1/2" GYPSUM BOARD
W4	INTERIOR STUD PARTY WALL STC-54, 1.5HR. FRR, 9.10.3.1.A -1-LAYER 5/8" (TYPE X) DRYWALL -2x4 STUDS @ 16" O/C -R-22 SAFE & SOUND ROXUL INSULATION -1" AIR GAP -2x4 STUDS @ 16" O/C -R-22 SAFE & SOUND ROXUL INSULATION -1-LAYER 5/8" (TYPE X) DRYWALL

WINDOW & DOOR SCHEDULE

TAG NO.	SIZE	DESCRIPTION
D-1	36"W X 80"H	SOLID CORE PANEL DOOR
D-2	36"W X 80"H	HOLLOW CORE PANEL DOOR
D-3	32"W X 80"H	HOLLOW CORE DOOR
D-4	32"W X 80"H	HOLLOW CORE DOOR WITH LOUVER - WASHROOM/BATH
D-5	36"W X 80"H	HOLLOW CORE SLIDING DOOR (2 PANEL)
D-6	36"W X 80"H	PANTRY LOUVER DOOR
D-7	60"W X 80"H	CLOSET LOUVER DOOR
D-8	2-27"W X 80"H	FROSTED GLASS SLIDING DOOR

NOTE: ROUGH-IN OPENINGS TO BE PROVIDED BY SUPPLIER

TAG NO.	SIZE	DESCRIPTION
W-1	48"W x 44"H	FIXED PVC WINDOW
W-2	24"W x 44"H	FIXED PVC WINDOW
W-3	72"W x 44"H	SLIDING PVC WINDOW
W-4	36"W x 32"H	FIXED PVC WINDOW
W-5	60"W x 44"H	SLIDING PVC WINDOW

NOTE:
STAIR SHOULD COMPLY WITH 9.8
HANDRAILS SHOULD COMPLY WITH 9.8.7
GUARDRAILS SHOULD COMPLY WITH 9.8.8
SMOKE ALERTS SHOULD COMPLY WITH SECTION 9.10.19
ROOF SPACE SHOULD COMPLY WITH 9.19

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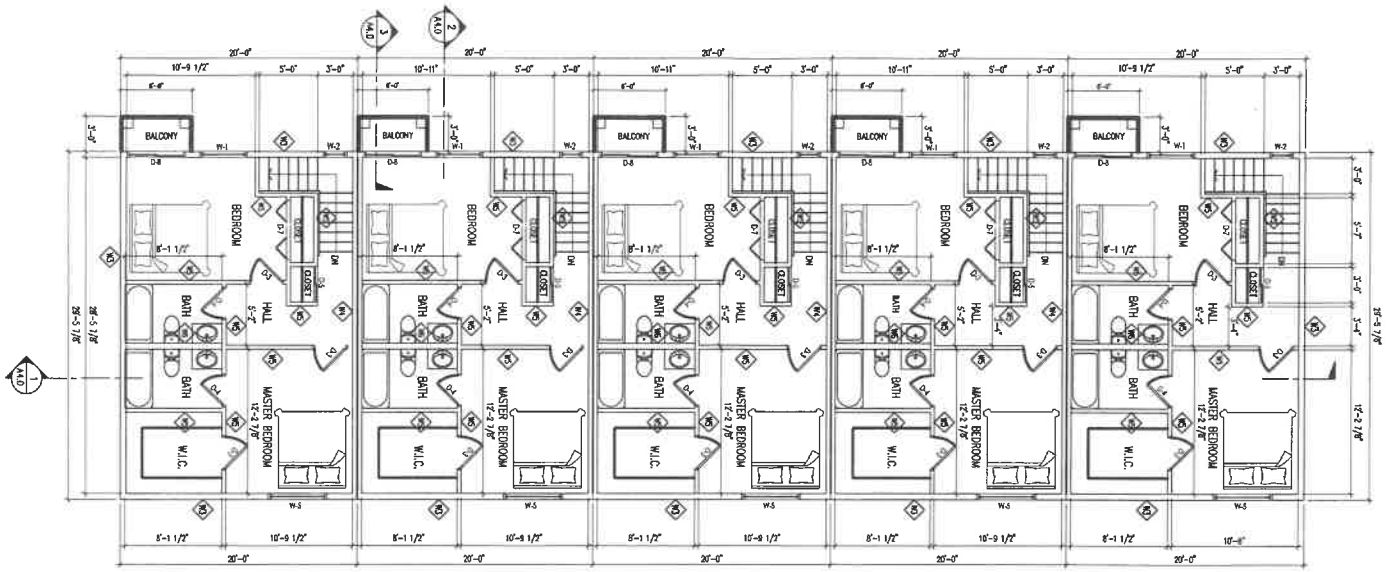
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WINNIPEG, MANITOBA

