"S G"

I want to start off by saying that I am in opposition to the primary residence bylaw that council is trying to implement. I do however support the remainder of the bylaws. I have a Short Term Rental in one of the supposed “problem buildings” - Glass house. I feel very bad for any of the residents that have actually experienced any issues with Short Term Rentals in this building. Everybody deserves the right to live in peace. My experience being a host at the Glasshouse has been completely the opposite of what the residents have been stating in terms of the issues and problems going on there.

The majority of my guests are from outside of Manitoba and area here for various reasons- medical appointments, driving through Manitoba and needing a layover, running a marathon, events at Canada Life Centre including concerts or jets games,and more. I wanted to do this to show you the type of people coming through my AirBNB. My experience with hosting has been very positive at the Glass House and I have not had a single issue thus far. I do ask for a damage/noise deposit from users with 0 reviews and I rarely ever take brand new users. This is done to weed out any problem guests. Every guest has a profile and is also rated on many categories. If a guest were to ever cause any issues, this would be reflected on a review on their profile. If that were to happen, the likelihood of them being able to rent another AirBNB gets slimmer as a future host will be able to see the negative review and decline the request to host them.

I would imagine if this building was as problematic as the residents portray it to be, I would not have a 4.97 star rating after 95 reviews. If guests did not feel safe in this building, or were bothered by many of the issues portrayed about this building, I firmly believe this would have been reflected in my reviews and I likely would have received messages and complaints about the problems. I have not had a single complaint to this date.

I would also like to point out the last review left on us by Nancy. This is what the review states:

“Jaime is very quick to communicate and provided exactly what was advertised. This space is located in a very lively area of town, lots to watch out the big floor to ceiling windows! **We packed some breakfast from home and had all the amenities to prepare it in Jaime’s little kitchen.** The place has beautiful artwork and simple, modern decor. **We had a room each to tuck our kids away for the night and still watch a movie in the living space while they slept.** The adjacent parkade was super convenient and the security presence gave us extra assurance. Checkin and checkout was easy to navigate. **Overall this was a great choice for our family vs cramming into a single hotel room**.”

Some things I want to highlight are here stating that she was able to pack some breakfast from home and then prepare it in our kitchen. This is not an option in hotels as hotels typically do not have a fridge or kitchen . At times like this where inflation is at an all time high, lots of people are trying to save money this way. She also states that they had a room to tuck their kids away and still watch a movie in the living space while her kids slept. This is also not an option in hotels as Hotels are 1 giant room. These are some of the reasons why AirBNB’s are appealing as opposed to hotels.

I work as a Firefighter/Paramedic with the City of Winnipeg. For the last 1.5 years, I have been working in one of the busiest firehalls in the city downtown. Residents are stating there is an

extremely high volume of emergency calls to the Glass House - such as fire alarms, assaults, overdoses.
In the 1.5 years that I have been working downtown, I have been to the Glass house 3 times - all 3 from fire alarms. When we receive an emergency call, we can see the call history on that specific address on the computer. In the last 3 months, there have been 4 calls to the Glass House by Winnipeg Fire Paramedic Service. They were on March 15, April 6, May 8, and June 4. All 4 of them were fire alarm calls. None of them were medical calls - again showing that there are not a high amount of overdose calls as some of the residents have stated.

Fire alarms go off for various reasons- cooking, pull stations, moisture such as steam from a shower, low water pressure in sprinkler systems, and lots are due to “troubles” on the alarm panel which end up being undetermined for cause. Just because a fire alarm goes off, it does not mean a pull station was pulled. From what I gather from a lot of the residents complaints, they seem to think that every time the fire alarm goes off, it is due to someone causing a disturbance by pulling the fire alarm. That is not the case. In the 3 times I have been to the glass house for a fire alarm, 2 of the causes were due to the fire alarm being pulled and 1 of them was due to cooking. From what I have seen and experienced at work, the calls to the Glasshouse are extremely low - almost negligible to be honest. There are many buildings and apartments that we respond to on a daily basis due to overdoses, fire alarms, etc. The glass house is definitely not one of them.

I am sure that council has the power to request a history of emergency calls for any specific address and I strongly urge you to request the history for the Glass house and compare it to other frequent locations we respond to such as 444 Kennedy, 360 Cumberland, 420 Edmonton, etc. The fire department responds to these addresses almost daily. If you were to pull the records of these addresses, I think you will be pleasantly surprised and realize that the problems mentioned about the Glass house have been exaggerated. Fire alarms, crime, and overdoses are not an issue due to Short Term Rentals - this has been going on in every building whether its a condo building, an apartment building,a hotel, or a commercial building.

