Winnipeg

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

The Vacant Buildings By-law No. 79/2010

VACANT SECURITY ORDER

ISSUE DATE: March 24, 2026

NOTICE TO: A B KUNG LTD.

ORDER NUMBER 5334744
RE: 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 LOT 4 SAID PLAN
Folder: 26 133378

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 LOT 4 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:

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.

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 April 11, 2026. The cost of the remediation will be added to the property taxes.

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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: April 10, 2026

Issued by: Bylaw Enforcement Officer #3833

All enquiries regarding this notice and any conditions therein should be made to:
Licensing & Bylaw Enforcement Officer, at

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

Community Services Department • Services communautaires

Licensing & Bylaw Enforcement • Permis et exécution des règlements

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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.

"Exhibit 2" - Appeal - The Vacant Buildings By-law No. 79/2010 – 748 Banning Street – Vacant Security Order

April 7, 2026

TO: city clerk. SUSANA. THOMSON Building. 510 MAIN STREET

I WANT TO appeal THE ORDERED OF: 748 BANNING

- VACANT SECURITY ORDER - DATE ISSUE: MARCH 24. 2026
ORDER NUMBER: 5334744. FOLDER: 26 133378

- COMPLIANCE ORDER: ISSUE DATE: MARCH 25. 2026
ORDER NUMBER: 5336195. FOLDER: 26 134145 5336195 NO

YOUR TRULY.

A B KUNG LTD

Jennifer

JENNIFER TU

"Exhibit 3" - Appeal - The Vacant Buildings By-law No. 79/2010 – 748 Banning Street – Vacant Security Order

City Clerk's Department
Bureau du Greffier

REGISTERED MAIL RN 688 172 432 CA

April 8, 2026

File EX

A B Kung Ltd.

Attention: Jennerfer Tu

Appeals – The Vacant Buildings By-law No. 79/2010 – 748 Banning Street

This will acknowledge receipt of your communication dated April 7, 2026, appealing two Orders dated March 24, 2026 and March 25, 2026, from the By-law Enforcement Officer, Licensing and By-law Enforcement, Community Services Department, regarding provisions of The Vacant Buildings By-law No. 79/2010 for the premises located at 748 Banning Street.

Please be advised that the appeals will be heard by the Standing Policy Committee on Property and Development at its meeting on Monday, May 25, 2026, at 9:30 a.m. in the Council Building, 510 Main Street.

Please note that Section 22(3) of the Vacant Buildings By-law No. 79/2010 requires you to post Notice of Appeal signs for seven consecutive days prior to your appeal hearing date. Please call 204-986-2234 to make arrangements to pick up your signs. Failure to post the required signage is grounds to invalidate your appeals.

The purpose of the appeal hearings is to allow interested persons to make submissions, ask questions or register objections with respect to this matter.

If you wish to speak on these matters at the meeting, or submit documentation, please fill out the public representation form available at winnipeg.ca/publichearings and submit it prior to noon (12:00 p.m.), Friday, May 22, 2026 to make the necessary arrangements to register.

Information or documents concerning these matters are available for inspection in the City Clerk's Department, 510 Main Street, or can be accessed four business days prior to the meeting via the Decision Making Information System at winnipeg.ca/CLKDMIS. A description of the procedure to be followed at the hearing can be accessed at winnipeg.ca/publichearings

Winnipeg | **City Clerk's Department**
Bureau du Greffier



Leah Cowan
Senior Committee Clerk

c. C. Fernandes, Director of Community Services
H. Borys, Director of Planning, Property and Development
T. Cormier, Acting Manager, Licensing & Bylaw Enforcement, Community Services Department
W. Black, Community By-law Enforcement Officer, Community Services Department
C. Burgess, Acting Administrative Coordinator, By-law Operations, Licensing & Bylaw Enforcement, Community Services Department

Winnipeg | Community Services
Services communautaires

LICENSING & BYLAW ENFORCEMENT

Appearing before the Standing Policy Committee on Property and Development

Hearing Date	May 25, 2026
Appeal Hearing of	Order 5334744 issued under Vacant Buildings By-Law 79/2010

With respect to the property known as 748 Banning St

Appellant Name	Jennifer Tu
Property Owner	A B KUNG LTD.
Owner on record since	October 25, 2007

Appeal of an order issued as allowed under section 116(2) of The City of Winnipeg Charter Act.

Licensing & Bylaw Enforcement (LBE) became involved with the above named property on or about April 2, 2015.

A By-law Enforcement Officer acting as a Special Constable for the City of Winnipeg for the enforcement of the By-law, issued the Order and affirms it was served by Registered Mail to owner in accordance with Section 117(1) of The City of Winnipeg Charter Act.