FLOOR PLAN

PROJECT NO. 2121

A2.1





1 / A2.1 A2.2 PROPOSED SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

WALL SCHEDULE

MARK	DESCRIPTION
W1	BASEMENT WALL FOUNDATION -PARGING 6" BELOW GRADE -ASPHALT DAMP-PROOFING -8" CONCRETE BASEMENT WALL
W2	BASEMENT WALL FOUNDATION -9" CONCRETE BASEMENT WALL
W5	INTERIOR WALL PARTITION -1/2" GYPSUM BOARD -2x4 WOOD STUDS @ 16" O/C -1/2" GYPSUM BOARD
W3	EXTERIOR WALL -EXTERIOR FINISH AS SPECIFIED -2 LAYERS UNDER STUCCO -TYVEK/TYPAR HOUSE WRAP -7/16" OSB SHEATHING C/W H-CLIPS -2x6 STUDS @ 16" O/C -R22 INSULATION -6MIL CGSB POLY V.B. -1/2" DRYWALL
W6	PLUMBING WALL PARTITION -1/2" GYPSUM BOARD -2x6 WOOD STUDS @ 16" O/C -1/2" GYPSUM BOARD
W4	INTERIOR STUD PARTY WALL ,STC-54, 1.5HR. FRR, 9.10.3.1.A -1-LAYER 5/8" (TYPE X) DRYWALL -2x4 STUDS @ 16" O/C -R-22 SAFE & SOUND ROXUL INSULATION -1" AIR GAP -2x4 STUDS @ 16" O/C -R-22 SAFE & SOUND ROXUL INSULATION -1-LAYER 5/8" (TYPE X) DRYWALL

WINDOW & DOOR SCHEDULE

TAG NO.	SIZE	DESCRIPTION
D-1	36"W X 80"H	SOLID CORE PANEL DOOR
D-2	36"W X 80"H	HOLLOW CORE PANEL DOOR
D-3	32"W X 80"H	HOLLOW CORE DOOR
D-4	32"W X 80"H	HOLLOW CORE DOOR WITH LOUVER - WASHROOM/BATH
D-5	36"W X 80"H	HOLLOW CORE SLIDING DOOR (2 PANEL)
D-6	36"W X 80"H	PANTRY LOUVER DOOR
D-7	60"W X 80"H	CLOSET LOUVER DOOR
D-8	2-27"W X 80"H	FROSTED GLASS SLIDING DOOR

NOTE: ROUGH-IN OPENINGS TO BE PROVIDED BY SUPPLIER

TAG NO.	SIZE	DESCRIPTION
W-1	48"W x 44"H	FIXED PVC WINDOW
W-2	24"W x 44"H	FIXED PVC WINDOW
W-3	72"W x 44"H	SLIDING PVC WINDOW
W-4	36"W x 32"H	FIXED PVC WINDOW
W-5	60"W x 44"H	SLIDING PVC WINDOW

NOTE:
STAIR SHOULD COMPLY WITH 9.8
HANDRAILS SHOULD COMPLY WITH 9.8.7
GUARDRAILS SHOULD COMPLY WITH 9.8.8
SMOKE ALERTS SHOULD COMPLY WITH SECTION 9.10.19
ROOF SPACE SHOULD COMPLY WITH 9.19

