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

COMPLIANCE ORDER

SCHEDULE A
The Vacant Buildings By-law No. 79/2010

DATE: March 25, 2026

NOTICE TO: A B Kung Ltd.

ORDER NUMBER: 5336195
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 134145 5336195 NO

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:

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.

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.

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

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COMPLIANCE DATE: **June 25, 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 a prosecution against you in Provincial Judges Court for failing to comply with The City of Winnipeg Vacant Buildings By-Law 79/2010 and/or for failing to comply with an order issued under the By-law. If convicted, you could face a penalty that will be imposed at the discretion of a Judical Justice of the Peace; and/or
3. Take actions or measures referred to in this Order to bring the property into compliance, and add the costs to the property taxes.
4. When applicable a $1000 monetary penalty will be added to the property taxes.

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.

IMPORTANT INFORMATION

1. Empty Building Fee
Effective July 18, 2024, all vacant buildings that have been the subject of three or more "Schedule A" inspections will be assessed an annual Empty Building Fee equal to the amount of 2% of the most recent assessed value of the vacant building.

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2. Fire Protection Service Fees
Vacant Buildings under enforcement of the Vacant Buildings Bylaw 79/2010 that have one or more "Schedule A" (vacant building) inspections can be subject to fire protection service fees should they experience a fire. Any questions pertaining to fire protection service fees can be directed to the Winnipeg Fire Paramedic Service

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For Office Use Only

Service Details: 1. (Downtown / C / ST. MATTHEWS)

"Exhibit 2" - Appeal - The Vacant Buildings By-law No. 79/2010 – 748 Banning Street – Compliance 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 KING LTD

Jennifer

JENNIFER TU

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

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

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LICENSING & BYLAW ENFORCEMENT

Appearing before the Standing Policy Committee on Property and Development

Hearing Date	May 25, 2026
Appeal Hearing of	Order 5336195 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

"Exhibit 4" - Appeal - The Vacant Buildings By-law No. 79/2010 – 748 Banning Street – Compliance Order

Winnipeg | Community Services
Services communautaires

INSPECTION REPORT

INSPECTION DECLARATION OF PUBLIC NOTICE FOR:

