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

APPEAL HEARINGS

Item No. 6 The Vacant Buildings By-law No. 79/2010 – 748 Banning Street – Vacant Security Order
(Daniel McIntyre Ward)
File EX

STANDING COMMITTEE DECISION:

The Standing Policy Committee on Property and Development denied the appeal and directed:

1. That the Order dated March 24, 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 for the premises located at 748 Banning Street, be confirmed.

2. That the Winnipeg Public Service be directed to take immediate remediation action to bring the building into compliance.

DECISION MAKING HISTORY:

Moved by Councillor Santos,

That the receipt of public representations be concluded.

Carried

Moved by Councillor Santos,

That the Appeal be denied and the Order dated March 24, 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, be confirmed, and the Winnipeg Public Service be directed to take immediate remediation action to bring the building into compliance.

Carried

Moved by Councillor Santos,

That the Appeal Hearing be concluded.

Carried

APPEAL HEARING SUMMARY

File: EX

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

Appeal Hearing: May 25, 2026
Council Building, 510 Main Street

Appellant: Jennerfer Tu

Premises Affected: 748 Banning Street

Nature of Appeal: On April 7, 2026, Jennerfer Tu appealed the Order dated March 24, 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 TOSAID 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 | 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 Order stated (continued):

(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.

  Byeither;

  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 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.

Exhibits Filed:

1. Order dated March 24, 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
5. Communication dated May 23, 2026 from Jennerfer Tu with respect to the appeal

REPRESENTATIONS:

In Support of the Appeal:

Jennerfer Tu

In Opposition to the Appeal:

Nil

For the City:

C. Burgess, Acting Administrative Coordinator, By-law Operations, Licensing & Bylaw Enforcement, Community Services Department
M. Tran, Coordinator, Community Bylaw Enforcement, Community Services Department