



LICENSING & BYLAW ENFORCEMENT

Appearing before the Standing Policy Committee on Property and Development

Hearing Date	June 11, 2026
Report	Request for additional Residential Boarded Building Permit associated with Vacant Building By-Law 79/2010
Expired Permit Number	19 117697 000 00

With respect to the property known as **681 Pritchard Ave**

Appellant Name	Ferdinand VILLA
Property Owner	FERDINAND F VILLA, AMELITO F CLOMA
Owner on record since	April 6, 2021

Application for additional Boarded Building Permit on a residential property under Section 10 of the Vacant Buildings Bylaw 79/2010.

Licensing & Bylaw Enforcement (LBE) became involved with the above-named property on or about January 15, 2019.

A Bylaw Enforcement Officer acting as a Special Constable for the City of Winnipeg for the enforcement of the Vacant Building By-law, sent a notification letter and brochure to the owners April 19, 2021. The letter advised this property was deemed a vacant building subject to the Vacant Building By-law.

Licensing & Bylaw Enforcement issued a first Boarded Building Permit, # 19 117697 000 00 on March 19, 2019 for the property at 681 Pritchard Ave. The permit expired on March 19, 2020.

An inspection was conducted on March 2, 2026. In accordance with Section 2 of the Vacant Buildings Bylaw, a Vacant Security Order was sent on January 30, 2026. The order identified two options for compliance.

The owner has elected to remain boarded and is seeking approval for a 2nd boarded building permit.

Does LBE involvement pre-date this ownership timeframe: **YES**

Orders Caveated	1
Orders Re-issued	0

Licensing & Bylaw Enforcement

Main Floor, 395 Main Street, Winnipeg, Manitoba R3B 3N8

Permis et exécution des règlements

395, rue Main, rez-de-chaussée, Winnipeg (Manitoba) R3B 3N8

T. | Tél. : 204-986-2234

F. | Fax : 204-986-4094

winnipeg.ca

Enforcement Summary

ACTION	DATE
Request for Service Received	8
Onsite Investigation	12
Declared Vacant	April 15, 2019
Information Package	April 19, 2019
# By-law Orders Issues	4
# of Remediations performed by City	0

LBE Orders Issued

Order #	Order Type	Issue Date	Compliance Date	Status
2755566	Order Prohibiting Occupancy	April 17, 2019		Caveat
3455944	Littering and Garbage Order	April 20, 2021	May 3, 2021	Closed
3575203	CBES –VB–Res Sch A order	July 20, 2021	August 22, 2021	Closed
4400244	CBES –VB – Res Sch A order	July 26, 2023	August 28, 2023	Closed
4756231	Schedule B Order	July 12, 2024	July 28, 2024	Remediated
4756199	Littering and Vegetation	July 12, 2024	July 19, 2024	Closed
5112348	CBES–VB – Res Sch A order	July 23, 2025	August 30, 2025	Open
5292573	Schedule B Order	January 30, 2026	February 27, 2026	Open

LBE Fees Assessed

Invoice #	Invoice type	Date Payable	Status
21 185022	Vacant Building Inspection	July 20, 2021	Closed
22 184001	Vacant Building Inspection	July 27, 2022	Closed
23 185270	Vacant Building Inspection	July 28, 2023	Closed
24 200602	Vacant Building Inspection	August 1, 2024	Closed
25 197528	Vacant Building Inspection	August 12, 2025	Invoiced