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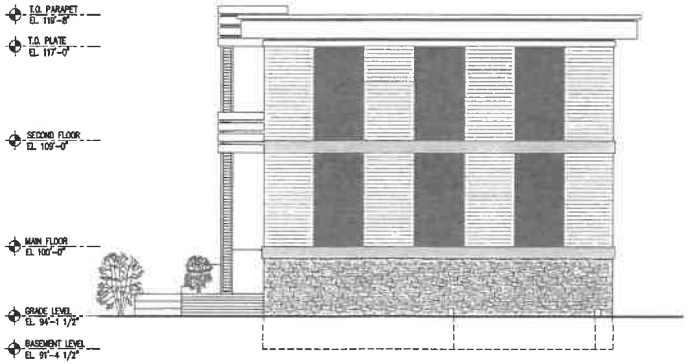
FLOOR PLAN

PROJECT NO. 2121

A2.2



1 / A3.0 A3.0 WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 / A3.0 A3.0 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

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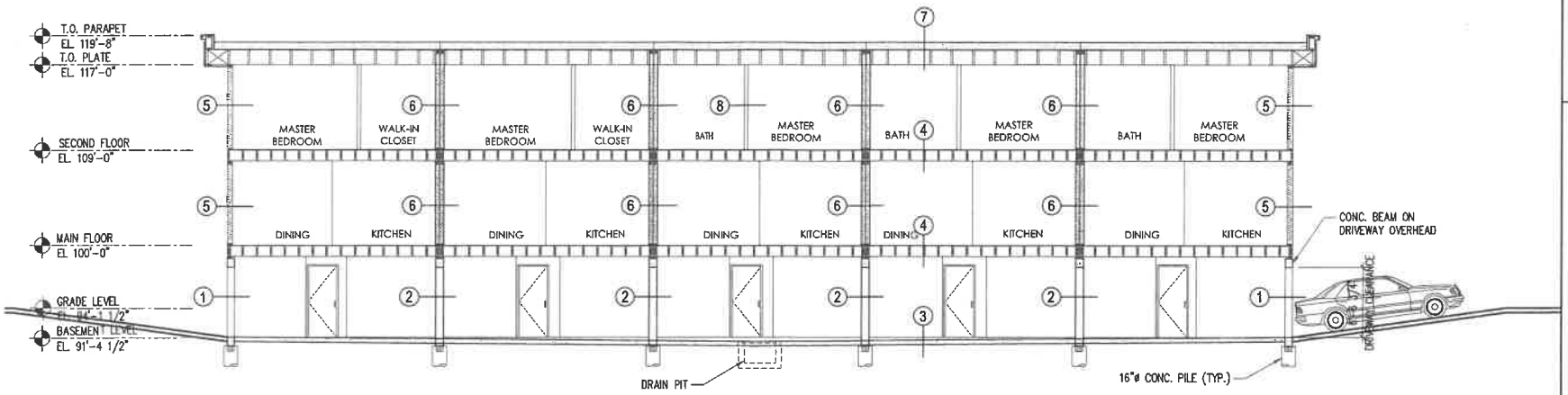
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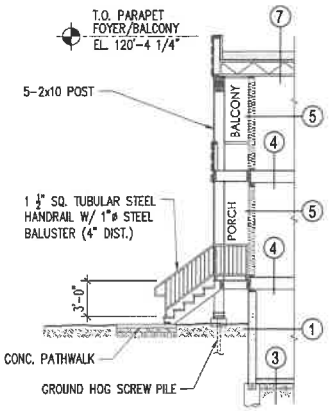
ELEVATIONS

