REGULATING SHORT-TERM RENTALS

Public Engagement Summary

December 2022

Background

In 2021, the City of Winnipeg (City) began exploring methods of regulating the short-term rental accommodations (STRA) market in Winnipeg. STRAs are temporary accommodations provided by a property owner or principal tenant in exchange for payment for a continuous period of less than 30 nights.

Many cities across Canada have reviewed or are reviewing how short-term rental accommodations activities should be regulated, looking to balance the challenges and opportunities with this growing industry. A jurisdictional scan identified best practices and options for a regulatory program that could be applied in Winnipeg.

Engagement

The City hired a research firm to conduct a statistical survey in March 2022 to gather background information on Winnipeggers' experiences with, and perceptions of STRAs. The statistical survey results are in Appendix A.

A second survey was open to all Winnipeg residents in June 2022 to gather input on the concerns and opportunities of STRAs and obtain feedback on regulation options. The survey results are in Appendix B.

Additionally, stakeholders provided feedback at meetings held in June 2022. The meetings provided stakeholders with an opportunity to share their experiences and perspectives on short-term rental accommodations. Meeting notes are in Appendix C. A summary of public engagement opportunities is in Table 1.

Table 1: Public engagement opportunities

Date	Activity	Details
March 2022	Statistical Survey (Appendix A)	600 participants
Launched June 2, 2022	Webpage launch	2,643 visits from June 2 – June 30
June 2 – June 30, 2022	Online Survey (Appendix B)	843 participants
June 20, 2022	Stakeholder Meeting: Resident and Housing Associations (Appendix C)	5 participants
June 21, 2022	Stakeholder Meeting: Short-term Rental Industry (Appendix C)	9 participants
June 22, 2022	Stakeholder Meeting: Accommodations Industry (Appendix C)	6 participants

Promotion

Public engagement opportunities were promoted using the following methods:

- News release – June 2, 2022
- Facebook posts with 33,000 followers – June 3 to June 30, 2022
- Twitter posts with 113,000 followers – June 3 to June 30, 2022

- City of Winnipeg public engagement e-newsletter with over 3,300 recipients – June 2, June 16, and June 30, 2022
- News coverage – CBC, April 5, 2022; iHeartRadio May 26, 2022; Winnipeg Free Press, June 2, 2022; Winnipeg Sun, June 3, 2022; and ChrisD.ca June 5, 2022

What we heard

The following summarizes the input received from participants in the engagement process, organized by engagement activity and topic.

Statistical survey

A survey was conducted with a sample of 600 adult Winnipeggers. The sample is considered statistically representative of Winnipeg's population. Results are within plus or minus 4.0 percentage points of what they would have been if the entire adult population of Winnipeg had been surveyed (which is called the margin of error). The full results are available in Appendix A.

Experience with short-term rentals

Nearly one-half of Winnipeg adults had direct experience with short-term rental accommodations, including more than 40 percent who have stayed in a short-term rental at some point, and a small number (10 percent) who have rented out accommodations to someone else and/or who have these types of rentals in their neighbourhood.

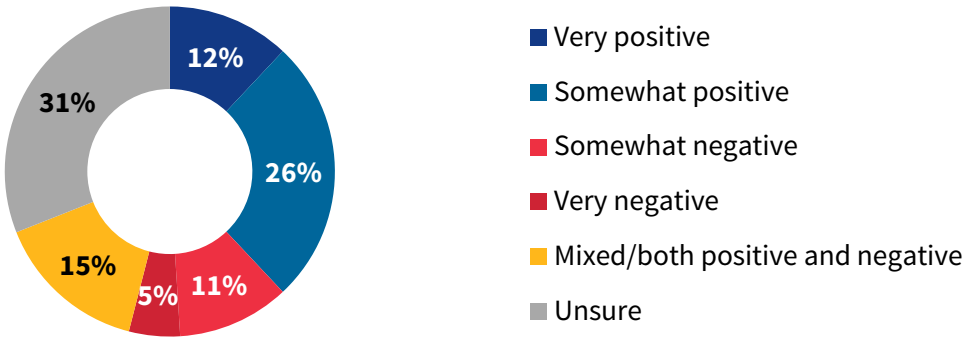
Younger adults and those living in the core area were more likely to have stayed at a short-term rental at some point in their lives.

Views on short-term rentals

Winnipeggers had mixed views regarding short-term rental accommodations (Figure 1). Those who have some experience with short-term rentals were more likely to have positive opinions about this type of arrangement.

Figure 1: Attitudes towards short-term rentals

Based on your knowledge and experiences, do you feel short-term rentals have a positive or negative effect in Winnipeg?



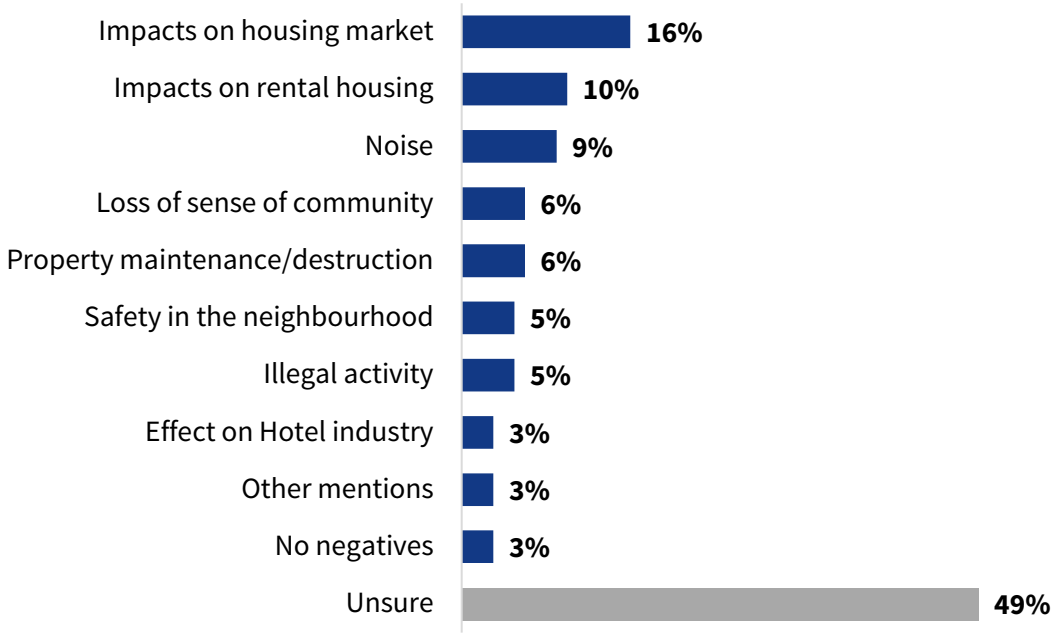
Total responses: 600

Those with mixed or negative opinions of STRAs were most likely to raise concerns related to the effect of these properties on the housing market, or on neighbourhood affordability as shown in Figure 2. About 25 percent cited the perceived negative effect of short-term rentals on the housing market and rental supply, with these concerns more likely to be raised by younger Winnipeggers and those living in the core area.

About 30 percent worried about the negative effects on the neighbourhood, including noise, perceived loss of a sense of community, potential property damage, and the potential for safety concerns and illegal activity. Older Winnipeggers were more likely to raise these types of concerns.

Figure 2: Negative views of short-term rentals

In your opinion, how are short-term rentals negative?

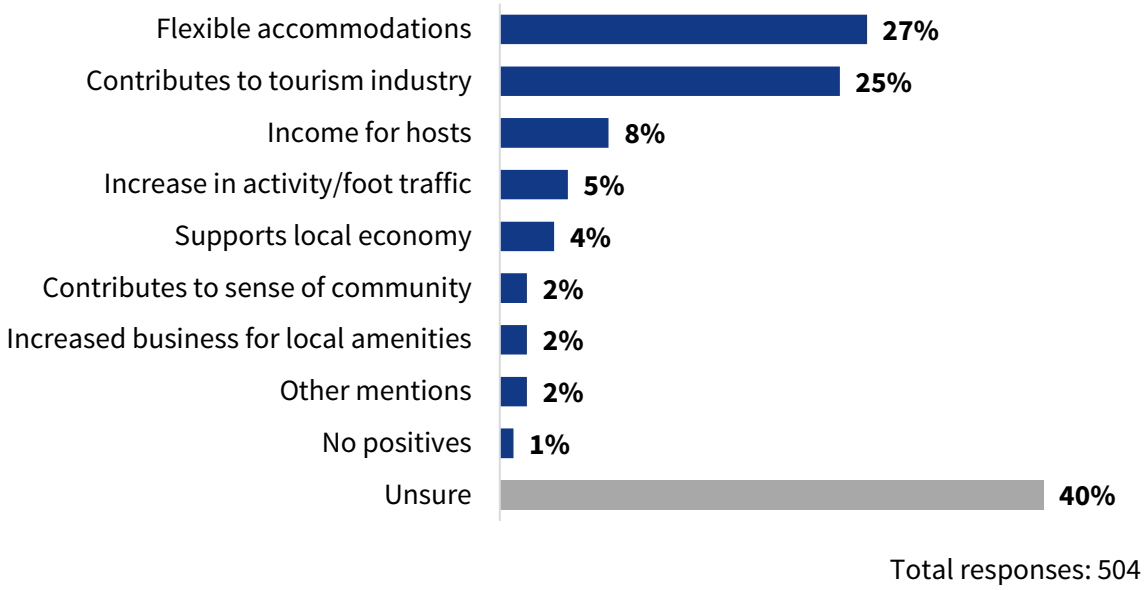


Total responses: 374

When asked to cite the positive effects of short-term rentals, Winnipeggers with mixed or positive opinions were most likely to point to the flexibility associated with these types of activities and their perceived contribution to the local tourism industry (Figure 3).

Figure 3: Positive views of short-term rentals

In your opinion, how are short-term rentals positive?



Total responses: 504

Online survey

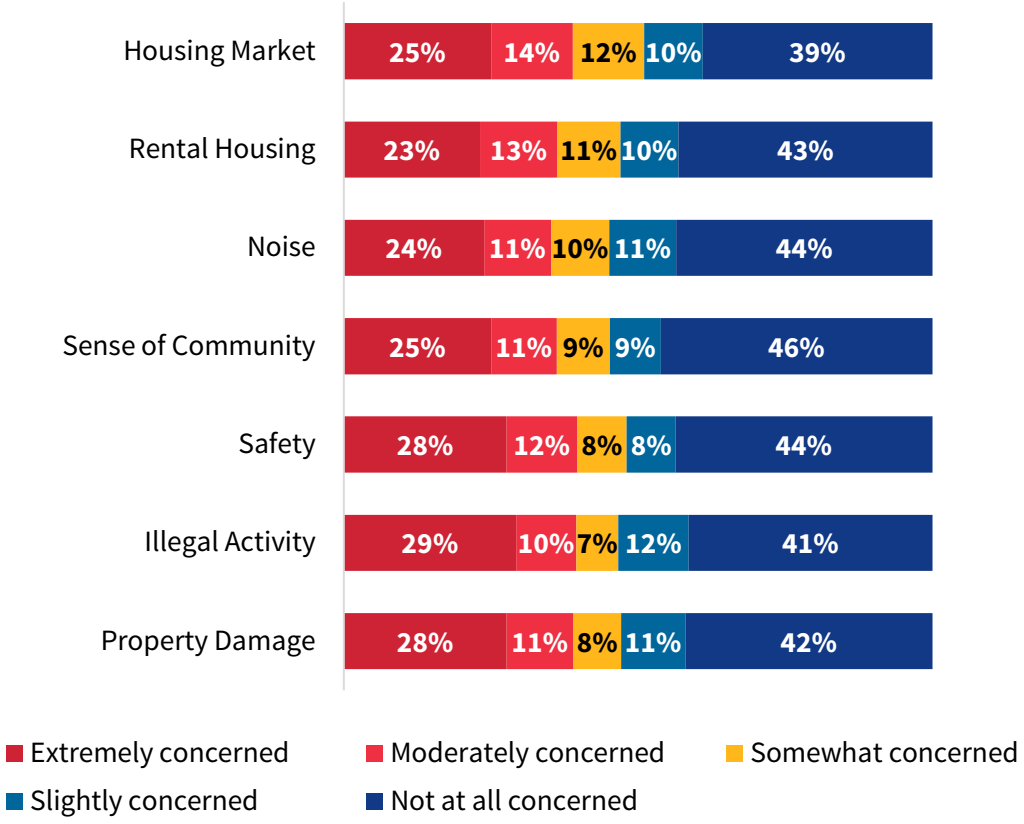
Winnipeg residents self-selected to provide feedback through an online survey. Although feedback through the online survey does not provide a statistically representative sample of Winnipeg's population, it gave the City a chance to further understand and gather detailed feedback on the impacts of short-term rentals and regulatory options. The survey received 843 responses: 610 have a short-term rental in their neighbourhood, 143 are short-term rental hosts or operators, and 122 work in a related accommodations industry. A map of respondent location by postal code is in Appendix D. Responses were concentrated in Winnipeg's Downtown and core. Detailed online survey results are in Appendix B.

Impacts of short-term rentals

Online survey respondents had varying levels of concern about the potential issues related to short-term rental accommodations, as shown in Figure 4.

Figure 4: Level of concern for short-term rental issues

Please share your level of concern with the following issues.



Total responses: 843

Online survey respondents who expressed that short-term rentals have negative impacts noted the following concerns:

- Detrimental to housing affordability and availability (47 comments)
- Have a negative impact on the community (41 comments)
- Cause safety concerns in the neighbourhood (40 comments)
- Short-term rentals should be banned (26 comments)

> *Living in an apartment with short-term rentals make us feel like we're living in a hotel. (Survey respondent)*

Online survey respondents who expressed that short-term rentals have positive impacts noted the following benefits:

- Good for tourism and the local economy (96 comments)

- Offer flexible and affordable accommodations (62 comments)
- Source of income (44 comments)
- Have a positive impact on the community (41 comments)
- Important for vulnerable people such as refugees, survivors of domestic violence, or people receiving medical treatment (16 comments)

> *Short-term rentals are a tremendous help to individuals & families. It is an affordable alternative to hotels, more homely & helps build/ attract visitors to our city. (Survey respondent)*

Online survey respondents who live in multi-unit dwellings, such as apartments and condos, reported more negative impacts from short-term rental accommodations compared to those who live in single-detached dwellings.

Reported negative impacts from:	Multi-unit dwelling	Single-detached dwelling
Noise	**51%**	**23%**
Property damage and maintenance	**51%**	**20%**
Sense of community	**52%**	**24%**

> *These rentals have a negative impact on property maintenance, parking, traffic, noise and the general condition of the neighbourhood, as well as destroy any sense of community because of absentee landlords and tenant turnover. (Survey respondent)*

Similarly, online survey respondents who live in Downtown Winnipeg reported more negative impacts from short-term rental accommodations compared to respondents who live in other neighbourhoods.

Reported negative impacts from:	Downtown	Outside Downtown
Noise	**60%**	**29%**
Property damage and maintenance	**57%**	**28%**
Sense of community	**59%**	**31%**

Views on regulations

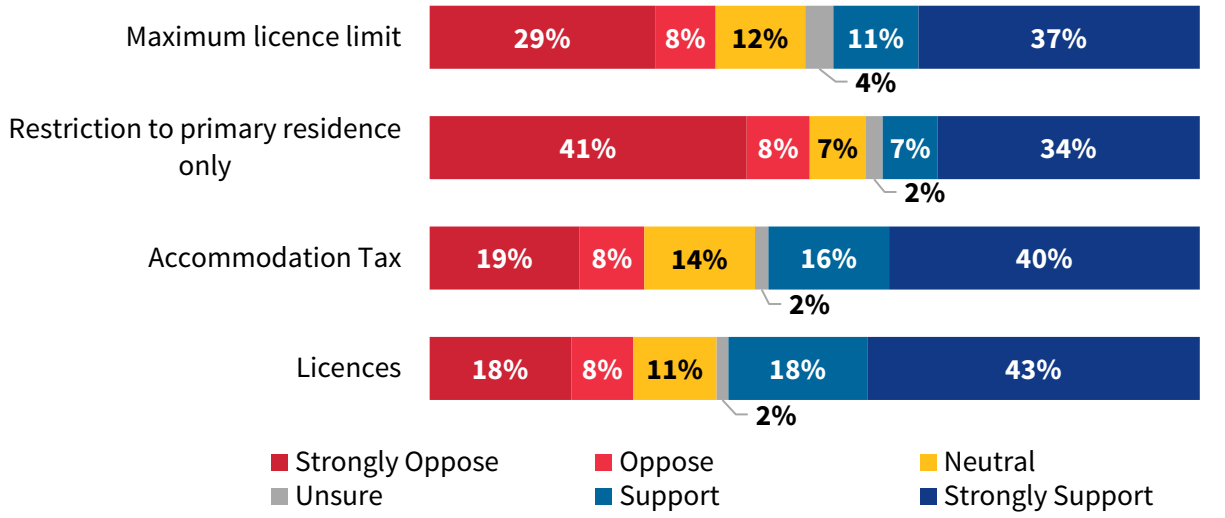
Online survey respondents expressed the development of regulations should include the following top three considerations:

- support the safety of the community and short-term renters
- mitigate noise, property damage and illegal activity
- support the local economy and tourism

As shown in Figure 5 below, the majority of online survey respondents supported regulations to address neighbourhood livability and safety concerns, in particular licences and an accommodation tax. The primary residency requirement (STRAs only allowed in the residence where the owner/principal tenant lives) and a maximum licence limit (only allow a certain number of STRA licences per host or operator) received mixed responses.

Figure 5: Views on regulation options

Please share your level of support for the following potential regulations and guidelines.



Total responses: 843

Regarding land-use and zoning considerations, a majority of online survey respondents felt that short-term rental accommodations should be allowed in all neighbourhoods (61 percent) and in all dwelling types (58 percent).

Additional examples of feedback on the potential regulation options and how they were considered is included in Table 2.

Stakeholder meetings

Stakeholder meetings were held to gather feedback from stakeholder groups. The meetings included a brief presentation followed by an in-depth discussion on the benefits and limitations of different regulation options and guidelines for operating short-term rental accommodations.

Meetings were organized with the following groups to ensure a wide range of perspectives were represented in the discussions:

- Resident and housing associations
- Short-term rental hosts/operators and online platforms
- Accommodations and related industries, such as tourism, hotels and real estate

An overview of feedback received during stakeholder meetings includes:

- Taxation will create more fairness in the accommodations industry
- Licensing both short-term rental hosts and platforms will increase accountability and improve communication between residents, hosts, and the City
- Resident and housing associations support primary residency to address neighbourhood livability concerns
- Short-term rental hosts and platforms expressed concerns about primary residency, and having a maximum number of days for rent requirements
- Stakeholders had mixed opinions about restricting short-term rentals in certain neighbourhoods
- Resident and housing associations felt short-term rentals should not be allowed in multi-unit dwellings, like condominiums and apartments, while hosts and operators expressed they should be allowed in all dwellings.
- Effective enforcement will be essential
- Packages of clear information about the regulations should be provided along with an online portal, ongoing communication, and contacts at the City available to provide answers

How feedback was considered

Considering the feedback received and jurisdictional research, the Public Service is recommending regulating STRAs through:

1. Permitting or limiting STRAs in certain zoning districts through amending the Winnipeg Zoning By-law and the Downtown Winnipeg Zoning By-law (zoning and land use framework)
2. Licensing STRAs through the Community Safety Business Licensing By-law (CSBL) (licensing and enforcement framework)
3. Subjecting STRAs to the collection and remittance of the Accommodation Tax

Table 2 provides details on how feedback was used to make recommendations.

Table 2: What we heard and how it was considered

What we heard	How it was considered
Regulations	
Licensing **Online survey:** Licensing should be simple to implement, hold hosts accountable, increase lines of	The City currently licenses nine business activities through the Community Safety Business Licencing By-law (CSBL). The Public Service is recommending that a tenth business activity be added under the CSBL for Short-term

What we heard	How it was considered
communication, and create a mechanism to address complaints and issues (13 comments). **Stakeholders:** Licensing both short-term rental hosts and platforms will increase accountability and improve communication between residents, hosts and the City.	Rental Accommodations (STRAs) for Council's consideration. The proposed framework would require both hosts and platforms to be licensed. The recommended licensing program will set minimum standards for community safety, consumer safety, and neighbourhood accountability. The CSBL includes a mechanism to address complaints. Pending approval of the regulatory program, the City will communicate the regulatory framework through the City's website and other channels.
Accommodation Tax **Statistical survey:** Of those with negative or mixed views of short-term rentals, three percent feel there is an effect on the hotel industry. **Online survey:** An accommodation tax could create fairness in the accommodations industry and other businesses (61 comments). **Stakeholders:** Taxation will create more fairness in the accommodations industry.	The Accommodation Tax By-law currently exempts small accommodations under four bedrooms. The Public Service is recommending removing this exemption, thereby including short-term rentals in the accommodation tax. If approved, this will create consistency and fairness in taxes for all accommodation types.

What we heard	How it was considered
Only allowing STRAs in primary residences **Online survey:** The majority of hosts were opposed to only allowing short-term rentals in primary residences (89 percent) and maximum licence limits (70 percent). These would result in significant financial losses and stress for local business owners. Drawbacks of only allowing short-term rentals in primary residences include: too restrictive, complicated to enforce, result in loss of income, and reduced access to flexible accommodations (26 comments). Benefits of allowing short-term rentals only in primary residences include: increase accountability, minimize noise, and addressing security and safety concerns (23 comments). **Stakeholders:** Resident and housing associations support short-term rentals only being allowed in primary residences to address neighbourhood livability concerns.	The recommended CSBL licensing framework outlines a limit of two STRA licences per person/business/shareholder – one for primary residences and one for non-primary residences (where permitted). This seeks to strike a balance of allowing a limit of one STRA beyond the primary residences. Non-primary residence STRAs have extra recommended requirements to enhance neighbourhood accountability and address safety concerns.

What we heard	How it was considered
Limits on number of days rented **Online survey:** Drawbacks of a 180-day limit on the number of days rented include: too restrictive, difficult to enforce, and may not address the issues that have been identified (21 comments). Opportunities for limits on the number of days rented include: minimum stay length (e.g., 30 days), and maximum number of days annually (e.g., 60, 90 or 180) (20 comments). **Stakeholders:** Reducing availability and flexibility of short-term rental units could negatively impact vulnerable populations who rely on short-term rentals, such as people receiving medical treatment, women and children escaping domestic abuse, and newcomers and refugees.	The Public Service is recommending no limit on the number of nights the following STRAs can be rented: • Primary residences where the owner/principal tenant lives the majority of the year, including at the time of rental • Non-primary residences For primary residence STRAs where the owner/principal tenant is not living there while renting, a restriction of 150 nights per year is recommended. All STRAs can be rented out for a maximum of 29 continuous nights per booking. The recommended licensing program also includes requirements to book through a licensed platform and record the number of nights the STRA is rented. The Public Service is not considering a provision for minimum length of stay at this time.
Land use and zoning	
Restriction by dwelling type **Online survey:** Respondents who want restrictions by dwelling type (31 percent) expressed that short-term rentals should not be allowed in multi-unit dwellings such as condominiums, apartments, or townhouses (47 comments). **Stakeholders:** Resident and housing associations felt short-term rentals should not be allowed in multi-unit dwellings, like condominiums and apartments, while hosts and operators stated they should be allowed in all dwellings.	The Public Service is recommending that restrictions be based on zoning and not on dwelling type. Multi-family buildings such as apartments and condominiums generally have tools available to them for restricting what residents can and cannot do in a dwelling unit. Condominiums are able to create by-laws, and landlords of apartment buildings can restrict certain uses. Therefore, the proposed framework is more permissive for short-term rentals in zoning districts that enable multi-family buildings, and more restrictive for short-term rentals in zoning districts that are primarily characterized by single-family dwellings. The proposed licensing framework will offer increased protections for all residents through requirements placed on hosts of all dwelling types.

What we heard	How it was considered
Restriction by neighbourhood **Online survey:** Respondents who support restricting short-term rentals by neighbourhood (26 percent) feel they should only be allowed in commercial or mixed-use neighbourhoods and are not suitable for residential (22 comments). **Stakeholders:** Stakeholders had mixed opinions about restricting short-term rentals in certain neighbourhoods.	Most neighbourhoods incorporate a mixture of different zoning districts. The Public Service is recommending that short-term rentals be permitted in any zoning district that allows for residential uses, and not be permitted in any zoning district that does not allow for residential uses. The proposed framework is most restrictive for short-term rentals in the R1 and R2 zoning districts where single-family dwellings are the predominant dwelling type.
Enforcement	
Online survey: Respondents said effective enforcement is important and the City should focus on enforcing safety and security related regulations; revoke licences if not following guidelines; establish regulations that are enforceable; and enforce existing noise and safety bylaws (53 comments). **Stakeholders:** Effective enforcement will be essential and could include fines, demerit point system, and a complaint system.	The proposed licensing program will set minimum standards for community safety, consumer safety, and neighbourhood accountability. Failure to comply with those standards can result in administrative penalties including warnings, suspensions, and/or fines.
Impact on Housing Supply and Affordability	
Statistical survey: Of those with negative or mixed views of short-term rentals, 16 percent cited the perceived negative effect of STRA on the housing market and 10 percent on rental availability. **Online survey:** About one-quarter of respondents are extremely concerned that STRAs have impacted the housing market (value/availability) and rental housing (rent price/unit availability). Respondents who expressed that short-term rentals have negative impacts feel that STRAs are detrimental to housing affordability and availability. (47 comments) **Stakeholders:** Stakeholders had mixed opinions of the impact on housing affordability.	From a housing supply and affordability perspective, it is unclear to what extent short-term rental accommodations are currently impacting Winnipeg's rental housing. Studies from other cities suggest that short-term rental accommodations have a small but negative impact on housing supply and affordability, so it may be reasonable to assume that Winnipeg has experienced similar affects.

Next steps

Public engagement activities are complete. The Public Service considered the feedback received through the statistical survey, online survey, and stakeholder meetings to make recommendations for regulating STRAs to City Council.

A report will be considered by Council in winter 2022. This report includes a summary of all feedback from the public and stakeholder engagement as well as recommendations on a regulatory program that includes zoning and land use, licensing and enforcement, and taxation. If Council approves the Public Service's recommendations, the regulatory program will be further refined in another report to Council and formal draft by-law amendments would be prepared for Council's consideration.

Appendices

Appendix A – Statistical Survey Results
Appendix B – Online Survey Results
Appendix C – Stakeholder Meeting Notes
Appendix D – Map of survey respondents

Appendix A – Statistical Survey Results



Winnipeggers' Views on Short-Term Rentals

City of Winnipeg

March 2022 Probe Research Omnibus Survey

Winnipeg

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Key Findings

Nearly one-half of Winnipeg adults have had direct experience of some kind with short-term accommodations, including more than four in ten who have stayed in a short-term rental at some point and a small number who have rented out accommodations to someone else and/or who have these types of rentals in their neighbourhood. Younger adults, those living in the Core area and those with higher levels of education and household income are more likely to have stayed at a short-term rental at some point in their lives.

Winnipeggers have mixed views regarding short-term rentals. While nearly four in ten have at least a somewhat positive view of this type of arrangement, more than three in ten have no opinion and 15 per cent hold both positive and negative opinions. Fewer than one in five, meanwhile, hold outright negative views about short-term rentals. Not surprisingly, those who have some experience with short-term rentals – either as a renter, host or neighbour – are more likely to hold positive opinions about this type of arrangement.

When asked to express their concerns about short-term rentals, those with mixed or negative opinions are most likely to raise issues related to the effect of these properties on the housing market, or on neighbourhood livability. About one-quarter cited the perceived negative effect of short-term rentals on the housing market and rental supply, with these concerns more likely to be raised by younger Winnipeggers and those living in the Core area. On the other hand, about three in ten express worries about the negative effects on the neighbourhood, including noise, perceived loss of a sense of community, potential property damage and the potential for safety concerns and illegal activity. Older Winnipeggers are more likely to raise these types of concerns.

Meanwhile, when asked to cite the positive effects of short-term rentals, Winnipeggers are most likely to point to the flexibility associated with these types of activities, their perceived contribution to the local tourism industry and other economic benefits.

About the Probe Research Omnibus

For more than two decades, Probe Research Inc. has undertaken quarterly omnibus surveys of random and representative samples of Manitoba adults. These scientific telephone surveys have provided strategic and proprietary insights to hundreds of public, private and not-for-profit clients on a range of social, cultural and public policy topics. The Probe Research Omnibus Survey is the province's largest and most trusted general population survey.

Survey Instrument

The survey instrument was designed by Probe Research in close consultation with the City of Winnipeg.

Methodology

Probe Research surveyed a random and representative sampling of 600 adults residing in Winnipeg between March 9 and 21, 2022.

With a sample of 600, one can say with 95 percent certainty that the results are within ± 4.0 percentage points of what they would have been if the entire adult population of Winnipeg had been surveyed. The margin of error is higher within each of the survey's population sub-groups.

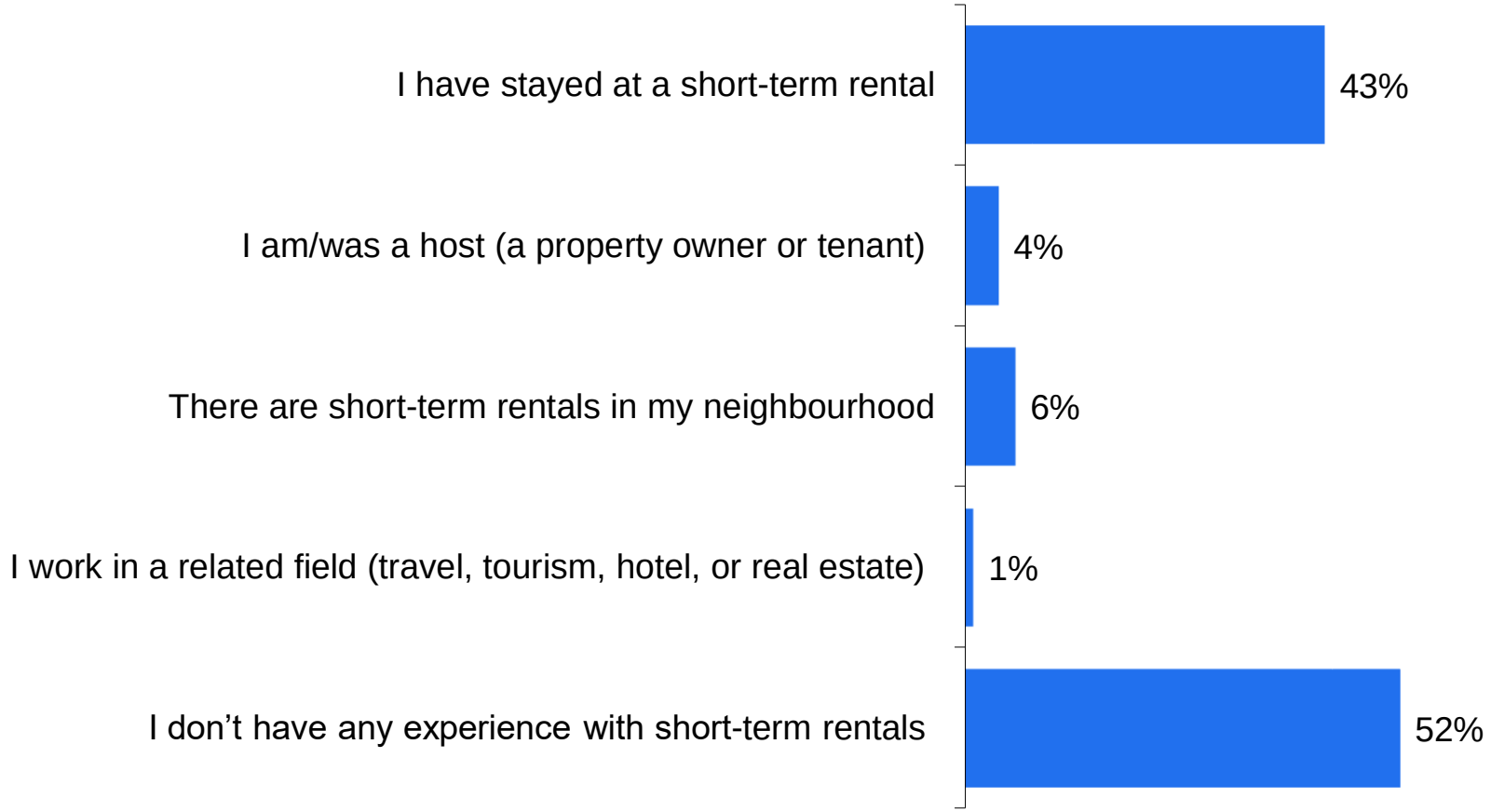
The sample consists of 208 Winnipeggers randomly recruited via live-agent operator; 248 Winnipeggers randomly recruited via Interactive Voice Response (IVR) and 144 members of Probe Research's online panel. All respondents completed the survey on an online platform.

Modified random digit dialing, including both landline and wireless numbers, ensured all Winnipeg adults had an equal opportunity to participate in this Probe Research survey.

Minor statistical weighting has been applied to this sample to ensure that age and gender characteristics properly reflect known attributes of the city's population. All data analysis was performed using SPSS statistical analysis software.

Winnipeggers' Experiences with Short-Term Rentals

More than four in ten have stayed at a short-term rental, with smaller numbers hosting



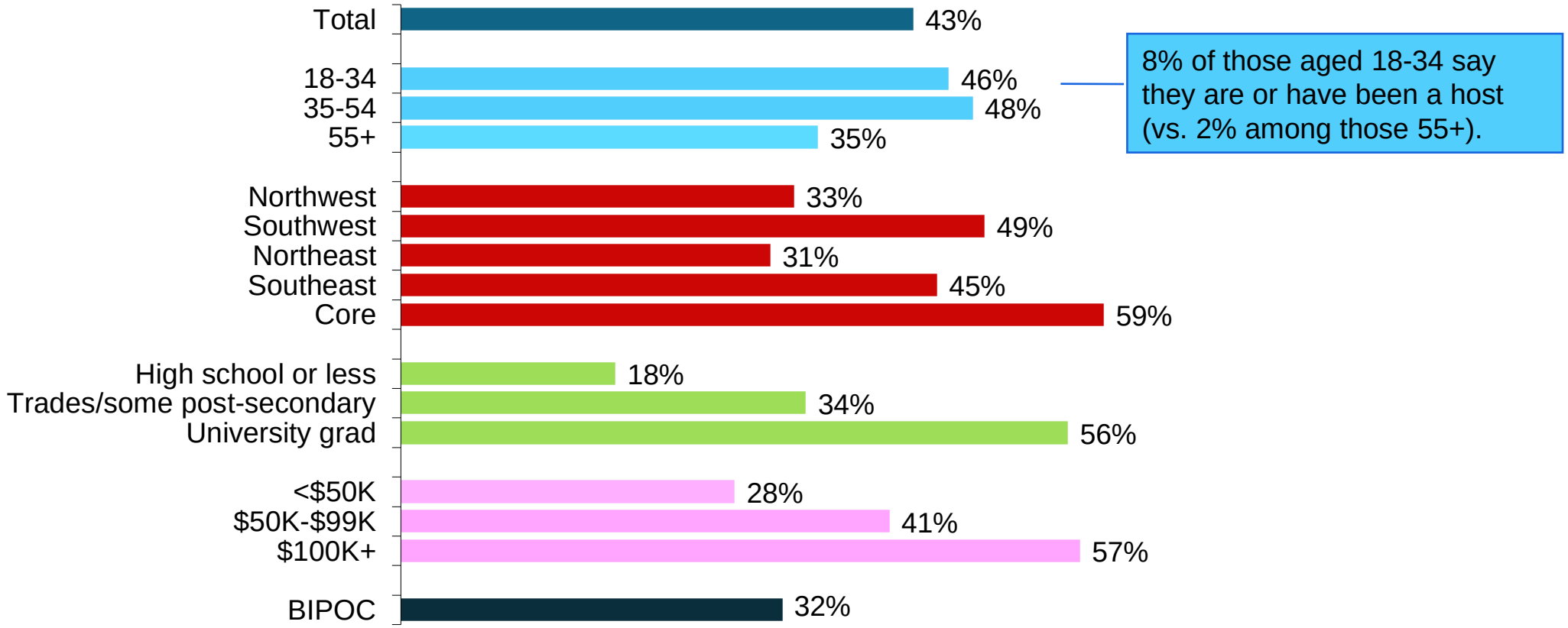
STR1. Which of the following applies to your experience with or connection to short-term rentals? (Select all that apply)

Base: All respondents (N=600)

Incidence of Staying at a Short-Term Rental: By Subgroup

Younger, more affluent Winnipeggers more likely to have used short-term rentals

% of Winnipeg residents who have stayed at a short-term rental

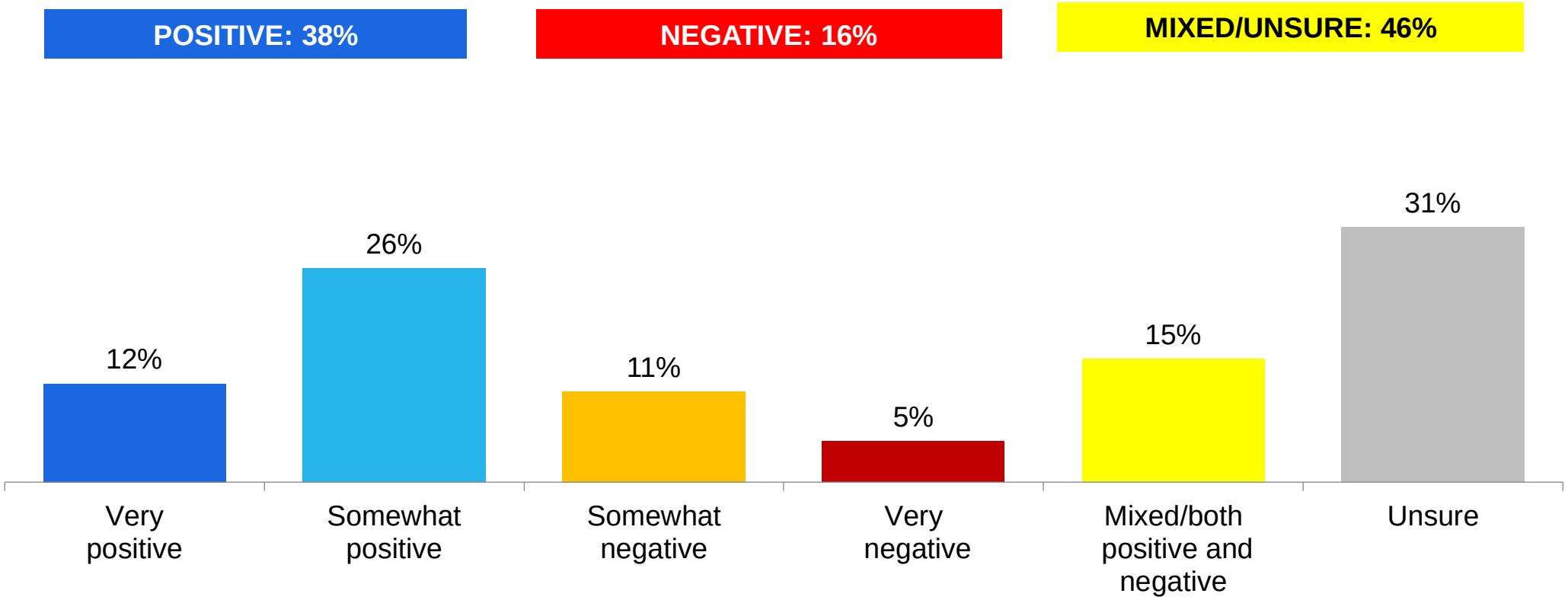


STR1. Which of the following applies to your experience with or connection to short-term rentals? (Select all that apply)

Base: All respondents (N=600)

Attitudes Towards Short-Term Rentals

Nearly four in ten have a positive view, but many hold mixed opinions – or are uncertain

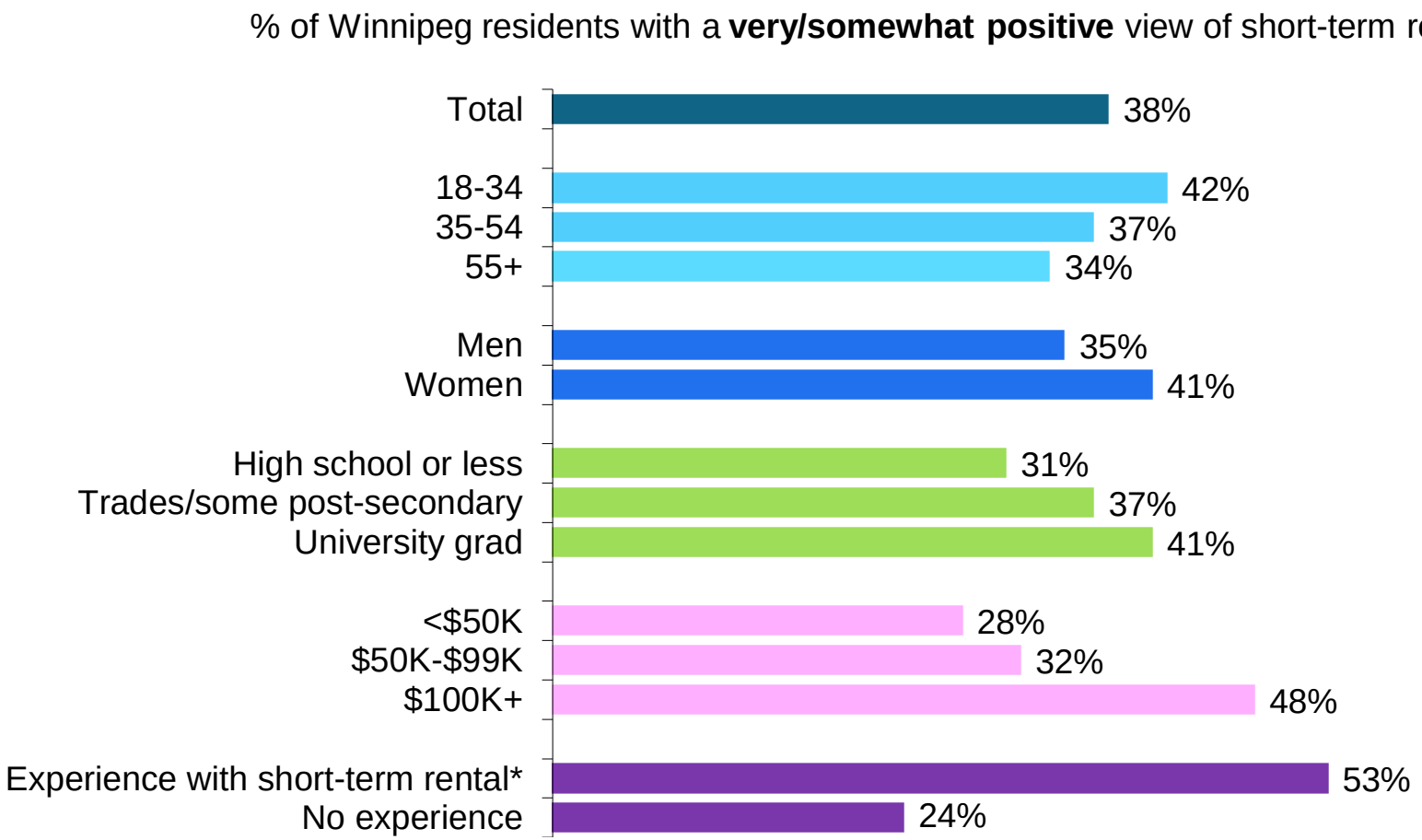


STR2. Based on your knowledge and experiences, do you feel short-term rentals have a positive or negative effect in Winnipeg?

Base: All respondents (N=600)

Attitudes Towards Short-Term Rentals: By Subgroup

Those who have used short-term rentals are most likely to hold positive views about them



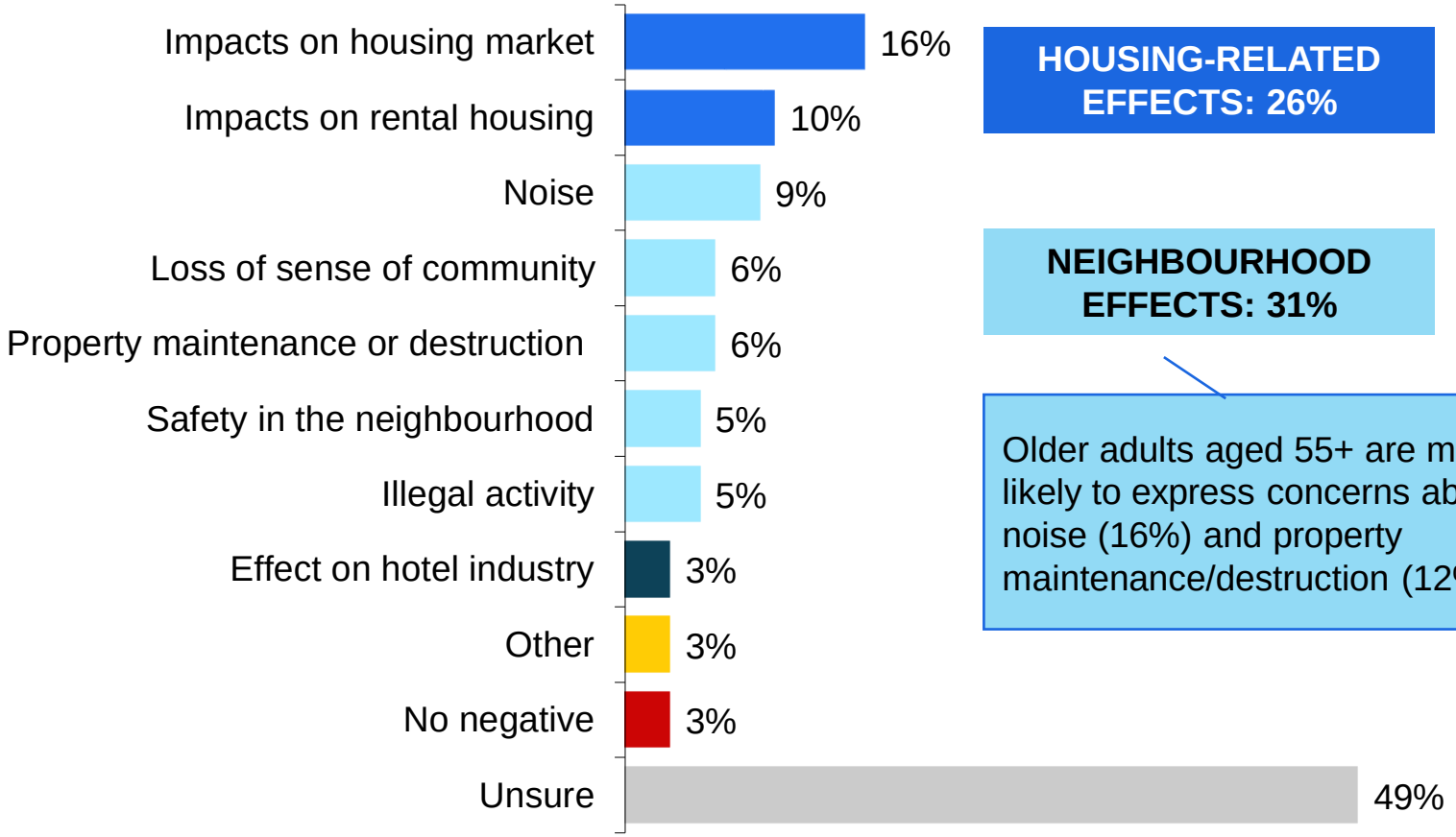
STR2. Based on your knowledge and experiences, do you feel short-term rentals have a positive or negative effect in Winnipeg?

*includes those who have stayed in a short-term rental, have been a host themselves or who have one in their neighbourhood.

Base: All respondents (N=600)

Rationale for Negative View of Short-Term Rentals

Perceived effects on the housing market, rental availability are most likely to be raised



HOUSING-RELATED EFFECTS: 26%

NEIGHBOURHOOD EFFECTS: 31%

Older adults aged 55+ are most likely to express concerns about noise (16%) and property maintenance/destruction (12%).

Those who are most likely to raise concerns about the housing market and rental availability include:

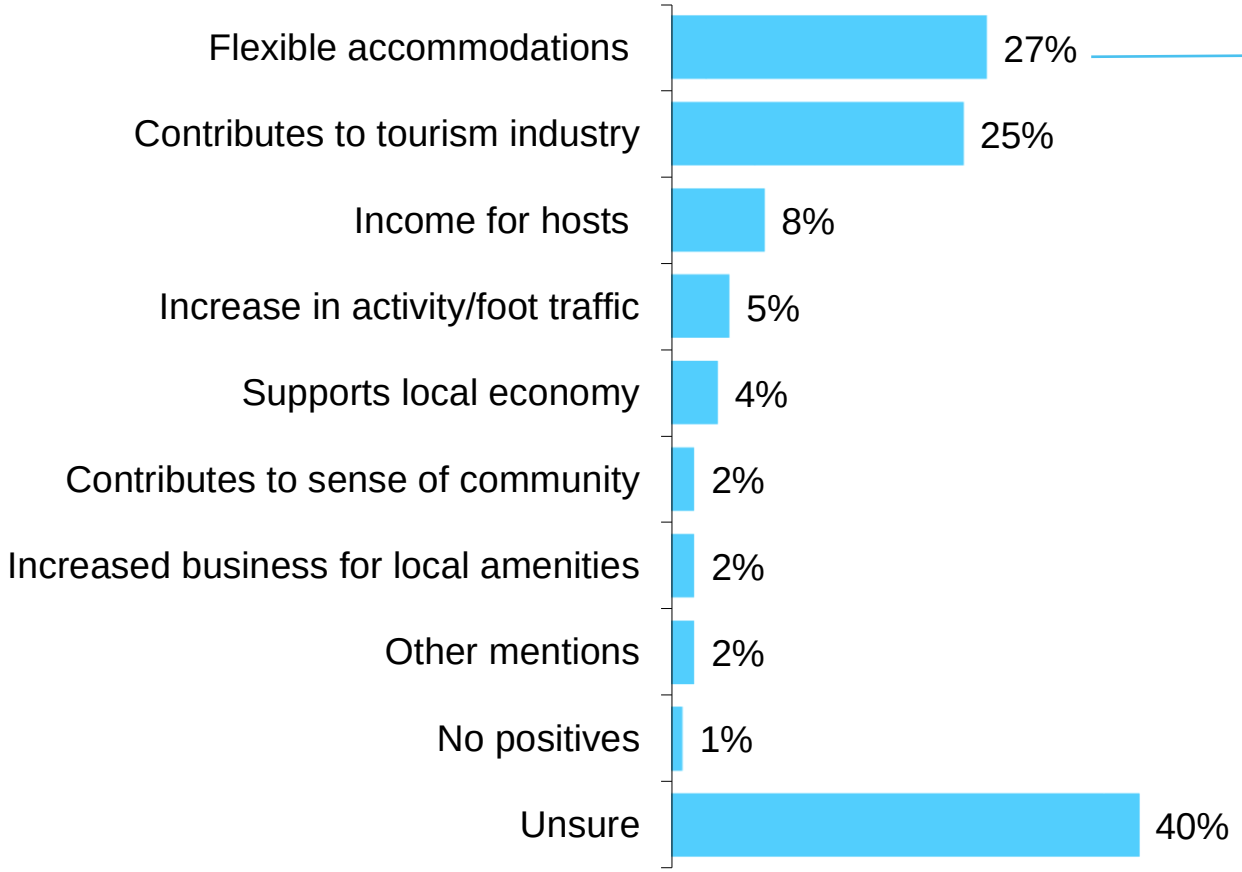
- Younger adults (36% among those 18-34 vs. 8% among those 55+).
- Men (33% vs. 19% among women).
- Core area residents (40%).
- University graduates (33%).

STR3. In your opinion, how are short-term rentals negative?

Base: Those with negative or mixed views of short-term rentals (n=374)

Rationale for Positive View of Short-Term Rentals

Flexibility of accommodations, benefits to tourism industry are most prominent positive mentions



Most likely to be mentioned by:

- Younger adults aged 18-34 (35% vs. 20% among those 55+).
- Those with experience using short-term rentals (39%).
- University graduates (31%).

STR4. In your opinion, how are short-term rentals positive?

Base: Those with positive or mixed views of short-term rentals (n=504)

Appendix B – City-wide Survey Results

Regulating Short-Term Rentals Survey

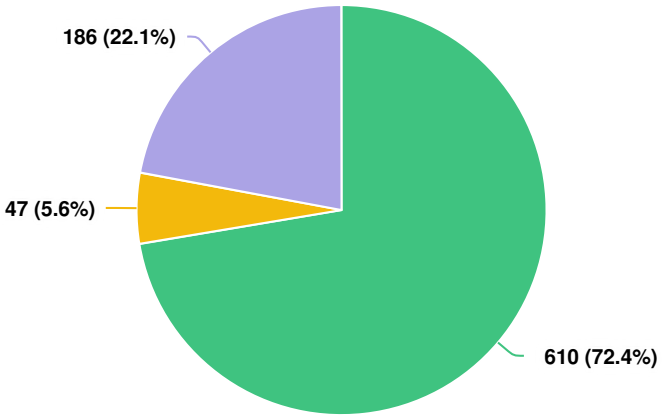
SURVEY RESPONSE REPORT
01 June 2022 - 08 July 2022

PROJECT NAME:
Regulating Short-Term Rentals

BANG THE TABLE engagementHQ

SURVEY QUESTIONS

Q1 Are there short-term rentals in your neighbourhood, in your building or on your street? Common short-term rental platforms ...



Question options

Yes No Unsure

Mandatory Question (843 response(s))
Question type: Radio Button Question

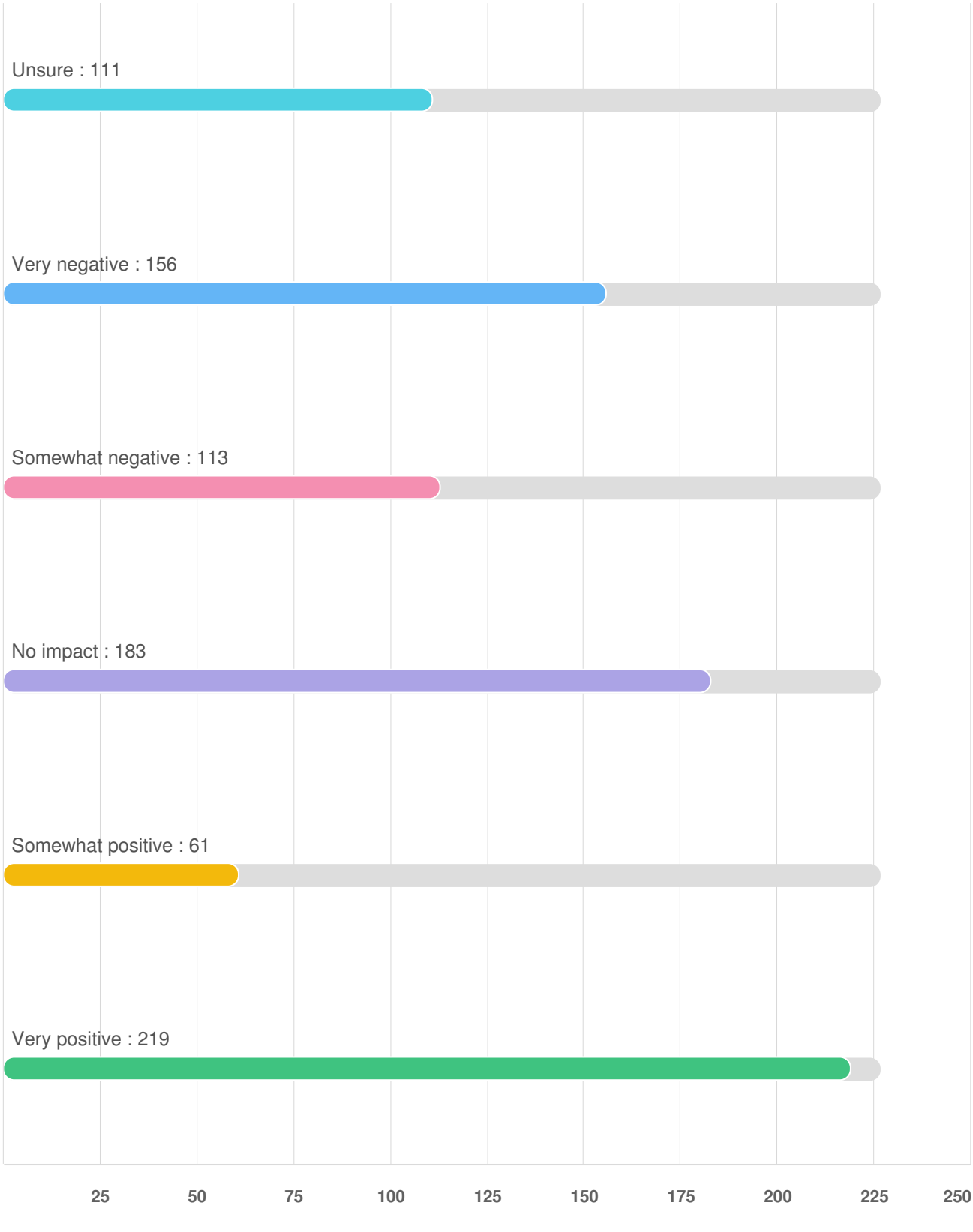
Q2 In your opinion, how have short-term rentals impacted the following in your neighbourhood?



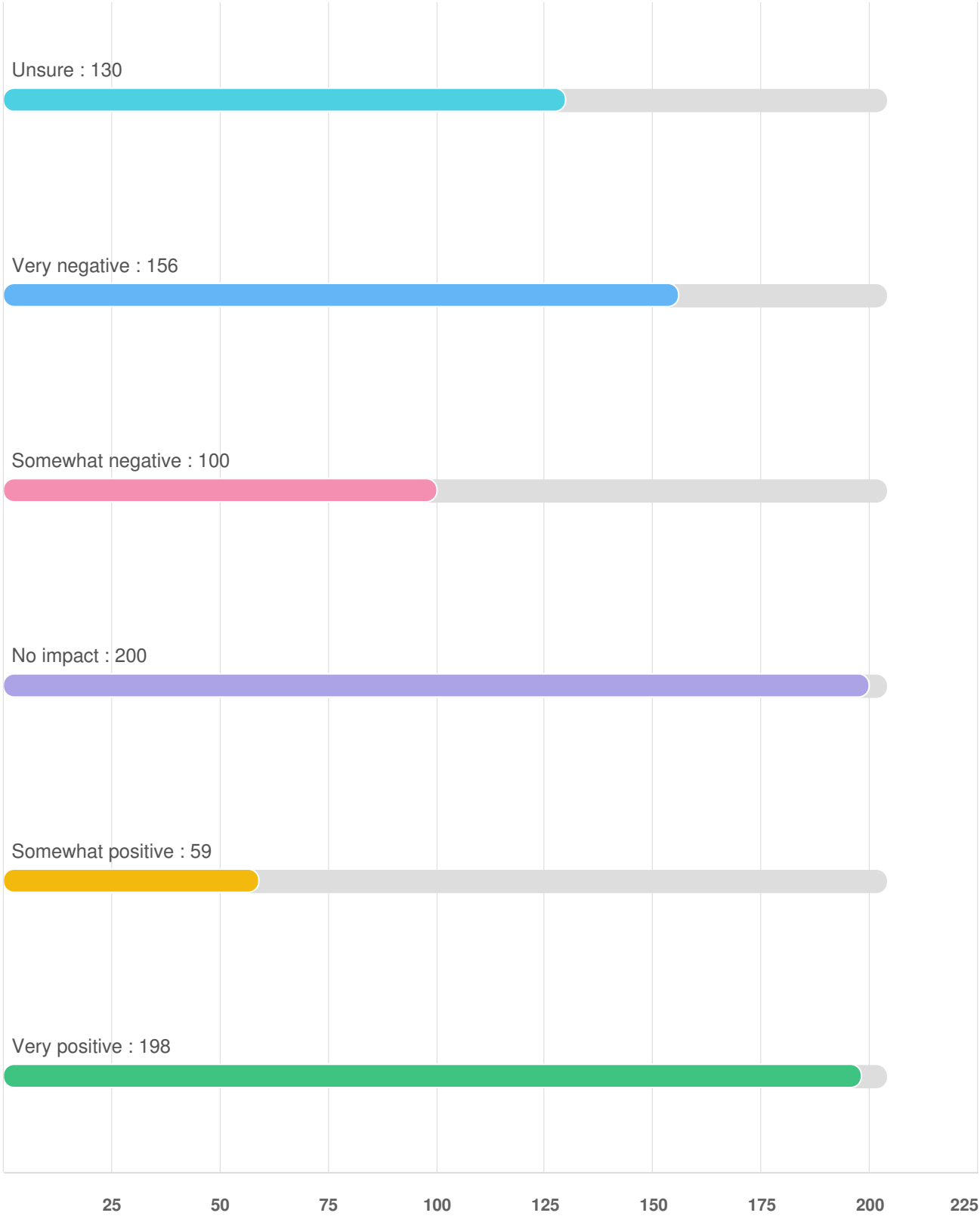
Mandatory Question (843 response(s))
Question type: Likert Question

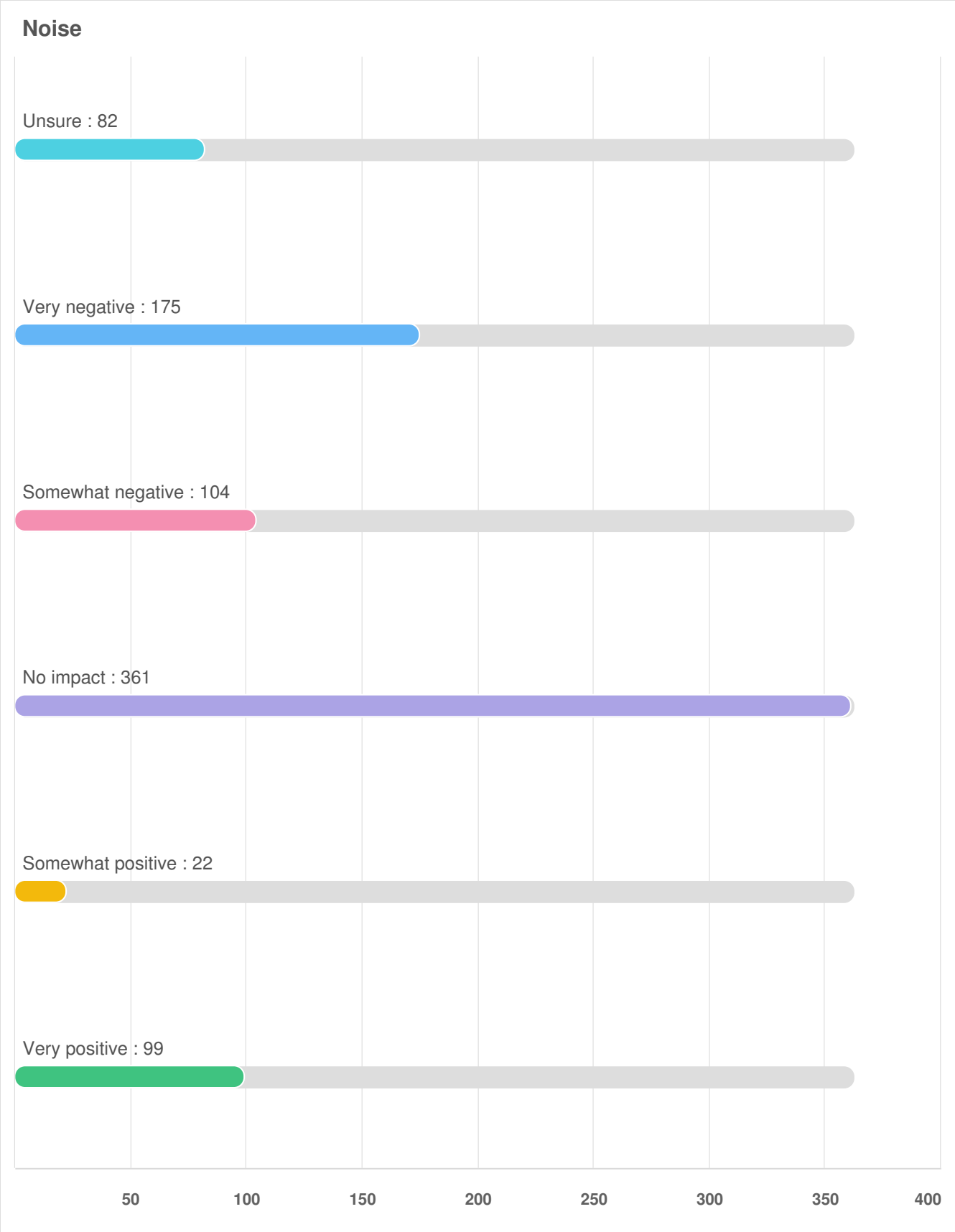
Q2 In your opinion, how have short-term rentals impacted the following in your neighbourhood?

