Agenda – Standing Policy Committee on Community Services – January 9, 2026

REPORTS

Item No. 2 Report on Annual Inspection of Converted Residential Dwellings with Shared Facilities (Rooming Houses) for the year 2024

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That this report be received as information.

DECISION MAKING HISTORY:

COUNCIL DECISION:

On December 18, 2025, Council concurred in the recommendation of the Standing Policy Committee on Community Services and adopted the following:

1. That an extension of time of 30 days be granted for the Winnipeg Public Service to report back on Annual Inspection of Converted Residential Dwellings (CRD) with Shared Facilities (Rooming Houses) for 2024.

On November 16, 2016, Council concurred in the recommendation of the Standing Policy Committee on Protection, Community Services and Parks and adopted the following:

1. That the strategic initiatives to address annual inspections of Converted Residential Dwellings with Shared Facilities (attached as Appendix A) be received as information.

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.

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

ADMINISTRATIVE REPORT

Title: Report on Annual Inspection of Converted Residential Dwellings with Shared Facilities (Rooming Houses) for the year 2024

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

AUTHORIZATION

Author	Department Head	CFO	CAO
S. Reich	C. Schmidt	N/A	T. Graham, Acting for J. Dunford

EXECUTIVE SUMMARY

This is the yearly update on fire inspections at Converted Residential Dwellings (CRDs).

A Converted Residential Dwelling:

- Is a building containing a residential occupancy.
- Can not be higher than three stories.
- Was originally built for one or two families. It now provides more than two suites (or more than one suite and a commercial occupancy).

A Converted Residential Dwelling with Shared Facilities is:

- A home or building where three or more separate units share bathrooms or kitchens. It does not matter if the units are occupied or empty.
- A home where two or more people who are not on the same lease share a bathroom or a kitchen.

The Winnipeg Fire Paramedic Service inspected 536 CRDs. This included those with and without shared facilities. Most violations with shared facilities related to fire alarm systems and smoke alarms. Most Licensing and Bylaw Enforcement issues were about garbage piling up.

The Public Service will continue to report each year on CRDs with shared facilities. These reports will include:

- Winnipeg Regional Health Authority education effectiveness.
- Phone call complaints received by 311 from residents.
- Number of complaints received, inspections, and follow-ups.
- Any by-law safety issues and recommendations.

RECOMMENDATIONS

That this report be received as information.

REASON FOR THE REPORT

On November 16, 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 receiving this report as information.

HISTORY/DISCUSSION

The City of Winnipeg licenses Converted Residential Dwellings ("CRDs") to help ensure that conversions of residential dwellings meet minimum occupancy, structural, and fire safety standards. A CRD must meet the following general criteria to be licensed / allowed to operate in the City of Winnipeg:

A Converted Residential Dwelling:

- Is a building that contains a residential occupancy.
- Has a maximum building height of three stories.
- 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, regardless of whether the dwelling units are occupied or not.
- 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.

Winnipeg Regional Health Authority Education Effectiveness:
A proactive and joint effort with the Winnipeg Regional Health Authority to educate their frontline workers on navigating issues related to client interactions with the City of Winnipeg Licensing & By-law Enforcement (LBE) and related by-laws was concluded in 2022 with the desired outcomes. This was achieved by conducting onsite and interactive sessions with their staff.

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 CRDs.

- 2024 - Fire Prevention had four complaints.
- 2024 - Licensing and Bylaw Enforcement had 87 complaints.
- 2024 - PPD ESU had 93 complaints.

Fire Safety Inspections:
The Fire Prevention Branch initiated annual inspections of licenced CRDs 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 CRDs with shared facilities and CRDs with no shared facilities. The table also reports on compliance rates.

Requirement	Annual target	Number Inspected in 2024	Number Outstanding
147 Licensed CRDs with shared facilities	147	141	6
511 Licensed CRD – separate facilities	205	395	0
Compliance Rate by Inspection	**Compliant at 1st inspection**	**Total Compliant at 2nd inspection**	**Total Compliant at 3rd (or more) inspection**
CRD Shared Facilities Annual Inspections	27%	95%	100%
CRD – no shared facilities	30%	95%	100%

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 LBE, the number of inspections LBE completed, and their compliance rate.

CRD Inspection Details for Fire Prevention	2024
Number of complaints for CRD (shared facilities) received by Fire Prevention	109
Number of complaints for CRD (shared facilities) initiated by officers	1
Number of complaints for CRD (separate facilities) received by Fire Prevention	303
Number of complaints for CRD (separate facilities) initiated by Fire Prevention	31

CRD Inspection Details for LBE	2024
Number of complaints for CRD Shared Facilities received through 311	87
Number of complaints for CRD Shared Facilities initiated by officers	16
Number of LBE Inspections of CRD Shared Facilities	131
LBE Compliance Rate (Outstanding Orders - 6)	88%

2024 Statistics for Fire Prevention By-law Infractions Documented in CRDs with Shared Facilities

2024 Fire Prevention By-Law Infractions in CRDs with Shared Facilities	
Fire alarm system violations: Provide report - 7 Deficiencies - 38 Immediately repair - 11 Inspect and test - 10	66
Smoke alarm violations: Install or replace smoke alarm – 32 Documentation – 16	48
Fire escape or fire balcony maintenance	29
Fire extinguisher	29
Egress - maintain in good repair and clear of obstruction	27
Extension cord - remove extension cords used as permanent wiring	26
Fuel fired heating (furnaces and boilers)	25
Fire separations - repair fire separation	23
Electrical hazards	18
Emergency lighting	10
Laundry - inspect and clean dryer duct	9
Combustible material creating a fire hazard	7
Sprinkler system	7
Fire watch required due to inoperable fire alarm system	7
Emergency exit sign - post exit sign	6
Remove locking device / hasp from door	3
Emergency procedures - post emergency procedures	3
Post signage for local alarm only	3
Propane storage	2
Heat detector	1
Total	348