PROJECT NO. 2121

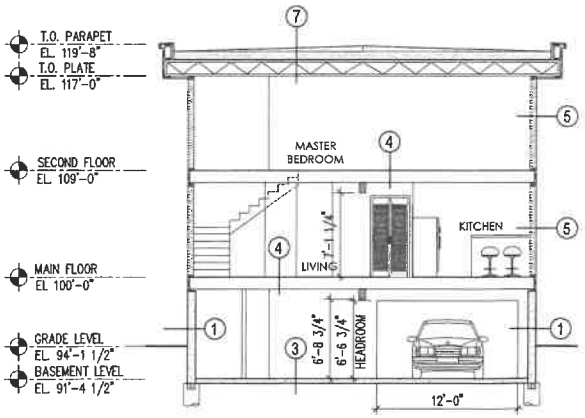
A3.0



1 / A4.0 A4.0 LONGITUDINAL SECTION
SCALE: 3/32" = 1'-0"



3 / A4.0 A4.0 SECTION THRU PORCH/BALCONY
SCALE: 3/32" = 1'-0"



2 / A4.0 A4.0 CROSS SECTION
SCALE: 3/32" = 1'-0"

1 FOUNDATION WALL CONSTRUCTION:
- PARGING 6" BELOW GRADE
- ASPHALT DAMP-PROOFING
- 8" CONCRETE BASEMENT WALL

2 FOUNDATION WALL CONSTRUCTION:
- 9" CONCRETE BASEMENT WALL

3 BASEMENT FLOOR CONSTRUCTION:
- 5" CONCRETE SLAB
- 6MIL OSSB POLY VAPOUR BARRIER
- MIN. 6" COMPACTED GRAVEL
- SLOPE EXCAVATION TO SUMP/DRAIN
- MIN. 1/8" IN 12" ALL WAYS (TYP)

4 TYPICAL FLOOR CONSTRUCTION:
FINISH FLOOR AS SPECIFIED
-5/8" T&G OSB SUB-FLOOR (GLUED & SCREWED)
-2x12 FLOOR JOISTS @ 16" O/C.
-R-22 INSULATION
-7/8" RESILIENT METAL CHANNELS @ 16" O/C
-5/8" TYPE 'X' DRYWALL (2 LAYERS)

5 EXTERIOR WALL CONSTRUCTION:
-EXTERIOR FINISH AS SPECIFIED
-2 LAYERS UNDER STUCCO
-TYVEK/TYPAR HOUSE WRAP
-7/16" OSB SHEATHING C/W H-CLIPS
-2x6 STUDS @ 16" O/C
-R22 INSULATION
-6MIL OSSB POLY V.B.
-1/2" DRYWALL

6 NEW INTERIOR STUD PARTY WALL STC-54, 1.5HR. FRR. 9.10.3.1.A
- 1-LAYER 5/8" (TYPE X) DRYWALL
- 2x4 STUDS @ 16" O/C
- R-22 SAFE & SOUND ROXUL INSULATION
- 1" AIR GAP
- 2x4 STUDS @ 16" O/C
- R-22 SAFE & SOUND ROXUL INSULATION
- 1-LAYER 5/8" (TYPE X) DRYWALL

7 ROOF CONSTRUCTION:
-BALLASTED EPDM ROOFING
-RIGID INSULATION POLY VAPOUR BARRIER
-GYPSUM DECK BOARD
-STEEL DECK

8 INTERIOR WALL CONSTRUCTION:
-1/2" GYPSUM BOARD
-2x4 OR 2x6 WOOD STUDS @ 16" O/C
-1/2" GYPSUM BOARD

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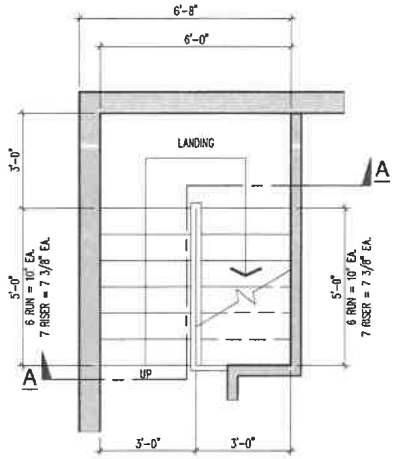
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WINNIPEG, MANITOBA