Housing market (value/ availability)

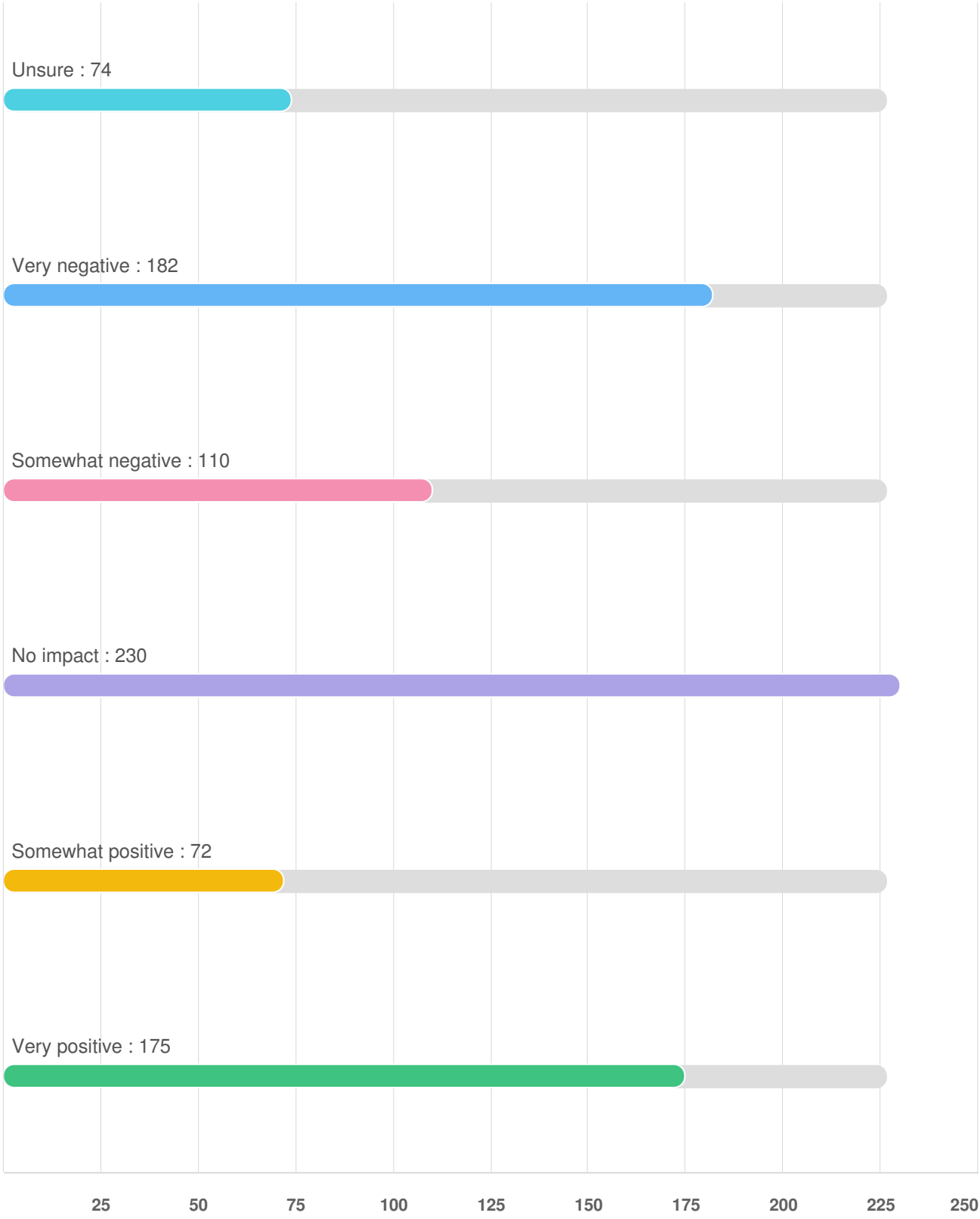


Rental housing (rent price / unit availability)

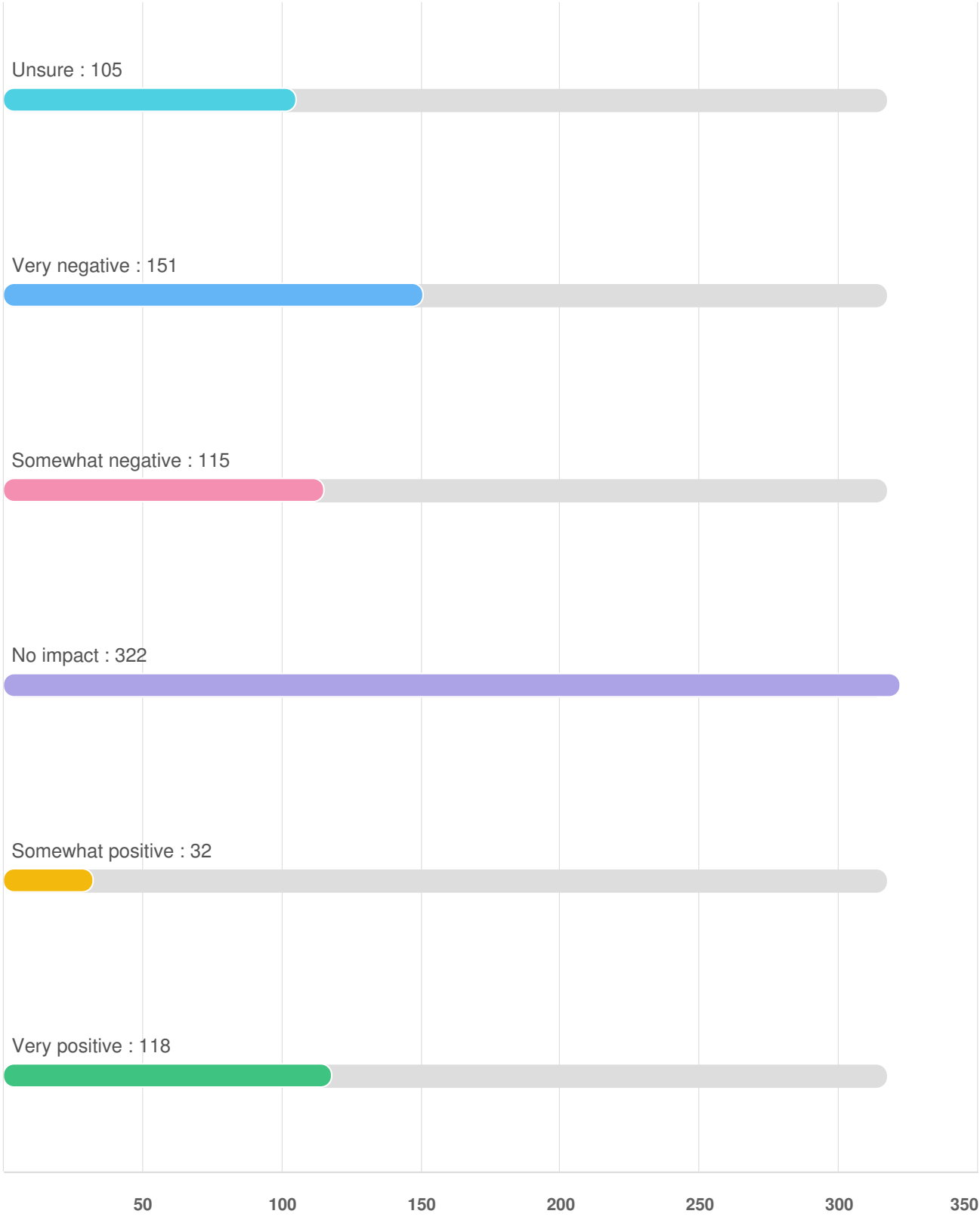



Noise
Unsure : 82
Very negative : 175
Somewhat negative : 104
No impact : 361
Somewhat positive : 22
Very positive : 99
50
100
150
200
250
300
350
400

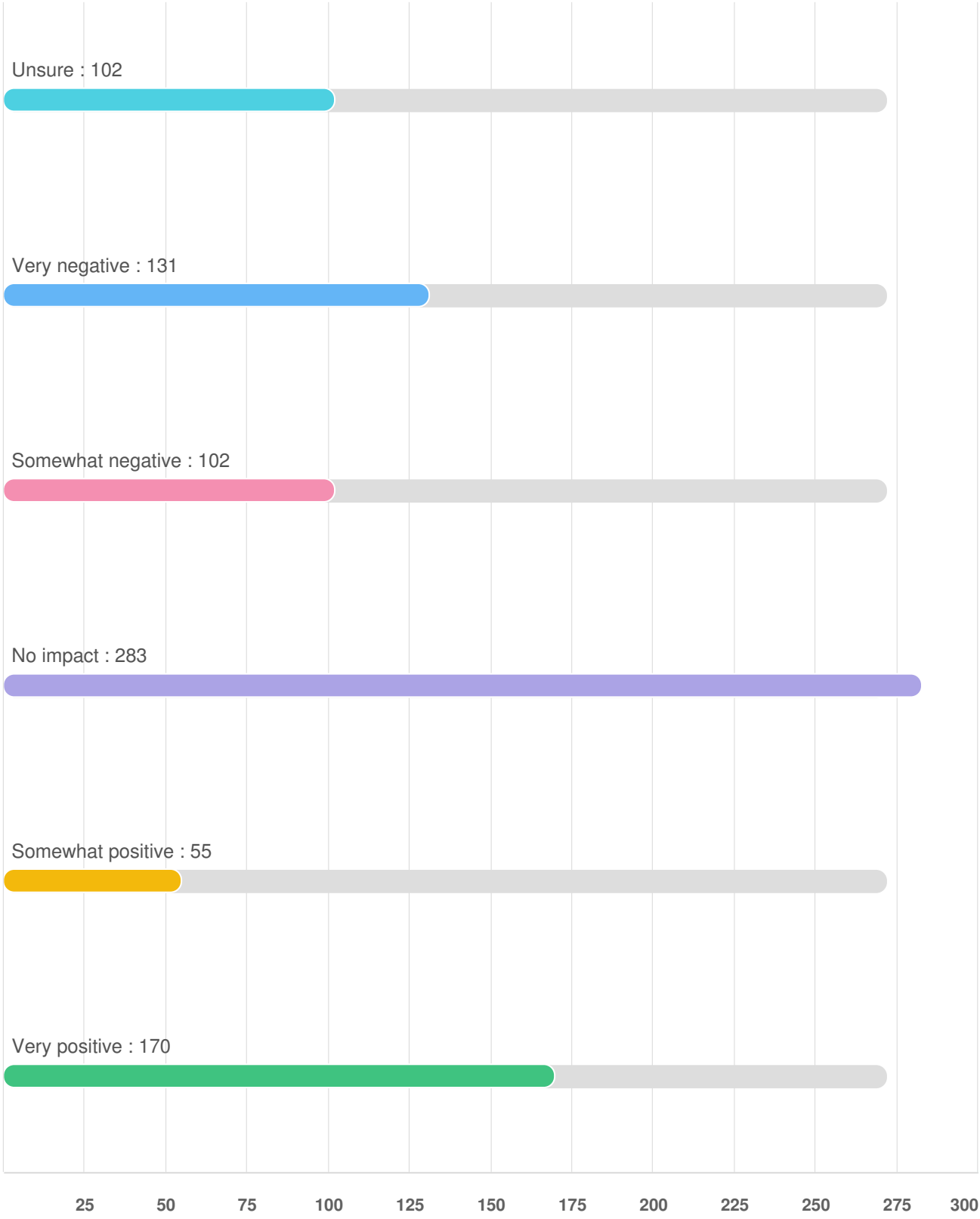
Sense of community



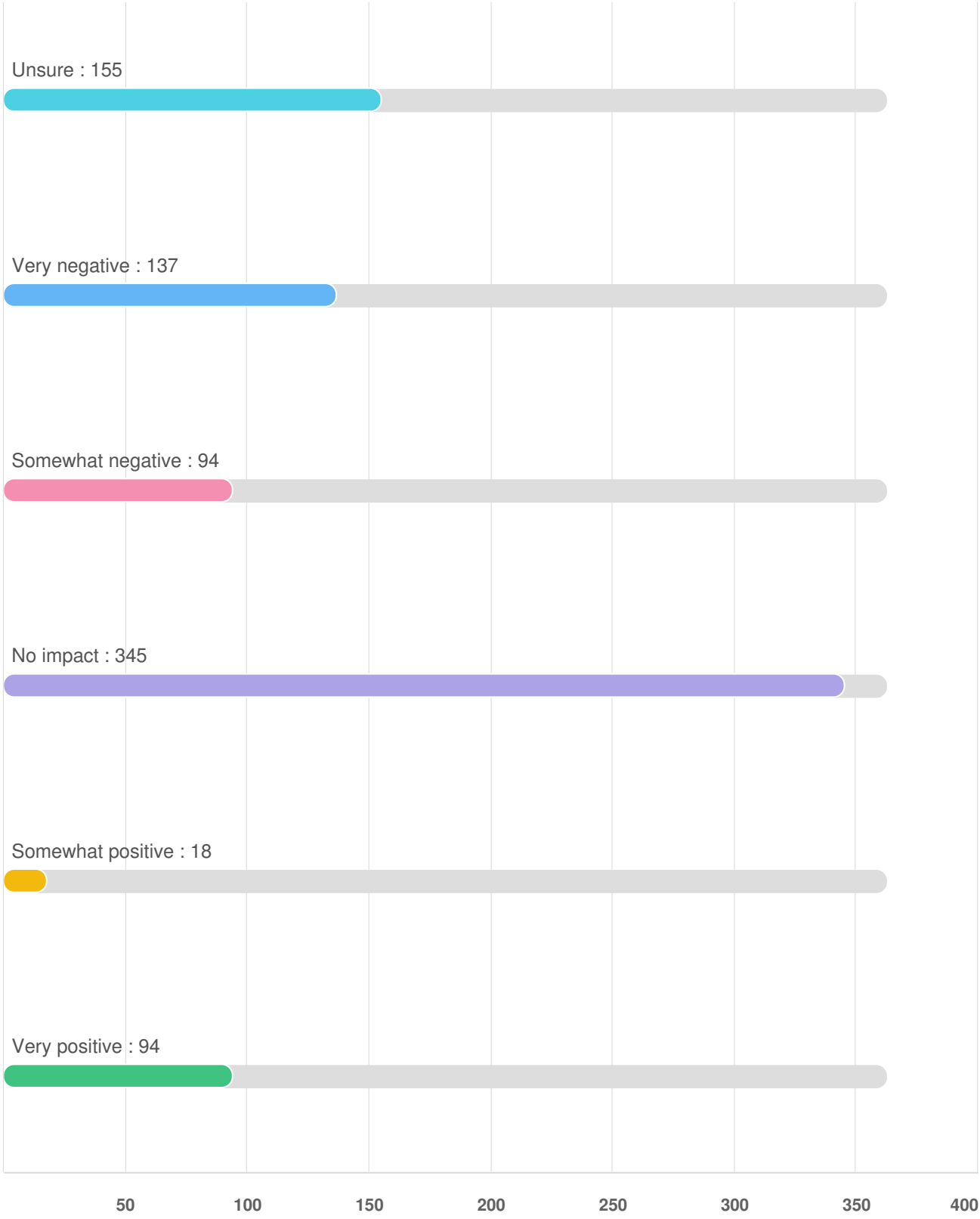
Property damage and maintenance



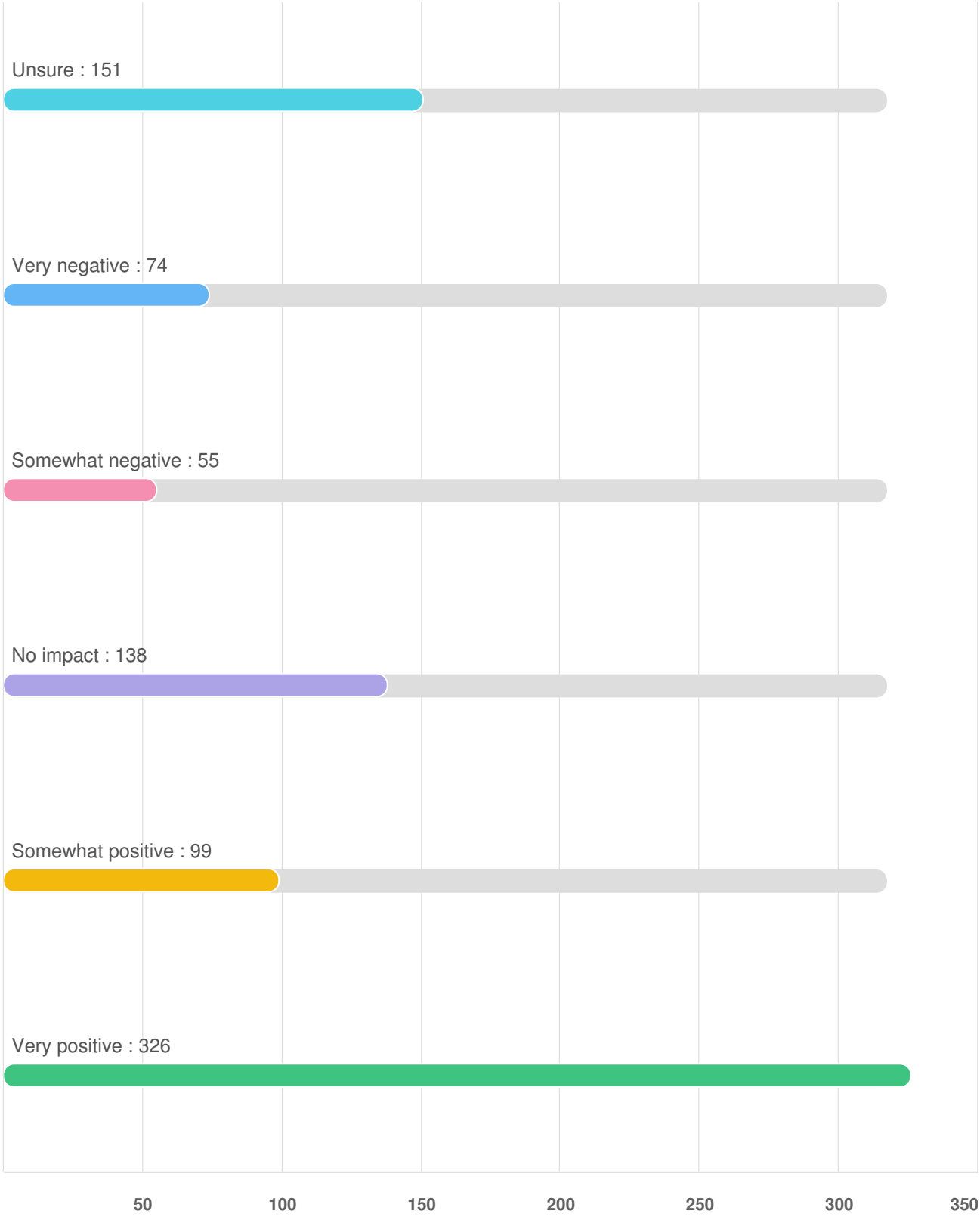
Safety in the neighbourhood



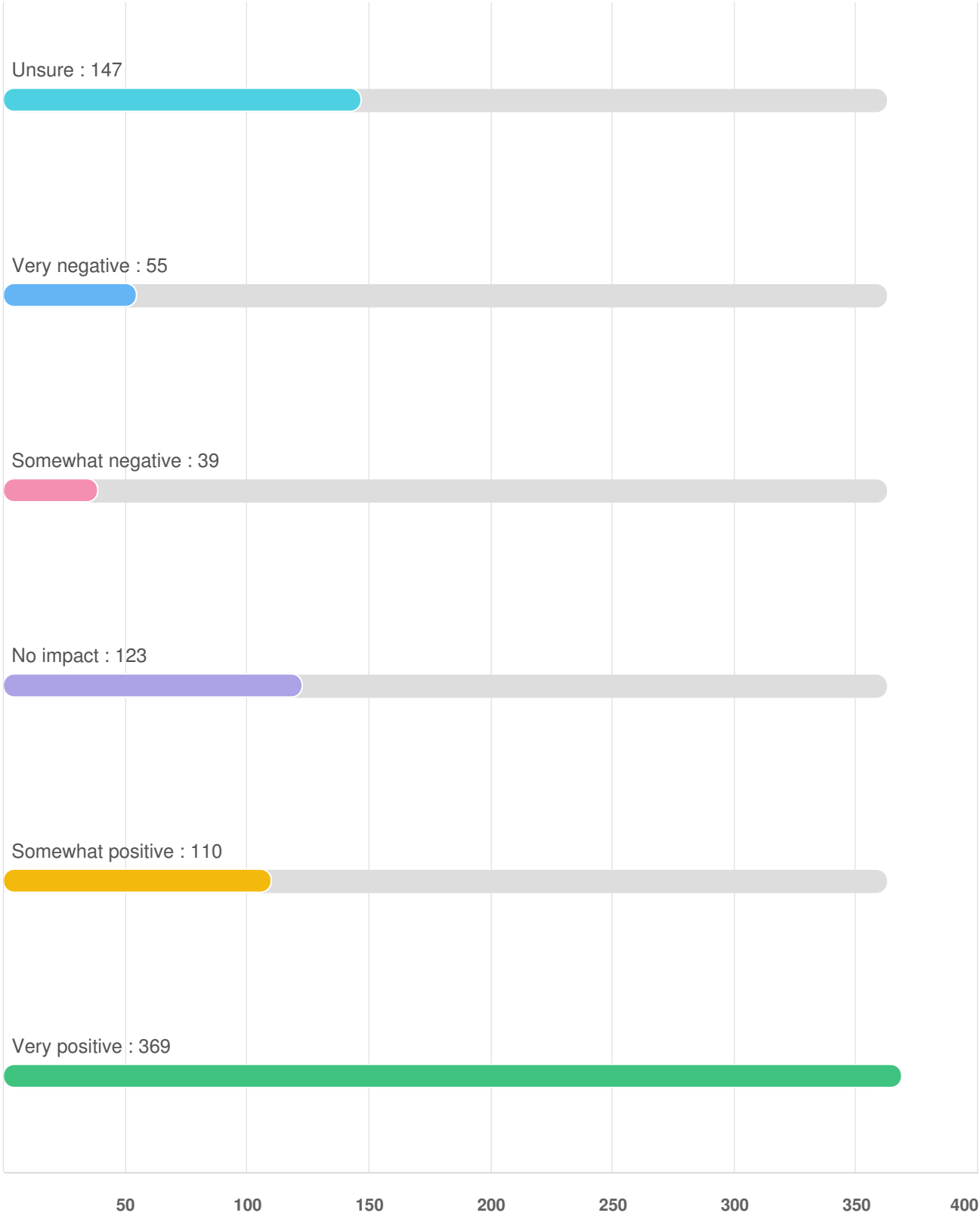
Illegal activity



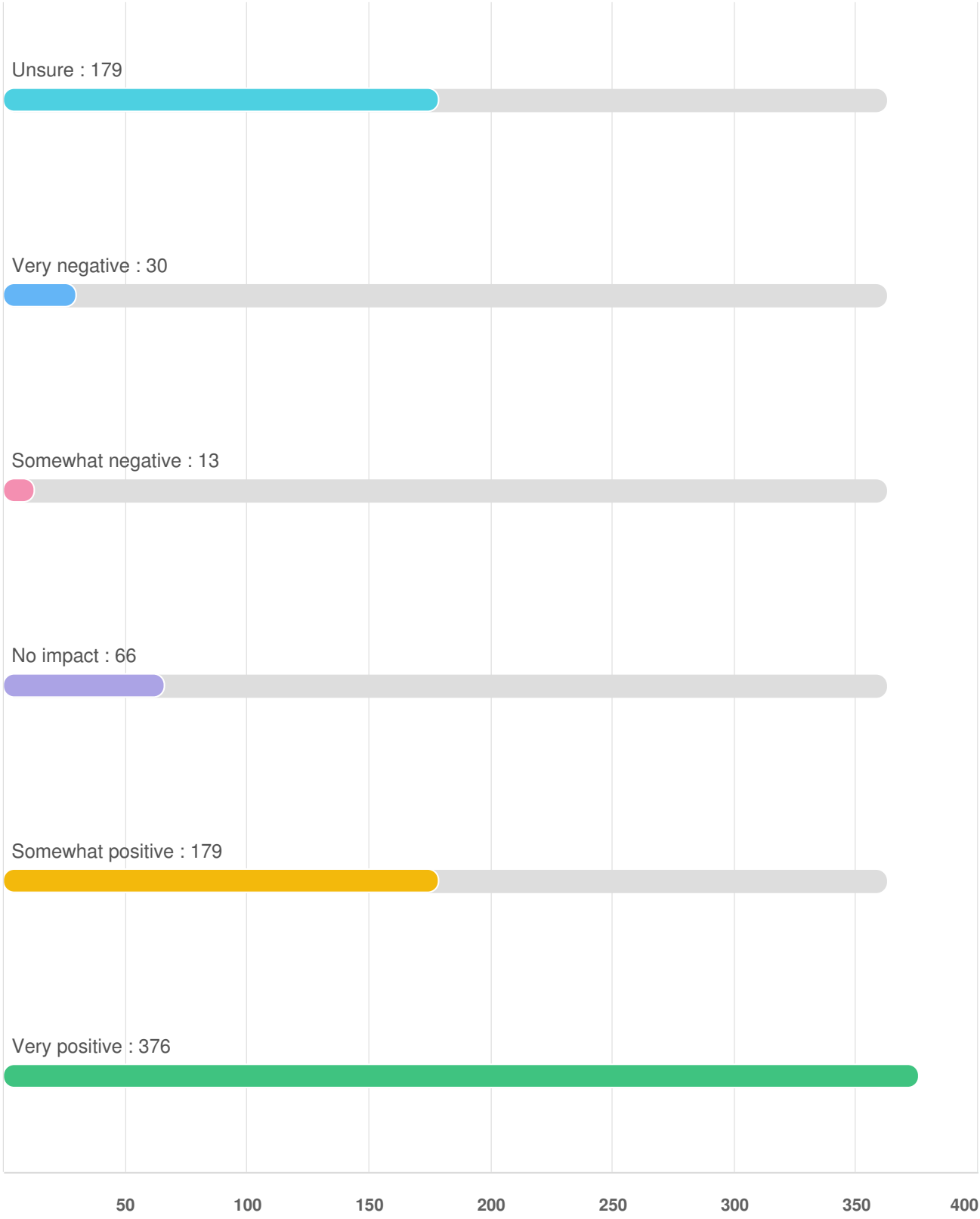
Accommodation options and flexibility



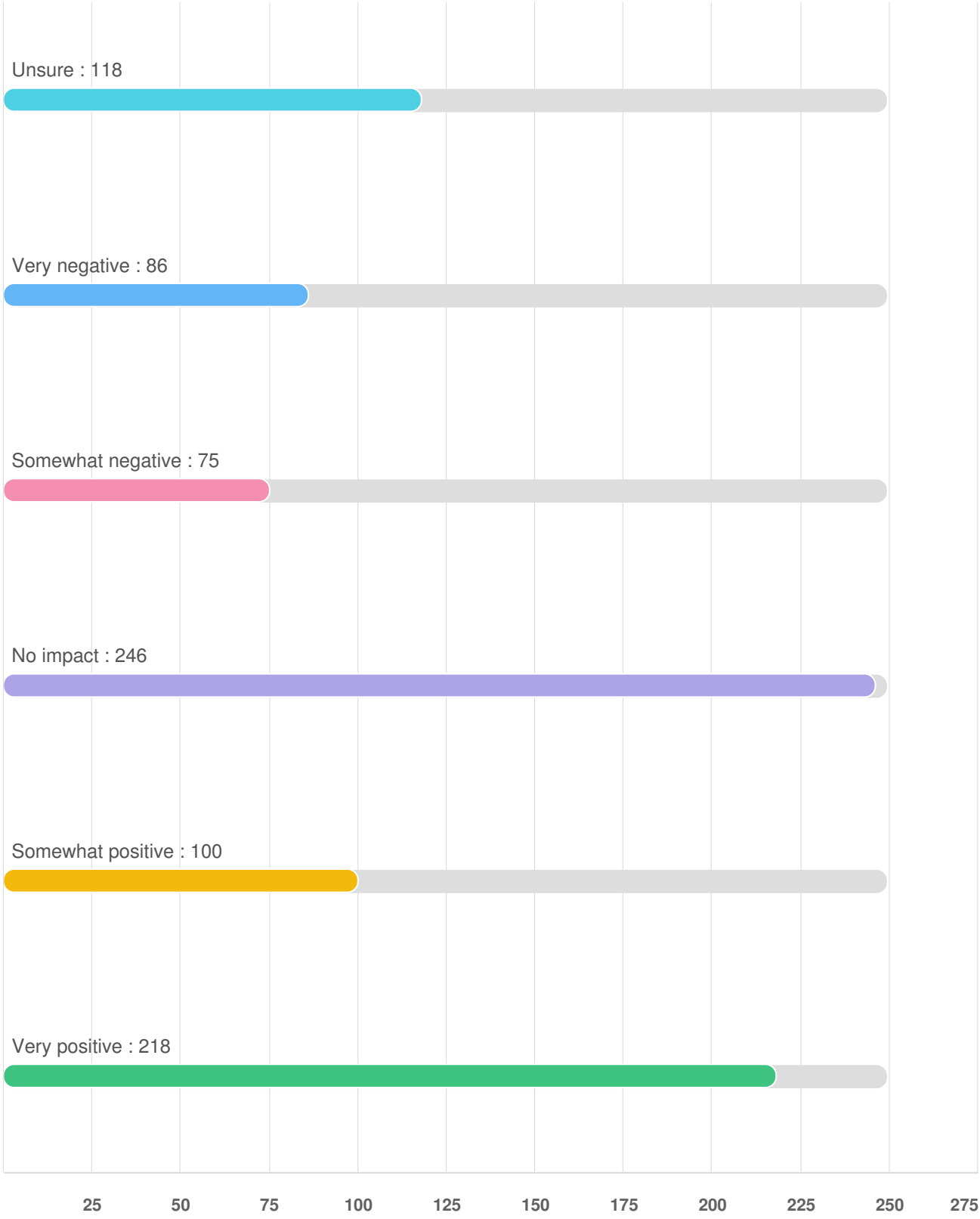
Tourism industry



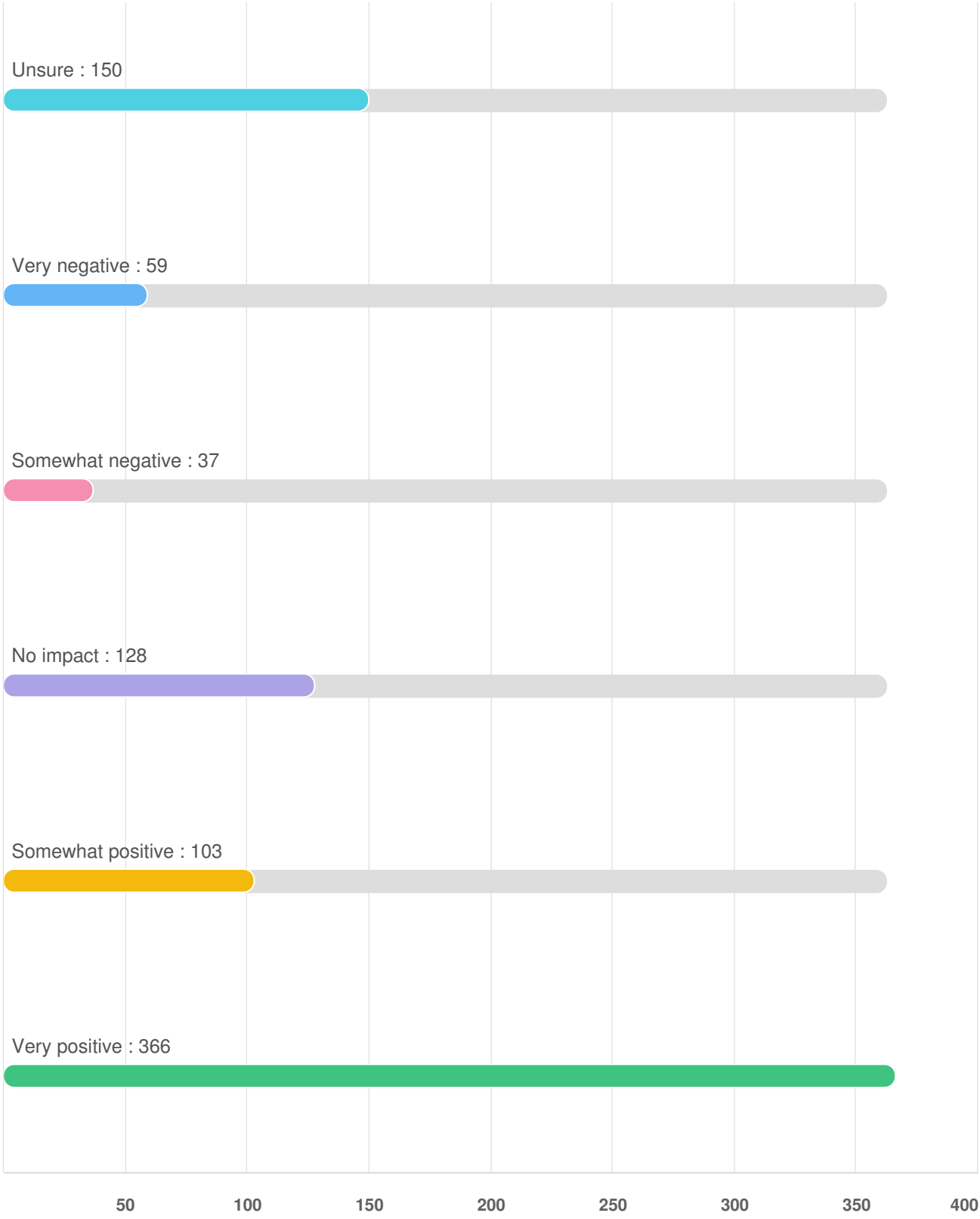
Income for hosts



Neighbourhood foot traffic / activity



Local economy

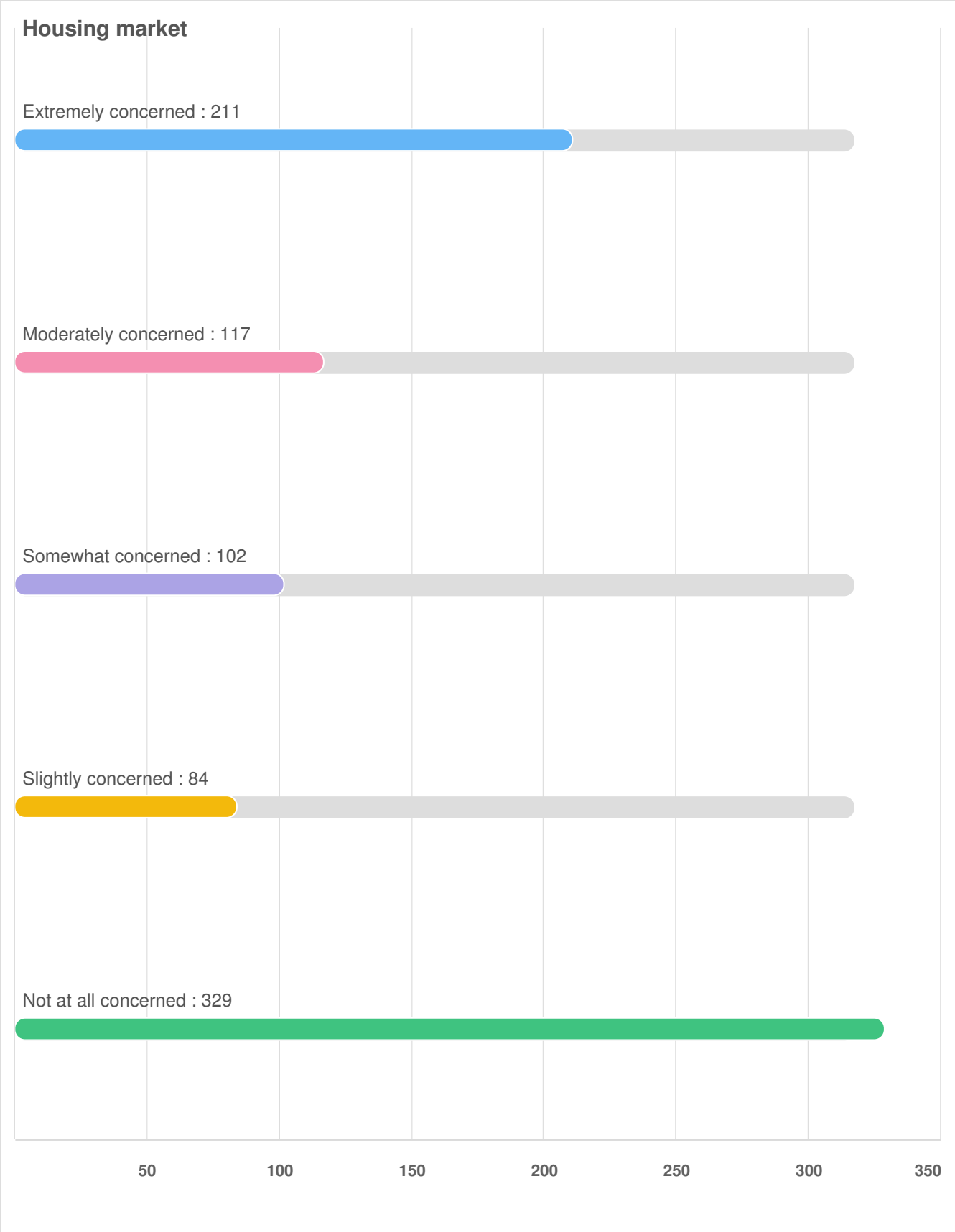


Q3 Please share your level of concern with the following issues.

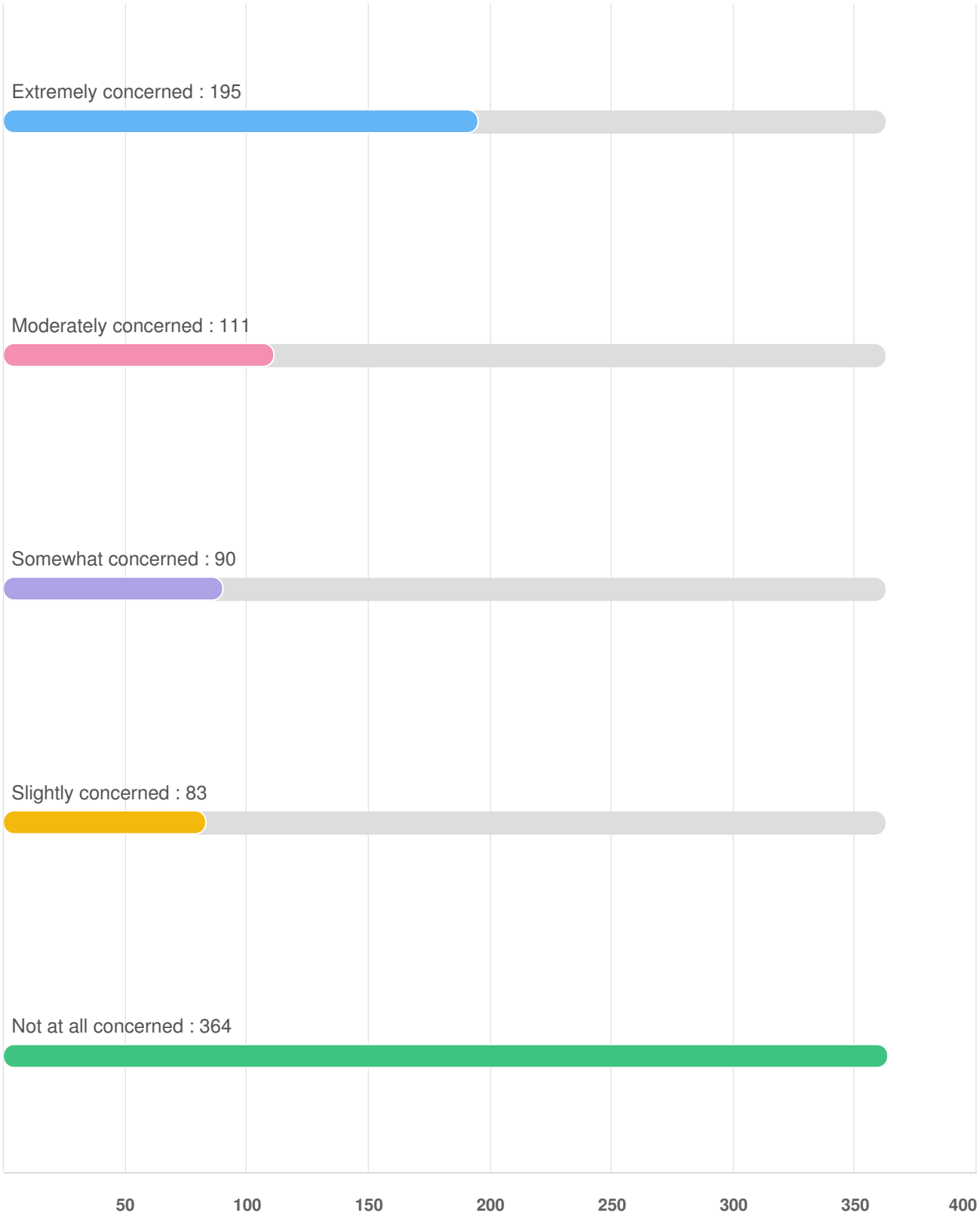


Mandatory Question (843 response(s))
Question type: Likert Question

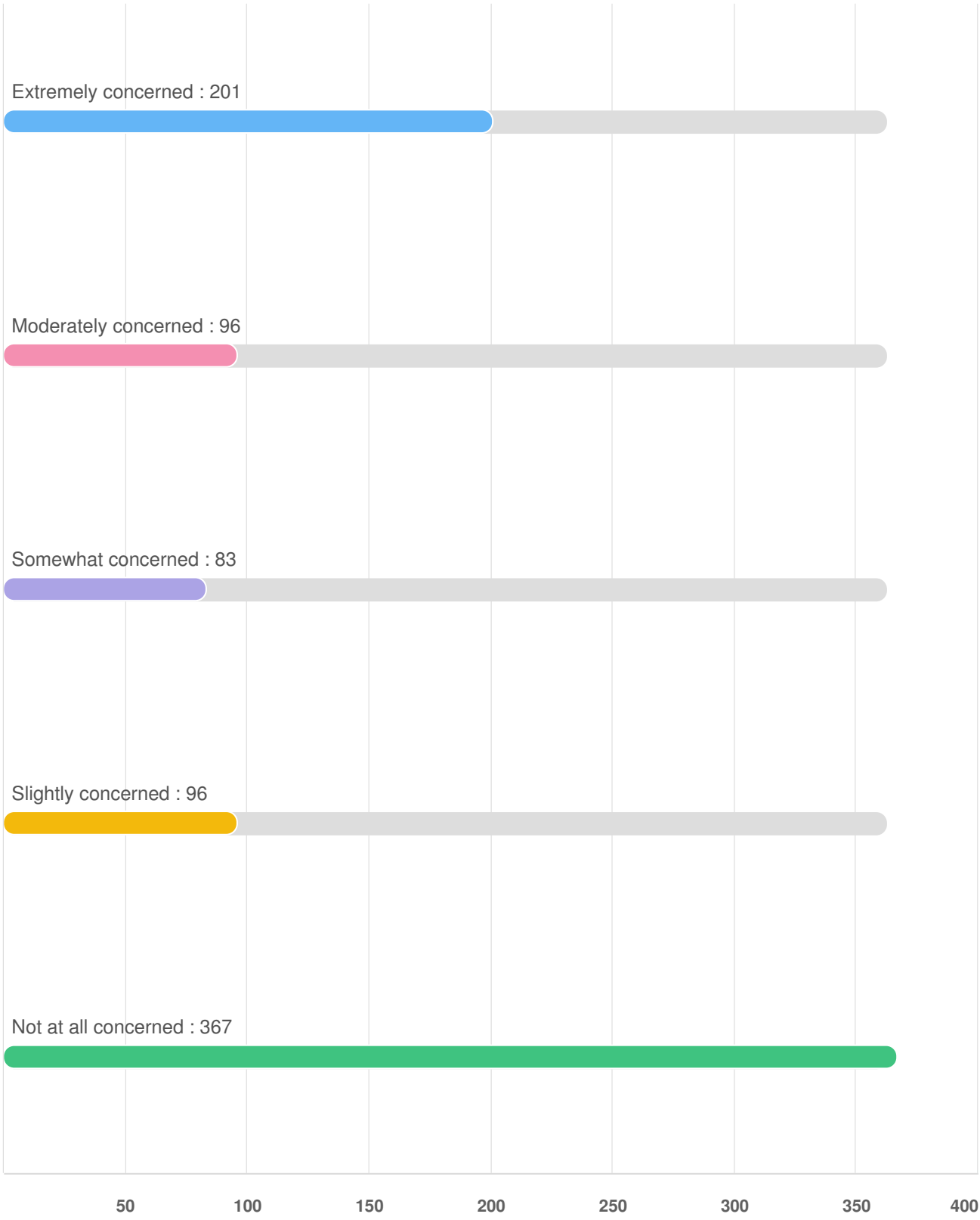
Q3 Please share your level of concern with the following issues.



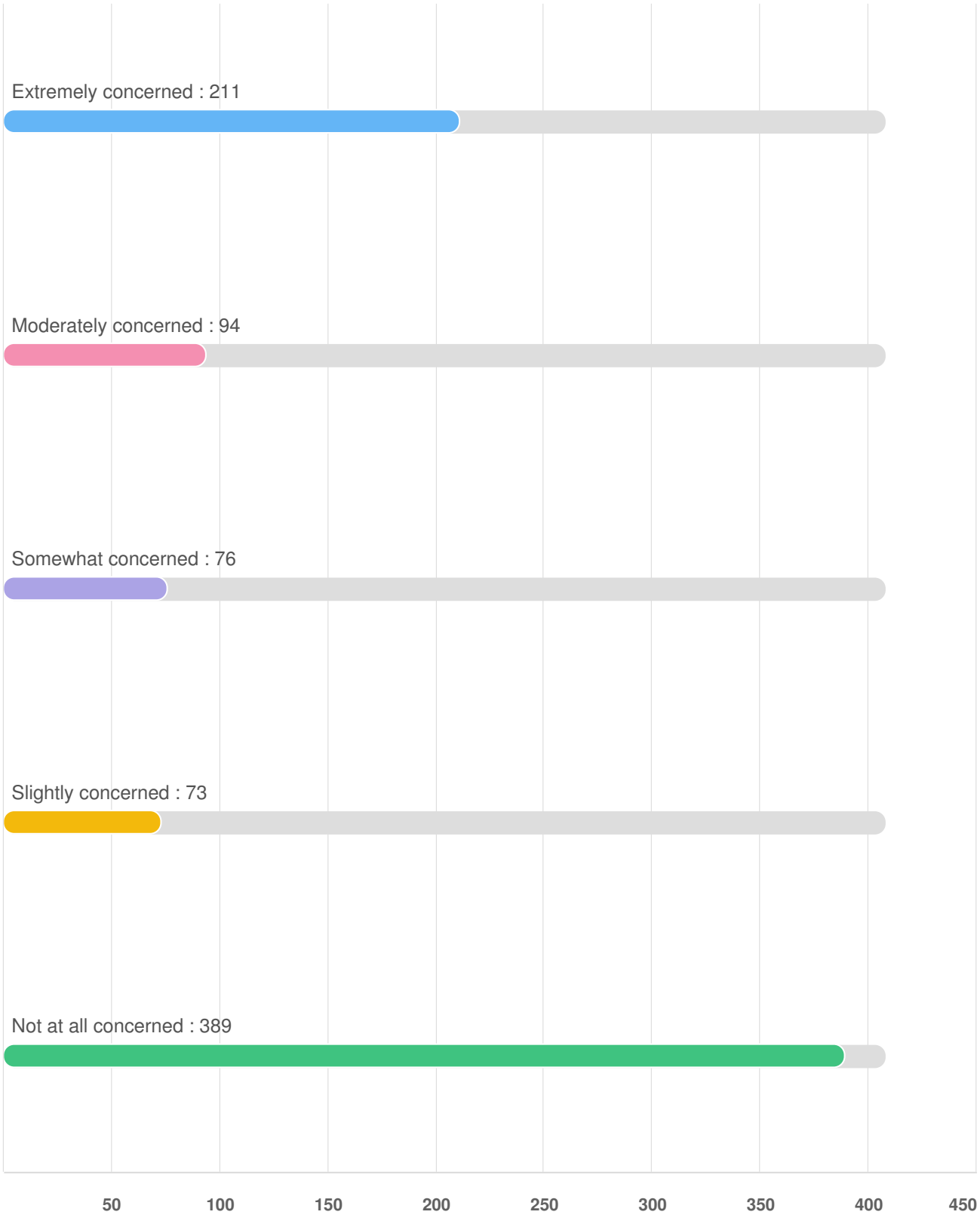
Rental housing



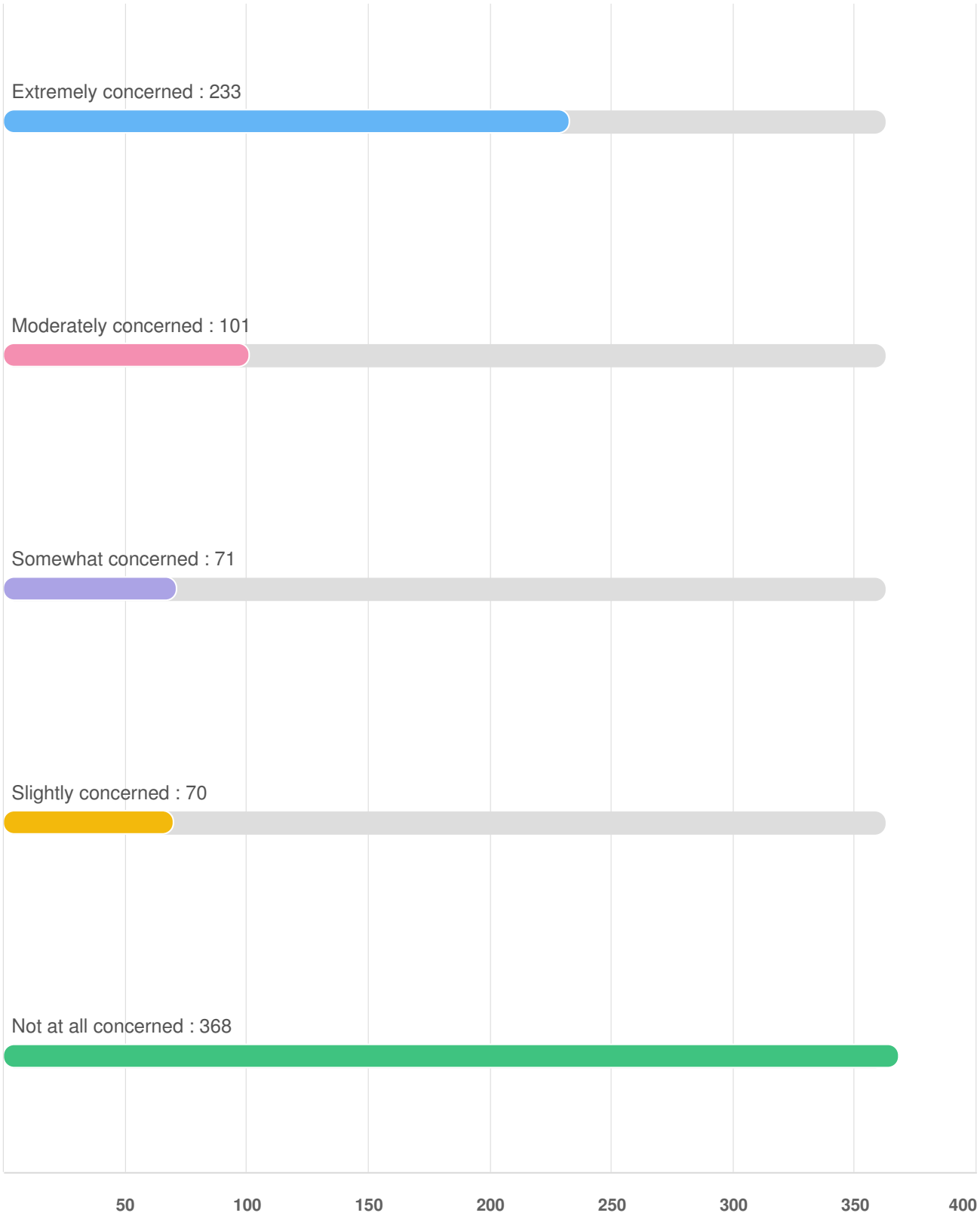
Noise


Extremely concerned : 201
Moderately concerned : 96
Somewhat concerned : 83
Slightly concerned : 96
Not at all concerned : 367
50
100
150
200
250
300
350
400

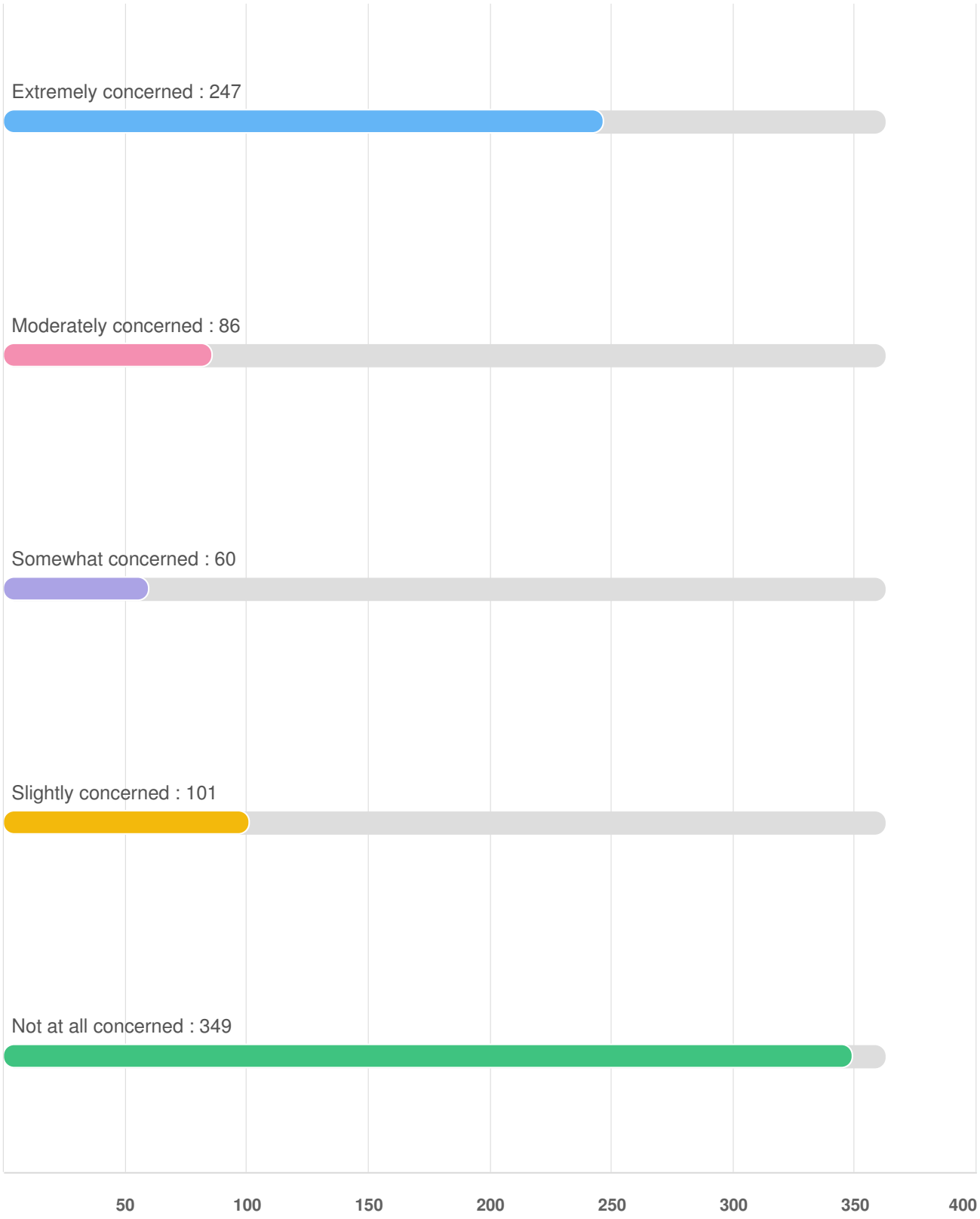
Sense of community



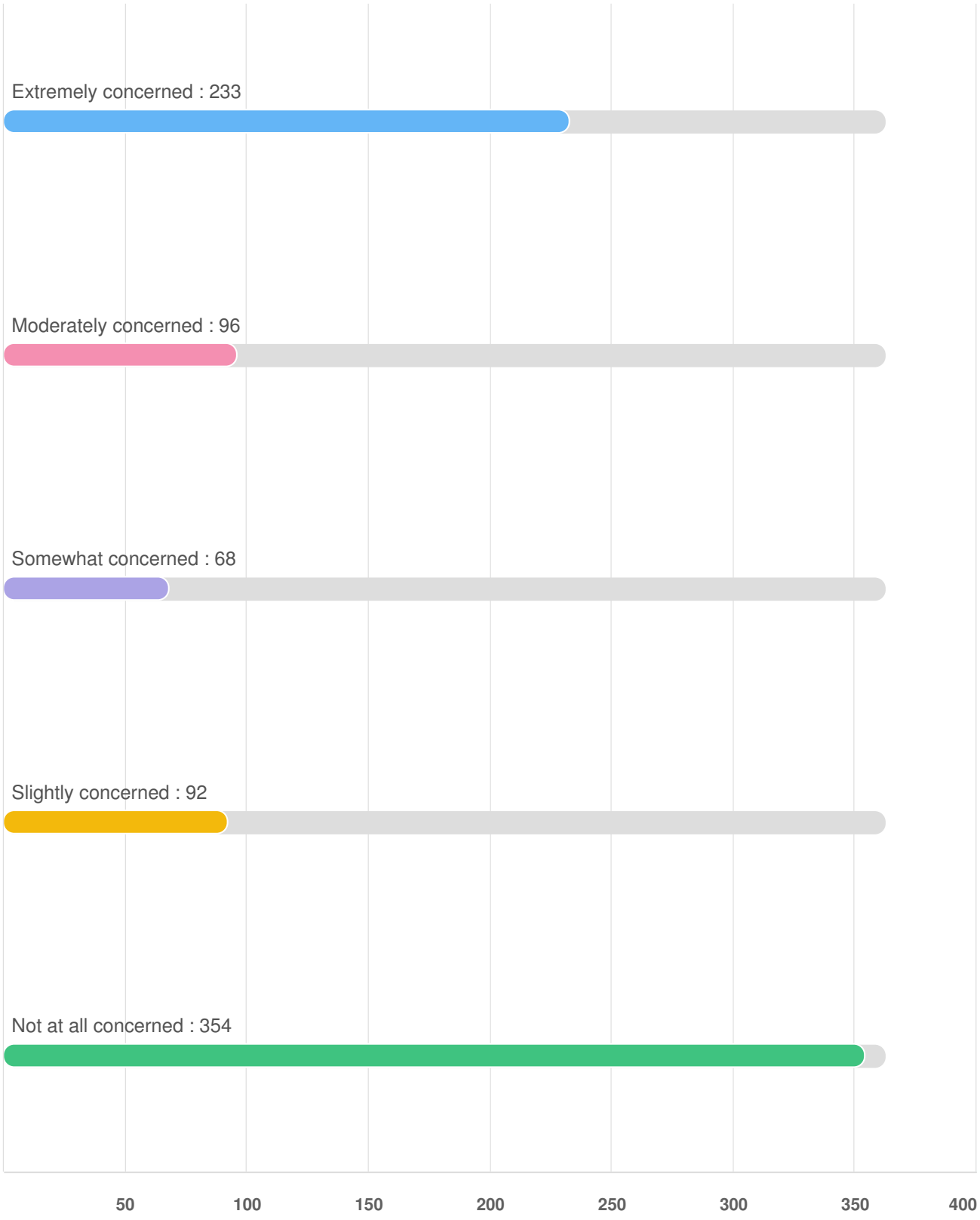
Safety in the neighbourhood



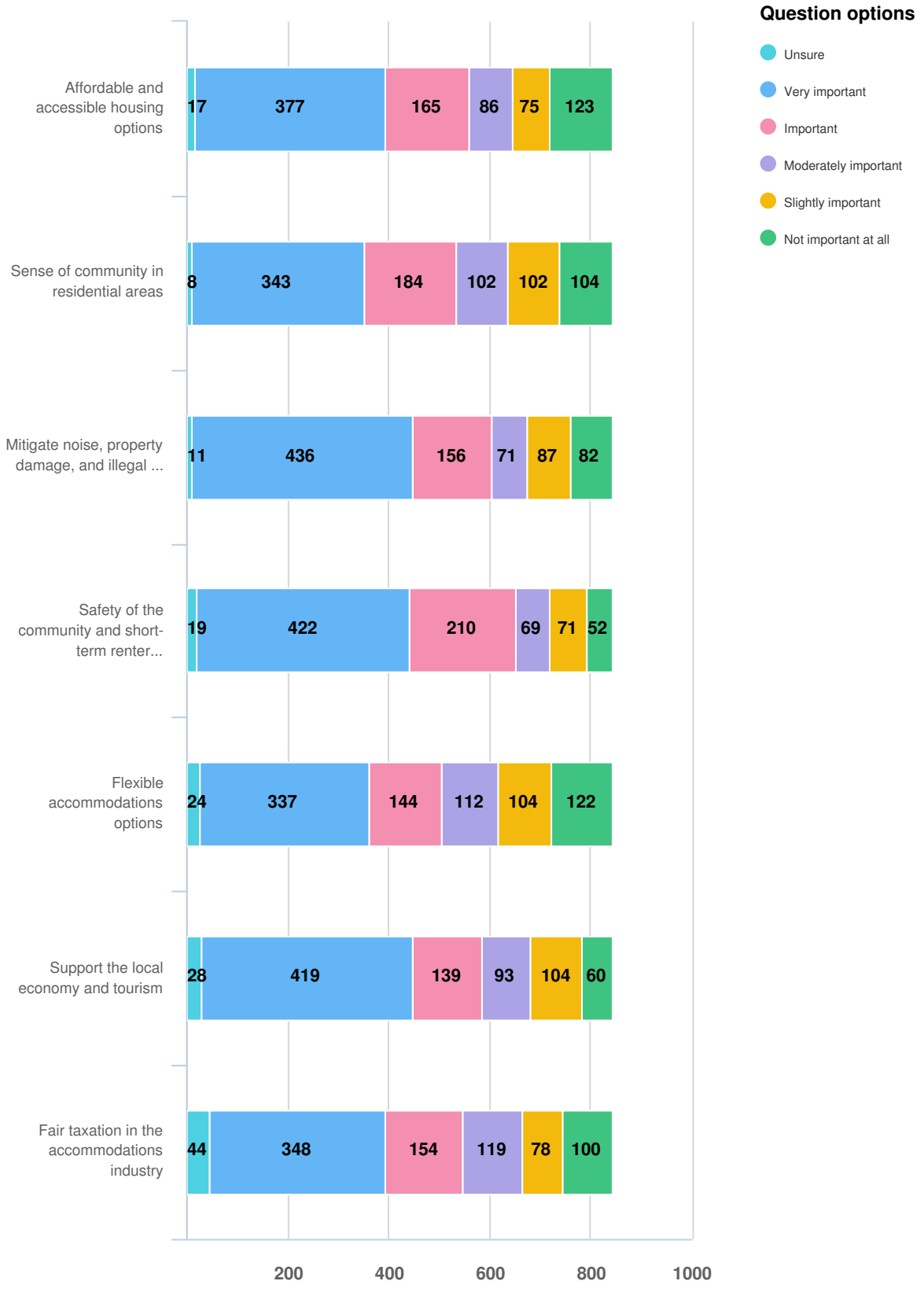
Illegal activity



Property damage and maintenance



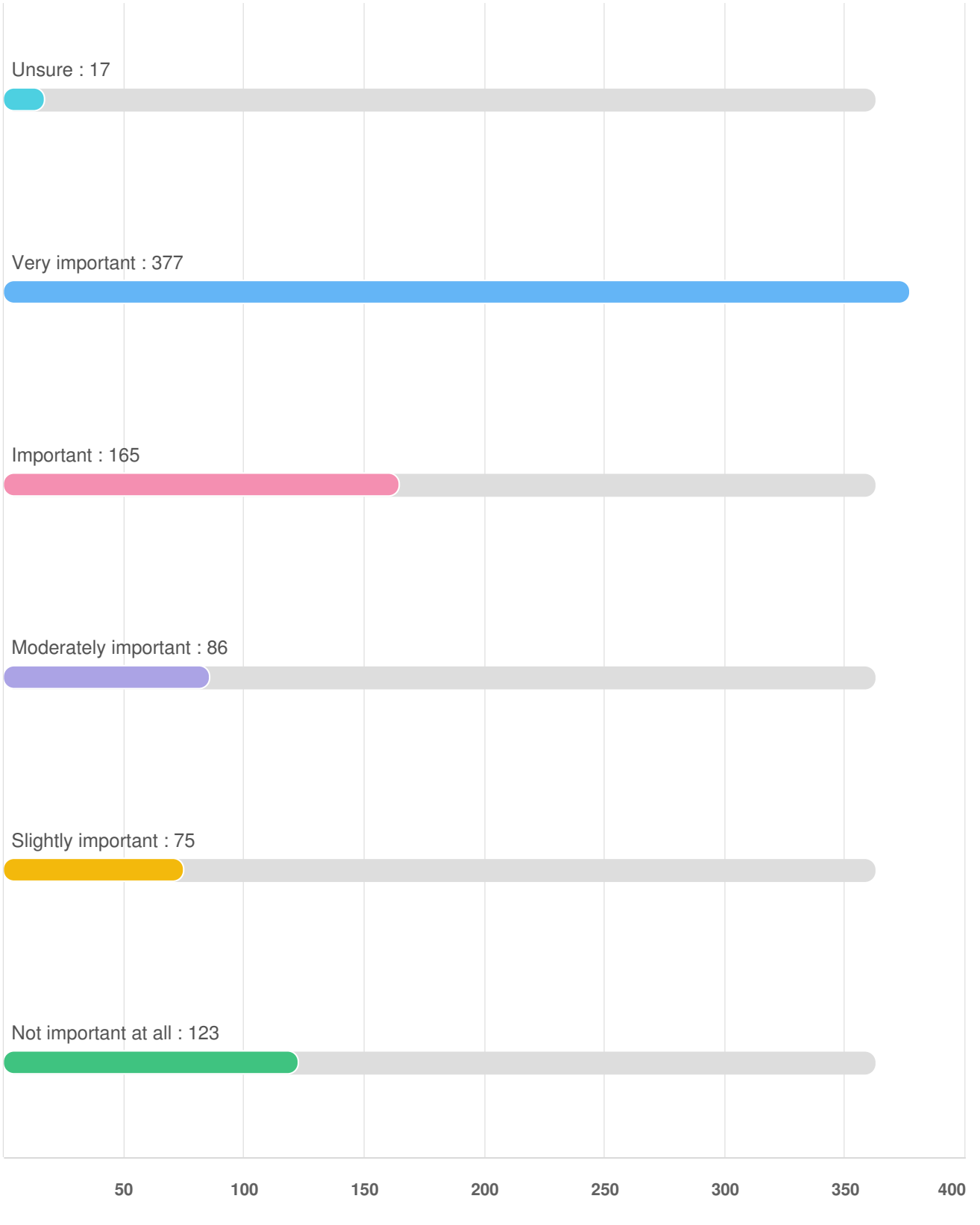
Q4 As the City explores regulation options, in your opinion how important are the following considerations?



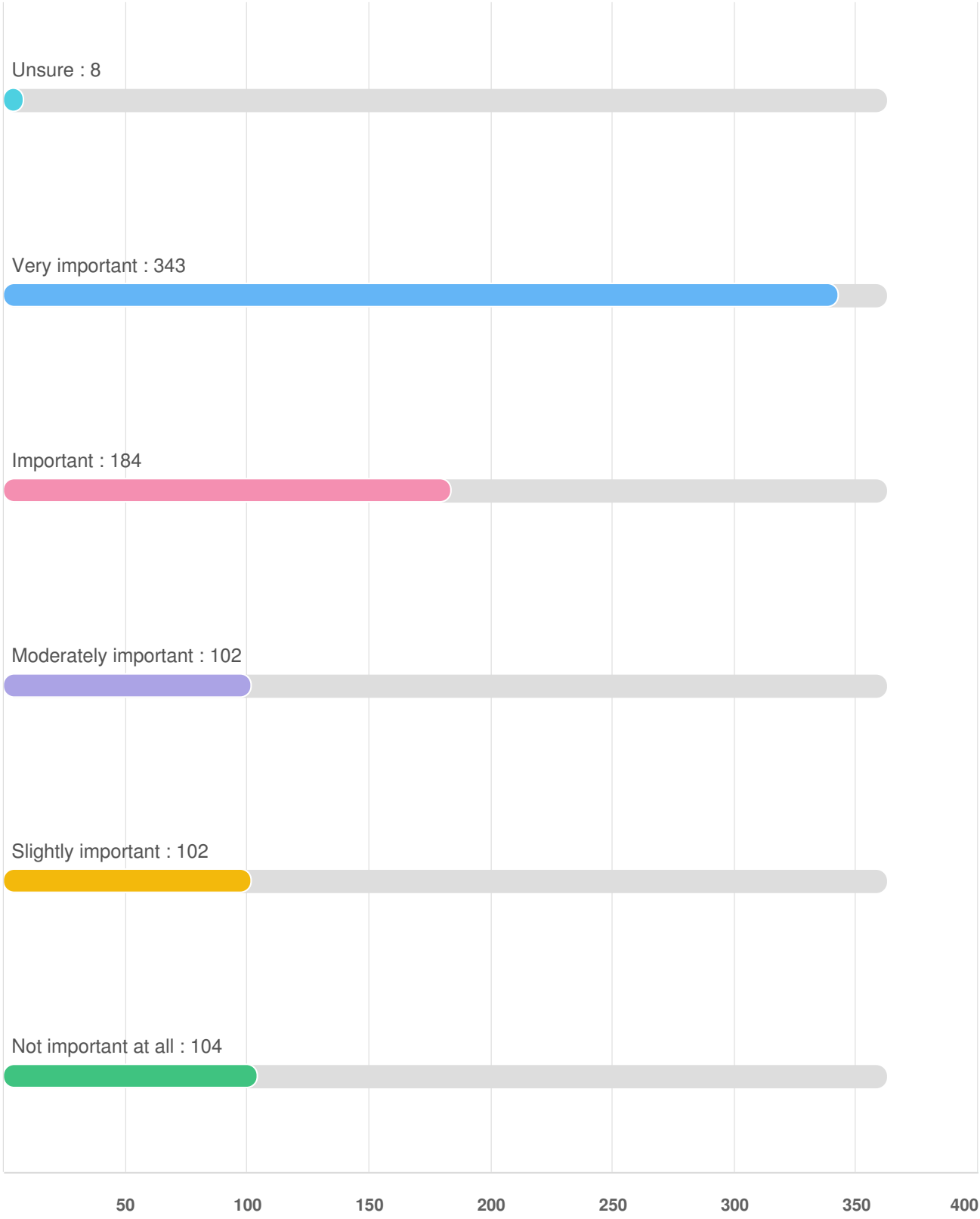
Mandatory Question (843 response(s))
Question type: Likert Question

Q4 As the City explores regulation options, in your opinion how important are the following considerations?

