Community Services Department • Services communautaires
Licensing & Bylaw Enforcement • Permis et exécution des règlements
395 Main Street • 395, Rue Main • Winnipeg • Manitoba • R3B 3N8
Tel./Tél. : 204-986-2234 • Fax/Téléc. : 204-986-4094 • www.winnipeg.ca

# PERMIT NO: 24 158563 000 00 BP

**BOARDING PERMIT: Residential**

## ADDRESS: 588 Langside St

*Applicant:* City of Winnipeg - Licensing & Bylaw Enforcement
Work: 204-986-2234
395 Main ST
Winnipeg, Manitoba R3B 3N8

*Owner(s):* EDGARDO NAVARRO, JULIET NAVARRO

### *Description of Work:*

For Boarding Permit Inspections or other related enquiries, please contact Community By-law Enforcement Services between 8:30 AM - 4:30 PM Monday thru Friday at 204-986-2234.

### *Conditions:*

This permit is automatically transferred to the next owner of the building if sold before this permit expires.

In addition to complying with all of Schedule A of the Vacant Buildings By-law 79/2010, The applicant and/or the owner of the building is responsible for ensuring that all boarding is installed and maintained in compliance with Part II of Schedule B of the Vacant Buildings By-law 79/2010 for the full duration of the permit.

THIS PERMIT EXPRIES IN 12 MONTHS

This is a RESIDENTIAL building and once boarded, the owner must not re-occupy the building until an OCCUPANCY CERTIFICATE has been issued. Requirements pertaining to the Occupancy Certificate are outlined in Division 3 of the Vacant Buildings By-law 79/2010. Occupancy Certificates can be obtained at the Community By-law Enforcement Services: 1st floor - 395 Main Street.FROM THE DATE OF ISSUANCE and the applicant and/or the owner of the building MUST remove all boarding from the building by the date of expiry of this boarded building permit and immediately secure the building in compliance with Part I of Schedule B of the Vacant Buildings By-law 79/2010.

Additional Permits: The owner of a RESIDENTIAL building is entitled to a single Boarded Building Permit unless designated committee grants approval for an additional Boarded Building Permit in accordance with the requirements of subsections 10(1) and 10(2) of the by-law: or an Occupancy Certificate has been issued in respect of the building.

Refunds: The current owner of a vacant building is entitled to a partial refund on the condition that the building is brought into compliance with: Schedule A and Part I of Schedule B of the Vacant Buildings By-law 79/2010 before the expiration of this permit. Any outstanding fees owing to the City of Winnipeg will be deducted from the refund.

Permits: This certifies that the above-named applicant is granted this permit to perform the work described in the above application and that payment for the said permit has been made. This permit is granted subject to the terms of the undertaking above stated and subject to the provisions of the applicable by-laws, regulations or orders and plans here before mentioned and nothing permitted hereunder shall be deemed to override the provisions of any applicable by-law of The City of Winnipeg or any Federal or Provincial statutes or regulations.

Revocation: This permit may be revoked if it was issued on the basis of mistaken or false information, or in error.

Expires: This permit shall expire and the rights granted under the permit shall be terminated on May 17, 2025.

Date Issued: May 17, 2024 Issued By: Linda Choy

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# *STATEMENT*

## *PERMIT NO: 24 158563 000 00 BP*

**ADDRESS: 588 Langside St**

*Applicant:* City of Winnipeg - Licensing & Bylaw Enforcement
Work: 204-986-2234
395 Main ST
Winnipeg, Manitoba R3B 3N8

*Owner(s):* EDGARDO NAVARRO, JULIET NAVARRO

Type: Boarding Permit - Residential

Expires: May 17, 2025

| | |
|---|---|
| Vacant Bldg Bylaw - Res BBP Fee (CBES) | $2,730.00 |
| Vacant Bldg By-law Penalty New (CBES) | $1,000.00 |
| Amount applied to Property Taxes | $3,730.00 |

Received by: Linda Choy Date: May 17, 2024

Jyoti Kapoor

Standing Policy Committee on Property & Development
City Clerk's Office
510 Main Street
Winnipeg MB  R3B 3M2

Dear Members of Council:

I am writing to formally request a Boarded Building Permit for the premises located at 588 Langside St.  The City's Vacant Buildings By-Law (s. 5) requires such buildings be secured conventionally in compliance with Part I or by boarding it in compliance with Part II of Schedule B.

As the owner, I seek to comply with Part II by obtaining the appropriate permit to authorize the protective measures taken to secure it against unauthorized entry and to ensure public safety.  The most recent board-up was an emergency response to the incident below.

On May 7, 2026 a fire broke out at the neighbouring property (584 Langside St.) and it spread to 588 Langside St., resulting in significant damage to the south side of my property. I recently enlisted the help of a new real estate agent to explore the option of selling this property to investors, but the situation now involves getting the damage assessed to see if it is feasible to repair or if it should be demolished.

To verify, below is a link to a CBC article about this incident (my property is in the second picture, on the right): https://www.cbc.ca/news/canada/manitoba/2-confirmed-dead-in-winnipeg-house-fire-earlier-this-month-9.7203216

A By-Law Officer notified me that if the property needs to be demolished (requiring a Demo Permit), a Boarded Building Permit is still required to keep it boarded in the meantime.

When I applied for a Boarded Building Permit, my application was automatically rejected because the previous owner already had one.  I learned it goes by property and not by owner, so it is harder for a subsequent owner of a vacant building to obtain this permit even though their plans for a property may differ from what the previous owner's plans were.

In terms of plans, I bought this property in 2025 at my brother's request, who committed to take the lead on flipping it as he flips houses for a living.  It needed a lot of work but was structurally good.  He started work on the property soon after, but the process has taken longer than expected.  He obtained a quote from his architect that included application for

permits that negate the need for a Boarding Permit (electrical, plumbing), but although I was told we would accept the quote and move forward, the quote was not accepted in a timely manner by my brother and these permits were not processed. Had I known this would be at a standstill, I would have applied for a Boarding Permit sooner.

For various reasons, my brother is no longer able to carry on with the project, therefore I have made progress by having real estate agents and a carpenter view the property to provide estimates on fixing up the property myself or selling it "as is" to an investor/flipper.

Unfortunately, all existing quotes/estimates are no longer valid as they do not take into account the new damage caused by the neighbouring property's fire.

I respectfully request a Boarded Building Permit as it is essential for several reasons:

1) The level of damage from the neighbour's fire necessitates boarding to secure it against unauthorized entry and ensure public safety while the damage is assessed;
2) Obtaining this permit will ensure compliance with regulations (Part II of Schedule B) as I re-assess next steps and obtain new estimates due to the new fire damage;
3) Without a Boarding Permit under Part II of Schedule B the property is required to be secured in compliance with Part I of Schedule B, which cannot be reasonably done in these present circumstances that were outside of my control;
4) If assessment of the new damage shows it should be demolished, compliance with Part I of Schedule B would require new doors and windows, which would be counterproductive and an unnecessary use of limited resources that would cause me undue financial hardship; and
5) If an assessment of the new damage shows it can be reasonably repaired or sold "as is", a lack of a Boarding Permit may prevent sale of the property to investors/flippers as it may result in penalty against a subsequent owner.

Thank you for considering my request for a Boarded Building Permit. My intent is to comply with regulations as I re-assess and move forward on this property.

If you have questions or would like more information, please contact me (information below).

Respectfully,
Jyoti Kapoor