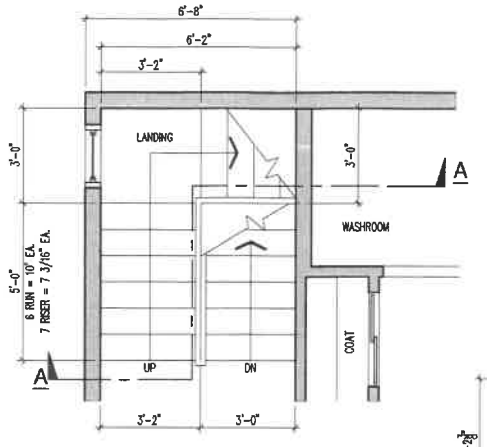
BUILDING SECTIONS

PROJECT NO. 2121

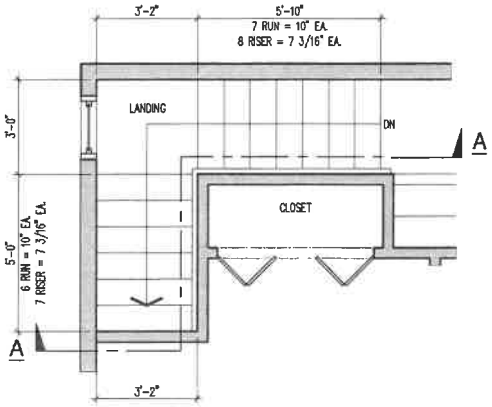
A4.0



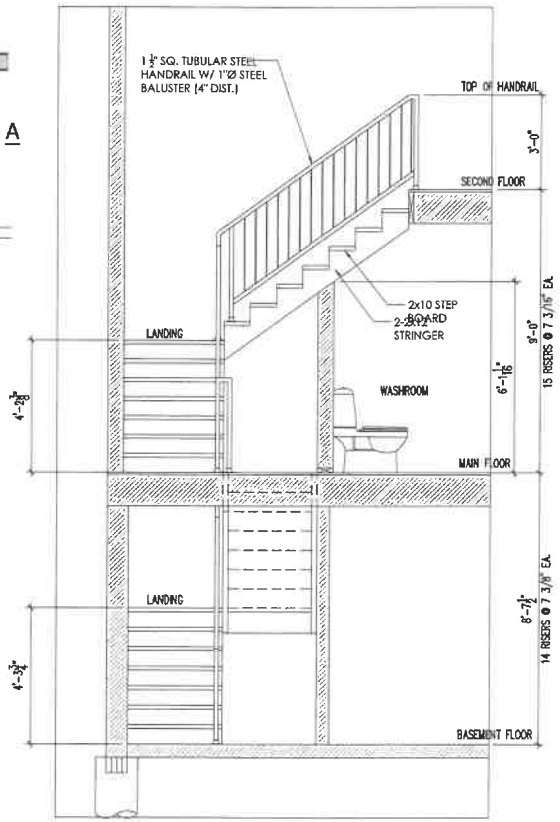
PLAN @ BASEMENT



PLAN @ MAIN FLOOR



PLAN @ SECOND FLOOR



SECTION-A

1 / A5.0 A5.0 STAIR ENLARGED PLAN & SECTIONS
SCALE: 1/4" = 1'-0"