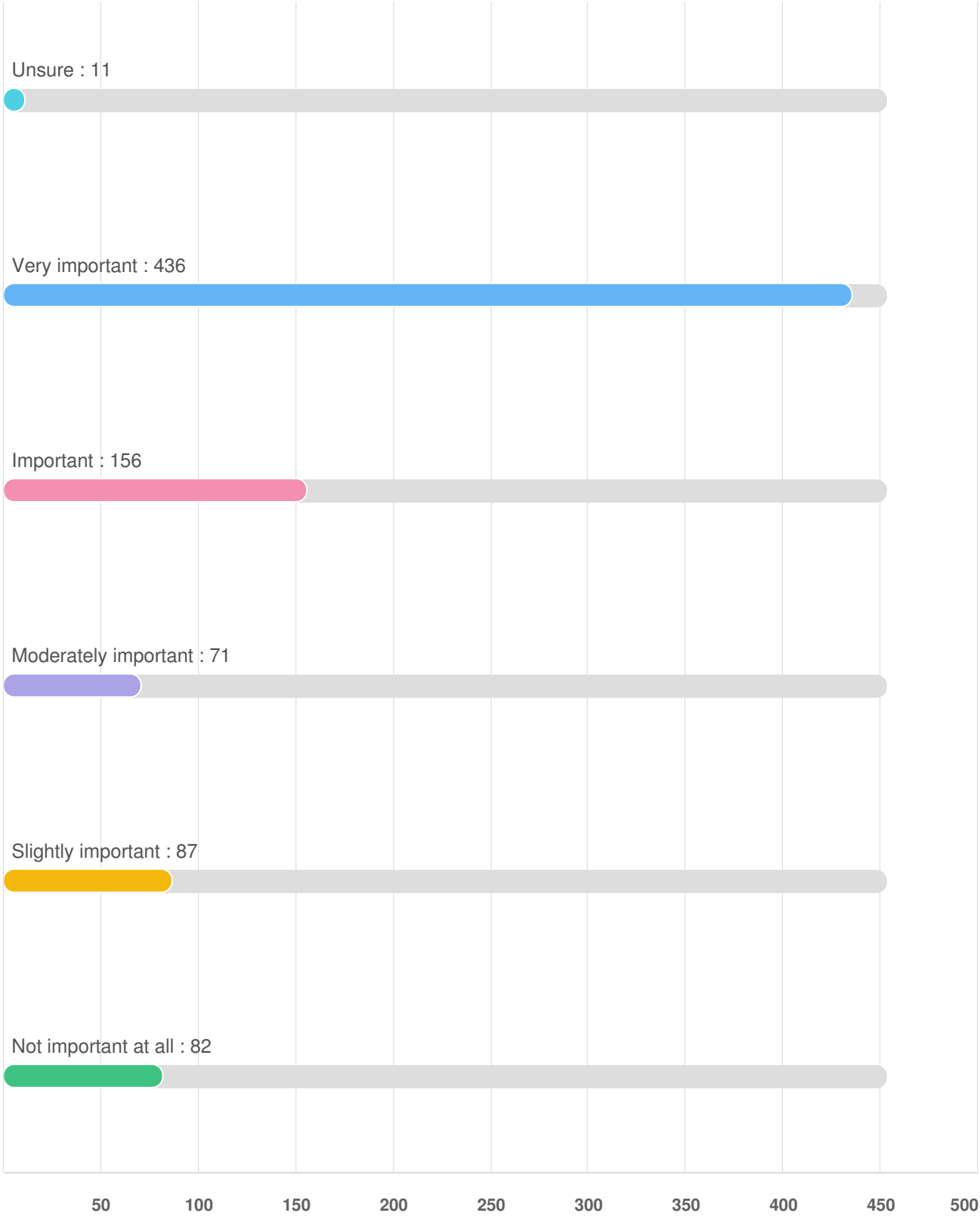
Affordable and accessible housing options



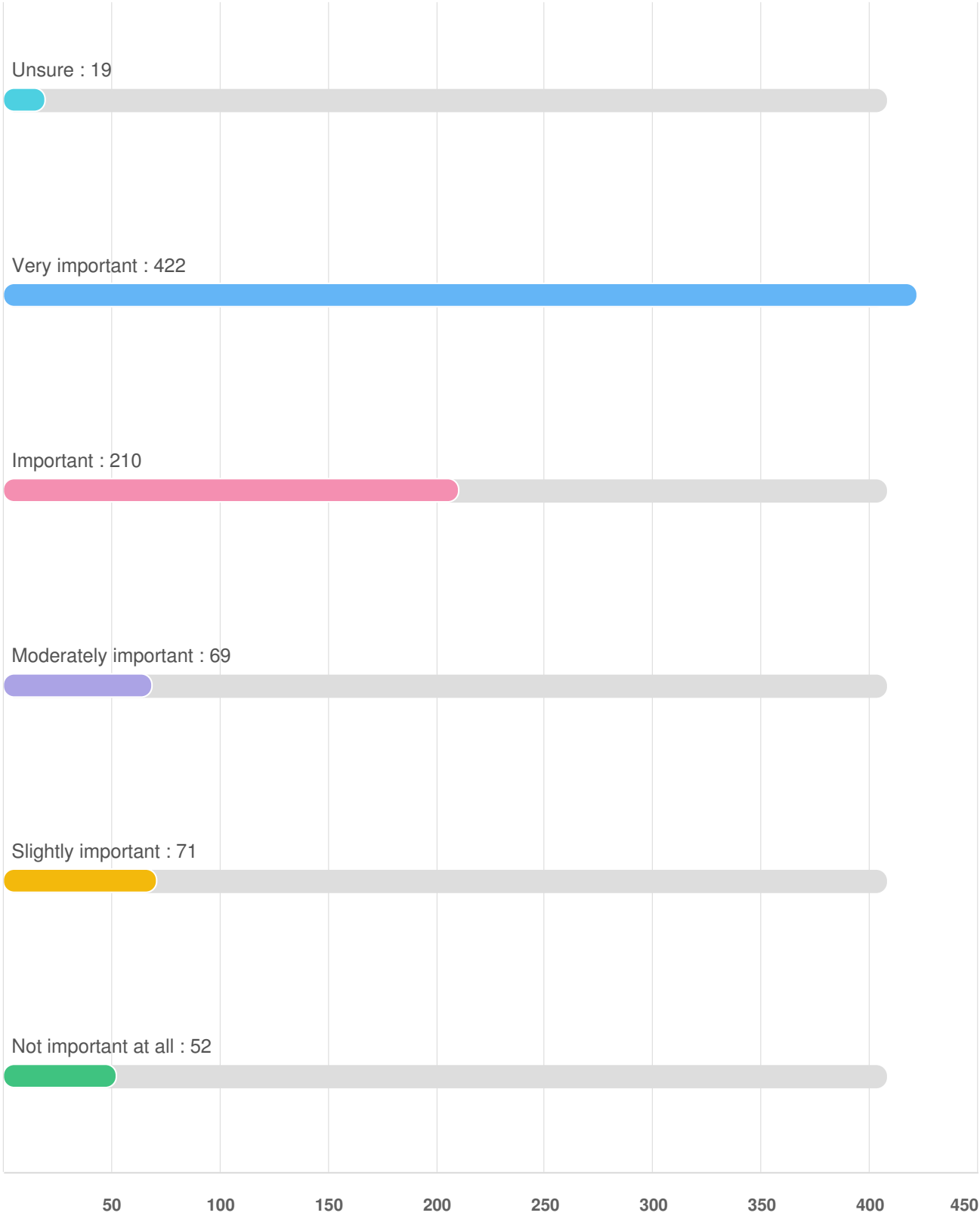
Sense of community in residential areas



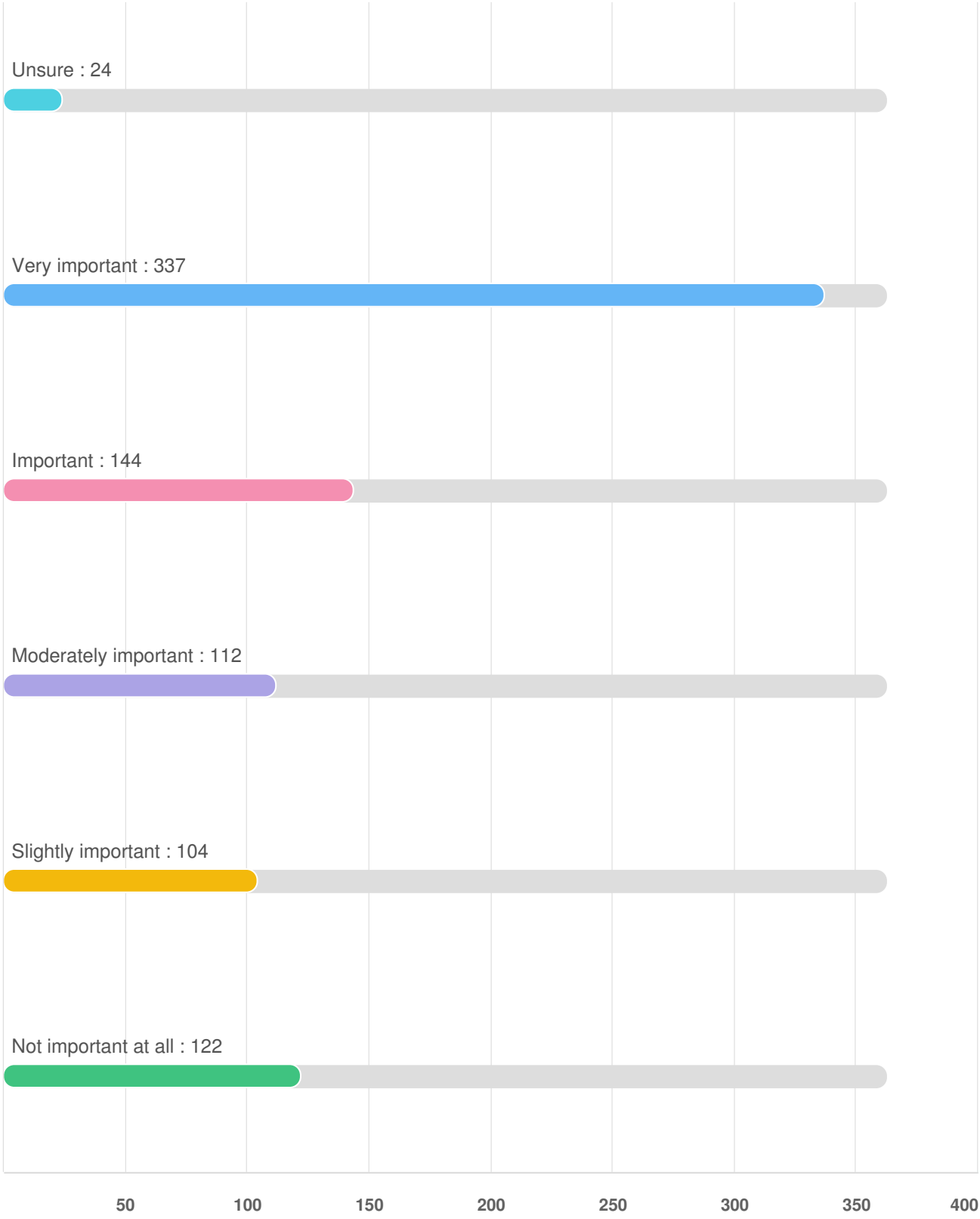
Mitigate noise, property damage, and illegal activity



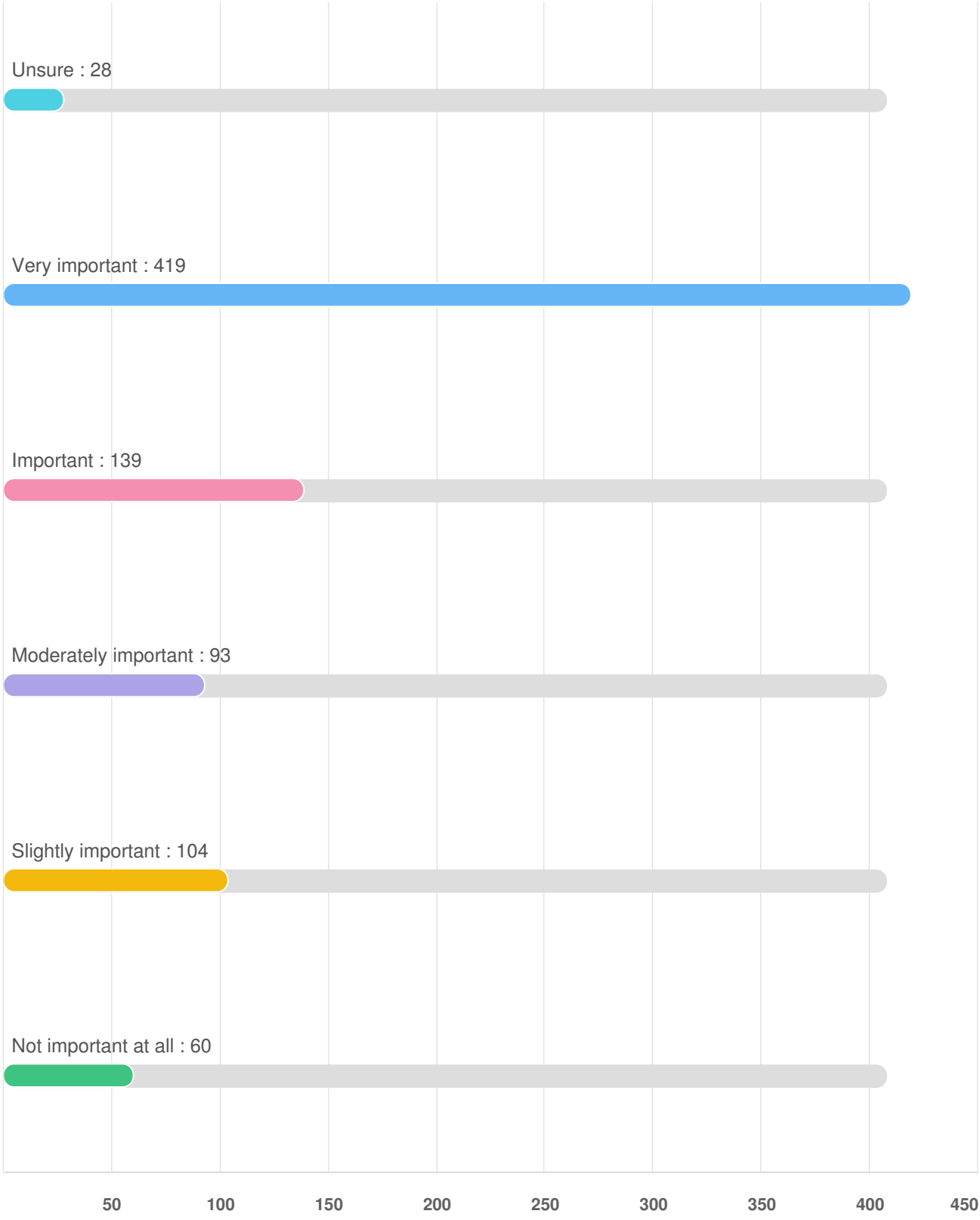
Safety of the community and short-term renters



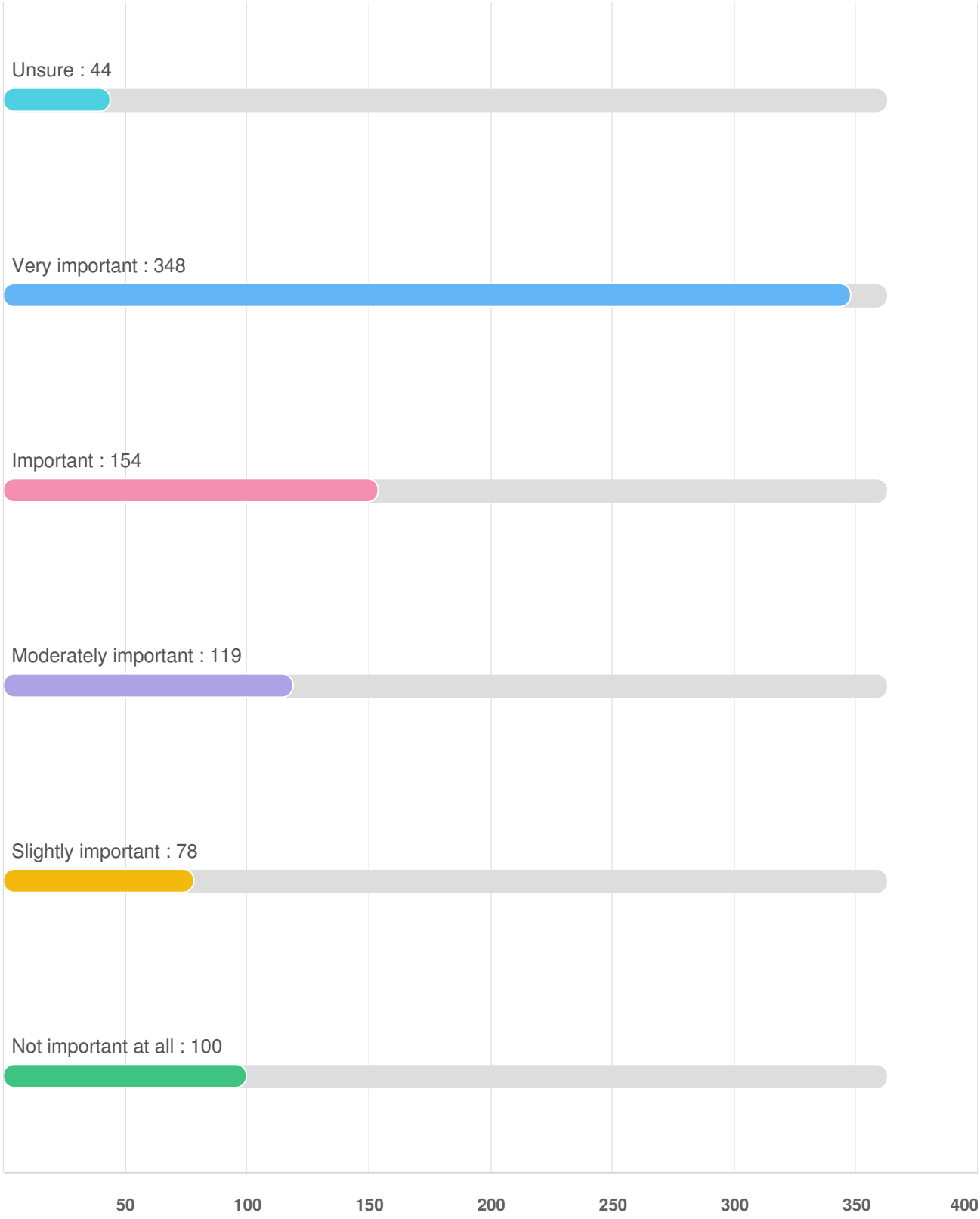
Flexible accommodations options



Support the local economy and tourism



Fair taxation in the accommodations industry



Q5 Do you have any additional opportunities, concerns, or considerations for short-term rentals to add? (Optional)

Screen Name Redacted
6/02/2022 02:08 PM

All Vacation by owner, air BnB, 'day or weekly' rentals, should be considered and treated the same as a hotel. This includes all taxes, surcharges, insurance, licensing and inspections that hotels have to do. I also think that each property may have additional noise, and community issues but not sure what the city can do to prevent or protect the neighbors. This is for short term rentals (less that 14 days), that are being paid for (rented).

Screen Name Redacted
6/02/2022 02:43 PM

Airbnb and other short-term rental platforms offer accommodation alternatives that are simply not offered by the hotel industry. Furnished Airbnb rental suites allow visitors to visit family in Winnipeg, explore our city, and experience our vibrant neighborhoods in a relaxing and authentic way simply not offered by hotels. It is important that the short term rental industry be regulated and supported by our City to ensure safety and continued success for both Winnipeggers and visitors.

Screen Name Redacted
6/02/2022 03:55 PM

Most Condo Declarations have a few pertinent clauses “each unit shall be occupied and used as a private single family residence and for no other purpose ” and “no unit shall be occupied or used by anyone in such a manner as to interfere with the reasonable use, occupation and quiet enjoyment of any other unit or the common elements ”

Screen Name Redacted
6/02/2022 04:47 PM

Short-term rentals bring a lot of benefits to the city of Winnipeg.

Screen Name Redacted
6/02/2022 04:58 PM

The Airbnb on my street took over a house that was derelict and a real source of trouble. It looks absolutely incredible now, I love meeting an occasional tourist guest, and I wish the Short Term Rental hosts and industry the very best. They do a phenomenal job! I looks forward to a few more on my street, it would be a wonderful improvement.

Screen Name Redacted
6/02/2022 05:09 PM

We are happy the house down the street looks more manicured and maintained now. Zero issues. A bit of diversity os good on a neighbourhood. Welcome travellers, flood victims and people from the Ukraine! I can’t see what the fuss is about here with this.

Screen Name Redacted
6/02/2022 05:29 PM

Please look to other cities such as Calgary and Regina! We are NOT the same as Toronto or Vancouver. Find a middle ground that allows these very important accommodation options for people to come visit/stay in our city.

Screen Name Redacted
6/02/2022 05:35 PM

Two things, and only two, will ensure the STR offering promote tourism without destroying neighbourhoods. First, apply the tax. Second, ban the non-resident STR operators. Toronto, Vancouver, Ottawa, etc. all know what a scourge the non-resident STR's represent.

Screen Name Redacted
6/02/2022 05:34 PM

Love airbandb. Should keep them. People love to live in these while visiting.

Screen Name Redacted
6/02/2022 05:49 PM

Ban the practice of non resident short term rentals. They are the problem.

Screen Name Redacted
6/02/2022 05:56 PM

Reduce taxes for the surrounding neighbors and tax these buildings these buildings like a business. The neighbors' are the ones suffering the most. No parking , late night parties, strangers coming and going. All while the owners are making money hand over fist and living in another city spending the profits. We already have a low vacancy rate in Winnipeg and unrealistic rental rates because of the lack of housing. More of these will increase the issues.

Screen Name Redacted
6/02/2022 06:29 PM

Entrepreneur options for women and those who cannot fit into the wage economy, like mothers or those with disabilities. A short-term rental visitor may be a bad neighbour for a few days, but a regular bad neighbour can be bad all the time. Primary residence requirements for STR only enrich those lucky enough to have a cabin to escape to, or who take long vacations and can leave their home vacant. Cities are for everybody, not just residents, and the stigmatization of new visitors in residential neighbourhoods is bordering on racism.

Screen Name Redacted
6/02/2022 06:15 PM

Have lived in a high-rise condo building with multiple short-term rentals and nothing but negative experiences. Parties at all times of the night, full on police swat teams breaking down doors, weapons like knives being thrown off of balconies, drunk people knocking on doors at all times of the night, drunk people climbing over to neighbouring units, etc. It has greatly impacted my personal safety

	and those around
Screen Name Redacted 6/02/2022 06:52 PM	I know of two rooming homes within a block from my home, not licensed, no fire escape in place, reported many times over the years and NOTHING has been done. VERY DISAPPOINTED
Screen Name Redacted 6/02/2022 07:03 PM	West Broadway already has limited affordable housing both rental and owner-occupied, and this unregulated industry has caused significant displacement in the neighbourhood as landlords have discovered that they can make more income with short-term rentals rather than long-term tenants. Fire and safety guidelines appear to be absent, owners are not on site or sometimes even in the city or province, and we especially dislike how they are considered part of the "hospitality industry" while taking away the livelihoods of legitimate hosts from B&Bs , motels and hotels. Yup, not a fan.
Screen Name Redacted 6/02/2022 07:44 PM	They allow for people to have family and friends in from out of town in a reasonable way. Helps with those with allergen issues where eating out or staying would be difficult. Concern would be the increase in rental prices in regular housing because of the short term rentals. Regular housing needs to become more affordable even with the short term rentals.
Screen Name Redacted 6/02/2022 08:27 PM	I am in favor of short term rentals and believe there is a place for them in the housing market.
Screen Name Redacted 6/02/2022 08:44 PM	These rentals in no way impact or hurt the current rentals in place They are an asset to a community
Screen Name Redacted 6/02/2022 10:19 PM	The Airbnb in our area (exchange district) has been primarily used for human trafficking. If Airbnb is regulated to a room with an owner that would be acceptable.
Screen Name Redacted 6/02/2022 11:23 PM	The city council needs to support small entrepreneurs. If they don’t they will leave and Winnipeg will become more of a *redacted* than it already is
Screen Name Redacted 6/03/2022 12:04 AM	Stars should be required to register with the city as an STR, they should not be allowed in condo buildings and they should have to be a hosts primary residence. They are taking business away from

	hotels, making it easier for criminals to hide their activity and some hosts are even doing a long term rental on a place, then renting it out as an STR. The owner thinks they have a long term renter and don't realize that it's being used for str and/or criminal activity such as drug trade or prostitution.
Screen Name Redacted 6/03/2022 12:09 AM	The more Airbnb options the better! We love staycations in Winnipeg and experiencing short term rentals away from home. They are way better for families and more liveable than hotels for longer than a night or two. We should be supporting them!
Screen Name Redacted 6/03/2022 12:18 AM	We have plenty of hotels to serve this market.
Screen Name Redacted 6/03/2022 12:53 AM	When houses come on the market, people who want to buy a home to live in get outbid by people who want the house for renting it out; they can bid a lot higher, knowing they'll be making money. It pushes actual homebuyers out of affordable housing. Not to mention we have plenty of hotels that really need the business. I also know that the amount of garbage from short term rentals far exceeds what fits in regular garbage and recycling bins. You end up with unsightly properties with nobody for the neighbours to call when there's a problem.
Screen Name Redacted 6/03/2022 01:31 AM	Most landlords will easily and willingly convert their homes or apartments into short term rentals with a single experience with a bad tenant, unless adequate laws are put in-place of antiquated laws that protects bad and destructive tenants, while leave landlords unprotected and helpless. Most short term rental look more well kept in my neighborhood than long term rented properties, which has improved the curb appeal of the neighborhood. On noise, the policy of the rental owner makes a big difference, having seen owners shut down parties in the middle of the night and immediately evicting the renters before any damage can be done to their property.
Screen Name Redacted 6/03/2022 01:35 AM	Short term rentals should be by default not permitted unless those permanent residents directly affected by STR permit them; ie condo corporations should have the right to prohibit them within a condo corporation. If not permitted the city should support that decision and deny licenses, accept complaints of violations and fine offending owners of the property the STR occurs within.
Screen Name Redacted	Winnipeg should not be concerned with this issue. Bylaw and WPS

6/03/2022 01:39 AM

already struggle to enforce the laws. AirBnB is positive for the City

Screen Name Redacted
6/03/2022 02:54 AM

They should be banned in residential areas. Period

Screen Name Redacted
6/03/2022 06:08 AM

Short term rentals in this apartment building have been the most subject to unruly guests who are less motivated to respect the rules of the building, and have the tendency to invite similarly minded unruly guests that have even less inclination to respect the rules in place. This includes short term rental guests not following mask mandates back when it was a requirement, and hosting loud and disruptive parties. In addition, short term rental guests have been responsible for theft of items in this building, including parcels and bicycles, and violence against a security guard, who was punched by a guest when the guest tried to follow someone through the gate ***redacted***. We have had false fire alarms in this building and while proof was difficult to obtain of who did it, short term rental guests have less of a reason NOT to pull the fire alarm , whether it be as a prank, or due to anger due to being unable to get into a suite. I am absolutely tired of short term rental hosts who do not thoroughly check their guests for criminal activity. These hosts make money with zero regard to the safety and security of everybody else, and this would not happen if rules were in place to regulate short term rentals . Negligent short term rental hosts can easily harbor an environment of human trafficking, drug dealing, and prostitution, which would compromise the safety and security of the other residents living in this building.

Screen Name Redacted
6/03/2022 06:59 AM

Any regulations that you will be putting in must have teeth otherwise people will just get around it. Please think of the Winnipeg residents and the negative impacts of these STR units. There are so many hotels in Winnipeg, and we’re building a few more. Why are we relying on these units to prop up tourism and the local economy? When I travel to a city, I don’t base it on whether airbnb supports it or not. Anyone travelling to Winnipeg will stay at a hotel if they’re not given the option of airbnb, it’s that simple. Most of the major cities in the world have cracked down on airbnb and there are reasons for that. Please don’t use the “But this is Winnipeg” reason. What does that even mean? We are a small city so we don’t care about its residents? Safety? Illegal activities? We have a chance to get this right the first time and we have the benefit of seeing what other cities have done already. Not regulating Airbnbs would be benefiting the select few who who profits from this platform and not the majority of Winnipegers. Almost every week I am having to suffer from loud parties from the unit next door. Please put yourself in my shoes and

not someone who makes money off of these things.

Screen Name Redacted
6/03/2022 07:17 AM

Short term airbnb type rentals like other cities should only be allowed if the rental unit is the principal resident. Currently our condo development has a 30 day minimum rental period which is ignored by the owners that own one or more units as an investment / income property. The condos are frequently rented by prostitutes, party groups, wedding parties etc. This puts owners and long term renters safety at risk and is simply very disruptive.

Screen Name Redacted
6/03/2022 07:28 AM

Even playing field - hotels and Airbnb should be at the very least taxed the same if they both continue to exist.

Screen Name Redacted
6/03/2022 07:35 AM

There was a housing issue long before short term rentals came along-it’s time to make actual plans outside of letting the “free market” work itself out and don’t just blame housing on short term rentals.

Screen Name Redacted
6/03/2022 07:48 AM

I hope the City realizes that there are lives negatively affected by short term rentals.

Screen Name Redacted
6/03/2022 07:48 AM

The housing market is terrible right now, and we need to deter investors from buying up what little property is available to use as short term rentals. Winnipeggers need affordable places to live and and we should be taking care of ourselves before we take care of the people looking to profit. As a first time homebuyer, I’m very nervous about purchasing a very expensive property, and then finding out that I live near a shorty term rental. I have already backed out of the sale of a condo because I found out how much crime was occurring in the area due to short term rentals.

Screen Name Redacted
6/03/2022 08:42 AM

People that rent out short term rentals do not take away rentals for the housing market... that's not the market they want to be in. Most short term rentals I've seen are well maintained, cleaned and cared for often, the people staying there can receive negative feedback so they're just like anyone else in the community here. If there's issues with a short term rental like noise or safety concerns then our already in place bylaws can handle that. Everyone knows you can't make noise at night, everyone knows you have to clean up. Who sleeps at the house makes no difference if everything is running according to the by laws already in place. If a house becomes a constant source of issue breaking the bylaws then fine the owner and there will be less issues. These places are run like a hotel... no one wants to stay at a

	run down garbage packed hotel. People want to stay at the nice, well maintained, place. Families often stay at short term rentals because they can accommodate bigger families or kids can have their own room. Parents don't have to share a room and try to be quiet as their young ones are trying to sleep right beside them. Loosing short term rentals would be a huge detriment to tourism.
Screen Name Redacted 6/03/2022 08:29 AM	Short term rentals are a great asset for our community. We lack short term rentals in Winnipeg and I don't think it impacts the communities and the housing market negatively
Screen Name Redacted 6/03/2022 08:40 AM	I live across from a rental house being rented out for the purpose of an Airbnb. Not sure how the Hosts get insurance if they are renting? There is a huge increase in traffic and the renters have no sense of community, noise at all hours, garbage thrown on the street, and what sometimes appears to be illegal activity in the form of prostitution. Regulations like other major cities where the Airbnb has to be the owners primary residence may eliminate this? Either way I did not purchase my house to live next to a hotel! Very disappointed and they are trying to operate more on the street. Shut it down. I have already voiced concerns to my counsel about an unregistered movie shoot being conducted at the Airbnb. Cars and traffic all day without neighborhood consideration or notification. Shut it down!
Screen Name Redacted 6/03/2022 08:44 AM	Taking my business away would be detrimental to my standards of living as a single person. Incentives for families occur but not for the single person. Therefore it is very important to b it limit my abilities to earn a decent wage Brit through my rental property and wage from my career.
Screen Name Redacted 6/03/2022 08:51 AM	the house on our street was a disaster, illegal double parking on both sides of the street, garbage blowing all over the neighbourhood, random nominal involvement by house owner, uhaul trucks parked on the street by “tenants”, “tenants” soliciting 85 year old neighbor asking if he was looking for a date/wife, zero enforcement by the City - I’m in Real Estate and a landlord and I honestly can’t think of one positive for our neighbourhood in Fraser’s Grove of this particular situation - they eventually sold as it appears they were unable to manage - if the City is serious about allowing this, I think the key is the house/home MUST be owner occupied with incidental room rental, not 100% rooming house with nominal owner involvement, thx
Screen Name Redacted	I want to comment on how incredible short term rentals have been to

6/03/2022 09:00 AM	me personally. Short term rentals almost saved my life. I was in a very abusive relationship I needed places to stay at the blink of an eye. Where I felt safe and secure and short term rentals provided that for me. There were a few times I tried hotels but because my partner threw me out without my credit card or ID they turned me away but was able to book air bnbs through my phone and get in last minute as all my information was saved. Not only that but it was a more affordable option as well. It was comforting in times like that to go to a place that felt like a home and where the host truly cared. I noticed most of the places I stayed had buzz codes, ring door bells ect and I knew I was safe with those extra precautions. I stayed at a hotel once and my ex realized here I was saw my car in the parking lot and the concierge let him up. As well as working downtown there were nights where I didn't feel safe going home or walking to my car and was able to book a short term rental last minute right across the street as I did this on multiple occasions. I will forever be thankful for hosts and short term rentals for this reason.
Screen Name Redacted 6/03/2022 08:56 AM	these renters should pay more tax, not just property tax, but business taxes as well. They are running a business, no different than a hotel.
Screen Name Redacted 6/03/2022 09:01 AM	Short term rentals should be restricted to a principle residence only and regulated accordingly.
Screen Name Redacted 6/03/2022 09:25 AM	STR's are being used for parties, which ends up being noise, garbage, damage complaints and does not help for area safety. STR's are loop-holing hotel taxes, so the city is losing out on income. Make them run like a business, tax them accordingly, license them accordingly, give the complaints process something timely- cause 311 will never get to it in time. Other cities use very clear language in their by-laws- Winnipeg does not. Remove the mumbo-jumbo and write the rules clearly and plainly. There are apps and programs available to keep tabs on where rentals are located. Invest in that technology and you'll have a happier city. Maybe.
Screen Name Redacted 6/03/2022 09:31 AM	All short term rentals should be the primary residence of the owner and should have to apply for a business license, be zoned as commercial and the adjacent neighborhoods need to be included in the process.
Screen Name Redacted 6/03/2022 09:43 AM	One way to mitigate some of the safety and community concerns could be to have a registered property management company needed to operate air bnb in certain areas. Along with that, air bnb as

a platform has strict protocol for guests who are using the service, and gets the guests who book. For example if you don't provide photo ID or have a previous negative review they block your account. The safety, noise and damage concerns are less than 0.5% of any booking…

Screen Name Redacted
6/03/2022 10:05 AM

I believe that persons owning multiple short-term rental units should be licensed and taxed as if they were hotels or B&B's.

Screen Name Redacted
6/03/2022 10:31 AM

short term rentals are a big revenue for the tourism industry in Winnipeg...also gives the opportunity for rural Manitobans and families to visit/shop/enjoy events in Winnipeg without paying exhorbitant hotel costs and having to put up with all the noise.. As a Winnipeg resident, I love using Airbnb's in rural Manitoba while attending events...Keep things as they are...

Screen Name Redacted
6/03/2022 10:39 AM

In my opinion there is a significant difference between areas which are zoned R1 and all other areas. There should never be a short term rental in R1 unless it is a fully qualified licensed bed and breakfast with the owner on site with the guests and there should never be more than four to six guests at one time. And max 2 per bedroom I would also like to prohibit strs operated from a foreign owned or corporation owned property, direct or indirectly through a trust,require photo id to be taken and kept for a period of time and remove the license if there have been 3 complaints. No outside guests after 9:00 pm. Maximum of 2 visitors per guest. Cameras at entry. I would like to see an amendment to provincial legislation to confirm that posting a property online is evidence of carrying on business. Failure to register and meet the requirements results in fines secured against the property and added to the tax roll with interest accruing. In short, as Winnipeg residents, the right to peaceful enjoyment of our homes is the paramount consideration and greatly outweighs someone's desire to operate a commercial enterprise, especially in a R1 area. The existence and number of strs is not going to cause a person not to be a tourist to Winnipeg.

Screen Name Redacted
6/03/2022 10:46 AM

personally I think they are fine and should be allowed

Screen Name Redacted
6/03/2022 10:47 AM

The majority of short-term renters are families, business people, and travelers that are respectful. It would be very shocking if the city adopted what Toronto did.... Why would our city want to kill a whole industry that is good for the local economy, tax revenue and builds communities? The city of Calgary has excellent rules that are

effective. I hope Winnipeg considers how CALGARY is regulated.

Screen Name Redacted
6/03/2022 10:53 AM

Individual condo buildings should develop their own policies towards short term rentals. You should be able to rent out your primary residence if it is a single family home. All properties listed on short term rental websites should be licensed by the city and pay a fee or tax to cover the cost of approving and enforcing licensing.

Screen Name Redacted
6/03/2022 12:15 PM

I firmly believe that Str hosts are generally in tune with their neighbours, want to provide a safe and positive experience for both neighbours and guests, and do their utmost to maintain the property and vet their guests before allowing them to stay at their properties. As a frequent str user myself, I'm very supportive of str's continuing and recognize the value that they bring to both the city and to the individual guests. I'm also supportive of regulation and taxation but strongly oppose the proposal that str's should only be allowed with primary residences as well as imposing minimums or maximums on stay lengths. Winnipeg's housing market is not comparable to Toronto's in any way and a better comparator should be selected and the regulation model can be mirrored. Additionally, I believe that safety and property maintenance is increased with the introduction of str's since long-term rentals can be problematic and lead to neighbourhood degradation. Most str's would not fit the bill for 'affordable housing' so I do not think that is of concern. The main problem from my viewpoint is the hotel association's concern with competition/loss of their market share and neighbours who have str's near them with hosts who do not take their responsibilities seriously. The latter of which can be improved with regulation.

Screen Name Redacted
6/03/2022 12:07 PM

I have concerns about the operators of short-term rentals making housing prices higher by taking supply off the market.

Screen Name Redacted
6/03/2022 12:59 PM

Short term rentals are short sighted and money focused . Sometimes it's not about what's "fair" it's about what's right. Long term/pernanent renters in an apartment block aren't consulted when someone decides to take a unit for short term renting. We are the people who are heavily impacted by revolving door tenants that have no stake in the building or their neighbours. It's not what we signed up for, yet we have no choice. Make it mandatory that the building owner monitors and discloses the number of short terms in a building before a lease is signed, same with condominium sales. Make it easier to break a lease based on the number of short terms admitted into the building. What we are losing sight of is that long term/permanent renter/condo owners did not make the choice to move into, basically, a hotel. I

	have been in the same appartment block for 32 years. This is my home. Why do we have to be "fair" to short term renters that don't live here? Long term renters are paying the price for small benefits the city may or may not actually be receiving.
Screen Name Redacted 6/03/2022 01:57 PM	We feel the number of rentals on any street should be limited and any rentals allowed should be public knowledge. Prior to granting any permit or whatever requirement the City imposes on these rentals, existing residents on the street should be allowed a say in whether or not someone can offer short-term rentals in a residential area. These rentals have a negative impact on property maintenance, parking, traffic, noise and the general condition of the neighborhood, as well as destroy any sense of community because of absentee landlords and tenant turnover. We've also seen many tenants, short and long term, ignore parking rules, trespass on others' property, and generally treat the area with disrespect.
Screen Name Redacted 6/03/2022 02:08 PM	Short term rentals allow visitors to explore parts of the city and experience life like residents. Most are responsibly managed. However, regulation should be designed for the majority, not to deal with the few bad hosts.
Screen Name Redacted 6/03/2022 02:46 PM	Having an Airbnb in the suite below me is awful. I didn’t sign up to live in a hotel. I’ve had damage done to my car twice by the guests. More often than not the guests are extremely noisy and awake for 72 hours straight...which is frustrating because they’re on vacation and I have to work. I highly suspect illegal activity ***redacted***. The airbnb host has a “no party” policy but it doesn’t work. I’m really fed up and want peace in my home again.
Screen Name Redacted 6/03/2022 02:52 PM	They destroy the sense of community. The owner of the property is not invested in the neighbourhood as they have never lived in the house so does not directly contribute to making it a safe thriving community neighbourhood where you know and support your neighbours. It is now typical that on holidays, there will be loud noisy strangers in the day and night in our neighbourhood with little concern about how they impact the people around them.
Screen Name Redacted 6/03/2022 02:49 PM	Short-term rental is driving our condo fees up and the market value down.

Screen Name Redacted
6/03/2022 03:58 PM

Ban air bnbs!!! It makes living in apartments absolute *redacted*. The noise and general disrespect shouldn't be tolerated. We are entitled to a peaceful environment and air bnbs ruin that.

Screen Name Redacted
6/03/2022 04:14 PM

I don't think short-term rentals of under 30 days should be permitted in condo buildings where owners do not live in the condo. There have been many issues in our building due to Air BnB and Nest Host owners, including illegal activities where police have sent their SWAT team to deal with drug dealers! This occurred in an upscale condo building on Waterfront drive. It is not safe to have unknown renters in our buildings!

Screen Name Redacted
6/03/2022 04:16 PM

Living in an apartment with shirt term rentals make us feel like we're living in a hotel with people coming and going. Suspicious activity

Screen Name Redacted
6/03/2022 04:33 PM

Short term rentals should only be available in primary residence. Without the owner being present to ensure safety and security, this burden and safety risks are put on the neighbors and building employees not paid by the owner. The owner not being present allows the owner to deny and ignore problems exist as they are not present to observe or intervene in safety issues. This lack of presence as well as supervision allows individuals to use units for parties, engage in illegal activities such as drug dealing and prostitution and elevates the level of violence targeted at residents and building employees disrupted by illegal activities.

Screen Name Redacted
6/03/2022 04:41 PM

Airbnb has destroyed my condo building. Parties, loud music, my Amazon packages always being stolen. There are so many units in my building for sale that I have lost money on my condo if I decide to sell it. My condo fees have gone through the roof due to security needs as these short term rentals are all inhabited by criminals in the drug trade. Worst decision ever to invest in downtown housing.

Screen Name Redacted
6/03/2022 04:46 PM

Winnipeg has a history of over regulation because of well connected vested interests. The approach to taxi and ride share regulation is a prime example. My view is this issue is hotel industry led and a minor issue otherwise. It's not like Winnipeg will ever be a hit Airbnb market but options like this are helpful for home owners and renters. Any new regulation should be focused on neighborhood noise and safety which are already issues for enforcement. I see no need for additional home safety regulation since this should be covered by existing code and is just a tax grab.

Screen Name Redacted 6/03/2022 05:26 PM	I don't want short term rentals at all. That's what hotels are for. Hard enough to find affordable apartments, especially for seniors.
Screen Name Redacted 6/03/2022 05:28 PM	Very positive opportunity to meet people from around the world and do the same when we travel We have owned a rentals and have had problems with annual tenants ZERO problems with our the short term rentals.
Screen Name Redacted 6/03/2022 05:44 PM	We have short term rentals and month to month rentals in the neighborhood. We have to put up with parties until 5:00 am, never knowing who or how many live in a home, yards that are never taken care of. The property values are going to decrease in our R1 neighborhood if we keep allowing this
Screen Name Redacted 6/03/2022 06:02 PM	Houses are for people to live in, not short term rentals.
Screen Name Redacted 6/03/2022 06:57 PM	The commoditization of housing has enriched the few at the expense of the many and is the country’s worst national policy failure of the last 20 years. We already have a regulated industry for short term rentals and they are called hotels. Many other Canadian cities have had problems with homes being converted to short term rentals, let’s get ahead of these problems. Landlording is usury and I have zero interest in supporting landlords and “hosts” at the expense of affordable housing for the next generation. It’s one thing to run a little bnb out of the family home when the family lives there but unsupervised short term rentals need to be regulated.
Screen Name Redacted 6/03/2022 06:59 PM	If the City of Winnipeg allows short-term rentals to operate they should mandate that short-term rentals ought to be restricted to an owner's primary residence. This solution would allow for accountability on the part of the owner which is the main problem. I can't even talk to my neighbor about his problematic suite because he's never around. I'm also afraid of confronting renters because they often are unsavory characters that have no issue with trying to intimidate me. I have to call the police every time there I have a noise complaint, which is a waste of tax payers money. Since short-term rentals started spreading in my building, I have not been able to sleep on account of noise and it is very hard to feel at home when you have a revolving door of strangers in and out of the suites around you. I regret ever moving downtown.

Screen Name Redacted 6/03/2022 08:50 PM	Home owner should have rights to rent their property without any restrictions.
Screen Name Redacted 6/03/2022 10:02 PM	Air bnb is a major benefit to our economy and making air bnbs less profitable reduces tourism overall and hurts the local economy
Screen Name Redacted 6/03/2022 10:50 PM	Short term rentals should be left to the hotel and apartment industry NOT homes and condo's, Short term rentals in homes and condo's can easily increase traffic issues, illegal activity and drive down the value of properties in the neighborhood. Our city has enough trouble already trying to deal with crime and a shortage of police officers. Is the city going to hire more police officers to have patrolling the communities and respond to crimes in a timely fashion?
Screen Name Redacted 6/04/2022 12:18 AM	Let people rent but if there is one serious problem, that can be identified by law enforcement, then their chance to rent should be voided
Screen Name Redacted 6/04/2022 07:15 AM	The biggest problem with short-term rental is crime.
Screen Name Redacted 6/04/2022 08:11 AM	Limit rentals to two week minimum.
Screen Name Redacted 6/04/2022 11:33 AM	I currently don’t have a short term let but I support those who do and the industry that they’ve created. Limiting those who have established lets should be allowed to continue regardless of whether it’s their primary residence or not.
Screen Name Redacted 6/04/2022 11:56 AM	Short term rentals have created an extremely toxic and sketchy environment in my building and STR owners are completely unwilling to compromise with the owner residents to resolve security problems. Property value has dropped like crazy with people selling at a loss to get out of the building. We need the city’s help!
Screen Name Redacted 6/04/2022 02:06 PM	Short term renters have been responsible for numerous illegal activities in our building at *redacted* which police reports can confirm. Unfortunately the short term rental owners had enough votes to take over the condo board completely and now do nothing to ht the damage their tenants do because they make money and are taxed or

	regulated like other businesses. These short term rentals ARE businesses and should be taxed and regulated as such. They should also be held legally responsible for hosting illegal activities in their businesses (their units).
Screen Name Redacted 6/04/2022 03:53 PM	Do criminal background checks on hosts and owners of accommodation. Limit the number of days per year that the accommodation can be rented. Limit the number of STRs per buildings for condos for example (e.g.: one unit per floor max). Make host register for a licence with city hall to regulate and keep track of how many are on the market (like they do in Paris). Add accommodation taxe into the night price
Screen Name Redacted 6/04/2022 05:05 PM	Anything that brings tourists to Winnipeg is a good thing. I started off as a tourist then moved here.
Screen Name Redacted 6/04/2022 05:16 PM	Only allow owner occupied AirBnB's.
Screen Name Redacted 6/04/2022 05:27 PM	It has been my personal experience that short term rentals are often occupied by *redacted* who have no vested interest in maintaining or respecting the property or community living. The resulting deterioration of the property and constant turnover of its occupants not only compromises the community (safety, illegal activities, vandalism) , but it also significantly, negatively impacts the property values in the immediate area.
Screen Name Redacted 6/04/2022 05:34 PM	I have not seen any issues with the rentals in my area. I like staying in this type of rental when I travel so I hope they are available to people when they visit my city. I don't think they do anything to crime in the area because I live in a nice area and there isn't much crime compared to other areas of the city. They aren't really affordable housing the fancier ones near my place so I don't see it affecting that either. Yes they should pay taxes.
Screen Name Redacted 6/04/2022 07:35 PM	I live in a community intended for single family housing and many neighbors have multiple families living in their home causing noise, traffic, and dangerous streets. People save their whole lives to own a house and have their own private space and it is all ruined when neighbors are loud and inconsiderate towards neighbors. People renting also tend to care less about their properties and communities as well.i think there should be a hard stance against short term rentals and a limit to how many people can live in a single family

dwelling.

Screen Name Redacted
6/04/2022 08:05 PM

Air B & B and similar rental options contribute only to home owners or owners of housing for commercial benefit. They do not contribute to the funding of tourism,. They do not contribute to employment opportunities in our city or training and development of new hospitality workers. If allowed to thrive, this will lead to either the potential closing of existing hotels or act to discourage new investment in our city for existing hotels or new hotel development. New hotel development contributes exponentially to the city tax base. Air B & B does not. The rental of private space in homes for long term rentals helps our city deal with the housing crisis. Short term rentals (like Air B & B) contributes to the housing crisis. Hotels are held to very high standards for guest safety including but not limited to interior sprinkler systems. Private homes do not. Finally, give some very serious thought to the various industries that benefit from supplying hotels, providing building maintenance services including garbage collection, snow removal services, landscaping services and so much more. Companies such as Air B & B provides no residual value at all to our community.

Screen Name Redacted
6/04/2022 08:12 PM

We pay taxes in a residential neighborhood zoned as single family, not multi-family. Why are multi-family units permitted in areas zoned as single family. Far too many home owners are looking at additional income through rental of lower levels causing increased traffic, parking issues and transient renters making the neighborhood a place not fit for families. Apartments exist for a reason. The City needs to protect the tax base that live in single family zoned communities and not look at it as a business or revenue opportunity for increased tax base. As you can see, very unhappy with the Airbnb and cheap housing in residential areas. There goes the community. This is already a real problem in cottage country where there is no regard to owners who want to enjoy their quiet retreats only to have ignorant renters spoil the peace that they have invested in.

Screen Name Redacted
6/04/2022 11:13 PM

When someone oqns a home they should be free to dobas they please so long as it is safe to those around it and themselves.

Screen Name Redacted
6/05/2022 09:35 AM

Short term rentals outside of hotel zones are a blight on the neighbouthood. The exist because of the fact that they do not have to incur the same level of tax and levies as proper hotels type accommodation. Monthly rentals may exist, higher turnover short term rentals must stop.

Screen Name Redacted 6/05/2022 10:35 AM	When I think short term rentals I think of the original bed and breakfast. I think it should only be allowed in a primary residence. Anything other than that is, in my humble opinion, a full on commercial venture and should be treated by the city on the same level as hotels and motels.
Screen Name Redacted 6/05/2022 01:55 PM	More options the better
Screen Name Redacted 6/05/2022 04:41 PM	Remember that if something built as a home is being used as short-term accommodation, that is a zoning violation as something zoned Residential is actually being used as Commercial.
Screen Name Redacted 6/05/2022 05:45 PM	I've traveled in Europe and other international destinations and Air BnB et al are fantastic. Good for the economy and people need a way to earn extra income. Many people didn't work for a long time and prices are high. Don't make this a greedy city tax grab. Let people get ahead for once. And no, I'm 60 and work from home. I'm not planning on renting my house out.
Screen Name Redacted 6/05/2022 05:55 PM	Not every short-term rental is a problem i.e. noise, damage. We are condo owners. As a group, condo owners move more than single family home dwellers. The sense of community, responsibility and a sense of being invested in the building that is your 'home' is important. These are aspects that suffer if parts of your 'home' are viewed as being nothing more than a hotel.
Screen Name Redacted 6/05/2022 06:15 PM	City must regulate and hold owners of short term rental accountable in a serious manner. Ex. When condo corp prohibits, don’t allow owners a permit to rent. The condo act is not sufficient and they flout laws. Also they need to ensure if they are approved that their rental units (condos) are to a sufficient standard (commercial) for noise dampening, plumbing and accept responsibility for security monitoring the entire premise.
Screen Name Redacted 6/05/2022 06:23 PM	I am concerned with how the short term rental market (Air BnB’s) are suffocating the younger generations ability to buy into the housing market, or even get an affordable apartment to rent.
Screen Name Redacted 6/05/2022 10:46 PM	The AirBnB’s in my building have been a hotbed for crime including drugs, and human trafficking. There have been multiple noise issues and even a shooting in one of the units. These issues have driven

	down the value of my property and others in the building. I hope the City makes the right choice in regulating short term rentals that will benefit property owners
Screen Name Redacted 6/05/2022 11:27 PM	It is not fair or equitable to restrict a condominium corporation from not be able to restrict condo owners who wish to not allow condo owners from renting their units as airbnb or short term rentals. Both have negative impact on quality and security of condo building.
Screen Name Redacted 6/06/2022 09:23 AM	I think these are a great idea especially for those who run into a hard time in finding a place, it can help with short term housing until a full term housing is found!
Screen Name Redacted 6/06/2022 09:35 AM	Surely these ignore zoning for this area. We have single family houses from the start.
Screen Name Redacted 6/06/2022 09:52 AM	How are short term rentals able to scrutinize renters?
Screen Name Redacted 6/06/2022 09:53 AM	AirBnB units in our building are costly to owners and cause problems due to noise, unknown people in the building, lack of responsibility in the property which affects everyone in this building
Screen Name Redacted 6/06/2022 10:03 AM	I was previously an AirBnB host, owning a condo in Osborn Village. I think the biggest problem is 3rd party managers of AirBnBs. I self-managed my AirBnB and was very careful with the policies, security deposits, guest screening and consideration for other in the condo building. Often, 3rd party management companies for AirBnBs aren't nearly as careful. They don't have the same vested interest in considering their neighbors and are purely focused on maximizing profit.
Screen Name Redacted 6/06/2022 10:19 AM	My main concern is bringing in a regulation whereby on principal residences may be used for STR's. Two main points of concern are that there are many individuals that own units specifically as rentals. Removing the ability to use them as STR's you may impose extreme distress and financial issues. Many Winnipegers might be stuck with real estate that may be difficult to sell, see a large reduction in value and ultimately remove their main source of revenue. Secondly, it will look like the city is favouring the powerful hotel industry and not concerned about the hard working small businesses that rely on STR's as an income.

Screen Name Redacted 6/06/2022 10:29 AM	Toronto's experience is terrible. I have stayed in STR and they neighbours and concierge hated the renters and we were instructed not to talk to them. I don't want them in my Condo building!!!
Screen Name Redacted 6/06/2022 10:29 AM	Make them pay the appropriate taxes, set standards and enforce those standards.
Screen Name Redacted 6/06/2022 10:34 AM	I believe "primary residence only" is too stringent, but I do support some regulation on the industry.
Screen Name Redacted 6/06/2022 10:42 AM	I am commenting on having short term rentals in a condominium apartment block. As president of a Board of Directors of a Condominium, our experience with short term rentals has been extremely negative. Our Condo began as a longer term residential building. Our shortest residential term had been about 8 months and was terminated due to unavoidable circumstances. Later two owners decided to make their units into short term rentals. This resulted into many infractions of our Condo rules, damage to the building, and potentially unsafe conditions for the long term residents! It also compromised the Condo Board by preventing the Board from acting in the best interests of the owners. If a new Condo apartment is built with the intention of housing short term rentals, then that should be advertised to all potential unit buyers. Buyers would know what they are getting into. An existing Condo that houses long term owner / residents, then that Condo should be allowed to deny short term rentals unless it is approved by 75 to 80 % of current Condo owners. The same requirement as written in that Condo’s Declaration to make substantial changes to the Declaration. Long term owners / residents should not have have their long term living plans changed arbitrarily by one or two rental owners.
Screen Name Redacted 6/06/2022 10:57 AM	Give Condominium projects the right to pass bylaws to ban all STR's. If the Unit Owners do not want STR's operating on their property it should be up to them **redacted**.
Screen Name Redacted 6/06/2022 11:00 AM	Our condo corporation has had a few problematic units that are 'airBNBs.' The corporation has stated it is legally unable to dictate rental terms to owners related to parties, trash, inappropriate parking, and so on because the corporation can only regulate whether or not units are rented - not their tenure - and everything else can only be

	managed retroactively through fines under the corp by-laws. Fining absent owners for guests' behaviour has proven ineffective as the profit is high enough that a few $100 fines create no meaningful incentive to address the problem. We have experienced increased noise and mess from partying and a lack of respectful use of spaces, trash being left all over the property instead of being disposed of in the waste bins, noxious odours from significant cannabis consumption, increased property damage in common areas both indoors and out, short-term renters monopolising visitor parking stalls and parking in stalls assigned to other units, and security issues including short-term renters propping entry doors open.
Screen Name Redacted 6/06/2022 11:12 AM	Should not be allowed in condo buildings
Screen Name Redacted 6/06/2022 11:37 AM	Rentals need to be held to same life safety standards as any hotel. Fire alarms, occupancy, etc. Owners should be there to shut down noise etc immediately. Using them to supplement income in a pinch is fine. Buying property and taking it from the housing market just for full time Air BnB is not.
Screen Name Redacted 6/06/2022 11:46 AM	Kids can’t find good rental options, why do we have a secondary market like this when hotels are very available? I don’t get the benefit to anyone but the homeowner, who is never there and sets it up so people can go in and out without them around. It’s ridiculous. Maybe just keep it in the suburbs where affordable housing is a joke anyways and leave the inner ring of the city short term rental free. Tax them to a million. It’s a blight and reduces community.
Screen Name Redacted 6/06/2022 12:34 PM	"short term accommodations" are flat out ruining the market for available housing and rental, funneling more and more of our economic activity into fewer and fewer pockets, and are wildly unregulated compared to traditional accommodations such as hotels, B&Bs, etc that have to subject themselves to more extensive regulation, licensing, monitoring, etc. It's just another way the "gig economy" by-passes regulation, taxation, and monitoring in industries that need to be monitored for safety.
Screen Name Redacted 6/06/2022 12:50 PM	I live on a street in Wolseley where there is an airbnb. When I have had family in town we have rented it for them as we don’t have the space. There are no hotels close by and hotels aren’t practical as there’s no living space or kitchen. I know lots of other neighbors have rented the airbnb for friends and family. The owner takes better care of the property than lots of the homeowners that live in the homes or

	rent. They maintain a nice garden, keep the lawn cut and the snow shovelled and are always picking up garbage. We have interacted with many of the renters and it's always been a positive. There were also Afghani and Ukrainian refugees that were housed here at no cost! In Wolseley this kind of accommodation is a great niche because we simply don't have much as an option. We are considering doing a renovation and if we do we will likely rent the airbnb on our street which is an excellent and more economical alternative to a hotel and our kids can still be close to school and friends. We have nothing but positive things to say based on our experiences with the airbnb on our street.
Screen Name Redacted 6/06/2022 12:59 PM	I can see the use for short-term rentals and have looked into the possibility of using one when I first moved to Winnipeg. I am concerned that condos and apartments are being geared towards short-term landlords instead of targeting residents who need long-term housing. There does need to be regulation of them certainly for the safety and security of both long-term and short-term residents. Their needs need to be prioritized, not those of the landlords who are looking for a quick buck off short-term rentals.
Screen Name Redacted 6/06/2022 01:40 PM	Treat and tax like a hotel
Screen Name Redacted 6/06/2022 01:36 PM	Licence to run a short term rental should clearly outline mitigation plan for neighbours, as well as provide a contact number that will be responsive should issues arise.
Screen Name Redacted 6/06/2022 01:43 PM	I think that a few bad actors have poisoned the public opinion on this issue. Passing something that would allow us to take a stronger position against problematic property managers (both for short term and long term rentals) would be in everyone's best interest, rather than shutting down all the smaller operations, where people simply are renting out their basement for people travelling on a tighter budget than hotel rates would allow.
Screen Name Redacted 6/08/2022 11:22 AM	Short-term rentals are very detrimental for communities. There are many horror stories about people who have found themselves living next to one. Strong regulation is necessary.
Screen Name Redacted 6/06/2022 02:28 PM	Short term rentals need to be regulated the same as other accommodation options. Including being licensed, have liability insurance, health inspections and noise regulations. They should only

	be allowed in a personal residence not properties purchased for that purpose.
Screen Name Redacted 6/06/2022 02:38 PM	Short term rentals are not conducive to community building and neighbourhood safety. People who rent short term have no interest in being part of any neighbourhood. They are only interested in using a property in the immediate future and they have no allegiance to anyone else in the area. Let short term renters look to hotels and leave the residential properties to be inhabited by people who have longer term plans. We don't need to encourage people to become non-members of our homes and family communities.
Screen Name Redacted 6/06/2022 02:48 PM	This is a completely unnecessary intrusion. Regulation is neither necessary nor favorable.
Screen Name Redacted 6/06/2022 03:20 PM	The large providers of executive rentals are regulated under the Manitoba Securities Commission and Real Estate Boards. Housing the film industry, Winnipeg Jets Players and key business groups from oversees and nationally that are here for months at a time. This needs to be considered. In addition, they create jobs and pay business taxes, property taxes etc.
Screen Name Redacted 6/06/2022 04:30 PM	Loss of affordable housing for lower income
Screen Name Redacted 6/06/2022 04:16 PM	Mostly concerned re bnb at lakeside cottage. Advertised as having a ccess to semi private beach which is actually a private beach snd only accessible to the lake front owner. Faulty advertising causes significant aggravation.
Screen Name Redacted 6/06/2022 04:33 PM	Allowing single family dwellings to be treated as a business reduces affordability of shelter, a basic human right, across the board for people who actually make their home in Winnipeg. It is even more inflated in larger tourist cities like Vancouver and Toronto. It is bad for the economy and our city to allow homes to be run as businesses, and we need to deter people from being able to do this. Many hotels and hospitality businesses are struggling after this pandemic and it would be a huge help to support them by banning short term rentals, or taxing them so much that it becomes no longer viable.
Screen Name Redacted 6/06/2022 04:58 PM	It would be nice if condo buildings could ban the units in their building from being used for short term rentals.

Screen Name Redacted 6/06/2022 05:03 PM	Short term rentals should be subject to all hotel and business regulations.
Screen Name Redacted 6/06/2022 05:38 PM	Short term rentals should to be allowed in condominiums in which the majority of owners do not wish to have parts of their building rented out. Unlike apartment buildings and hotels, condominium buildings are owned by the people who bought units in that building and as such should be governed by the wishes of the majority of owners and not by some government department mandated that short-term rentals are to be allowed.
Screen Name Redacted 6/06/2022 05:52 PM	We do not want them in our Condominium Community.
Screen Name Redacted 6/06/2022 06:04 PM	Short term rentals are not affecting our condo association at this time because we have a local agreement not to allow it n
Screen Name Redacted 6/06/2022 06:15 PM	There has been enough research on this topic. Short term rentals are trouble and many cities have passed legislation restricting rentals to a minimum of 30 days. This questionaire is a waste of time and money. Our city counselors are simply trying to find an excuse to not do what they should do.
Screen Name Redacted 6/06/2022 06:25 PM	I live close to one, and it feels like any other house. There is one house on my street where three families live in, and there's always garbage on the ground, and plenty of noise, and it's not even a short term rental. Biggest community nuisance are long term rentals in the area. No pride of ownership. At least the short term rental owners maintain their properties to a high standard, and the one close by is very selective who he rents to.
Screen Name Redacted 6/06/2022 06:55 PM	There is not enough checks and balance when there are issues with renters. Its like a free for all and there are no protection for neighbors particularly in multiple housing setting
Screen Name Redacted 6/06/2022 07:17 PM	I have stayed at air b n b in other cities and it is a great way to immerse in the city and owner can regulate who they choose to rent their properties/have noise alarms to prevent "bad tenants". I own two air b n b and have not had any people stay that damage the property or have had any noise complaints. One of my neighbours didn't even

know it was an air b n b for the first year cause of how we choose the people that stay with us. Having a short term rentals in a building do not disrupt and ruin a building. I also live in a condo that has other short term rentals and I wouldn't have even noticed nor does it disturb me in my personal residence.

Screen Name Redacted
6/06/2022 07:16 PM

I own a condo unit and reside in it in an apartment style 3 story bldg. On a regular basis I had people try using a key to enter my suite, when I yelled through the door who it was, answers were the property manager (was not our condo corp property manager), oops wrong door or silence. This happened on a regular basis for a number of years a few times a month. I had to have my lock rekeyed twice due to damage caused by this plus startling and frightening at night. Couldn't leave my door unlocked for the minute to walk to door beside mind to check my laundry. This in a majority owner occupied or long term tenants. ***redacted***. Sense of safeness gone as under constant threat of burglars as why else is some one repeatedly trying to open your door and pushing against it for 5 to 10 mins at a time anytime day or r night. It was finally discovered to have been a long term AirB&B short stay use usually a week and continually re used. Owner didn't live there although she told the condo corp she did. Neighbours up and downstairs repeatedly having to call police due to loud parties. Visitor parking never free and used by her guest 24 hours a day at times. My life savings as every one else in our condo bldg is wrapped up in the ownership of there units. I don't feel it is fair to inflict Hotel operations into any apartment building, condo or rental. We can't escape the noise. I bought my suite to be among like minded people who care for there community and are willing to invest long term in the maintenance of our bldg and common grounds. We have enough Hotels and Motels. Short term occupancy maybe okay for a detached single family home but unfair and problematic for any multiple use residential bldg.

Screen Name Redacted
6/06/2022 07:25 PM

Properties should not be purchased by people with the sole goal being short term rentals.

Screen Name Redacted
6/06/2022 07:56 PM

We have had more theft and break ins due to short term rentals… this is unacceptable

Screen Name Redacted
6/06/2022 08:12 PM

We live in a single-family only condo as well as requiring one-year leases (as worded in our Declaration and By-laws) and some absent owners continue to rent out through AirBnB and short term with 3, 4 and 5 unrelated persons coming and going from a unit. Fines do not

	deter them nor do letter's sent by the Corporation's lawyer to cease and desist. The City By-laws need to be updated to enforce more stringent regulations.
Screen Name Redacted 6/06/2022 08:12 PM	Short term rental is helping economy a lot. I met a lot of guest and it was a very positive experience every time.
Screen Name Redacted 6/06/2022 08:36 PM	Short term rentals (eg Airbnb) kill community, and contribute negatively to the housing market.
Screen Name Redacted 6/06/2022 10:21 PM	Short term rentals are vital for attending medical appointments for those travelling long distance. They are not just for holidays and parties.
Screen Name Redacted 6/06/2022 10:41 PM	I've used used short term rentals and hotels in the past both in winnipeg and abroad when I travel. I'd like to encourage the city to continue having policies that encourage a free market with multiple options for consumers. I'd appreciate access to short term rentals for myself and others. Thank you
Screen Name Redacted 6/06/2022 10:59 PM	I strongly encourage policy makers to look to the City of Palm Springs, California for short-term accommodation policies. Palm Springs has extensive experience with the short-term rental market and some of the best developed short-term rental policies in North America that balance consumer demand, taxation, and responsible enterpeneurism. Also, I don't believe that tourism is the primary reason short-term rentals are used in Winnipeg. Most hosts that I know are renting to people who are seeking cheaper alternatives to high priced commercial hotels. Many guests are from rural and Northern Manitoba visiting family or friends that have been hospitalized in the city. Others are in need of a short-term rental because they have been displaced from their own homes temporarily.
Screen Name Redacted 6/06/2022 11:02 PM	Short term rentals ONLY benefit the owner of the property...and portions of the local economy. The impact to anyone ACTUALLY living in the neighbourhood in negative. Noise and property damage increase most often caused by excessive and/or illegal drinking/partying and their intoxicated participants. Often times those participants overflow the rented accommodations, taking up neighbourhood parking and increasing the sense that your neighbourhood is no longer as safe as it was. This is due to higher volumes of people temporarily in the area, usually for a nightly party

at the short term rental, who have no vested interest in the neighbours. Their sole reason for being there is to have a good time...and their interest in the area/neighbourhood is ONLY in what it can supply them to increase their perception of having a good time.

Screen Name Redacted
6/07/2022 01:01 AM

I was shocked to see that *redacted* and *redacted* thought they could just push through their own agenda while ignoring this public engagement opportunity. Is this a democracy or a dictatorship? ***Redacted***. This council is some scary stuff when they care nothing at all about the research the planning department is trying to do, ignoring their recommendations and not listening to one thing any short term rental owner had to say. *Redacted* Disgusting!

Screen Name Redacted
6/07/2022 01:13 AM

Short term rentals have harmed affordable housing markets in other cities. Housing is a human right and lack of affordable housing negatively impacts every part of a city.

Screen Name Redacted
6/07/2022 07:16 AM

Please get rid of Airbnb in condo complex we live under one and the traffic and noise and the safety is huge for me nothing is more annoying then waking up at 1am to people partying , the mess and them Not caring of the property when some of us at this condo complex call it home

Screen Name Redacted
6/07/2022 07:37 AM

Short-term rentals are necessary for tourists, temporary workers, and new Canadians. Many of which cannot afford pricy hotel stays. I feel that short-term rentals are necessary but should be regulated more carefully.

Screen Name Redacted
6/07/2022 08:35 AM

Fair taxation means just that. Fair. Not over mitigation and taxation to push those out of business who are helping boost the local economy. Also it should not be assumed, that these potential negative impacts stated (ie illegal activity, access to affordable housing etc) are correlated with short term rentals. These are loaded questions and assumptions that unfairly target those affected. Furthermore, there is clearly no fact base e Eid eve of these assumptions and clearly

politically driven from a government gain, not a working citizen best interest.

Screen Name Redacted
6/07/2022 08:55 AM

Security, sense of community in residential areas and most important NOISE. Developers should indicate whether the property being sold is for community resident or rentals.

Screen Name Redacted
6/07/2022 09:13 AM

Short-term rentals I think have helped our economy with tourism, visiting, and purchasing from local businesses in Winnipeg. I understand hotels are upset but this only shows how they must change their accommodations and prices to be competitive in a recovering economy.

Screen Name Redacted
6/07/2022 09:26 AM

Reducing short term rental option will effect small business. Hotels are big business and the focus should not be on protecting them more than small businesses. Also, reducing short term rentals will negatively impact the tourism industry as it will reduce overall tourism.

Screen Name Redacted
6/07/2022 09:39 AM

Stop the hotel industry and government from stifling small business owners. The greatest affect will be detriment to tourism and small business owners.

Screen Name Redacted
6/07/2022 10:00 AM

Winnipeg seems to be going in a backwards direction when it comes to short term rentals. Instead of thinking about how to tax and close them, why not think about how to support them? As a property owner I'm having issues with finding good long term renters. There is plenty of selection and no one is lining up for my place. However, it's a prime candidate for a Short Term Rental and by doing that I can afford to pay my mortgage. Why wouldn't I want to do that? My neighbours wouldn't mind one bit as they like me as a neighbour and want to keep me here no matter what. As well, when I travel, airbnb is my go-to website. I would much rather have a full kitchen when I travel. Many travellers use it. Why would we want to hinder that? Why wouldn't we want to embrace a new way of thinking? Setting up higher taxes and restrictions will hinder my ability to open an airbnb and pay my mortgage. I'm telling you with first hand experience, there are PLENTY of rental options and people looking do not have an issue with finding places, they have issue with affording them due to low minimum wage and so many people being on EIA. These are other issues, not the issues of people who have quite affordable (for most working a job that pays a living wage) housing. Winnipeg and Manitoba is already so heavily taxed yet our roads are a disaster. How is taxing STR's the solution? I have more questions then

	answers here but I feel what the city is trying to do is not a future thinking model. It is reacting to loud complaints rather then supporting positive factors.
Screen Name Redacted 6/07/2022 10:00 AM	We live near the university where fairly short-term housing is important. It's also important to the arts, for touring artists. I support short-term rentals.
Screen Name Redacted 6/07/2022 10:09 AM	I understand that there are problems with the short-term rental of apartment style condominiums such as AirBnB. The short-term tenants regard the rental property as a hotel and do have regard for the neighbours and do not know about any policies or rules that residents are expected to follow.
Screen Name Redacted 6/07/2022 10:51 AM	You just never know who your neighbours are and it's concerning to not feel saafe or sense of community. That and since they are not owners thewy dont give a *redacted* about the look of property, the cleanliness of the neighbourhood, or to follow the rules. if they were normal citizens then that would be one thing.
Screen Name Redacted 6/07/2022 11:20 AM	The fact that regulation is being considered is extremely stupid and another stab at common folks by the government to squeeze money.
Screen Name Redacted 6/07/2022 11:27 AM	Renters in general are the cause of most problems in the condo we live in. As short-term renters have no ownership some tend to disregard rules & by-laws.
Screen Name Redacted 6/07/2022 11:46 AM	Condos and Houses should be used for what they're made for, being a home. They should not be used as income properties. Canadians buying up real estate for their own economic futures, and raising rents at the same time, is the major reason there is a housing crisis. Rents are unaffordable, which is a disgrace since renting is supposed to give people a place to live and to save, so they can someday buy a house. Rents are now more than a mortgage, how can anyone save for their own home when they're paying more than a mortgage to live on someone else's property
Screen Name Redacted 6/07/2022 11:51 AM	Short-term rental (STR)options benefit owners wishing to profit from their investment in property, but it is at a cost to local people hoping to own homes and many existing tourism accommodation business already paying taxes and following the regulations that have been

	imposed. It may increase tourism dollars, but more likely distributes the benefit to short term rentals away from hotels, etc. Given that many STR pay little tax compared to their competitors, it is not something the city should encourage unless there is a level playing field.
Screen Name Redacted 6/07/2022 12:14 PM	Short-term rentals offer a fantastic opportunity to catalyze the tourism market in Winnipeg (and Manitoba) and promote the economy for local businesses. These types of rentals also offer Winnipegers (and Manitobans) experiencing difficult life circumstances (for example, divorce or sudden unemployment) flexible and affordable accommodation options. We should support short-term rentals and not create more barriers for them, especially after the extremely stressful and difficult few years we have all experienced.
Screen Name Redacted 6/07/2022 12:13 PM	With the housing market unrealistic for many to own homes and ongoing inflation short term and long term rentals are a reality facing many people. Either short or long term people have to have affordable housing and bills along with property owners able to gain income in a failing economy with ongoing inflation and lack of financial increase in their budget.
Screen Name Redacted 6/07/2022 12:26 PM	Governments need to impact peoples lives less. Whatever people want to do with their property is fine. Police have the tools to stop illegal activity and that would be my only concern. I don’t think the government needs to do anything here. Focus on the *redacted* problem over people trying to make a few extra bucks on the side.
Screen Name Redacted 6/07/2022 12:37 PM	I think this is a terrible idea and hope there are no rentals available in my complex. I will move!!!
Screen Name Redacted 6/07/2022 12:52 PM	I have lived in a 148 unit condo in which 1 owner bought 9 units for the express purpose of short term rentals. The wear and tear on the buildings was significant from the constant moving in and out. There wasn’t a sense of pride of ownership at all. Quite the opposite. Spills in the hallways and common areas, scratches on elevator walls, etc.
Screen Name Redacted 6/07/2022 01:21 PM	I do not think that short term rentals should be allowed in the city
Screen Name Redacted 6/07/2022 01:45 PM	They should be under similar restrictions and licensing with inspections that the official accommodation industry faces in order to

provide the same protections to the public, both the renters and the local community. In particular fire and policing need to take this into account and so there need to be costs offset for this by the rental property. I am not against the availability of such accommodation arrangements having used them in Europe and elsewhere but overcrowding and transient populations are a potential problem in any neighbourhood (including parking availability and noise concerns). It shouldn't take a crisis or an event to plan to avoid these errors.

