Agenda – Executive Policy Committee – December 9, 2025

Report – Standing Policy Committee on Community Services – December 2, 2025

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Item No. 5 Regulating Short-Term Rental Accommodations Annual Report

STANDING COMMITTEE RECOMMENDATION:

On December 2, 2025, the Standing Policy Committee on Community Services concurred in the recommendation of the Winnipeg Public Service and submitted the following to Council:

1. That an extension of time of 210 days be granted for the Winnipeg Public Service to report back on the following:

    A. That the Public Service be directed to provide an annual written report on Short Term Rental Accommodations (STRA) with respect to the following:

        i. Licensing statistics including the number of STRAs licensed.

        ii. Enforcement activities including number of inspections, non-compliance data, complaints, and remedial action taken.

        iii. Any available police data related to calls for service at licensed STRAs.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Standing Policy Committee on Community Services – December 2, 2025

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On December 2, 2025, 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.

COUNCIL DECISION:

On October 26, 2023, Council concurred in the recommendation of the Executive Policy Committee, as amended, and adopted the following:

1. That the amending by-law, attached as Appendix A to this report:

    A. to amend the Community Safety Business Licensing By-Law No. 91/2008, to implement the Proposed Licensing Framework for operating short-term rental accommodations and short-term rental accommodation platforms, in accordance with this report;

    B. to amend the Accommodation Tax By-law No. 70/2008, to implement the Proposed Accommodation Tax for short-term rental accommodations, in accordance with this report;

Report – Standing Policy Committee on Community Services – December 2, 2025

DECISION MAKING HISTORY (continued):

COUNCIL DECISION (continued):

C. to amend the Municipal By-law Enforcement Act (MBEA) Enabling By-law No. 59/2016, to establish administrative penalties for contraventions of the licensing requirements established under Recommendation 1.A., in accordance with this report.

be enacted, with the following amendment:

- In Part 1, delete Section 61.15(1)(b) and replace with the following:

  (b) the license number is posted near the door on the exterior of the STRA together with a telephone number that is monitored by the operator or an

  agent of the operator 24 hours per day. This signage is not required to be posted when the operator is in residence

2. That two (2) permanent FTE Clerk C positions, one (1) permanent FTE, and three (3) permanent FTE Licensing Enforcement Inspectors be approved to be added to the City's current staff complement, and all associated operating costs, as outlined in Appendix B, to be funded from revenue to be earned through Licensing Fees and Accommodation Tax Revenues associated with short-term rental accommodations and short-term rental accommodation platforms be approved.

3. That the use of the Destination Marketing Reserve Fund be approved to fund 2023 costs for the Short-Term Rental Program, as an advance against 2024 Accommodation Tax Revenue for any General Revenue Fund Department.

4. That the fees set out in Appendix C be approved, and that authority be delegated to the designated employee under the Community Safety Business Licensing By-Law No. 91/2008, to accept payment for fees up to three (3) months in advance of the By-law effective date.

5. That $111,200 in additional 2023 capital budget be approved in the Winnipeg Fleet Management Agency funded by the Destination Marketing Reserve in order to purchase three (3) additional compact sedans for lease to the Community Services Department.

Report – Standing Policy Committee on Community Services – December 2, 2025

DECISION MAKING HISTORY (continued):

COUNCIL DECISION (continued):

6. That the Winnipeg Public Service report back to the Executive Policy Committee in September 2026 with:

    A. an update on implementation of the STRA regulation program in Winnipeg; and

    B. any recommended changes to Winnipeg's STRA regulation program.

7. That the Public Service be directed to provide an annual written report on Short Term Rental Accommodations with respect to the following:

    A. Licensing statistics including the number of STRAs licensed.

    B. Enforcement activities including number of inspections, non-compliance data, complaints, and remedial action taken.

    C. Any available police data related to calls for service at licensed STRAs.

8. That the Proper Officers of the City of Winnipeg be authorized to do all things necessary to implement the intent of the foregoing.

The following persons submitted communications with respect to the matter:

Trish Chyborak
Jasmin Dojan
Curtis Gottfredsen
Godfrey Gottfredsen
Allen Mankewich
Melanie Mitchell
Heather Parrott-Howdle
Anna Maniquiz
Craig Penner
Jason Penner
Noreen Stevens

NOTICE OF EXTENSION REQUEST

Title: Regulating Short-Term Rental Accommodations Annual Report

Critical Path: Standing Policy Committee on Community Services

AUTHORIZATION

Author	Department Head
J. Stewart	C. Fernandes

RECOMMENDATION

The Public Service requests that an extension of up to 210 days be granted to report back on the following:

1. That the Public Service be directed to provide an annual written report on Short Term Rental Accommodations (STRA) with respect to the following:

    A. Licensing statistics including the number of STRAs licensed.

    B. Enforcement activities including number of inspections, non-compliance data, complaints, and remedial action taken.

    C. Any available police data related to calls for service at licensed STRAs.

REASON FOR THE EXTENSION

The City of Winnipeg began licensing STRAs April 1, 2024. Given the startup date of licensing, we are requesting an extension of 210 days so that annual reports can be presented to Council to align with a full year of licensing, inspection, and enforcement of STRA operations. The Public Service intends to include a recommendation so that future annual reports will be received in June.

DECISION MAKING HISTORY

On October 26, 2023, Council concurred in the recommendation of the Executive Policy Committee, as amended, and adopted the following:

7. That the Public Service be directed to provide an annual written report on Short Term Rental Accommodations with respect to the following:

    A. Licensing statistics including the number of STRAs licensed.

B. Enforcement activities including number of inspections, non-compliance data, complaints, and remedial action taken.

C. Any available police data related to calls for service at licensed STRAs.