Winnipeg | Community Services
Services communautaires

LICENSING & BYLAW ENFORCEMENT

Appearing before the Standing Policy Committee on Property and Development

Hearing Date	April 16, 2026 – *Laid over from January 13, 2026*
Report	Request to Refund Inspection Fee associated with Vacant Building Schedule A Invoice of 885 Downing St
Appeal Invoice	25 267285 Issued under Vacant Buildings By-Law 79/2010

With respect to the property known as 885 Downing St

Appellant Name	Josh Meneer
Property Owner	MENEER DEVELOPMENT LTD.
Owner on record since	April 2025

Refund of an invoice is allowed under section 24 of the Vacant Buildings By-Law 79/2010.

Licensing & Bylaw Enforcement (LBE) became involved with the above named property on or about April 22, 2021.

A Bylaw Enforcement Officer acting as a Special Constable for the City of Winnipeg for the enforcement of the Vacant Buildings By-law, sent a notification letter and brochure to the current owner May 15, 2025. The letter advised this property was deemed a vacant building subject to the Vacant Buildings By-law.

The Officer issued a notification for the first vacant building inspection on November 4, 2025 and it was served by personal service to owner in accordance with Section 117(1) of The City of Winnipeg Charter Act.

An inspection was conducted on December 1, 2025. In accordance with Section 15(2) of the Vacant Buildings By-law, a Schedule A invoice was sent on December 3, 2025.

Does LBE involvement pre-date this ownership timeframe: **YES**

Orders Caveated	0
Orders Re-issued	1

Enforcement Summary (current owner)

ACTION	DATE
Request for Service Received	0
Onsite Investigation	3
Declared Vacant	April 22, 2021
Information Package to current owner	May 15, 2025
# By-law Orders Issues	3
# of Remediations performed by City	0
# of Enforcement Actions (tickets)	0

LBE Orders Issued

Order #	Order Type	Issue Date	Compliance Date	Status
5144684	Prohibit Occupancy	August 21, 2025	N/A	Closed
5250663	Schedule A Order	December 5, 2025	03-05-2026	Closed

LBE Fees Assessed

Invoice #	Invoice type	Date Payable	Status
25 267285	VB Inspection	December 3, 2025	REFUND REQUEST

