Minute No. 483
Report – Standing Policy Committee on Protection, Community Services and Parks – July 10, 2020

Item No. 1 Report on Annual Inspection of Converted Residential Dwellings (CRD) with Shared Facilities (Rooming Houses)

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Protection, Community Services and Parks and adopted the following:

1. That this report be received as information.

Report – Standing Policy Committee on Protection, Community Services and Parks – July 10, 2020

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

That the recommendation of the Standing Policy Committee on Protection, Community Services and Parks be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEEE RECOMMENDATION:

On July 15, 2020, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Protection, Community Services and Parks and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On July 10, 2020, the Standing Policy Committee on Protection, Community Services and Parks concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

J. Lane, Chief of the Winnipeg Fire Paramedic Service submitted Table 2 - Revised.

ADMINISTRATIVE REPORT

Title: Report on Annual Inspection of Converted Residential Dwellings (CRD) with Shared Facilities (Rooming Houses)

Critical Path: Standing Policy Committee on Protection Community Services and Parks – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Reich	J. Lane	N/A	M. Ruta, Interim CAO

EXECUTIVE SUMMARY

This report provides Council with the requested annual update on the annual inspections of Converted Residential Dwellings (CRDs) with Shared Facilities and 30-month inspections of Converted Residential Dwellings; the Winnipeg Regional Health Authority education effectiveness; 311 screening; number of complaints, inspections, compliances, and outstanding inspections; and anything regarding the by-law safety issues, and recommendations.

RECOMMENDATIONS

That this report be received as information.

REASON FOR THE REPORT

On November 7, 2016, Council adopted the recommendations resulting from a report submitted to the Standing Policy Committee on Protection, Community Services and Parks regarding the annual inspection of converted residential dwellings with shared facilities.

The Standing Committee added a recommendation that the Winnipeg Public Service report back annually on Converted Residential Dwellings with Shared Facilities, including but not limited to: the Winnipeg Regional Health Authority education effectiveness; 311 screening; number of complaints, inspections, compliances, and outstanding inspections; and anything regarding the by-law safety issues, and recommendations.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no implications associated with this report as it is for information only.

HISTORY/DISCUSSION

311 Screening:

As a result of our report in 2016, the Planning Property and Development Department (PPD) has set up a process related to 311 screening of illegal rooming house reporting by citizens. PPD posts year-to-date inspection statistics on their website at http://www.winnipeg.ca/ppd/inspections/RoomingHouse/Metrics.stm. The 2019 data is attached to this report.

In addition to the statistics regarding illegal rooming houses, the Public Service receives complaints from 311 regarding legally established converted residential dwellings.

- 2019 - Fire Prevention – 18 complaints from 311 related to CRDs
- 2019 - Community By-law Enforcement Services (CBES) – 196 complaints from 311 related to CRDs

Fire Safety Inspections:

The Fire Prevention Branch initiated annual inspections of licenced Converted Residential Dwellings Shared Facilities in November of 2016 as per the Council Decision of November 7, 2016.

Table 1 Inspections Completed by Fire Prevention

Table 1, below, reports the number of annual inspections completed and outstanding on licenced CRD Shared Facilities for 2019 and the number of 30-month CRD inspections completed and outstanding. The table also reports on the compliance rate based on the number of inspections conducted by CRD to achieve compliance.

Requirement	Annual target	Number Inspected 01/01/2019– 12/31/2019	Number Outstanding
CRD Shared Facilities Annual	183	146	37
CRD 30-Month Inspections	258	216	42
Compliance Rate by Inspection	**Compliant on 1st inspection**	**Compliant on 2nd inspection**	**Compliant 3 or more inspections**
CRD Shared Facilities Annual	46%	50%	4%
CRD 30 Month Inspections	34%	63%	3%

NOTE: The annual target is obtained from CBES and reflects the current number of licensed CRD Shared Facilities and the total CRDs divided to reflect the annual target. We do not include those that are vacant and monitored by the Vacant Building Program.

The number of outstanding inspections includes all inspections not completed for any reason. Included are those locations that are currently uninhabited due to fire, locations not presently being used as CRDs or is in the process of converting from a CRD to single family or duplex, inspections where the property owner has failed to reply to a request(s) to schedule an inspection, where the inspection is scheduled but not complete, inspections with re-inspection pending and those instances where the Fire Inspector has yet to contact with the property owner.