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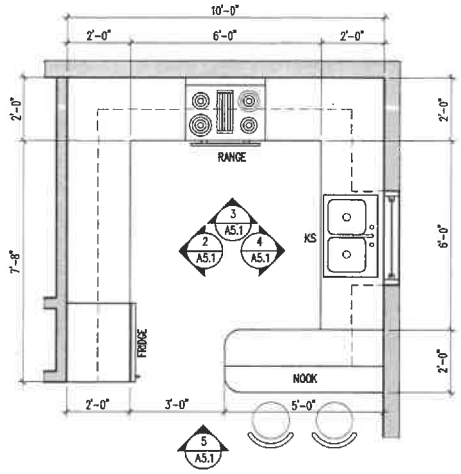
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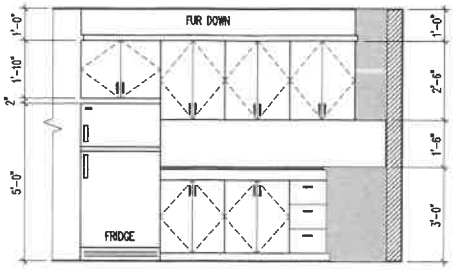
ENLARGED PLANS

PROJECT NO. 2121

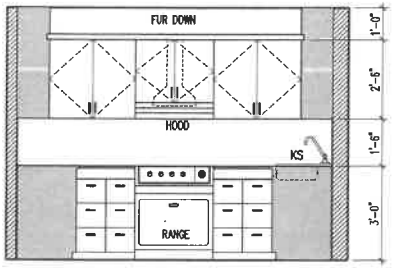
A5.0



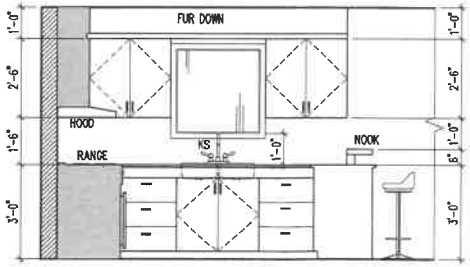
1 A5.1/A5.1 KITCHEN ENLARGED PLAN
SCALE: 1/4" = 1'-0"



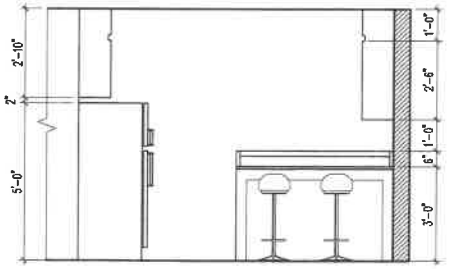
2 A5.1/A5.1 SECTION/ELEVATION
SCALE: 1/4" = 1'-0"



3 A5.1/A5.1 SECTION/ELEVATION
SCALE: 1/4" = 1'-0"



4 A5.1/A5.1 SECTION/ELEVATION
SCALE: 1/4" = 1'-0"



5 A5.1/A5.1 SECTION/ELEVATION
SCALE: 1/4" = 1'-0"

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RMJ

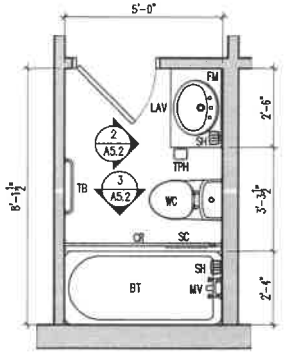
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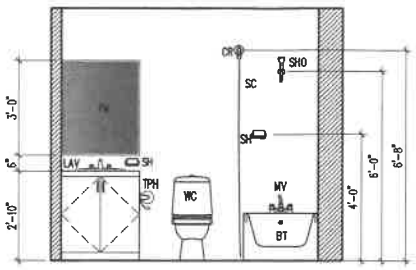
ENLARGED PLAN