Communication

# of Phone calls	2
# of emails	2
# of in-person	1

Property Address: **885 Downing Street**

2021







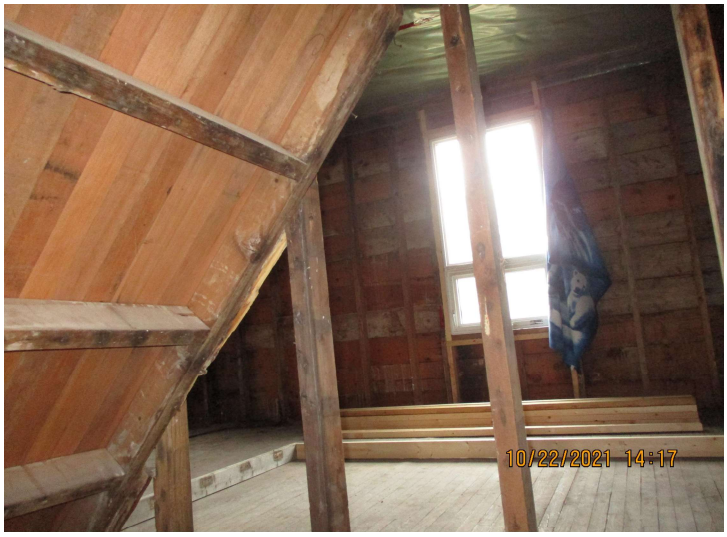






Property Address: **885 Downing Street**

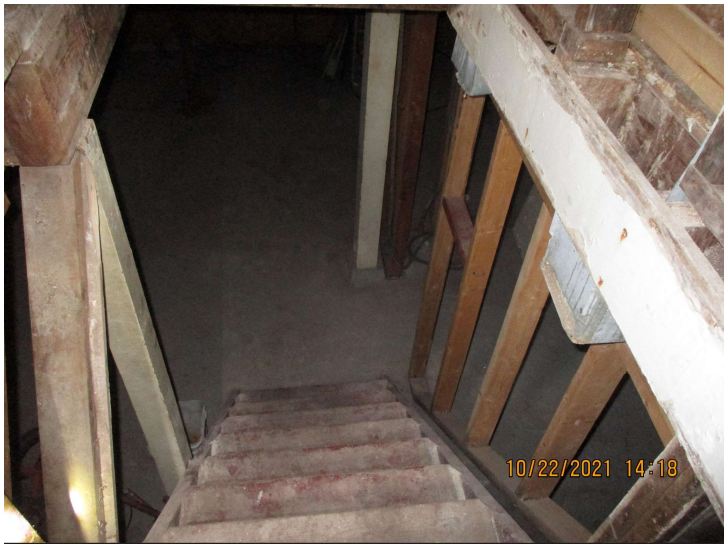
2021

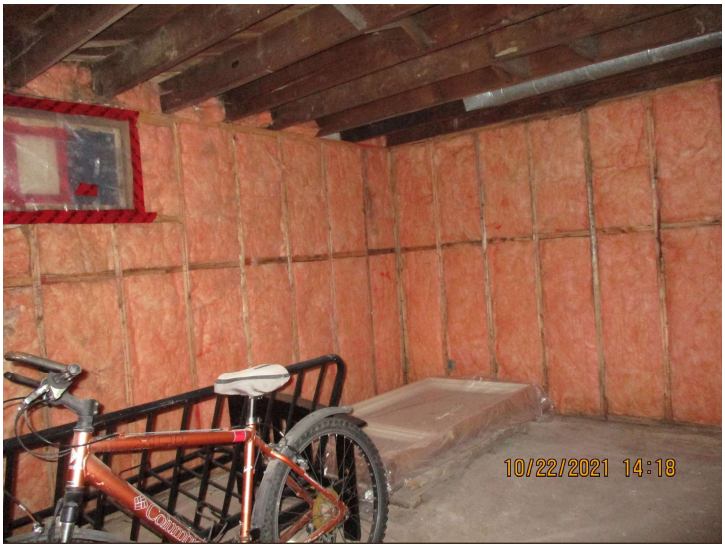










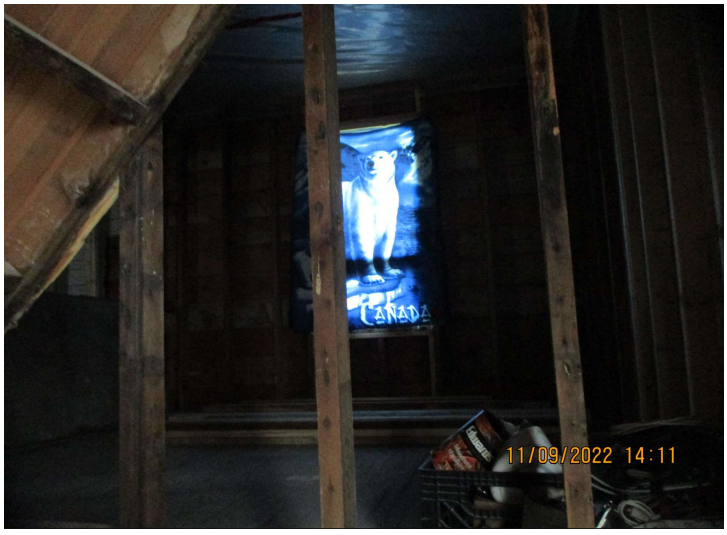


