Agenda – Executive Policy Committee – November 13, 2024

Report – Standing Policy Committee on Community Services – November 4, 2024

Item No. 1 Report on Annual Inspection of Converted Residential Dwellings (CRD) with Shared Facilities (Rooming Houses) for the year 2023

STANDING COMMITTEE RECOMMENDATION:

On November 4, 2024, the Standing Policy Committee on Community Services concurred in the recommendation of the Winnipeg Public Service and submitted the following to Council:

1. That this report be received as information.

Agenda – Executive Policy Committee – November 13, 2024

Report – Standing Policy Committee on Community Services – November 4, 2024

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On November 4, 2024, the Standing Policy Committee on Community Services concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: Report on Annual Inspection of Converted Residential Dwellings (CRD) with Shared Facilities (Rooming Houses) for the year 2023

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

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Reich	C. Schmidt	T. Graham	S. Armbruster, Interim CAO

RECOMMENDATIONS

That this report be received as information.

REASON FOR THE REPORT

On November 7, 2016, Council concurred in the recommendation of the Standing Policy Committee on Protection, Community Services and Parks and adopted the following:

2. That the Winnipeg Public Service be requested to 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

Definitions:

A Converted Residential Dwelling:

- Is a building that contains a residential occupancy.
- Has a maximum building height of three storeys.
- Was originally designed for use by one or two families but has since been converted to provide more than two suites.

- Was originally designed for use by one or two families but has been converted to provide more than one suite with a commercial occupancy.

A Converted Residential Dwelling with Shared Facilities is:

- A dwelling that is designed for sanitary facilities or cooking facilities to be shared by occupants of three or more dwelling units, whether or not the dwelling units are occupied.
- A dwelling where sanitary facilities or cooking facilities are shared by two or more residents of a dwelling unit that is not operated under a single tenancy.

311 Screening:
The Planning Property and Development Enforcement Services Unit (PPD ESU) has a process where complaints of illegal rooming houses can be reported by citizens via 311. The 2023 data is included in this report and is also available at: https://data.winnipeg.ca/Development-Approvals-Building-Permits-Inspections/Rooming-House-Enforcement-Activity/vk2f-xwp7/about_data

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

- 2023 - Fire Prevention had 12 complaints from 311 related to CRDs.
- 2023 - Licensing & By-law Enforcement (LBE) had 53 complaints from 311 related to CRDs.
- 2023 – PPD ESU had 127 complaints from 311 related to CRDs.

Fire Safety Inspections:
The Fire Prevention Branch initiated annual inspections of licenced Converted Residential Dwellings (CRD) with Shared Facilities in November 2016 as per the Council decision of November 7, 2016.

Table 1 Inspections Completed by Fire Prevention
Table 1 reports the number of inspections conducted by Fire Prevention on licenced CRD Shared Facilities (annual inspections) and CRD (30-month inspections) in 2023. The table also reports on compliance rate.

Requirement	Annual target	Number Inspected in 2023	Number Outstanding
Licensed CRD Shared Facilities - **Annual** (123)	123 per year	139	1
Licensed CRD - **30 Month** (431 / 2.5 = 190)	190 per year	206	3
Compliance Rate by Inspection	**Compliant on 1st inspection**	**Compliant on 2nd inspect8on**	**Compliant on 3rd or more inspections**
CRD Shared Facilities- **Annual I**nspections	32%	68%	Less than 1%
CRD - **30 Month** Inspections	26%	68%	6%

NOTE: LBE provides the number of licensed CRD locations as of December 31, 2023. For CRDs with shared facilities, the annual target is that number. For CRDs with no shared facilities

the target number of inspections is the total number of licensed properties divided by 2.5 as they are inspected on a 30-month cycle.

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 Licensing & By-law Enforcement (LBE), the number of inspections LBE completed, and their compliance rate.

