Minutes – Standing Policy Committee on Property and Development – March 16, 2026

APPEAL HEARINGS

Item No. 1 The Vacant Buildings By-law No. 79/2010 – 260 King Street (Point Douglas Ward) File EX

STANDING COMMITTEE RECOMMENDATION:

The Standing Policy Committee on Property and Development adjourned the appeal hearing to its meeting on May 25, 2026, at 9:30 a.m. in the Council Building at 510 Main Street.

DECISION MAKING HISTORY:

The Chairperson called Councillor Wyatt to the Chair in order to move the following motion:

Moved by Councillor Duncan,
That the appeal hearing be adjourned to the Standing Policy Committee on Property and Development meeting on May 25, 2026.

Carried

Councillor Duncan resumed the Chair.

APPEAL HEARING SUMMARY

File: EX

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

Appeal Hearing: March 16, 2026
Council Building, 510 Main Street

Appellant: Mamadou Saliou Diallo and Khady Daro Niang

Premises Affected: 260 King Street

Nature of Appeal: On February 17, 2026, Mamadou Saliou Diallo and Khady Daro Niang appealed the Decision dated February 3, 2026, issued by the By-law Enforcement Officer, Licensing and By-law Enforcement, Community Services Department, regarding provisions of The Vacant Buildings By-law No. 79/2010.

The Decision stated:

- An inspection of the premises at 260 King ST (LOT 34 PLAN 11 11 W 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 | of Schedule “B”; or

  (b) boarding it in compliance with Part Il 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

Nature of Appeal (continued)

The Decision stated (continued):

(a) it complies fully with Part Il 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 of bylaw.

  By either;

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

  OR

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

- 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.

Exhibits Filed:

1. Decision dated February 3, 2026, issued by the By-law Enforcement Officer, Licensing and By-law Enforcement, Community Services Department
2. Notice of Appeal filed by Mamadou Saliou Diallo and Khady Daro Niang received February 17, 2026
3. Notification of Appeal Hearing dated February 19, 2026
4. Report of the Winnipeg Public Service dated March 16, 2026
5. Inspection report

REPRESENTATIONS:

In Support of the Appeal:

Mamadou Saliou Diallo
Daniel Bernal
Khady Daro Niang

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