Property Address: **885 Downing Street**

2022









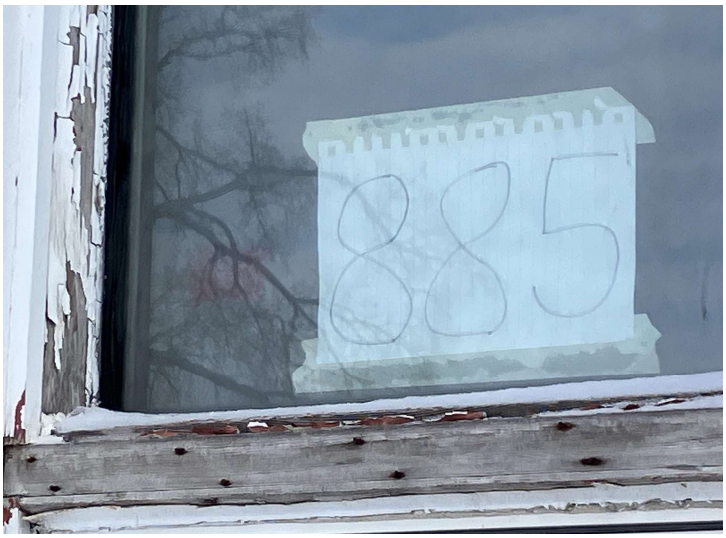




Property Address: **885 Downing Street**

2023













Property Address: **885 Downing Street**

2024

















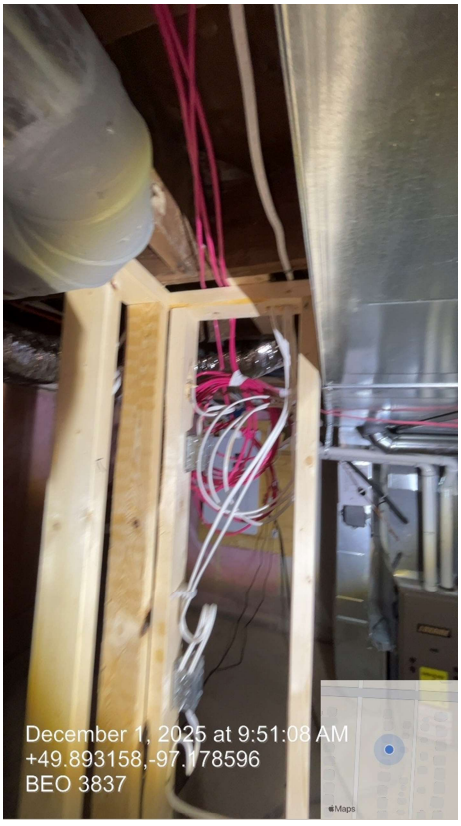
Property Address: **885 Downing Street**

