Minutes – 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

STANDING COMMITTEE DECISION:

The Standing Policy Committee on Property and Development denied the appeal and confirmed 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 for the premises located at 748 Banning Street.

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 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, be confirmed.

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 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
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