



LICENSING & BYLAW ENFORCEMENT

Appearing before the Standing Policy Committee on Property and Development

Hearing Date	June 11, 2026
Report	Request to Refund Inspection Fee associated with Vacant Building Empty Building Fee Invoice of 885 Downing St
Appeal Invoice	1432243-397 Issued under Vacant Buildings By-Law 79/2010

With respect to the property known as 885 Downing St

Appellant Name	Josh Meneer
Property Owner	Dylan M Lucas
Owner on record since	May 4, 2026

Refund of an invoice is allowed under section 24 of the Vacant Buildings By-Law 79/2010.

Licensing & Bylaw Enforcement (LBE) became involved with the above named property on or about April 22, **2021**.

A Bylaw Enforcement Officer acting as a Special Constable for the City of Winnipeg for the enforcement of the Vacant Buildings By-law, sent a notification letter and brochure to the owners July 12, 2021. The letter advised this property was deemed a vacant building subject to the Vacant Buildings By-law.

The Officer issued a notification for the fifth vacant building inspection on November 4, 2025 and it was served by registered mail to owner in accordance with Section 117(1) of [The City of Winnipeg Charter Act](#).

An inspection was conducted on December 1, 2025. In accordance with Section 15(2) of the Vacant Buildings Bylaw, an Vacant Building Inspection invoice was sent on January 19, 2026.

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

Orders Caveated	0
Orders Re-issued	0

Enforcement Summary

ACTION	DATE
Request for Service Received	4
Onsite Investigation	14
Declared Vacant	April 22, 2021
Information Package	July 12, 2021
# By-law Orders Issues	5
# of Remediations performed by City	2
# of Enforcement Actions (tickets)	0

LBE Orders Issued

Order #	Order Type	Issue Date	Compliance Date	Status
3694252	CBES–VB–Res Sch A Order	November 1, 2021		Closed
5144684	Order Prohibiting Occupancy	August 21, 2025		Closed
3694290	CBES – Neigh- Part 1 – Littering and Garbage Order	November 1, 2021	November 12, 2021	Closed
4443930	CBES – Neigh- Part 1 – Vegetation	August 24, 2023	September 1, 2023	Closed
4577647	CBES – Neigh- Part 1 – Littering and Garbage Order	December 13, 2023	December 21, 2023	Closed
5250663	CBES – VB – Res Sch A Order	December 5, 2025	March 5, 2026	Closed

LBE Fees Assessed

Invoice #	Invoice type	Date Payable	Status
25 267285	Vacant Building Inspection	December 3, 2025	Paid
22 229850	Vacant Building Inspection	December 16, 2022	Paid
23 252117	Vacant Building Inspection	February 9, 2024	Paid
24 275399	Vacant Building Inspection	January 9, 2025	Paid
25 267285	Vacant Building Inspection	December 3, 2025	Refunded
1432243-397	Empty Building Fee	January 19, 2026	Appealed

Communication

# of Phone calls	<u>1</u>
# of emails	<u>3</u>
# of in-person	<u>0</u>

Licensing & Bylaw Enforcement

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Permis et exécution des règlements

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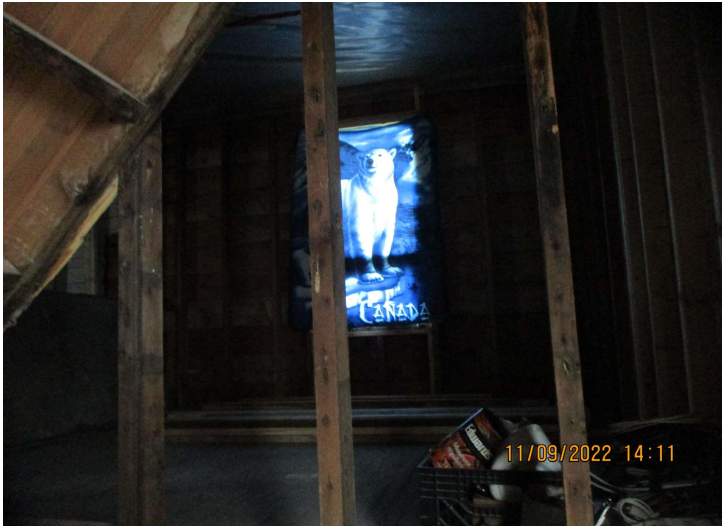
2021