CRD Inspection Details for Fire Prevention	**2023**
Number of complaints for CRD Shared Facilities received by Fire Prevention	13
Number of complaints for CRD Shared Facilities initiated by officers	9
Number of complaints for CRD (30-month schedule) received by Fire Prevention	36
Number of complaints for CRD (30-month schedule) initiated by Fire Prevention Officers	12
CRD Inspection Details for LBE	**2023**
Number of complaints for CRD Shared Facilities received through 311	53
Number of complaints for CRD Shared Facilities initiated by officers	16
Number of LBE Inspections of CRD Shared Facilities	87
LBE Compliance Rate (created 36 orders, 0 outstanding)	100%

2023 Statistics for Fire Prevention By-law Infractions Documented in CRDs with Shared Facilities

2023 Fire Prevention By-Law Infractions in CRDs with Shared Facilities	
Fire alarm system - annual testing and maintenance required Fire alarm system - maintain in operable condition Fire alarm system - provide written report of annual system testing Fire alarm system - By-law label required	68 35 19 15
Fuel-fired heating - annual service required Fuel-fire heating - By-law label required Fuel-fired heating - provide written report	45 29 3
Laundry - inspect and clean dryer duct	20
Smoke alarm - install or replace smoke alarm Smoke alarm - Schedule A or B documentation required	45 10
Fire extinguisher - annual service required Fire extinguisher - replace or install fire extinguisher	23 23
Egress - maintain in good repair and clear of obstruction	18
Suite door require repair or replace door or hardware	18
Electrical hazards	18
Extension cord - remove extension cords used as permanent wiring	12
Fire separations - repair fire separation	12
Emergency exit sign - post exit sign	11
Fire watch required due to inoperable fire alarm system	9

Emergency lighting - service or repair Emergency light - provide written report of testing	7 7
Fire escape or fire balcony - repair required	6
Remove locking device / hasp from door	6
Combustible material creating a fire hazard	6
Emergency procedures - post emergency procedures	6
Sprinkler system - annual sprinkler system service required Sprinkler system - label required	5 5
Illegal suite	5
Heat detector	2
Propane storage	1
Total	489

2023 Statistics for Licensing & By-law Enforcement Infractions in CRDs with Shared Facilities

2023 LBE By-Law Infractions in CRDs with Shared Facilities	
Garbage accumulation	16
Properly glazed	7
Vegetation trimmed	6
Kept in good repair	6
Vegetation height	5
Unobstructed egress to exterior	4
Boulevard maintenance	3
Handrails required	3
Weeds	3
Caretaker signage not installed	3
Caretaker not responding	3
Exit without key	2
Lice, bed bugs, cockroaches, silverfish or other	1
Mechanical ventilation, repair	1
Residential heating minimum temperature- night	1
Lockable from inside/outside	1
Openable from inside building	1
Exterior walls of buildings maintained	1
Walls, ceilings, door jams, repair	1
Eavestrough, fascia and soffits maintained	1
Bathroom, toilet room ventilation	1
Running water (hot and cold) supplied to fixtures	1
Exterior walls protective covering	1
Plumbing fixtures provided	1
Roof repair	1

Heating system provided	1
Floor coverings good repair	1
Heating system maintained	1
Heating minimum temperature - day	1
Total	**78**

2023 Statistics from Planning, Property and Development Enforcement Services Unit Activity from 311 for CRDs and CRDs With Shared Facilities