Screen Name Redacted
6/07/2022 02:03 PM

This city needs these units to be able to provide better arrangements for families that need to visit the city. The hospitality market is stale and not willing to change. These units are good completion for them. The majority of these units are being managed like a proper business within the hospitality sector of the city. To heavy of regulations will negativity effect tourism to our city. The people that own/run these units are paying taxes to better the city on top of their personal taxes. As long as they are treating neighbors/community with respect upkeeping their units I do not see an issue with these. Perhaps a licensing option through the city that allows the city to revoke the license if conditions are not met.

Screen Name Redacted
6/07/2022 02:06 PM

We have stayed in VRBO accommodations throughout Canada, the US and Europe. However, the addage "not in my backyard" is our attitude towards short-term rentals in our own condominium. Our concerns are, for the most part, centred around safety (ie who is actually in the building and parking facilities), illegal activity, damage to property (ie who is responsible for damage done by short-term tenants and how is this tracked). Would it not be up to individual condo. corporations to determine whether short-term rentals are allowed in their own building.

Screen Name Redacted
6/07/2022 02:15 PM

Other jurisdictions have regulated Air BNB, which take away from important housing stock for renters and homeowners alike - it's time for Winnipeg to do the same.

Screen Name Redacted
6/07/2022 02:30 PM

Do not want any short-term rentals in our neighborhood

Screen Name Redacted
6/07/2022 02:30 PM

Homes are for long-term housing. Not for profit. I am morally opposed to housing as profit, including private landlords. They do not maintain their homes as they would if they live there, and now everyone wants to be a landlord because of the profits that can be made off the less fortunate. Houses should not be rented in the short term. It degrades neighbourhoods, and further extends the divide between the poor and

	rich. There are not enough houses, and if everyone wants to do this, there will never be enough homes. The housing market is sky high qnd it is allowing the more fortunate to make a fortune. This is not ok, we are crippling future generations for GREED! Housing is not for profit! Hotels and motels exist for a reason, I do not want these in my city, or anything else that allows the rich to get richer while the rest suffer.
Screen Name Redacted 6/07/2022 02:50 PM	-People and Corporations buying up all the housing to rent or use as short term rentals has really lowered the availably of homes for primary resident families and created a shortage of homes/condos for sale/ long term rental -Neighbours should be consulted and should have required approval of short term rental if a short term rental is considered near their home/ condo -Permits for short term rentals should be purchased through the city annually -The property owner that lists the short term rental must be a resident of Winnipeg -any noise violations or complaints from neighbours due to rentals should be require a cash penalty paid to the city (3 violations and permit is revoked for the year
Screen Name Redacted 6/07/2022 03:55 PM	I live in an apartment below a short term rental unit. The people who rent this places have no respect at all. Party all night during the week and while the renter sleeps we have to stay awake because of the noise. The building management did not tell us that this building permits short term rent. We have no choice but to participate in disturbing other neighbours by puting loud music. "if you can not beat them, join them"
Screen Name Redacted 6/07/2022 09:07 PM	The Air B&B industry etc needs to be regulated, taxed, monitored and fined for excessive noise etc
Screen Name Redacted 6/07/2022 05:12 PM	Really do not want them in my condominium complex
Screen Name Redacted 6/07/2022 06:05 PM	I live in a building with about 10 short-term rentals. I haven't had any issues with them, I have actually met a few in the hallways. One fellow was from Minnesota visiting family and was in the army. Another was a daughter who comes in every Christmas and stays at the same unit every year for 1 week. It feels like her second home when she visits family. I find my building to be very quiet and not reflective of how short-term rentals are portrayed. This is a rental option many people need and the city wanting to restrict that seems unreasonable. These are different types of accommodations that are needed. Think about people staying in the hospital, people coming

	here for work, visiting family.
Screen Name Redacted 6/07/2022 10:06 PM	Leave tax payers alone. You own your condo and have so many rules as it is, do not mandate stays under 30 days.
Screen Name Redacted 6/07/2022 10:31 PM	No Airbnb or short term rentals in condos. Don't want common element fees to have to cover damage from short term renters who disrupt, cause damage and decrease value of the property.
Screen Name Redacted 6/08/2022 12:36 PM	They negatively impact the hospitality industry. Hotels have to charge guests taxes and it is an unfair advantage to the industry.
Screen Name Redacted 6/08/2022 12:59 PM	Encourage Condominium Boards to develop policy to establish the regulations which control/prevent short term (30 day or less) access.
Screen Name Redacted 6/08/2022 01:11 PM	These short term rentals should be subject to the rules, regulations and costs associted too and what is required by hotels. Safety, security, taxes, registrations, taxes.....
Screen Name Redacted 6/08/2022 04:02 PM	I am not against short term if it is regulated and the businesses are controlled as businesses with appropriate fees and regulations. It is VERY important that the owner occupied clause be part of the regulations as it is the most effective step to controlling non caring, absent owners (even from other cities). Self regulation will not work as the absent landlords do not care. Owners who say they have control on their units are fooling themselves. Their neighbours are being left to try and control very unpleasant situations and to pay for common area destruction. City pays for police/fire etc. CONDOs can not access fines large enough to have any impact *redacted* Max $1200 fine for the year *redacted*. With new regs on hotels re trafficking this will mean they will move to condos and houses as they did when COVID was on and hotels were low occupancy and they (the traffickers) stood out. Short term option continues to be available in cities ie: Toronto (good regs) - it does not stop the responsible owners - they just have to act as the business owners that they are , pay taxes and accom fee and follow rules.
Screen Name Redacted 6/08/2022 05:29 PM	Especially negative for large condo buildings where it is easy to slip under the radar with illegal activity, property damage, intimidation of permanent residents, additional operating costs for condo owners

Screen Name Redacted 6/08/2022 05:28 PM	Affordable housing is already an issue in Winnipeg. Allowing a free-run of short-term rentals will see more homes being purchased for rental, driving up the cost of housing while decreasing the economic and general well-being of citizens. The effect of short-term rentals are a net negative for citizens and the economy.
Screen Name Redacted 6/08/2022 05:46 PM	Short Term Rentals operate in the same manner as commercial hotels and do not belong in residential areas unless owner occupied principle residence rental. Safety of the community is very important, short term renters do not belong in our neighborhood they belong in properly regulated Hotels
Screen Name Redacted 6/08/2022 08:16 PM	They should be subject to taxes and safety considerations that hotels need to do.
Screen Name Redacted 6/08/2022 10:14 PM	I am completely against short term rentals in the suburbs. Reduces property values, increases damage, increases thefts, increases drugs, reduces safety and fractures the community.
Screen Name Redacted 6/09/2022 09:06 AM	I do not want short term rentals in my condo building. I want to live in peace and quiet and know my neighbours.
Screen Name Redacted 6/09/2022 09:30 AM	Ban them.
Screen Name Redacted 6/09/2022 10:34 AM	Keep us busy and connected with guests around the globe, good for mental Health!
Screen Name Redacted 6/09/2022 11:11 AM	In the last 2 years, there has been so much illegal activity surrounding short term accommodations in our neighborhood. It's quite frightening.
Screen Name Redacted 6/09/2022 04:13 PM	We had one on our street ant there were as many as 10 trucks/vans at one house at a time.
Screen Name Redacted 6/09/2022 08:04 PM	We have a short-term rental right beside us and have for 3 years. We haven't had any issues with the home owner or his guests. They are often families staying and are quiet. It's been a good experience we

really haven't been affected much by the presence of this property. The previous owner had his son living in the property before who was quite disruptive, gatherings late into the night in the backyard, no lawn up keep (our whole lawn was infested with weeds), the exterior was not maintained at all. The new owners take pride in their ownership.

Screen Name Redacted
6/09/2022 08:30 PM

I have a short-term rental and I have had very positive experiences with it. For example, as of June 28th we have a family coming in from Ukraine, staying for 9 days and then they're going to reunite with the father/husband. We're offering a very fair rental rate to them. It is a 2 bed 1 bathroom and as they have a daughter they needed separate rooms. Just because we have a short-term rental it does not mean we deny long-term renters. Sometimes in between short-term stays we have people stay for 2-3 months or even sometimes a year. We don't believe this is taking away affordable housing. There are only approx. 250 actual ACTIVE listings on Airbnb - alot on their aren't even active. Some of those listings are rooms or suites attached to houses.

Screen Name Redacted
6/09/2022 09:40 PM

One should be able to use their personal property for whatever they want as long as it is legal.

Screen Name Redacted
6/10/2022 08:59 AM

The ad says "Winnipeg: Made from what's real" and I think about the downtown community ... unfortunately a part of that reality is the evident lack of attention to support the downtown by the City, business and individuals. I want the City and others to do their parts to invest in basic community development initiatives for the core area with emphasis on keeping the area clean, well-maintained and safe. If the City does this, people will want to live and work downtown because the appeal is there however these things need to be addressed. Winnipeg is not alone in the dilemma of downtown decline. We can learn from the successes experienced in other cities. However, improvement strategies should be be context specific. The Ellice liquor commission should be closed. The streets need to be cleaned (daily in summer). It is a challenge walking my dog and trying to avoid copious amounts of expectoration, vomit and other stuff on the streets. Lack of access to washrooms results in urine in doorways and back alleys. Waste of time assigning blame, we need to street clean regularly to keep things fresh. And we all have a part to play. I believe I did my part when I bought my condo unit on Hargrave with commitment to live and work in the community six years ago. Prior to COVID, I walked west along Portage to the university where I teach and walked east to Portage and Main for Goodlife fitness classes. I'd hop a bus from in front of the Dollar Store to go to the airport for business travel. I grocery shopped at Giant Tiger. During COVID, the

area deteriorated rapidly. Even as a new build condo, it was clear management in my building was ill-prepared to meet challenges and manage well in a downtown environment let alone deal with issues presented in the context of the pandemic. People hanging out on the streets are friendly, and have a right to be there, however it means we need to be more vigilant re: regular clean up of empty bottles, old clothes. APTN does its best to maintain a respectful environment around its building, some smaller shop owners hose their entranceways daily.... others should follow suit. In summary, with my move to Hargrave Street in 2017, I found the first couple of years were good but then there was steady deterioration in part due to COVID and. more and more, it seems like the City has forgotten us. Short term renters are not the problem. They can and do contribute to economic and social infrastructure and are potentially part of the solution to building our re"visioned" downtown.

Screen Name Redacted
6/10/2022 02:33 PM

Airbnb properties are generally kept very nice. So they add to the neighborhood, not take away. I've been hosting for a very long time and my guests are all amazing people. Who are here to enjoy our city. Let them travel how they want to. Embrace the change. They don't take away from our industry. They add to it. They are a different and more affordable way for people to travel. Airbnbs are great for our city. I don't know why people would want to stunt them. I'm guessing they have some sort of self serving agenda.

Screen Name Redacted
6/10/2022 02:28 PM

I am a short-term rental host in my primary dwelling, have other short-term rentals on my block and am a short term rental user both in Winnipeg and in other communities around the world. I support regulating but not limiting the short term rental industry in Winnipeg. It is different from, and compliments the hotel and rental industries in Winnipeg. For example, many of our guests are moving to Winnipeg and need an affordable, furnished short-term arrangement while they look for housing. Some are also seeking community connection and support because they are on their own in a new city or country.

Screen Name Redacted
6/26/2022 07:43 PM

For me, having short rental option provides the flexibility that most tourists to Winnipeg need and would also further promote Winnipeg as a progressive city. It encourages more people to travel to Winnipeg even though it is a much smaller city compared to Toronto. Putting too much restrictions on operating short term rental in Winnipeg will further just discourage tourism in the city.

Screen Name Redacted
6/10/2022 02:37 PM

STRs provide income for the owner and lower the city's income. They pay property tax and nothing more. A true rental property would have

to pay all the taxes that a hotel or rental business would pay. The city has no idea who is coming or going to these places as there is no paper trail. Drug deals and other illegal activities can and will take place without even a hint to the authorities. In our neighbourhood, one of the STRs was occupied by the same individuals for over 6 months. The vehicles were parked there all winter. I would expect the loss of revenue to any of the 10 hotels located in South Winnipeg from MacGillvery to the Perimeter would have helped out those businesses when COVID was decimating their income. The area these STRs are being set up in is classed as R residential and thus they shouldn't be allowed in the first place obviously, the City By-law enforcement is not capturing these scofflaws. These STRs are nothing more than cash cows for the operators. Basic mathematics would indicate just one could generate at least $50 k per year in income over and about the mortgage payment and property tax. Not a bad way to SUPPLEMENT one's income at the expense of local residents.

Screen Name Redacted
6/10/2022 02:38 PM

This is some peoples lively hood, it would be unfair to take it from them, especially with the inflation in prices of livelihood.

Screen Name Redacted
6/10/2022 02:55 PM

I think short term brings flexibility and taxes) there are good tenants , there are good hosts. Winnipeg is a great place.

Screen Name Redacted
6/10/2022 03:23 PM

I'm a host of a medium term rental home through Airbnb and VRBO. I am a single mother with absolutely no retirement income except for my parent's house, which I completely renovated and am now renting out furnished for no less than 4 months. This house fills a niche in the market for people who are waiting to buy housing, are waiting for their house to be built, are in town on business on short term contracts, are master/PH.d students at the university for research for several months, or visiting professors at universities. None of these groups want to or can rent an unfurnished apartment and be forced into a year long lease. My guests are vetted, quiet, and add to the local economy in my neighbourhood. Any move to limit short term rentals in Winnipeg would severly impact my very modest income. I also make use of short term rental during holidays. I can't afford to pay for hotels and Airbnb or VRBO short term rentals have allowed me and my children to visit many parts of the world, including the beautiful beaches at Gimli. I've added tourism dollars to local communities and contributed to the economic growth of small towns. I am completely opposed to taking away this very important tourism and housing options from citizens and taxpayers.

Screen Name Redacted 6/10/2022 03:45 PM	big business as hotels and wealthy people with multiple houses are taking advantage of the short term rental and pay the same taxes of a family who rent a spare room or their basement to try generate an extra income to keep up with the house expenses. I belive that only homeowners , living in the property should have the benefit to use those platforms, or they should have a category for business and charge them differently.
Screen Name Redacted 6/10/2022 04:06 PM	Please let people run airbnb, economy is almost ready to collapse, providing more airbnb/short-term rental is providing affordable accommodation and bringing more tourism to the city. Overall boosts the economy for the city. Thank you
Screen Name Redacted 6/10/2022 04:37 PM	I believe that there are regulations & rules currently on the issues that are being raised, unless those regulations are no longer working, I think the city should divert there effort, energy and resources to the areas where they are most needed.
Screen Name Redacted 6/10/2022 04:42 PM	In a life during and after pandemic, people need affordable options that are not hotels. People need a space they can feel comfortable in.
Screen Name Redacted 6/10/2022 04:40 PM	We need to keep the option of short rentals to be any property not just primary residence. I think those who have rental properties have the right to rent it out as long term or short term rentals. They own the property! This is beneficial for tourism as not everyone wants to stay at a hotel- winnipeg as it is, is NOT the most sought after vacation spot. Allowing tourists options to choose as far as housing can only be seen as a positive. I think there could be regulations but not one that limits rentals to primary residence only.
Screen Name Redacted 6/10/2022 05:04 PM	I run an Airbnb in my basement and keep a close eye on activity of my guests. My neighbours are supportive of the improvement to the neighbourhood, and my alternative retirement plan.
Screen Name Redacted 6/10/2022 05:22 PM	Short term rentals offer an opportunity for the influx of new residents to secure temporary housing, in addition to adding funds into the economy of the city by employing staff and purchasing supplies. Short term rentals help to assure that housing is well-maintained and crime-free. Hosts have a vested interest in maintaining a clean and well-kept property, as well as managing problem tenants. It is not my belief that limiting STR will improve access to affordable housing- most rentals would demand a rental price that is not accessible to

	most people looking for long term rentals. Tourism is booming in Winnipeg and demand for rentals beyond hotel options are needed to welcome the folks that are excited to visit and spend time/money in our fair city.
Screen Name Redacted 6/10/2022 05:38 PM	No
Screen Name Redacted 6/10/2022 06:50 PM	I think its a great opportunity for the city to have short term rentals . It adds affordable travel accomidations with kitchens and many other extras hotels do not give . Its an added attraction to any city to increase tourism . Its monitored and in most of the Air b&b controled by the owner and Air B& B . My concerns is that the hotel industry has to much control over the city of winnipeg . Compatition is good for any business but I do not see the Hotel industry as being the same as a short term rental .
Screen Name Redacted 6/10/2022 06:38 PM	We require short term rentals as they are accessible and affordable. Also for people who want to vacation at a cottage this is imperative for mental health and well being. COVID has suspended travel opportunities and safe vacations. Renting short term properties affords people to be able to have access to these opportunities.
Screen Name Redacted 6/10/2022 07:38 PM	STR owners pay taxes on properties already. It would be unfair to pay more taxes on top of the ones being paid. STR owners should have the freedom to earn different spreads of income.
Screen Name Redacted 6/10/2022 07:33 PM	Many people (specially new comers) have in this kind of business an option for entry level jobs
Screen Name Redacted 6/10/2022 07:36 PM	*Redacted* my wife and I own a short term rental company in Winnipeg. We operate 6 properties and this is our family income . I have quit my other jobs to create my company. We supply essential housing to many different types of situations that our city requires . Wether it’s insurance claims to help another community member experiencing a total loss , corporate housing, immigration, or film industry- we provide a space for that! With the current talks relating to the ban short term rentals in secondary homes - the city won’t be able to offer the essential services we do. We managed to barely survive the pandemic and if this were to change - our corporation won’t be able to pay the outstanding debts we took on to continue hosting . If the new law is introduced you will not have any furnished homes for rent to accommodate a variety of people this city

	desperately needs to support . Hotels do not cut it! Hotels do not provide 4 or 5 bedroom spaces to keep families together with their pets. Hotels don't offer a backyard space of your own Hotels don't offer the same security of a home Hotels dont exist in most neighbourhoods Hotels don't build community Hotels are big business that have the power to lobby to funnel all business to themselves. If the city chooses to implement a ban of secondary properties that are set up as STR's , you are loosing an essential attraction while shutting down ma' and pa' small business's. If you're reading this, please we beg you to put yourself in our clients shoes . If an unfortunate event occurs such as as your house catching fire- Do you want to being your kids, pets , and belongs to a hotel or a well maintained furnished home in the neighbourhood you live? Add a hotel tax ,and let short term rentals continue to provide their superior product. Please take the time to review the facts. Short term rentals offer more beds and attract more visitors to our city than hotels ever will. Thank you for your time . If you'd like to speak in person please reach out to me *redacted*.
Screen Name Redacted 6/10/2022 07:52 PM	In my opinion theStmTR can help the tourism industry and improve the economy for both hosts and other businesses.
Screen Name Redacted 6/10/2022 09:17 PM	Short short rentals is a tremendous help to individuals & families. It is an affordable alternative to hotels, more homely & helps build/ attract visitors to our city. The flexibility in pricing also encourages individuals to travel & explore, which also helps boost the local economy.
Screen Name Redacted 6/10/2022 11:39 PM	Over restricting or limiting STRs will impact the local economy negatively. Travel and Tourism will be badly hit.
Screen Name Redacted 6/11/2022 07:34 AM	Short term rentals are important for tourism in Winnipeg. Short term rentals are also important for people who used to live in Winnipeg and are coming back to visit family and friends. Hotels are too expensive and too uncomfortable for large family groups. Downtown condo buildings need regulation for partying but stand alone houses that are well run do not.
Screen Name Redacted 6/11/2022 08:44 AM	Short term rentals give opportunities for visitors to the city to stay longer, come in larger groups and spend more money on tourism, benefitting the economy overall. Short term rentals support local families, enhancing their ability contribute to the economy, and allow

	tourists to spend more of their money at local business, rather than supporting large hotel conglomerates.
Screen Name Redacted 6/11/2022 12:42 PM	tax like hotels, fair is fair
Screen Name Redacted 6/11/2022 02:49 PM	I would have liked to have been able to add to the answers/ put explanations in the previous questions, as there is much left out with these question. The condo market in Winnipeg is already very soft (even though all other properties are at an all time high). To not allow short term rentals in Winnipeg would destroy the property value of these condos. What will happen then? I have had excellent history of renting my condo to tourists and have had extremely positive interactions and experiences. Would love to sit down with council to try to come up with some regulations that will help alleviate some of the concern while not destroying what I have built.
Screen Name Redacted 6/11/2022 07:49 PM	I think Short term rentals contributes a lot in economic and Tourism market of Winnipeg in a positive way. Freedom should be allowed in this industry.
Screen Name Redacted 6/11/2022 10:11 PM	The Airbnb’s in my neighbourhood have added to the vibrancy of the street and the general state of upkeep of the houses. I believe more attention is paid to homes and pride of ownership with tourists coming and going.
Screen Name Redacted 6/12/2022 03:32 AM	I want to point out that I bought my first house last month and paid 100% amount. I bought it after my 6 years of hard work, working 7 days a week, double shifts. Imposing rule of 180 days only can be rented, directly takes away freedom to have house ownership. I paid full amount to buy house, so why I can rent it for just half a year? I didn't paid half amount to buy. Why 4 different taxes are to be imposed on my house, if I do STR? There should be just 1 tax taken at a time. For primary residence, make separate tax policy. There should be no extra accommodation tax on my house as I pay full amount of property tax. Note this point - Please look at last person in the line before imposing any rules/regulations/ law. Do not look at just one person standing at very first, so called rich. Another point- I invested 30k to prepare my basement for STR and this regulations will garbage my hard work of 6 years. I came to Winnipeg by looking as it is "Friendly Manitoba". Is this the friendly Manitoba? Once again please make regulations by looking after how last person will be affected. Don't take freedom of my home ownership. Let me decide if I want to rent part of my PRIMARY RESIDENCE and how many days

should I rent. Thanks and I hope my voice will be heard.

Screen Name Redacted
6/12/2022 06:43 AM

Improving security access in and out of condo's

Screen Name Redacted
6/12/2022 10:43 AM

Thank you for seeing the challenges yet amazing opportunities temporary accommodations can bring our city. On one hand, concerns about safety, property damage, and noise are important to consider. On the other hand, this will help our economy recover, as we thrive off tourism for festivals like Folklorama, Fringe Fest, Jets, Bombers, concerts, etc. Having contracts to regulate guest behavior would be welcomed, with damage deposits, taxes and insurance to cover any damage. Contracts for noise, damage, and illegal behavior would help both parties be accountable. The other concerns are when people are ill, caring for loved ones, quarantining, climate refugees, and staying in a hotel is way out of their budget. Having certain designated units or buildings, such as many empty office buildings downtown that could easily be converted into shelters, offsetting expenses with fees for guests. This would save construction costs, as renovating existing infrastructure would be easier in our battle against climate change. Our community is a vibrant one previously known for our hospitality and godly values. "Do not neglect to show hospitality to strangers, for thereby some have entertained angels unawares." Hebrews 13:2 God bless Winnipeg.

Screen Name Redacted
6/12/2022 11:20 AM

As someone who is both a Host and user of short-term rentals I find them extremely valuable to the tourism industry and to people in general. If I had to pay the high prices of hotels on my trips vs an Airbnb, I would either have not taken the trip, or had a lot less money to spend on tourism in that area. As a host I have had a lot of bookings from people coming to Winnipeg for medical reasons and/or family visits that needed an affordable option to stay at.

Screen Name Redacted
6/12/2022 12:07 PM

With the sharp increase in the costs of food, housing, and gasoline, my AirBnB money (from a residence I do not live in) is literally allowing me to make ends meet and provides an affordable place to stay for responsible visitors to Winnipeg (often people who need to be close to the hospital).

Screen Name Redacted
6/12/2022 01:28 PM

Short-term rentals should not be allowed in a condominium setting unless the owner/host pays applicable taxes to operate a business out of their home and are fined accordingly if they do not. A condominium property is not zoned to be a hotel. Hotels should lower their daily rate to be competitive or set aside a floor of rooms at

	AirBnB prices to attract the short-term rental clientele that AirBnB is taking.
Screen Name Redacted 6/12/2022 01:44 PM	Many times, the people actually staying in these short term rentals are not the people renting it.
Screen Name Redacted 6/12/2022 06:00 PM	Short term rentals are necessary in todays economy for travelers coming for longer stays, travelling with children and or pets. Having the use of a kitchen, not having to eat at restaurants. Less damage/maintenance on properties than long term rentals.
Screen Name Redacted 6/12/2022 09:41 PM	My aunt lives in Kenora, ON and has been diagnosed with cancer. Short term rental property allowed us to rent shorter than a year where she was able to stay during the chemo, countless appointments and have a sense of comfort during this difficult time.
Screen Name Redacted 6/12/2022 09:43 PM	my concern is that i have a actual hotel in my neighborhood, that i have *redacted* and cars racing down the streets, how do we address this
Screen Name Redacted 6/12/2022 10:14 PM	Not all short term rentals are the same. We use them for visitor overflow in the South Osborne area as there are no hotels nearby and the air bnbs provide very good value for money. The owner is great and we would definitely miss the opportunity for family to have a place of their own nearby when visiting.
Screen Name Redacted 6/13/2022 06:02 AM	I think short-term rental owners in the most part are considerat of their neighbors, and the people they rent to. They are rated by the renter, and the owner also rates the renter. It only makes sense that both parties want their ratings to be good. In doing so the property is in good repair, and adds value to the neighborhood. Noise is an issue that can easily be regulated, by the owner, and rules they have in place for the renter. I feel good about having an airbnb in my neighborhood. I have not experienced any problems.
Screen Name Redacted 6/13/2022 06:39 AM	There simply aren't that many especially in my neighborhood and it's one of Winnipeg's largest neighborhoods. If anything short term rentals allow families to visit Winnipeg since hotels don't offer kitchens and a decent amount of sleep for families. I never stay in a hotel with you family .. we always rent Airbnb.

Screen Name Redacted 6/13/2022 10:54 AM	Short term rentals are good for your city. I came to visit Winnipeg and stayed in one and the neighbors were friendly and I felt part of the community which I would not have if I stayed in a hotel. The short term owners are valuable to the economy of a city.
Screen Name Redacted 6/13/2022 11:37 AM	It definitely has added value. The ability to bring tourism into my community would greatly enhance its visibility and force council to keep the communities well maintained and safe. As a revenue property owner I have had amazing success with short term and long term rentals. I believe it is my duty to provide the best accommodations for both long and short term rentals I believe the city has an obligation to ensure we are protected. The province has some very little for those of us who engage in this business and do not protect us. This has to change. We have a right to increase pot incomes while providing added value to the community and tourism in this city
Screen Name Redacted 6/13/2022 11:49 AM	My concern is that Airbnb or VRBO will go up in price if there are more taxes put on owners who rent out there property. I am okay with some more regulations to keep things safe but by keeping the rental prices lower it helps bring more tourism to the city.
Screen Name Redacted 6/13/2022 11:52 AM	I believe short term rentals enhance the economy and tourism as it makes it more affordable for everyone since they can cook their own meals. They are also an option for people who are staying for medical reasons. From what I understand, anyone who causes a disturbance are red flagged and are not allowed to book again in the short term platform.
Screen Name Redacted 6/13/2022 12:21 PM	I own several airbnbs in the city, all in residential setting I have never once received a complaint from my neighbors. Contrary they all have welcomed the change and think its great for the city to boost travel, provides safe space for individuals needing short term stays with amenities from home, like a yard, access to public setting like parks, malls, grocery stores, kitchen, laundry on site.
Screen Name Redacted 6/13/2022 12:32 PM	Short term rentals are reducing the opportunity for first time home/condo buyers. Low interest rates have enticed those who can to purchase multiple properties to make income with short term rentals. I would much prefer a society with housing affordability being a priority for the next generations/s. These short term renters and owners are not contributing positively to the community as it's purely for income/investment purposes (owners with multiple properties are

	increasing, less housing options for first time home buyers, noise increases due short term renters not living in the community and reduced community engagement (temporary renters). Hotel industry and restaurants in our city core are losing business due to allowing short term rentals. If Winnipeg wants a truly vibrant downtown short term rentals should be only considered downtown with the input of the hotel and restaurant industries. Suburban communities focus should be on having housing affordability for first time home buyers and primary residence owners. Home owners with multiple homes have become the strain on housing supply.
Screen Name Redacted 6/13/2022 02:25 PM	It would have been interesting to look at the feedback comparing STR operators vs. non-operators!
Screen Name Redacted 6/13/2022 04:09 PM	we have had to use airbnb when between houses was good experience
Screen Name Redacted 6/13/2022 05:46 PM	AirBnB's in Winnipeg have a very small overall impact. In your own literature, you state the 5% hotel tax contributes $10M from hotels, and would only offer $150K in additional revenue from AirBnBs. Overwhelmingly, Winnipeg's poor rental availability has so much more to do with the poor policies around rental housing. Frankly, most homeowners are handcuffed by the extreme protections provided to renters, and very little protection provided to landlords and owners. Until those policies are changed, I would never invest in owning a rental property for long-term renters. Furthermore, the small number of homes being used by AirBnBs are a red herring in terms of pricing. The astronomical changes in the housing market are not unique to Winnipeg, are are certainly not caused by a small umber of homes and condos being converted to AirBnB. As for feeling of community, neighbourhood safety, and safety of tenants - I again state that if there are genuinely the concerns of the City of Winnipeg, first look to the long-term rental community. The impact of poor tenants who cannot be evicted, who contribute to the vast majority of crime, noise and poor maintenance of neighbourhood homes are not an AirBnB issue. When homeowners market their homes on AirBnB, they must be well maintained and show well. If there are safety concerns in the home, AirBnB and other hosting sites can remove the host listing until the space is safe again and holds to quality standards in keeping with the advertisement. Where AirBnBs are being placed in condo buildings and apartment buildings, I believe the decision-making about what should be allowed in the specific building should be up to management and their condo-board. No one likes when a neighbour has a loud party. But all my neighbours are homeowners, and they have loud parties, too. There are bylaws and regulations in place to

shut those down when they become disruptive. What AirBnB tenants don't do is turn on the lawnmower at 7:01am on a Saturday morning, snowblow in the middle of the night, litter their lawn with broken down bicycles and garbage, etc, etc. As for crime: I have zero confidence that removing AirBnB listings will decrease crime. Criminals are going to use back alleys, hotel rooms, parking lots. I am totally in favour of AirBnBs paying the 5% hotel tax -- AS LONG AS Bed and Breakfast Businesses are required to do the same. I am totally in favour of ensuring there is a registered contact person attached to every short-term-rental address for emergency calls, and requiring the contact person to be available in the city of Winnipeg 24-hours a day. It should be licensed the same way house alarms are with an inexpensive online application, decal on the outside of the home, and annual renewal to ensure contact information gets updated. UNTIL every long-term rental property is being physically inspected and checked for fire codes, etc I am absolutely OPPOSED to wasting tax payer dollars on physical inspections of properties UNLESS there is a specific concern of safety violation. So many vulnerable Winnipeg residents live in substandard housing and are unable to get their landlords to upgrade their properties to make them safe. Whereas AirBnB guests have the choice to complain to AirBnB or other hosting sites, and even get their money back on a report of poor safety and leave the property. This oversight is not perfect by any means, but overwhelmingly, the City of Winnipeg should protect RESIDENTS of City of Winnipeg before short-term house guests. Finally, I think it is ludicrous to limit short-term rentals to half-year, or owner-occupied residences only. These are small businesses who are contributing to the economy and are largely working very hard to protect their homes and investments. Short term rentals are a dynamic and important, albeit small, component of the tourism industry, and also the local housing stability market -- AirBnB's are where families go when they have month-long renovations but want their child to stay close to their school; where they sojourn for a few weeks during marital difficulties or Covid containment; where Northern Manitobans come when they visit the city do to their pre-winter shopping... Hotels simply don't meet everyones' needs. So why shouldn't they be able to operated year round? Frankly, supporting the economy and vitality of this city is not a 6-months per-year activity. Finally, I think the amount of energy going into this conversation is simply too much. Yes, there are neighbours who have had poor experiences because of a few house guests: and I suggest that perhaps they should consider how their experiences are limited to 3-days or less, rather than 1-year leases with tenants that cannot be evicted. AirBnB's may be the location of many crimes, but I don't hear that the crime rate has gone up because of AirBnB's. The City of Winnipeg simply has more important things to do that create unnecessary red-tape and regulation on a small industry. AirBnB owners are forward-thinking individuals who are finding a creative way to enhance the City while solving their own

economic challenges. Leave them alone and focus on the more important issues. Address chronic poverty, homelessness, crime, transportation, roads, urban de-forestation....

Screen Name Redacted
6/13/2022 06:27 PM

Short term rentals should be a permitted type of option available for all homeowners. With rising inflation this allows for homeowners to be able to afford their home and lifestyle.

Screen Name Redacted
6/13/2022 10:21 PM

When I travel on a budget short term stays are extremely important. This allows me to explore different cities, villages, tourist attractions at my own pace. I'm extremely happy that I can do just that

Screen Name Redacted
6/19/2022 10:21 PM

Short-term rentals have allowed individuals and businesses to offer additional accommodations that have invigorated the local economy and helped to create a new wealth class amongst homeowners. Not all homeowners have put out great products on Airbnb and there have been some unfortunate results due to the influx of users on the platform. Licensing and accountability are significant steps forward. Most Airbnb owners pay taxes on revenues and escalated insurance fees. If Manitobans who are on the platform are penalized or treated the same as the large-scale Hotel businesses, they will simply rent their spaces as they were prior to Airbnb. Market conditions would lend themselves to expensive monthly rents without the vetting from Airbnb (and services similar, provide). How would supply improve? Demand and vacancy rates are still high. This is starting to feel similar to when ride-sharing came to Winnipeg. Short Term Rental (STR) owners would be more than willing to have a dialogue regarding the best way forward with the city. Hopefully, there is an opportunity to do that.

Screen Name Redacted
6/14/2022 09:35 AM

The City of Winnipeg is desperate for additional revenue, through regulations of short-term rentals you are being handed a lifeline of additional tax and licensing revenue on a silver platter to help the $50+Million deficit. Furthermore, we need Winnipeg to be an exciting place to travel to and visit, allowing alternative experiences and accommodations such as short-term rentals greatly help the lure travellers which further drives local economic activity. Additionally, it is not fair that large corporations, I.E hotels can run a monopoly, and suck tourism dollars out of the economy, we must allow locals to benefit from the tourism and keep the money within the community. At the end of the day, government and city officials should not be allowed to dictate the uses of private property as long as the uses are not interfering with other individuals' rights. As witnessed time and time again in every major city across North America, the best solution

	is implementing licensing fees and taxes, these prevent bad actors from running the sharing economy while benefiting the city and its visitors, it's a win-win.
Screen Name Redacted 6/14/2022 09:49 AM	I believe that short term rental in Winnipeg is a great way to grow our economy.
Screen Name Redacted 6/14/2022 09:51 AM	I'm very concerned about the impact on residents who live in multi-unit residential buildings where short-term rentals exist.
Screen Name Redacted 6/14/2022 09:55 AM	Short term rentals should only be allowed at Primary residences. Our city has become a playground for the rich, and those who can amass assets, while those trying to get one single home are struggling to make it a reality. I may be a forever-renter if something isn't done about this. Regulating short term rentals would be a step in the right direction.
Screen Name Redacted 6/14/2022 10:21 AM	I have owned rental properties in Winnipeg for 13 years. My properties are in neighbourhoods that have so much crime and noise and violence and property damage and fires that short-term renters will not stay at my houses. I wish I had the good quality tenants that STRs bring to the city. They respect property, commit less crime, pay more, are less of a burden on police. The city should have more STRs not less. The real issue is long-term renters who have zero consequences when they cause damage. The city should allow owners to have STRs so the owners and the city can get enough revenue to reinvest in the community and improve the city. Visitors to the city are not who is causing the crime and noise.
Screen Name Redacted 6/14/2022 10:18 AM	Winnipeg needs to learn from major centres like Barcelona, New York and Paris where AirBNBs have had a seriously negative impact on city life. We need restrictions on short term rentals before those same problems become serious ones for us too. We need to provide reasonable limits on short term rentals especially in lower income areas where they have led to a rise in rental usage for prostitution and other undesirable activities.
Screen Name Redacted 6/14/2022 10:39 AM	I have now owned two condos where Airbnbs/short term rentals have been an issue. In both instances, I have had to sell my units because there was absolutely nothing the board was able to do. Owners began buying up units as they became available and essentially eating up all the votes against them. I lost a lot of money on both

properties which put me in a terrible position to purchase my next residence. I don't agree with people buying up units and taking housing away from locals. I also don't agree that these short term owners don't pay appropriate taxes say as a hotel would. I have had nothing but nightmare experiences over many years of owning two condos despite paying more property taxes than many single family homes. The amount of money owners have had to spend on raised condo fees due to damages that were caused by short term rentals was enough to nearly bankrupt one building. Lastly, while illegal activity isn't always obvious, sex trafficking remains a major issue that is much more easily facilitated with short term rentals. Tax the owners HEAVILY, restrict the amount of short term rentals allowed and require permits/registration that is renewed annually. Establish a resource for potential buyers to see where trouble spots are and where complaints were received about short term rentals. Home buyers should not be left in the dark or purchase into negative surprises so that property owners can continue to buy up what little affordable housing is left.

Screen Name Redacted
6/14/2022 11:33 AM

Our economy is already in bad condition. It's hard for family's to get away. They can't afford two or three hotel rooms at $150-$300 dollars a night. Airbnbs make it affordable for people to travel still. Why take more money out of the economy?

Screen Name Redacted
6/14/2022 11:55 AM

This proposed regulation would put sex workers in harms way and further marginalize them, and negatively impact BIPOC folks. Policing these areas is a terrible idea. I will not feel safe having police potentially regularly in my building checking on the short term rentals. Gross

Screen Name Redacted
6/14/2022 12:08 PM

Having different accommodation options brings more people to the City of Winnipeg. Too much restriction/regulation (ie: restricting str to primary residence only) will deter people from visiting. It will also deter business owners/entrepreneurs from investing in the city as they will move to more business friendly cities.

Screen Name Redacted
6/14/2022 02:22 PM

Human trafficking, owners not paying their fair share (they are doing it for profits)

Screen Name Redacted
6/14/2022 03:33 PM

Short term rentals massively increase housing costs for locals, by taking rentals off the market, by increasing demand to buy entry-level homes to turn them into investment properties. It prices seniors and families out of their neighbourhoods, and workers out of cities. Short

	term rentals should be limited to an owner's principal residence; rent out an attached suite, run a b&b, whatever. Letting investors buy condos and single family housing to convert to vacation rentals is the death knell of housing affordability, is one of the best things you can do if you want to kick a housing crisis into overdrive.
Screen Name Redacted 6/14/2022 05:00 PM	If short-term rentals exist, they should be highly regulated!
Screen Name Redacted 6/14/2022 05:17 PM	Please countinue Air bnb for extra income of host and cleaners. Good for tourism!
Screen Name Redacted 6/14/2022 05:17 PM	Please dont discontinue airbnb
Screen Name Redacted 6/14/2022 07:05 PM	n/a
Screen Name Redacted 6/14/2022 07:47 PM	Short term rentals are already heavily taxed via income tax. Having to pay more tax will have an incredibly bad impact on people who use short term rentals for income. Restrictions, extra taxes and fees will stop many people from employing short term rentals which will have a detrimental effect on tourism, local economy, small businesses etc. From the people who stay in the rental to the people who host the rental, local economy will suffer.
Screen Name Redacted 6/14/2022 07:50 PM	STRs need to be located in commercially zoned areas.
Screen Name Redacted 6/14/2022 11:20 PM	This is a very poorly constructed & biased survey. The repetitive format of the questions seriously hinders the reliability of the data and misrepresents the perspectives of citizens. It would be irresponsible to use it as support for decision making.
Screen Name Redacted 6/14/2022 11:20 PM	Short term rentals when done at the highest level for both parties work for me
Screen Name Redacted 6/15/2022 05:54 AM	Short term rentals should be subject to the same policies and taxation hotels are subject to. They should be highly regulated and subject to health and safety inspection.

Screen Name Redacted 6/15/2022 07:20 AM	Airbnb has seriously helped the local economy. Without it a lot of people won't have been able to survive the economic downturn. Airbnb put lots of safety checks in their system. The current model works and should not be changed.
Screen Name Redacted 6/15/2022 08:05 AM	It’s not governments role to dictate how a property owner wishes to do with their own investment.
Screen Name Redacted 6/15/2022 11:10 AM	I am concerned that the hotel industry is too connected to the city counselors and decisions are being made based on their lobbying. I am concerned that businesses have more than a few short-term rentals and don't act responsibly by vetting guests properly. I have a short term rental. I do this because it helps me pay the mortgage. Due the pandemic, no one wants to live downtown so it is tough to find tenants outside of the short term rental. This rental is not part of where I live. If the city blocks my ability to short term rental one apartment that is not my primary residence then I will struggle financially way more than the hotel industry. If the city could improve life in the downtown core then I would have more opportunities to get out of short-term rentals. Please regulate businesses that have more than one short term rental. I take care of my neighbours and take responsibility for who is on my apartment. I don't want crime, noise or partying in my apartment either. Here is a short list of how my short-term rental has helped Winnipeg. - I have hosted people that had nowhere to go during COVID, people who needed an apartment to cook and work. - I host people working in Winnipeg for a few weeks at a time. Nurses, tattoo artists, construction workers, classic musicians, students, etc. - I have hosted people staying in the city becasue they were caring for a loved one that lives here. - I have hosted so many people moving to Winnipeg and needed a place to settle while they looked for permanent housing. The hotels in the city would not accommodate these types of guests. These are all opportunities for the city and improve the downtown core.
Screen Name Redacted 6/15/2022 09:56 AM	STR provide very important role in the tourism industry and economic development of the City also cover the shortage of accommodations in the City and lower down the rent overall.
Screen Name Redacted 6/15/2022 04:23 PM	The city has a right to be aware of and concern of short term rentals, but I've rented from vrbo/airbnb over the past few years and never had a problem with either renters or locals. I do think that if the local hospitality/hotel industry has to pay a tax, that airbnb/vrbo renters should also pay that tax.

Screen Name Redacted 6/15/2022 05:06 PM	Absentee owners do not maintain their properties as well as permanent residents, nor do they contribute to a neighbourhood collective in caring and watching out for each other.
Screen Name Redacted 6/15/2022 07:15 PM	Short term rentals are misnamed. Many (most?) are functionally hotels but avoid regulation and taxation. They make life miserable for neighbours in condos who find themselves having purchased homes in what is essentially a hotel. And they take away long term housing.
Screen Name Redacted 6/26/2022 02:48 PM	It's great that the city of Winnipeg council committee on STR has chosen to hear from all parties as part of the consultation process to determine how best to regulate STR in Winnipeg. I'll urge the council to really consider the current and future role of STR in the growth, progression, and inclusiveness of Winnipeg while reaching a consensus on regulating STRs. The concept of STRs, just like Uber, SkipTheDishes, etc are emerging industries and it will only do us well as Winnipegers to progressively embrace these concepts just like cities, such as Calgary, have done. Winnipeg, being a progressive and inclusive society, I'll urge the councilors to look into progressive models that would enable the industry to grow, rather than stunt its growth. Please remember that all Winnipegers that voted for you are relying on you to do the right thing for the present and future public good, and not just for a handful of lobbyists.
Screen Name Redacted 6/16/2022 08:24 AM	Airbnb has rules and regulations that help deter all concerns brought forward.
Screen Name Redacted 6/16/2022 11:27 AM	I don't think safety of community and short-term renters should be lumped into the same question when some people may feel frequent short-term renters negatively affect the safety of their community as a resident. There are commercial accommodations available very close to my neighbourhood. While AirBNBs may be cheaper (but often this is not the case), I take issue with houses in my neighbourhood sitting empty between short-term renters while people are fighting tooth and nail across the city to find a place to live.
Screen Name Redacted 6/16/2022 11:56 AM	need to go after short term rentals.. could use something like business tax to account for additional taxes on these properties.
Screen Name Redacted 6/16/2022 02:08 PM	If you can only rent in your home - the accommodation options for travellers will decrease substantially. It makes sense to require owners to have a connection to the City/Province. Perhaps by

	requiring a short term renter to have his/her primary residence within the province or by limiting the number owned to 2-3.
Screen Name Redacted 6/16/2022 02:47 PM	I believe that short-term rental is doing a very positive impact on the city and the neighborhoods as it attracts a lot of tourism to Winnipeg.
Screen Name Redacted 6/16/2022 03:09 PM	Short-term rentals in multi-family buildings are detrimental in every way imaginable. No one should be allowed to run an STR business in someone else's home, especially given that operation offers no benefit to anyone but the non-resident owner or renter of the unit while negatively impacting everyone but the non-resident owner or renter.
Screen Name Redacted 6/16/2022 02:35 PM	unregulated short term rentals via airbnb and other sources are not only destroying the idea of homeownership and driving the concept of homes and living spaces as assets and commodities, and aslo skyrocketing rents and creating unsafe places for renters and tenants.
Screen Name Redacted 6/16/2022 02:34 PM	I am unsure if there are any short term rental properties in my area, i don't believe there are, but the problem with these types of properties is that they are generally bought up by people with the means to own multiple properties strictly for income and this helps to drive up the price of affordable homes for people just looking for a home for their family and not to gain income. How is a family supposed to find a home when they are all being bought up, outbidding everybody by wealthy property owners? The lack of affordable housing concerns me more then noise, property damage, a sense of community, etc.
Screen Name Redacted 6/16/2022 02:45 PM	Fair taxation is important and I believe it would be beneficial for the city of Winnipeg to do so. Short term rentals are extremely important for tourism and the economy and putting regulations on them will be detrimental for everyone. It’s really none of the city’s business what people are doing with their own properties to be honest.
Screen Name Redacted 6/16/2022 02:44 PM	I am very concerned about the proliferation of short-term rentals, specifically in downtown condo buildings. I would consider moving to a new condo building downtown but one of the main reasons I likely will not is that I have heard from people who have done that that almost all their neighbouring suites are short-term rentals that are used as party suites, making the buildings unsafe and loud. I think this is having a significant negative impact on the likelihood of

	Winnipeggers moving downtown or to other condo buildings. I am only okay with short-term rentals units being located in single family homes where the owner is located in the same building.
Screen Name Redacted 6/16/2022 02:50 PM	Winnipeg is a small city and is working on attracting more and more families to our city for tourism. As a family friendly city, we need to have affordable accommodations for families. As someone who has extended family units that come to visit over the summer and winter, having affordable family homes for them to rent for their families of 5+ members is very important. 1. It offers convenience for these visitors in neighbourhoods where their local winnipeg family are located and 2. it may save the visit family on cost. Hotels are not always affordable for a large family and would result in additional expenses (gas, parking etc) I personally have immediate family members who have used Airbnb while they've brought their whole family (parents, kids, pets) to come and stay. This has made organising gatherings much more enjoyable. If investors have homes they rent out on these platforms its the owner's responsibility to vet the applicants before accepting booking. If the short term renter cause damage, noise complaints or at worse safety issues, this should be on the property owner's responsibility to rectify the situation. Fines and/or compensation to the affected parties would be fair. In a city where local business need all the support they can get, we shouldn't be limiting tourism opportunities.
Screen Name Redacted 6/16/2022 02:50 PM	I have no problem with short term rentals in neighbourhoods. Family members have used several in our neighbourhood and we appreciated that they could find accommodation within walking distance off us. I have used this type of rental in many cities, particularly in Europe, and always prefer one where the owner is not present on-site as it provides more privacy and a greater sense of a security. I am in favour of making short term renters pay similar fees to what hotels pay.
Screen Name Redacted 6/16/2022 03:15 PM	The host should be required to actually live in the property. That was the goal of short term rentals was for the host to rent 1 or 2 rooms in their homes. Not buy up a dozen houses and rent rooms like they are operating an apartment or hotel.
Screen Name Redacted 6/16/2022 03:34 PM	At a minimum STRs are not acceptable within communities that are zoned single family.
Screen Name Redacted	Short term rentals are a blight on our community. The one next door

6/16/2022 04:05 PM	to us is constantly used by people having noisy parties which is an inconvenience and a nuisance, but even worse, it drives up home prices and the cost of rental properties, for people already stretched to the max. They shouldn't JUST be regulated, they should be banned outright. They have NO place in the community. The notion that they bring money to the local economy or tourism is ridiculous. No one is coming to Winnipeg for tourism, and the nickels and dimes they may spend at the Safeway down the street or whatever is miniscule, especially relative to the nuisance they cause. Ban them.
Screen Name Redacted 6/16/2022 04:09 PM	Currently my landlord has turned out triplex into an air B and B. We have lived in the home 5 years and since Jan 2022 the other units have been turned to air B and B. I don’t agree with this as it is our family’s home and we have dogs also . And having different strangers coming in and out of our home / yard / common areas makes us uncomfortable . People don’t respect properly like a long term renter would .
Screen Name Redacted 6/16/2022 04:44 PM	Every single person who lives here should have a home before we start renting them to tourists.
Screen Name Redacted 6/16/2022 05:39 PM	In my experience short terms rentals have been a net positive
Screen Name Redacted 6/16/2022 05:57 PM	The purpose of these questions in unclear (their relationship to short term rental s)
Screen Name Redacted 6/16/2022 06:04 PM	Non-resident owners are causing a significant negative impact in the area, as they have significantly different concerns and are not interested in the concerns of the neighbors
Screen Name Redacted 6/16/2022 06:44 PM	Short term rentals need to taxes as a business unless the host is living up n the property. They shouldn’t be allowed in affordable/social housing developments (again unless host is living there). Hosts (who aren’t living there) should be licenced/regulated the same as short term management companies (e.g. Premier Suites, Edison Properties) and anyone owning 2+ properties should be required to register as a business
Screen Name Redacted 6/16/2022 08:01 PM	For question #3, I wasn't certain if it meant how I care about these issues in general, or as it relates to the short-term rental industry. I chose to interpret it as the latter. For question #4, "Fair taxation in the

	accommodations industry" feels weaselly. I don't know what "fair" means here. Obviously "fairness" is good free of context, but I don't know if that is supposed to mean higher, lower, or status quo taxes for short-term rentals.
Screen Name Redacted 6/16/2022 08:01 PM	We have had nothing but issues with the short term rental next door. There has been garbage overflowing the bins, illegal parking, drug drop offs, alleged prostitution, men casing the house, and windows knocked out. I am sure I am missing other issues. A woman opened our back door and stole my husband's wallet. We had her on video surveillance and the police caught her. It has been a nightmare. The house was put up for sale but we are not sure if it sold as no sold sign was put up to indicate this or they found a family to rent it. But i can tell you this….. living next door was an absolute nightmare and has changed me forever. You need to regulate this because it does change your neighbourhood.
Screen Name Redacted 6/16/2022 09:52 PM	We have had some bad experiences with renters in short term accommodations in our building, one of which was illegal and was shut down by police. It is generally the short term renters who care little about adhering to rules in the building that are in place to ensure safety, security, cleanliness, quietness, and common courtesy.
Screen Name Redacted 6/16/2022 11:09 PM	It adds value to the city with little effect on the neighborhoods
Screen Name Redacted 6/17/2022 03:16 AM	Important to distinguish between very short term (e.g., airbnb, less than week) and moderate term (e.g., month or more). Problem is the former and not the latter. So important to define "short term" appropriately.
Screen Name Redacted 6/17/2022 07:40 AM	Short term rentals are a good option, they create tourism opportunities for the city, income opportunities for owners, cleaners, maintenance, etc. Keep gov regulation out of private peoples businesses, apart from safety and livability concerns.
Screen Name Redacted 6/17/2022 07:56 AM	Since my neighbor's started short term it has been great. I have met so many people in the hallways they are always so respectful and quiet unlike my other neighbors who party every night and own the condo. I also love that it is providing people cheap housing for their hsort or longer term stays depending what they book and my neighbours dont have to have me checking in on it for minths as they are away and it sits empty

Screen Name Redacted
6/17/2022 10:18 AM

We need to have flexible options to promote tourism, stimulate our economy and help our citizens generate additional income while doing so. Our city needs an "open for business" mindset with less red-tape. This is a "NIMBY" mentality that I don't believe is backed by facts. We certainly hear about short term rentals being used for parties which the platforms have discouraged but the vast majority are utilized by travelers looking to have the option of a kitchen.

Screen Name Redacted
6/17/2022 10:35 AM

Short term rentals allow for people to come and explore and fall in love with the city in a way hotels and big chains cannot provide. It allows for owners to have a better eye on their rentals and keeps properties clean and well kept. If you're going to put regulations on anything, put better regulations on LONG term renters and create better legislation for property owners with *redacted* renters.

Screen Name Redacted
6/17/2022 10:52 AM

I think that those making the decisions should seriously consider the impact of implementing restrictions would have on young entrepreneurs. You're supposed to represent your district yet so many politicians make decisions on personal opinions. The problems with short term rental are caused by a few business/home owners and making a blanket rule for everyone in the business would ruin the economic benefits of short term rental and tourism. Most of these young entrepreneurs are doing a fantastic job on bringing in tourism and providing short term rental to those in need. You need to consider that most people look at air bnb and vrbo when deciding on where to stay on a trip. I could go on and on…

Screen Name Redacted
6/17/2022 12:05 PM

We have used short term rental many times. We always look at this option first rather than a hotel as I prefer to have my own space, particularly if travelling with my girlfriend and her child. Some time ago my property needed repairs (insurance claim) and we were able to use a short term furnished property for some weeks. It was way more suitable for us than a hotel room. We have also both used furnished rentals when working away from home. There seem to be a few furnished rentals in the Wolseley area, but I highly doubt it has had much of an impact or property prices, which seem to be rising everywhere both in rural areas and the city. Winnipeg is not a huge tourist city and it would be a shame to lost the furnished rental option for families travelling here or working in the city. The guests I have met (I live nearby to one furnished rental that I know of) have been more than pleasant. I can understand the city wanting to register the properties, or do a basic inspection to ensure they are safe, but in one of the articles I read it suggested limiting short term rentals to

	being in personal residences. I would not feel comfortable if my girlfriend and her daughter was staying alone in another persons house. We enjoy VRBO / Air bnb as it gives us the whole place. I can understand having a minimum stay of 3 or 4 nights, but certainly not a month or 2. Another suggestion (and I may have understood this) was that hosts should tell the owners of neighboring properties when guests arrive and leave. If it is common knowledge when a house is standing empty will this not encourage break in's? I worked in construction for many years and empty properties were always a target.
Screen Name Redacted 6/17/2022 01:00 PM	When I ran a traditional B & B in my home in early 2000's, I was req'd to obtain a variance, live in my home, present a business & marketing plan, be inspected by fire, police and city, have proof of insurance, have adequate parking ON my property, etc. Why is this not been req'd of AirB&Bs aready?
Screen Name Redacted 6/17/2022 04:21 PM	A situation where I need to sell my home and rent and there aren't very many affordable options available especially for people with pets. If short-term rentals are allowed, it's going to make my search in my ability to afford housing in a safe area even more difficult. I am vehemently against short-term rentals.
Screen Name Redacted 6/17/2022 04:40 PM	There should be rules to ensure safety and enjoyment of neighborhoods; however, rules should be structured in such a way that they go after problem short term rental operators vigorously whilst leaving non-problem short term hosts to operate with only reasonable restrictions.
Screen Name Redacted 6/17/2022 10:45 PM	I feel short term rentals should be restricted to someone's primary residence or or property. Similar to the former B&B model. I don't think people/companies should be able to rent a apartment or buy a condo and not live in it making the single purpose to run short term rentals. If a person's property is large enough I think it is OK if they build a small residence with a bedroom, sitting room, kitchen and bathroom. This can even go over a garage/workshop. The person renting their property or rooms in their home must live on site, not off in another city, province or country. If that is what someone wants, they can purchase a hotel or motel.
Screen Name Redacted 6/17/2022 11:47 PM	Short term should not be less than a year

Screen Name Redacted
6/18/2022 07:23 AM

We have rentals around our cabin. It's great for tourism. Great for the community!

Screen Name Redacted
6/18/2022 09:53 AM

Great option for those in situations where they need more than what a hotel can offer. Or need less and more affordable. Great options for different needs of the tourism community or local people looking for an affordable getaway.

Screen Name Redacted
6/19/2022 09:05 AM

I use short term rentals in other cities with AirBNB and VRBO and this is a big benefit for travellers requiring short term accomodations. We are very respectful of the properties and neighbours. These services screen clients so if you are rated as an unacceptable client, chances of using the service again are low. I think these short term rentals get tagged as party places because of occaisional bad renters. The city should make sure each rental agency such as AirBNB and VRBO have good screening mechanism to avoid the problems other residents in the area feel. I am a big supporter of short term rentals as it makes travel much easier. Each City seems they want to gouge out of town travellers by taxing them. However, it just discourages travel and increase inflation. BC is the worst as they put exorbitant taxes on all short term rentals. Why is a tax required when those out of town people are there to spend money in your economy.

Screen Name Redacted
6/19/2022 03:08 PM

Air BNBs are very important to Winnipeg. Voting to keep this apart if our community for everyone. This is a positive outcome for everyone.

Screen Name Redacted
6/20/2022 06:09 AM

The short term rental issue is very complex and has many different aspects that need to be carefully considered due to their far reaching effect on many aspects of society from individual residents, to the hotel industry to tourism.The motivation behind owning short term rentals is purely financial and unfortunately often these owners do so without regard for the impact on their neighbours or their neighbourhood. Simply put, short term rentals are businesses and should be treated as such. This distinction as a business is critical. Having a short term rental next door or in one's building is no different than having a public business open its doors. If someone wanted to put a hotel in the middle of a residential neighbourhood or into part of an apartment building, there would be a lot of restrictions as to where and how that hotel can operate. Why should short term rentals be any different? It means strangers coming and going, often at all hours of the night since they are not on a work schedule, increased traffic, increased noise, compromised security, etc. It can mean bookings that are purely for party purposes. Neighborhoods would have a voice if a hotel wanted to open up in their community,

	why is it that no one has a voice about a short term rental setting up shop on their street or in their building? Short term rentals should be licensed, meet safety standards, have to pay taxes and fees just as any other business offering accommodations to the public, etc. Neighbours should have a say as to whether to allow short term rentals in their neighbourhood and if so, how many. Imagine living on a street where every fourth house is a short term rental? I have seen short term rentals take over a neighbourhood and have been involved in changing rules to restrict or prohibit them. Government unfortunately are often too slow to act and easily swayed by lobbyists working on behalf of the short term rental platforms. Then, before anyone has fully realized it, the entire character of a neighbourhood/condo/apartment is changed. It is much harder to put the genie back into the bottle. While I can appreciate the attractiveness of renting an airBnB, it is critical to bear in mind what kind of an effect an ever changing customer base and the necessary cleaners, maintenance people, management personnel, etc. required to service these accommodations can mean to the residents living next door. It means greater wear and tear on the infrastructure whether it be the common areas of a multifamily dwelling or the roads in the neighbourhood. There is a very real cost to everyone ELSE. I sincerely hope that you will give this issue and the possible repercussions of the decisions you make a great deal of thought.
Screen Name Redacted 6/21/2022 08:33 AM	Airbnb was never intended to be a place where you rent out a house full time. It was intended to be a way to supplement your income by renting it out for short periods while you are otherwise away (at the lake, etc). In this context, it is very good. However today's reality is that corporations and landlords purchase homes en masse and rent them out full time on 'short term rental' sites, making exorbitant levels of profit, and making it even more difficult for affordable housing to be available. A rule stating that a property can be rented out no more than 60 days a year for short term rentals, and a ban on home purchases by corporations would go a very long way to allowing lower income individuals to afford housing.
Screen Name Redacted 6/21/2022 09:19 AM	*Redacted*. If you read the questions and there are no Airbnb's in your area most of the questions cant be answered. *Redacted*.
Screen Name Redacted 6/21/2022 09:23 AM	Noise and yard maintenance
Screen Name Redacted	Unlike hotels and some B &Bs that advertise they offer

6/21/2022 09:46 AM	accommodation with signage, it seems short term rentals don't, so I have no way of knowing one is operating next door unless there is a problem. I think they should have to provide signage so the neighbourhood knows where they are.
Screen Name Redacted 6/21/2022 09:54 AM	My concern with short term rentals is it can drive up the demand for housing and the cost of housing making Winnipeg less friendly to the people that live here. Short term rentals would take housing off the market. The original premise was for people to share their homes while on holiday but in other cities these rentals have b one year-round. I am not in favour of allowing a home that could provide year round accommodation for Winnipegers being used to compete against the hotel industry and further strain the housing system.
Screen Name Redacted 6/21/2022 12:22 PM	I think having a second home for income deepens inequality and makes life much harder for people who are already struggling to get by (by making the rental market more limited and more expensive). I don’t think owners rental properties should have such a voice in our city, as they think about lining their own pockets and not the betterment of all citizens.
Screen Name Redacted 6/21/2022 02:40 PM	It's heartbreaking to hear from so many other homeowners that they can't enjoy or feel safe in their homes. What is the City of Winnipeg doing to protect those citizens??!!
Screen Name Redacted 6/21/2022 03:48 PM	I am for air bnb. I have used them many times traveling and have had nothing but positive experiences. I would hope that Winnipeg, in being a growing city thats trying to attract tourism, would be open to short term options for people visiting this city.
Screen Name Redacted 6/21/2022 03:56 PM	they need to pay tax like us ,and be inspected fire , food ,pool etc
Screen Name Redacted 6/21/2022 04:30 PM	Ridiculous that the city is even dwelling on this issue. Far more important issues to focus onFocus on the catastrophe that is city hall, health care, over budgeted police force, and corruption.
Screen Name Redacted 6/21/2022 04:44 PM	We should be discouraging scarcity in the housing market for actual Winnipeggers not allowing other to buy up all the homes and rent in general.

Screen Name Redacted 6/21/2022 05:29 PM	Short term rentals (ie AirBnb) in residential neighborhoods cause problems with availability of on-street parking. Short term renters, in our experience, are not as considerate of the neighborhood (ex, walk across neighbours lawns, leave trash on street, block driveways when parking on street, etc)
Screen Name Redacted 6/21/2022 05:41 PM	NA
Screen Name Redacted 6/21/2022 06:04 PM	No Concerns, I absolutely love air bnb's or short term rentals it helps families travel and not be stuck at large hotel chains in limited areas of the city. We enjoy living the local city life versus a segregated hotel life. Most hotels are also in downtown areas which have high crime and homelessness so getting to the suburbs makes us feel safer.
Screen Name Redacted 6/21/2022 09:37 PM	I thought I was living in a single family residential area.
Screen Name Redacted 6/22/2022 06:38 AM	I have used airbnb when I've traveled and see it's value. Providing that the hosts are diligent in monitoring the behavior of their guests, I think it can be a win for all parties involved.
Screen Name Redacted 6/22/2022 10:40 AM	I share a wall with an airbnb... It's really quite awful. Owners know they can get away with anything; they don't even bother following the condo board rules since there's no regulations to back them up. the "affordable" units in new developments are designed to be appealing to airbnb owners instead of their intended purpose. It's bad!!
Screen Name Redacted 6/22/2022 01:51 PM	As someone who lives in a condo, short term rentals are an ongoing concern.
Screen Name Redacted 6/22/2022 01:58 PM	The notion of Airbnb boosting tourism / the economy is a fallacy. Properties sit vacant in between guests, more than offsetting any value they might bring. We need homes, not investment properties.
Screen Name Redacted 6/22/2022 03:10 PM	Short term rentals are a private business decision, not illegal, and I feel restricting an owner from taking advantage of that business opportunity is not right. The City should not be permitted to restrict who and for how long a property owner rents their space.

Screen Name Redacted 6/22/2022 04:10 PM	I think these are a way of supporting Manitobans in a positive way. As long as the hosts/owners keep their rentals well-cared for, or are using a management company to help with their airbnbs or short term rentals, I think this is a great way for Manitobans to help the community. I always stay in an airbnb when I go visiting or travelling to other cities all over the world. Why shouldn't our little province be able to accommodate this as well. Love airbnbs!
Screen Name Redacted 6/22/2022 05:07 PM	I strongly disagree, along with many others, on this decision to ban rentals at secondary homes. This is simply unacceptable and ridiculous to control owners/hosts over their cottages where they don't live full time anyways. I have spoken with MANY other cottagers who disagree with your decision and hope that this is reevaluated. We have a strong connection with our neighbours and we are all respectful towards each others and our properties. Taking this step would harm the families that rely on this income to make ends meet, while groceries and gas prices are already through the roof making it hard to put food on the table and get ANYWHERE in this province.
Screen Name Redacted 6/22/2022 04:24 PM	Living in a condominium complex we have experienced illegal actions occurring in Short Term rentals including prostitution, drug use, partying, excessive noise etc. The lack of regulation has led to serious and concerning situations to occur.
Screen Name Redacted 6/22/2022 04:58 PM	The fixed image of the community is very important to the rental market. It is also very important to the city and must be promoted.
Screen Name Redacted 6/22/2022 05:15 PM	No.
Screen Name Redacted 6/22/2022 05:21 PM	I think it can be a problem if people are buying condos to use solely as airbnbs. If they are vacant between guests, its a waste of dwelling space in a sense. Crime/illegal activity has been less of an issue in my building, however, there may have been prostitution happening out of one unit, and a used needle was found in the hallway near that unit. That may have been an isolated incident.. On the other side, rental properties are a great way for people to make income to help them pay their mortgage. Airbnbs where the host is present in the unit for the duration of the guest’s stay are okay with me, and even properties with a basement or lane house being rented (multi family home)
Screen Name Redacted	I think any home/rental owner pays their fair share of taxes in this city

6/22/2022 05:35 PM	and shouldn’t be bombarded with more taxes because of short term rentals
Screen Name Redacted 6/22/2022 05:38 PM	Short term rentals only aid in the tourism of Winnipeg. We are not Toronto, we need to have a space that is affordable in booming areas for those to travel to. Hotels in Manitoba are limited and over priced, competition is good for the economy and so is tourism
Screen Name Redacted 6/22/2022 05:56 PM	I purchased an apartment style condo unit in 2013. I did not purchase a hotel suite.
Screen Name Redacted 6/22/2022 06:26 PM	A society that opposes Airbnb or avenues of wealth for its people is one that is non-opportunistic, non-progressive, and lacks positive ingenuity. Here in Manitoba people seem to want to reward a sect of the population prone to laziness and lethargy when we should be concerned about allowing hard-working citizens to flourish and expand. When we compare the cost of housing and available housing with other Canadian Cities and the rest of the world Winnipeg is cheap to afford in terms of renting or buying. There is no shortage of work or opportunity here in Manitoba but people have to get after it rather than lobby to ruin opportunities for investment. It takes dedication to get to the point that a family can invest in rental properties, renovate them so they are attractive, and then maintain them on platforms such as Airbnb. The benefit of owning a short-term serviced rental is that the landlord has control of the guests they allow in their suites, the suite is cleaned on the regular and things that need fixing get dealt with immediately and guests are held accountable for their stay. My experience with regular renters has never been positive. Generally, the suite is left in ill repair and the investment is devalued by the time a renter is done with it and any profit made is reinvested into the property to fix the damages. Air Bnb is a benefit to the City of Winnipeg and people staying in them spend money in the local businesses and shops. Hotels as such are a harrowing experience in Winnipeg for tourists unless one stays at the Mariaggi theme suite which is awesome! This point can be argued but personally, I wouldn't spend my hard-earned money on any Winnipeg hotel just as I would avoid taking a taxi cab in Winnipeg as well. The quality of service is simply not there compared to a lot of other cities and lacks the effort to say the least. Manitoba needs to take a hard-lined progressive attitude to promote avenues of wealth for its population rather than continue down a path of the usual can't do negative mentality that seems to be the norm or business people will flee to higher ground.

Screen Name Redacted 6/22/2022 06:52 PM	As a condo owner, I think STR will impact the value of my condo. Loud parties are a concern, resale value is a concern, safety of my neighbours is a concern.
Screen Name Redacted 6/22/2022 09:45 PM	The city should not impose a blanket regulation on short term rentals. If a particular condo building wants to impose a ban on short term rentals, they should continue to have the autonomy to do so based on the decision of the residents and the board of directors. In addition, a Winnipeg resident who owns a detached house should be able to be a full or part time Air BNB host if they choose to do so. When I travel to other cities, I exclusively use Air BNB due to cost and overall experience, hence why Air BNB has become so popular.
Screen Name Redacted 6/23/2022 06:32 AM	I stay in Air BnB's around the world and love them far more than any hotel. We need to be forward thinking as a city (and province) when it comes to air bnb's and the opportunities they provide.
Screen Name Redacted 6/23/2022 09:14 AM	Short term rentals are key to help people through tough times like what we are experiencing with rapid inflation. Also being able to rent a room in a safe space is key to helping many citizens. We are all better off if we continue to give people choices in life of what they want to do with their property and where they want to stay while they are on a staycation or visiting this great city
Screen Name Redacted 6/23/2022 10:57 AM	I live in a densely populated neighborhood of mostly condos. I have significant concerns over noise, safety and damages. Damages, if left unpaid by the Owner, may fall to the condo corporation to repair, driving up condo fees or resulting in special assessments. Also due to the location of the buildings and building construction, noise will travel far and affect a large number of occupants. The area also does not have heavy traffic so it can be quite isolated and so safety issues are not as quickly seen and/or reported.
Screen Name Redacted 6/23/2022 11:00 AM	I moved away from a residential building in R3B in 2021 in large part due to safety issues caused by short-term renters. My current neighborhood doesn't appear to have this problems.
Screen Name Redacted 6/24/2022 12:53 AM	as a host who has finally found a way to generate an income to help pay for my home, I am concerned about the addition of taxes by the city that will affect my home business. GST is already being added by the Liberal government as of July 1st, 22. This is already negatively affecting our bookings. Now the city wants to jump in on the band

	wagon for their cut in our earnings as well. Its already a struggle for some of us.
Screen Name Redacted 6/24/2022 01:17 AM	Residents of Winnipeg should be supported in their business ventures through short term rentals in whatever way possible.
Screen Name Redacted 6/24/2022 10:26 AM	Helps the economy and brings $ and tourism
Screen Name Redacted 6/24/2022 11:01 AM	I would like to see short term rentals following the same rules and regulations as hotels. No unoccupied homes in residential neighborhoods that are strictly short term rental.
Screen Name Redacted 6/24/2022 12:03 PM	no nothing at all, it's nice to have those as an option, more affordable and cleaner than hotels for sure
Screen Name Redacted 6/24/2022 12:15 PM	Young people and anyone else struggling financially, need to be able source affordable housing (which is getting harder to find). Rentals are necessary
Screen Name Redacted 6/24/2022 05:22 PM	I like staying in them when I travel!
Screen Name Redacted 6/26/2022 12:27 AM	I firmly believe that short term rentals should not be limited to one's primary residence.
Screen Name Redacted 6/26/2022 04:13 AM	I love staying at short term rental rather than hotels. It is affordable and I just love it.
Screen Name Redacted 6/26/2022 02:20 PM	I think it is important to decide how to measure what is fair when you are implementing measures between millionaires that own massive businesses and small investors (for the most part), often homeowners renting out spaces in their homes to help make ends meet. We have a third floor suite and we are ambassadors to the city, encouraging patronage of small shops and restaurants in the neighbourhood. We have been a second home to some for long stays, many times students that we end up inviting to join family dinners to help with their time away from family. AirBNB's are a different business. They are not just empty shells of rooms for people to spend some random nights. It may come with some unwanted behaviour here and there,

but the majority are really good stories.