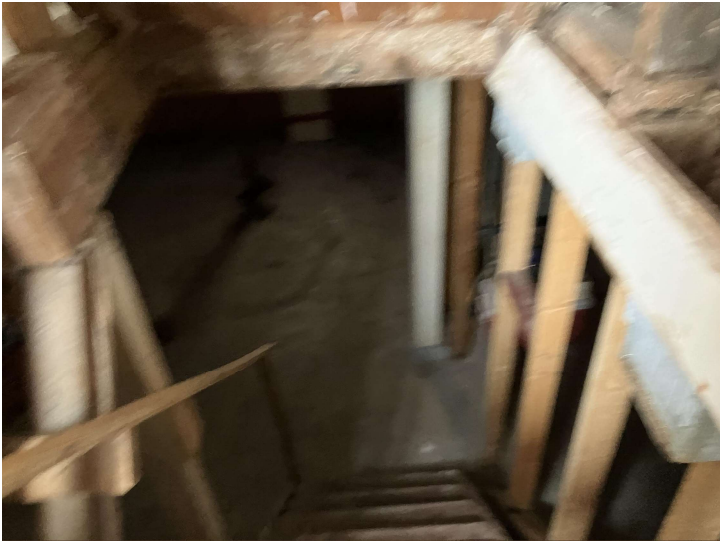
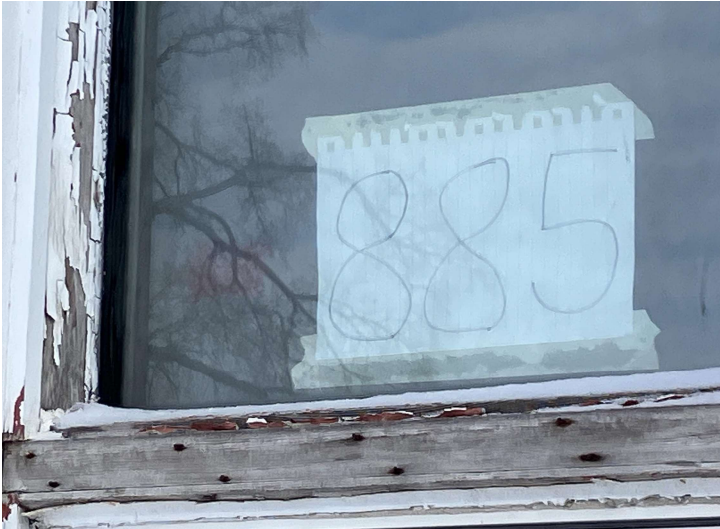
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2022



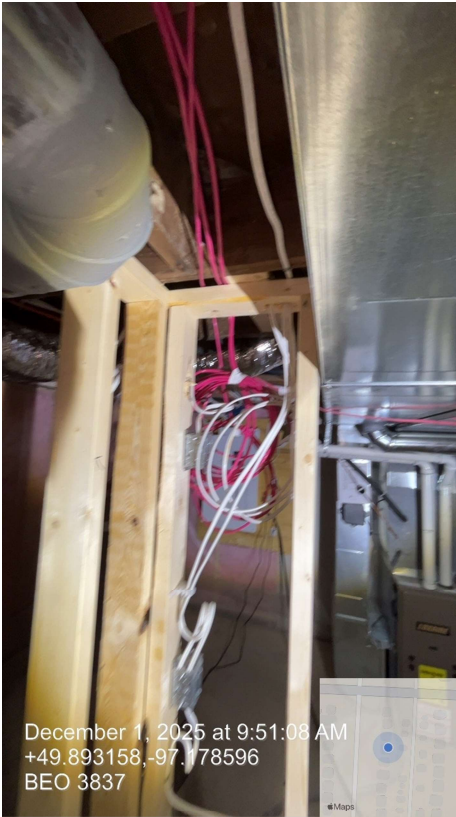
2023



2024



2025



2026