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

Orders Caveated	1
Orders Re-issued	0

Enforcement Summary

ACTION	DATE
Request for Service Received	45
Onsite Investigation	107
Declared Vacant	April 2, 2015
Information Package	
# of Requests for Service (Community Complaints)	19
# By-law Orders Issues	18
# of Remediations performed by City	3
# of Enforcement Actions (tickets)	11

LBE Orders Issued

Order #	Order Type	Issue Date	Compliance Date	Status
15 132364	Commercial Schedule A Order	June 4, 2015	July 13, 2015	Open
2867375	Littering and Garbage	August 13, 2019	August 23, 2019	Closed
2867381	Vegetation Control Order	August 13, 2019	August 23, 2019	Closed
3361910	Boarded Building Order	January 18, 2021	February 2, 2021	Closed
2969031	Littering and Garbage	December 2, 2019	December 13, 2019	Closed
3079195	Littering and garbage	April 29, 2020	May 13, 2020	Closed
3122550	Littering and Garbage	June 10, 2020	June 23, 2020	Closed
3577302	Littering and Garbage	July 21, 2021	August 2, 2021	Closed
3888995	Littering and Garbage	May 24, 2022	June 2, 2022	Closed
4936872	Vacant Security Order	January 29, 2025	February 15, 2025	Closed
4657912	Schedule A order	April 4, 2024	July 4, 2024	Open
4657922	Littering and Garbage	April 4, 2024	April 15, 2024	Closed
4936868	Littering and Garbage	January 29, 2026	February 7, 2025	Closed
5003219	Littering and Garbage	April 16, 2025	April 28, 2025	Closed
5334744	Vacant Security Order	March 24, 2026	April 10, 2026	Appeal
5336195	Schedule A order	March 25, 2026	June 25, 2026	Appeal

LBE Fees Assessed

Invoice #	Invoice type	Date Payable	Status
15 132365	Vacant Building Inspection Invoice	June 12, 2015	Paid
16 169762	Vacant Building Inspection Invoice	November 3, 2016	Paid
18 106940	Vacant Building Inspection Invoice	February 2, 2018	Paid
19 110229	Vacant Building Inspection Invoice	February 12, 2019	Paid
20 116934	Vacant Building Inspection Invoice	February 28, 2020	Paid
21 123072	Vacant Building Inspection Invoice	March 5, 2021	Paid
22 127822	Vacant Building Inspection Invoice	March 23, 2022	Paid
23 130952	Vacant Building Inspection Invoice	March 31, 2023	Paid
24 137324	Vacant Building Inspection Invoice	April 17, 2024	Paid
25 136925	Vacant Building Inspection Invoice	April 28, 2025	Not Paid

Communication

# of Phone calls	34
# of emails	6
# of in-person	7

Winnipeg | Community Services
Services communautaires

INSPECTION REPORT

INSPECTION DECLARATION OF PUBLIC NOTICE FOR:

Order Number : **5334744**

Folder Number : 26-133378-NO

Date of Appeal Hearing : **May 25, 2026**

Appellant Information

- **Name** : AB Kung Lt
- **Phone** : _____

1. The Notice of Appeal is to be erected by **the Appellant/Property Owner** in a manner that it is:
   a) no further than 3 feet from the front property line and
   b) in a manner that is not obstructed so that it is visible from the public right of way at the property of:

Compliance Inspection:

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 LOT 4 SAID PLAN

1. Premises Inspected on : May 19, 2026
2. Officer Badge Number : 2806
3. Notice posted in Compliance? : Affirmative
   a. Cause for Non-Compliance : _____ **the Notice of Appeal was not posted**
   b. Cause for Non-Compliance : _____ **the Notice of Appeal was posted further than 3 feet**
   c. Cause for Non-Compliance : _____ **the Notice of Appeal was not visible or obstructed**

Sworn before me this day of:
May 19, , 2026
at The City of Winnipeg, in the Province of Manitoba

2802

A Commissioner of Oaths in and for the Province of Manitoba.