Screen Name Redacted
6/26/2022 03:11 PM

I heard about this consultation. I would like to thank the city for having it. I want you to imagine that your family owns a place they call home. You enjoy your neighborhood, contributing with the community events, and your children are able to walk to and from school. Unfortunately, the older couple next door have moved out and decided to sell their house. The man who bought it is from Toronto, you have only met him once and he is never there to talk with. The man has decided to rent out the house as a short term rental, with people coming and going every few days, occasionally someone comes to cut the grass and shovel the snow, but they have never met the owner. How would you feel as a parent, when your kids walk home each day from school, and you don't know who they will see next door or what exactly is going on there? Would you let your children freely play on the front yard and toss a basketball? Or would you be concerned that the renters next door, who you never have met, may be a risk or bad example to your children? Perhaps they talk to them inappropriately, or are out on the porch smoking a joint and try to share with the kids, or are displaying some other inappropriate behavior. What if there is a party going on every weekend? ***Redacted*** How do you deal with this? You pick up the phone to the front desk and ask the manager to intervene or for a room change to a quieter location of the hotel. However, at home – in the community you love – every second night there is loud *redacted* and you have to deal with explaining it all to the children and trying to help them find a better way to sleep because they are being traumatized ***redacted***. How would you feel living in what you consider your home, with all this going on next door? Would you feel your children are developing an appropriate sense of what is normal? As a parent, how would you feel if your child wakes up tired every morning, knowing that they didn't sleep for several hours *redacted*? Would you move? Would you pull your

children out of their community? Away from their friends? Away from their conveniently located school, and from their favorite teachers? Away from their home? Would you leave the community center that you contributed to, and all the neighbors you love and the fun events you volunteered on to try and build a safe and enjoyable family neighborhood? On these short term rental platforms, the property owners rate the guests - the man from Toronto, is never there and as long as the house isn't destroyed it doesn't matter who rents. The guests can also rate the property owner. Yet, there isn't a way for the neighbors to rate the guests or rate the complete absence of the owner and the complete disregard of the owner addressing any issues. The owner never gave their contact information and since they are in Toronto, wouldn't be able to address the issues even if they did know - assuming they even cared. The owner never shows up at the community center to help with the neighborhood, or to coach the children sports, or to volunteer on the neighborhood safety watch. The owner is purely in this to make money, several hundred dollars a night and often way too many guests for the property size single family home. The owner doesn't work any job in the city. They aren't benefiting the local economy or working as a professional that serves the residents of Winnipeg. They are absent from the city, and only harming the neighbors and the community by allowing nightly and weekly parties, one night stands, and sex workers to ruin what was once a pleasant area to live. I haven't even discussed the many other issues such as *redacted* noise, littering, beer cans and red solo cups and cigarette buts everywhere, the traffic parking and associated unsafe driving, the odd hours of people visiting, the insecurity and worries that the renters may thieve things from our yard or garage. As neighbors, there isn't a way to stop this. Its new people every few days – they do things they can't do at their own home. I thought there were zoning bylaws, conditional uses, and permits required to run a hotel or motel business or inn. Aren't there even licensing for *redacted* escorts and body rub parlors? ***Redacted*** Why do these short term rental owners have a greater right to running their business in residential areas than the right for regular families to have a safe and enjoyable home and neighborhood, where we aren't afraid when children walk home, or play in the yard, or simply try to sleep? Why do *redacted* have a greater right to running their business next door in the short term rental, than the right for regular families to live free of such trauma? **Redacted** the property owner should be responsible to immediately stop it. He should be required by law to give neighbors his direct contact information and be

obligated by law to answer and address our complaints immediately. The owner should have staff in Winnipeg ready to respond to the unit immediately, at any hour of the day, to remove guests if they disrupt neighbors. The city should have the ability to shut down short term rentals if the neighbor complains about things such as loud *redacted* noisy parties. If the owner doesn't address the issues, the city must shut it down – not only send enforcement, a complete shutdown and barred from operating again. Ideally, we don't want any short term rentals in our community at all. We want them gone. Short term rentals shouldn't be zoned in residential neighborhoods – they are businesses, and not part of the community of people that build and sustain a safe and enjoyable area. They destroy the enjoyment and peace which we as families have taken years to build up. *Redacted* can stay appropriately in hotels or motels which are permitted and zoned correctly, and which have staff on site 24 hours a day to immediately address issues. *Redacted* should have their own zoning area, their own building in a commercial area -nowhere near residential and our community center and schools. We don't want them next door at all! Thank you. Please help stop this. We want to keep our home and neighborhood. Not move.

Screen Name Redacted
6/26/2022 03:03 PM

Many short term rental guests are coming from within Manitoba to do shopping and picking up supplies that are not available in the areas they are from. They often have large families and renting hotel rooms are very cost prohibitive and not health for their children. Many of these families have children who would benefit from the opportunity to have home cooked meals at a short term rental which they wouldn't have in a hotel. Eliminating short term rentals in Winnipeg will significantly harm middle and low income Manitobans who come to Winnipeg for shopping. This will also negatively impact business for Winnipeg as well as tourism. If this country is really a free market then the hotels and short term rentals should be able to compete on a level playing field i.e. equal taxes/equal opportunity.

Screen Name Redacted
6/26/2022 07:14 PM

None

Screen Name Redacted
6/27/2022 12:30 AM

100% not in favor for short term rentals .

Screen Name Redacted
6/27/2022 08:48 AM

I have colleagues who rely heavily on AirBNB style short term accomodations when traveling for project work. Hotels would cause high food costs to these individuals so these short term rentals are a saver. I know people who supplement their mortgage by creating a duplex with a few cheap renos and some paperwork who can now

	afford to maintain their home and eat. To suggest that short term rentals need to be eliminated or that the people running them are greedy is a gross overreach by the government. When massive hotel chains gouge consumers on prices, gas is at record highs with no attempt by the province to lessen the load by reducing the sales tax and groceries are climbing at record rates. To suggest imposing further taxes and restrictions on a viable means of income for many people is simply unethical and immoral. Focus your efforts where they will actually support the average worker for once.
Screen Name Redacted 6/27/2022 09:01 AM	Why was there not an accommodation tax in the first place?
Screen Name Redacted 6/27/2022 09:49 AM	N/a
Screen Name Redacted 6/27/2022 11:23 AM	I have STR in my building and while they make money for their owners, I live in the building and they are nothing but problems for me. Parties, destruction of property, drug raids across the the hall from me. There needs to be policies in place to protect people that actually want to live in the unit they purchase. There is no onus on the STR owners to provide a safe, secure environment for me. They rake in the cash and I pay the price.
Screen Name Redacted 6/27/2022 12:01 PM	These are business enterprises and should be treated as such (regulations and oversight, taxation). Some are small with occasional rentals (e.g.in rural communities and suburbs, similar to B&B's) while others are much larger-scale enterprises (urban and tourist areas).
Screen Name Redacted 6/27/2022 11:55 AM	Air B&B was designed for a residential home owner to offer there place to those who are travelling. I think was has been part of an issue is people starting business to buy condo's/apartments just for this reason. There are situations where two homeowners who combine a household and holds on to the other house for short term rentals options. There does need to be look at companies who exist for this purpose. There are "executive rentals" available which means that a company caters to those who travel a lot and don't want to stay in a hotel for more than a night or two. These do buy condo's/apartments and allow those traveling to have a place to stay. At the end of the day how are these different.
Screen Name Redacted 6/27/2022 02:48 PM	AirBnb are very important for those that can't afford hotels during medical trips and vacations. We have used them even when we had

	long term renos at our house.
Screen Name Redacted 6/27/2022 03:23 PM	Short term rentals are fantastic for the economy, and tourism bringing money into our great city. I think fair taxation is such a great idea for short term rentals as it will also bring in revenue for the city of Winnipeg
Screen Name Redacted 6/27/2022 04:30 PM	I am in favour of financial penalties to the owners of these properties. a few warnings, then incremental fines until financially not viable to run anymore. I want something with teeth. A maximum amount of rental days a year should be limited to 100 days. Licensing is an absolute must. This must well regulated. No more than 2 properties per owner. housing crisis is a major problems these days. We have to live around the problems while owner/renter don't need to deal with the noise and security issues. Very unfair for homeowners looking security, safety and piece of mind while at home. Haven maintenance cost rise for extra usage is put on the neighbours. other issues include selling your house around a constant noise complaint flagged property. I understand the need to earn extra income these days but not when neighbours pay the price.
Screen Name Redacted 6/27/2022 04:35 PM	Short term rentals have made my area safer. The renters are so much for respetful than owners or long term renters used to be some drug dealers and things in the area and the long term rentals got switched to short term and it has been amazing! I feel so safe get to meet new people they are also so quiet
Screen Name Redacted 6/27/2022 07:46 PM	I support AirBNB in my neighbourhood.
Screen Name Redacted 6/27/2022 08:46 PM	Hosts have to be able to be accountable for their tenants
Screen Name Redacted 6/27/2022 09:15 PM	I feel short term rentals benefit Winnipeg’s tourism economy. We love to travel and stay in short term rentals and want these available in our city when our friends come to visit!
Screen Name Redacted 6/27/2022 10:16 PM	Short term rentals like Airbnb has made life much easier.
Screen Name Redacted 6/28/2022 07:38 AM	Leave people alone. Stop trying to take away opportunities for people to use their home to supplement their income. Letting rooms is a very

old tradition in society that benefits users and providers.

Screen Name Redacted
6/28/2022 08:13 AM

There are many air bnb's and short term rentals in my building. My neighbors are an air bnb and I love it! I love meeting all the guests that come through if I see them in the hallways or walking in. There is one lovely lady who comes and stays everything Christmas as she visits her Grandma and I have had her over to tea as it has been a few years of her coming now. It brings so much community to the building. Out of all the years of living here so far i have never had an issue next door and or in our building. Guest have always been respectful and kind.

Screen Name Redacted
6/28/2022 08:18 AM

Short Term rentals create a positive impact on the community, they bring more tourism to our city, communities with in the city for tourists to get a real, inside view of friendly Monitors and how neighbourly many of us are. It allows for the community to expand with many diverse backgrounds and cultures to cross paths. Its provides an affordable option for many travellers to find a "home away from home" community. They are a wonderful addition to Winnipeg and should not be restricted or altered.

Screen Name Redacted
6/28/2022 08:21 AM

I have a large concern in removing short term rentals, as someone who has enjoyed using Air BnB more than hotels I think not having them is concerning. AirBnB is more affordable than a hotel, as a family of 6 Air BnB is a better option for us.

Screen Name Redacted
6/28/2022 09:03 AM

Let the market dictate. Ie. If there is demand for short term rentals, let it be. No need to add regulations where it’s not needed.

Screen Name Redacted
6/28/2022 09:32 AM

Redacted. I am supportive of short term rentals, I think we need less regulation - not more - and I think more options for tourists is much better than fewer options!

Screen Name Redacted
6/28/2022 09:31 AM

I have stayed in many Airbnbs in the world and I am very thankful for that travel option. We always respect the property and add life to an otherwise empty building.

Screen Name Redacted
6/28/2022 12:50 PM

The neighborhood we have tried to run a Air BNB in Has been a total *redacted*! All the regulations have been a moving target. The residents seem to run the city of Winnipeg. Which makes it

	impossible to conduct businesses. The city conduct its self like a third world country.
Screen Name Redacted 6/28/2022 12:32 PM	I have been a regular user of VRBO and Airbnb since they launched. At first, I was staying in individual's homes/apts/condos but now it seems to be all managed by companies on behalf of investors. I'm familiar with all the downsides that short-term rentals have and yet we continue to use them when we travel as we love have a separate bedroom and a full or partial kitchen. Plus we like being in neighbourhoods rather than always in the downtown area or outskirts of a city. I noticed in Portland,OR that they add surcharges that I assume are similar to hotel taxes/fees. We are willing to pay that no problem. Doesn't help though with reducing the availability and/or cost of rentals for locals.
Screen Name Redacted 6/28/2022 12:36 PM	Short term rentals have been a great addition to our community I work in restaurants and most of our guests are from the short term rentals in the area! Always kind people
Screen Name Redacted 6/28/2022 12:41 PM	Short term rentals have been amazing for this city. The hotel here are out of reach impossible to get into over priced, cold, not homey, not realistic for the majority of people anymore espcially with families or dogs, no yards, no sense of community, cant meet people ect.
Screen Name Redacted 6/28/2022 01:27 PM	Having short term rentals add increased economic value in tourism, foot traffic, and overall growth. The dangers are the same with short, and long-term rentals, people should have insurance to mitigate damage costs. There are always risks with new home owners, and both short and long term rentals but the good highly outweighs the bad. All things mentioned above as concerns would be the same regardless of the rental duration.
Screen Name Redacted 6/28/2022 01:54 PM	Do not impose further restrictions.
Screen Name Redacted 6/28/2022 02:35 PM	We have neighbors that list their unit as a short-term rental. We get along well with the renters and the owner. We haven't had any disturbances. We are shocked to see this slanted survey with leading questions. Winnipeg needs flexible accommodation options It heavily impacts is people choose to travel here. We are located in the *redacted*. It is a quiet and lovely building to live. ***Redacted***.

Screen Name Redacted 6/28/2022 04:13 PM	I personally make use of short term rentals when on vacation. They often provide a unique experience not always available at hotels. They provide tourists with options and are an asset to the economy. I feel they also have their place in facilitating affordable rents within multifamily housing units.
Screen Name Redacted 6/28/2022 04:32 PM	I clean air b&bs on a regular basis we have strict rules that abided by our guests…it generates money for the host and for me…we get people from all over the world and they love the community feel, cleanliness and safety we provide..very needed in the city in my opinion.
Screen Name Redacted 6/28/2022 04:31 PM	Short-term rental housing is massively positive for the local community with increased foot traffic creating more people around the downtown area and helping businesses impacted by the pandemic. Specifically, it helps with safety in the areas north of Portage as business people stay in the area and bring more people onto the streets, making patrons feel safer as they navigate our depleted downtown due to the pandemic.
Screen Name Redacted 6/28/2022 04:39 PM	Tourists, as well as immigrants, should have a choice in where they stay when they arrive to Winnipeg. It is much more affordable for people. And also, the city will now benefit from the taxes it is generating on short-term rentals. People do not want to be stuck in a hotel room with 6 people and two dogs. Please do not eliminate this rental option by implementing the Toronto model. All complaints are coming from one building - *redacted*. That building is downtown. Its always same building complaining about *redacted*.
Screen Name Redacted 6/28/2022 05:04 PM	I am not sure why the City of Winnipeg is putting so much focus on this. Other cities have it and it's very popular there. Why is Winnipeg always behind on everything? We finally have good things like Uber and Skip the Dishes. We need to adapt to what the market wants.
Screen Name Redacted 6/28/2022 05:38 PM	I strongly oppose the primary residence requirement, the capping number of nights rented, and informing neighbours of the rental schedule.
Screen Name Redacted	Try to be a new immigrant family with 3 kids, older parent and a dog

6/28/2022 05:53 PM	arriving in Winnipeg with 2-3 bags of belongings. Where to start? With AirBnb - I rented a house with full kitchen for 2 weeks. It gave us time to breath and decompress, spent my quarantine in comfort while kids could play in the yard. I had opportunity to find long term accommodations, buy furniture and other necessarily things for our future life while had everything ready for me in AirBnb (even ice cream scoop!) and high chair for the little one. In meanwhile, I cooked our traditional meals on the full kitchen for our large family. Our Hosts were amazing to answer all questions about community around, where to get groceries, where to take kids to playground. They even brought us playpen for little one to play in. We loved that area so much - we rented long term apartment nearby. Now, we are recommending AirBnb to all our fellow friends and families as the best way to start life in Canadá. Alternative? For the same price - one room in pet friendly motel with kitchenette (if lucky) and more added stress and uncertainty. AirBnb is about a choice. Tourists and visitors as well as new immigrants should have a choice! There is enough demand for hotels and such, but there should be a choice for people to visit or immigrate to our city on their own terms. Own terms may include to not be stuck with 7 people and dog in the same room just because city of Winnipeg is focusing on the wrong agenda and trying to eliminate local family businesses in favor of large hotel chains (who I am sure lobbying this change with a lot of money in hand).
Screen Name Redacted 6/28/2022 05:47 PM	Short term rentals provide flexibility for those not wanting to have the noise & social aspect of a multi floor hotel unit while vacationing
Screen Name Redacted 6/28/2022 06:18 PM	STR availability is very important to cities. Not everyone can afford hotels. Especially for sport competitions!
Screen Name Redacted 6/28/2022 06:42 PM	Short term rentals are important for tourism and economic development. They should be allowed and regulated in a fair manner.
Screen Name Redacted 6/28/2022 07:06 PM	Air bnb, services get visitors into communities that they won't see otherwise. They buy from local restaurants and small shops that don't benefit when they stay in the hotels.
Screen Name Redacted 6/28/2022 08:24 PM	Air bnbs are a great, more affordable and comfortable option for short term rentals for families and people with pets (in some cases). Renters are vetted and so are the owners. Reviews on each are available to make an informed decision on who to allow to use the space (or who to rent from). We had an excellent experience renting for ten days while our home was on the market and there were

multiple showings daily while two adults and one teenager in our family worked and studied from home during the pandemic (along with our two cats). 10/10 would recommend.

Screen Name Redacted
6/28/2022 08:33 PM

Please consider the risk that business owners take to provide options for housing, tourism and the overall local community. Open communication with business owners and the local community would greatly benefit Winnipeg's economy and overall growth. Community residents that understand the risk business owners take in regards to rental properties whether short or long term will help move towards a cpncdrtred effort to grow the city on a large scale and the local neighborhoods on smaller focused efforts.

Screen Name Redacted
6/28/2022 09:27 PM

I believe that short term rentals allow tourism to be more flexible for a larger variety of families or individuals to travel. It has positive impacts on the economy and encourages more tourism.

Screen Name Redacted
6/28/2022 10:05 PM

I like to use Airbnb when going on vacations because it is convenient and feels like home. When I use AirBnb, I always rent the house as we have large family that always come with us. I would simply skip the city all together if I have to rent several rooms in hotel for my teenager kids and older parents. I think removing option of AirBnb will have very negative impact to Winnipeg being attractive city to visit . We already have harsh winters as is, so please, don't add another obstacles for city visitors and tourist to come to Winnipeg. I also think that local hosts are great and hardworking people who also employ large number of people in cleaning and renovations and repairs/maintenance. Currently, several Ukrainian companies are hiring cleaners for Airbnb. They don't speak English it and removing Airbnb will get those people to loose their jobs! Also, it's great to see all AirBnbs are being so well organized and clean and tidy as they always have to be in "show home" condition. How is this bad for area? In addition, I find your questions to be very biased and misleading. Take question 2 for example, when you ask "How short term rental impact ...." and then you list illegal activity with choices to be from "Very Positive" to "Very Negative" - what exactly do you mean there? If I say Very Positive - does it mean that it contributes to Illegal Activity or the other way around? **Redacted**.

Screen Name Redacted
6/29/2022 12:01 AM

I have a short term rental and bnb just changed names like your supposed to change underware. I don’t agree with either and there

the sam as far as i concerned.Yes, noise, smoke from there oven, coming into my sunroom and also my outside intake vent. The deck is built higher and stove right on corner so smokes comes down to my room.Music so loud I can't hear They have it play morning till night some days you can hear in front yard.Walking back and forth in front of my home looking in windows.Smoking and pacing back forth in front of my home. I can't leave garage door open to air out, have to be present as strangers next door. Feel very unsafe, have alarm system. Seen it was apparently allowed by city, I had to put locks on all my gates. I have been ask for cigarettes 3x in one day, from guests rental, bnb. They flip back and forth from one to other, just keep change name. My daughter came by has also been asked. For cigarettes.I was in my yard, moving snow other side of outside garage door, on of those renters walked int my garage to ask for a shovel. They sit on logs end of driveway. Some will cut across my driveway to get to street. I also have been harassed and name called by renters. They drive in my driveway put food , boxes. Leave come back like really.Followed on my property by owners and guests .Police called to tell me stop working on my property . When went to show my survey it's mine he didn't want to look. I was told by police unless they physically hurt me nothing can be done. I have had false accusations put forth. They renters yelling at me foul language and accusations also. I have reported he putting there water on my side to flood me. Now today I see hose closest to my property,draining again. Also see black sump pump hose, yes facing my yard. Now it looks like camp ground in back yard (rentals) One big tent now a igloo for more rental. Delivery vans, semi trucks all day and night. Most of them speed. They block my drive, noisy cars, trucks, motorcycles. There is tiny patch of grass in front, the rest is all 1/-3/4 inch quarter. Our neighborhood was quiet family neighborhood I mean quite. Until city let them have this. Neighbors both of them have had nothing but trouble since.They seem to just keep doing all these bad things and nothing done. I find it very discussing how we the neighbors are the bad people and they can turn this (was) family neighbourhood into a hotel, party house, bar, rental house, camp ground. Race track people coming going night and slamming doors, honking horns, pass of items in broad daylight on street. ***Redacted***. The past 2-3 years have been pure *redacted* and they continue to do all wrong, what's done nothing. I was told take pictures have proof to this day I offer to see guest what one employee and said that's ok, never looked. Unless you live besides this crap, all you do is blow our calls off as you have done. Keep saying take pictures, *redacted*. My nerves are very bad past few years dealing with this say you care. Bad enough lost my husband *redacted* he did so much for city. Now it's all going to

	redacted. Family neighborhoods are not longer wanted in Winnipeg. Just cash and make a name for yourselves. Hotels need money and rent to clients not residential. My heart goes out to all family trying to find a quiet neighborhood safe for there children. Allowing all this nonsense. Thanks
Screen Name Redacted 6/29/2022 12:26 AM	I believe that is the best option even when I travel to another place.
Screen Name Redacted 6/29/2022 07:29 AM	I do think the city should be involved in controlling rental in condos for example. Air b&b's are important to promote tourism in our city. Hotels gouge tourists and this effects travel and economics for people coming into our city. Condo boards control and police their own so city should not be involved.
Screen Name Redacted 6/29/2022 08:11 AM	I think it is very important to keep short term rentals as long as rules are followed within reasonable guidelines. Why the City of Winnipeg is trying to push out people trying to better their lives and contribute to the economy is beyond me. The City should really focus on more important issues.
Screen Name Redacted 6/29/2022 08:19 AM	I think short term rentals great and offers flexibility for visitors to our city. They offer an affordable option with the safety and privacy of your own space without the commitment of long term. I enjoy being able to occupy the entire house,condo. We should be free to do so without being restricted.
Screen Name Redacted 6/29/2022 08:19 AM	I live in a condominium in the exchange district and currently short term rentals have created a nightmare both in safety and security property damage noise pollution and declining property values and sense of neighborhood. We've experienced an uptick in both the porn industry being filmed in our building and short term rentals being used for prostitution it is a very negative impact on our building we've had damage to our roof to our hallways to our walls garbage is left and there's a general disrespect towards those that call this building home with fear for safety and are declining property values as a result of ghost hotels running within our home which we are funding through our common element fee with no regard or following of the condo corporation its rules and regulations and the legal agreements that

are in place between owners when they sign up and purchase it there's no not enough legislation to enforce something meaningful in the ways of fines to enforce our condo board rules, The usage of our building has changed into a business without the consultation of voting of those all of those that own properties that's what Airbnb and short-term rentals does to condo corporations and to residential communities ignoring all city byelaws and the respects and wishes and interfering with the enjoyment of others homes for the profit of those and convenience of expanded options for those who wish to travel economically and have a kitchen. The hotel industry is to blame for this Airbnb and other hosted options as they would not even be on the market if the hotel industry kept up with both affordability and options that tourists want. Cost of hotels for what they actually provide is astronomical and price gouging. I should add the during the pandemic when photo studios were shut down they simply moved into the *redacted* warehouse and began running out of Airbnb so they were unsafe in a commercial building but somehow safer in a residential building opening up *redacted* Resident's to increase risk of infection with no regard to our health or the health orders in place and nobody was on site to enforce them and we're calling the police or the city Winnipeg who simply received a warning and continued on their business and continued to endanger the lives of those living here. If that doesn't give it a prime example of how both the owners of these ghost hotels and their renters. Travel option should be handled by hotels not residential private residence. We also experienced a short term renter who ran a drug delivery on our 5th floor which the city of Winnipeg police performed a sting operation on an early Sunday morning which the residence weren't aware of and what a site to wake up up to Sunday morning to go walk your dog. And this was only possible because we have on-site property management all the other condos that I know of don't I can only imagine what goes on in those units that don't have on site management. My building is a wonderful building with great neighbours and a good sense of community and the reason that you know about what goes on in this building is because of the residential folks caring about their neighbourhood in their building it's not because it's a bad building to live in but because it has been turned into commercial units and ghost hotels and that's what we want to see stop. We want to community we want more people like the people live here to go around planting flowers walking their dogs investing in the neighbourhood spending money in the neighbourhood because they live here bringing more people who want to live here not into a transient commercial district Where everything closes at 5 PM because everybody leaves to go to the suburbs but an actual home and community for people

Screen Name Redacted

STR are a necessary service. People need to be able to rent an

6/29/2022 09:07 AM	entire home at times. Saving money and veing able to cook their own meals and a yard for kids to play.
Screen Name Redacted 6/29/2022 01:15 PM	It’s about time Winnipeg embraces new business models.
Screen Name Redacted 6/29/2022 02:40 PM	Airbnb should continue to contribute to the economy
Screen Name Redacted 6/29/2022 03:05 PM	Why is the City of Wpg getting involved in business to business competition? Stop supporting the hotel industry to the detriment of small local businesses. There is no negative impact on neighbourhoods, they are a very much needed service and popular. The hotels are not the way to go any longer. This is what visitors to Winnipeg want. I get tired of watching my City Council constantly cater to big business.
Screen Name Redacted 6/29/2022 07:39 PM	We only stay in short term rentals when we travel. Not sure why this would not be available here for visitors when everywhere else has it. Winnipeg seems slow to adapt to the needs of the public especially new innovation in business. Wake up Winnipeg! It took too long to get great services like Uber and Skip the Dishes.
Screen Name Redacted 6/29/2022 07:58 PM	Why not concentrate your efforts on something more productive like the rampant crime issues? Little kid gets shot at the Red River Ex and there's six stabbings a day in Winnipeg. It's not safe to park your car on the street or for me to take my parents downtown for medical appointments but you want to take away nice places for tourists and people here to work to stay? You want to pander to the big hotel business instead of supporting local jobs? This whole thing stinks of a forced monopoly in favor of the hotels.
Screen Name Redacted 6/29/2022 08:18 PM	Tenants on short term rentals Must clean up their act when throwing items in the Recycling bins & garbage bins. Sometimes, they left their items on the ground by the recycling bins ie. Unfolded big brown boxes or a garbage bag of cats/dogs poop outside the garbage bins. When the garbage collector empty the garbage bin then drop it back on the ground hitting the garbage bags of cats/dogs poop. This scenario looks very dirty, sometimes people step on those cats/dogs poop on the ground at night, because they don’t notice the mess on the ground. City of Wpg must put a painted sign in front of recycling bins ie: Fold or cut big brown boxes before putting them inside the bins. Recycling Bins will not be picked up IF OVERFILLED! Any

	recycling items Outside the bins will not be picked up! Common sense & educating the people on the use of recycling & garbage bins Must prevail ✍
Screen Name Redacted 6/29/2022 08:50 PM	Putting in place regulation to stop or end problematic rentals is a reasonable concern . Proper vetting and putting in place a policy that for the most part ends renters of concern works for both landlords and others. Mandatory high damage - noise - illegal deposits , if 1-3 night rentals are important put a triple the rent damage deposit in place . Punishing renters who are bringing solid renters who are a positive for the community and city businesses is not the right approach.
Screen Name Redacted 6/29/2022 08:56 PM	
Screen Name Redacted 6/29/2022 10:37 PM	The city could really benefit from tourism dollars coming into the city and there are other more pressing concerns such as public safety to focus on.
Screen Name Redacted 6/29/2022 11:04 PM	I strongly oppose any changing to the short term rental terms
Screen Name Redacted 6/30/2022 09:28 AM	The problems seem to arise when rentals allow very minimum stays ie for a single night which attracts parties and prostitutes. Also when large homes are bought with plan to rent out multiple rooms, almost like a hotel. But occasional renting on platforms like Air BnB helps elderly people pay their high taxes. It's when they are all about profit that problems happen.
Screen Name Redacted 6/30/2022 09:29 AM	Short term rentals artificially drive housing costs up by creating scarcity, and siphon wealth from families forced to pay rent rates (short or long term) higher than an actual mortgage. Concentration of wealth has proven time again to negatively impact the average Canadian, and barriers to home ownership further that concentration by funneling money to land lords.
Screen Name Redacted 6/30/2022 10:07 AM	If anything, I think you should have the option to have an STR as long as you own the land.
Screen Name Redacted	This is something that should be left alone to ensure the oligarchy of

6/30/2022 10:04 AM	the hotel lobby and landlord lobby don't bend reality in order to stifle competition. Simply put these rental vehicles attract people to unique parts of our city where hotel accommodation isn't available (or desirable). More important, these tools allow every day people to become landlords and it helps lift them up as a means to provide for their family. Someone looking for Air BnB style options isn't considering a hotel. Insofar as the criminal element is concerned if it was mandated that cameras be placed at every entrance via Nest or Amazon or Ring then many of these criminals will find somewhere else to do business. But you won't stop the business - that problem needs to be targeted and addressed actually BC Air BnB use is a symptom of a bigger problem - and quite honestly pimping and prostitution is a far larger problem in City Hotels and Apartments than any short term rental.
Screen Name Redacted 6/30/2022 10:28 AM	I think short term rentals are a positive for the city. They give people options and the platforms do a good job of ensuring against illegal activity and property damage. I see this as something the city should embrace and allow it to boost tourism and the economy
Screen Name Redacted 6/30/2022 10:13 AM	Winnipeg is emerging as a community with a distinct, unique, FRIENDLY, and WELCOMING culture. Short term rentals provide an affordable ecosystem for housing travelers from across the country while simultaneous boosting local economy. By denying STRs you are welcoming a crippling blow to industry growth in both tourism and real estate, not to mention the secondary industries benefiting from tourism and real estate (ma and pa restaurants, real estate agents, local credit unions, etc.). Please do not make Winnipeg a dying city. Let's make this the type of vibrant city young people want to move to, not away from.
Screen Name Redacted 6/30/2022 10:22 AM	The experience of many cities is extremely negative. We do not have the volume of short term rentals that others do and hence the negative aspects are lower... for now. We need to get this right. Need to keep housing affordable, protect the safety and integrity of neighbourhoods (and for renters).
Screen Name Redacted 6/30/2022 10:34 AM	In my experience Short term renters have huge negative impact in a community especially in our building, so , please take this concern into your consideration and take immediate action to ban parties and stop this business among residential areas. If I report the detail from noise, damaging property, human trafficking, involving of illegal substances, drunk people fighting and kicking out by security, etc.. this industry kills the proper hotel regulations that without proper

	standards to see people (Short term renters move in and move out to the unit with how many people allowed to stay in the unit and no regulations that takes place how they disturbed the neighbour. The security can't manage his regular duties due to argue and deal with this issues, common area property damaged and unsafe feelings of neighbourhood living in this beautiful glasshouse iconic building… I love downtown my first choice to live, but please Winnipeg city put serious regulations to ban short term renters industry in residential property !!!
Screen Name Redacted 6/30/2022 10:41 AM	There needs to be more voices for STR options in the city. If winnipeg wants to grow, it needs to embrace change.
Screen Name Redacted 6/30/2022 11:02 AM	Short term rentals should only occur in owner occupied homes. I feel that the negative effects occur when the house is not occupied by the owners.
Screen Name Redacted 6/30/2022 11:55 AM	The city should not be meddling in short term rentals. Times are tough as it is and people should be allowed to make money with their own properties without paying any extra taxes/fees. People already pay so many other taxes that none need to be added.
Screen Name Redacted 6/30/2022 12:01 PM	This type of business is like operating a business without a licence and any of the related controls. Should NOT be permitted in properties not zoned as such
Screen Name Redacted 6/30/2022 12:12 PM	Stop wasting tax dollars on this useless *redacted* and start using them for ACTUAL PROBLEMS. Like our trash roads with potholes every few feet. Or the insane amount of mosquitoes that haven't been fogged for this year. Or the *redacted* problem that's growing rapidly. This, is a money grab. And it's very evident. Mind your business and stay out of other peoples businesses.
Screen Name Redacted 6/30/2022 12:14 PM	Large scale buildings should not be able to skirt regulation or necessarily be allowed to operate as short term rentals. Single family residential should be open to operate freely as a short term rental, regardless if it's primary residence or not. Taxation is fair, tax these rentals how they should be taxed. But the thought of lumping in single family homeowners with the mulitfamily regulations is ludicrous and misses the point. You're not impacting noise, safety, or any other negative aspects of STRs by focusing on properties up to 2 3-4 units, they aren't the problem. Ive travelled around the world and use STRs

	in many jurisdictions, it would be foolish to not allow these in our market.
Screen Name Redacted 6/30/2022 12:29 PM	I am in search of purchasing another residence for myself in the community in apartment style condos in my neighborhood. Some buildings which I've been considering allow short-term rentals. As a woman living alone, this creates a great deal of anxiety living in such a building with various individuals from all over the country and world, strangers coming in and out right next door from me. I have noted an increase in pest problems such as bed bugs and cockroaches in such places, as well as overcrowding and noise, driving up our condo fees. Also these places make a fine residential building into a hotel that opens up activities for illicit activities such as the sale and use of drugs and there have been instances of human trafficing going on in such short-term rentals being reported on, undermining the security of our homes where we should be feeling safe. Under these circumstances to guarantee security to the long-term residents is impossible where even one suite has literally dozens of strangers having access to the building in any given month. I am deeply opposed to these temporary, hotel-style, arrangements in such private apartment/condominium settings.
Screen Name Redacted 6/30/2022 01:17 PM	Minimise concerns overall if its part of a house with owner occupant main resident. Very concerned if its a "disguised" hotel facility or a keyless absentee host operation.
Screen Name Redacted 6/30/2022 01:18 PM	the goal of condo buildings downtown was to have permanent residents to build a sense of community, not to turn it into a revolving door of strangers, and especially knowing that alot of illegal, noisy and unsafe activity is happening in our 'home'.
Screen Name Redacted 6/30/2022 01:20 PM	I believe that short term rentals have been very positive, allowing newcomers, visitors and tourists the chance to connect with local communities, thereby enrichening everyone. This has also allowed people in my neighbourhood to have additional income for maintaining their homes & livelihoods.
Screen Name Redacted 6/30/2022 01:55 PM	Hoarding single family houses in any neighbourhood reduces the supply of available houses for purchase. And given that construction of new housing is both expensive, time consuming, and slow in Winnipeg, the hoarding of houses for short term rental further compounds these problems for citizens of Winnipeg.

Screen Name Redacted 6/30/2022 02:18 PM	The apartment in *redacted* has seen a significant increase in back lane garbage since the short term rentals came into the block
Screen Name Redacted 6/30/2022 02:15 PM	None. Airbnb helps build vibrant communities
Screen Name Redacted 6/30/2022 03:14 PM	There are no bad platforms. Just bad property managers. Don't let a few bad apples and/or fear mongerers spoil something that is good for the vast majority and the city overall.
Screen Name Redacted 6/30/2022 03:11 PM	Short-term rentals offer a service to the people in terms of their mental health, relaxation, relationships and education.
Screen Name Redacted 6/30/2022 03:15 PM	Short term rentals are not the issue with how our downtown is managed. The COW needs to better focus its issues on supporting the downtown communities and businesses with better infrastructure, better policing, better community, and business initiatives, rather than point a finger at a market sector that provides alternative affordable accommodation options to visitors who come to our city. It is time for our city to grow up and progressively move from a small-town attitude to a city with a modern day vision that all Citizens can be proud of.
Screen Name Redacted 6/30/2022 03:43 PM	I think short term rentals are just another way for our city can make money off tourism. With hotels alone our visitors are not getting a true experience, and not seeing the sense of community that Winnipeg has to offer. Most Airbnb owners are owner operators, this keeps money in Winnipeg but most hotels are own by people out of our province and country.
Screen Name Redacted 6/30/2022 05:22 PM	You should be allowed to rent your property for any time period. We already pay our fair share of rental income taxes when we file our annual returns. The last thing we need is more regulation. Totally unfair.
Screen Name Redacted 6/30/2022 03:56 PM	First, the Province of Manitoba must address this: The Condominium Act needs to be amended to allow condo corporations to ban owners from renting out their units, decided by a majority vote (for example, 51%), where each owner gets one vote. The individual condo corp should be legally required to vote on whether to allow any form of renting, long-term or short-term. Should an owner put forward in a resolution their desire to rent their unit, it should be discussed at the

following AGM. The City of Winnipeg: needs the authority to temporarily seize/lock properties that are known to be misused as rentals. Short-term rental tenants/guests (and long-term) should be required to have a credit check, rental references, and a signed agreement that they will be of good behaviour and keep the peace. Furthermore, this must be enforced by WPS. If a rental unit receives more than two complaints from neighbors, the unit owner should be restricted from renting their unit again for a specified time period, with a significant financial penalty for continuing to rent it in defiance of the restriction. Defying the restriction should also result in an extension of said restriction. I previously rented an apartment condo for 3 years. Most renters were fine, but the building was increasingly impacted by short-term rentals and inattentive landlords. I ended up having to move away. There were parties, fights, theft of my personal items, and police were called multiple times at my old apartment building. A long-time owner on my floor had to phone the police multiple times due to her neighboring unit that was consistently rented to *redacted* by an inattentive landlord. Despite the condo board pressuring that landlord to make changes, the landlord only raised his rent by $100. This happened again and again over the years. I now own my own condo townhome. I would be devastated if I had to deal with disruptive short-term or long-term renters, especially if the matter could not be resolved quickly and permanently. If the majority of owners in a condo corporation are against rentals, then they should be allowed to ban rentals in the best interest of the shared investment.

Screen Name Redacted
6/30/2022 03:57 PM

I agree that short-term rentals are a boon to the economy and tourism industry, as well as a nice way to add to one's income. I like the idea of there being a cap on how many days in a year a place can be used for a short-term rental as that will allow time for sense of community to be maintained as well as accountability and upkeep (assuming the owners live in the home the other days of the year). I agree that there should be someone who is accessible and response-able for any issues and upkeep during short-term rental occupancy.

Screen Name Redacted
6/30/2022 04:32 PM

I'm in support of short term rentals as a viable option for tourism and business opportunities within the city.

Screen Name Redacted
6/30/2022 04:49 PM

Gentrification in disadvantaged neighborhoods don't benefit anyone except the already wealthy.

Screen Name Redacted
6/30/2022 05:20 PM

It is critical that short term rentals are not hampered by unnecessary regulations. Many visitors to Winnipeg rely on affordable rental

	options such as Airbnb. Many newcomers use this service until they can find permanent housing. We have never experienced any negative impact to our community by short term renters - in fact, they generally add great value to our neighborhood.
Screen Name Redacted 6/30/2022 08:00 PM	I'm torn - any property owner should, within reason, be able to do whatever they want with that property. BUT the current AirBnB (et al.) model is rife for abuse from all sides, and actively harms the City both as a legal entity (financial, political, etc.) and as a "community". We need to find a balance that satisfies my left-leaning, socialist feelings as well as my right-leaning, capitalist beliefs!
Screen Name Redacted 6/30/2022 08:40 PM	I use AirBNB's occasionally and have a few around me without any issues
Screen Name Redacted 6/30/2022 08:56 PM	N/A
Screen Name Redacted 6/30/2022 09:35 PM	I have serious concerns about short-term rentals. First off, it turns suites into business properties which drives up the price of purchase for suites that are not even desirable and makes it impractical for those looking for an affordable living situation to obtain one. Second, is the concern of the safety of the building and community. Some areas have those who are homeless and short-term rental properties give undesirable individuals the flexibility to target such vulnerable people as potential customers in different parts of the city, increasing the risk of crime and property damage, and community safety as sometimes even school children are targeted by predatory strangers in the area. Third, some short-term rental owners advertise the ability to have entire full sized families in such small spaces as bachelor suites. This increases the likelihood of noise and is a safety risk in case of a fire. Fourth, is the increased possibility of pest, resident safety, and sanitation issues ****redacted****.
Screen Name Redacted 6/30/2022 11:16 PM	I love the opportunity to utilize short term rentals , they are great and convenient and affordable for many. There is no need to make changes to them they are great. Dont impose regulations and risk

affecting those who need and use these services

Screen Name Redacted
7/04/2022 04:14 PM

1. Les résidences (maison, apartement, condo, etc.) sont pour les habitants de la ville. 2. Les résidences ne sont pas ici pour le but des business. 3. De louer une résidences a une personne ou famile, meme si comme un business, est acceptable parce que les occupants resident ici. Dans ce cas, une (1) loueur (ou famille) au maximum. 4. Si le proprietere d'une résidences veux louer a plus d'une locataire, il faut vivre dans la résidence. Dans ce cas, en ce qui concerne les impots, l'interet sur l'hypothecaire ne devrait pas entre une deduction, parce que le proprietere le payerait quand meme. 5. De louer une residence en courtes termes, que sa soit une ou plusieurs locataires a la fois, est un business qui est incoherents avec la raison d'etre des résidences. Si allouer, il faut avoir des restrictions severe comme la zonage (loins des ecoles, par example, pour ne pas deplacer une famille avec enfants), la supervision, les rapports au ville, la soutien, parmi autres obligations strictes et penible. 6. Dans certaines cas l'usage d'une maison comme un maison de chambres fait du sense, possiblement, selon les besoins des habitants dans les circonstances specifiques. Dans ce cas, il faut avoir, aussi, les conditions tres stricte comme la zonage, etc. , (voir ci-dessus, sauf pour penible) et, possiblement, la cooperation de la ville et/ou d'autres organizations (par ex., sans but lucrative) pour repondre a certaines besoins bien et clairement identifiees. C'est a dire, il faut le voir et le traite comme une service au communite, principalement. Merci. *Redacted*.

Screen Name Redacted
7/05/2022 09:36 AM

Comme tout secteur d'activité, il y a des mauvais propriétaires de locatifs à court terme. Il ne faut pas sanctionner tous les proprios à cause de ces derniers. Il faudrait simplement rappeler les résidents d'appeler la police en cas de bruit ou dommages à la propriété, comme c'est le cas à l'heure actuelle. En plus, Winnipeg ne fait pas face à une pénurie de logements comme Vancouver ou à Toronto. Les condos, en particulier, restent bon marché voire baissent en valeur depuis quelques années. Les Airbnb n'affectent le marché locatif, car les proprios d'Airbnb sont normalement propriétaires de leur logement.

Screen Name Redacted
7/05/2022 09:43 AM

Je pense que la ville a une place à faire des décisions en tant que sécurité et bien être de la municipalité mais ne faut pas pénaliser tout le monde pour quelques gens et endroits qui ont des problèmes. C’est des cas par cas et faut pas endommager l’industrie touristique.

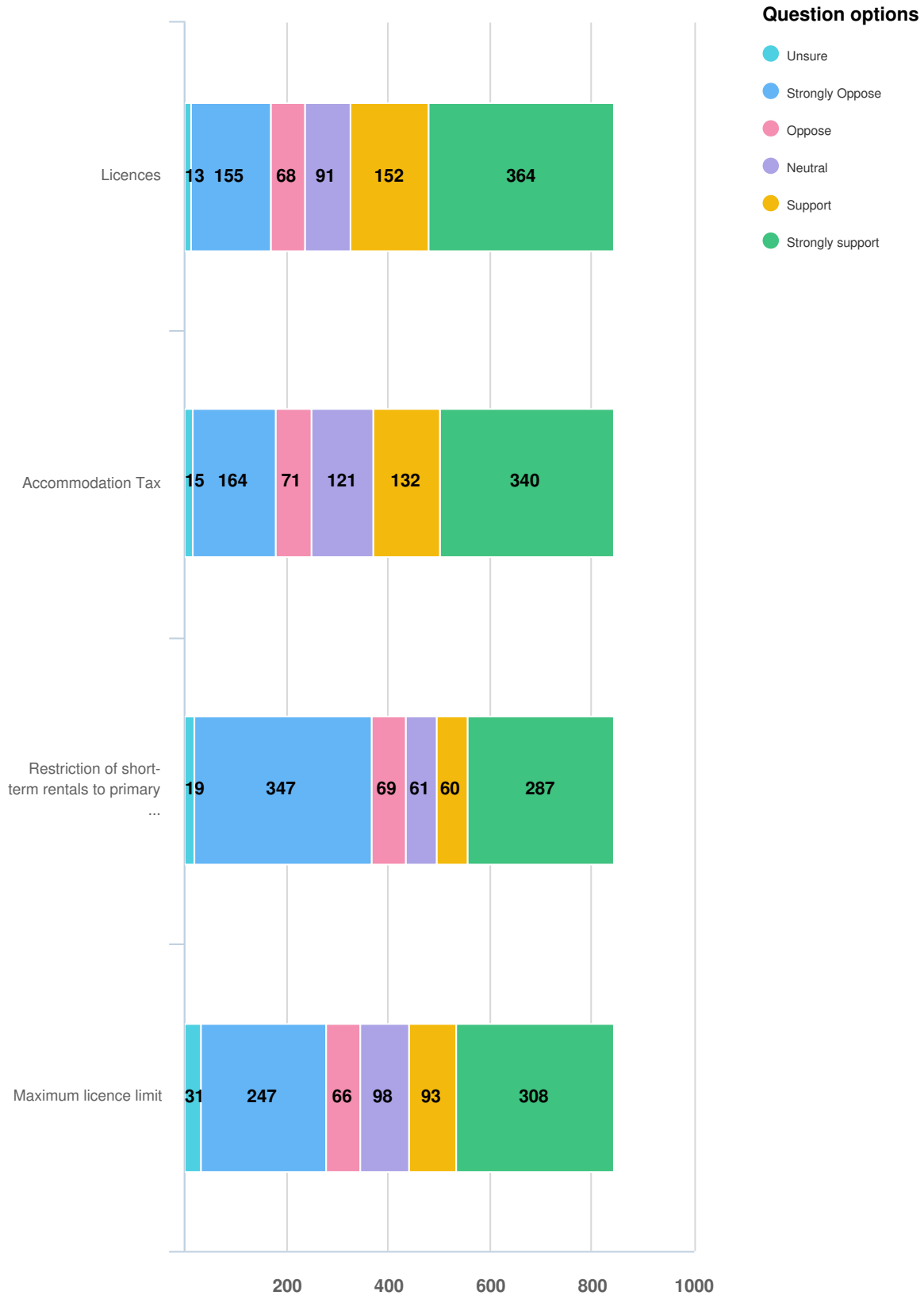
Screen Name Redacted

L'habitation doit être un droit humain avant d'être un bien commercial.

7/05/2022 02:03 PM	Je peux accepter le concept de logement secondaire - avec une location souple ponctuelle. Mais je suis contre l'arrivée de ceux qui achètent en masse pour un but unique de profit! Il faudrait taxer massivement les achats immobiliers à partir du troisième bien pour freiner les investissements à but lucratif et pour laisser la place à l'accès au logement pour tous.

Optional question (476 response(s), 367 skipped)
Question type: Essay Question

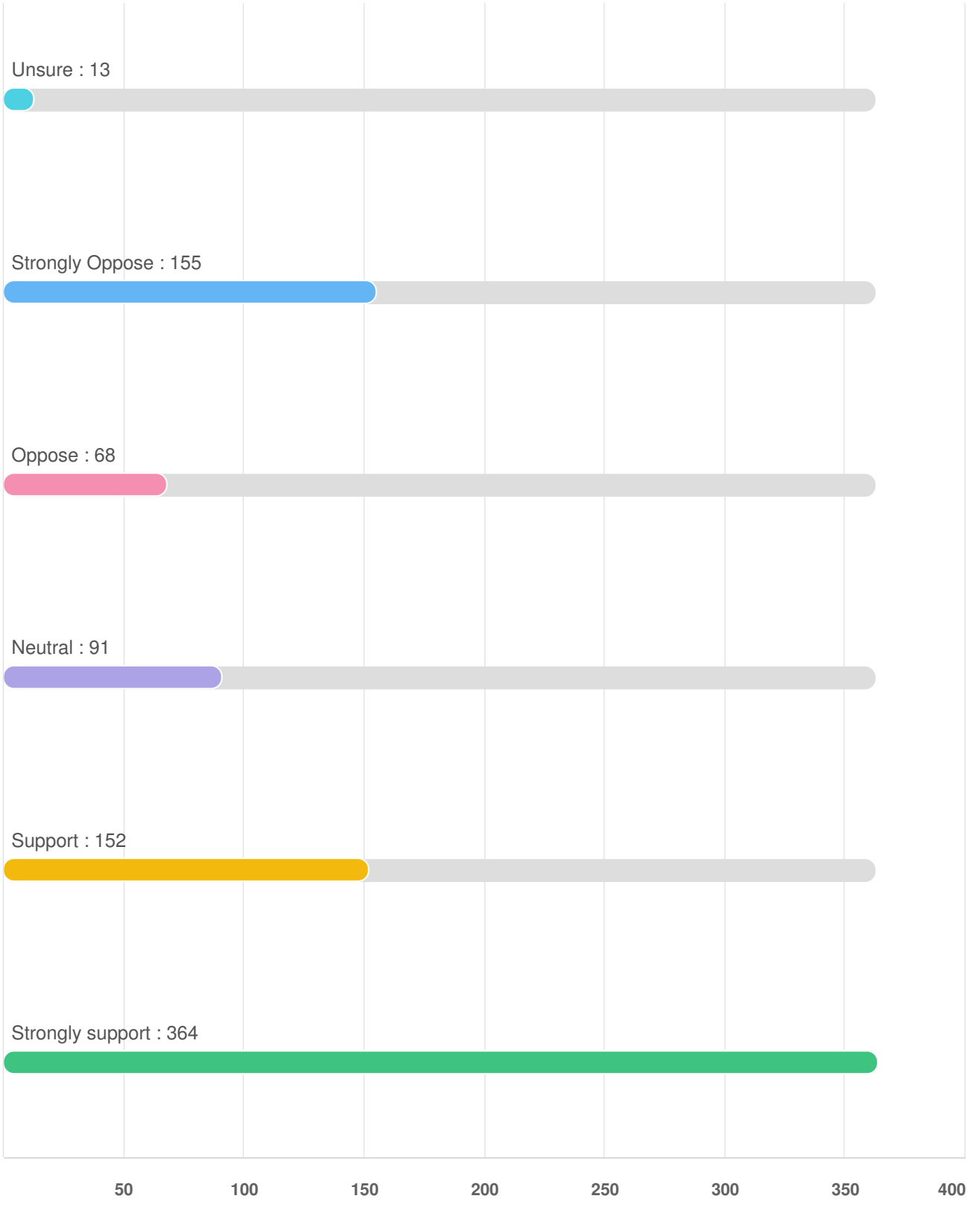
Q6 Please share your level of support for the following potential regulations and guidelines.



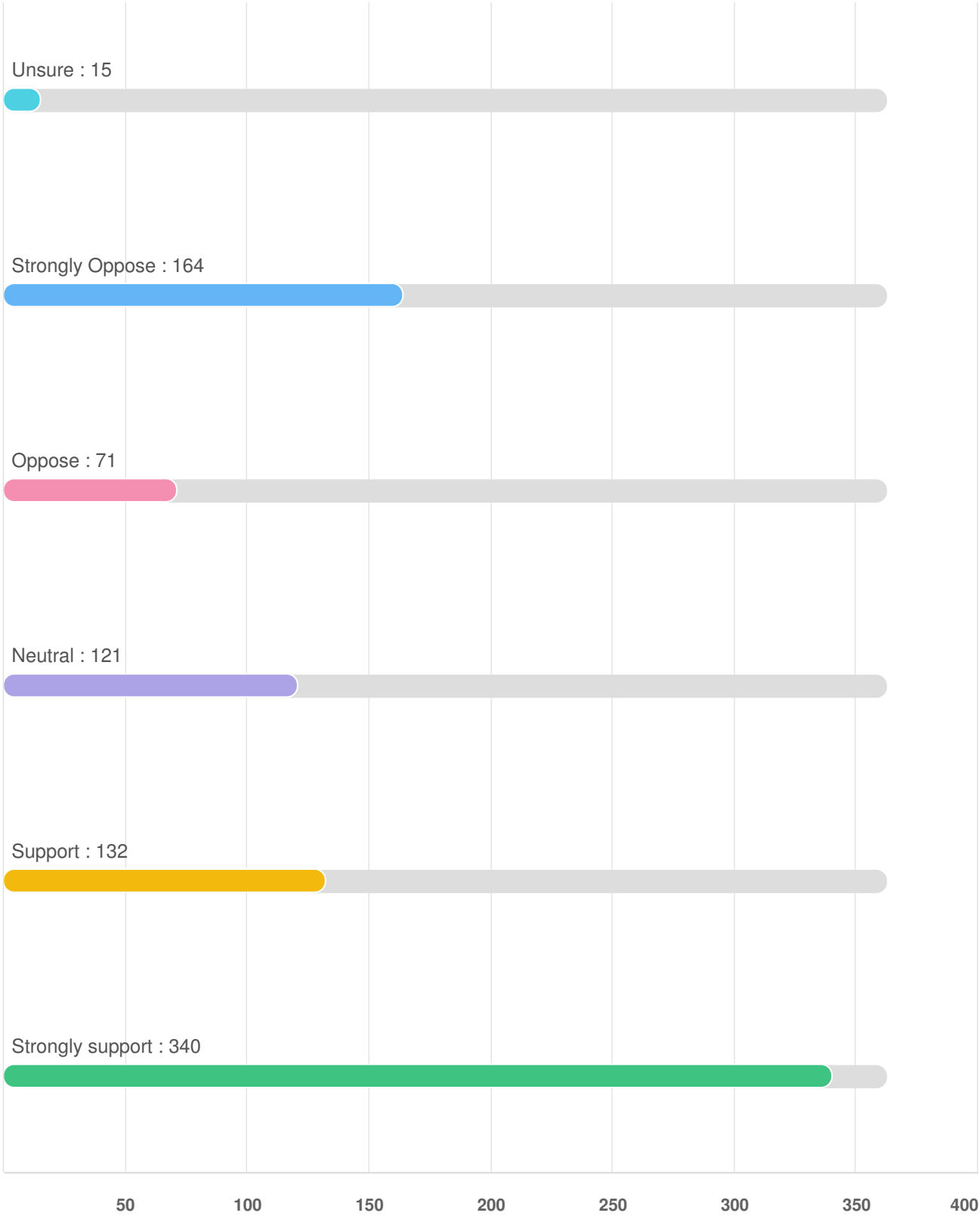
Mandatory Question (843 response(s))
Question type: Likert Question

Q6 **Please share your level of support for the following potential regulations and guidelines.**

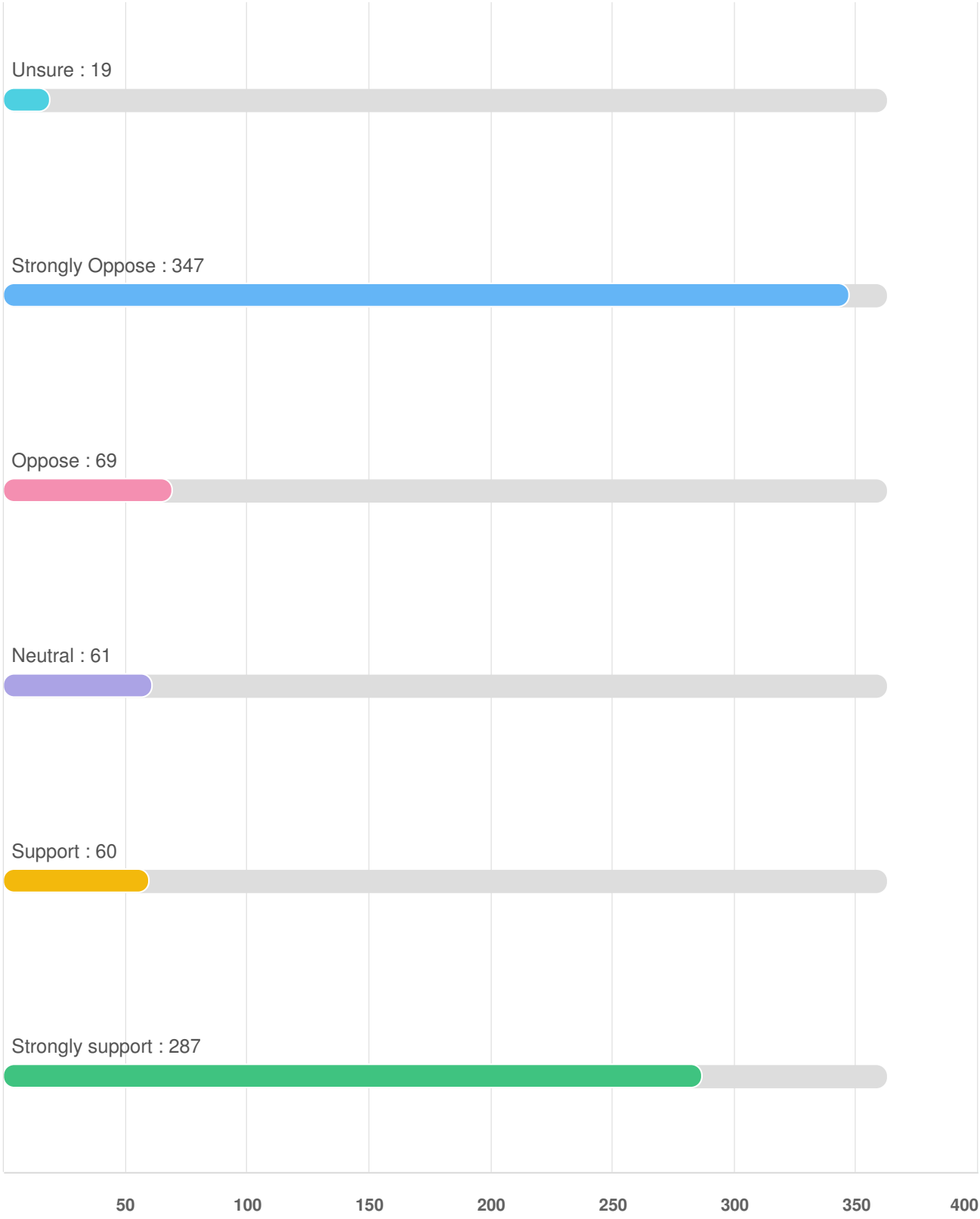
Licences



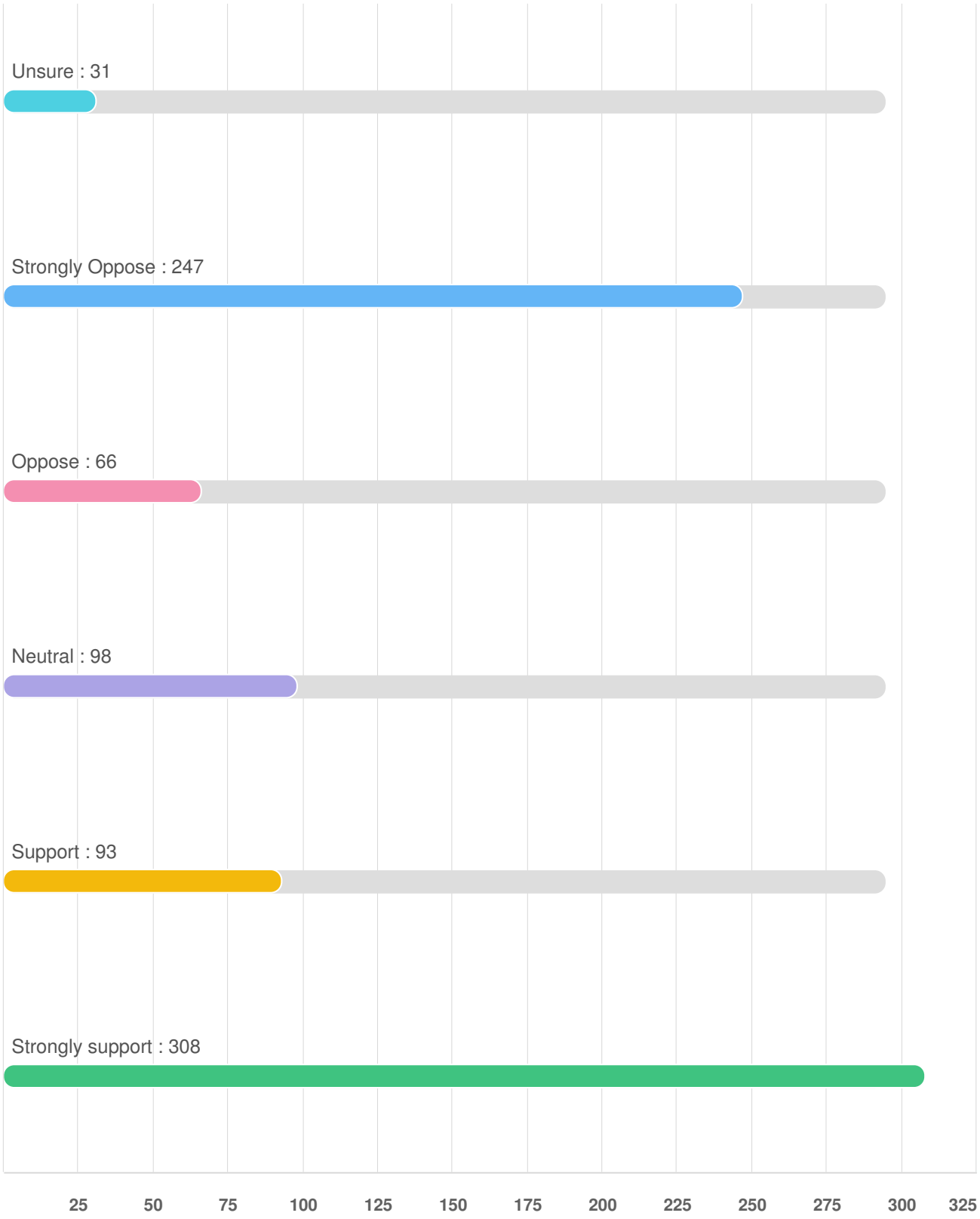
Accommodation Tax



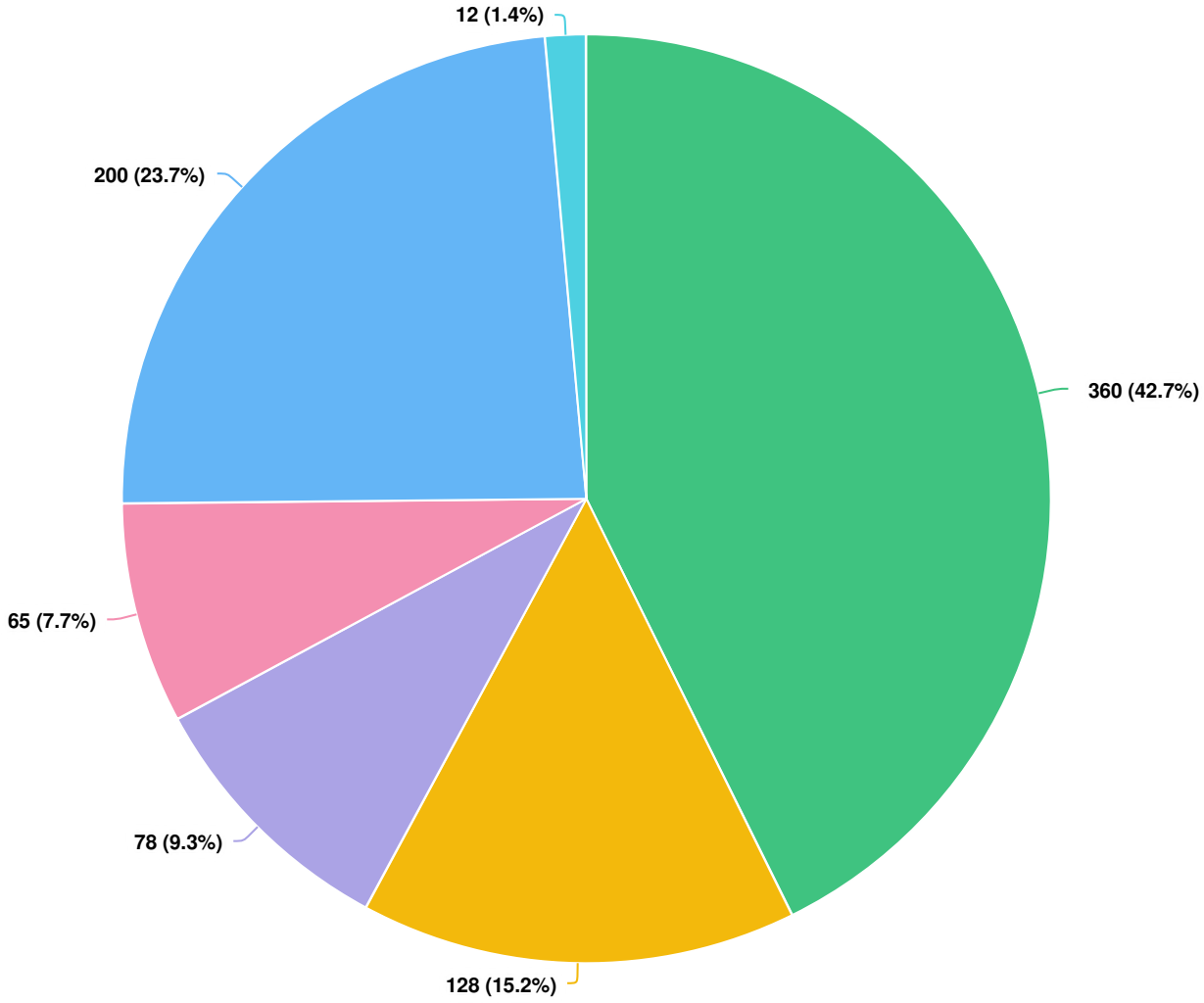
Restriction of short-term rentals to primary residence only



Maximum licence limit



Q7 Please share your level of support for short-term rentals being allowed in all dwelling types (houses, apartments, townhouses, etc.)