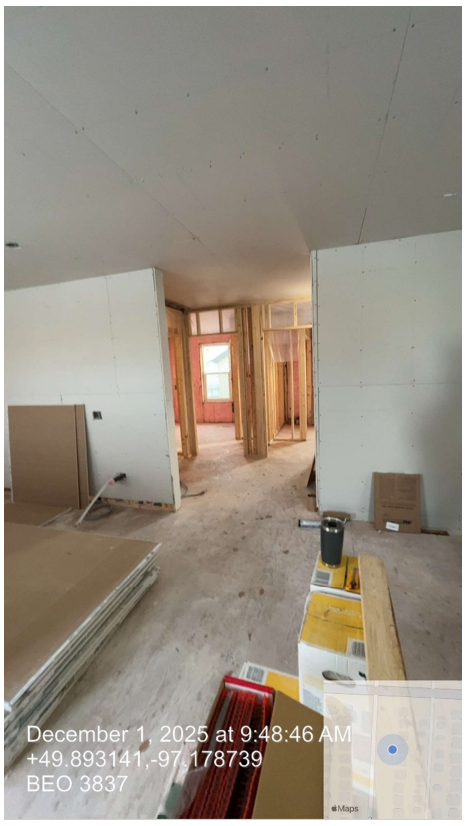
2025

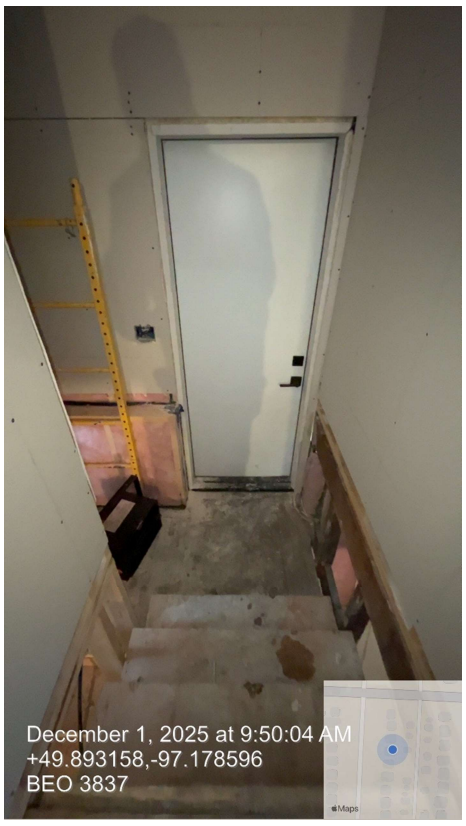










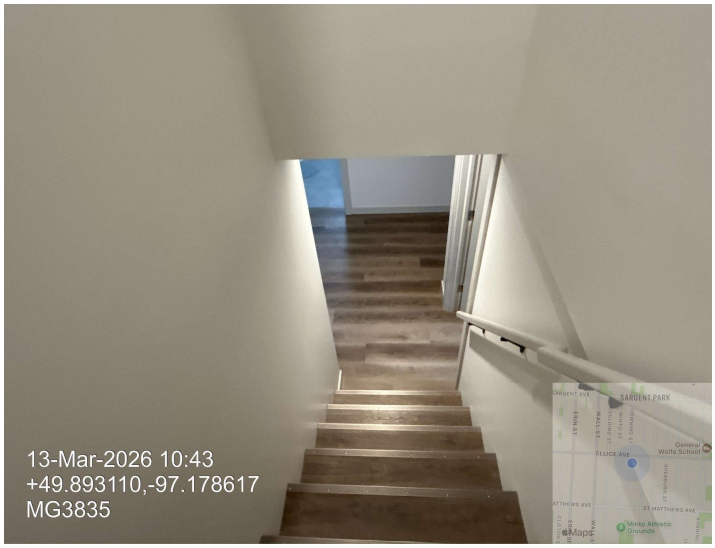


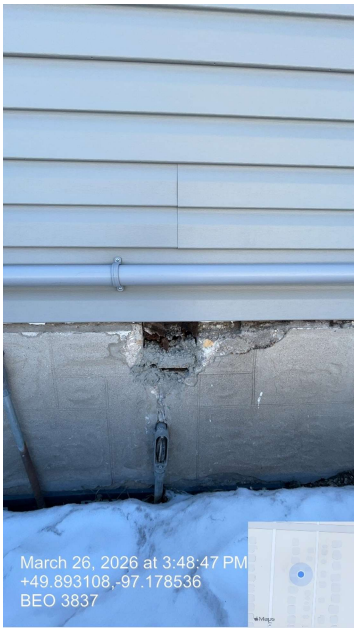
Property Address: **885 Downing Street**

2026

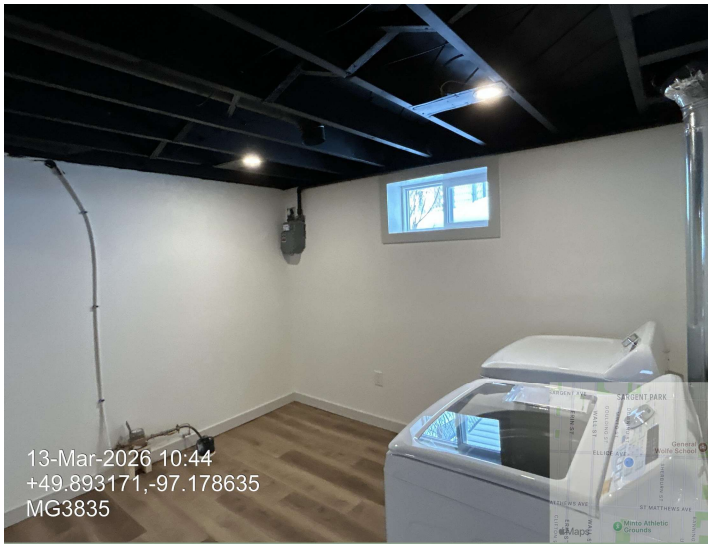












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LICENSING & BYLAW ENFORCEMENT

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With respect to the property known as 885 Downing St

Appellant Name	Josh Meneer
Property Owner	MENEER DEVELOPMENT LTD.
Owner on record since	April 2025

Refund of an invoice is allowed under section 24 of the Vacant Buildings By-Law 79/2010.