Table 2 Inspection Details

Table 2 reports the total number of complaints received by Fire Prevention from the public, other agencies and fire suppression personnel; the number of CRDs that were referred to CBES; the number of inspections CBES completed, and their compliance rate.

CRD Inspection Details Fire Prevention	**2019**
Number of complaints for CRD Shared Facilities rec'd by Fire Prev *	39
Number of complaints for CRD Shared Facilities initiated by Fire Prev Officers	50
Number of complaints for CRD (30-month schedule) rec'd by Fire Prev *	50
Number of complaints for CRD (30-month schedule) initiated by officers	10
CRD Inspection Details CBES	**2019**
Number of complaints for CRD Shared Facilities rec'd through 311	196
Number of complaints for CRD Shared Facilities initiated by CBES Officers	44
Number of CBES Inspections of CRD Shared Facilities	240
CBES Compliance Rate (created 121 orders, 10 outstanding)	92%

Fire Prevention continues to face challenges gaining entry to many of these occupancies. Many owners ignore our calls and calling cards for inspection. We work in collaboration with the Licencing Branch and, when unable to make contact, Licencing contacts owners to inform them that they risk having their license revoked if they do not allow entry for a fire inspection. However, every attempt is made to conduct the inspection prior initiating this process.

* These complaints include 311, complaints from other agencies, fire crews, emailed complaints, telephone complaints; they do not include complaints initiated by Fire Prevention Officers.

Fire Safety Infractions Documented CRD Shared Facilities:

BY-LAW INFRACTIONS DOCUMENTED	2019
Fire safety equipment & heating service label	63
Fuel-fired heating	47
Fire extinguishers	44
Egress issues	33
Smoke alarms missing or not functioning	23
Fire alarm system issues	21
Electrical issues	19
Combustible material storage	15
Extension cord misuse	14
Fire escape	12
Fire separations breached or compromised	11
Fire alarm system inspection report required	8
Lint traps	8
Emergency lighting	7
Emergency exit sign for fire escape or balcony	6
Dryer vents	6
Local fire alarm signage	5
Smoke alarm log	4
Emergency procedures posted	3
Provide fire safety equip. or heating insp. report	2
Total	**351**

Neighbourhood Liveability By-Law Infractions Documented CRD Shared Facilities:

COMMUNITY BY-LAW ENFORCEMENT SERVICES	
BY-LAW INFRACTIONS DOCUMENTED IN 2019	
Garbage Accumulation	**63**
Vegetation Trimmed	**13**
Turf Height	**11**
Windows Not Properly glazed	**11**
Weeds	**10**
Kept in good repair	**8**
Lice, bed bugs, cockroaches, silverfish or other	**7**
Boulevard Maintenance	**7**
Accessory Structures and Fences	**6**
Secure Vacant Building	**5**
Not created/allowed to exist on property	**3**
Backlanes Numbering Posted	**3**
Eavestroughing, fascia and Soffits Maintained	**3**
Doors or Windows Fitted Within Frame	**3**
Insects, rats, mice and other pests or vermin	**3**
Obtain a Permit	**3**
Cabinets Maintained	**2**
Electrical Equipment Maintained	**2**
Walls, Ceilings, Door Jams, Repair	**2**
Walls and Ceilings Maintained	**2**
Boulevard Vegetation Trimmed	**1**
Exterior Walls Constructed	**1**
Exterior Walls Protective Covering Maintained	**1**
Exterior Walls Protective Covering Missing	**1**
Floor Openings Covered	**1**
Garbage on Blvd	**1**
Handrails Required	**1**
Kitchen Sinks	**1**
Mechanical Ventilation	**1**
Occupancy certificate required	**1**
Plumbing Fixtures Protected/Maintenance	**1**
Shower Substituted for Bathtub	**1**
Walls and Ceilings clean	**1**
Walls and Ceilings large cracks	**1**
Grand Total	**181**

FINANCIAL IMPACT

Financial Impact Statement **Date:** **15-May-20**

Project Name:
Report on Annual Inspections of Converted Residential Dwellings (CRD) with Shared Facilities (Rooming Houses)

COMMENTS:

There are no financial impact arising from the decisions associated with this report which is presented for information.