2024 Statistics for Licensing and By-law Enforcement Infractions in CRDs with Shared Facilities

2024 Licensing and By-Law Enforcement By-Law Infractions in CRDs with Shared Facilities	
Garbage accumulation	32
Window glazing	7
Roof condition	6
Yard trimmed	4
Trimmed length	4
Window/Door in good repair	4
Boulevard maintenance	4
Addressing - backlane numbering	3
Weeds	3
Exterior walls	2
Guardrail/Handrail repair	2
Addressing - number/name visible	2
Bathtub/Shower waterproof	1
Floor coverings	1
Lock operational	1
Screen door maintained	1
Wall/Ceiling maintained	1
Accessory structure maintained	1
Total	79

2024 Statistics from Planning, Property and Development Enforcement Services Unit Activity from 311 for CRDs and CRDs With Shared Facilities

Year	Ward	Neighbourhood	Complaint Driven	Proactive Enforcement	In Progress – Investigation	Completed – Investigation
2024	Charleswood - Tuxedo – Westwood	Ridgewood South	3	0	1	2
2024	Daniel McIntyre	Spence	5	2	1	6
2024	Daniel McIntyre	St. Matthews	0	2	0	2
2024	Daniel McIntyre	Wolseley	1	2	2	2
2024	Elmwood – East Kildonan	Chalmers	2	0	0	2
2024	Elmwood – East Kildonan	East Elmwood	0	1	0	1
2024	Elmwood – East Kildonan	Munroe East	2	1	1	2
2024	Elmwood – East Kildonan	Rossmere-B	0	1	1	0
2024	Elmwood – East Kildonan	Talbot-Grey	1	0	0	1
2024	Elmwood – East Kildonan	Valley Gardens	1	0	1	0
2024	Fort Rouge – East Fort Garry	Earl Grey	1	0	1	0
2024	Fort Rouge – East Fort Garry	McMillan	1	0	0	1
2024	Fort Rouge – East Fort Garry	Point Road	1	0	0	1
2024	Fort Rouge – East Fort Garry	West Broadway	1	0	0	1
2024	Mynarski	Dufferin	1	0	1	0
2024	Mynarski	Margaret Park	1	0	0	1
2024	Mynarski	North Point Douglas	2	1	0	3
2024	Mynarski	St. John's	1	0	0	1
2024	Mynarski	St. John's Park	1	0	1	0
2024	Mynarski	William Whyte	4	0	0	4
2024	North Kildonan	Rossmere-A	2	0	0	2
2024	North Kildonan	Springfield North	1	0	0	1
2024	Old Kildonan	Amber Trails	2	0	0	2
2024	Old Kildonan	Mandalay West	2	0	0	2
2024	Old Kildonan	North Inkster Industrial	1	0	1	0
2024	Old Kildonan	Rosser-Old Kildonan	1	0	0	1
2024	Old Kildonan	Templeton-Sinclair	3	1	1	3
2024	Old Kildonan	The Maples	2	0	1	1
2024	Point Douglas	Centennial	2	0	0	2
2024	Point Douglas	Tyndall Park	4	0	1	3
2024	Point Douglas	West Alexander	1	0	0	1
2024	River Heights – Fort Garry	Maybank	2	0	0	2
2024	St. Boniface	Island Lakes	1	0	0	1
2024	St. Boniface	Windsor Park	1	0	0	1
2024	St. James	Deer Lodge	1	0	0	1
2024	St. James	King Edward	1	0	0	1
2024	St. James	Sturgeon Creek	1	0	0	1
2024	St. Norbert – Seine River	Fort Richmond	17	1	5	13
2024	St. Norbert – Seine River	Parc La Salle	1	0	0	1
2024	St. Norbert – Seine River	River Park South	1	0	0	1
2024	St. Vital	Meadowood	1	0	0	1
2024	St. Vital	Minnetonka	1	0	0	0
2024	St. Vital	St. George	1	0	1	0
2024	Transcona	Grassie	1	0	0	1
2024	Transcona	Mission Gardens	1	0	1	0
2024	Transcona	Radisson	1	0	0	1
2024	Waverley West	Bridgwater Forest	1	0	0	1
2024	Waverley West	Bridgwater Lakes	2	0	0	2
2024	Waverley West	Bridgwater Trails	1	0	0	1
2024	Waverley West	Fairfield Park	1	0	0	1
2024	Waverley West	Prairie Pointe	1	0	0	1
2024	Waverley West	Richmond West	2	0	2	0
2024	Waverley West	South Pointe	2	0	0	2
2024	Waverley West	Waverley Heights	1	0	0	1
2024	Waverley West	Whyte Ridge	1	0	0	1
2024	**TOTAL CITY WIDE**		**94**	**12**	**23**	**83**

FINANCIAL IMPACT

Financial Impact Statement Date: Dec 11, 2025

Project Name:

Report on Annual Inspection of Converted Residential Dwellings with Shared Facilities (Rooming Houses) for the year 2024

COMMENTS:

There are no financial implications 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, Director of Fire Prevention
Date: December 11, 2025