Licensing & Bylaw Enforcement (LBE) became involved with the above named property on or about April 22, 2021**.**

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The Officer issued a notification for the first vacant building inspection on November 4, 2025 and it was served by personal service to owner in accordance with Section 117(1) of The City of Winnipeg Charter Act.

An inspection was conducted on December 1, 2025. In accordance with Section 15(2) of the Vacant Buildings By-law, a Schedule A invoice was sent on December 3, 2025.

Does LBE involvement pre-date this ownership timeframe: **YES**

Orders Caveated	0
Orders Re-issued	1

Enforcement Summary (current owner)

ACTION	DATE
Request for Service Received	0
Onsite Investigation	1
Declared Vacant	April 22, 2021
Information Package to current owner	May 15, 2025
# By-law Orders Issues	3
# of Remediations performed by City	0
# of Enforcement Actions (tickets)	0

LBE Orders Issued

Order #	Order Type	Issue Date	Compliance Date	Status
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5250663	Schedule A Order	December 5, 2025	03-05-2026	OPEN

LBE Fees Assessed

Invoice #	Invoice type	Date Payable	Status
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Communication

# of Phone calls	0
# of emails	1
# of in-person	1

Property Address: **885 Downing Street**

2021







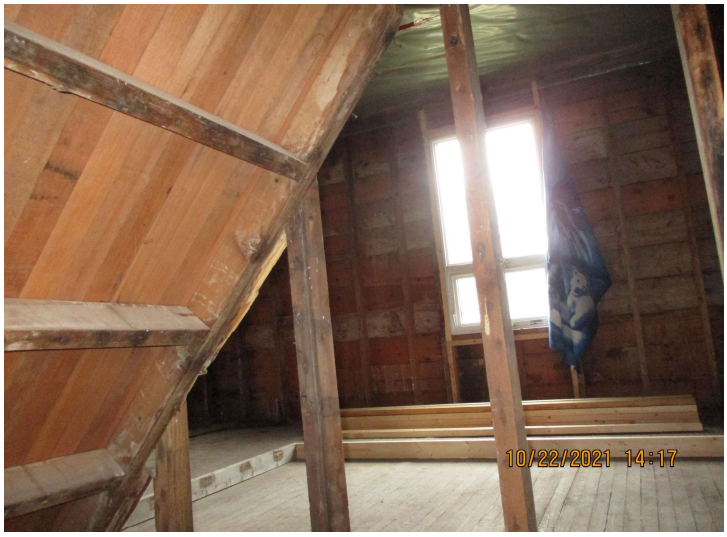






Property Address: **885 Downing Street**

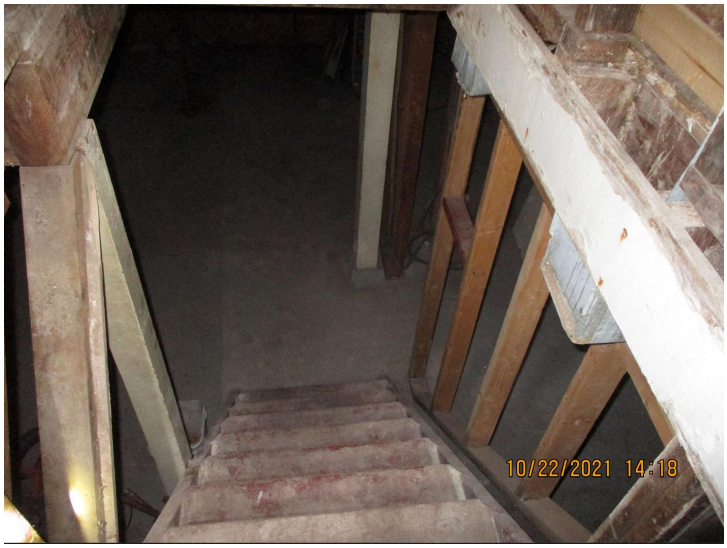
2021

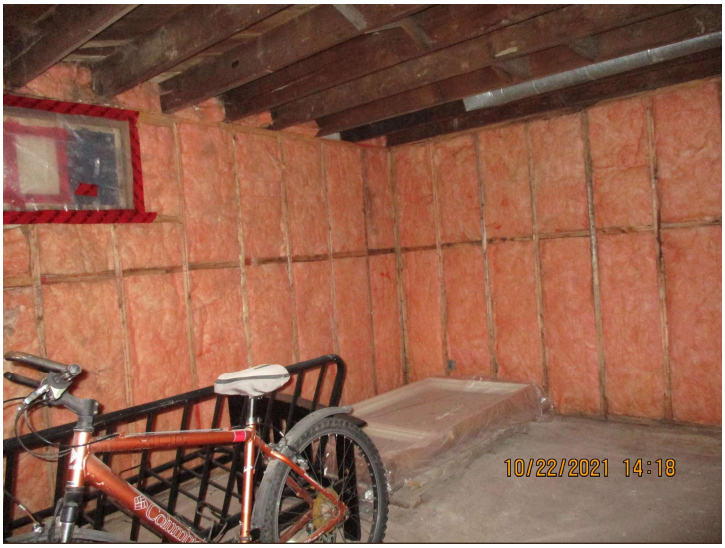










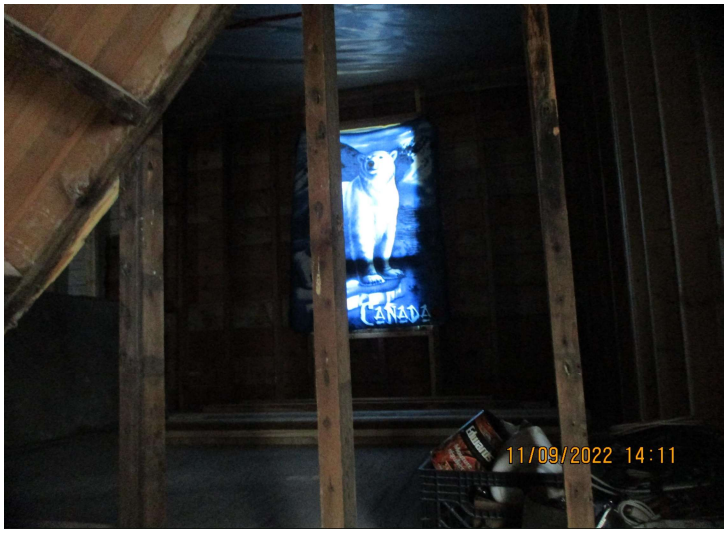


Property Address: **885 Downing Street**

2022









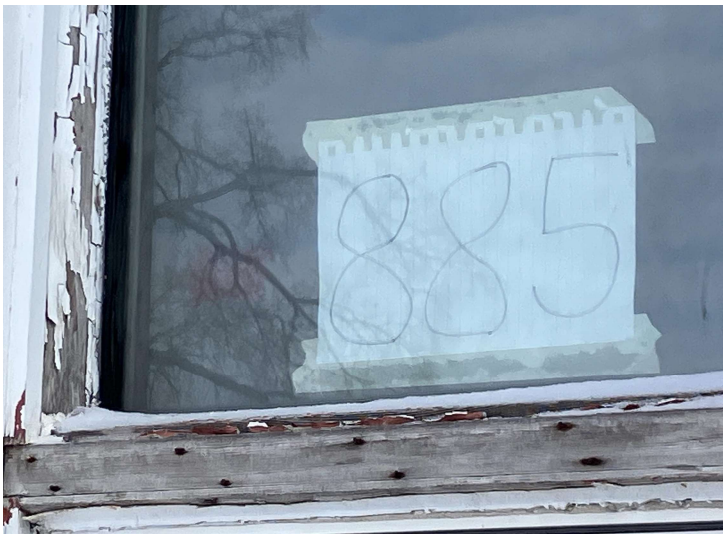




Property Address: **885 Downing Street**

2023













Property Address: **885 Downing Street**

2024

















Property Address: **885 Downing Street**

2025