Communication

# of Phone calls	0
# of emails	19
# of in-person	1

Licensing & Bylaw Enforcement

Main Floor, 395 Main Street, Winnipeg, Manitoba R3B 3N8

Permis et exécution des règlements

395, rue Main, rez-de-chaussée, Winnipeg (Manitoba) R3B 3N8

T. | Tél. : 204-986-2234

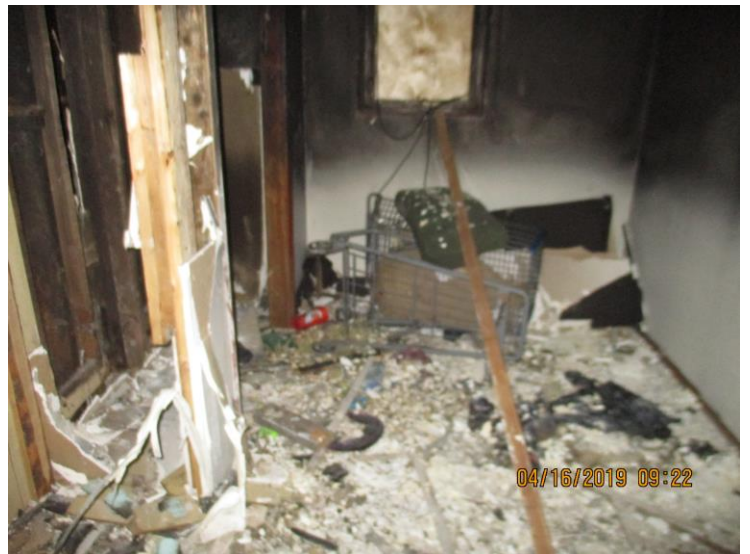
F. | Fax : 204-986-4094

winnipeg.ca

Property Address: **681 Pritchard Avenue**

ENFORCEMENT PHOTOS

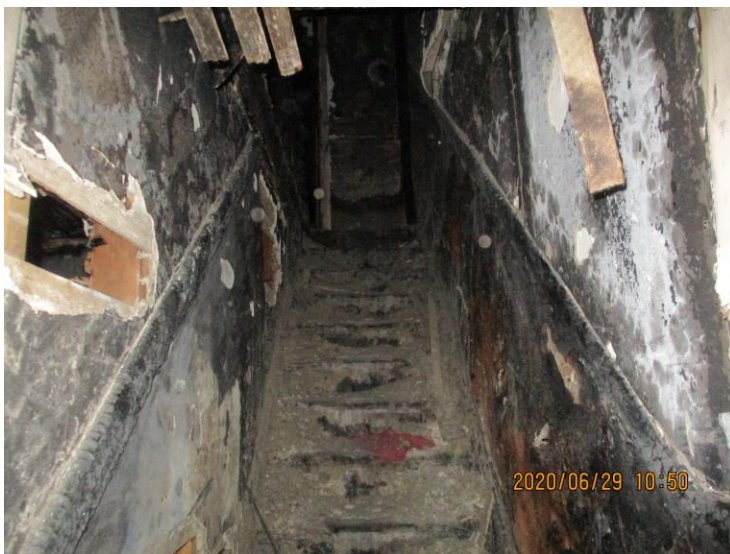
YEAR: 2019



Property Address: **681 Pritchard Avenue**

ENFORCEMENT PHOTOS