PROJECT NO. 2121

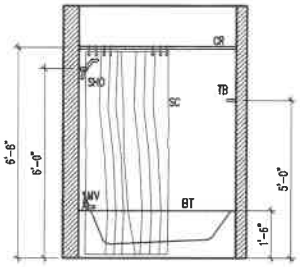
A5.1



1 A5.2/A5.2 BATHROOM ENLARGED PLAN
SCALE: 1/4" = 1'-0"

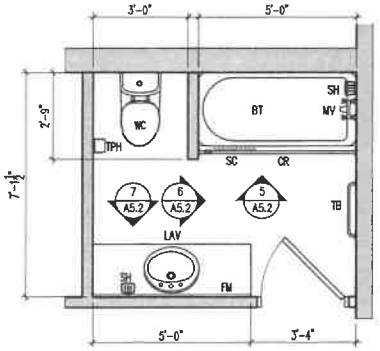


2 A5.2/A5.2 SECTION/ELEVATION
SCALE: 1/4" = 1'-0"

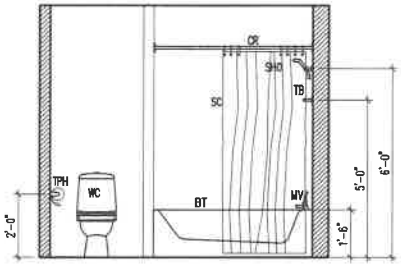


3 A5.2/A5.2 SECTION/ELEVATION
SCALE: 1/4" = 1'-0"

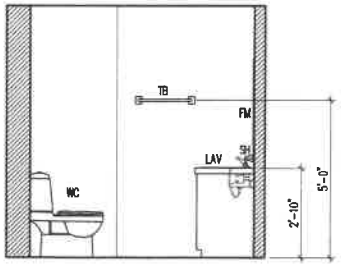
SD	SOAP DISPENSER
TPH	TISSUE PAPER HOLDER
TB	TOWEL BAR
BT	BATH TUB
FM	FACIAL MIRROR
LAV	LAVATORY
WC	WATER CLOSET
CR	CURTAIN ROD
SC	SHOWER CURTAIN
SHO	SHOWER
MV	MIXING VALVE



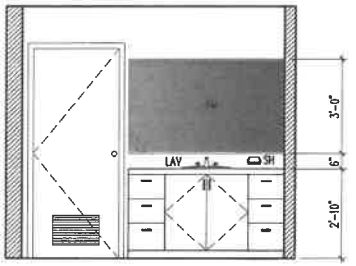
4 A5.2/A5.2 BATHROOM ENLARGED PLAN
SCALE: 1/4" = 1'-0"



5 A5.2/A5.2 SECTION/ELEVATION
SCALE: 1/4" = 1'-0"



6 A5.2/A5.2 SECTION/ELEVATION
SCALE: 1/4" = 1'-0"



7 A5.2/A5.2 SECTION/ELEVATION
SCALE: 1/4" = 1'-0"

CHAGAS
architecture + development Inc.

MICHAEL ANGELO'S DESIGN & DRAFTING LTD.

No.	ISSUED FOR	DATE	BY
A	ISSUED FOR REVIEW	11-25-2022	PC

DRAWN BY: RGS CHECKED BY: PC

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SEAL:

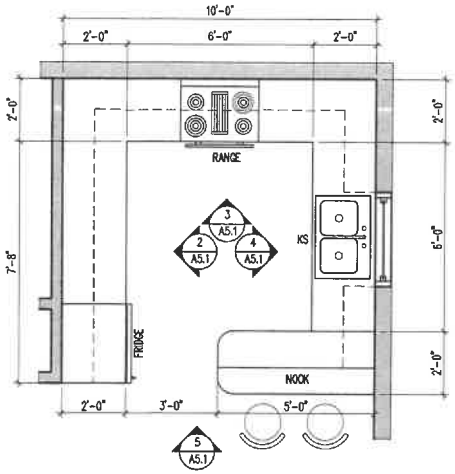
847 DUFFERIN AVE.
2-STOREY 5PLEX

WINNIPEG, MANITOBA

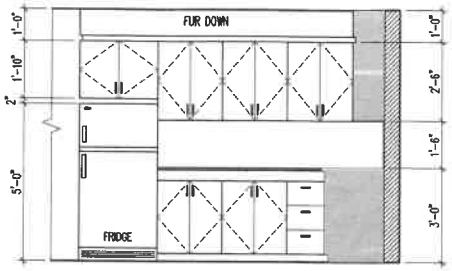
ENLARGED PLAN

PROJECT NO.
2121

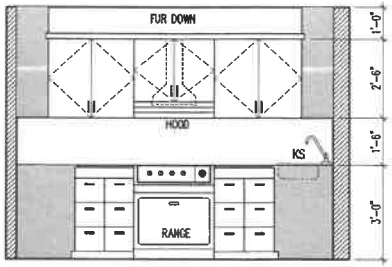
A5.2



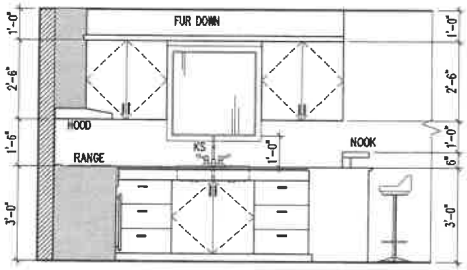
1 A5.1 A5.1 KITCHEN ENLARGED PLAN
SCALE: 1/4" = 1'-0"



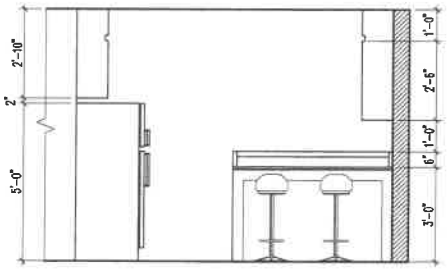
2 A5.1 A5.1 SECTION/ELEVATION
SCALE: 1/4" = 1'-0"



3 A5.1 A5.1 SECTION/ELEVATION
SCALE: 1/4" = 1'-0"



4 A5.1 A5.1 SECTION/ELEVATION
SCALE: 1/4" = 1'-0"



5 A5.1 A5.1 SECTION/ELEVATION
SCALE: 1/4" = 1'-0"

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REAJ

847 DUFFERIN AVE.
2-STOREY 5PLEX

WINNIPEG, MANITOBA

ENLARGED PLAN

PROJECT NO. 2121

A5.1

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 123192

With respect to the property known as **847 Dufferin Avenue**

Appellant Name	Tim Bjornson – Denver Property Restoration Services
Property Owner	Perrin Holdings Inc.
Owner on record since	March 13, 2017

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

Licensing & Bylaw Enforcement (LBE) became involved with the above-named property on or about July 27, 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 July 27, 2022. The letter advised this property was deemed a vacant building subject to the Vacant Buildings By-law.

Licensing & Bylaw Enforcement issued a Boarded Building Permit, # 24 123192 000 00 on March 1, 2024 for the building at 847 Dufferin Ave. The permit expired on March 1, 2025.

An inspection was conducted on October 22, 2025. In accordance with Section 2 of the Vacant Buildings Bylaw, a Vacant Security Order # 5180151 was sent on September 23, 2025.The order identified two options for compliance.

The owner is seeking approval for a 2nd boarded building permit in order to remain boarded in compliance.

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

Orders Caveated	0
Orders Re-issued	0

Enforcement Summary

ACTION	DATE
Request for Service Received	3
Onsite Investigation	16
Declared Vacant	July 27, 2022
Information Package	July 27, 2022
# By-law Orders Issues	3
# of Remediations performed by City	0

LBE Orders Issued

Order #	Order Type	Issue Date	Compliance Date	Status
3970088	CBES- VB – Sch B order	July 27, 2022	August 16, 2022	Closed
4070982	CBES-VB -Res Sch A order	November 02, 2022	February 03, 2023	Enforcement
5180151	CBES- VB – Sch B order	September 23, 2025	October 07, 2025	Closed

LBE Fees Assessed

Invoice #	Invoice type	Date Payable	Status
22 226605	VB Inspection	November 03, 2022	Paid
23 234839	VB inspection	November 7, 2023	Paid
24 256353	VB inspection	December 11, 2024	Not Paid

Communication

# of Phone calls	2
# of emails	6
# of in-person	4

Property Address: 847 DUFFERIN AVENUE

Permit Number: 2024 123192 000 00 BP

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

2024	2025
	
	
	