Winnipeg | Community Services
Services communautaires

LICENSING & BYLAW ENFORCEMENT

Appearing before the Standing Policy Committee on Property and Development

Hearing Date	July 6, 2026
Report	Request to Refund Inspection Fee associated with Vacant Building Empty Building Fee Invoice of 955 Selkirk Ave
Appeal Invoice	26 126191 Issued under Vacant Buildings By-Law 79/2010

With respect to the property known as 955 Selkirk Ave

Appellant Name	Arsenio And Belinda Evangelista
Property Owner	BELINDA C EVANGLISTA, ARSENIO Q EVANGLISTA
Owner on record since	June 20, 2025

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 September 24, 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 September 24, 2021 and July 4, 2025. 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 January 16, 2026 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 March 5, 2026. In accordance with Section 15(2) of the Vacant Buildings Bylaw, a Vacant Building Inspection Invoice was sent on May 11, 2026.

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

Orders Caveated	0
Orders Re-issued	3

Enforcement Summary

ACTION	DATE
Request for Service Received	7
Onsite Investigation	34
Declared Vacant	September 24, 2021
Information Package	September 24, 2021 and July 4, 2025
# By-law Orders Issues	15
# of Remediations performed by City	2

LBE Orders Issued

Order #	Order Type	Issue Date	Compliance Date	Status
3653088	Littering and Garbage Order	September 24, 2021	October 3, 2021	Closed
4909392	Vacant Security Order/ Schedule B Order	December 18, 2024	January 9, 2025	Closed
4978390	Littering and Garbage Order	March 21, 2025	March 30, 2025	Closed
5001623	Schedule A Order	April 15, 2025	May 15, 2025	Closed
5097713	Schedule A Order	July 11, 2025	March 26, 2025	Closed
5097710	Prohibiting Occupancy Order	July 11, 2025		Open

LBE Fees Assessed

Invoice #	Invoice Type	Date Payable	Status
22 128571	Vacant Building Inspection	March 25, 2022	Unpaid
23 131017	Vacant Building Inspection	March 31, 2023	Unpaid
24 133693	Vacant Building Inspection	April 17, 2024	Unpaid
25 143103	Vacant Building Inspection	April 30, 2025	Unpaid
26 126191	Vacant Building Inspection	May 11, 2026	Appealed

Communication

# of Phone calls	4
# of emails	5
# of in-person	1

Property Address: **955 Selkirk Avenue**

ENFORCEMENT PHOTOS

YEAR: 2021













Property Address: **955 Selkirk Avenue**

ENFORCEMENT PHOTOS

YEAR: 2022













Property Address: **955 Selkirk Avenue**

ENFORCEMENT PHOTOS

YEAR: 2023













Property Address: **955 Selkirk Avenue**

ENFORCEMENT PHOTOS

YEAR: 2024











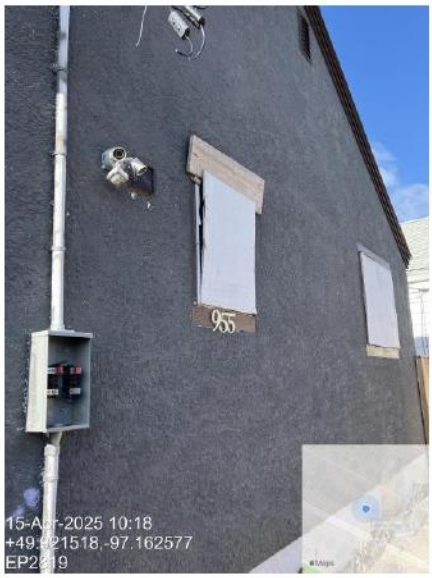


Property Address: **955 Selkirk Avenue**

ENFORCEMENT PHOTOS

YEAR: 2025













Property Address: **955 Selkirk Avenue**

ENFORCEMENT PHOTOS

YEAR: 2026