Original signed by
John Hall FCMA, CGMA
Financial Controller
Fire Paramedic Service

CONSULTATION

This Report has been prepared in consultation with:

Planning Property and Development
Community By-law Enforcement Services

OURWINNIPEG POLICY ALIGNMENT

This report aligns with the *OurWinnipeg* Policy by promoting safety in buildings and enforcing property-related housing standards that create and promote safe living conditions for communities.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

N/A

SUBMITTED BY

Department: Winnipeg Fire Paramedic Service
Division: Fire Prevention
Prepared by: Sherry Reich
Date: May 15, 2020
File No: N/A

Attachments:

Rooming House Metrics Report

2019 Rooming House Metrics Report

Neighbourhood	Total Opened Investigations YTD		Investigation Status	
	Complaint Driven[1]	Proactive Enforcement[2]	In Progress	Complete
Agassiz	2	3	0	5
Amber Trails	1	1	0	2
Beaumont	0	3	0	3
Bridgwater Forest	4	2	0	6
Bridgwater Lakes	1	1	0	2
Centennial	1	0	0	1
Central River Heights	2	0	0	2
Central St. Boniface	0	1	0	1
Crescent Park	0	2	0	2
Daniel Mcintyre	1	3	1	3
Deer Lodge	0	1	0	1
Dufferin	3	0	1	2

Neighbourhood	Total Opened Investigations YTD		Investigation Status	
	Complaint Driven[1]	Proactive Enforcement[2]	In Progress	Complete
Elm Park	0	1	0	1
Eric Coy	1	0	0	1
Fairfield Park	1	8	0	9
Fort Richmond	19	49	1	67
Glenwood	1	2	0	3
Inkster Gardens	2	0	0	2
Island Lakes	0	2	0	2
King Edward	2	1	1	2
Leila North	0	1	0	1
Linden Ridge	1	0	0	1
Lord Roberts	1	2	0	3
Lord Selkirk Park	2	1	0	3
Maginot	0	2	0	2

Neighbourhood	Total Opened Investigations YTD		Investigation Status	
	Complaint Driven[1]	Proactive Enforcement[2]	In Progress	Complete
Mandalay West	1	0	0	1
Maybank	3	6	0	9
Meadowood	0	4	0	4
Minnetonka	0	2	0	2
Minto	1	0	0	1
Montcalm	0	5	0	5
Munroe East	0	2	0	2
Norberry	0	1	0	1
North Point Douglas	3	2	1	4
North River Heights	1	0	0	1
North St. Boniface	0	1	0	1
Norwood East	0	2	0	2
Point Road	0	2	0	2

Neighbourhood	Total Opened Investigations YTD		Investigation Status	
	Complaint Driven[1]	Proactive Enforcement[2]	In Progress	Complete
Prairie Pointe	0	1	0	1
Pulberry	1	4	0	5
Richmond West	2	11	0	13
River Park South	2	6	0	8
River-Osborne	0	1	0	1
Riverview	0	1	0	1
Rossmere-A	1	0	0	1
Rossmere-B	2	2	0	4
South Pointe	0	8	0	9
Southboine	0	1	0	1
Southdale	0	1	0	1
Spence	3	3	0	6
St. George	0	2	0	2

Neighbourhood	Total Opened Investigations YTD		Investigation Status	
	Complaint Driven[1]	Proactive Enforcement[2]	In Progress	Complete
St. Matthews	1	2	1	2
Talbot-Grey	1	0	0	1
The Maples	1	0	0	1
Vista	0	1	0	1
Waverley Heights	10	22	0	32
Wellington Crescent	1	0	0	1
West Alexander	0	3	1	2
Weston	2	0	1	1
Whyte Ridge	1	0	0	1
William Whyte	3	6	1	8
Windsor Park	0	2	0	2
Wolseley	2	0	0	2
Worthington	0	2	0	2

Neighbourhood	Total Opened Investigations YTD		Investigation Status	
	Complaint Driven[1]	Proactive Enforcement[2]	In Progress	Complete
TOTAL	87	192	9	271

Neighbourhoods will be listed only if an investigation was opened during the current calendar year.

1. Cumulative complaint incidents received for potential illegal rooming houses. Multiple complaints on one property within a short period of time are investigated as one incident.

2. Cumulative investigations for 'non-citizen complaint initiated' enforcement (e.g. internal referrals, proactive investigations, etc.)