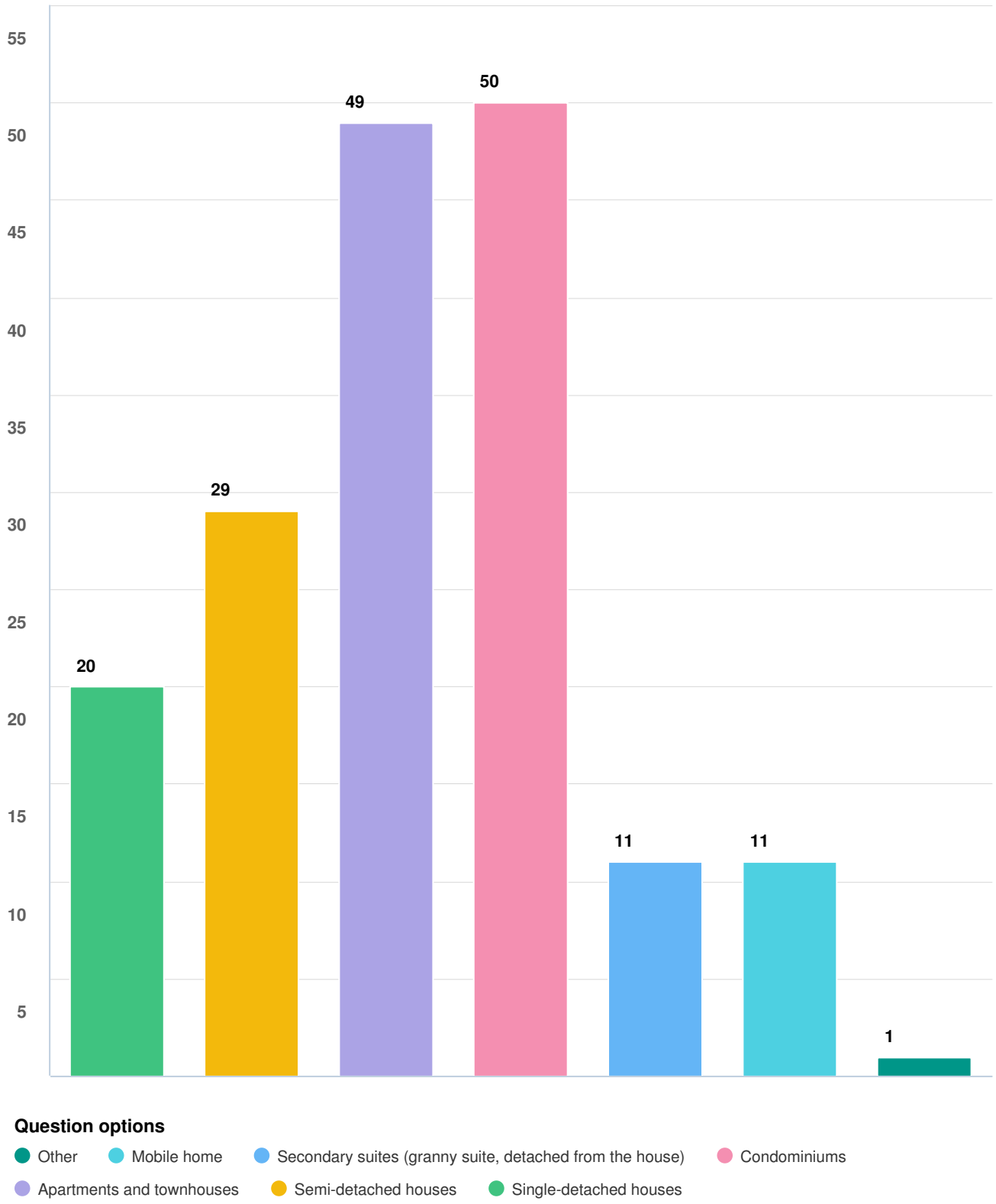


Question options

Unsure | Strongly oppose | Oppose | Neutral | Support | Strongly support

Mandatory Question (843 response(s))
Question type: Radio Button Question

Q8 Which of the following types of dwellings should NOT allow short-term rentals? (Check all that apply)



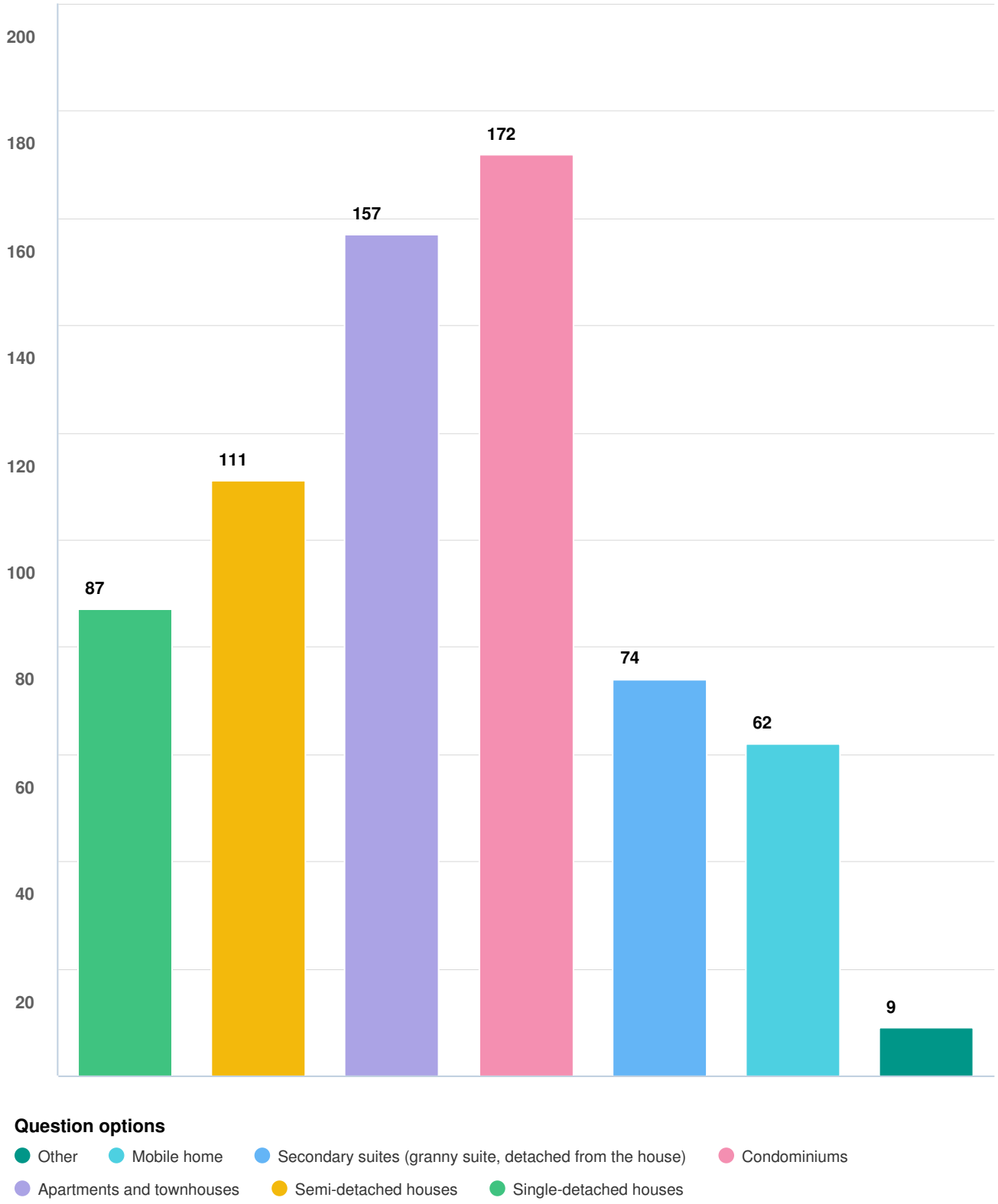
Optional question (63 response(s), 780 skipped)
Question type: Checkbox Question

Q9 Please specify

Screen Name Redacted 6/20/2022 06:09 AM	Under certain conditions they could be allowed in all dwelling TYPES just not in all dwellings. For example, in a condominium, they should only be allowed if a very high percentage (80%) of owners agree. Houses - would depend on nearest neighbours, etc

Optional question (1 response(s), 842 skipped)
Question type: Single Line Question

Q10 Which of the following types of dwellings should NOT allow short-term rentals? (Check all that apply)



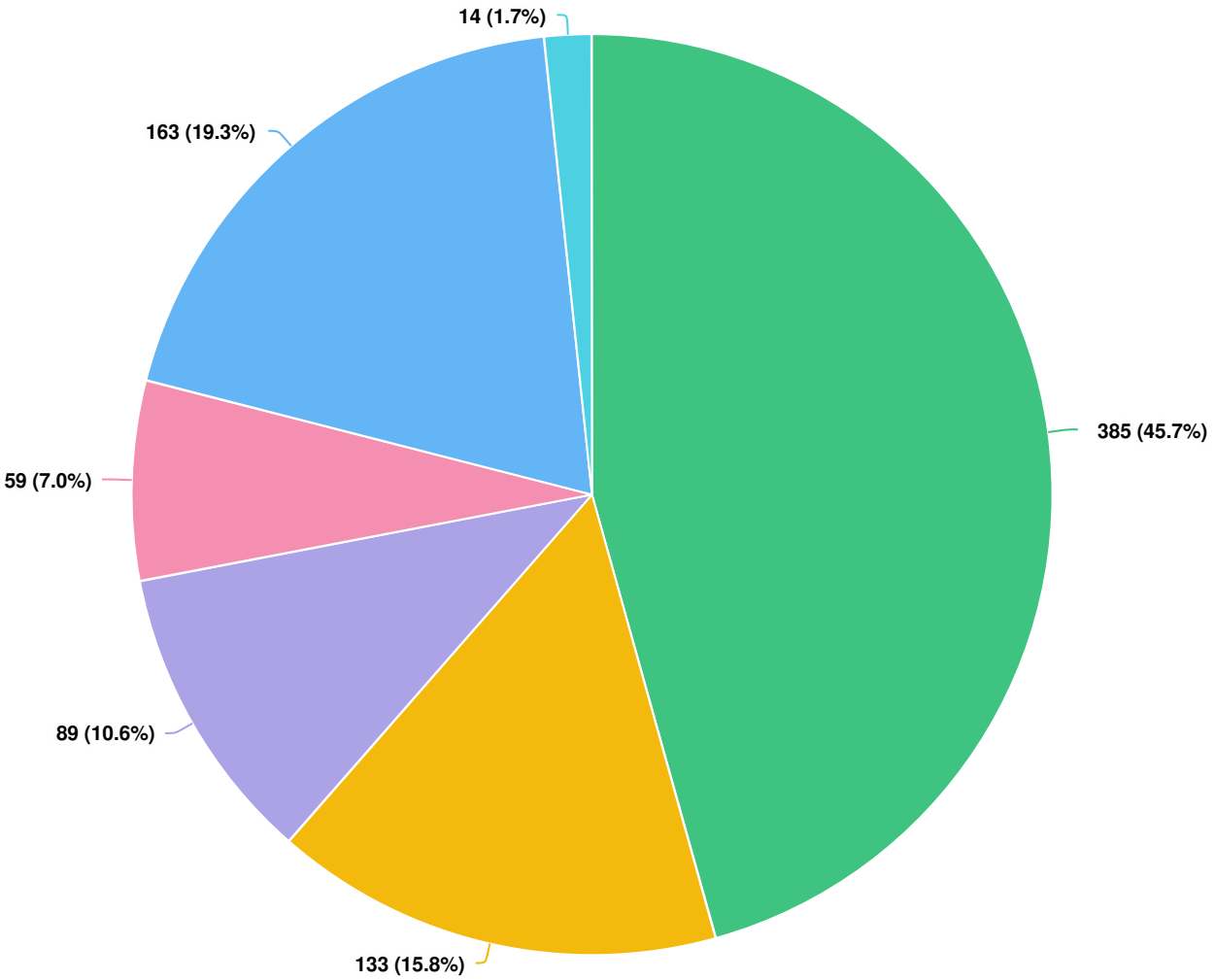
Optional question (196 response(s), 647 skipped)
Question type: Checkbox Question

Q11 Please specify

Screen Name Redacted 6/03/2022 12:59 PM	Any dwelling that is shared with other tenants .
Screen Name Redacted 6/04/2022 07:35 PM	None.
Screen Name Redacted 6/06/2022 05:03 PM	Hotels should be the only allowed short term rental
Screen Name Redacted 6/08/2022 10:14 PM	I am strongly opposed to short term rentals. Just another tax for the city, but will take away safety, property values, community and increase thefts, drugs , illegal activities and noise. A complete lack of respect.
Screen Name Redacted 6/14/2022 03:33 PM	Anywhere other than a property owner's principal residence
Screen Name Redacted 6/16/2022 03:09 PM	STRs should not be allowed in any dwelling that is not the principal residence of the owner/renter/lessee
Screen Name Redacted 6/28/2022 02:16 PM	None
Screen Name Redacted 6/30/2022 01:55 PM	No dwelling should be allowed to be owned for the sole use of short term rentals.
Screen Name Redacted 7/04/2022 04:14 PM	Ce n'est pas une question de type, finallement.

Optional question (9 response(s), 834 skipped)
Question type: Single Line Question

Q12 Please share your level of support for short-term rentals being allowed in all neighbourhoods.

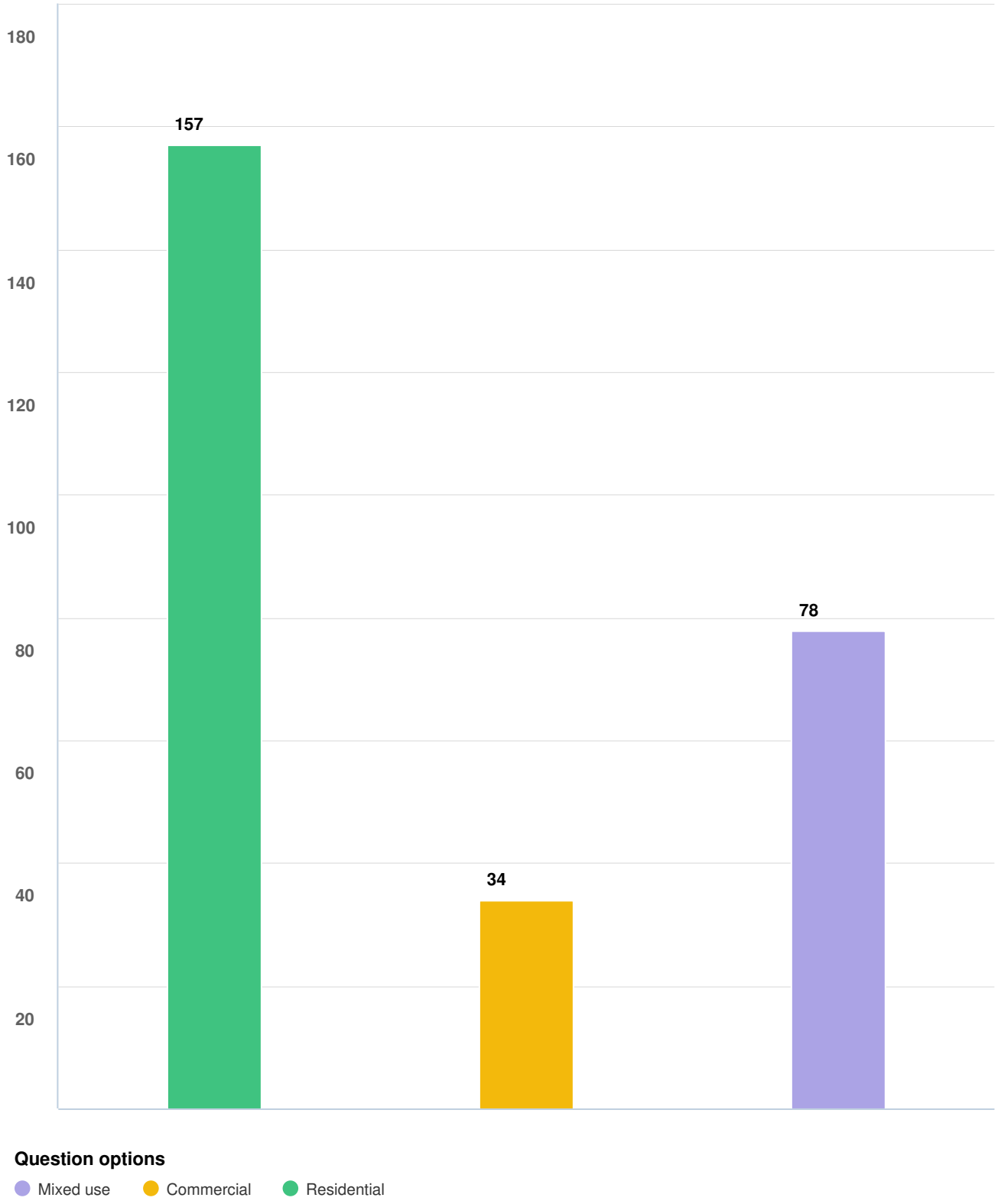


Question options

Unsure | Strongly oppose | Oppose | Neutral | Support | Strongly support

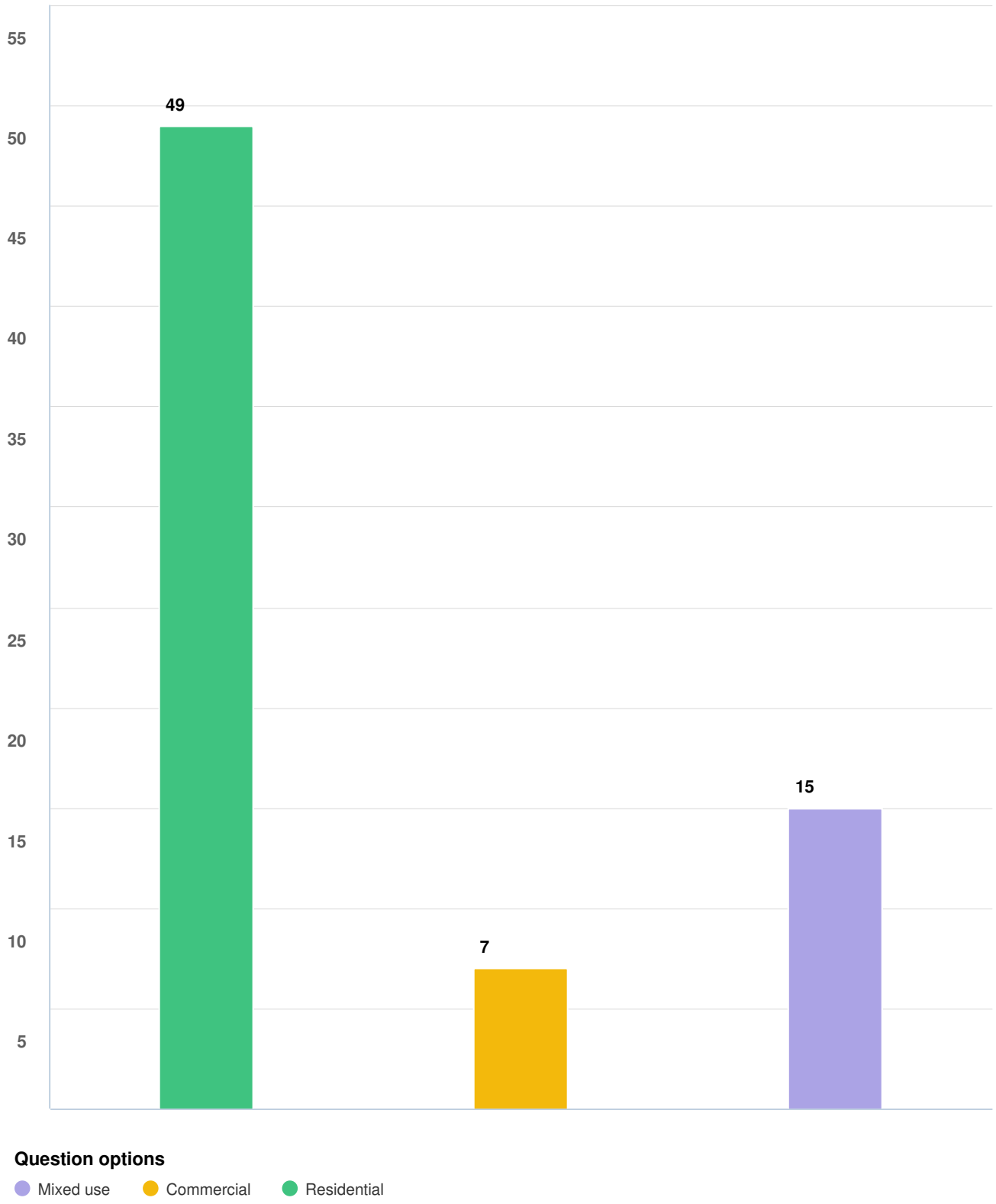
Mandatory Question (843 response(s))
Question type: Radio Button Question

Q13 Which neighbourhood types should NOT allow short-term rentals? (Check all that apply)



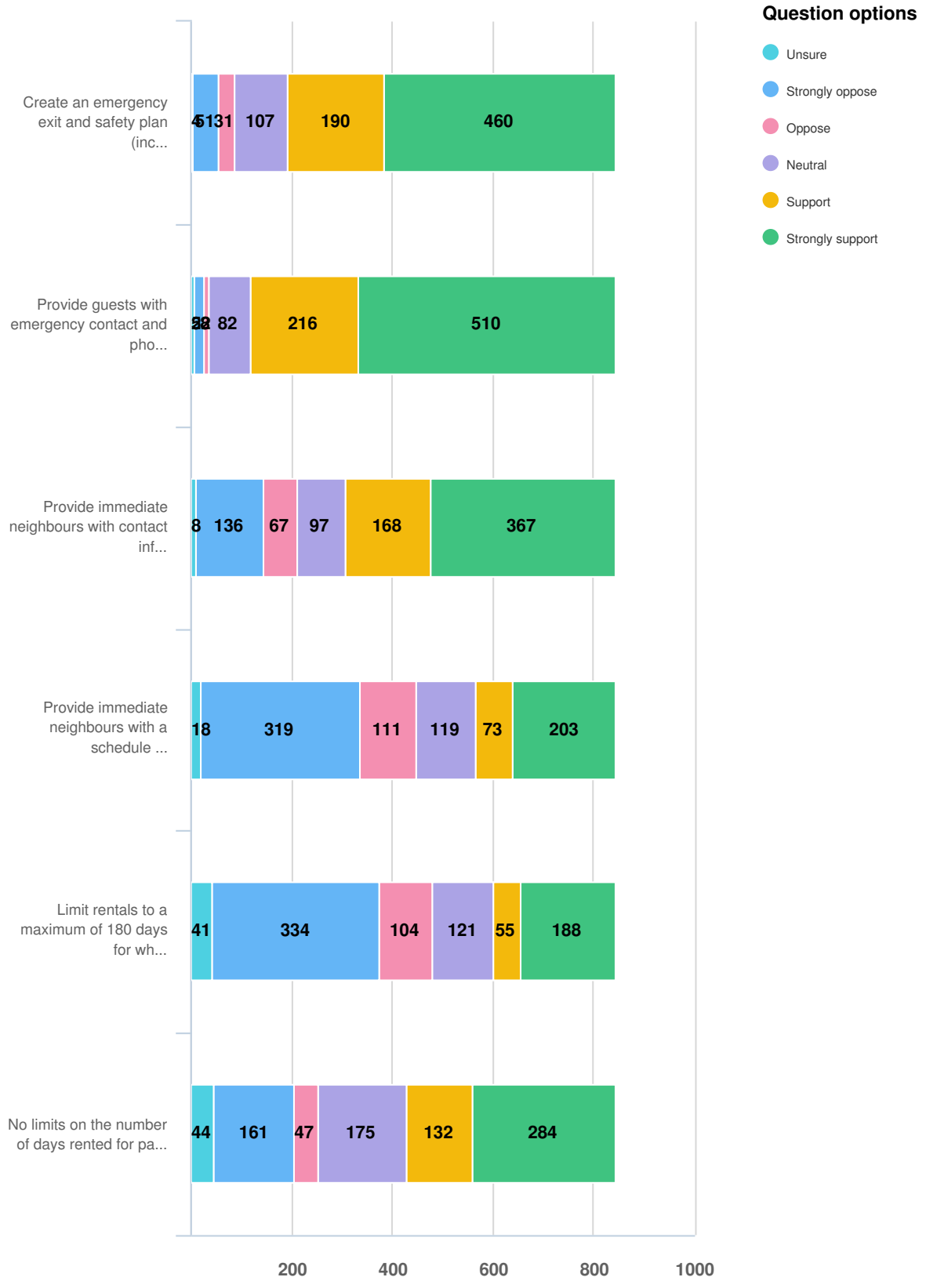
Optional question (162 response(s), 681 skipped)
Question type: Checkbox Question

Q14 Which neighbourhood types should NOT allow short-term rentals? (Check all that apply)



Optional question (59 response(s), 784 skipped)
Question type: Checkbox Question

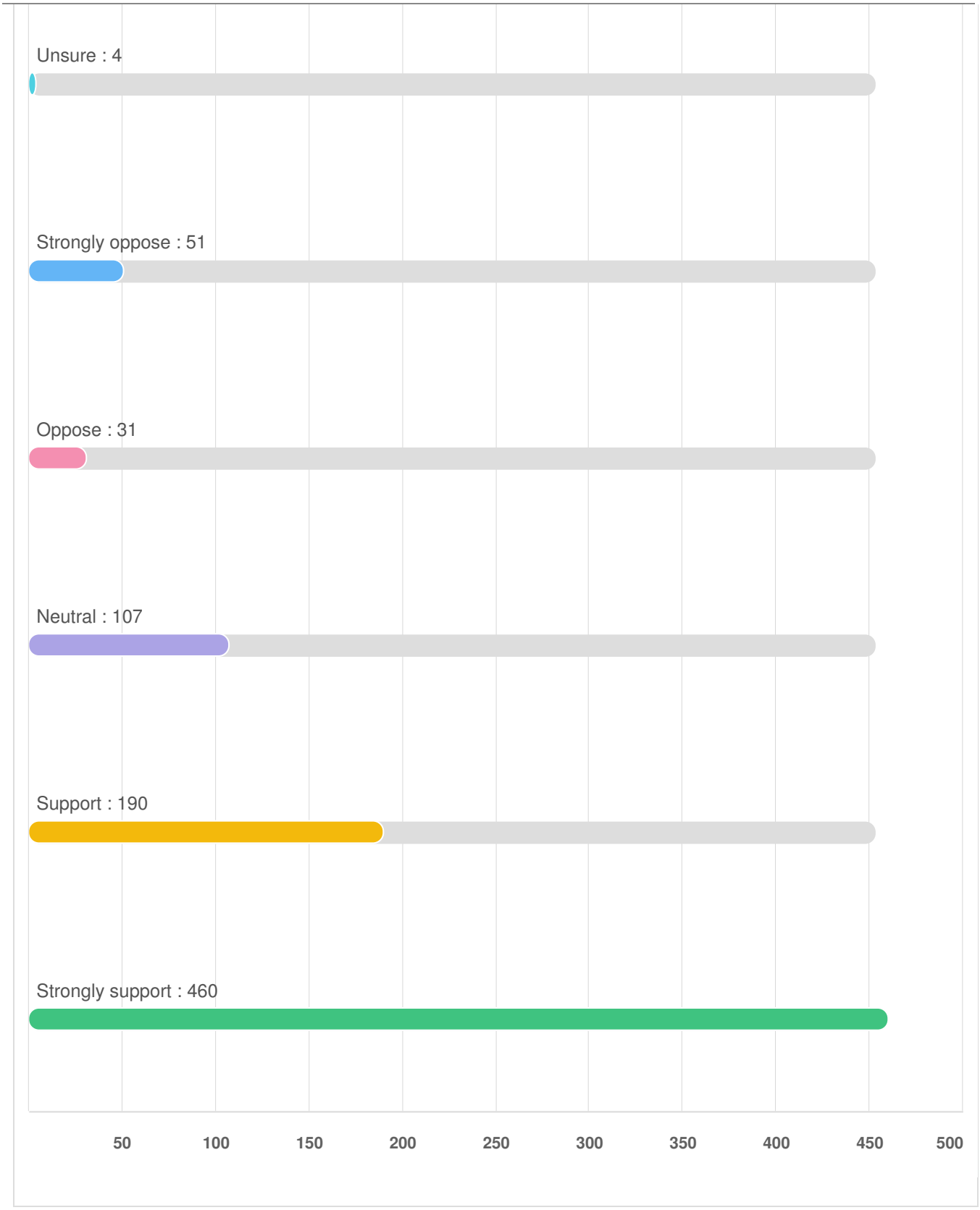
Q15 What is your level of support for the following additional licensing requirements and rules for operating that are being considered?



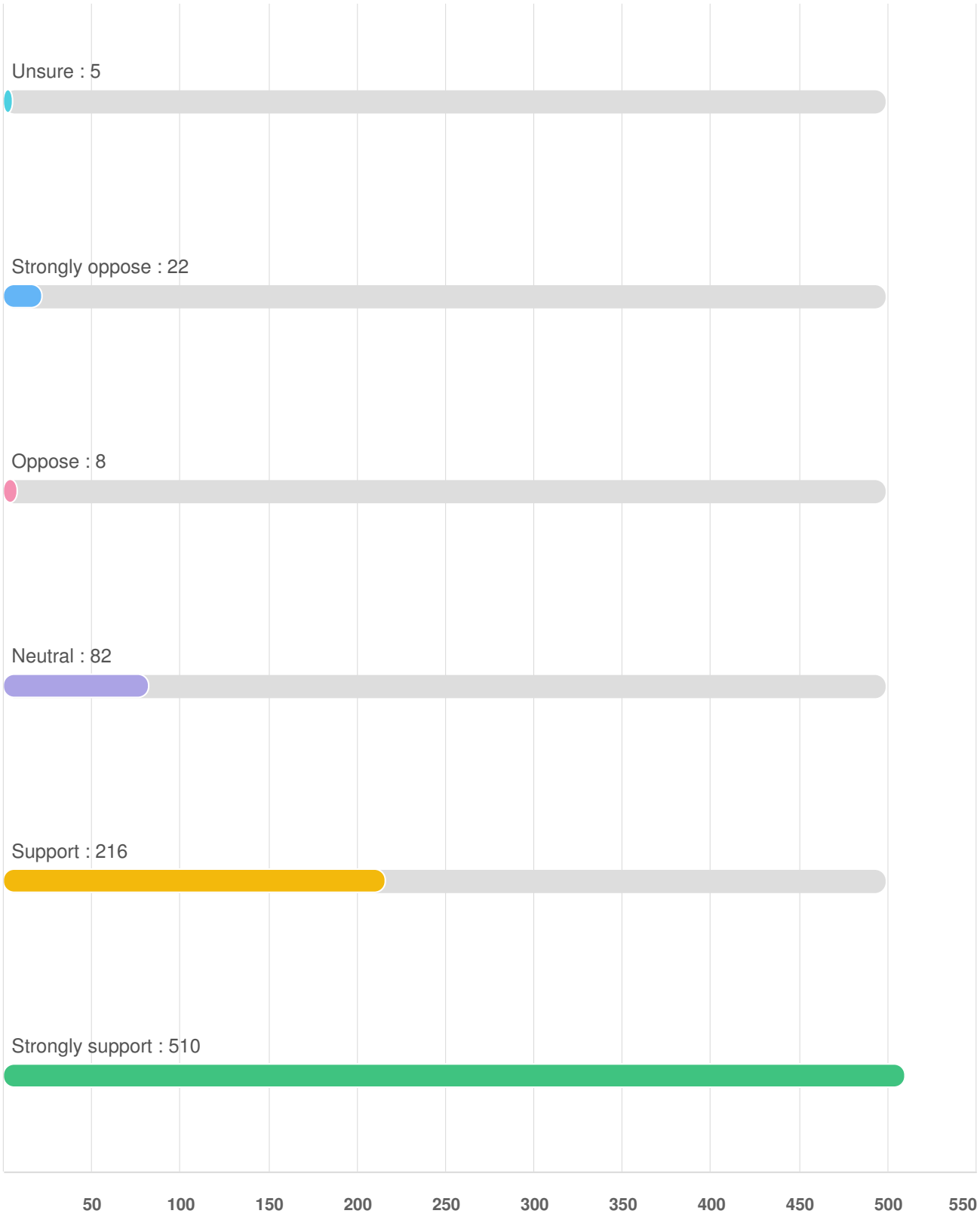
Mandatory Question (843 response(s))
Question type: Likert Question

Q15 **What is your level of support for the following additional licensing requirements and rules for operating that are being considered?**

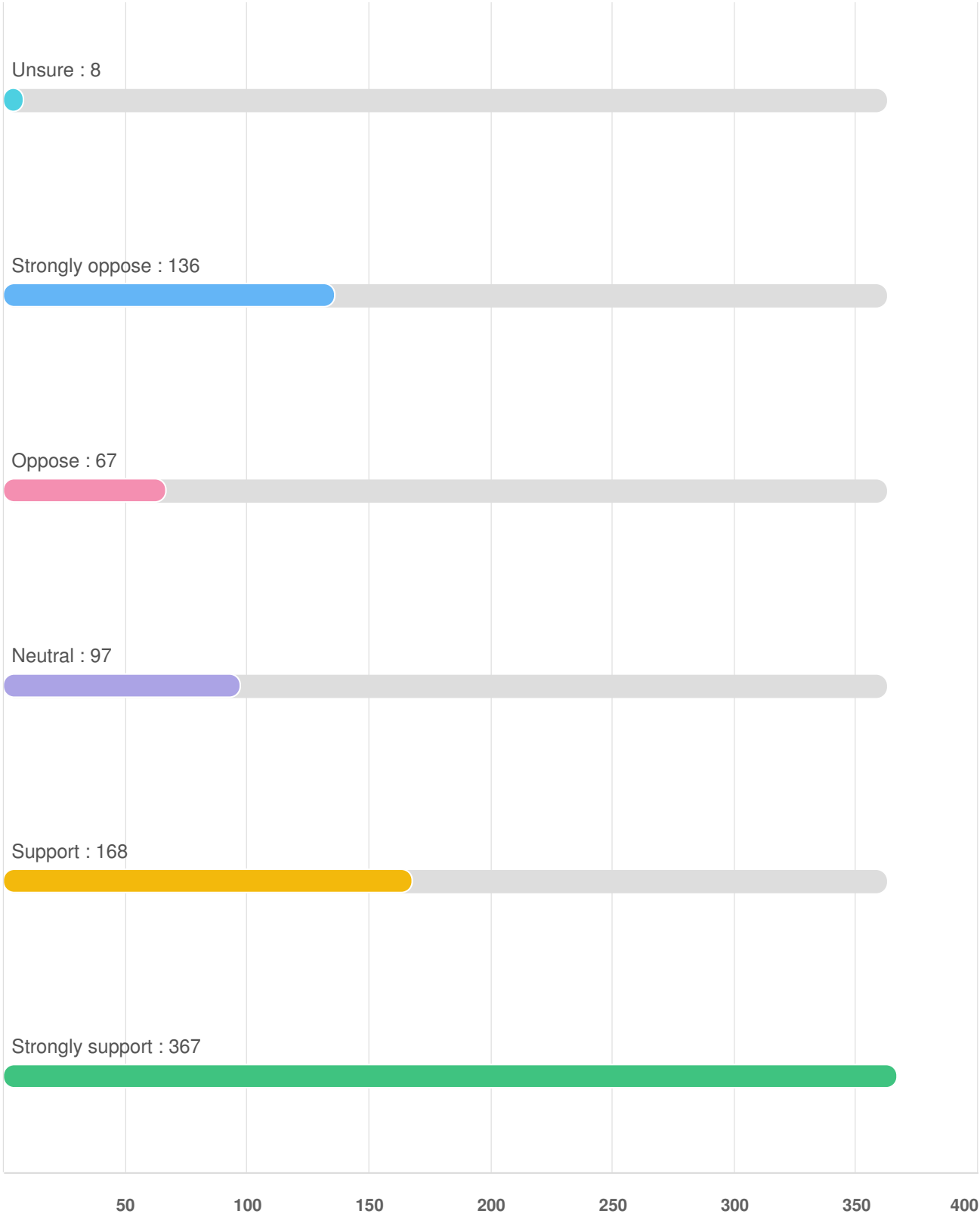
Create an emergency exit and safety plan (include exits, smoke and carbon monoxide detectors, and fire extinguishers)


Unsure : 4
Strongly oppose : 51
Oppose : 31
Neutral : 107
Support : 190
Strongly support : 460
50
100
150
200
250
300
350
400
450
500

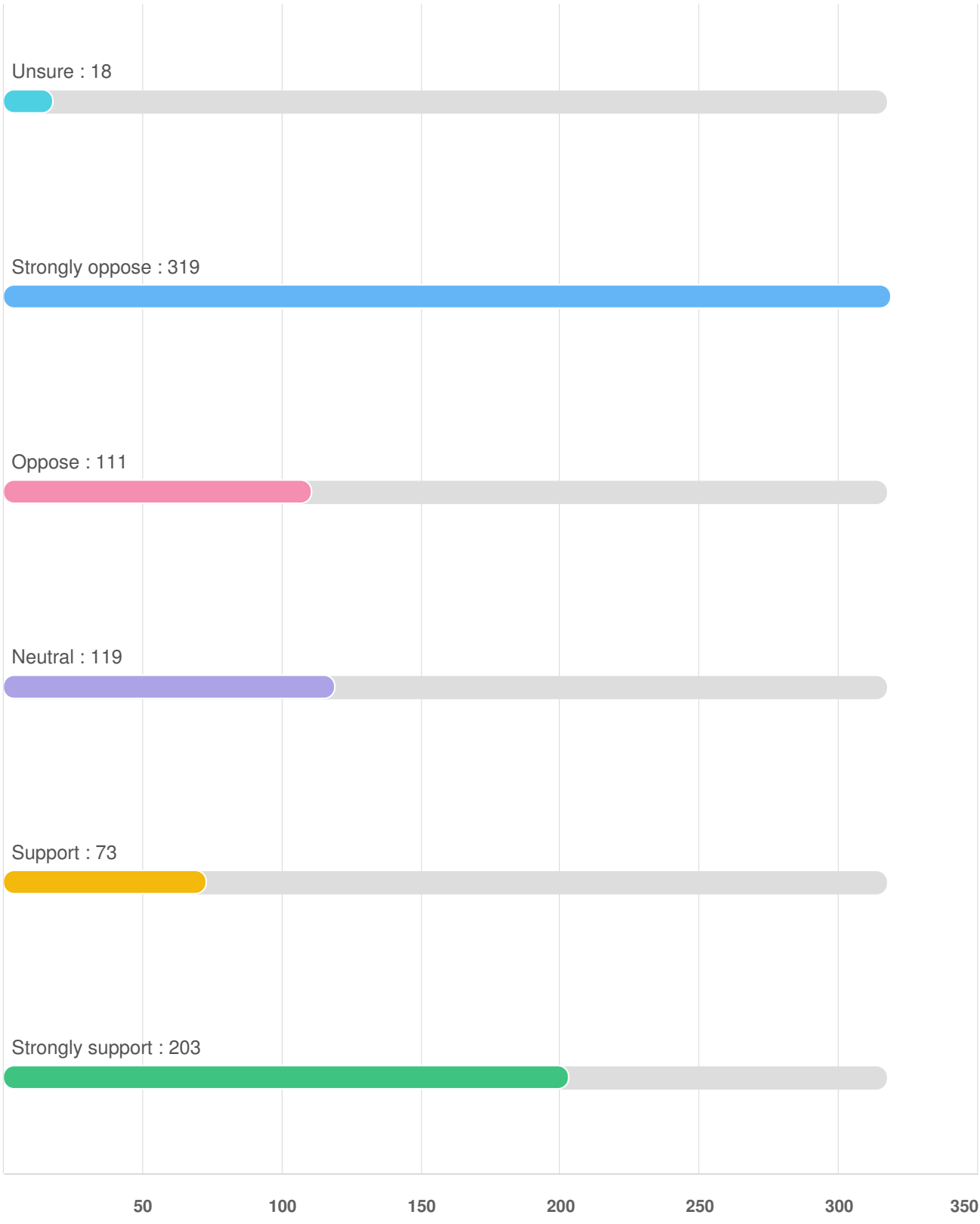
Provide guests with emergency contact and phone number



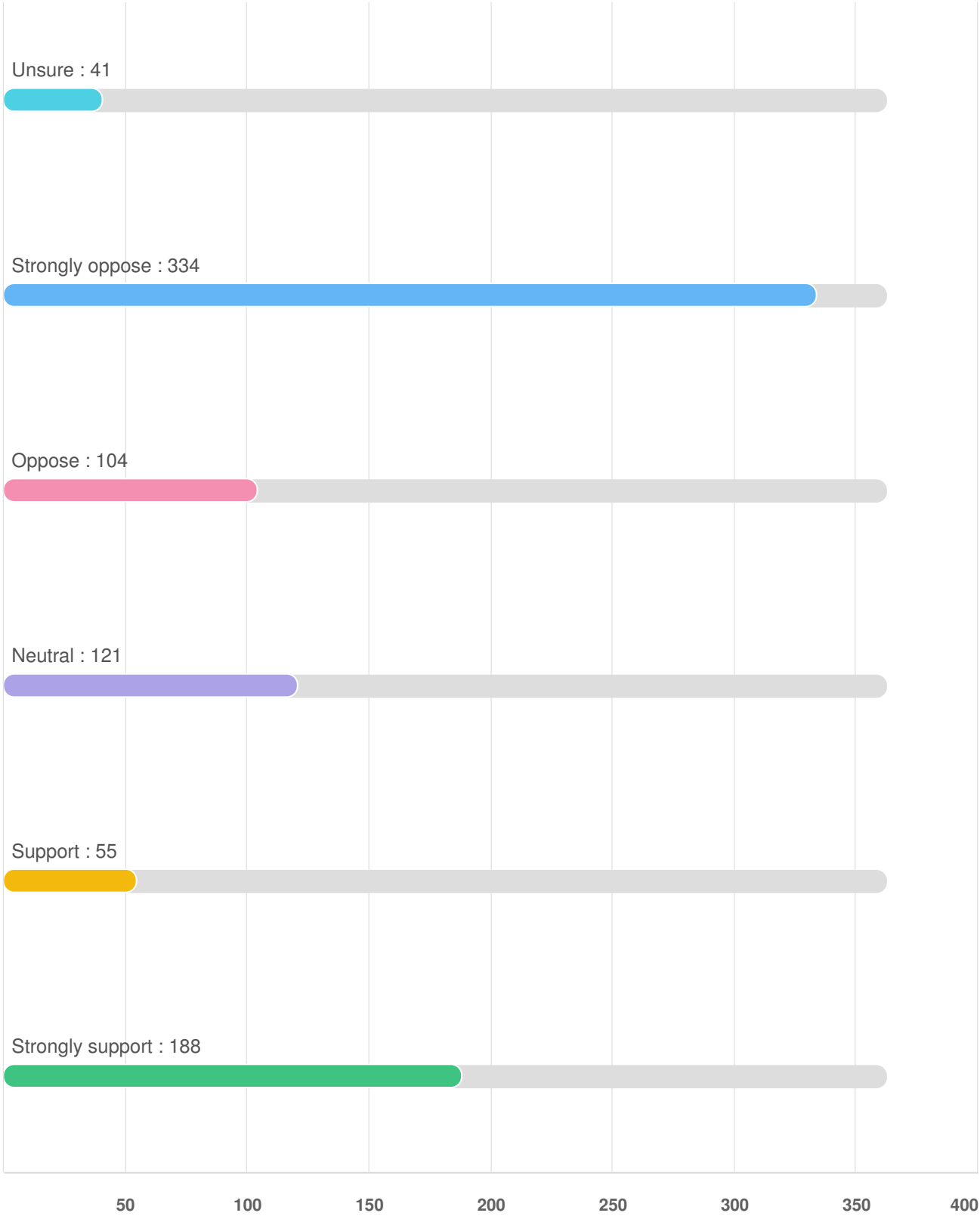
Provide immediate neighbours with contact information for the short-term rental host/operator



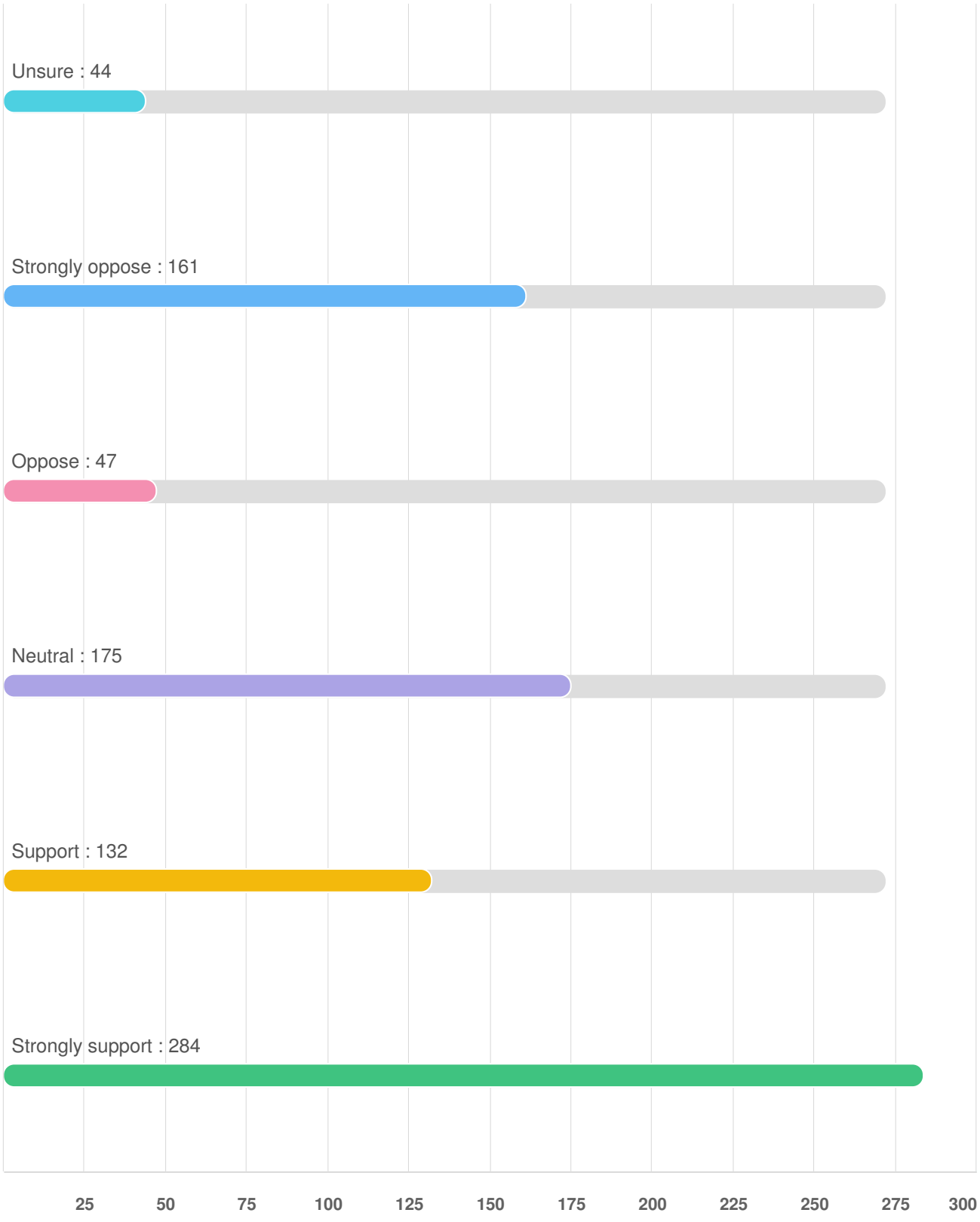
Provide immediate neighbours with a schedule of bookings (including arrival and departure dates)



Limit rentals to a maximum of 180 days for whole units (e.g. a whole house, or condo)



No limits on the number of days rented for partial units (e.g. one room in a house or condo)



Q16 **Do you have any additional thoughts about the benefits or challenges of these**

regulations, or other regulations that you feel should be considered? (Optional)

Screen Name Redacted
6/02/2022 02:08 PM

Renting for families of Winnipeg are exempt. We are trying to limit rentals from vacationers, (not from Winnipeg). These are travelers and should be managed similar to hotel restrictions.

Screen Name Redacted
6/02/2022 02:50 PM

By in large the property owners are not the problem. It's the people who come downtown to party for a night leaving their garbage behind. We have seen blatant drug dealing, etc. Minimum stays need to be adopted to weed out the nerdowells.

Screen Name Redacted
6/02/2022 03:01 PM

The main goal here in my opinion is to prevent people from buying residential properties solely for the goal of renting them out later.

Screen Name Redacted
6/02/2022 04:58 PM

Sharing guests arrival and departure dates with neighbours is vast overreach and highly inappropriate, not to mention unsafe for those guests and their reasonable expectation of privacy. Shame on you Winnipeg for even considering that.

Screen Name Redacted
6/02/2022 05:09 PM

Taxes and licensing makes sense, none of the other rules do. We already have by-laws for everything except breathing! Enough with the rules already and start working on important things like crime, healthcare, condition of the streets. If my neighbour has strangers in their house, it makes no difference to me. It’s THEIR house! I have neighbours who have lived next to me for 20 years now who are a supreme nuisance, the house that gets rented short term across the street…nothing like the *redacted* homeowner right next door! I have my hands full *redacted*.

Screen Name Redacted
6/02/2022 05:35 PM

It is counterproductive to place another tier of bureaucracy and policing into a self-regulating market. Hosts already comply with stringent rules for the platforms. Limit the restrictions to primary residence only. The problems will almost all disappear with that one intervention.

Screen Name Redacted
6/02/2022 05:49 PM

Have them pay the tax, and ban non resident operators. Don’t create a new branch of civil service.

Screen Name Redacted

The city should allow up to two partial units in a home for STR. This

6/02/2022 06:29 PM	is in line with the provincial guidelines on what makes a dwelling into a rooming house (three or more). It would make no sense to restrict it to one when two are allowed to be rented monthly. The emergency exit and safety plan is also overkill. These are homes, not mazes or fortresses. A large enough building will already be licensed for safety, and a house is not difficult to navigate. When a home is rented normally, it doesn't have an emergency exit safety plan, so why on earth would a short-term rental need one? The risk is identical. Providing neighbours with a schedule of when your house will be empty poses risks to the STR owner. Neighbours steal from one another more often than you think. Limiting rentals to a maximum of 180 days is also an arbitrary limit that does what, exactly? Makes it harder for people to get by. The best idea here is to not limit the number of days that a partial unit can be rented. The same logic applies to whole homes.
Screen Name Redacted 6/02/2022 07:03 PM	We are happy to see this conversation occurring, although we've lived in West Broadway for 35 years and rarely see current/existing zoning or livability guidelines being enforced or followed, so this undertaking is viewed with some skepticism, although we imagine from our own personal history that wealthier neighbourhoods with more expensive homes and condos will have the ear of the city.
Screen Name Redacted 6/02/2022 07:03 PM	Not at present.
Screen Name Redacted 6/02/2022 07:44 PM	By adding liscence requirements you take out people that are making short term stays affordable and further make winnipeg a destination that is out of reach for people. The accommodation tax already limits affordability for many people and hinders attractiveness for tourism. The short term rentals already comply with site host requirements which are posted and reviews are done to ensure the best experiences.
Screen Name Redacted 6/02/2022 08:44 PM	These will be a huge task to regulate. The more restrictions rules the bigger the task to enforce
Screen Name Redacted 6/02/2022 11:23 PM	The right to short term rent should be like a car and driver’s license Good drivers continue to drive Bad ones take their license away
Screen Name Redacted 6/03/2022 12:04 AM	Strongly support primary residence rental only - people will care about their own home and take greater care in who they rent to

Screen Name Redacted 6/03/2022 12:09 AM	I don’t feel regulations, privacy disclosures and licensing are necessary. This feels like an unnecessary restriction. We should be supporting short term rentals in our city. Primary residence only is ridiculous.
Screen Name Redacted 6/03/2022 12:18 AM	Should be stays of 30 days minimum in duration.
Screen Name Redacted 6/03/2022 12:53 AM	I think that single day or short term room rentals opens the door for prostitution, using spaces as flop houses, partying, etc in the neighbourhood. Can you also look into people renting out their back yards by the hour for pool parties? Who wants to live next door to that every day?
Screen Name Redacted 6/03/2022 01:31 AM	These regulations will not foster any growth in any neighborhood or building type. Some of these will regulations will also affect the city purse which have benefited from property purchases and taxes by investors from within and outside the city. The local businesses like restaurants will also see a decline in their profits as most short term use these services a lot. This also raises a concern of unfriendly neighbors cause more issues for owners than needed. Most people are not told what they should do in their homes, it is not time to start that now.
Screen Name Redacted 6/03/2022 01:39 AM	Stay out of the private homes of your citizens. Deal with issues case by case
Screen Name Redacted 6/03/2022 02:54 AM	No short term rentals in residential areas should be allowed. PERIOD.
Screen Name Redacted 6/03/2022 06:08 AM	When a specific short term rental unit is causing problems, it has been difficult to complain to the platform hosting the short term rental because this platform is not necessarily advertised. I would strongly prefer short term rental hosts are transparent in the way they are contacted and be open to complaints by making it easy to contact them.
Screen Name Redacted 6/03/2022 06:59 AM	I support limiting the number of days but it should be lower than 180.

Screen Name Redacted 6/03/2022 07:17 AM	A single investor owns 4 condos in our development with 1 unit right next to mine. All types of issues have occurred and the owner has no accountability to solving or addressing the problem, it is just income. The city has the opportunity to fix this once and for all
Screen Name Redacted 6/03/2022 07:35 AM	Limit the number of nonprimary residence units. 1-3 ok 4+ not ok.
Screen Name Redacted 6/03/2022 07:41 AM	How will the distinction be made between short-term rentals and short-term roommates? People shouldn't need a license to have a roommate
Screen Name Redacted 6/03/2022 08:42 AM	There are privacy concerns giving out rental dates and owner info. If people know when the house will be empty that's a huge concern. Hotels aren't required to give out that type of information why should short term rental owners? Limiting the amount of days to rent a unit won't stop any of these concerns so why limit the amount? It will only exaggerate the safety concern of empty houses not to mention less maintenance unless guests are staying there.
Screen Name Redacted 6/03/2022 08:40 AM	Although I support additional rules, my preference would be operating an Airbnb in a residential neighborhood NOT allowed and if only your primary residence as in other Cities. Also, it appears in my neighborhood the owners are buying up properties for this intent. Grandfathering current unlicensed Airbnbs should NOT be allowed. Shut it down. How would you like to live on a formerly quiet street with now increased traffic and activity and the potential to lower property value.
Screen Name Redacted 6/03/2022 08:44 AM	Air bnb provides background checks and insurance. It is no one’s business other than the operator
Screen Name Redacted 6/03/2022 08:51 AM	keep them out of established residential areas
Screen Name Redacted 6/03/2022 08:56 AM	there should be safety policies and checks in place. As far as letting neighbours know it's no one's business. A neighbour to a hotel doesn't get a list of tenants for those days or neighbours to apartments don't get lists of new tenants. It doesn't make sense.
Screen Name Redacted	Neighbours should never be given contact info or booking schedules-

6/03/2022 09:25 AM	complaints need to go through 311 or even direct to the department or police. If the City is going to license and collect taxes on the rentals, why impose restrictions of 180 days? Let them operate a business, and pay their way through. Fee should include the annual fire inspections or safety inspections, etc. Complaints that are valid should carry a fine. City needs to re-define what rentals are- short term, long term, rooming houses, hotels, etc.
Screen Name Redacted 6/03/2022 09:43 AM	The idea of sharing check in information or personal host information is a violation of privacy. Not only that sharing check in details for guests could pose a safety risk to them, these suggested are ridiculous. Beyond that, the tourism industry involves many neighbourhoods, families visiting each other want to be close together… why limit to single family or specific neighbourhoods, that's comment seems very narrow and short sighted
Screen Name Redacted 6/03/2022 10:31 AM	Agree with smoke detectors and fire extinguishers...
Screen Name Redacted 6/03/2022 10:39 AM	There needs to be adequate designated manpower available to deal with concerns being reported by neighbours and being capable of being addressed without delay.. and then actual consequences.
Screen Name Redacted 6/03/2022 11:15 AM	This project honestly seems like it's the city sticking it's nose where it doesn't belong to explore potential opportunities for taxation. City of Winnipeg acts like it's existing residents are already held to some level of accountability, which they are not. None of the bylaws are enforced, Winnipeg and its residents are a mess. Worry about the people already living in the neighborhoods if you want to focus on improving quality of life.
Screen Name Redacted 6/03/2022 12:15 PM	Operationalizing a schedule and notifying neighbours of arrivals/departures in impractical and impossible. This information is constantly changing and setting a single system of notification impossible. Str should not be restricted to primary residences only, this would effectively end the str market in Winnipeg and have negative consequences on our economy.
Screen Name Redacted 6/03/2022 12:59 PM	Any dwelling that has mulitiple tenants shouldn't be used for short term rentals. Notifying neighbours isn't enough. Impacted neighbours need to unaminously agree to allow the short term with the option to revoke permission if the guests or hosts negatively effect the area. Short term hosts currently don't have to answer to anyone, and

everyone else has to deal with the fallout of that.

Screen Name Redacted
6/03/2022 01:57 PM

We have long and short term rentals on our street. This causes problems with parking, noise, traffic, property maintenance, etc., as noted in previous comments. Parking should be restricted only to what the rental property can accommodate. When we purchased our home, we had no idea that we would be living beside homes where the owner is not present, the tenants do not maintain the property and during the winter felt it was their right to use our shoveled sidewalk to access their property while failing to clear their property. We have been here 11 years and the number of properties turning over and then being used as rentals is concerning. We are comfortable in our home and have no wish to move but are extremely tired of the lack of respect given to the area by tenants and absentee owners.

Screen Name Redacted
6/03/2022 01:59 PM

Giving strangers, “neighbours”, details about someone’s stay is atrocious.

Screen Name Redacted
6/03/2022 02:08 PM

One size fits all won't be fair to the variety of hosts and circumstances

Screen Name Redacted
6/03/2022 02:46 PM

Perhaps some kind of screening process to prevent illegal activity such as making/distributing drugs?

Screen Name Redacted
6/03/2022 02:52 PM

If short term rentals were limited to the primary residence, it would provide a greater chance of the neighbourhood and community being developed as the owner will likely to be there to deal with the renters' noise, partying and other activities, instead of it being an anonymous hotel zone that does not affect them.

Screen Name Redacted
6/03/2022 04:46 PM

Keep regulation to a minimum focused on safety and not based on the hotel industry lobbying.

Screen Name Redacted
6/03/2022 05:26 PM

Don't like the thought of Snowbirds paying for their 6 months down south this way. They will leave those who can't afford to go south, have to deal with all the problems.

Screen Name Redacted
6/03/2022 05:28 PM

More regulations more loss of business, take a serious look at that.

Screen Name Redacted 6/03/2022 05:44 PM	This last section I had to put something down. We are against rentals in our neighborhood.
Screen Name Redacted 6/03/2022 06:57 PM	Long term rentals are preferable to short term rentals. Consider regulations on noise and maximum occupancy of the rental to prevent parties. Substantial fines to the owners for breaches of safety, maintenance and occupancy regulations.
Screen Name Redacted 6/04/2022 12:18 AM	As long as renters are quiet and responsible, then the owner should be allowed to rent…if not, the owner should be held accountable
Screen Name Redacted 6/04/2022 07:15 AM	Rising crime rates are not going away ... be careful with what you are considering.
Screen Name Redacted 6/04/2022 11:33 AM	Short term stays are important to our economy and tourism in Manitoba
Screen Name Redacted 6/04/2022 11:56 AM	Limiting the number of units licensed for short term rental in a building to 15% or less and requiring hosts to provide contact info to neighbours would both help a lot. Primary residence requirement would also eliminate a lot of problems because it would prevent people from remotely operating multiple units and being unavailable when problems arise, which is the biggest issue.
Screen Name Redacted 6/04/2022 04:21 PM	If allowed in homes, they should be brought up to hotel standards for fire regulations. Special alarms and annual inspections. Smoke alarms to be monitored etc.
Screen Name Redacted 6/04/2022 05:05 PM	I lived in short term rentals first when I moved here. It helped me to choose an area to live in.
Screen Name Redacted 6/04/2022 05:16 PM	Add $200 property tax to registered providers.
Screen Name Redacted 6/04/2022 05:27 PM	Only allow short-term rentals in commercial areas (e.g. hotels, motels) to preserve residential area integrity.
Screen Name Redacted 6/04/2022 05:34 PM	Why would I want the host to tell everyone when I was coming to stay? That sounds weird.

Screen Name Redacted 6/04/2022 08:05 PM	On safety, fire extinguishers offer limited protection. Commercial rentals must include sprinkler systems such as apartments and hotels.
Screen Name Redacted 6/04/2022 11:13 PM	Again, your home you shoukd be free to do as you please.
Screen Name Redacted 6/05/2022 10:35 AM	I currently live in a detached house but have previously, as a single woman, lived in apartments with security entrances. I feel that giving strangers access to secure buildings with other tenants who have paid for and expect secure residences should not be allowed. There is a reason people live in secure buildings.
Screen Name Redacted 6/05/2022 01:55 PM	This is just a way hotels can keep thier ability for max rev.
Screen Name Redacted 6/05/2022 04:41 PM	None.
Screen Name Redacted 6/05/2022 05:45 PM	Carbon monoxide and fire detectors plus a fire extinguisher should be mandatory. Creating an emergency exit and safety plan is too onerous.
Screen Name Redacted 6/05/2022 06:15 PM	Your questions indicate you are missing the point and definition of short term rental. Perhaps you should review w tenancies branch. Also clearly who wrote the questions does not understand the issues people are facing . Ex, contact info is not necessarily the problem, rule enforcement for bad behaviour in an immediate fashion is the issue. Currently many owners of Airbnb units just avoid addressing issues until after the damage is done.
Screen Name Redacted 6/05/2022 10:46 PM	A high amount of regulation is needed. Short term rentals are a hotbed for crime in our city and disrupt law abiding tax paying property owners. I strongly support limiting these to 180 days per year or less and only allowing if it is a principal residence
Screen Name Redacted 6/05/2022 11:27 PM	Simplest would be to allow condo corporations to not permit short-term rentals which are more commercial in nature i.e. airbnb

Screen Name Redacted 6/06/2022 09:35 AM	They must meet zoning requirements.
Screen Name Redacted 6/06/2022 10:03 AM	Consider banning 3rd party management of units. (Owner hires a company to run an AirBnB out of their condo).
Screen Name Redacted 6/06/2022 10:19 AM	Limiting to primary residence will have an immediate negative effect on many people livelihood and source of income.
Screen Name Redacted 6/06/2022 10:34 AM	As stated previously, primary residence only is too rigid.
Screen Name Redacted 6/06/2022 10:42 AM	Short term rentals may have their place but not at the expense of long term residents who have made plans for a positive experience in their future residence.
Screen Name Redacted 6/06/2022 11:00 AM	Condo corporations do not feel empowered to prevent owners from creating short-term rentals. In absence of provincial legislation, providing some specific language in the by-law to address this would be helpful. Our board would greatly prefer limiting rentals to primary residences, though we do not have an effective administrative mechanism to push back against those requesting to rent. As long as they pay their leasing levy to rent their unit (with whatever tenure and conditions they choose), our hands are tied at the moment.
Screen Name Redacted 6/06/2022 11:13 AM	Providing neighbours with a schedule of bookings seems like a terrible idea from a privacy/security angle, for the person who owns the property being rented. You would essentially be telling all your neighbours when nobody is home! Awful idea.
Screen Name Redacted 6/06/2022 11:37 AM	Conditions for keeping licence. (X number of violations=suspension) How do you prevent someone from making a series of companies and owning multiple units/bypassing a suspended licence?
Screen Name Redacted 6/06/2022 11:46 AM	Primary residences only!
Screen Name Redacted 6/06/2022 12:17 PM	Winnipeg needs to attract visitors, I am opposed to any form of licensing or taxation, they will not help.

Screen Name Redacted 6/06/2022 12:34 PM	Maximum licenses per owner are critically important. This industry is being rapidly taken over by corporations buying up available housing for short-term rentals. This kills the housing/rental markets. If homeowners want to rent their place out, fine, but there needs to be an extremely small limit placed on corporate ownership portfolios. Long term rentals (180 day maximum is too long) also impact the rental market. Anything longer than a short vacation stay should really be funnelled through the standard rental market.
Screen Name Redacted 6/06/2022 12:50 PM	I have a friend who lives in a condo where short term rentals are not allowed. They are very unhappy but the owner of the condo is not following the rules. And the management company is not enforcing them. It's my understanding that people are upset about these type of things which seem to be the exception. Some of your legislation proposals seem excessive. Of course the property should be safe and meet requirements but other than that, if there are complaints, they should be dealt with the same way other complaints are dealt with. If there is a house or apartment being rented and the tenants cause a negative impact what is the protocol. It seems that the bill of these proposed regulations won't make much difference. Deal with the bad apples as individuals. If there are multiple valid complaints, then deal with those specific places. But it has nothing to do with shirt term rentals specifically.
Screen Name Redacted 6/06/2022 12:59 PM	The regulations need to be a strong as possible for the safety of all residents. The consequences for violations need to be strong and it needs strong enforcement.
Screen Name Redacted 6/06/2022 01:36 PM	Concerns about the secondary market created by licensing requirement (such as annual fire inspection, as this can be cost prohibitive and require onerous fire code updates, also, this likely doubles what is already done by condo corps, which account for the majority of short term rentals). There is a balance to be struck between enforcement/accountability, and allowing people to make money on the side. Agree that those who rent short term rentals professionally (i.e. using multiple income properties rather than their own house) should be subject to more stringent regulations.
Screen Name Redacted 6/06/2022 02:28 PM	People in communities buy or rent as their main living space. They have a right to a controlled quiet neighbourhood without fear of who is partying next door or who is supervising what is going on. They pay the taxes for the city and their rights are being taken away. The accomodation industry is being hurt by allowing this type of accomodation to take place.

Screen Name Redacted 6/06/2022 02:38 PM	We don’t want short term rentals of less than one year! There are too many reasons to support this statement but we definitely don’t need people living in our community on a short term basis! It has potential to increase crime, traffic that exceeds speed limits, don’t generally care about keeping rentals in good clean and well presented condition.
Screen Name Redacted 6/06/2022 02:48 PM	These regulations will just kill the industry and travel to Winnipeg.
Screen Name Redacted 6/06/2022 03:51 PM	Rent a hotel room
Screen Name Redacted 6/06/2022 04:16 PM	What organization monitors the regulations and infringements of such
Screen Name Redacted 6/06/2022 04:32 PM	Isn’t it more important to ask about minimum stays? That is the short term rental problem - not the maximum!
Screen Name Redacted 6/06/2022 05:03 PM	Short term rentals should not be allowed. Period. Under no circumstances or conditions.
Screen Name Redacted 6/06/2022 05:38 PM	Totally opposed to short-term rentals in condominium buildings unless at 80% of the owners agree.
Screen Name Redacted 6/06/2022 05:52 PM	Our Condominium has already been experiencing issues with regular renters. We do not need or want short term rental units on our property!
Screen Name Redacted 6/06/2022 06:15 PM	I am opposed to all types of short term rentals. The research documenting the negative effects for condominium owners and home owners in general is readily available for anyone who can read. If the message hasn't come through clearly let me repeat, a THOUSAND TIMES NO TO ANY AND ALL FORMS OF SHORT TERM RENTALS.
Screen Name Redacted 6/06/2022 06:25 PM	I feel there is a way to regulate and allow middle class people to operate in an ethical manner, without imposing harsh restrictions such as primary residences only. Deal with problematic hosts, don’t

	implement harsh restrictions that puts good and honest people out of business.
Screen Name Redacted 6/06/2022 06:44 PM	I am in favour of setting rules but I am Very opposed to requiring that the unit being rented must be the host primary residence. Many guest (90%) professionals like Doctors rent units for a moth or more while they are fulfilling their residency. And they choose accommodations that are completely private. (Full space to them selves) If the city were to require that host live in the unit at the same time. Most guests would simply not book short term rentals in Winnipeg anymore. It would kill the industry entirely!
Screen Name Redacted 6/06/2022 06:55 PM	This still doesn't stop a party from happening while you sleep at night but I want to see stringent enforcement of laws and regulations which would include fines and or imprisonment. Short term rental are like hotels therefore should be subjected to rules and regulation like a hotel.
Screen Name Redacted 6/06/2022 07:16 PM	See my previous comment.
Screen Name Redacted 6/06/2022 07:56 PM	If in a condo, maintenance fees need to be applied for their damage to common areas, trash etc
Screen Name Redacted 6/06/2022 08:12 PM	Regulations brought in need to be enforced.
Screen Name Redacted 6/06/2022 08:36 PM	n/a
Screen Name Redacted 6/06/2022 10:21 PM	As a Host, aside from licensing, Fire regulations and Health inspections I should not have to be restricted by any other 'opinions'. All Hosts try to find Guests that will respect their property in order to limit noise, damage and overall costs of operations. If the City wants to have 'control' then they should enforce 'compulsory ID for renters; eliminate 3rd party rentals; compulsory registered guest list; no parties; guest can be fined for bylaw infractions'. And the Hosts would thank you for backing them up in protecting their property as well as the peace in the neighborhood. All Hosts have experienced "locals" as the WORST Guests who party, cause damage, invoke hostile engagements with neighbors and refuse to pay for damages. Airbnb has the WORST Guests that book short term rentals. If Winnipeg wants to raise standards on short term rentals they need to set out

	the rules of NO PARTIES, ALL GUESTS MUST PROVIDE ID AND ADDRESS; FINES GET PASSED ON TO GUEST - NOT THE HOST. People rent places to party in because they don't want to deal with the After Party Cleanup.
Screen Name Redacted 6/06/2022 10:41 PM	I feel as though many of these proposed regulations are unnecessary as they (in my experience with Airbnb) are already in place.
Screen Name Redacted 6/06/2022 10:59 PM	The city should at a minimum adopt the short-term rental policies from other jurisdictions, regardless of complaints from short-term rental hosts / owners. It's a lucrative markets and irresponsbile hosts / owners are taking advantage of an unregulated jurisdication to maximize profits while wreaking havoc on neighboring citizens.
Screen Name Redacted 6/06/2022 11:02 PM	The licensing requirements are all well and good BUT I do NOT support short term rentals in general and specifically in condos/apartments, semi-detached homes, etc. where the impact to other residents would be extreme/excessive IF the sort term renters abuse their accommodations.
Screen Name Redacted 6/07/2022 01:01 AM	The benefit of licensing curbs bad hosting behaviour and allows the city to identify, track and contact STR owners. There is zero benefit to a cap on nights rented or restricting to primary residence only. It will kill the livelihood of several hundred citizens and bring in almost no tourism monies, take away a popular offering that other cities have, and for WHAT? Plus charging a license and all sorts of fees to have a guest in your primary residence is ridiculous! What next? I don’t see why the city can’t try some licensing at least or enforce the already existing by-laws at least before pulling the plug on my entire financial future. I expected more from this council. ***Redacted***. why is council going out of their way to impede the progress of their hardest working middle class entrepreneurs. Council took the word from a few residents of *redacted* (which are not factual according to report history from the Wpg Police and Fire Depts). Rather than do anything about the condo act, or license these suites and then pull the licenses if they act up a few councillors are choosing to just shut down a whole industry. Where is the collaboration?!! No movement whatsoever on coming to agreement with STR owners. Why does it have to be all or nothing?