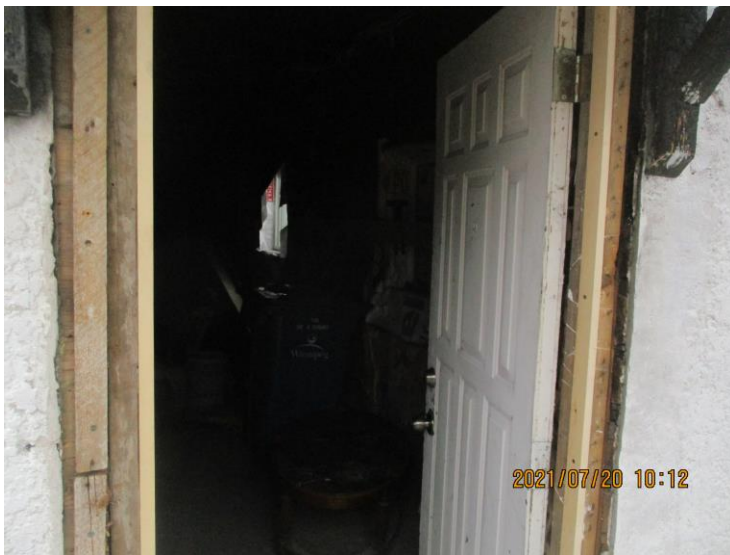
YEAR: 2020



Property Address: **681 Pritchard Avenue**

ENFORCEMENT PHOTOS

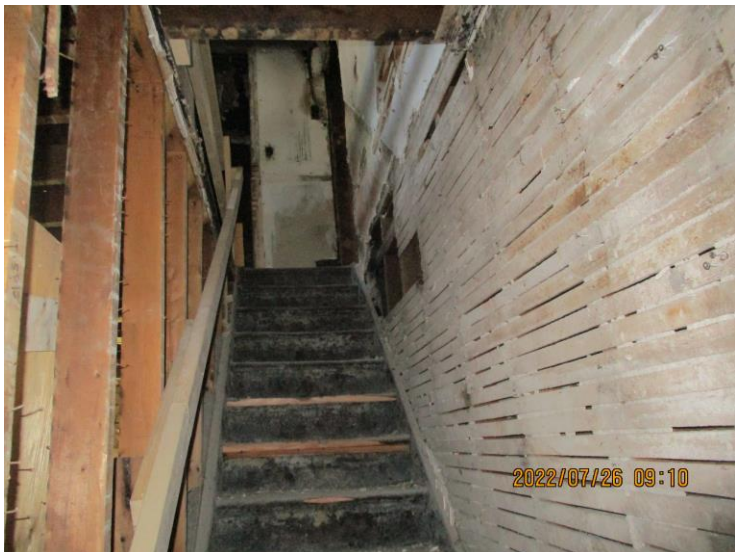
YEAR: 2021



Property Address: **681 Pritchard Avenue**

ENFORCEMENT PHOTOS

YEAR: 2022



Property Address: **681 Pritchard Avenue**

ENFORCEMENT PHOTOS

YEAR: 2023



Property Address: **681 Pritchard Avenue**

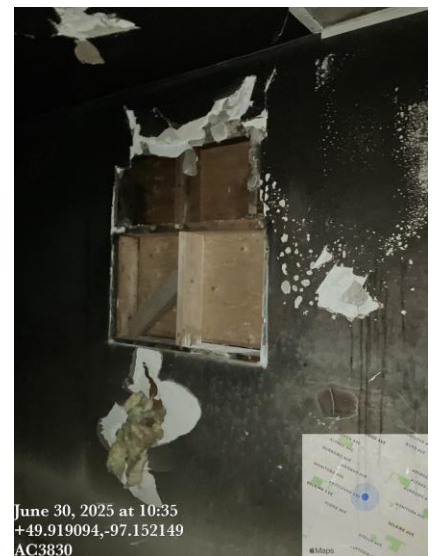
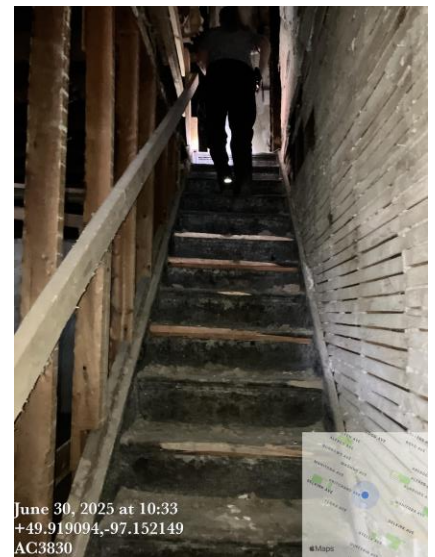
ENFORCEMENT PHOTOS

YEAR: 2024



ENFORCEMENT PHOTOS

YEAR: 2025



ENFORCEMENT PHOTOS

YEAR: 2026

