SUBMISSION – KRYSTIN COYLE

ITEM 5 OF THE REPORT OF THE STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT, HERITAGE AND DOWNTOWN DEVELOPMENT DATED APRIL 5, 2022 REGARDING REGULATING SHORT-TERM RENTALS

To City Council & Executive Policy Committee,

My name is Krystin Coyle, and my submission is to speak on the rules in regards to short-term rentals.

I have read other submissions that are asking for a restriction that limits short-term rentals to a primary residence (similar to Toronto's regulations). I believe there is an illusion this would stop some of the issues residents speak of. However, Toronto went that route because of housing prices; not from complaints. There is a misinterpretation that Toronto implemented these rules and all short-term rental problems dried up, that is not the case. This was done as an attempt to improve housing availability. With Winnipeg having a vacancy rate of %5, implementing this rule would not make sense; Winnipeg does not have the same real estate climate as Toronto. In addition to this point, the amount of short-term rentals in Winnipeg comprises a very small % of the total housing options within Winnipeg. The claim that short-term rental options are taking away from available housing is not true.

When speaking of a short-term rental, I am referring to a rental period below 30 nights. Whether someone is staying 2 nights or 20 nights; they fall into the category of a short-term stay.

I and many other hosts agree to the following:

1. We believe in taxation, licensing and working together to make this work for all parties involved.

2. Providing current contact info to neighbours; this will promote neighbourhood dialogue.

3. Adhering to fire safety rules.

4. Ample designated parking spaces.

I encourage the regulations suggested above; the effects of short-term rentals are beneficial to the city. This rental option adds to the local economy and I hope short-term rentals can continue while residents that live aside, adjoined or across feel heard and have a peaceful home.

Winnipeg can set an example of how short-term rentals can operate positively. For condo buildings that have failed to put in rules to regulate short-term rentals; the city implementing rules will create a positive medium.

Thank you for your time,

With thanks,

- Krystin