SUBMISSION - LAURIE FOSTER

I am submitting my comments as a homeowner living on Augusta Drive in Waverly Heights, an R1 single family zoned neighborhood, definitely not a tourist destination. I have actual living experience of residing directly across the street from a non owner occupied daily rental house (STR) .

As I write this submission I am watching the current “motel guest” standing at the end of the front drive smoking a cigarette and throwing the butts in the street; The owner charges a fee if guests smoke in her motel. Six people in one van are now departing.

For the last 2 1/2 years we have endured what amounts to a motel masquerading as an innocuous AirBnB rental unit. Link to listing provided below

https://www.airbnb.ca/rooms/40330257?adults=4&check_in=2021-03-25&check_out=2021-03-28&source_impression_id=p3_1616386331_X%2BGtSV4vWt%2FX%2BNnA&guests=1

The enclosed link to the AirBNB listing shows that they accommodate up to 12 people per day. I have kept a log of the occupancy of this property.

Clearly the livability and safety of our neighborhood is negatively impacted by having hundreds of non-resident people and their vehicles occupying our street.

Occupancy here is well over 50% annually (**almost 100% in April of 2022**) with approximately 190 rental days in 2021, bringing almost 1200 people driving over 550 vehicles plus their visitors and food delivery vehicles to the house across the street from our home.

Many of the occupants have been commercial workers such as construction workers, in groups consisting of 6-8, primarily men, working in Winnipeg with occupancy from 1 week to 6 weeks. Vehicle license plates & signage on vehicles confirm they are from Alberta, Saskatchewan, Ontario & Quebec, plus areas of Manitoba outside of Winnipeg. All of the commercial occupants drove large crew cab style trucks with most pulling large commercial trailers & some even had large commercial trucks and trailers.

I provided councilors, Lukes & Chamber with pictures on March 27th when the most recent and commercial occupants moved in; 6 people from Saskatoon, driving a large passenger van and a large commercial truck pulling a commercial 20 foot trailer.

Other occupants have been what appear to be business or pleasure occupants with most groups being 6-12 people and 2-3 or more vehicles plus visitors. They too are from all over Manitoba & other provinces.

I would point out the owner had previously operated a student rooming house at this address prior to the current STR/motel operation.

In the area surrounding the U of M the City made efforts to eliminate or reduce the number of student rooming houses. Covid-19 has eliminated the commercial viability of operating a student rooming house due to lack of demand.

Non-owner occupied STR contribute to the severe lack of affordable housing, neighborhood safety , and livability in Winnipeg.

From today's Council meeting agenda:

"Affordability is an important aspect of housing. It ensures that housing is available to Winnipeggers at all economic levels without compromising other basic household needs. It is an investment in the strength of our city."

What is happening in the real world is the owners of many of those former student rooming house units, general rental house owners and other real estate investors have turned to STR as a much more lucrative and unregulated business model.

Based on my observations of occupancy and the daily rate advertised not including any other fees collected, the house across the street from me has generated gross revenues of $43,700.00 per year.

Just prior to becoming a STR this property was advertised for monthly rent of $1700.00 per month ($20,400.00 annually) and the owner was unable to find a tenant willing to pay that rate.

This property has been effectively removed from the residential rental pool because The City of Winnipeg has failed to enforce existing R1 residential zoning by-laws that prohibit the operation of daily home rental businesses in R1 residential areas.

I find it outrageous that the position taken by The City of Winnipeg is that, this most clearly unlicensed daily rental, de facto motel, can be allowed to operate in an R1 residential neighborhood, 300 meters from a school.

If I were to apply to build a motel at 256 Augusta Drive my application would be denied by the City because a motel does not comply with R1 Residential zoning by-laws. Clearly turning a residential house into a motel would be denied because a motel does not belong in a residential area.

As a taxpayer I am insulted and frustrated when it is suggested by City officials that this type of business be tolerated to support tourism or that the accommodations tax would be a solution to this problem.

It is not the responsibility of property tax paying owner occupied homeowners to tolerate what amounts to a daily rental motel business to flourish in our R1 neighborhood to accommodate tourism.

Nor is it our obligation to provide travelers with a cheaper form of accommodation regardless of their purpose in visiting Winnipeg.

Commercial businesses such as the Hotel, Motel, and Approved Bed & Breakfast industry are in place to accommodate tourism needs.

As homeowners we relied on the City of Winnipeg zoning by-laws when choosing to purchase a home in an R1 residential neighborhood to protect us from exactly this type of threat to our property value and the safety and livability of our neighborhood.

I feel very strongly that the City of Winnipeg has failed homeowners by failing to address this issue & enforce existing City bylaws.

It is my belief that City of Winnipeg zoning byl-aws already allow for any STR to be <u>limited to owner occupied property only</u> and that STR are not allowed to operate as non owner occupied, unregulated, unlicensed commercial accommodation in R1 residential neighborhoods.

It is time for City of Winnipeg administration to stand up for the taxpaying residential homeowner and eliminate non owner occupied STR and it is my request that the City of Winnipeg enforce these by-laws immediately.

I would point out to all owners of single family homes in R1 residential neighborhoods that the next STR unit in Winnipeg could be across the street from you unless the City of Winnipeg does its job and protects our neighborhoods through by-law enforcement.