For all the reasons I have mentioned above, I am of the belief that the problems at the Glass house have been highly exaggerated in order to get rid of short term rentals. This is coming from my own personal experience of being an AirBNB host, as well as being a Firefighter/Paramedic with the City of Winnipeg, working in the downtown core for the last 1.5 years.`

A quick google search of “Winnipeg Hotel Drugs” comes up with a long list of violence, drugs, and weapons problems at Winnipeg Hotels. You can find many articles over the last few years with drug busts, violence, and crime in Winnipeg hotels.

I think it is safe to say this isn’t exactly an issue only with Short Term Rentals as people portray. This type of stuff is happening everywhere.

The reason that Toronto and other big cities implemented the Primary Residence rule is to cool the rising housing market and allow more availability of homes as it will not allow investors to buy multiple properties to use as Short Term Rentals. Their concern in Toronto and other big cities is that investors were buying up properties to use as Short Term Rentals, therefore causing supply issues as well as driving the costs of properties higher due to low inventory of houses.

Some of the residents specifically from the Glass house have stated that their property values have gone down due to Short Term Rentals being in their condo building, or near them. If that were true, then this actually contradicts the reason to implement the primary residence rule.

Property values at the Glass house and other condo buildings have been decreasing or barely appreciating due to the condo market in Winnipeg. The condo market in Winnipeg has been performing very poorly for the last 15 years and you can confirm this with any realtor. Almost every condo in every area of the Winnipeg has either barely appreciated, or depreciated very slightly over the last 15 years. If property values were decreasing in Winnipeg due to Short Term Rentals as residents have stated, then to me that defeats the purpose of implementing the primary residence rule. That is exactly the opposite of what is happening in big cities. If you look at the housing market in big cities such as Toronto and Vancouver, houses are the most expensive downtown and get cheaper as you get further away from downtown. If you look at Winnipeg, houses are the cheapest downtown and get more expensive as you get further away from downtown. If you were to buy a nice home further away from downtown Winnipeg, your vacancy rate on AirBNB would be very high as most guests want to stay downtown or near downtown due to it being central and near all amenities. Toronto and other big cities do have a housing crisis partly to blame due to this… Winnipeg does not have that problem for the exact reasons I listed above.

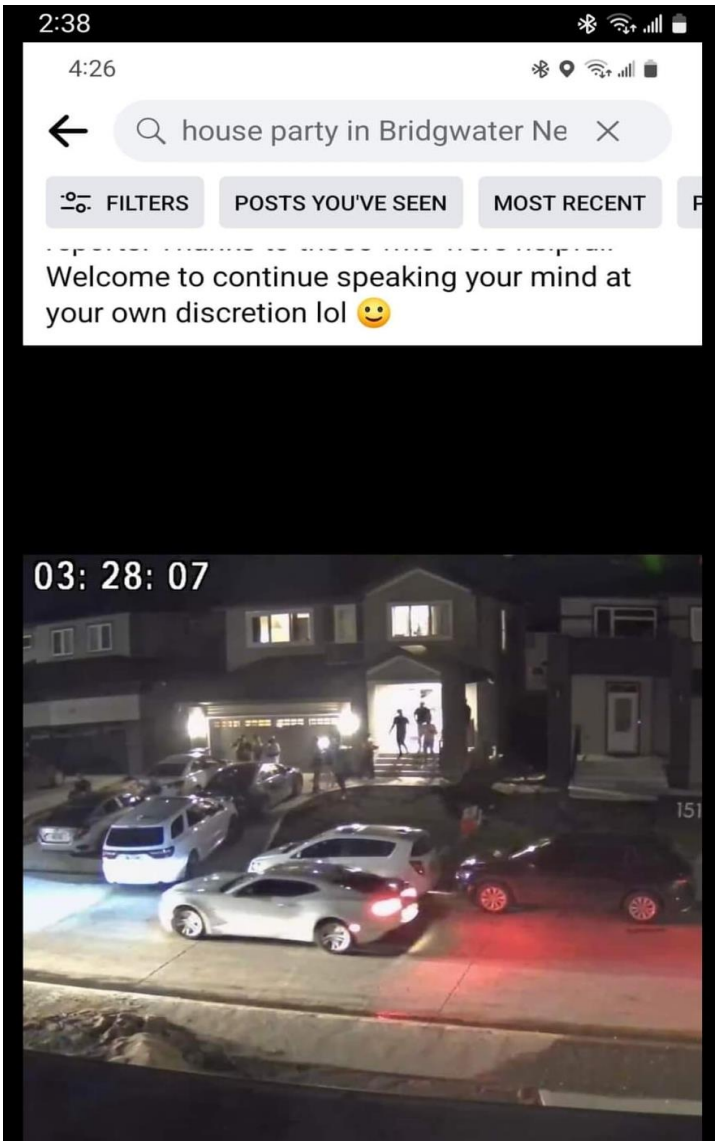
I also want to point out something that I noticed on Janice Lukes website.
https://janicelukes.ca/blog/commercial-apartment-hotel-development/?fbclid=IwAR2fZUr6ak3LHKy9hYD26sCtoEBXoQ5QJH968k1FXlg4EqVc_iASO81ijpc

