Sent: Tuesday, June 14, 2022 11:11:19 AM

Personal information
Full name: Melanie Cardinal

Delegation information
Committee: Executive Policy Committee
Committee - council: N/A
Committee - other: N/A
Agenda item (number and title): Short Term Rentals in Winnipeg

Service inquiry: Submit Comments in writing
Participation preference: N/A
Comments in writing: I am writing in support of "regulated" short term rentals (STR) in the city of Winnipeg and am opposed to the primary residence restriction and the cap on nights rented. Recognizing there are negligent hosts, I am in agreement that these "bad apples" need to be regulated right out of the STR industry. What I'm not in favor of is throwing the baby out with the bath water. As a traveler, I predominantly look to stay at well run, high end STR's. Should the city of Winnipeg decide to impose primary residence only and limit the # of nights, travellers like myself will not have options to stay in a short term rental in our city of given how few it will leave. I personally would NEVER stay in a room inside someones home and I know the overwhelming majority of travellers who stay in STR's share the same sentiment.

I am sympathetic to home owners/long term renters who live near a poorly run or unsafe STR. That's where the city of Winnipeg needs to get creative and develop regulations that weed out these bad apples. I listened to a man talk about a 945 sf home across the street from him and 12 renters piling into the place. My heart goes out to him and others like him who have to deal with this sort of thing in their neighborhood. One idea might be to limit the # of guests than can stay at a STR based on the square footage of the property.

I know several hosts of STR's who operate amazing properties in a safe and caring way, respectful of their neighbors and surrounding communities. It pains me to hear those who are against STR's paint them all with the same brush as the "bad apples". If they only knew the time, effort and money it takes to run a successful, safe, STR with the larger community in mind.

Unfortunately a # of people in my network (including me) are feeling somewhat down on Wpg these days (for reasons I'm sure you're aware). One of the overriding feelings is that Winnipeg is not a progressive Canadian city - far from it. If you go down the road of limiting STR's to primary residences only this will be yet another example of the city of Winnipeg sticking safely to the status quo rather than getting creative in the spirit of moving us forward in new and different ways. The world around us is changing at lighting speed. There are disrupters in many industries responsible for much of this change. Change is hard for most of us but we can't let that fear of change keep us from moving our city forward.

My hope is that you will truly, sincerely and without fear of change consider ALL sides of this issue before rendering a decision. Tourism in Winnipeg depends on it!

Sincerely,
Melanie Cardinal