	Every single one of my neighbours to my STR's wrote in. They mike only having a part time neighbor not a full time one. They can't get their head around why I am under so much pressure over this. I finally found something I like to do that I can earn a living at and they want to rob me of everything I worked so hard for since I was about 14 years old. **Redacted**.
Screen Name Redacted 6/07/2022 07:37 AM	Verification of the renters through the booking platforms. Government ID, Credit Card, Name, Address, Phone Number etc.
Screen Name Redacted 6/07/2022 08:35 AM	Stop penalizing the working and investing class of our community through additional taxation, fees, and unnecessary regulations. These people are the solution to the local economic issues and concerns, not the problem.
Screen Name Redacted 6/07/2022 08:55 AM	Strongly oppose for short term rentals because of the NOISE. Why not declare if the building is for commercial/business/rentals/lease or residential.
Screen Name Redacted 6/07/2022 09:26 AM	These new regulations will negatively impact small businesses. To make the rule that short terms would need to be the primary residence makes no sense - when would you be able to rent?
Screen Name Redacted 6/07/2022 09:39 AM	This is awful for small business owners. I can't believe the city is even considering the above. Red tape and tax grabs that hurt small business. Awful.
Screen Name Redacted 6/07/2022 10:00 AM	The questions above do not specifically list fees involved. How can I agree to them if I don't know the actual cost? This survey is very strange as it's asking me to answer questions that are not clear and not giving enough info on the costs involved. I recommend re-doing this survey to include the fees suggested.
Screen Name Redacted 6/07/2022 10:51 AM	criminal record check for renters
Screen Name Redacted	Short term rentals should mean "short" a few days to a month or two

6/07/2022 11:51 AM	max.
Screen Name Redacted 6/07/2022 12:13 PM	Housing market is unreasonable and unrealistic to own a home for many. Renting is the new future until the housing pandemic stops
Screen Name Redacted 6/07/2022 12:26 PM	I believe bylaws exist for most of this. We pay enough taxes stop adding more.
Screen Name Redacted 6/07/2022 12:37 PM	This is a terrible idea
Screen Name Redacted 6/07/2022 01:21 PM	Short term rentals can ruin neighbourhoods and communities and should not be allowed
Screen Name Redacted 6/07/2022 01:45 PM	I am more supportive of a short-term rental policy that allows separate homes to be used as opposed to townhouses and apartments and the questions did not address this with an either/or approach. The reality is that the people in the latter two properties are forced to accept the presence of a transient user in the same building or at least connected to the same building as their property. At least with the separation between separate dwellings, there is some degree of privacy and even security possible that the other two types do not allow.
Screen Name Redacted 6/07/2022 02:06 PM	Background checks.
Screen Name Redacted 6/07/2022 02:30 PM	Tax them to the moon and double their property taxes. They are no longer in a primary residence
Screen Name Redacted 6/07/2022 02:50 PM	-People and Corporations buying up all the housing to rent or use as short term rentals has really lowered the availably of homes for primary resident families and created a shortage of homes/condos for sale/ long term rental -Neighbours should be consulted and should have required approval of short term rental if a short term rental is considered near their home/ condo -Permits for short term rentals should be purchased through the city annually -The property owner that lists the short term rental must be a resident of Winnipeg -any noise violations or complaints from neighbours due to rentals should be require a cash penalty paid to the city (3 violations and permit is revoked for the year

Screen Name Redacted 6/07/2022 02:56 PM	Leave it alone, we don't need any additional regulations
Screen Name Redacted 6/07/2022 03:55 PM	The city should completely disallow short term rental. Hotels pay accommodation tax. There is need to have this short term lows and regulations. The fact that we talk about is tell us there is a problem. This only service the renters who do not care who is affected by this.
Screen Name Redacted 6/07/2022 06:05 PM	I strongly disagree with this: "Proof of primary residency (if short-term rentals are limited to primary residences only)". It seems there is a building called the *redacted* where most complaints are coming from. And they are coming from the same presenters over and over. I have seen the same stories repeated. The city should not limit to a primary residence all because of ONE building and complaints from the same 4 people. This building is in an undesirable/unsafe area of Winnipeg.
Screen Name Redacted 6/07/2022 08:29 PM	No short term rentals in residential areas
Screen Name Redacted 6/07/2022 10:06 PM	In your own home you should be able to have whoever over whenever you'd like without having to do a jump, skip, and a hop to get threw a hoop.
Screen Name Redacted 6/08/2022 12:59 PM	Limit to number of guests (and visitors)
Screen Name Redacted 6/08/2022 01:11 PM	Providing accommodation whether by hotel or private resident should be subject to the same rules.
Screen Name Redacted 6/08/2022 04:02 PM	Have a process to revoke a license if x number of infractions. We have examples from other cities where the rules are in place. (Note some that do not have residency requirements are reviewing change to including it.) Without that clause, you do not have an impact on the neighborhood environment.
Screen Name Redacted 6/08/2022 05:29 PM	Limit rentals to maximum 28 days
Screen Name Redacted	If short-term rentals are going to be allowed, they should only be

6/08/2022 05:28 PM	allowed in primary residences.
Screen Name Redacted 6/08/2022 05:46 PM	Short Term Rentals should be limited to owner occupied principle residence only, maximum annual rental of no more than 90 days per calendar year.
Screen Name Redacted 6/08/2022 10:14 PM	This would be a complete disaster! The city have a difficult enough time handling licensing in other areas, far less adding more! The neighbourhood should not have to pay properly taxes and also babysit short term rentals next door. It is completely unsafe.
Screen Name Redacted 6/09/2022 09:06 AM	The City is not capable to monitor licensing and follow up enforcement in a timely and definitive manner based on other licensing/enforcement programs they are responsible for. If a standalone house is rented privately, impact on neighbours is limited compared to apartments and condos. I chose to buy a condo in retirement to not only limit the work involved in a house, but to increase personal safety and security. If you allow STRs I'm my condo building, you have impacted my personal choices in a negative way.
Screen Name Redacted 6/09/2022 09:30 AM	Max 30 days, not 180
Screen Name Redacted 6/09/2022 10:34 AM	I am not agree to many regulations by the city, this is also a therapy that requires a lot of work and funds to keep it running. Many times is more the work than the profit
Screen Name Redacted 6/09/2022 11:11 AM	There should be a minimum stay required. Too many bachelor/bachelorette parties, prostitutes, drug dealers.
Screen Name Redacted 6/09/2022 04:13 PM	I have no problem with owner occupied properties renting out a room to students but not setting up their home as a hotel.
Screen Name Redacted 6/09/2022 08:04 PM	Restricting to a primary residence would take a lot of flexible accommodation options away from people who really benefit and enjoy this way of staying while they visit. It is much more affordable for people, families, and business travelers.
Screen Name Redacted	Please do not restrict to a primary residence and then limit to 180

6/09/2022 08:30 PM	days a year. This rental option is much needed by people and it is more affordable. I have spoken to my neighbors and they confirmed no issues and had no idea city hall was even considering such a method.
Screen Name Redacted 6/10/2022 08:59 AM	The survey does not include an option that I do favour re: short term rental limitations: limit minimum number of nights per stay ... I would opt for minimum stay of 3. 4 or even 5 nights
Screen Name Redacted 6/10/2022 02:33 PM	Most hosts are responsible. They will loose their listings if they are not doing things properly. It is not easy to impress guests. So most hosts are on top of it. We are already keeping our guests safety at the top of our priorities. I understand the accommodation Tax. It is what it is. Let these hosts do what they are good at. Taking care of their guests. It is not an easy job. Airbnb will remove your listings if you are doing a bad job. But please. This city and our downtown especially needs a lot of work to be competitive with other cities. So why they would try to stunt our tourism in any way right now blows my mind. We need to be more progressive than that. This city does not need regulations on airbnb. A lot of jobs will be lost if you ban airbnbs from non residential. It will have an impact on tourism as well. A lot of people like to travel this way now. It’s convenient and in some way more affordable. It often offers people a kitchen to cook if they have specific health needs. And flexibility. If there are bad hosts out there that are allowing parties and have sketchy people coming and going. They need to be looked at on their own. It isn’t fare to be punishing the entire industry because of a few bad seeds. Maybe look into finding a way to go after individual bad hosts that are not fostering safety and harmony with their community.
Screen Name Redacted 6/10/2022 02:28 PM	The costs of these regulations must not present an unreasonable financial or bureaucratic burden to the small-time host for whom this is likely something they do on the side to supplement their income.
Screen Name Redacted 6/26/2022 07:43 PM	Short term rental should be regulated, but this should be done in such a way that it enables the growth of the emerging Short Term Rental industry and not to crush the growth. If the regulations are aimed at crushing the growth of the industry, it would only further affect tourism negatively in Winnipeg and dampen potential economic growth opportunities for the city.
Screen Name Redacted 6/10/2022 02:37 PM	These businesses should not be allowed in residential zoned areas. It opens the door to other businesses starting up. We don't want opium

	dens, bordellos or other criminal startups happening in Residentially zoned areas.
Screen Name Redacted 6/10/2022 02:38 PM	It's easy to make rules and regulations when it doesn't affect you. Airbnb STR has been doing widely well, I do not see why this should change.
Screen Name Redacted 6/10/2022 03:23 PM	As a host through Airbnb, I am already paying taxes for these rentals. Introducing a new tax only means the rental rate will go up as I will be passing along the expense to renters, artificially inflating already increasing home costs. Providing neighbours with my contact information and a schedule of bookings is over-reach by the city and an invasion of privacy. Anyone can be a nuisance neighbour, will everyone need to provide their contact information to neighbours and a schedule of their personal comings and goings?
Screen Name Redacted 6/10/2022 03:45 PM	the cost for licensing and create a fire and safety plan will push the small renters away, the cost added take the license and fire and safety won't guarantee an extra income, it's just a cost for the owner who is in the house. makes sense for a business where the guest would unsupervised.
Screen Name Redacted 6/10/2022 04:06 PM	For example Airbnb is running this worldwide and going through the security checks. These regulations will kill the industry and economy.
Screen Name Redacted 6/10/2022 04:37 PM	It think this regulations are very unfair to someone who bought a house and is using the house for a purpose that is not illegal. There are also questions that has privacy concerns. Aside from criminal record check and letter of permission for renters, al other proposed requirements are unnecessarily intrusive.
Screen Name Redacted 6/10/2022 04:42 PM	Members of the public with income properties have a right to use that property as a rental whether long or short term. Problem people exist, at least with a short term rental, they aren't there for long.
Screen Name Redacted 6/10/2022 04:40 PM	Winnipeg needs to be seen as a destination city. Limiting accommodations gives tourist a reason not to come. Also, this is a way to help those who own home make a little extra money on the side if they have it in their primary residence or those who rent property have the option to do short term.

Screen Name Redacted 6/10/2022 05:04 PM	Some of the proposals here mean that my alternative retirement plan would not be possible. I have the time to maintain/improve and closely monitor the Airbnb, so that no unwelcome activity such as parties takes place at my property.
Screen Name Redacted 6/10/2022 05:22 PM	Some neighbours abuse and are irresponsible with contact information, in the most extreme cases, putting a home at risk between rentals. If the neighbours have a concern they should contact by-law enforcement or can contact the homeowner by mail. The owner of a short-term rental has the right to privacy.
Screen Name Redacted 6/10/2022 05:38 PM	No
Screen Name Redacted 6/10/2022 06:50 PM	All buildings used for rental units both Air B&B and hotels or motels must have fire safety and a safe building . If a fair Playing field is the concern of hotels then they as well should have some rule changes made . Posible look at the high costs and uncontroled rates they charge for there accomidations . Maybe put a set price on there fees ? Have them install kitchens in all there suites available to the public and give discounts for longer bookings . Make sure they provide a quite atmosphere for people in the building and around there buildings . I believe a great deal of the complants associated with Some short term rentals are also associated with the hotels around the city . Not all hotels are with out negative activities or rental properties or short term rentals . So to Put limits on short term rentals but not limits on hotels is very one sided . Maybe if the city kept some records of problems at some of the city lodgings the bad ones with continues problems could be reduced . That would include all rental accomidations . Now on top of that Air B&B and other short term rentals keep reviews of both the people renting and the accomidation . If a person abuses the system then they are not allowed into an Air B&B or the rating of the premisses is down graded or can be eliminated . I do not believe this practice is used by the hotel industry to rule out people who abuse the system . I know for a fact the Residental tenacy does not follow any rules but makes a landlord secure and competative . The city of Winnipeg has put a lock on rental properties increases to the point where any money spent on a building is money lost . Slum landlords and building are not incouraged to improve there buildings but controled to the point of dispair . They run landlords through a gontlet of pay as you go and all on you logic . Its sad that the sytem is designed to limit your fee's at a time when increases are rises and inflation is rapid . O zero percent increase to all rental income for two years makes little sense to a landlord trying to improve his property . There are many problems in this city but some times your rules are not fair to all concerned .

Screen Name Redacted
6/10/2022 06:38 PM

Why is this even an issue? How about dealing with crime in our neighborhood from criminals and not making assumptions renters are the problem.

Screen Name Redacted
6/10/2022 07:36 PM

Short term rentals provide far more beds than hotels ever will in our city that will yield more spending locally in our city . Affordable licensing would be welcome as well as regulations to remove licences for irresponsible hosts. We are professional as and have built a life built on short term rentals . Please don’t take my career away only to benefit big hotel business .

Screen Name Redacted
6/10/2022 07:52 PM

I think by this restrictions the num er of tourists who want to stay in Winnipeg will decrease the gradually

Screen Name Redacted
6/10/2022 11:39 PM

These regulations might make it difficult for host to keep up, best to keep them away.

Screen Name Redacted
6/11/2022 12:00 AM

Do not regulate the STR market to the point of destroying this industry in our city. Travellers want the option of STR’s vs hotels especially for longer stays. Regulate with the goal to weed out the bad apples.

Screen Name Redacted
6/11/2022 07:34 AM

Whole house short term rentals are important for tourism in Winnipeg. They fill a gap that hotels cannot support. Returning family groups coming back to Winnipeg to visit family and friends do not want to stay in cramped and expensive hotels. The problems in Winnipeg have almost entirely been in downtown condominium short term rentals. These are rented to young people for short stays and have been used to throw parties in. Short Term Rentals in downtown condos should be controlled. Whole house rentals in Winnipeg suburbs are an overwhelming positive thing for Winnipegs tourism and Winnipegs economy.

Screen Name Redacted
6/11/2022 08:44 AM

I have no concerns with short term rentals. They offer a great alternative for people travelling to our city, increasing spending in local business and supporting local families with supplemental income. Platforms like AirB&B and VRBO have all kinds of safety nets in place to prevent things from going wrong. If the city were to ban these types of rentals, people will just find other ways to rent their properties without these protections and supports.

Screen Name Redacted
6/11/2022 02:49 PM

I think all units should have mandatory cameras at the entrance. Hosts should have to monitor cameras throughout stay. Hosts should be responsible to ensure there is not noise violations/ extra guests/ illegal actions. Hosts can properly vet their guests and monitor throughout stay to ensure this. I do not agree with hosts who do rental arbitration (manage 1-50 different homes) I believe they are not as diligent in making sure guests follow instructions and do not monitor throughout stay, and do not have the same interest in the investment if they do not own the property or furnishings. If there are restrictions coming into play, perhaps not having more than a certain number of listings, or you have to personally own your listing would help. I agree with record checks for hosts. I agree with licensing. If there are issues, your license should be suspended. Noise monitors can track volume Hosts should have a security plan for when they need to end a reservation.

Screen Name Redacted
6/11/2022 10:11 PM

I believe ensuring the renter is safe is a great idea - I don’t believe there should be limits of days, this seems like over regulation of what is a free market system.

Screen Name Redacted
6/12/2022 03:32 AM

There should be no 180 days regulations on primary residence. I paid full amount to buy my house not half amount. Let me own the house. Don't take my ownership to rule my house my choice. Rather than wiping out you should support STR's. Do you know rise in inflation? Renting spare bedroom in my house help me in little bit of support to my bills, mortgage. Please let me have my own Freedom to control my house. Do not impose dictatorship regulations on primary residence. Also, take one tax, either accommodation or property tax. It totally doesn't make any sense, using two different names to get tax on same one thing. I hope my words will be taken into consideration and it MUST be. Regulations must be of public interest not in the interest of rich people. Again, please give me Freedom to live in my house.

Screen Name Redacted
6/12/2022 09:02 AM

Only allowing STR in primary residence is ridiculous!

Screen Name Redacted
6/12/2022 10:43 AM

Concerns about neighbors knowing are crossing the line for privacy. People have the right to privacy and right to activities and having guests on their properties. These are protected in the Charter, FIPPA and PHIA, and we should respect these. Instead, the concerns around criminal activity like murder, theft, rape, etc. are very concerning. Having licenses, background checks if necessary, or a reference

	would be appropriate. If these are commercial facilities, licenses for short term rentals, along with insurance, contracts, and adhering to the laws are essential. Concerns around invasion of privacy, are for things like quarantines, lockdowns, and we know these are ineffective in helping any recovery from any illnesses. Prevention, also includes community, sense of belonging, learning, work, leisure, and a stronger economy so people have the means to take care of themselves. Also the concern is for homeless citizens. If there is a way to transition people from the streets to long term housing, and they are asked what they need, not told what they want, they would be willing to offer. “If your brother becomes poor and cannot maintain himself with you, you shall support him as though he were a stranger and a sojourner, and he shall live with you. Take no interest from him or profit, but fear your God, that your brother may live beside you. You shall not lend him your money at interest, nor give him your food for profit. I am the Lord your God, who brought you out of the land of Egypt to give you the land of Canaan, and to be your God. (Leviticus 25:35-38) Let's put this into policy.
Screen Name Redacted 6/12/2022 11:20 AM	While I support the implementation of an Accommodation tax (seems fair), I oppose almost everything else as it just seems like a money grab, which the cost in turn would have to be added on to rates and passed down to renters, thus taking away the affordability of the whole thing in the first place. Deciding on what types of property you can and cannot rent out seems ridiculous. It is fantastic to be able to find a specific property type to fit your needs (ie: and family needing a big space and renting out a whole house). I would agree with some sort of a limit on how many rentals you can run. I do believe that short-term rentals should be a way to make extra money with your space, but not have so many that it's run as a business.
Screen Name Redacted 6/12/2022 12:07 PM	PLEASE don't pass this. Most AirBnB hosts are decent Winnipeg residents trying to find ways to make ends meet in the shocking fiscal environment we are experiencing in Canada. Please do not take this away from us. This is not Vancouver or Toronto or Calgary. Hosts can completely control for noise and parties and damage to their properties in Winnipeg's AirBnB community - we don't need a heavy hand from our city council to choke away more of our livelihood.
Screen Name Redacted 6/12/2022 01:28 PM	Licensing & taxes should be applicable to the home or unit owner only. Higher fees should not affect home or unit owners not engaging in operating a business out of their home.
Screen Name Redacted	The tourism and hospitality industry is being hurt by short term rentals

6/12/2022 01:44 PM	.
Screen Name Redacted 6/12/2022 05:16 PM	Re: Schedule of bookings. The short term rental operators are making this into an issue about privacy concerns. Really as a neighbour of a short term rental, all I ask for that would help is arrival and departure dates - not identities or plate numbers etc. This way if "good" guests are staying I would have some peace of mind knowing that I don't have to worry until the stay ends at least, instead of worrying every single day about who could be showing up next. Having to provide a schedule might also help make it harder to book "last minute" bookings which to me are the worst. Has happened several times - just when I think I will have peace and quiet on a night when the place appears it will be vacant according to the airbnb listing, someone shows up around bedtime with all the racket of people and luggage being unloaded etc.
Screen Name Redacted 6/12/2022 06:00 PM	There would be more challenges to ensure regulations are being met than the benefits of having them in place. These regulations are only affecting the hosts but what about regulating the users of the short term rental. What kind of regulations for them.
Screen Name Redacted 6/12/2022 09:41 PM	Owners can have noise aware systems put in the houses to control their property. They are responsible for their place and many will make sure to follow city regulations, no noise after 11 pm. Giving schedule to neighbors seems very inappropriate. There are many ppl just come to the city for treatments, family funerals. Pandemic is over, we need to rebuild small businesses, not to choke them. Recover is in need for everyone including city, people, community and small businesses
Screen Name Redacted 6/12/2022 09:43 PM	i have rooming house in my neighborood and i dont know who owns it
Screen Name Redacted 6/13/2022 06:02 AM	I think if you own the property, you should be able to rent it out on a short-term basis, especially if you use a platform such as airbnb. That way there is ownes on the renter and the owner.
Screen Name Redacted 6/13/2022 06:39 AM	Just like with Uber , Winnipeg is always fighting up hill against business and entrepreneurship. Short term rentals are small businesses that pay taxes and as of July 1 Airbnb will be remitting GST/PST on behalf of its members. It’s a well thought out and executed platform that takes safety and well being in account for all parties and has recently reinvests in aircover, the companies in house

	insurance and liability coverage.
Screen Name Redacted 6/13/2022 11:37 AM	It is no ones business what short term rental owners are doing. We follow the strict guidelines of the business we engage in. Not meeting the guidelines would render us incapable of attracting guests to our homes. This is a cash grab by the Cory to increase their revenues. I don’t see it any other way. Again the province has never supported property owners they support the tenant and the property owner always looses. Short term rentals are the best thing ever and holds both host aid guest accountable. The city getting involved will drive this underground and no one wins
Screen Name Redacted 6/13/2022 11:49 AM	I think adding more fees for licensing will increase prices for short term rentals and i think that is a major negative impact.
Screen Name Redacted 6/13/2022 11:52 AM	All of these proposed regulations are going to create too much bureaucracy and will not work as there will not be enough people to implement and monitor it and add cost to the tax payers.
Screen Name Redacted 6/13/2022 12:21 PM	As a host I already provide emergency numbers in addition they can contact airbnb on top of that in an emergency someone should call 911, just as if they stayed in a hotel. If we start notifying neighbors of short terms stays then I want to be notified who's renting by my house long term. I love across from a long term tenant in Amber Trails, where the police are always called to, there physical fights outside all the time. Where do we end regulations who stays where. Using airbnbs in your primary residence does not work, I can't afford to travel months at a time to make up the loss income I would on my other airbnbs.
Screen Name Redacted 6/13/2022 12:32 PM	For residential properties I'd like it if all rentals were 1 year contract minimum
Screen Name Redacted 6/13/2022 02:25 PM	Challenging to enforce the maximum number of days rented annually... but it does support the requirement for it to be a principal residence. Then again, I guess they could only be renting a portion of the unit, as opposed to the whole thing. Complicated issue!
Screen Name Redacted 6/13/2022 05:46 PM	Neighbours do not police neighbours: if there are genuine problems on the property, they should call 311 or the 911, depending on the issue. While I would certainly hope to have a good relationship with

my neighbours, regardless of whether it is their home or business, I don't think anyone should be forced to share their personal contact information with another resident. Thats said, I am TOTALLY in favour of posting the Short-term rental license number on the door of the residence, so that policy, fire, by-law officers, etc can easily get in touch. I also believe that the contact number MUST reach someone within the City of Winnipeg who can be on-call 24/7 to deal with any and all problems at the property. Similar to dog licenses or alarm permits, there should be a financial consequence if the contact person cannot be reached in a reasonable timeline. Apartment and condo buildings should make their own policies. The City of Winnipeg should not make decisions about these spaces. All other dwellings should be eligible to be short-term or long-term rentals, at the home owners' discretion. The market -guests and renters- will quickly oversaturate the market and create a balance. The City should get their hands out of deciding who gets to be an AirBnB, or how they run it, so long as it fits in the wholistic laws and bylaws of the city. It is a he waste of already-lacking resources to be Inspecting AirBnB's. The hosts are accountable to their booking platforms and their guests. If City of Winnipeg finds its inspectors have enough time and resources to. provide housing inspections, start going door-to-door and inspecting every single home. We ALL deserve safe housing, especially those ling-term tenants in poor neighbourhoods. Start there first.

Screen Name Redacted
6/13/2022 06:27 PM

Having to provide a schedule of the bookings for neighbours would be a privacy concern as whomever is staying at the dwelling should also have the same privacy of any homeowners. Your neighbour is not required to inform when they are going away. The same privacy should be extended to anyone who lives in a space for any period of time. Short term rentals are a needed market as many people can be needing furnished accommodations for a limited period of time. Not allowing short term rentals or restructuring them too much will cause a ripple effect on the rental market in general.

Screen Name Redacted
6/13/2022 10:21 PM

No comment

Screen Name Redacted
6/19/2022 10:21 PM

Most of these regulations are not required for an individual (or business) when they are renting their home. Airbnb, VRBO, etc., already have standards necessary for Hosts to meet. The best Hosts are designated Superhosts and already meet most of the criteria set out in this survey. Some of the items mentioned become privacy issues for law-abiding Hosts and Guests. Requiring short-term rentals to be viewed the same as Hotels just doesn't make any sense. They are very different products. Condo Boards, management companies

	and neighbourhoods that don't want Airbnbs, already have guidelines and rules that govern them. STRs are subject to the same tax implications as any additional revenue would be for a tax-paying citizen. There would have to be a complete re-imagining of how anyone rents their own property if the city deems STR as a major issue. The above requirements would then have to be required by all individuals and businesses who rent / lease spaces. How does the city intend on governing and paying for this oversight when city permits take a prolonged period to complete? When the RTB takes a prolonged period to come to decisions? All when a number of government agencies are understaffed and underfunded due to the pressing issues that COVID-19 created. In a vacuum, the idea of licencing and government oversight is good - but how do we get there without bogging down the system?
Screen Name Redacted 6/14/2022 09:49 AM	I wish that the city will support short term rental as part of our city economy growth .
Screen Name Redacted 6/14/2022 09:51 AM	Definitely need to restrict short-term rentals to primary residences. This was the original intent of platforms like Airbnb. To rent a room in your house or your unit while you're briefly away.
Screen Name Redacted 6/14/2022 10:21 AM	Add a licence fee, tourism tax, safety plans, contact numbers. But don't restrict what owners can do with their property. Responsible regulations on how to be a responsible owner, but don't take away the options of what owners can do with their own property. Make rules for how to participate, don't eliminate any owner's to chose who they can rent their property to.
Screen Name Redacted 6/14/2022 10:18 AM	Licensing makes sense, but not to the point where it completely chokes off homeowners' ability to earn extra income by renting their homes. Regulations yes. Compliance yes. Not bans.
Screen Name Redacted 6/14/2022 10:39 AM	5% tax does not go far enough. I would also like to see the city mandate that short term rentals be visibly/clearly identified on the property. For example, if there was a requirement to post a plaque on the door of a condo that is registered, prospective buyers may see it next to a unit they are interested in and avoid purchasing it. This helps buyers make informed choices rather than relying on a lengthy process going through boards and lawyers to get the information.
Screen Name Redacted	I don’t think your business and how much money you are making is

6/14/2022 11:33 AM	your neighbours business.
Screen Name Redacted 6/14/2022 12:08 PM	Providing immediate neighbours with a schedule poses incredible risk to both the guests and the owners/operator. Not to mention the privacy implications.
Screen Name Redacted 6/14/2022 12:13 PM	My ratings are conditional on regulating short-term rentals to primary residences. If they are limited in that sense, then it's important that short-term rentals not be used to avoid rental rights and responsibilities (i.e. not be used as long-term rentals but with no tenant protections) as affordable rental housing is very limited and needs to be protected
Screen Name Redacted 6/14/2022 03:33 PM	A short term rental is a small, barely-regulated hotel. It's unreasonable and unfair to current residents of a neighbourhood or housing complex to have a hotel appear next to them without there being specific regulations in place to protect their rights and current standards of accomodation. STR owners will complain that regulations will cut into their profits and make their business less viable, and honestly: good. They shouldn't expect a free lunch for depleting the city's housing supply. Let them work for it, let them go above and beyond to show how their investment scheme isn't doing more damage to the community than necessary.
Screen Name Redacted 6/14/2022 05:11 PM	Add a license fee, tourism tax, safety plans, and contact number. But don't restrict what owners can do with their property. Responsible regulations on how to be a responsible owner but don't take away what the owners can do with their properties. Make rules for how to participate. Don't eliminate any owners what they can do to choose who they can rent their property to.
Screen Name Redacted 6/14/2022 05:17 PM	Air bnb helps in tourism industry most especially here in Winnipeg. People come here for relaxation and family visit
Screen Name Redacted 6/14/2022 05:17 PM	Airbnb supports tourism especially in Winnipeg
Screen Name Redacted 6/14/2022 07:05 PM	n/a
Screen Name Redacted	STRs need to be located in commercially zoned areas.

6/14/2022 07:50 PM	
Screen Name Redacted 6/15/2022 07:20 AM	Winnipeg is a growing city. Do not damage investors businesses with these unnecessary regulations
Screen Name Redacted 6/15/2022 11:10 AM	If the licenses are too expensive I as an individual with one unit will not be able to continue. I really want to see businesses with more than one rental be regulated as strongly as hotels are.
Screen Name Redacted 6/15/2022 07:15 PM	I checked that I “support” their existence in all neighbourhoods ONLY because I reject suburban NIMBYism, which invariably treats the downtown as if homeowners like me don’t actually live here. For the next question (#12), I want to explain that the only time I have actually stayed in a short term rental is when someone else was in charge of booking our shared accommodations. I never book them for myself.
Screen Name Redacted 6/26/2022 02:48 PM	The licensing fee should be tied to the property and the host - i.e. a license should be for a given host per STR. And the licensing fee can vary based on the kind of STR. Similar to what obtains in Calgary, the licensing fee for an STR that rents only a portion of a home can vary from the licensing fee for an STR that rents out an entire home or unit.
Screen Name Redacted 6/16/2022 08:24 AM	Please ensure there is a balanced representation of members who don’t have an Airbnb and those who do. Thank you
Screen Name Redacted 6/16/2022 01:22 PM	Isn't every other real city already doing this?
Screen Name Redacted 6/16/2022 02:47 PM	I Belive that some of the regulations are required as we want to have the sort term rental community growing professionally. It's not always good to impose too many restrictions at once, need to test what is work the best and what is a bad decision for restriction.
Screen Name Redacted 6/16/2022 03:09 PM	It is very difficult to answer the questions you posed about licensing, regulations, etc. when you believe that STRs should be allowed only in primary residences -- the original airbnb model. That really is a whole different ball game and regulations, taxation etc would have to be appropriate to that model. Regulations designed to address issues with investor-owned STRs would have to be at a whole other level. STRs had very little if any negative impact on the housing market, hotels, neighbours, communities when it was individuals renting out a

	room in their principal residence or renting their entire residence for short period of time for additional income. The problems arose with investor-owned rentals of whatever kind that are no one's primary residence. That's why so many cities in Canada have decided to turn back the clock to the original airbnb model -- allowing STRs only in primary residences. That is the only way to eradicate the problems created by investor-owned units whose owners will be laughing all the way to the bank if they are allowed to continue no matter what regulations, taxes, etc. are put on them. They will just write off any additional costs required for them to run their businesses on their tax returns or raise their rates to recoup some/all of the additional costs. It makes me very angry when the safety of the short-term renters is addressed in STR discussions whereas the safety of people who live in proximity to STRs is ignored. No City administrators or officials should be contemplating putting the wants, needs or interests of investors -- many of whom don't even live in the cities they do STR business in -- or of tourists -- none of whom live in the city -- ahead of the best interests, safety, security, quality of life of the taxpaying residents of a city who live, work, play and create communities in their city. Without investor-owned STRs, life would go on pretty much unchanged in Winnipeg. Tourists would still come regardless. Virtually no one who lives here would miss the STRs. So, perhaps that's the one, big question you should researching: what percentage of Winnipeg citizens would be negatively impacted if there were no investor-owned STRs operating in the city? That answer (less than 1% most likely) should guide your decision-making.
Screen Name Redacted 6/16/2022 02:35 PM	The quick flipping of properties and spaces with permit-less and *redacted* renovations, as well as a maintained level of cleanliness and hygiene are important for the safety of renters and the property neighbours.
Screen Name Redacted 6/16/2022 02:34 PM	i am not sure how this will play for the crowd affected by this, the multiple property owners, but i am all for limiting short term rentals to primary residences, although i am sure that some will find ways around it.
Screen Name Redacted 6/16/2022 02:45 PM	Limiting to primary residence is idiotic. No one uses their primary residence for Airbnb.
Screen Name Redacted 6/16/2022 04:05 PM	I would personally love to see short term rentals banned outright, but failing that, tax them and regulate them HEAVILY. There's no excuse for people sitting around collecting passive income while simultaneously driving up the cost of housing for everyone else. It's

	disgusting. There's a hotel industry for a reason; not everything needs to be farmed out to already wealthy landowners.
Screen Name Redacted 6/16/2022 04:19 PM	I feel that short term rentals need to be regulated out of existence while we have a massive housing crisis and unhoused Winnipeggers sleeping in bus shelters.
Screen Name Redacted 6/16/2022 05:39 PM	I strongly support fire and safety inspections and strongly oppose having to tell neighbours about rentals, and I do not like any zoning that disallows efficient land use
Screen Name Redacted 6/16/2022 05:57 PM	A regulation that ensures that what is advertised is what is available is needed. The location I know of is falsely advertised and full of inaccurate information.
Screen Name Redacted 6/16/2022 06:44 PM	Companies who send staff to Winnipeg may need to provide accommodation for >180 days but be unsure of committing to a full year, plus wish to rent furnished. AirBnB fills a gap in the market here currently. If duration is limited that gap needs to be filled by other furnished month-to-month options
Screen Name Redacted 6/16/2022 08:01 PM	The notion that short-term rentals should be more allowed in some neighbourhoods than others is abhorrent. Either short-term rentals are good and enhance the economy of Winnipeg, or they don't and they aren't worth the societal costs. The implication is that short-term rentals: A) have negative effects of the area, and B) some neighbourhoods don't deserve such negative effects but others do. For those that believe that, I have a guess as to which sides of that divide they would place *redacted*.
Screen Name Redacted 6/16/2022 08:01 PM	We had to wait until the owners cleaner came to the house to share our concerns. We finally received the owners number. That wasn’t right. Please include Booking.com on your regulation examples. No short term room rentals should be allowed in the house. Insurance and fire inspections must happen. The next door only applies plexiglass when someone kicked out the window. Plus the basement which had a rental room had bars on the windows.
Screen Name Redacted 6/16/2022 09:52 PM	Owners living near rental units need to be able to quickly reach the host if there are problems with the renters and to have assurance that they will address the issue quickly. Will there be enough teeth in the

	new regulations that places will be inspected regularly and ensure deficiencies are taken care of? Will host (those renting out entire units) care about the regulations and get away with as much as they can?
Screen Name Redacted 6/17/2022 03:16 AM	Survey largely meaningless without definition of short term rental. Great difference between few nights (airbnb) and a month or more.
Screen Name Redacted 6/17/2022 07:40 AM	again, other than safety and livability concerns keep gov out, enough taxes already. This brings money into the city, taxes discourage this.
Screen Name Redacted 6/17/2022 07:56 AM	People should be allowed to rent their homes/condos/ and or whatever property they own as they see fit as long as they pay. Most hosts I have stayed with have very strong rules and policys noise controll cameras ect...
Screen Name Redacted 6/17/2022 10:18 AM	There will be fees associated that will make this a less viable solution and deter it from taking place which is a negative overall.
Screen Name Redacted 6/17/2022 10:52 AM	I don’t understand why you would implement a rule to primary residence only. You should be encouraging people in this business doing it right instead of punishing them because the select few who run places. Make people get licensing, it’ll help weed out the bad apples but stop putting barriers to those actually trying to make a living and be entrepreneurs. Again, don’t understand some politician’s agendas.
Screen Name Redacted 6/17/2022 12:05 PM	We are confused that there should be a possible limit of 180 days for rental. What if people are staying there while their house gets repaired / rebuilt after a fire? or flood? What if people are staying on one while their new house gets built? There should not be a maximum limit!
Screen Name Redacted 6/17/2022 01:00 PM	
Screen Name Redacted 6/17/2022 03:42 PM	I have found the biggest issues in my area are the people that own not short term rentals. There are houses that party every weekend and they own the place and I have not gotten that from any of the short term places in the area as they follow strict guidelines !

Screen Name Redacted
6/17/2022 10:45 PM

The key phrase is primary residence. The person renting out a room or a building must live on the property. I think there is a reason for 180 days to accommodate snowbirds, but I think it can be made shorter. I would like to see something closer to 120 days.

Screen Name Redacted
6/17/2022 11:47 PM

Try & control police activity

Screen Name Redacted
6/18/2022 09:53 AM

I support safety for the guest, therefor licensing and background checks, fire inspections, numbers to contact in case of emergency but letting neighbours know of schedules and arrival/departure dates is an invasion of privacy and a safety concern for the guests themselves and the owner of the building/unit. Also, allowing people to rent on a longer term basis is good for unique situations of why people are in the area, long hospital stays, family visiting, immigration situations, etc. Accommodating for all unique situations and more of a community/home feel than a hotel.

Screen Name Redacted
6/19/2022 09:05 AM

Short term rentals should not be saddled with regulations that go above an beyond what is required for a regular rental property.

Screen Name Redacted
6/20/2022 06:09 AM

suggest noise regulations (possible noise monitoring devices) and occupancy restrictions (max number of people who can be in the rental overnight as well as during the day at any one time (party homes). Consider minimum age to rent. Consider WHO can rent (ie a family vs 6 individual men). Suggest fines for violations of increasing severity for repeat offenders. Who checks to see if the renter *redacted* has a criminal record? How much is the administration of licenses, inspections, etc. going to cost and who is going to be bearing the brunt of that cost? How is enforcement going to work in regards to problem short term rentals? Our police are under staffed and overwhelmed as it is so who will respond to noise complaints or other concerns? In terms of types of rentals, I do not think you can paint everyone with the same brush. It may be completely fine to rent out a home as a short term rental on an acreage where there are no neighbours to bother but less acceptable to do so in the middle of River Heights. It may be fine to have short term rentals in an apartment block that is designated as having month to month rentals, yet completely inappropriate in an apartment building that has many long term tenants who have been there for 5 or more years. It is important to remember that while the majority of people who rent short term are absolutely fine, it is the minority who are trouble who can make life miserable for everyone around them so the rules, regulations, and enforcement are critical.

Screen Name Redacted 6/21/2022 08:33 AM	Partial units should not be allowed to be rented on a short term basis. Full ban.
Screen Name Redacted 6/21/2022 09:46 AM	There needs to be a regulation allowing for co-ops, condos and other community living situations to place regulations on whether their community can impose by-laws preventing short-term rentals within their corporation.
Screen Name Redacted 6/21/2022 09:54 AM	Short term rentals should be 60 days or less
Screen Name Redacted 6/21/2022 04:30 PM	Do hotel owners news criminal record checks? Do their staff. This city can't even stay within your budget, why not focus on your own issues than what people are doing with their own lawfully owned leisure properties.
Screen Name Redacted 6/21/2022 05:41 PM	N/A
Screen Name Redacted 6/21/2022 06:04 PM	safety is important, but over taxing is not.
Screen Name Redacted 6/21/2022 09:37 PM	No short term rentals or multiple families living in areas zoned single family residence.
Screen Name Redacted 6/22/2022 10:40 AM	eg, my condo already has a rule that they should give contact info to adjacent units but people just don't because nobody can make them.
Screen Name Redacted 6/22/2022 01:51 PM	These properties hurt neighbourhoods and Winnipeggers and need to be outlawed.
Screen Name Redacted 6/22/2022 03:10 PM	Further licensing by the City is redundant to many requirements already required to be a host with many short term rental programs such as AirBnB or VRBO.
Screen Name Redacted 6/22/2022 04:10 PM	If the city keeps on putting so many restrictions on airbnb's or rentals, who is going to want to rent anymore? I think putting a management agency in charge of the rentals would cut a lot of these excessive

	restrictions down. I know many people who airbnb and they helped out so many people especially during Covid, or hospital stays, or weddings, or immigrants needing a place to stay until they find permanent lodgings. You start putting all these rules in place and you will stop having this wonderful opportunity to give back to our community.
Screen Name Redacted 6/22/2022 04:58 PM	A short-term rental license is absolutely unnecessary!
Screen Name Redacted 6/22/2022 05:35 PM	Hotels don’t release certain information due to the privacy act and being professional. I feel like renters should be the same way
Screen Name Redacted 6/22/2022 05:38 PM	Providing neighbours with a rental schedule could pose safety and privacy risk to travellers but if allowing in condos it should be up to the condo owners and their boards to decide if it’s allowed or not
Screen Name Redacted 6/22/2022 05:56 PM	If people own more than one property, what's to stop someone from renting out their "primary residence" and living somewhere else?
Screen Name Redacted 6/22/2022 06:26 PM	These proposed regulations and licensing are completely asinine.
Screen Name Redacted 6/22/2022 08:23 PM	A distinction should be made between corporate hosts and individual hosts. A corporation should have the privileges of short-term renting without limits on number of days.
Screen Name Redacted 6/23/2022 06:32 AM	Providing neighbours with schedules would become a huge task for hosts. Bookings come and go and change a lot. I don't understand why there would be a limit on how long someone can stay. There are many that come from out of town for medical reasons or damage to their own homes during renovations to stay in a furnished place long term. That would hurt those people.
Screen Name Redacted 6/23/2022 10:17 AM	Short term rentals are a hospitality and very much a customer service business for many of the operators. As a business, it's important for us to maintain a high quality of service, while having low level of disruption on the surrounding area. It's important to understand that unlike with a bad tenant that is stuck in the neighborhood for as long as it takes for the landlord to evict them (negatively affecting the neighbors quality of life), if a short term rental is disruptive, the are

not staying there for long. In few days / weeks they'll leave back home. I would even add that if law enforcement were empowered to support the STR operators in evicting a disruptive guest, same as they do in a hotel, that would actually be very beneficial to maintaining a nice, quite and highly efficient service we provide the tourists and professional community that comes to build Winnipeg (my guests are usually contractors who come from other provinces to work on the hospitals, construction and roads). By not allowing me to run airbnbs for those companies to rent for the entire crew and save money on accommodation, that will increase the cost of the public funds that need to be invested into the jobs that those contractors are doing. One note about providing guest scheduling to neighbors... The amount of effort and coordination for the STR operator will be very high and will take away their focus from what is important, which is managing the properties (don't think about the operator that has only one or two properties. Think about those that have 10 20 or 30). Also the level of irritation for the neighbors from getting constant updates, will be worst than the actual short-term rental guests that are living next door (think about a scenario where we're getting bookings three four times a day, especially if there are multiple units next to that one neighbor, and we need to update about everything booking and every chance/cancellation. You as the neighbor, would hate us for no reason, other that sending them constant updates). I do think that given the phone number to the neighbors and asking them to let us know if something is wrong, that's something I've always done and is important to continue doing to maintain good relationships with the neighbors.

Screen Name Redacted
6/23/2022 09:14 AM

This suggestion that neighbours would be given information about guest bookings is so intrusive and awful. I would love to know my neighbours comings and goings but they have a right to privacy. This feeds a narrative that visitors to our city are not to be trusted which in my opinion sends the wrong message.The platforms people use already have insurance and contact info and track everything with users.

Screen Name Redacted
6/23/2022 10:57 AM

I am strongly opposed to short-term rentals due to past history of violence, parties, damage and noise. I am especially opposed to short-term rentals in units/dwellings that are in close proximity to their neighbors (ie: condos/apartments/semi detached). Fines should be issued to the Owner or Operators whose short-term rental has caused distress or disruption to the dwelling or surrounding areas.

Screen Name Redacted
6/24/2022 12:53 AM

these are our personal homes. I don't believe government should be regulating what occurs in my house. Short term renters are aware of

	the risk they are taking and there are already rules and regulations that exist to be a part of the community that does the advertising. Its a personal business and no place for city governments to be sticking their noses and fingers into it. You'll only ruin the opportunities already there for people who need the extra income. As a result of licensing and regulations, people will drop out and then your tourism level will drop as a result. If people want regulated dwellings, they can pay for them by going to the hotel. Otherwise for those who don't like the hotel feel, allow them to have this opportunity to share our homes with them. without jacking up the price with taxes and regulations that incur a cost to the owners. Our homes are safe... we live in them!
Screen Name Redacted 6/24/2022 01:17 AM	Why does everything require licensure? Another way for Winnipeg to make money? Does licensure directly influence the safety of our neighbourhoods guest
Screen Name Redacted 6/24/2022 12:03 PM	N/A
Screen Name Redacted 6/24/2022 12:15 PM	Rentals bring /keep people in Winnipeg. We’re a very affordable city with few exceptions, housing being one of them.
Screen Name Redacted 6/24/2022 05:22 PM	Brings lot of revenue in Winnipeg
Screen Name Redacted 6/26/2022 12:27 AM	Again, it would be unfair to limit short term rentals to primary residences.
Screen Name Redacted 6/26/2022 04:13 AM	There must be no regulations on primary residence. Regulating primary residence means taking away freedom of ownership of house owner. Let house owner decide how he wants to maintain his house. Freedom should not be taken from him. I agree if STR suite is side by side house or in condo building. It should be regulated but single detached home owners are owners of their property. Let them decide. Do not take freedom of house ownership.
Screen Name Redacted 6/26/2022 02:20 PM	I make ~$8,000/ year on my air BNB and the city is going to want a report from me? That is ridiculous. Do hotels need to provide the city with this information? Do hotels need to give itinerary's to the business around them of guests and why they are travelling? Do hotels need to complete record checks for all employees? It's pretty ridiculous to me that not only will tiny businesses need to pay a tax,

	but also do things above and beyond what hotels are required to do. These are homes that people are living in. If they are condos, they already meet codes. Have you looked into AirBNB's at all to learn that it is pretty standard to have proper fire equipment, safety standards, emergency contacts. We are continually rated by our guests and reviews are public. If it is unsafe, never mind slightly unclean or bad communication, people don't book your space.
Screen Name Redacted 6/26/2022 03:11 PM	Yes. Great idea. It must be required that immediate neighbors have a schedule of bookings (including arrival and departure dates), and that this list is kept up to date, so that all changes in the booking schedule are shared with the neighbors. Then we can report to the police when people come and go who are not on the schedule of bookings - such as client of sex workers. Sex workers can have many client arriving in one day, which should not be allowed next door in residential neighborhood. This schedule of bookings will allow us to keep an eye out and phone the police or city or owner if there are too many visitors beyond what is scheduled.
Screen Name Redacted 6/27/2022 08:48 AM	These short term rentals through hosts are strongly regulated through the company they apply. Not required.
Screen Name Redacted 6/27/2022 09:49 AM	N/a
Screen Name Redacted 6/27/2022 12:01 PM	I strongly support requirements for Letters of Permission, Annual Licence renewals, a liability insurance policy, as well as a Zoning Variance for detached, semi-detached, and townhouses.
Screen Name Redacted 6/27/2022 02:48 PM	Limiting number of days and Provide immediate neighbours with a schedule of bookings is just going to cause bureaucracy and fights. The CoW can't afford to monitor this so why make it a regulation that causes more complaints to the Bylaw ppl and councilors?
Screen Name Redacted 6/27/2022 03:23 PM	Limiting short term rentals to primary residences is ludicrous and will be equally as damaging to the economy as banning them outright. It is not the neighbours business what a short term rental is doing in terms of bookings etc. Licensing is one thing, but these limitations will cause extreme damage to the economy and tourism industry here is Winnipeg.
Screen Name Redacted	To have better taxation policy, tax on partial unit policy must be

6/27/2022 10:16 PM	separate. I mean no tax on it as house owner lives there and already paid property tax. In terms of zoning if partial unit is rented, them there should be no zoning restrictions leaving on house owner to decide.
Screen Name Redacted 6/28/2022 08:13 AM	People should be allowed to rent out however many days a year as they would like as it is their property to do so
Screen Name Redacted 6/28/2022 08:18 AM	These regulations are unnecessary many Short term rentals are being run by owners who care about their properties, care for the well-being of their guests. There is no need to change the rules and impose restrictions on resident owners. They should be free to rent out their residence how they see fit.
Screen Name Redacted 6/28/2022 09:32 AM	Less restrictions is better.
Screen Name Redacted 6/28/2022 12:50 PM	As long a the city runs it according to the rules I support it
Screen Name Redacted 6/28/2022 01:27 PM	It would be an increased risk and privacy breach providing neighbors with rental information, departure and arrival times etc. Those neighbors could use it in malicious ways to rob you while the property is unmanned.
Screen Name Redacted 6/28/2022 01:54 PM	Please leave things the way they already are.
Screen Name Redacted 6/28/2022 02:35 PM	Winnipeg is not Toronto. We need fair regulation of this rental option. Take note of Regina. Complaints are low and compliance is high.
Screen Name Redacted 6/28/2022 04:13 PM	If taxes and licenses are imposed, I feel they should not include personal residences where the host is living on the same property.
Screen Name Redacted 6/28/2022 04:39 PM	Winnipeg needs to support tourism in our city. This helps improve the downtown as well. Generate jobs, tax income.
Screen Name Redacted 6/28/2022 05:04 PM	Why should all the neighbours know when visitors come and go. As a single woman travelling I would not want that.

Screen Name Redacted
6/28/2022 05:53 PM

AirBnb provides a lot of opportunity for local families to run business and earn additional income. This income is shared with cleaners (who have employment because of AirBnb), handymen and repair people, local stores to obtain all the items for AirBnb starting from sugar to Electical appliances to decorative pillows. AirBnb units are always well maintained, clean and provided value to the area. Regulating AirBnb to the point of sending information to neighbors about who and when coming and leaving AirBnb is not only illegal but also total invasion of privacy! AirBnb units have expensive decorations and electronics - so it would be the great way to get them robbed! All AirBnb I stayed in Canadá and Europe have smoke detectors. This is standard requirement for each house to get insurance. I have not seen house here without it. Most AirBnb do not allow parties or even smoking which contributes to the safety of the area and reduction of noise. Our host in Winnipeg said they started this AirBnb after it took them 8 months to evict drug addicts from the house that had all area around afraid and scared for their homes and lives! Not only they didn’t Pay, but they also ruined house with thousands of dollars in damages! We had neighbors to come by and say how happy they are that those criminals are now gone and now families like ours can stay here to get to know the area. And our family could only do it thanks to our AirBnb hosts! Please, don’t take away this option for people like us who are new immigrants and want to start live in Canadá!

Screen Name Redacted
6/28/2022 06:18 PM

Stop with the paperwork!

Screen Name Redacted
6/28/2022 06:42 PM

Putting limits on # of days would deteriorate the economic benefits that come with short term rentals. Visitors want/need flexible accommodations.

Screen Name Redacted
6/28/2022 08:24 PM

Please see my previous comment.

Screen Name Redacted
6/28/2022 08:33 PM

On am overall scale these questions touch I'm broad strokes. Focused communications in neighborhoods would be ideal to address this in my humble opinion.

Screen Name Redacted
6/28/2022 09:27 PM

If you require that you have to provide your neighbors with a schedule of when people are coming and going, and your contact information. I feel like that would be more concern and a violation of privacy.

Screen Name Redacted
6/28/2022 10:05 PM

Smoke detectors and emergency contact may not be a bad thing to have in any house. Although platforms like AirBnb already collecting information about guest including their ID and contact info. I see Airbnb in my area where people come from different countries with kids and parents (think about Ukrainian Refugees with several kids and pets). They move into Airbnb for few days or weeks to find a suitable long term rental place in the area. Many stay in our area and enroll kids to school from the day 1. It's great for economy, it's great for tourism and it's great for visitors and hosts. Why would there even be discussion to limit AirBnb? do we have everything else perfect in Winnipeg that city spends money on this Non-issue? Concentrate on crime in core areas (where Airbnbs are the only bright and safe spots that bring safety to the locals). Concentrate on unfixed pot holes from the winter. Concentrate on public transport that is horror story for all new immigrants in Winnipeg without car and how to get from Point A and Point B for under 4 hours. Don't try to fix something that is not broken.

Screen Name Redacted
6/29/2022 12:01 AM

They should not allowed to have “bnb “ residential area. Short no more then 2.

Screen Name Redacted
6/29/2022 07:29 AM

I think the city’s responsibility should only be related to safety issues. This whole survey and their involvement seems to be to protect the hotel industry. It is my concerned that Airb&b’s to survive so that the tourist can be in a financial position to find reasonable accommodations when visiting are city with no time restrictions on how long they can rent. When my wife and I travel, we seek out air b&b’s because it is affordable. We want the same for our city.

Screen Name Redacted
6/29/2022 08:11 AM

The City of Winnipeg has much bigger issues than trying to manage short term rentals. This City of Winnipeg downtown area is deplorable and if you push out people trying to own property and manage it respectfully The City has no chance of change or growth.

Screen Name Redacted
6/29/2022 08:19 AM

I strongly support Short Term rental owners not being restricted they should be allowed to book as many days as they want, I have had nothing but amazing experiences with Short term rental hosts, they truly care about their properties and guests well-being. They should be free to do what they want as it is a residential property. There is no need to impose new regulations when STR are running greatly and bring alot of positive attributes to Winnipeg growth in tourism, economy boost. Don't ruin a great flexible; affordable housing option.

Screen Name Redacted 6/29/2022 08:19 AM	The city of Winnipeg will have to spend more of taxpayers money keeping up with the sheer volume of infractions that will occur I would suggest restricting the use of short-term rentals to boutique hotels and granny suites and restricting it to primary residence where the person lives there more then 6 mos of the year and having to obtain a business license in which the immediate neighbours have to approve before they can be issued a license. If I want to run a business out of my residential unit or my home I currently have to follow a process where my neighbours agree I don't know why this isn't applied to short term rentals. I believe that in areas where there are a lot of hotels such as downtown that short term rental should be restricted from operating within a few blocks around a existing hotel as well.
Screen Name Redacted 6/29/2022 01:15 PM	Let's get some tourism monies flowing into our community to help pay or pave our streets and maintain infrastructure.
Screen Name Redacted 6/29/2022 03:05 PM	Stop with this primary residence stuff and telling people how many days per year they can rent their own property. Does city council want to put people out of work? I like the idea of bringing more money into our economy and keeping newcomers and visitors comfortable.
Screen Name Redacted 6/29/2022 04:38 PM	I have concerns about visible garbage that visitors or tourists these renters may leave behind.
Screen Name Redacted 6/29/2022 07:39 PM	As a guest why would I want everyone to know when I was coming and going? It is the era where privacy is of the utmost importance. Some of these proposed ideas seem a bit dumb and lacking in common sense. Of course there should be fire regulations but the rest makes no sense. Especially the primary residence one. Who wants to stay in somebody's spare bedroom? that's not how most people travel unless you are a backpacker or student maybe.
Screen Name Redacted 6/29/2022 07:58 PM	Why is the city poking around in the hotel business? Fix our streets and more importantly make them safe from crime!
Screen Name Redacted 6/29/2022 10:37 PM	Mt family enjoys staying at them here and in other cities. Not sure why there is a concern for this issue.
Screen Name Redacted 6/29/2022 11:04 PM	Oppose any changes to shortt term rental changes

Screen Name Redacted 6/30/2022 12:12 AM	There needs to be a requirement for short term rental landlords to pay for an on-site staff person to manage issues that can arise with high turnover, hotel-like short term rentals in condo apartments and purpose built rental apartments.
Screen Name Redacted 6/30/2022 09:28 AM	Am concerned that the city will get money for licenses, and tax the rental as well, but not police the units that are (or have potential to be) problematic. The only problem with these situations is when entire houses (or floors on condos etc.) are bought for the sole purpose of renting out. Also, when very short term ie one night stays are allowed. Owner occupied will help to an extent but not all situations will warrant that. In Europe there are property managers for absentee owners who own holiday homes, but in Winnipeg many property managers are problematic themselves.
Screen Name Redacted 6/30/2022 09:29 AM	Commercial zoned short term rentals, in theory, would not be at the expense of existing residential space and therefore have a smaller impact on housing scarcity.
Screen Name Redacted 6/30/2022 10:07 AM	I feel like you should be able to have more than just your primary residence. People provide long term rentals for multiples homes that they own already, how is that different than STR.
Screen Name Redacted 6/30/2022 10:04 AM	The vocal minority is once again occupying the City staffs time when far more important initiatives like long range planning, reinvestment into infrastructure and other major homelessness problems persist. Refocus your efforts on what matters to the majority of citizens.
Screen Name Redacted 6/30/2022 10:28 AM	These regulations will cripple the short term rental market. I am strongly against this kind of highly regulated market and the economy will suffer if these restrictions are put in place. If someone is renovating their home they should have the option to rent a different home on a short term basis while the renovations are taking place. If a family's home is flooded or has fire damage they should be able to find a different home on the short term rental market rather than be gouged at a hotel. People make a business out of short term rentals, rules like these would completely destroy that business. If there are complaints of noise and parties a suggestion would be to not allow one night stays. If a minimum of 2-3 nights was implemented it would reduce any groups renting a house for a one night party.
Screen Name Redacted	There is a wrong way to approach short term rentals and a right way.

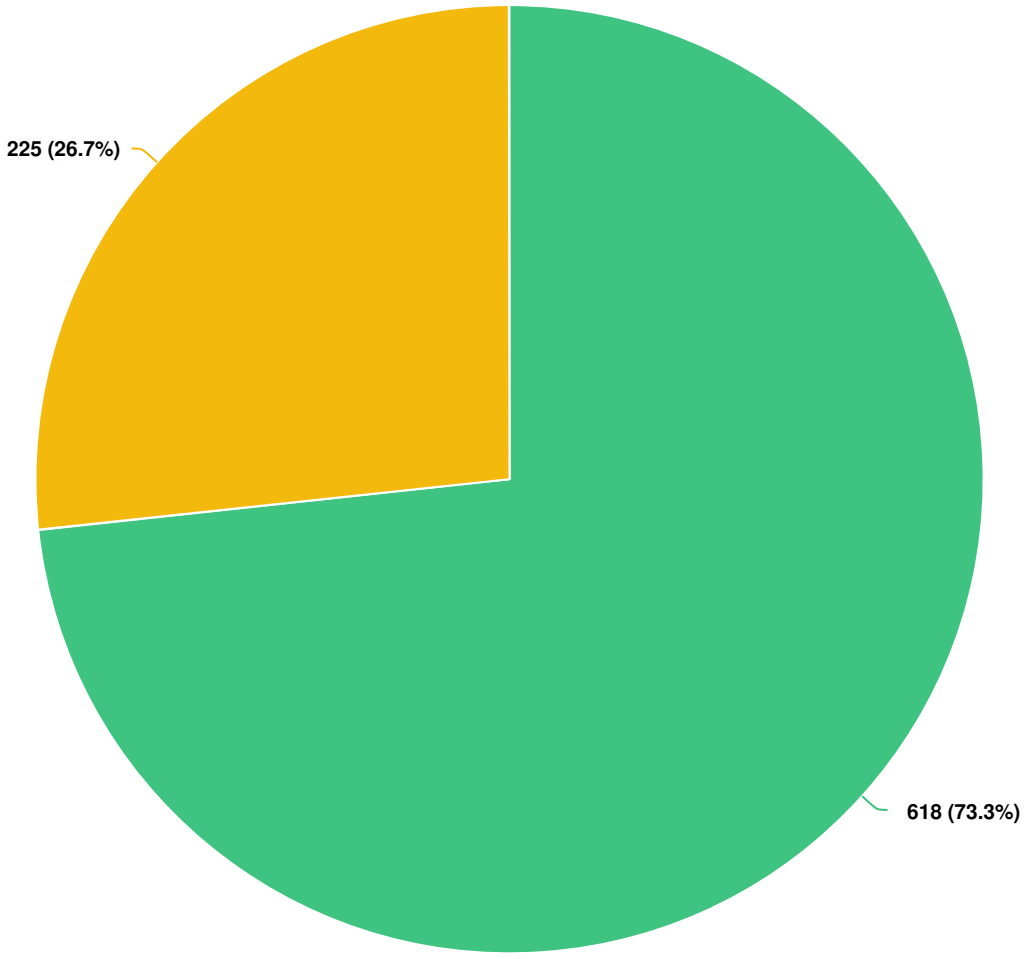
6/30/2022 10:13 AM	The right way is by getting in front of the situation and leading it to a successful resolution for all parties. The great part is that companies like AirBnB are already thinking of ways of doing this. They are important stakeholders and a potnetial future partner of the city. They are experts that can help direct the situation for optimal results in both happy customers and a great safety planning for making these ventures both safe and profitable. Let's make this a win-win-win situation. It's possible.
Screen Name Redacted 6/30/2022 10:34 AM	I completely disagreed that to have short term renters in residential areas especially in condo property.
Screen Name Redacted 6/30/2022 11:55 AM	Stay out of other peoples businesses and concentrate more money on fixing our roads
Screen Name Redacted 6/30/2022 12:12 PM	Use our tax dollars for actual issues instead of this nonsense :) do your jobs better.
Screen Name Redacted 6/30/2022 12:14 PM	Again, primary residence restriction only needs to be taken off the table
Screen Name Redacted 6/30/2022 12:29 PM	I believe prohibitions or very strict regulations should be in place for any units sharing space with other suites in a common building such as apartments or condominiums.
Screen Name Redacted 6/30/2022 01:06 PM	I feel that the short-term rental of whole units (except secondary/ granny suites) should not be allowed for more than 90 days per year, cumulative. Housing is expensive and difficult to find, particularly in lower-income areas. Allowing houses, apartments, and condos to be used solely for short-term rentals decreases available housing and drives up housing prices. Short-term renters are not invested in the community or its well-being. Benefits to the local economy are minimal since many "hosts" buy multiple units and don't live in the city.
Screen Name Redacted 6/30/2022 01:17 PM	Except for a spare room in a personal residence, or a 30 day max residence rental all others are hospitality business options that need to be regualted, inspected and taxed like competitors - e.g. hotels.
Screen Name Redacted	basically, STR's are competing with already existing entities, such as

6/30/2022 01:18 PM	hotels and motels, which in my opinion should not be allowed at all. STR's are trying to bypass these existing accommodation types, and policing, licensing, and notifying immediate neighbours is also alot of extra work, when these types of rentals should not be allowed in the first place.
Screen Name Redacted 6/30/2022 01:20 PM	I believe that airbnb and other short term listing programs already do the work of creating security and safety (smoke detectors, emergency numbers etc)
Screen Name Redacted 6/30/2022 02:15 PM	None
Screen Name Redacted 6/30/2022 03:31 PM	I would like to add up if it’s a long term rental & the guest or tenant is not following house rules then the host should should have an authority to give a humble notice to leave within 1-2 days.
Screen Name Redacted 6/30/2022 05:22 PM	Confidentiality is important for any rentals. In long term rental s you do not need it to be your primary resident and the same should apply for short term rentals. This would be very hypocritical and unfair
Screen Name Redacted 6/30/2022 03:56 PM	All of the proposed licensing requirements and rules for operating seem fair and reasonable. Primary residency should be required. Neighbors should absolutely be provided with a schedule of bookings, arrivals and departures, owner contact info, and license number. Neighbors should be able to cite the license number to 311 or WPS, and penalties should be applied to that license. The process cannot be tied up by lengthy investigations. If there is a delay in investigation of more than 10 business days, the short-term rental should be temporarily suspended and vacated by any guests/tenants within 48 hours. Furthermore, there should be a publically available database which can be used to check if your neighborhood has any short-term rentals, where they are located, and if the owner/operator has ever been subject to penalties for violating rules.
Screen Name Redacted 6/30/2022 03:57 PM	There are many people who just rent out their house or apartment while they are on a vacation for a week or two in a year. Too many rules, regulations and expenses will definitely make that less feasible. Is it possible to have a two-tiered license - one for 4 weeks or less per year which has less restrictions and cost but perhaps requires a quick on-line updated schedule when new short-term renters come in; and one for those who rent out for between 5 weeks - 180 days in a year with less scheduling accountability, but with more stringent

	licensing requirements?
Screen Name Redacted 6/30/2022 05:20 PM	This type of licensing and regulating is a waste of taxpayers money. There is no value to any of this.
Screen Name Redacted 6/30/2022 09:35 PM	A hotel should stay a hotel and a residential property should stay as such. These should never be mixed.
Screen Name Redacted 6/30/2022 11:16 PM	There is no reason to micromanage these home owners. I am again any changes to short term rental as they provide many positives to qthe community and should be ledt the way they are now.
Screen Name Redacted 7/05/2022 09:36 AM	Il ne faudrait pas violer la loi sur les données privées du Manitoba en ce qui concerne les données personnelles des voyageurs.
Screen Name Redacted 7/05/2022 09:43 AM	Ça devrait être un cas par cas. Pas de grosses décisions pour la majorité juste pour les propriétaires qui ont des problèmes et ne gèrent pas bien.
Screen Name Redacted 7/05/2022 02:03 PM	Donner des informations privées aux voisins est une recette pour le désastre! Ce ne sont pas aux voisins de légiférer ni de controller les locations! De plus, on imagine les dérives: les voisins qui s'installent lorsque le logement est vide, l'harcèlement des visiteurs, l'extortion, etc... la ville de Winnipeg a besoin de définir un cadre rationnel et facile à gérer, sans que le voisinage soit impliqué. Au fait, la location souple devrait être invisible, et ne pas se faire sentir.

Optional question (321 response(s), 522 skipped)
Question type: Essay Question

Q17 Have you stayed at a short-term rental (within or outside of Winnipeg)?

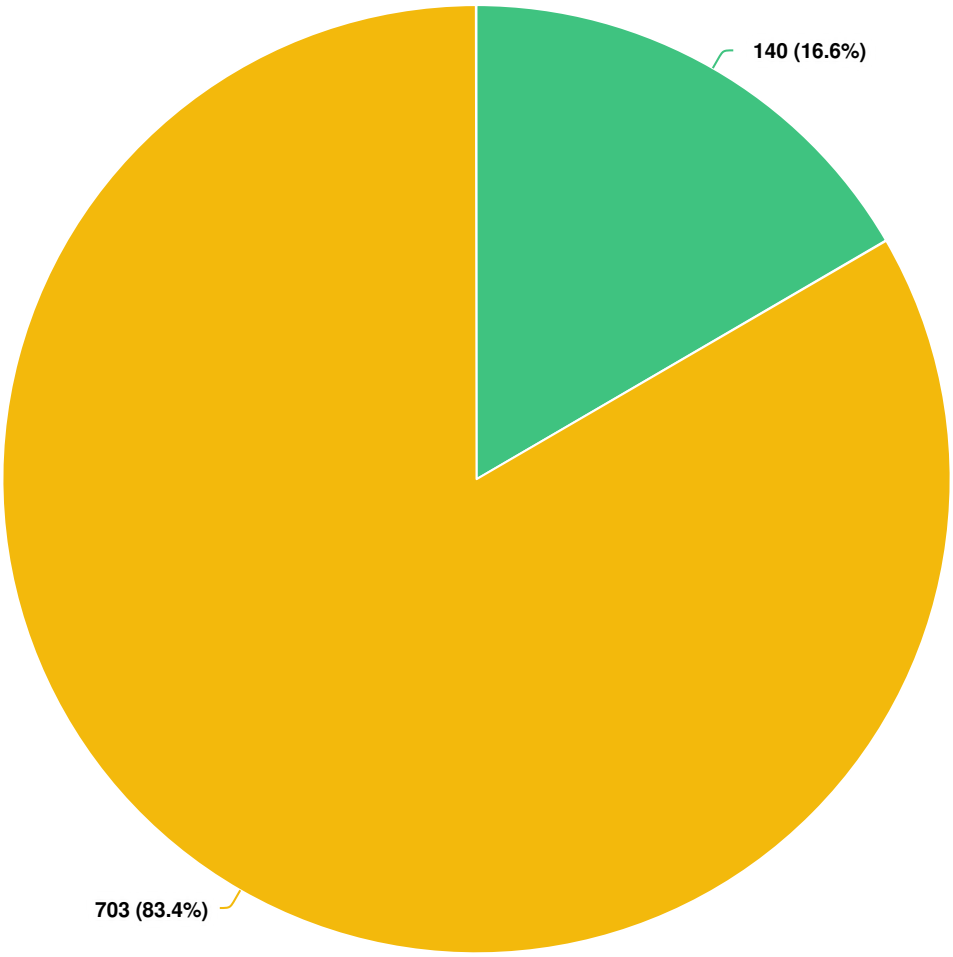


Question options

No Yes

Mandatory Question (843 response(s))
Question type: Radio Button Question

Q18 Are you currently a short-term rental host in Winnipeg?

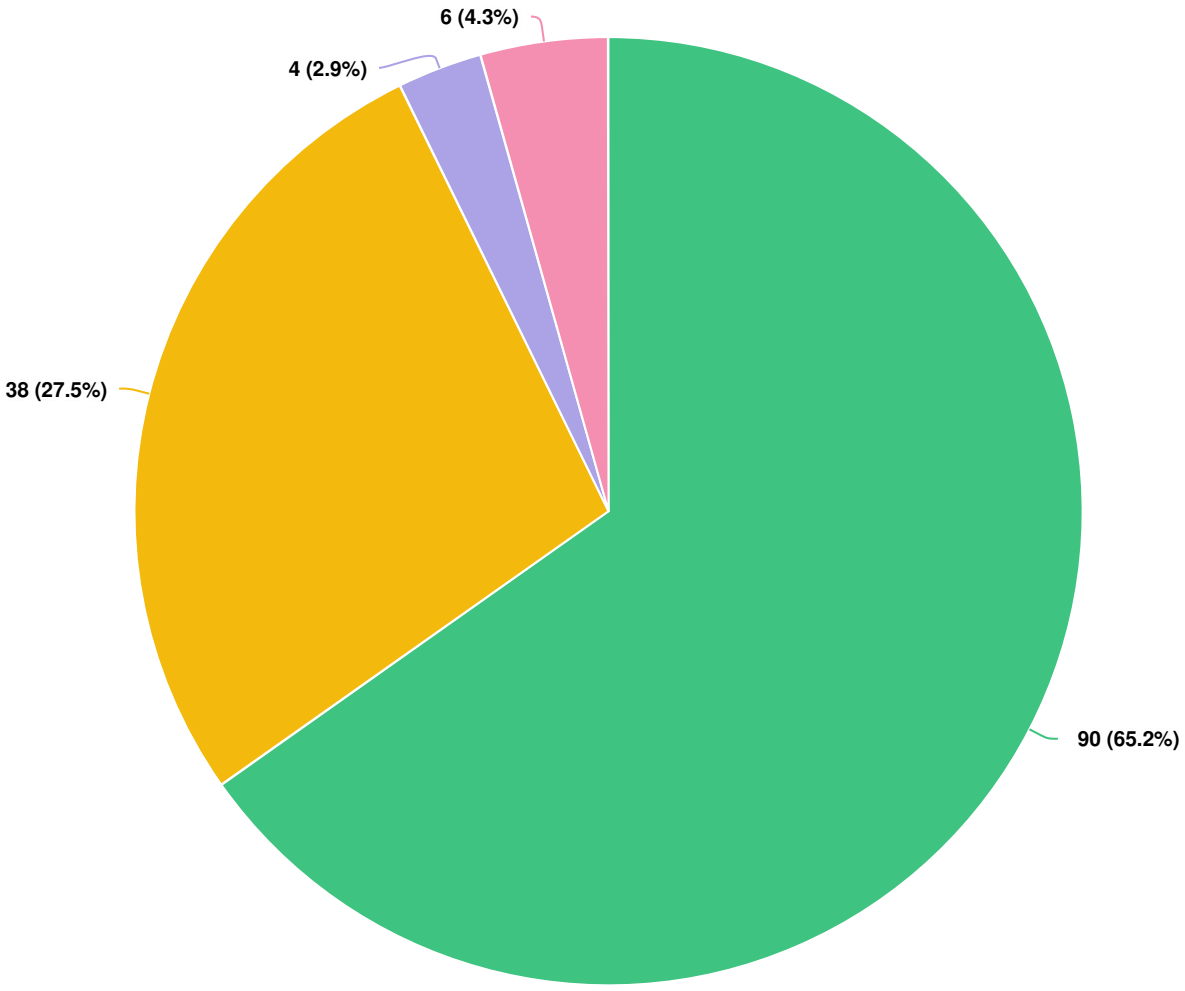


Question options

No Yes

Mandatory Question (843 response(s))
Question type: Radio Button Question

Q19 How many units do you rent or operate?



Optional question (138 response(s), 705 skipped)
Question type: Radio Button Question

Q20 In your opinion, what are the benefits or challenges of the regulations being considered?

