SUBMISSION – ASMARA POLCYN

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 Winnipeg City Council and the Excutive Policy Committee,

A year ago two female friends and I purchased an intriguing, rundown turn of the century home at the corner of Broadway and Spence in Winnipeg. It was built in 1907, the same year the Marconi radio signal was first sent across the Atlantic ocean. The three of us have been working away replacing doors, windows, floors, and ceilings one by one as we could afford to, in an effort to bring our home up to 2022 standards. We are ALMOST there!

We also spend hours every week as a team picking up garbage both on our own property and for our neighbours, as well. Citizens in the Spence neighbourhood often search through dumpsters and private bins for resources to sell, and folks illegally dumping materials contribute to the mess, too, resulting in a view frequently blanketed by trash. It is not a pleasant job, but as AirB&B hosts it's a necessary one so that our guests feel comfortable and safe approaching our home from any angle. We have many longer term rental properties around us and I regret that I have yet to see even ONE other landlord picking up (what is often their own) garbage.

Our Spence Street home came with a low income single-parent tenant. As we continue our renovation and restoration work, our third floor AirB&B helps finance the purchase of materials needed to repair our house. Our tenant is on assistance and she pays a rate lower than market value. Without our AirB&B, we could not continue renting to our tenant and her school age daughter, and we would be forced to consider that truly awful word, "renoviction."

I'm a big Jane Jacobs fan, and believe strongly in density, walkability and the inherent safety that comes from people-dense mixed-used enterprise. We are trying to do EXACTLY that at 181 Spence Street!

I'm asking you to cast your vote for AirB&B's unique role in a modern city, for vibrancy, for density, and for the enterprising business owners who are helping keep Winnipeg on the map for people under 40. *To be fair, many of our AirB&B guests are been seniors. I have included a review or two of theirs here in my email.

I'm more than happy to pay the proposed 5% hospitality tax, and thus join the official listings on Tourism Manitoba websites. That's a fair deal. I am also looking forward to being among the first 700 owners to be licensed AirB&B operators here in Manitoba. I welcome any inspection the City of Winnipeg would like to initiate, too. Here is our listing:

https://www.airbnb.com/h/characterwinnipeg

My team has very high standards and we are bound by a strict code of ethics. We are committed to excellent customer service, and are relieved that moving forward, EVERY short term rental operator will be, too. Now if only long term landlords could be, as well!

Thank-you for your consideration.

Asmara Polcyn
She/Her
Co-owner, xxx Spence Street

Xxx Rosedale Avenue
Lord Roberts Neighbourhood
Winnipeg Manitoba
R3L xxx

“It’s was amazing experience there. Everything was soooooo clean and organized. Area was super quiet and peaceful. Parking was perfect. They provided all basic stuff for cooking. And complimentary dessert was such a kind thing of them . I honestly never went to such a welcoming place before. When we reached there they handed over the keys to us by themselves and directed us to the condo which is very appreciative. Overall it was worth trip. Highly recommended place.”

~Sukhmamjeet, Brampton Ontario
October 2021

“Cozy, clean and well appointed place. Great location, great hosts. Lisa and Asmara communicated very well and promptly with us… we felt taken care of and very much enjoyed our stay… you’ll be lucky if you can book a stay with them… and don’t forget to check out the Wannabe cafe for breakfast if you get the chance.”

~Ellen, Kenosha Wisconsin, USA
October 2021

“Very clean and quite spacious. Well appointed kitchen with complimentary necessities (coffee, sugar, snacks etc)
Owned and operated by three energetic and knowledgeable young women who were both hospitable and friendly.
We would highly recommend their accommodations as comfortable, safe ,clean and one which exudes a home-like feeling.”

~Rocco and Gail Wittwer, Calgary Alberta
April 2022