Agenda – Standing Policy Committee on Property and Development – May 25, 2026

APPEAL HEARINGS

Item No. 7 **The Vacant Buildings By-law No. 79/2010 – 748 Banning Street – Compliance Order**
(Daniel McIntyre Ward)
File EX

Appellant: Jennerfer Tu

Premises Affected: 748 Banning Street

Nature of Appeal: On April 7, 2026, Jennerfer Tu appealed the Order dated March 25, 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 Order stated:

- An inspection of the premises at 748 Banning St (LOT 1//2 PLAN 33551 60//63 ST JA TOG WITH ROW FOR ALL PURPOSES & AS APPURTENANT TO SAID LOT 2 OVER & UPON LOT4 SAID PLAN) in the City of Winnipeg revealed that you are in contravention of The Vacant Buildings By-Law 79/2010 in the following respects:

    1. Schedule A Section 6(1) Every floor must be maintained: (b) free of holes or cracks and other defects that may be a fire, health or other hazard.

    2. Schedule A Section 6(2) Any vertical opening on a floor, including service spaces, chutes, air vents and elevator shafts, must be covered or barricaded in a manner that prevents accident or injury.

    3. Schedule A Section 12(1) Unless approved in writing by an enforcement officer, (a) combustible materials; or (b) flammable or combustible liquids or gases; must not be stored within a vacant building.

Nature of Appeal (continued):

The Order stated (continued):

- OFFICER'S OBSERVATIONS:

  Floor hazards - Vertical drop/holes in floor.

  Combustibles throughout.

- CORRECTIVE ACTION: Repair all areas with holes or cracks and other defects that may be a fire, health and safety hazard. Any vertical opening on a floor, including service spaces, chutes, air vents and elevator shafts, must be covered or barricaded in a manner that prevents accident or injury.

- 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.

- 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.

  OR

- Alternatively, you must obtain the necessary demolition permit and comply with the conditions set out in the Demolition Permit.

Exhibits Filed:

1. Order dated March 25, 2026, issued by the By-law Enforcement Officer, Licensing and By-law Enforcement, Community Services Department
2. Notice of Appeal filed by Jennerfer Tu received April 7, 2026
3. Notification of Appeal Hearing dated April 8, 2026
4. Report of the Winnipeg Public Service dated May 25, 2026

Moved by Councillor

That the receipt of public representations be concluded.

Moved by Councillor

That the Appeal be allowed / allowed in part / denied and the Order of the By-law Enforcement Officer, Licensing and By-law Enforcement, Community Services Department be confirmed / cancelled.

Moved by Councillor

That the Appeal Hearing be concluded.