Order Number : **5336195**

Folder Number : 26-134145-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

2002

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

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











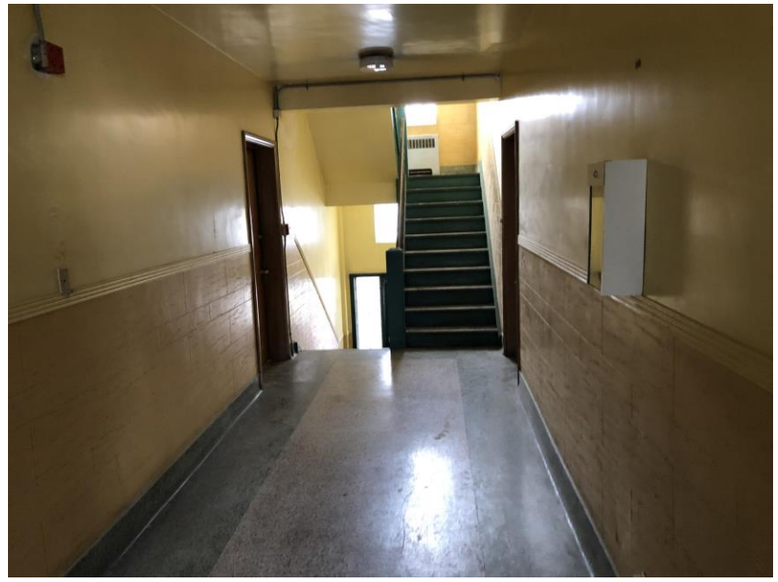


Property Address: **748 Banning Street**

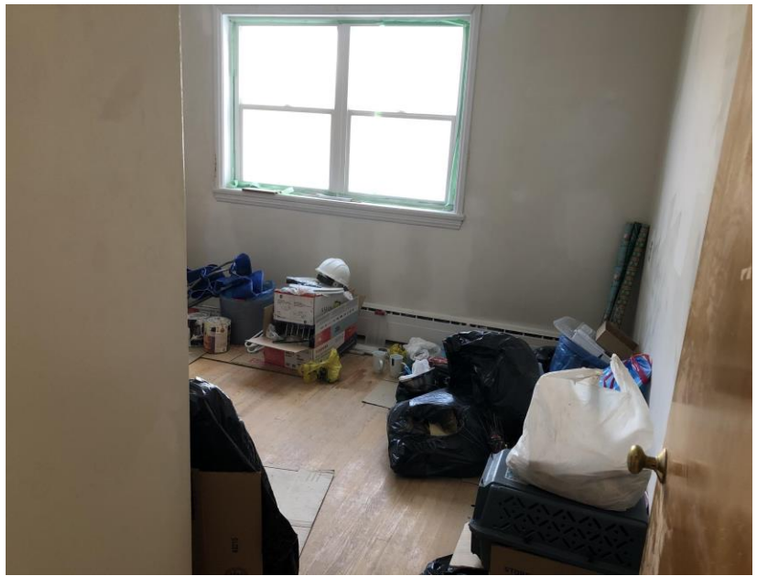
2019













Property Address: **748 Banning Street**

2020













Property Address: **748 Banning Street**

2021













Property Address: **748 Banning Street**

2022



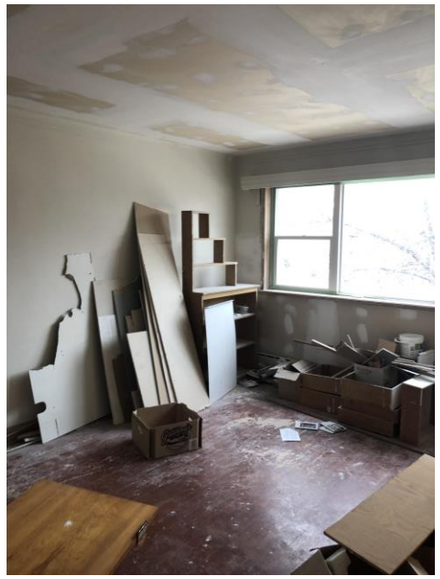


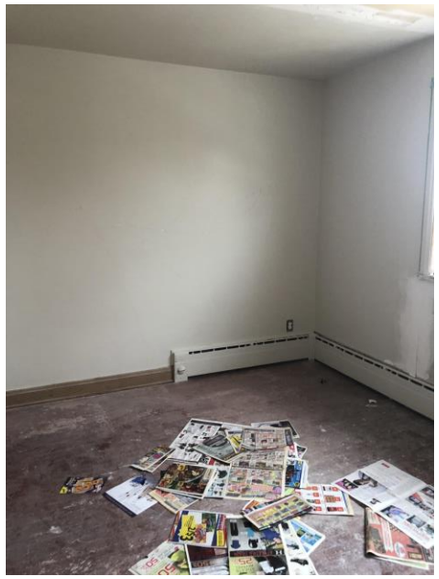












Property Address: **748 Banning Street**

2023













Property Address: **748 Banning Street**

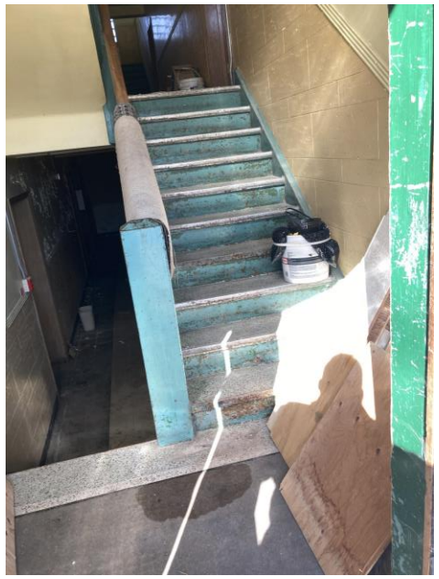
2024













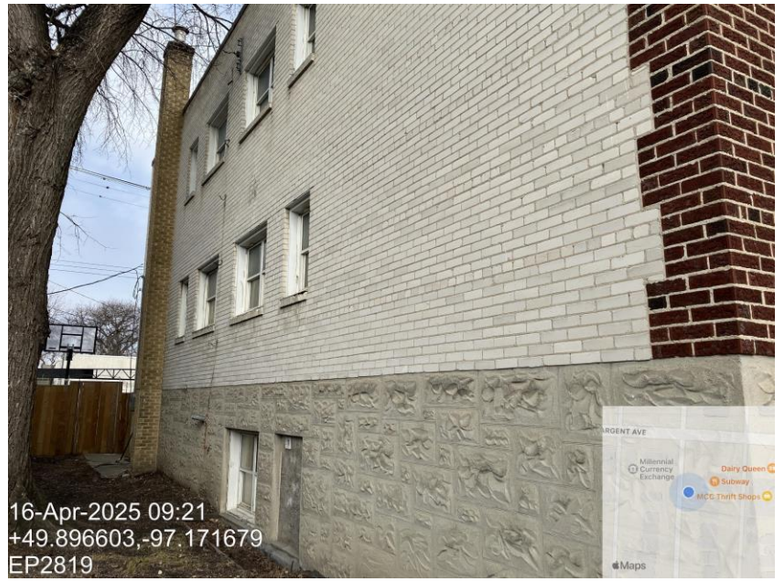


Property Address: **748 Banning Street**

2025

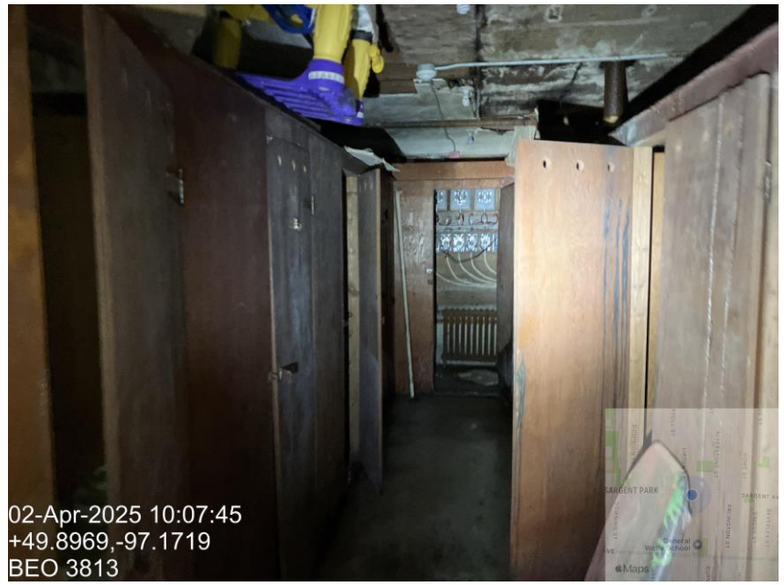












Property Address: **748 Banning Street**

2026