This is going to be a building with 43 hotel rooms and 49 residential dwelling units. The 43 hotel rooms will be able to be booked through a mobile app online, and then be able to access the building and their suite. This is mimic'ing AirBNB. THis is exactly what AirBNB is. You are stating that AirBNB is causing an issue for residents living in the same building or around them. Since these 43 hotel rooms are able to be booked through a mobile app online, how exactly are the residents living in the 49 dwelling units supposed to feel about living in this "ghost hotel" as you call it? You state that "The hotel component differs from a short-term rental model, such as an Airbnb, in that the building will comply with accommodation tax and regulations surrounding parking and traffic." … It actually doesn't differ from a short term rental model such as AirBNB. Everyone is in support of accommodation tax and regulations surrounding parking and traffic. The Glass House does not need regulations surrounding parking and traffic as there is a parkade next door and paid parking in front. I don't see how this specific model listed for this building on your website differs from an AirBNB. How do you support this model in your own ward, but attempt to disallow it anywhere else? If you are of the belief that short term rentals are a big problem, what will make this building any different? How will you stop the problem clientele on this platform? How you will prevent the 49 residential dwelling units from having any issues?

The issues mentioned by residents are going on everywhere. It is not specific to short term rentals. In fact, there is a specific party house located in Janice Lukes ward in Bridgewater that has not been dealt with. There have been numerous complaints about it. Here is a screenshot of the few facebook posts:


2:39
4:39
155 edge park in Bridgwater
FILTERS
POSTS YOU'VE SEEN
MOST RECENT
Bridgwater Neighbours Virtual Watch
Mo Li Hua · Jan. 2 at 11:24 a.m. ·
On New Year's Eve, someone launched a firework towards a crowd from the doorway of a house. There was a house party on my street in Trails (near Windflower) with easily 30+ attendees present. At 1 am there was shouting and noise outside so I called non-emergency police line. Police did not show up. Later on at 4 am I awoke to loud physical fighting that broke out between 8-10 guys on the doorstep/ landing outside. Amongst the brawl, someone launched what seems to be a small firework sideways from the doorway (but still under the roof) and guys were sprinting off to avoid being hit so the firework collided into someone else's driveway. Captured on security cam and cannot believe my eyes when I rewatch. Concerned now because parties at this residence are recurrent on regular weekends. Covid violations aside (reported), unsure of where to go from here.
11
21 comments
Like
Comment
Send


2:38
4:26
house party in Bridgwater Ne
FILTERS
POSTS YOU'VE SEEN
MOST RECENT
Bridgwater Neighbours Virtual Watch
Mo Li Hua · May 29 at 9:58 a.m. ·
Hi, there was a post on this group not long ago about 155 Edge Park mentioning finding the homeowner. This is the house with fireworks, parties, noise, traffic, covid violations, etc. There was another disruptive party last night from 1 am lasting until 5:30 am this morning.
Did anyone find out who owns this rental house? WPS is looking for the info. Not really sure how civilians could know if even the police can't find out but worth a try asking. Anything helpful would be appreciated.
Edit: Clearly police has access to the info in question but there are bare minimums for reports. Thanks to those who were helpful. Welcome to continue speaking your mind at your own discretion lol



You can have a terrible neighbor in a long term rental that likes to party every weekend and cause lots of noise. You can have a terrible neighbor in a short term rental. You can have a terrible neighbor in a hotel. These problems are not isolated to short term rentals as is being claimed. There are bylaws in place to deal with issues such as this and there are laws in place to tackle crime and I am sure the Winnipeg Police Service are doing as best as they can to tackle crime.

In summary, I want to state a few key points:

Short Term Rental hosts are in support of the majority of the regulations proposed. We support an accommodation tax, we support paying taxes on bookings, we support being subject to any inspections (whether its fire, compliance, etc), however WE DO NOT SUPPORT THE PRIMARY RESIDENCE bylaw you are trying to institute. There are a lot of tourists that use Short Term Rentals for good reasons as I have shown in my June schedule. The problems residents are mentioning are not specific to short term rentals. It has been an ongoing issue well before short term rentals became popular.

Thank you for taking the time to listen to me in regards to this.