From: Ariel Whitehill
Sent: Tuesday, April 19, 2022 11:46 AM
To: CLK-CityClerks <CityClerks@winnipeg.ca>
Subject: Executive Policy Committee – Regulating Short-Term Rentals

Hi there,

I would like to send in a written submission regarding the Short-Term Rentals agenda item for the Executive Policy Committee meeting.

With the housing crisis continuing to affect Canadians across the country, it has been shocking to see the exponential rise in housing prices in Winnipeg which has long been considered a LCOL community. The ability to purchase a home is an essential part of the Canadian dream and that dream is threatened by a number of issues one of which is the rise of short term rentals offered through sites such as AirBnb or VRBO. The cost of these short term rentals are paid for by many while only a few are able to profit from them.

Condominiums are an important housing model to a sustainable future. They increase urban density, they have a smaller carbon footprint than detached single family homes, and often are an affordable choice for some first time homebuyers. Condominiums that are bought by investors who use them as short term rentals do not contribute to the sense of community within the building, disrupt permanent residents, and drive down property values. No family wants to live in a building where the police are frequently called due to disorderly conduct, drug use, and sex trafficking. The City of Winnipeg has invested many dollars into rejuvenating the downtown including subsidizing the construction of condominium buildings all in the hopes of a vibrant city core. With more office workers working remotely, it is essential that we encourage our citizens to live within the city core. These STRs that only benefit a few could cost the city and the permanent residents of Winnipeg everything. City Council should approach everything with the idea of what is best for permanent residents of Winnipeg and short term rentals are not in our best interest. There isn't no guarantee that short term rental property investors live within city limits.

As a citizen, homeowner and tax payer of Winnipeg, I call upon the city of Winnipeg to implement the following restrictions on short term rentals:

1. Number of days limit (max per year) that a unit/house can be used as a STR;
2. Limit to primary residence;
3. Min number of days per stay so they don't use a property strictly as a disruptive party venue;
4. Registration with city as a business with the appropriate regulations, taxes, and fees;
5. Registration of STR platforms such as airbnb, vrbo with the City of Winnipeg which makes them aware and accountable to the city;
6. STR owner or property managers should be required to live within a minimum distance of the property to personally manage issues that arise with STR tenants.

Sincerely,
Ariel Whitehill
Resident of South River Heights