My Commission Expires: 2027-01-20

Name of By-law Enforcement Officer
C. Burgess
Signature of By-law Enforcement Officer

Badge Number: 2806
Licensing & By-Law Enforcement Services

Licensing & By-law Enforcement
Main Floor, 395 Main Street, Winnipeg, Manitoba R3B 3N8
Services d'exécution des règlements municipaux
395, rue Main, rez-de-chaussée, Winnipeg (Manitoba) R3B 3N8

T. | Tél. : 204-986-2234
F. | Fax : 204-986-4094
winnipeg.ca

INSPECTION PHOTOS






PUBLIC NOTICE
APPEAL HEARING
748 BANNING STREET
PUBLIC NOTICE
APPEAL HEARING
748 BANNING STREET
May 19, 2026 at 08:50:26
49.896733° N, 97.171863° W ±2.82m
Winnipeg, MB
BEC CB 2806

Property Address: **748 Banning Street**

2015













Property Address: **748 Banning Street**

2016













Property Address: **748 Banning Street**

2017















Property Address: **748 Banning Street**

2018











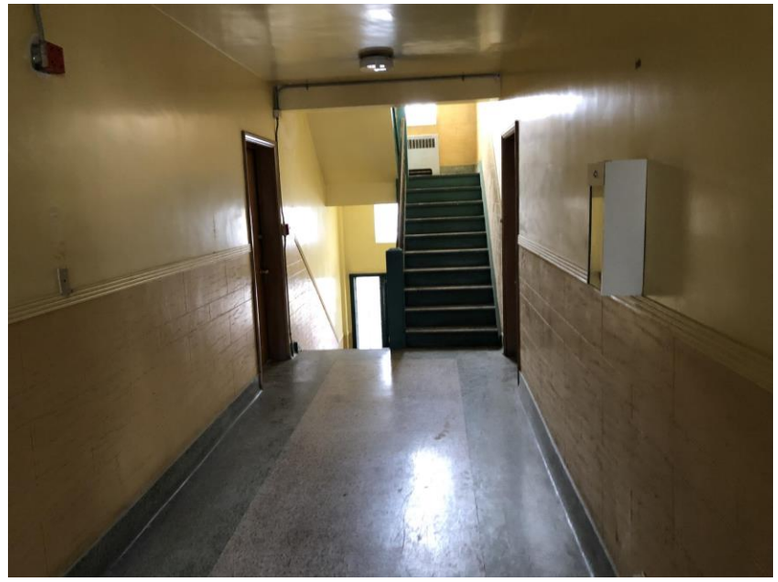


Property Address: **748 Banning Street**

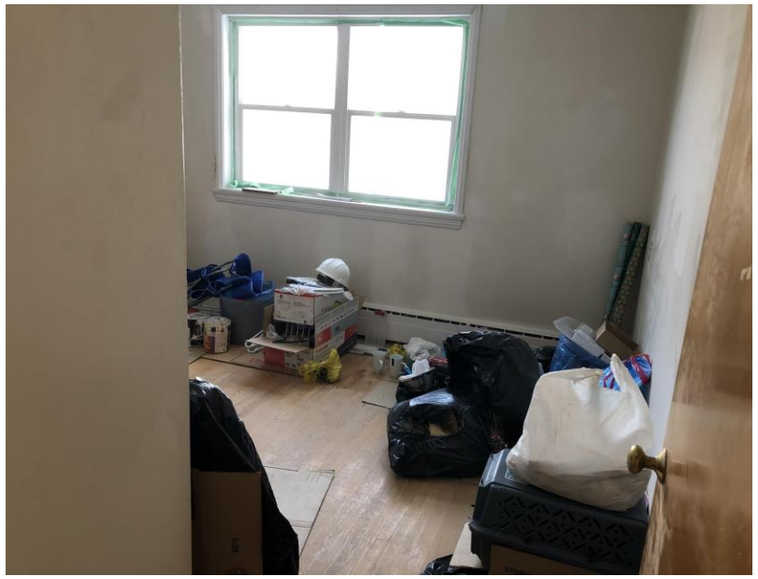
2019













Property Address: **748 Banning Street**

2020













Property Address: **748 Banning Street**

2021













Property Address: **748 Banning Street**

2022



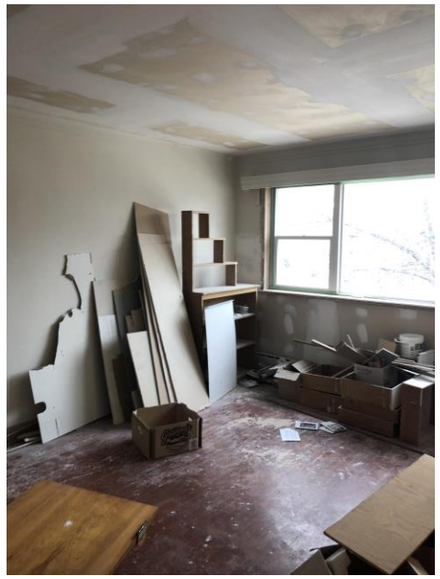


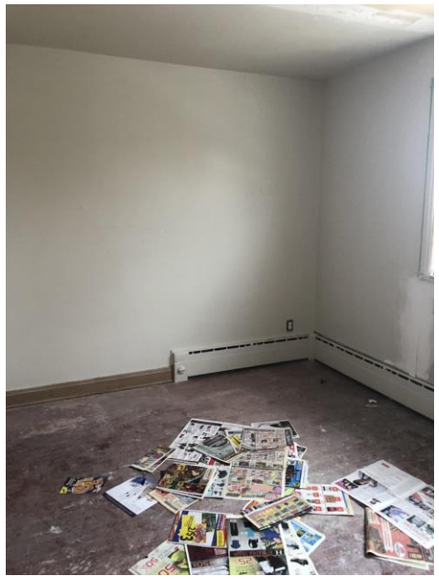












Property Address: **748 Banning Street**

2023













Property Address: **748 Banning Street**

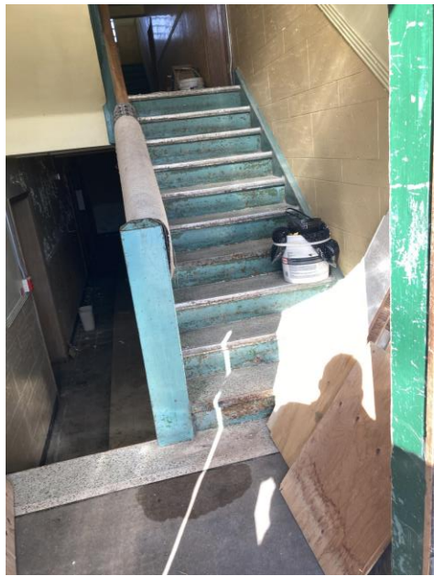
2024













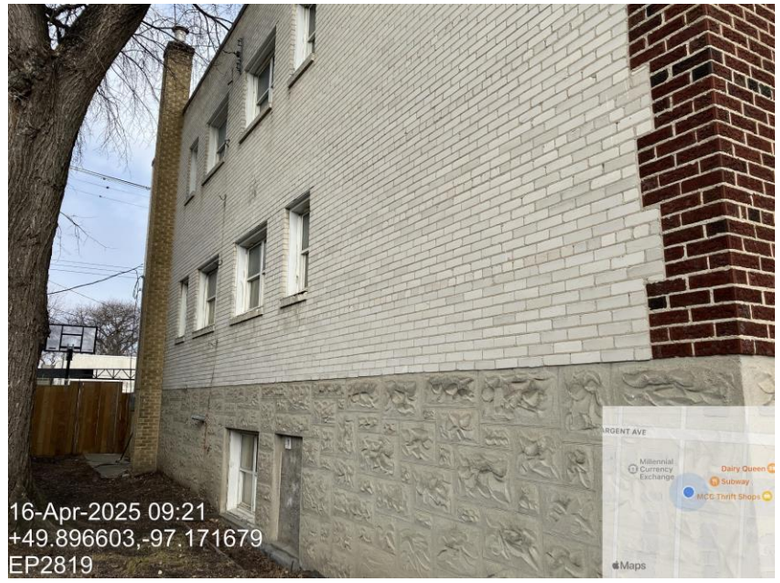


Property Address: **748 Banning Street**

2025

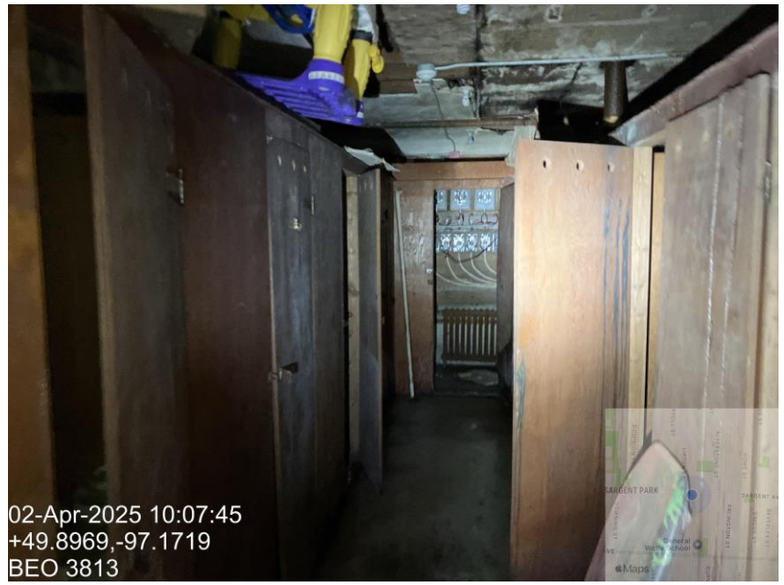












Property Address: **748 Banning Street**

2026