2023 Rooming House Enforcement Activity						
Year	**Ward**	**Neighbourhood**	**Complaint Driven**	**Proactive Enforcement**	**In Progress - Investigation**	**Completed - Investigation**
2023	Charleswood - Tuxedo - Westwood	Ridgewood South	1	1	0	2
2023	Charleswood - Tuxedo - Westwood	Varsity View	0	2	1	1
2023	Daniel McIntyre	Spence	1	0	0	2
2023	Daniel McIntyre	St. Matthews	1	0	0	1
2023	Daniel McIntyre	Portage- Ellice	1	0	0	1
2023	Elmwood - East Kildonan	Valley Gardens	1	0	0	1
2023	Elmwood - East Kildonan	Munroe East	1	0	0	1
2023	Elmwood - East Kildonan	Munroe West	0	1	0	1
2023	Fort Rouge - East Fort Garry	Mcmillan	1	0	1	0
2023	Fort Rouge - East Fort Garry	Crescent Park	1	0	0	1
2023	Mynarski	St. John's	1	0	0	1
2023	Mynarski	Jefferson	1	0	0	1
2023	Mynarski	Margaret Park	1	0	0	1
2023	North Kildonan	Rivergrove	1	0	0	1
2023	Old Kildonan	The Maples	6	0	0	6
2023	Old Kildonan	Garden City	3	0	0	3
2023	Old Kildonan	Mandalay West	1	0	0	1
2023	Point Douglas	Tyndall Park	3	0	0	3
2023	Point Douglas	Inkster Gardens	3	0	0	3
2023	Point Douglas	Weston	2	1	0	3
2023	River Heights - Fort Garry	Maybank	1	1	0	2
2023	River Heights - Fort Garry	Linden Woods	2	0	0	2
2023	River Heights - Fort Garry	Beaumont	1	0	0	1
2023	St James	Crestview	2	0	0	2
2023	St James	King Edward	1	0	0	1
2023	St Norbert - Seine River	Trappistes	1	0	0	1
2023	St Norbert - Seine River	Richmond Lakes	1	0	0	1
2023	St Norbert - Seine River	Fort Richmond	8	4	1	11
2023	St Vital	Fraipont	1	0	0	1
2023	St Vital	Worthington	0	1	0	1
2023	St Vital	Pulberry	1	0	1	0
2023	St Vital	Meadowood	1	0	0	1
2023	St Vital	Minnetonka	1	0	0	1
2023	Transcona	Southland Park	1	0	0	1
2023	Waverley West	Richmond West	2	0	0	2
2023	Waverley West	Prairie Pointe	0	1	1	0
2023	Waverley West	Montcalm	1	0	0	1
2023	Waverley West	Waverley Heights	2	0	0	2
2023	Waverley West	Fairfield Park	2	0	1	1
2023	Waverley West	Agassiz	2	0	1	1
2023	Waverley West	South Pointe	3	0	1	2
	Totals:		**64**	**12**	**8**	**69**

FINANCIAL IMPACT

Financial Impact Statement Date: Oct 03, 2024

Project Name:
Report on Annual Inspection of Converted Residential Dwellings (CRD) with Shared Facilities (Rooming Houses) for the year 2023

COMMENTS:

There are no financial impacts arising from the recommendations in this report.

John Hall FCMA, CGMA
Financial Controller
Fire Paramedic Service

CONSULTATION

In preparing this report, there was consultation with:

- Community Services, Licensing & By-law Enforcement for the number of licensed CRDs, By-law infraction information and statistics.
- Planning, Property and Development Enforcement Services Unit for their Rooming House Enforcement Activity document.

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

Consideration was given as to whether this report connects to the Winnipeg Climate Action Plan (CAP), and it was determined that the CAP is not applicable to this specific report.

WINNIPEG POVERTY REDUCTION STRATEGY

The information presented in this report aligns with and advances the Winnipeg Poverty Reduction Strategy (2021 – 2031) as follows:

This report aligns with the Winnipeg Poverty Reduction Strategy's **Guiding Principle to Promote and Maintain the Welfare of all Residents**, the **Life Pole of Affordable Housing** and the **10 Year Objective Goal 2 (D)** that **Existing affordable rental housing stock is maintained** and improved. Fire inspections ensure existing affordable housing stock is maintained to ensure life safety in these occupancies.

SUBMITTED BY

Department: Winnipeg Fire Paramedic Service
Division: Fire Prevention Branch
Prepared by: Sherry Reich
Date: October 3, 2024
File No: N/A