Screen Name Redacted 6/02/2022 02:43 PM	Licensing, inspections, and enforcement are key. If a host isn't providing a safe welcoming accommodations, they should be shut down.
Screen Name Redacted 6/02/2022 04:58 PM	I appreciate the licensing aspect and limiting the units available to be rented by one owner. 10 or less is perfectly reasonable. More than that should require additional licensing. We're up to date on all fire code regulations and our home insurer is aware of and fully insuring our airB&B which is one of our three rented units.
Screen Name Redacted 6/02/2022 06:29 PM	I struggle to come up with a single benefit. The livability bylaw already exists. The safer communities act already exists. USE THEM! The cost of regulating the industry will not be cheap and the city will never recoup the costs of licencing. To top it off, the unknown loss of potential STR generated economy by limiting hosts could be in the millions or more, annually. The city has the tools at its disposal already. USE THEM! Stop this! Where are the regulations restricting ordinary home rentals? Sometimes people create nuisance problems. Why single out STR? Furthermore, I'm irritated by question 13, how many units do you rent or operate. I have an understanding of how surveys work and don't feel it is appropriate to clump me in the 2-5 range. I have two. I think that most people have one or two. This could have been an option, but the city won't know that because of how this survey was constructed.
Screen Name Redacted 6/02/2022 08:32 PM	The biggest regulation challenge would be the primary residence as well as a minimum stay. It would be very restrictive to the business. The benefits of licenses and paying a tax help legitimizes the business and helps keep the bad operators from going into the business. However that doesn't mean they won't run the business under the radar. :(
Screen Name Redacted 6/02/2022 11:23 PM	I am worried the *redacted* will crush an excellent industry that has potential to make travel to Winnipeg more accessible
Screen Name Redacted 6/03/2022 01:31 AM	There will be a mass exodus of real estate investments. Property maintenance will decline. Curb appeal of homes will decline as upkeep will be left to long term renters. It will add additional stress to

	host and make it unattractive and both the city and host will be the loosers.
Screen Name Redacted 6/03/2022 08:44 AM	Unable to continue my business and have to sell my property that I've owned for twenty years. Long term rentals are also a huge liability on owners and neighbours.
Screen Name Redacted 6/03/2022 09:43 AM	Benefits of licensing (we are already a licensed property management company) can bring some support, funding and attention the the tourism side of local short term providers. This would grow tourism. The challenges would be government overreach in terms of too restrictive licensing or zoning, which would impact local operator income, tourism, and lower personal and domestic tax income. All for the sake of satisfying the minority of individual homeowners? A side note we often have guests who are moving from one long term rental to another, without short term affordable accommodations (air bnb cheaper than hotel) they would have ended up homeless… removing or restricting short term rentals has a much larger negative ripple affect, than licensing and allowing freedom to operate them.
Screen Name Redacted 6/03/2022 10:31 AM	no benefits...all hosts associated with AirBNB are very well regulated...Manitobans enjoy being able to travel their province and have reasonable, quiet, clean and clean accommodations during their stay...please don't destroy that and make it unaffordable for families to enjoy our wonderful province...
Screen Name Redacted 6/03/2022 12:15 PM	The dissenting voices of only a few are dominating the discussion and direction of the review. Toronto is not a good comparator to Winnipeg's market.
Screen Name Redacted 6/03/2022 10:02 PM	Less incentive to provide accommodations for guests, makes it harder to rent out if back ground checks are required as people with a bad history who have gotten themselves up will suffer.
Screen Name Redacted 6/05/2022 01:55 PM	extra income
Screen Name Redacted 6/05/2022 06:23 PM	I would be very happy if these regulations were implemented because the market is already too flooded and people are suffering as a result

Screen Name Redacted
6/06/2022 03:20 PM

Regulations will cut out operators who are the creating the current issues in Winnipeg STR industry. However narrowing it down to primary residences will upset not only business owners but companies, actors, actresses etc. travelling to Winnipeg. Executive, furnished rental options are required. There is a huge market for them across many important industries.

Screen Name Redacted
6/06/2022 06:25 PM

Very harsh. My condo was sold to me as an investment opportunity for the purposes of short term renting. I have not had any issues, I am responsible and I stay very involved with my property.

Screen Name Redacted
6/06/2022 06:44 PM

I am in support of limiting the number of units that can be rented in an individual building and also in support of limiting the number of short term rentals one person can operate at a time. If the requirement that to rent a unit it must be your primary residence it would end most short term rentals in the city entirely. I would not want to rent a room with strangers and many of my guests choose to stay at my place specifically because it is fully private. And staying at a hotel for a month or more is too expensive and very inconvenient for professionals who come to the city for work.

Screen Name Redacted
6/06/2022 07:17 PM

Personally in my own condo I don’t want to know my neighbours and requiring an owner to have to provide the neighbours with your personal phone number or dates of bookings seems like a breach of confidentiality. As a owner we place noise monitors and have not had any parties or noise complaints at any of my properties in over 3 years. I only book people that have previous positive comments after their visits and do frequently refuse some guests because of previous reviews. I have a set list of rules that are sent to guests. Only allowing hosts to rent for 180 days would substantially impact the day to day for renting. It would force people to have the rest of the year empty and still expected to pay for the costs of the rental. Would you expect the same for a hotel, absolutely not. Telling individuals where it is or isn’t appropriate to have an air b n b is also not appropriate as many different individuals choose areas for many reasons and limiting doesn’t seem fair.

Screen Name Redacted
6/06/2022 10:21 PM

Challenges of inspections during Covid are deplorable. Benefits of insurance are acceptable. But not one regulation is holding the Guest accountable for their behavior. Everyone looks at the Host as the one that gets nailed to the cross if the Guest is an asshat. Change your mindset. Make the Guest responsible for their behavior.

Screen Name Redacted 6/07/2022 01:01 AM	The challenge is the city council has not met in person or by phone or zoom with any of the STR owners after repeated requests for meetings over the past several months. They have not returned any phone calls, they don't seek to understand anything about our business and a few basically attempted to make a complete mockery out of the public engagement process! I sure hope these results are shared because otherwise they can make the surveys say whatever they want it to and all this typing is cramping up my hand for nothing…like the last 13 months of my life campaigning for support in the community seems to have been. I thought councillor *redacted* and I had a mutual respect finally and had come to a good place together the second last time I spoke to council. Now I am back at square one again. I have offered all sorts of suggestions and help and guidance, and personal examples, and resources. Nobody cares (except councillor *redacted* and maybe a few of the planning dept staff who still appreciate the integrity of the process). I guess I just expected more. I am naive. I thought taxpayers who participate in the process fully still had sole sway. Nope! They don't. Tough pill to swallow for somebody with EVERYTHiNG to lose!
Screen Name Redacted 6/07/2022 07:37 AM	I support regulation to identify and verify hosts and guests. I find that almost all guests are very respectful of our property and neighbors. Regulations could also provide another revenue stream for the city and help shine the light on shady hosts.
Screen Name Redacted 6/07/2022 10:00 AM	I don't see paying for regulations as a benefit unless the payments are reasonable and therefore I can't comment on this question as I don't have all the facts.
Screen Name Redacted 6/07/2022 12:14 PM	Some of the regulations being considered for implementation will limit hosts' ability to rent their property as a short-term rental. This can have a very negative impact on the income of many families who use short-term rentals as a primary or secondary income to afford the spiking cost of living (please, see, for example, housing, grocery, and gas prices that have spiked in the last three years, while the income of Winnipeg families has remained unchanged), the tourism in Winnipeg (and Manitoba), and the local economy as a whole.
Screen Name Redacted 6/07/2022 02:00 PM	Financial considerations for he owner of the property. Only primary residence and other regulations decreases my income. This income I use to support local businesses and the local economy.
Screen Name Redacted	I am good with, some so of regulations being put into place but

6/07/2022 02:03 PM	strongly disagree with the some of the more drastic options such as the primary dwelling option. I think that the amount of work that is required to run an short-term rental property properly is being lost due to some that don't. We Vet all of our clients thoroughly and have put rules and guidelines in to ensure the people staying are good clients. We discuss with our neighbors on a regular basis the activities around the unit and have never received negative feedback. If done correctly these are positive things for our city.
Screen Name Redacted 6/09/2022 10:34 AM	I don’t see any benefits at all. Who will protect us from a bad guest?
Screen Name Redacted 6/09/2022 08:30 PM	The benefit of requiring a license is that there will be more accountability for the few hosts that are not acting responsibly. Also, if there is a criminal record check to be completed before a license is obtained, this will filter out a bad host further. Neighbors having someone to call if there is an issue is a great idea. However, restricting to a primary residence would be detrimental to people who use short-term rentals. It would limit people's choice of accommodation. As well, limiting how many days people can rent their property seems like an overreach and highly controlling/restrictive. There are ways to regulate without essentially killing the whole industry.
Screen Name Redacted 6/10/2022 08:59 AM	Regulations could support short term rental operators in ways that benefit everyone and contributes to urban development.
Screen Name Redacted 6/10/2022 12:37 PM	It’s creates too much complexities not required.
Screen Name Redacted 6/10/2022 01:02 PM	It would be expensive and time consuming to obtain all permits and paying additional taxes. Some months or weeks there no guests, but all the expenses will have to be covered.
Screen Name Redacted 6/10/2022 02:33 PM	None. Taxes I can understand, but limiting the industry to only owner occupied units in crazy. Unnecessary, Over reaching and damaging to our economy.
Screen Name Redacted 6/10/2022 02:28 PM	I tend to think the short-term rental industry can be regulated within existing frameworks - the online booking platforms which regulate host and guest conduct through reviews, apartment management companies and condo boards which have jurisdiction over activities in

	their buildings, homeowner hosts who bear responsibility for activities on their property and the police on the rare occasion that short-term rental guests break the law.
Screen Name Redacted 6/26/2022 07:43 PM	Short Term Rental is an emerging industry that can benefit the economy of Winnipeg and give Winnipeg a perception of being a progressive and inclusive city amongst tourists.
Screen Name Redacted 6/10/2022 02:38 PM	I think they are unreasonable and would really affect ability to host for many
Screen Name Redacted 6/10/2022 02:54 PM	Tourists will be affected and the city will loose revenue
Screen Name Redacted 6/10/2022 03:23 PM	The costs. I am only just covering my expenses now while being mindful of how much I am renting out the home. Increases in taxation, licensing, inspections etc will be passed along to the consumer, making the rentals out of scope for many people. Is the city trying to dampen tourism and business in Winnipeg?
Screen Name Redacted 6/10/2022 03:45 PM	the burocracy and cost will scare/ make difficult for for homeowners who have a full time Job and trying to make a extra income to support the house cost.
Screen Name Redacted 6/10/2022 04:06 PM	There are more challenges but no Benifits, it will just kill the industry and booming tourism.
Screen Name Redacted 6/10/2022 04:37 PM	Its good to have a criminal record check of hosts and to check what renters are doing with landlords property, but wheres the statistics that led us here? These regulation will further depress citizens ability to make money and they will leave the province even more for other friendlier provinces.
Screen Name Redacted 6/10/2022 04:42 PM	180 max and primary residence will cause a lot of short term rentals to have to sit down. It's anti-competitive and tries to put an end to a persons stream of income.
Screen Name Redacted 6/10/2022 04:40 PM	I don't think there should be limitations of what can be used as short term rentals. It is unfair to those who own property. We should not be told what to do with it.

Screen Name Redacted 6/10/2022 05:04 PM	I came here as an IT contractor for 6 years prior to moving here and becoming a host. It was very challenging to find accommodation. I used to have to book 3 to 4 months in advance to find places. This city needs more flexibility not less. Forcing people on short term contract to sign 12 month leases is unfair.
Screen Name Redacted 6/10/2022 05:22 PM	Benefits of regulation is assuring that large businesses are not running a multitude of short term units, taking housing stock off the market. Small local business people running a few units and investing money and time into their properties is a benefit to the local economy. Allowing by-law officers to enforce safety rules, licensing and taxation are all reasonable approaches to allowing the benefits of short term rentals (tourism, new arrivals, etc) while still ensuring that issues are thoughtfully taken care of by city officials.
Screen Name Redacted 6/10/2022 05:17 PM	It support tourism and local economy
Screen Name Redacted 6/10/2022 05:38 PM	Unless there is a valid community problem, I don't believe the city should be involved with regulating & determining policies for short-term rentals.
Screen Name Redacted 6/10/2022 06:01 PM	Benefits - the below are great requirements and will build a trusting relationship between the host, government and guest Criminal Record Check for hosts and operators Proof of primary residency (if short-term rentals are limited to primary residences only) Letter of permission (if the rental unit is in an apartment or condominium) Post the licence number in the rental unit and on all advertisements and listings Liability insurance Annual fire inspection Annual licence renewal Records to be provided by request to the City including number of days rented, rental rate, type of rental
Screen Name Redacted 6/10/2022 06:50 PM	No building should be a problem for the city or its population. My building is controled with supervision if nessasary , cameras around the building and fire alarm system and carbonminoxide monatoring . Many people would say its a tax grab by the city to ask for hosts to obtain a licence or tax the property . I do not have parties on my premisses or put up with loaded disturbing people . Unlike hotels who encourage large venues where people get together with drinking, smoking and what ever happens attitude . My building pushes a quite , business like atmosphere with fast WiFi and cleanlyness and comfort . Hotels push every thing your concerned about with out

	controls ! I have furnished and repaired two of my suites for Air B&B and will consider the rest of them as it is me controling the people , cost and improvements to my building . I am a licenced owner and a business owner and see no need for shutting down a new business which helps the city bring people to Winnipeg . Its a very different business from the hotel industry .
Screen Name Redacted 6/10/2022 07:36 PM	We would have to shut down all homes which isn't fair . We operation a professional corporation provide essential housing within the city .
Screen Name Redacted 6/10/2022 07:52 PM	Definitely will have a negative impact on my income and all those people who work with me to maintain this business
Screen Name Redacted 6/10/2022 11:39 PM	I dont see any benefit, I see it as challenge.
Screen Name Redacted 6/11/2022 07:34 AM	I personally do not see a benefit in regulations. I do not think that regulations should be imposed regarding primary residence or limiting the number of days to 180 per year.
Screen Name Redacted 6/11/2022 08:44 AM	We should not be making it more difficult for visitors to Winnipeg to find accommodation. People want an accessible home base when they are here visiting so they can experience the city and contribute to our economy. As a host, our family relies on the income from our short term rental and that income goes directly back into our local economy.
Screen Name Redacted 6/11/2022 10:39 AM	The industry I work in has been very challenging over the last 2 years due covid. If I had not had the opportunity to rent my home out some of those months, I simply would not have been able to keep my home. Massive licensing fees and/or additional taxation could mean that I may not be able to be a homeowner in the future.
Screen Name Redacted 6/11/2022 01:49 PM	I love airbnb for travel. By not allowing short-term rentals beyond a primary residence, this would impact how many options are available.
Screen Name Redacted 6/11/2022 02:49 PM	I believe you should own your unit in order to rent it as a short term property. I believe we should work together to implement regulations that would work for the tourists, the hosts, and the community. I believe making a regulation that only personal residence can be listed to STR would destroy what I do, and destroy the condo market in

	Winnipeg. I believe as a single female with children, it leaves me to not be able to continue to be a host as I would not feel comfortable with having my guests in the same house as me and my children. Adding a tax does help the city. I would like to see it going to something that would support tourism. My guests support our downtown economy.
Screen Name Redacted 6/11/2022 07:11 PM	This negatively impact income for those renting to augment their income. guest on low budget will also be affected. Some host may also loss the sense of companionship they benefit from hosting.
Screen Name Redacted 6/12/2022 03:32 AM	Wiping out STR in Winnipeg? For sure, using common sense strategy, there is none benefit of regulations brought forward. Regulations must be re-designed and it should be supported to grow more in winnipeg with minimal risk.
Screen Name Redacted 6/12/2022 11:20 AM	Please see previous comments.
Screen Name Redacted 6/12/2022 12:07 PM	The benefits have to do with safety for the host and the guest, but the challenges are that ordinary hard working people will likely not be able to run their AirBnB - and in our market, it is also almost impossible to sell so you will really be harming many of us.
Screen Name Redacted 6/12/2022 06:00 PM	Places a much higher burden to operate a STR on the host. We are already taking the risks , and without any tax breaks. It takes a lot of work to operate a STR.
Screen Name Redacted 6/12/2022 09:43 PM	i beleive that limiting it to primary residence will destroy a new and emerging industry. the world is changing and so is the way people travel and work. we as a city need to evolve as well
Screen Name Redacted 6/13/2022 09:17 AM	Helps our tourism industry and we want to handicap short term rentals...very opposed!!!
Screen Name Redacted 6/13/2022 11:37 AM	There is no benefit The city has no business getting involved we are accountable to the program we are using This is a cash grab by the Cory to increase their revenues! It’s disgusting The city can’t even maintain proper infrastructure management of snow removal grass cutting parks and don’t get me started on the homeless and drug issues in this city, leave those of us doing this managing our

	properties alone!
Screen Name Redacted 6/13/2022 12:21 PM	Primary residence airbnb does not work, we are a business, I have invested hundred thousands of dollars investing in my airbnb property's, from landscaping (which my property looks more well kept then all my neighbors because I want the best reviews from my guests!) I have lived and invested in Winnipeg my whole life, with these regulations I will just move to Alberta, Saskatchewan where they have more fair regulations. The neighbors looking for regulations frankly do not understand how airbnbs work.
Screen Name Redacted 6/13/2022 05:46 PM	As discussed above - there are much better places to use City funds. Tax AirBnBs like every other business (they already pay GST, the 5% hotel tax is easy to add on) and then promote them in the Tourism budget. Get contact information through Permits. Otherwise, every other consideration is going to hamper the ability of AirBnB operators to offer the quality hosting services Winnipeg visitors and residents who need short-term furnished accommodations.
Screen Name Redacted 6/19/2022 10:21 PM	That they don't apply to standard long terms rentals. There are far more issues in that market than the one's being presented in short-term rentals (STRs). Good Hosts already follow the rules outlined in the City's proposed regulations. Their reviews and continued operation are a testament to that.
Screen Name Redacted 6/14/2022 09:49 AM	It’s will be a list of income to all of us and this will be the biggest mistake our city could make in this generation
Screen Name Redacted 6/14/2022 10:21 AM	License fee with set safety requirements to obtain the license is good. Tourism tax is also good and creates a fair level operating environment for all and provide the city necessary revenue. But if restrictions are created where it has to be a primary residence you effectively eliminate the industry. Don't take the choice of property owners away from them on what they do with their property. It will result in less investment in the city. Out of town visitors bring much needed money into the economy. All out restrictions such as "only your primary residence" or "only 180 days a year" just reduces the investment in the city. Responsible regulations allows the city to control the industry but does not eliminate the industry.
Screen Name Redacted 6/14/2022 11:33 AM	Taking money out of the economy. Loss of jobs. Loss of income.

Screen Name Redacted
6/14/2022 12:08 PM

Benefits of regulation is bringing the industry on par with other hospitality industries. I have no problems with registering, having safety regulations or paying an accommodation tax. I have a huge problem with the restriction to primary residence only. I have never stayed in an Airbnb that was in somebody else's house. I would likely never in the future. As someone who travels often, I would skip over Winnipeg if they did not have a standalone Airbnb as an option for my family to stay. Hotels are not an option for many large families or for longer stays. What is the longest you have ever stayed in a hotel? Me, 3 days max other than an all inclusive down south. We need options for people to stay when they're coming to Winnipeg for 2 to 3 weeks. We need options for families. With a family of 6, most hotels require us to have two separate rooms or a large family suite. It is not affordable. Competition to the Hotel Industry is a good thing. It allows more people to visit the city of Winnipeg! It brings more money into the city!

Screen Name Redacted
6/14/2022 07:47 PM

These regulations, fees, taxation etc will hinder short term rentals and cause horrible effects on local economy. Maybe people do not want to spend 1 month in a hotel whereas they will gladly in a home. They get to explore the city and spend money in our economy. Regulating this so heavily will stop some rentals and deter others from beginning meaning that home won't be available for that month, those travelling people will not stay in Winnipeg and there is no increase to the economy and tourism.

Screen Name Redacted
6/15/2022 07:20 AM

It kills investment and make people take their money elsewhere. Everything is out of reach now financially. This is the only investment a common man can afford

Screen Name Redacted
6/15/2022 11:10 AM

I think that there are similarities between a person utilizing short-term rental software in their primary home of residence and those that have only one short-term rental property. If the city regulates those that have only one short-term rental property the same way that they do for businesses that have multiple properties then it will damage the income of those with only one short-term rental property. I would like to make clear that people with one short-term rental property who are being responsible are not making large sums of money, especially during COVID. Personally, I am just trying to break even so that I don't have to sell my condo for substantially less than what I bought it for. New provincial taxes, increasing insurance costs and now fees for licensing are making it even harder to break even. It is becoming a loss. The $100 fee for those with only one short-term rental seems more reasonable than $500. I am really worried that new regulations

will push people who have downtown condos and do short term rentals with it will sell their properties for a loss and that the property values. Again, at the moment, with the downtown as it is, these condos are not attractive to regular renters. IMPORTANT: The reason I use Airbnb to rent my condo is because it allows me to assess how responsible the renter will be. I can also judge if someone wants to "party" in my condo and I use the tools in Airbnb to decline them. This is not hard. I want to be clear, if a person is paying a attention it is easy to keep out the crime and people who party. Companies that have more than short-term rental property do not take this same amount of care. This is a very important point. Please penalize those companies and not individuals. They are the ones that can handle extra fees and taxes. As an individual, I cannot. These companies are the hotel competition. My one short-term rental is not. The hotel association is trying to take big city ideas of blocking most short term rentals by limiting to the primary residence but that won't work in Winnipeg. This will only limit business opportunities, slow down the revitalization of the downtown and lower the value of condos downtown. My short term rental supports people staying int he city for longer than a couple of nights. They bring money to Winnipeg. They need full kitchens. I send them to local businesses. I help them find the gems of Winnipeg. Hotels do not do nay of this. Short-term rentals, when managed responsibly help cities like Winnipeg.

Screen Name Redacted
6/26/2022 02:48 PM

1. Regulating this emerging STR industry to enable it to grow will be good for Winnipeg's economy and would portray the city as inclusive, multi-cultural, diverse, and progressive. 2. Limiting STRs only to primary residences will crush the STR industry in Winnipeg, and the economic gains will be crushed alongside. Also, Winnipeg may send a wrong perception message to the newer generation that Winnipeg is not friendly to emerging industries, and may not be expected to make provision for newer innovative disruptive concepts that would still emerge in the future. I believe this would not give Winnipeg a positive social image and could eventually further hurt the tourism industry. 3. The regulations should not be created to suit only what the association of hoteliers wants - that will hinder competitiveness, which is a core of innovation and business evolution.

Screen Name Redacted
6/16/2022 08:24 AM

Airbnb has been an additional source of income. They are owned property by host and so therefore safety and care of property and community is at the forefront. It’ll be more challenging to start and maintain Airbnb with addition of licensing, etc etc. there are rules that already exist in condo corp such as fire inspections etc. the community have used airbnbs as a home away from home as well. Which kept them in the city which supports city economy.

Screen Name Redacted 6/16/2022 01:00 PM	Regulation will bring in standard qnd direction. However privacy intrusion is eminent in the direction of the questions. Also Airbnb has introduced taxes from July, so what is the city looking for. People have bought homes and they are making innovative and ingenious decisions about there properties. I don't think it's right to put blockade and obstacles on their way.
Screen Name Redacted 6/16/2022 02:47 PM	I believe that some of the restrictions have to be made as fire safety and liability insurance for the guests. Need to make sure not to put the hosts of the short-term rentals in a position where they won't be able to operate in a full volume as I believe that when it comes to the short-term rentals it benefits the local economy and tourism as a bigger group of people car arrive at the city and find an accommodation in private houses which the hotel industry cant offer
Screen Name Redacted 6/16/2022 11:09 PM	Better hosting and accountability
Screen Name Redacted 6/22/2022 02:13 PM	No problem with regulation of space. Providing lists of bookings to neighbours violates privacy and is onerous for hosts.
Screen Name Redacted 6/22/2022 02:31 PM	None
Screen Name Redacted 6/22/2022 03:52 PM	benefits is a passive income that we can take advantage of, and limiting to certain number of days a yr, will effect it. theres no reason to limit it, safety is a concern but thats why background checks are done. you want more tourist to come to winnipeg, you need to have options other than hotels, its the new market in this generation.
Screen Name Redacted 6/22/2022 05:07 PM	I strongly disagree, along with many others, on this decision to ban rentals at secondary homes. This is simply unacceptable and ridiculous to control owners/hosts over their cottages where they don't live full time anyways. I have spoken with MANY other cottagers who disagree with your decision and hope that this is reevaluated. We have a strong connection with our neighbours and we are all respectful towards each others and our properties. Taking this step would harm the families that rely on this income to make ends meet, while groceries and gas prices are already through the roof making it hard to put food on the table and get ANYWHERE in this province.
Screen Name Redacted	Regulation is welcomed however it needs to be done in a forward

6/22/2022 04:26 PM	thinking, progressive manner. This city is being left behind in the past in more ways than one. Winnipeg cannot afford to keep making poor decisions in light of new technologies and industries.
Screen Name Redacted 6/22/2022 05:15 PM	Too restrictive. I agree with having a short-term rental only a primary residence however.
Screen Name Redacted 6/22/2022 05:30 PM	turning a relatively easy way to earn a little extra income into a moiney grab for the city
Screen Name Redacted 6/22/2022 05:33 PM	No comments.
Screen Name Redacted 6/22/2022 05:35 PM	Extra income to pay the forever rising cost of everything and being able to help tourists fine affordable rentals while travelling
Screen Name Redacted 6/22/2022 06:16 PM	this is an extra burden on small businesses
Screen Name Redacted 6/22/2022 05:38 PM	Over regulating May detour people from offering rentals and that means less places to stay for tourists. It also impacts those who live out of town coming in for games/concerts/schooling events who don’t want to pay the costs of a hotel and or need something very short term that a traditional housing rental wouldn’t accommodate like furnishings and supplies
Screen Name Redacted 6/22/2022 06:26 PM	I have already stated that the proposed regulations are constrictive and lack foresight. There is no benefit to this type of overreach. It will negatively impact Winnipeg's tourist industry and from what I can see is a waste of resources. Short-term rentals are not making the city of Winnipeg worse in any way. Winnipeg is already an undesirable destination I guess we might as well make it more hopeless.
Screen Name Redacted 6/22/2022 07:15 PM	Large corporations should be limited in their Airbnb locations. People who care about their property manage it properly.
Screen Name Redacted 6/22/2022 08:23 PM	We are an incorporated business and limiting our capacity to rent will bankrupt us.

Screen Name Redacted 6/22/2022 10:08 PM	It’s only for the rich
Screen Name Redacted 6/22/2022 11:56 PM	Messes with the flow and a money grab.
Screen Name Redacted 6/23/2022 10:17 AM	Short term rentals are a hospitality and very much a customer service business for many of us operators. As a business, it's important for us to maintain a high quality of service, while having low level of disruption on the surrounding area. 1. It's important to understand that unlike with a bad undesirable tenant that is stuck in a neighborhood for as long as it takes for the landlord to evict them (negatively affecting the neighbors quality of life), if a short term rental is disruptive, they are not staying there for long. In few days / weeks they'll leave back home. There are far lower percentage of disruptive guests that the ones that are better that what the area attracts as tenants (behavior and entitlement wise). I would even add that if law enforcement were empowered to support the STR operators in evicting a disruptive or squatting guest, same as they do in a hotel, that would actually be very beneficial to maintaining a nice, quite and highly efficient service we provide the tourists and professional community that comes to build Winnipeg (my guests are usually contractors who come from other provinces to work in the hospitals, construction and roads). By not allowing me to run airbnbs for those companies to rent for the entire crew and save money on accommodation, that will increase the cost of the public funds that need to be paid to their companies. 2. Because it's a business, same as in a hotel we're expected to maintain clean, well maintained, quiet suites for the guests to use. As a guest myself, when I travel, I'm more concerned about the surrounding where I'm staying and the quality of service I'm getting, than the neighbors should be concerned about me. Because I'm paying good money and I expect to get a high quality product. Similarly as a host, my goal is to provide the same level of product and service that I expect to get when I'm the user. Yes, there are bad hosts, similarly to the way there are bad businesses and bad landlords that don't do a good job of maintaining and fixing up. I can assure you that those hosts will be penalized more by the guests, than by the city. Because guests are leaving bad reviews that deter future guests from staying at that property anyway. No guests, the short-term rental operator removes themselves by default from the game because they're not making any money. 3. The higher end neighborhoods are not attractive to guests because there's nothing there for them to do. So the people who live in those areas can rest assured the chances of having high numbers of STRs there is low. The neighborhoods that are closer to the restaurants and the amenities are the ones that people are interested in staying at. The higher-end neighborhoods, if there is a short-term rental there, it

	will attract higher level - executive guests because the prices on the nightly stay are very high. Those types of guests in most cases will have similar characteristics to the neighbors anyway. I would love to have all my units in the downtown area the support the economy, but that area is not safe and my guests leave negative reviews that cause me to find alternative locations, even though on paper, the location is perfect One note about providing guest scheduling to neighbors... I made it my business practice giving my number to the neighbors and asking them to let me know immediately if something is wrong. They don't need a schedule of guests for that. There's a high security risk sharing with anybody the schedule when a property is going to be empty. In the wrong hands, this information can be used for criminal activities. Even the team doesn't know when a property is vacant. All they know is when they should come to do their job (clean, maintenance and repairs). In addition, Imagine you're the neighbor, and I send you multiple messages a day / week: got booking July 1-3, got another booking July 4-5, booking cancelled July 1-3. Guest X checking out early/late. a. We live In the information overload era. nobody wants MORE useless information. b. Most neighbors don't care and the constant updates will only antagonize them. c. It's a very high time waste and effort on my end to constantly update the neighbors with changes. Because even if I use a booking management software that sends automatic updates to my staff, there is a lot of information that I cannot and would not share with anybody outside of the organization, therefore updating the neighbors will require me to go through every single booking and manually update them. It's an inefficiency (especially for bigger operators) and an overhead that I don't need and don't believe will benefit anyone.
Screen Name Redacted 6/24/2022 12:53 AM	you'll kill the simplicity of the business and thus dramatically reduce our income... i.e. you impact the lower income people more dramatically than the higher income owners. Once again, making it harder for lower income families to have a go at paying off their homes.
Screen Name Redacted 6/24/2022 01:17 AM	In my opinion, these licensures are a way of limiting people with short term rentals and to get more money because these licenses would have to be paid for
Screen Name Redacted 6/24/2022 12:51 PM	Ensuring safety of the guests is the main benefit I see, and should be a top priority for any host. Enforcement could be a challenge, but I support licensing fees to help cover those efforts.
Screen Name Redacted	People are struggling right now. If I didn't have to rent my home, I

6/26/2022 02:20 PM	wouldn't. Please don't go overboard with what is being asked around the licensing. If these spaces are good enough for longterm rentals, where people are not unknown to have issues related to drug use, domestic violence, loud music, parties (this happens everywhere not solely in rentals), why is it of such interest to be licensed? Why are long term rentals not monitored? Who are these policies trying to appease?
Screen Name Redacted 6/26/2022 03:03 PM	Making it unfavorable for short term rentals will harm everyone but the hotel industry. Any regulations should simple and fair. I
Screen Name Redacted 6/27/2022 09:49 AM	*This could reduce people standard of living if they cant find a means to augment their salary.
Screen Name Redacted 6/27/2022 12:29 PM	Additional income. Enable guests to experience home away from home and knowing new places.
Screen Name Redacted 6/27/2022 03:23 PM	The only benefits I see here would be that each short term rental be treated more as a business with registration and licensing as well as fair taxation. This would be beneficial to the city of Winnipeg and create revenue through taxation and a yearly licensing fee.
Screen Name Redacted 6/28/2022 01:54 PM	No benefits. Challenges include: 1) a burden to hosts which translates into higher costs for renters which reduces the amount of rentals which impacts the economy; 2) Information sharing with neighbours creates a security risk for property and renters.
Screen Name Redacted 6/29/2022 09:07 AM	I support licensing. I do not support being limited to Primary Residences. We are improving properties in neighborhoods and then renting them.
Screen Name Redacted 6/29/2022 02:30 PM	Benefits include: 1. minimizing housing market disruption because many Hosts/Operators are overbuying in the residential marketplace. 2. improving and guaranteeing safety for Consumers 3. aligning with best practices in other mature urban settings Challenges include: 1. ensuring Consumer options in the market provide solutions that are not offered easily or consistently in the hotel industry (3+ beds for large families and groups, full kitchens, garages, backyards, patios, homey residential neighbourhoods) 2. avoiding duplication/overlap/conflict with guidance provided by industry leaders (AirBnB,

Screen Name Redacted 6/30/2022 10:28 AM	I understand that if there are complaints something should be done to limit parties and noisy guests. Possibly limit 1 night stays. I have 3 properties I operate as airbnbs and I've had zero complaints from my neighbors in the past 12 months. Making it illegal to operate a short term rental that wasn't a primary residence would ruin my small operation. Having short term rental options keeps the economy healthy. Winnipeg has a very affordable housing market, it is not a vacation market such as Canmore or Montreal where short term rentals can drive up housing prices. Winnipeg is not such a destination. I think allowing short term rentals to operate with limited restrictions is the best way to proceed.
Screen Name Redacted 6/30/2022 01:13 PM	One of the major challenges will be a reduction in income of the host. Which will also affect the economy of the city.
Screen Name Redacted 6/30/2022 01:36 PM	Benefits- Additinal income, great company Challenges- Damages and noisy guests/ do not follow house rules
Screen Name Redacted 6/30/2022 02:18 PM	We don't know what the regulations will be. They should be graduated in. An initial application is all that should be needed with compliance for those renting beyond a certain number of guests per month. It is turn over in guests, not length of stay which affects hosts and neighbours
Screen Name Redacted 6/30/2022 02:52 PM	No opinion
Screen Name Redacted 6/30/2022 03:11 PM	Yes
Screen Name Redacted 6/30/2022 03:15 PM	Not a benefit other that an apparent tax grab.
Screen Name Redacted 6/30/2022 03:43 PM	unnecessary
Screen Name Redacted 6/30/2022 05:22 PM	There are no benefits of the proposed regulations. Most people come for work, wedding a course, a game or concert or a visit. They are not hear to cause damage , cause excessive noise and they are well screened before. If they screw up they loose their damage deposit. So why does the city want to regulate a business that is already

	regulated? Another money grab.
Screen Name Redacted 6/30/2022 04:32 PM	No benefits, challenges is destroying an industry based on a few bad situations.
Screen Name Redacted 6/30/2022 05:20 PM	There are only challenges and would create more useless red tape and would discourage hosts and invariably reduce visitors to Winnipeg.
Screen Name Redacted 6/30/2022 08:56 PM	Seem not needed
Screen Name Redacted 6/30/2022 09:31 PM	Benefits would be consistency across operators. Challenges are to ensure that any type of regulation supports short term rental units as they provide housing for all types of individuals and ensure any regulation is not over complicating the industry and processes
Screen Name Redacted 6/30/2022 10:58 PM	Unsure Policy
Screen Name Redacted 7/05/2022 09:36 AM	Les règlements ne devraient violer la loi sur les données personnelles, et ne devraient pas être trop difficiles à appliquer. Il faut aussi distinguer les propriétaires qui gèrent un seul Airbnb et qui offrent un accueil personnalisé, et ceux qui en gèrent plusieurs, et de ce fait n'accueillent pas leurs hôtes, et qui sont donc assimilables à un hôtel.
Screen Name Redacted 7/05/2022 09:56 AM	Il faut réglementer les locations à court terme, et avoir une taxe. De plus, il faut enregistrer le logement avec la ville (permis d'exploitation). Cela va décourager les mauvais hébergeur surtout si le permis peut être révoqué en cas de récidives multiples (ie: plaintes multiples non réglées). C'est comme le logement à long terme: les mauvais logeurs sont passables de punitions ou d'amendes sans exclure les bons logeurs pour autant. Ne pas mettre tous les logeurs dans le même panier. Car il y a de mauvais logeurs (qui ne s'occupe pas de leur unité ou de leurs clients) et de bons logeurs. Le danger c'est de mettre tous les logeurs dans le même panier à cause de quelques mauvais logeurs. La réglementation est la façon d'éliminer les mauvais. Je ne suis pas contre, non plus, de payer une taxe sur le logement. Nous avons un logement Airbnb. Nous avons systématiquement 5 étoiles car nous nous occupons du logement, des clients et du voisinage. En d'autres termes, nous avons mis en

place la plupart des exigences envisagées.

Optional question (121 response(s), 722 skipped)
Question type: Essay Question

Q21 The City is exploring implementing regulations. How can the City help hosts and operators understand the new regulations and what is required?

Screen Name Redacted 6/02/2022 02:43 PM	Website with PDF guideline documents.
Screen Name Redacted 6/02/2022 04:58 PM	Stay transparent and keeps hosts involved as valuable contributors. Bad actors are no good for either of us and we are as motivated as you are to help you shut them down.
Screen Name Redacted 6/02/2022 06:29 PM	I would think that it is very important to acknowledge fully how much the city will lose on regulating. Loss to potential entrepreneurship. Loss to potential income. Showing an understanding of what the STR economy brings to the greater city economy. Contrast that with the nuisance issues that can already be dealt with by the livability bylaw and the safer communities act. Is seeing a stranger in a house or on the street worth the loss of millions of dollars annually?
Screen Name Redacted 6/02/2022 08:32 PM	Send an email to all operators.
Screen Name Redacted 6/02/2022 11:23 PM	It’s easy Publish it and leave us to it We are business owners we will figure it out
Screen Name Redacted 6/03/2022 01:31 AM	Connect with hosts and hear their voices and stories. Understand that economic situations have actually lead some people to letting out part of their homes.
Screen Name Redacted 6/03/2022 08:44 AM	Have intensive talks with the companies such as air bnb to learn what it is they offer and disseminate the information on city and host platforms
Screen Name Redacted 6/03/2022 09:43 AM	Continue to consult real and responsible local hosts. Collaborate on what is a win win regulatory approach. These rentals support

	community, offer affordable Short term stays for locals and bring tourism to hard hit sectors of local businesses
Screen Name Redacted 6/03/2022 12:15 PM	Engage with us through our Facebook group or through *redacted*
Screen Name Redacted 6/03/2022 10:02 PM	Request air bnb to send out info through their platform
Screen Name Redacted 6/05/2022 01:55 PM	stay out
Screen Name Redacted 6/05/2022 06:23 PM	I don’t think there is a need for that. This industry, which I am apart of, is way to crowded and honestly I think the industry needs to ruthlessly cut down to size. We don’t need any support. We need strict regulation
Screen Name Redacted 6/06/2022 03:20 PM	Speak with them directly. Try to understand how "good" operators manage their business and the time, money and effort that goes into it.
Screen Name Redacted 6/06/2022 06:25 PM	It will be difficult, and I do not think the city really cares about the majority of good hosts any more. Your friends from the hotel association are more important.
Screen Name Redacted 6/06/2022 06:44 PM	Set up a website and a separate department that online deals with short term rentals in the city. Anything els would be a disaster for the city, hosts, and guests.
Screen Name Redacted 6/06/2022 10:21 PM	that's your job, not mine.
Screen Name Redacted 6/07/2022 01:01 AM	They can help them understand by involving them! Take our calls, respond to our emails. Let us form a focus group of our brightest most successful individuals. We are the primary stake holders yet a year into the process nobody has involved us AT ALL. It’s insulting! Plus the way we are dismissed after presenting at council without even bothering to ask any clarifying questions is disappointing. The only questions I have ever been asked seemed insincere. It’s a lot of work to present at council or at the committees, then to be so obviously brushed aside is disheartening. If most council members

	won't return our calls and won't ask questions to learn about STR at the formal meetings…it means they aren't going to consider trying to support us or accommodate this industry. This isn't a collaboration like I thought. More of a hostile takeover! Another challenge is trying to explain the difference in styles of hosts. In long term rentals there is no expectations at all…slumlords flourish all over the place in long term and nobody does a thing about that. Yet every ailment in Winnipeg seems to be blamed on STR…high house prices, low house prices…Neighbourhoods already riddled with crime yet a short term rental guest slams the door or turns up the stereo too much and all of a sudden the whole industry should be banished! The double standard between the expectations of long term landlords vs short term landlords is vastly different…I am not sure WHY!
Screen Name Redacted 6/07/2022 07:37 AM	Smoother processes. Concise and brief checklist.
Screen Name Redacted 6/07/2022 10:00 AM	Again, how much are regulations going to cost the host? Again, not enough facts.
Screen Name Redacted 6/07/2022 12:14 PM	The City may make available to hosts and guests a plain language outline/summary of the new regulations being implemented.
Screen Name Redacted 6/07/2022 02:00 PM	Provide a grace period or grandfather things in.
Screen Name Redacted 6/07/2022 02:03 PM	The people creating said regulations, are required to do their homwork to ensure that they are good for all parties.
Screen Name Redacted 6/09/2022 10:34 AM	More control maybe?
Screen Name Redacted 6/09/2022 08:30 PM	I am unsure of how to answer this question. I am unsure how a f restrictive regulation such as the Toronto model could be enforced.
Screen Name Redacted 6/10/2022 08:59 AM	Community engagement is helpful.
Screen Name Redacted 6/10/2022 12:37 PM	Hold consultative sessions with stakeholders, provide webinars

Screen Name Redacted 6/10/2022 01:02 PM	Creation of brochure or manual would be great.
Screen Name Redacted 6/10/2022 02:33 PM	I'm not sure.
Screen Name Redacted 6/10/2022 02:28 PM	Press releases, website, social media
Screen Name Redacted 6/26/2022 07:43 PM	Provide proper documentation and share with hosts and operators through multiple channels.
Screen Name Redacted 6/10/2022 02:38 PM	By making it easy for host, and using their feedbacks
Screen Name Redacted 6/10/2022 03:23 PM	Added regulations are unreasonable as hosting sites already have several regulations in place for hosts. It is a duplication of effort.
Screen Name Redacted 6/10/2022 03:45 PM	clarity, separate homeowners operators from whole place renters, they shouldn't be treated as the same.
Screen Name Redacted 6/10/2022 04:06 PM	No need to bring more paperwork and make it complicated.
Screen Name Redacted 6/10/2022 04:37 PM	Life is already hard and I think the city is trying to make things harder for people with initiatives.
Screen Name Redacted 6/10/2022 04:42 PM	They will need to communicate with them through the provider
Screen Name Redacted 6/10/2022 05:04 PM	Publish clear English language regulations
Screen Name Redacted 6/10/2022 05:17 PM	None
Screen Name Redacted 6/10/2022 05:38 PM	Stop exploring or trying to implement regulations & the City won't need to "help"operators understand the regulations.

Screen Name Redacted 6/10/2022 06:01 PM	It would be great for the hosts to have a STR regulation / requirement handbook to ensure the hosts have crossed their f'd and dotted their i's and that they follow the rules and regulations.
Screen Name Redacted 6/10/2022 06:50 PM	From what i see many people have made a huge business from short term rentals . But no supervison is being done on the properties . This is the problem with hotels and other short term rental units as well . If a person or business can show its being responible to the area or community then there should not be a problem with it existing . I think small steps to regulate is a first step and responsiblility of all parties to improve tourism and travel is the second concern of the city .
Screen Name Redacted 6/10/2022 07:36 PM	Town halls, emails , distribution through Airbnb or VRBO, registered mail.
Screen Name Redacted 6/10/2022 07:52 PM	The city can take a look at other cities regulation across Canada
Screen Name Redacted 6/10/2022 11:39 PM	Don't introduce regulations.
Screen Name Redacted 6/11/2022 07:34 AM	I think the City needs to be able to prove that there is a problem here outside of rentals in downtown condos. I don't see any problems with short term rentals in houses in suburbs
Screen Name Redacted 6/11/2022 08:44 AM	Keep them very simple.
Screen Name Redacted 6/11/2022 02:49 PM	Create a committee to get some feedback on how good operators handle their business and create Regulations from there I strongly feel this is a step that is being overlooked. The only advice being asked is to the hotel association, which is a conflict of interest.
Screen Name Redacted 6/11/2022 07:11 PM	The regulation would not be helpful to host in anyway and helping host to understand its implementation would not be helpful either.
Screen Name Redacted 6/12/2022 03:32 AM	City should invite all hosts in one meeting. Then decide with all of them together how regulations must be built in order to make STR more safe and supportive.

Screen Name Redacted 6/12/2022 11:20 AM	Probably by helping the platform understand (ie:Airbnb) and making sure they pass on the information to Hosts in the area.
Screen Name Redacted 6/12/2022 12:07 PM	Mail them DIRECTLY to people but please do not bring in onerous, impossible regulations.
Screen Name Redacted 6/12/2022 06:00 PM	The City could not implement the regulations. This is just one more way to make it difficult to
Screen Name Redacted 6/12/2022 09:43 PM	the city has not yet sat down with any host as of yet to discuss anything
Screen Name Redacted 6/13/2022 09:17 AM	Safety first I can appreciate, don't make this another revenue source. We are already taxed very heavily in this city and province.
Screen Name Redacted 6/13/2022 11:37 AM	You stay out of our business You manage your own declining programs and stay out of ours
Screen Name Redacted 6/13/2022 12:21 PM	Have a fair representation of airbnb hosts and businesses, I have seen and watched council meeting it is so biased to the hotel industry.
Screen Name Redacted 6/13/2022 05:46 PM	Post them on the Tourism website, in addition to City of Winnipeg websites. Keep AirBnB and other hosting sites abreast of changes so they can alert their users.
Screen Name Redacted 6/19/2022 10:21 PM	Reaching out to Hosts or setting up town-halls that Hosts can attend to discuss.
Screen Name Redacted 6/14/2022 09:49 AM	No need for rules that make loss for our city economy and growth of young entrepreneurs
Screen Name Redacted 6/14/2022 10:21 AM	Operators of short-term rentals are engaged and vested. If the information is published they will learn the rules. Have strong penalties for those who break the rules. It is much easier for owners of STRs to get the message as they are active, engaged, and self-educated. Educating the general public of the positives of the tourism and STRs in the economy should be a bigger concern.

Screen Name Redacted 6/14/2022 11:33 AM	Not to give us a bunch of new regulations all at once.
Screen Name Redacted 6/15/2022 07:20 AM	If any regulation is to be introduced, host should have a say. The licensing introduction should be phased else you will kill investments
Screen Name Redacted 6/15/2022 11:10 AM	They can contact the Airbnb community and work with them. Airbnb is good at communicating regulations.
Screen Name Redacted 6/26/2022 02:48 PM	1. Hold workshops to sensitize the new regulations and promote buy-ins 2. Online campaigns about the new regulations
Screen Name Redacted 6/16/2022 08:24 AM	Detailed explanation as to who the new rules would benefit and why
Screen Name Redacted 6/16/2022 01:00 PM	They can introduce licenses and some controls. The license proposal for non-primary residence is too high.
Screen Name Redacted 6/16/2022 02:47 PM	Need to work on a local short-term rental association. I'm in the process of it right now and I have many local hosts that are like to meet and discuss issues and find solutions to a problems
Screen Name Redacted 6/16/2022 11:09 PM	Criminal records checks on the host and guest
Screen Name Redacted 6/22/2022 02:13 PM	Contact neighborhood associations, Facebook groups and put info on website obviously.
Screen Name Redacted 6/22/2022 03:52 PM	don't take our money.
Screen Name Redacted 6/22/2022 05:07 PM	I strongly disagree, along with many others, on this decision to ban rentals at secondary homes. This is simply unacceptable and ridiculous to control owners/hosts over their cottages where they don't live full time anyways. I have spoken with MANY other cottagers who disagree with your decision and hope that this is reevaluated. We have a strong connection with our neighbours and we are all respectful towards each others and our properties. Taking this step would harm the families that rely on this income to make ends meet,

	while groceries and gas prices are already through the roof making it hard to put food on the table and get ANYWHERE in this province.
Screen Name Redacted 6/22/2022 04:26 PM	Communication through the main sites (Airbnb, VRBO etc) will be key and they will be receptive if the proper channels of communication are exercised.
Screen Name Redacted 6/22/2022 05:15 PM	Posting information in the newspaper and with tax bill.
Screen Name Redacted 6/22/2022 05:30 PM	By focusing on housing and social issues for the homeless and not bother the short term rental people.
Screen Name Redacted 6/22/2022 05:33 PM	No comments.
Screen Name Redacted 6/22/2022 05:35 PM	If you don’t rent your place very often then a fee doesn’t make sense for you to operate.
Screen Name Redacted 6/22/2022 05:38 PM	N/a
Screen Name Redacted 6/22/2022 06:26 PM	The City should focus its efforts on real crime and fixing the streets.
Screen Name Redacted 6/22/2022 07:15 PM	Use their website.
Screen Name Redacted 6/22/2022 08:23 PM	Public awareness Education
Screen Name Redacted 6/22/2022 10:08 PM	Let it all be transparent with no hidden agenda
Screen Name Redacted 6/22/2022 11:56 PM	Forget about it.
Screen Name Redacted 6/23/2022 10:17 AM	1. Searchable content on Google and the city site. 2. Clear language with no ambiguity. 3. Step by step instructions of what is expected with links to forms / sites to meet those expectations 4. Instructions

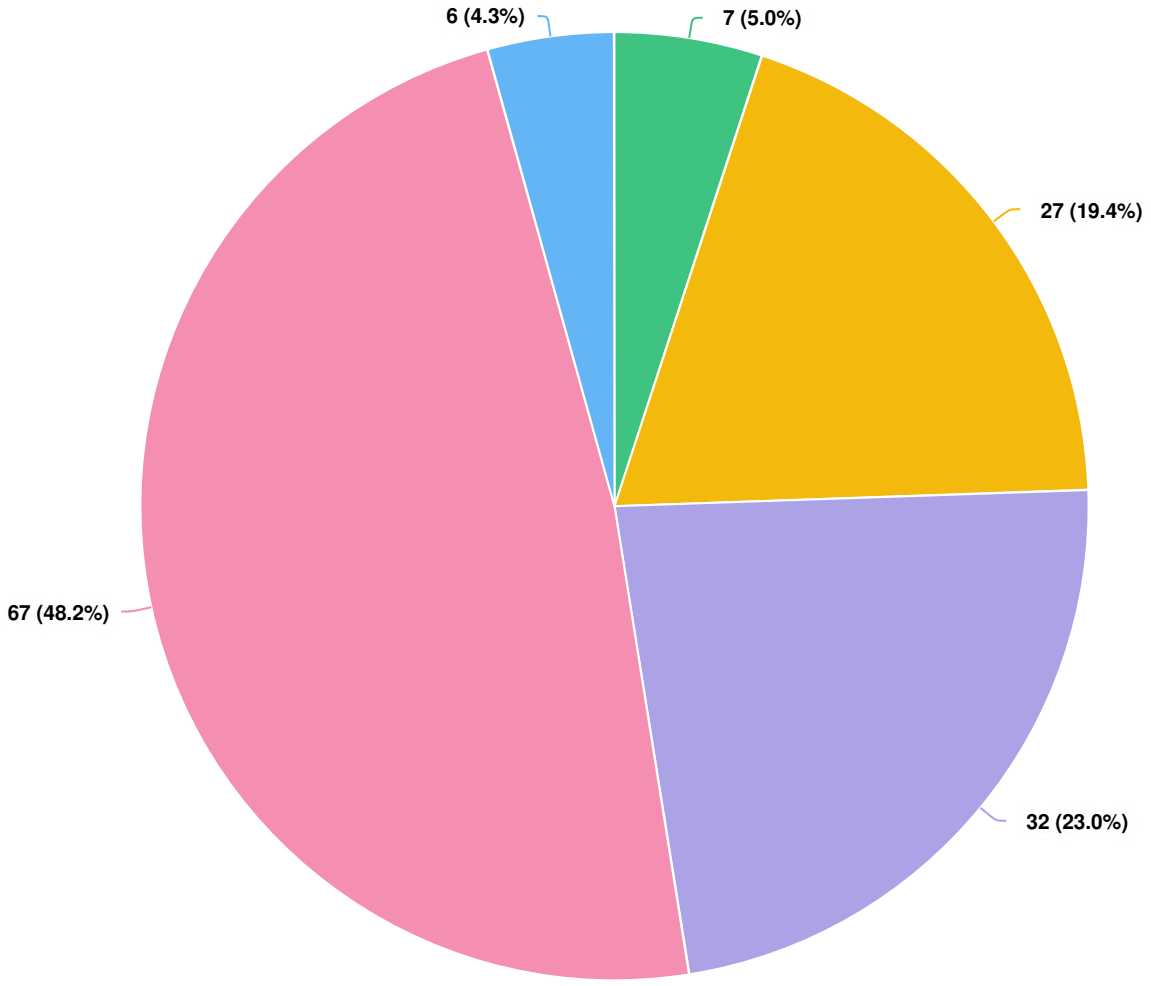
	on how to deal with issues and resolve misunderstandings / problems with the city, enforcement officers, etc For example if you look at the regulations in calgary, they have very specific and detailed document of what their expectation is from basement suites. Did the window size has to be legal size and they provide they mentions of what those measurements are. That way all the relevant information is in one place and as an operator, I don't need to fish for it in multiple locations.
Screen Name Redacted 6/24/2022 12:53 AM	we don't want your help. we are doing fine with your interference.
Screen Name Redacted 6/24/2022 01:17 AM	Why does everything have to be regulated?
Screen Name Redacted 6/24/2022 12:51 PM	Perhaps set up a public website that allows for 2 way discussion with hosts, and allows the city to post updates.
Screen Name Redacted 6/26/2022 02:20 PM	Keep them minimal and make them intuitive. Make them make sense. Have valid reasons behind them.
Screen Name Redacted 6/26/2022 03:03 PM	they should be dealing with Airbnb/hosting site directly to implement these changes.
Screen Name Redacted 6/27/2022 09:49 AM	*This could reduce people standard of living if they cant find a means to augment their salary.
Screen Name Redacted 6/27/2022 03:23 PM	Keep it simple by just implementing taxation and a yearly licensing fee.
Screen Name Redacted 6/28/2022 01:54 PM	Save the resources needed for the implementation and for mitigating the disastrous consequences of the implementation by implementing nothing at all.
Screen Name Redacted 6/28/2022 06:42 PM	Provide all hosts with a comprehensive and easy to understand guide on what has changed, how we are affected, and what we need to do to operate safely.
Screen Name Redacted	By not doing regulation

6/28/2022 11:33 PM	
Screen Name Redacted 6/29/2022 09:07 AM	Have all the information in one place. Hold information sessions.
Screen Name Redacted 6/29/2022 02:30 PM	A mobile app and online user profile/account and a full Customer Resource Management Platform. Please don't make us download memos and fill out terrible PDFs and send email attachments to clerks who are bogged down with paperwork and operating circa 1990. Please Please create a modernized solution for implementation.
Screen Name Redacted 6/29/2022 08:56 PM	technology or app solution. no paper forms or emails please. are we sure that $100 will be enough to support the licencing activities... this seems too low for the activities suggested.
Screen Name Redacted 6/30/2022 10:28 AM	The city will need to coordinate with Airbnb and VRBO to send out messages to hosts to comply with new regulations.
Screen Name Redacted 6/30/2022 01:13 PM	Frequent updates and educating them on essence of the regulation that’s if it’s important in the first place.
Screen Name Redacted 6/30/2022 01:36 PM	Post it everywhere and email the rules
Screen Name Redacted 6/30/2022 02:18 PM	Make them simple with a graduated implementation.
Screen Name Redacted 6/30/2022 02:52 PM	Online info
Screen Name Redacted 6/30/2022 03:11 PM	No comment.
Screen Name Redacted 6/30/2022 03:15 PM	Do not implement them!
Screen Name Redacted 6/30/2022 03:43 PM	By offering incentive to Hosts and guest by not taxing and making a lot of rules. Airbnb keeps a lot of money in Winnipeg instead of our tourists paying large hotel chains money to stay in our city that Winnipeggers don’t see.

Screen Name Redacted 6/30/2022 05:22 PM	The city does not need to implement new regulations because they will not help improve the industry . Hosts and Operators already know what they are doing. Don't we pay enough property taxes. Are you trying to Tax and regulate us to death. Short term rentals do not need a licensing fee just like long term rentals don't need a licensing fee.
Screen Name Redacted 6/30/2022 04:32 PM	By fining individuals who don't run a proper short term rental business.
Screen Name Redacted 6/30/2022 05:20 PM	You will need to set up very clear and precise communication. You will need to provide training to all hosts. You will need to setup a method of inspection. You would need to setup a specific team to support. All in all, this would be a ridiculous waste of resources for very little gain.
Screen Name Redacted 6/30/2022 08:56 PM	Not sure
Screen Name Redacted 6/30/2022 09:31 PM	Keep them simple
Screen Name Redacted 6/30/2022 10:58 PM	Obtaining ID
Screen Name Redacted 7/05/2022 09:36 AM	Il faudrait donner échelonner les changements sur un ou deux ans, car selon le type de changement, certains vont choisir de vendre leur propriété.
Screen Name Redacted 7/05/2022 09:56 AM	Le coût doit être modique pour ne pas décourager les petits logeurs comme nous. S'il est trop élevé, cela va ne qu'encourager les grosses entreprises à logements multiples pour qui le prix n'est pas un facteur. Et les problèmes persisteront. Car les problèmes dans notre immeuble survienne TOUS des gros logeurs qui ne se soucient pas de leur logement ni de leurs clients. Et ce sont eux qui entachent la réputation du logement à court terme: c'est juste un business. Alors que pour nous, c'est un business mais aussi une façon de connecter avec les touristes et leur offrir des conseils.

Optional question (112 response(s), 731 skipped)
Question type: Essay Question

Q22 In your opinion, are these fees reasonable?

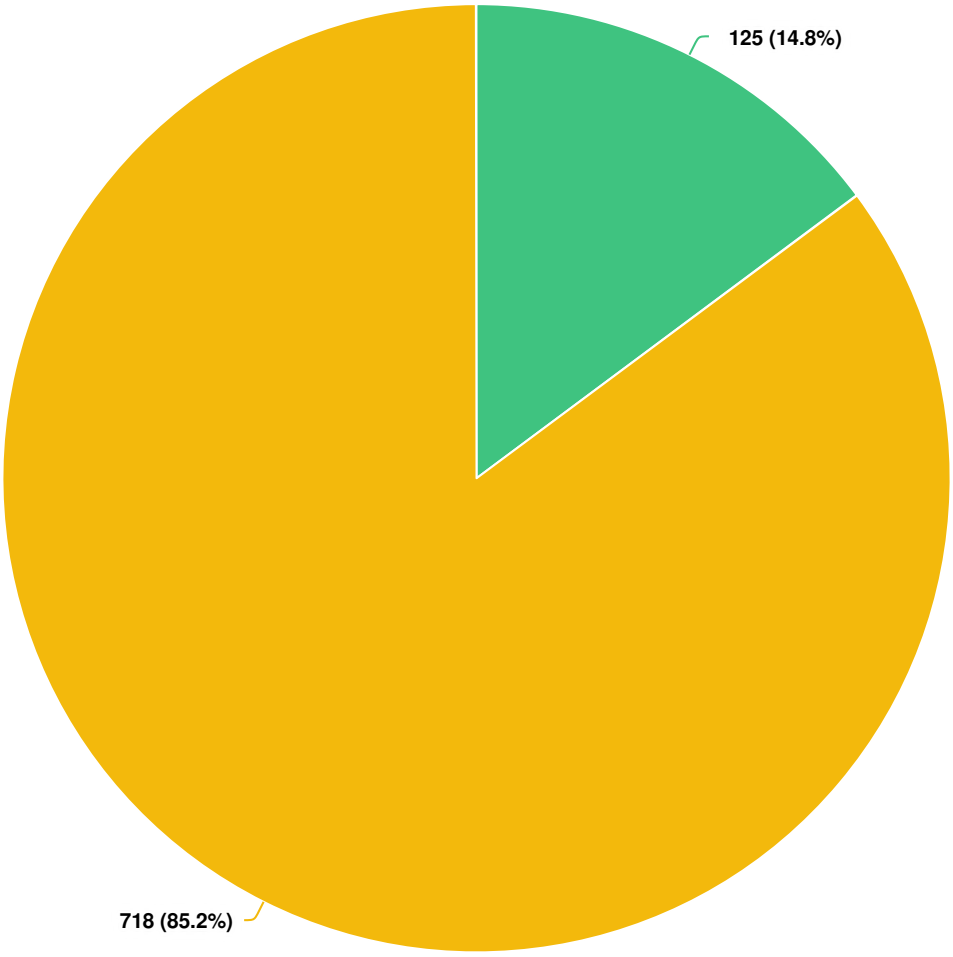


Question options

Unsure | Extremely unreasonable | Unreasonable | Reasonable | Extremely reasonable

Optional question (139 response(s), 704 skipped)
Question type: Radio Button Question

Q23 **Do you work in a related accommodations industry or field (hotels, bed-and-breakfasts, tourism, travel, or real estate)?**

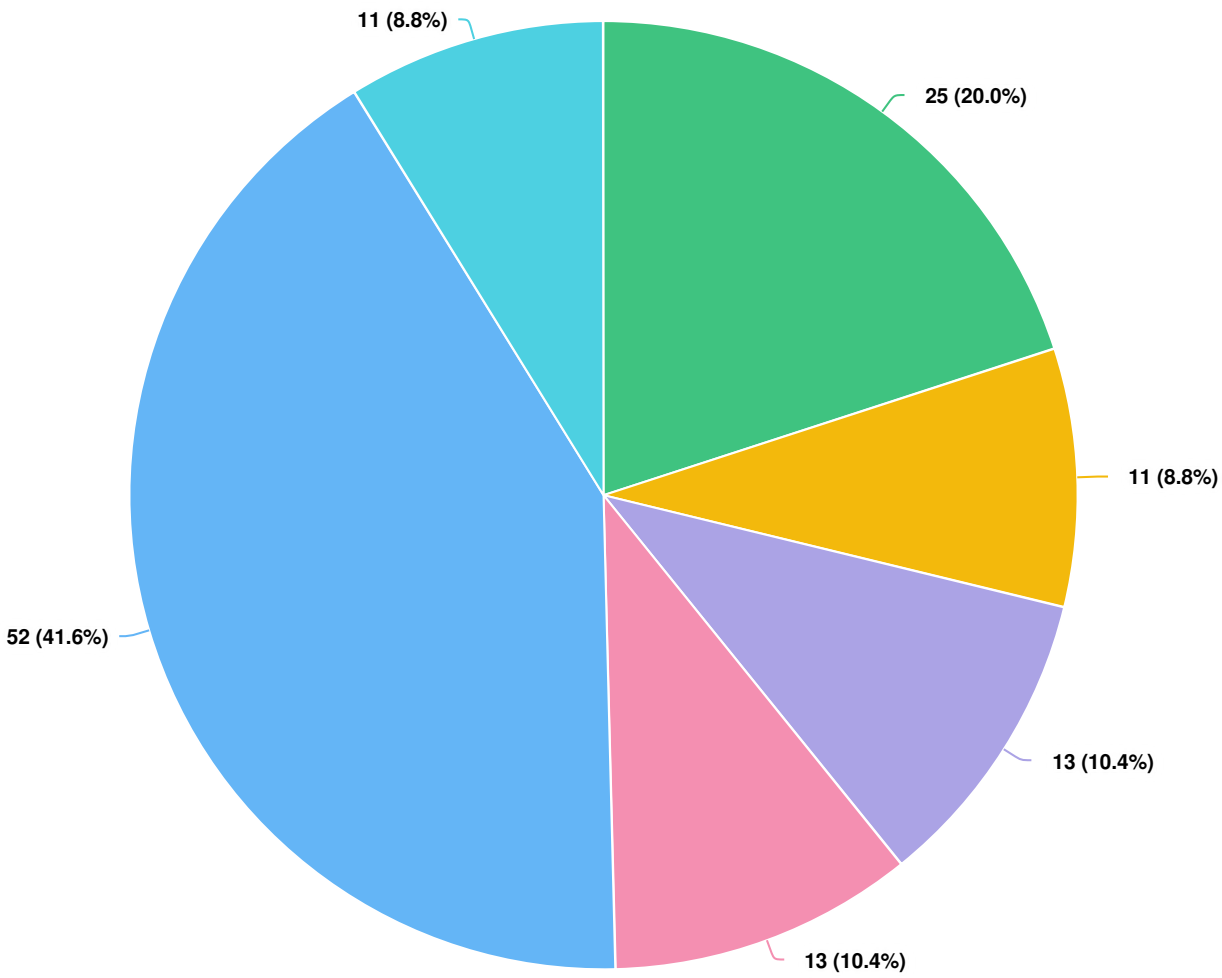


Question options

No Yes

Mandatory Question (843 response(s))
Question type: Radio Button Question

Q24 Please identify



Question options

Other Real estate Travel Tourism Bed and Breakfast Hotels

Mandatory Question (125 response(s))
Question type: Dropdown Question

Q25 Please specify

Screen Name Redacted 6/03/2022 08:35 AM	Entertainment
Screen Name Redacted 6/06/2022 08:12 PM	Cleaner
Screen Name Redacted 6/07/2022 01:01 AM	Short Term Rental Owner
Screen Name Redacted 6/10/2022 02:33 PM	Airbnb - short term furnished rentals
Screen Name Redacted 6/12/2022 03:32 AM	Airbnb - Primary Resident basement only
Screen Name Redacted 6/13/2022 12:21 PM	N/a
Screen Name Redacted 6/22/2022 02:31 PM	Airbnb
Screen Name Redacted 6/22/2022 05:30 PM	revenue propertys long term rental
Screen Name Redacted 6/28/2022 04:13 PM	Entering into property development for sustainable/affordable multifamily.

Optional question (9 response(s), 834 skipped)
Question type: Single Line Question

Q26 How can the City help those in the industry understand potential new regulations and what is required?

Screen Name Redacted 6/02/2022 05:34 PM	Don’t need new regulations
Screen Name Redacted	Write out the rules and regulations and what is expected through an

6/02/2022 08:32 PM	email.
Screen Name Redacted 6/02/2022 10:58 PM	By outlining the benefits to supporting short term accommodation, but applying policy and regulation to protect property owners and renters.
Screen Name Redacted 6/02/2022 11:23 PM	City council needs to stop *redacted*
Screen Name Redacted 6/03/2022 08:35 AM	Have the host website send them a message, media campaign
Screen Name Redacted 6/03/2022 09:43 AM	Continue to involve them in the planning process, attend PPMA meetings, don’t shut out anyone with the planning or considerations
Screen Name Redacted 6/03/2022 05:28 PM	Don't LEAVE IT ALONE
Screen Name Redacted 6/03/2022 10:02 PM	Communicate
Screen Name Redacted 6/04/2022 11:33 AM	Send out info with property tax assessments
Screen Name Redacted 6/04/2022 04:21 PM	Fire is a major concern so should have to have regulated monitored alarm system. They should not be allowed in apartments or condos. Remember to those permanent people, this is their home. They want the safety of who is coming or going. If they did not perhaps they would live in a hotel. That is what hotels are designed and made for: Not apartments or condos.
Screen Name Redacted 6/05/2022 01:55 PM	just stay out of it.
Screen Name Redacted 6/05/2022 05:45 PM	social media, local news coverage
Screen Name Redacted 6/05/2022 11:27 PM	Town hall or other information sessions plus distribute printed material.

Screen Name Redacted 6/06/2022 02:28 PM	Any new regulations have to be fair to all players in the industry. The same requirements should apply to all accomodation type businesses . The regulations must be enforced and people violating the regulations shut down. The consequence could be seeing people move out of family oriented districts and taking away the everyday revenue streams we all depend on.
Screen Name Redacted 6/06/2022 02:48 PM	The city is notorious for over-regulation in the first place. The best thing the city can do is stay out of the way of homeowners who are already taxed to unreasonable levels on their properties.
Screen Name Redacted 6/06/2022 03:20 PM	Speak to us directly.
Screen Name Redacted 6/06/2022 04:30 PM	Stronger social media campaign get on the news to inform people about survey and changes in short term rents
Screen Name Redacted 6/07/2022 01:01 AM	Make the regulations reasonable and uptake will be great. Do crazy things like capping number of nights rented and primary residence only and there will be non-compliance and constant pushback. Providing a safer community for residents does not mean abolishing STR, which primary residence requirement essentially IS. It means creating workable solutions, at least it does in my world…where my input leans something to somebody.
Screen Name Redacted 6/07/2022 07:37 AM	Simple and clear guidelines.
Screen Name Redacted 6/07/2022 08:35 AM	Less regulation not more.
Screen Name Redacted 6/07/2022 09:13 AM	Hold a stakeholder meeting.
Screen Name Redacted 6/07/2022 11:20 AM	By backing *redacted* off.
Screen Name Redacted 6/07/2022 12:26 PM	Don’t regulate it and deal with legal issues though police. The city is changing the airport noise zoning regulation to spur development…it’s a bit contradictory to support policy that creates more nuisance and then try and create less in a different one

Screen Name Redacted 6/07/2022 02:56 PM	Leave it be a free market, that’s healthiest for the local industry
Screen Name Redacted 6/08/2022 01:11 PM	Part of the licensing process
Screen Name Redacted 6/09/2022 12:16 PM	We really need licensing and accommodation tax to be applied to STR.
Screen Name Redacted 6/09/2022 08:30 PM	I think the city have been clear about what they are trying to do. I dont feel misinformed currently.
Screen Name Redacted 6/10/2022 02:33 PM	Unsure
Screen Name Redacted 6/10/2022 04:42 PM	Yearly education
Screen Name Redacted 6/10/2022 05:04 PM	Publish the regulations in plain English
Screen Name Redacted 6/10/2022 06:50 PM	To help people understand and work towards a positive fair and promissing future it is important to not ruin something that works well around the world . Communicate with hosts and landlords and hotels but be fair in opening up a better travel experiance for tourists .
Screen Name Redacted 6/11/2022 12:42 PM	Not spend 2 million dollars on an unnecessary publicity stunt. Just email everyone.
Screen Name Redacted 6/12/2022 09:02 AM	Easy to understand Web page
Screen Name Redacted 6/13/2022 09:17 AM	If owners and their guests aren't breaking any laws then I don't see a need for new regulations. Put some resources into infrastructure or the permit department as opposed to restricting your citizens on supplementing their income.
Screen Name Redacted 6/13/2022 11:37 AM	Again not your business stay out of it Managing this is a cash grab Another way to increase revenue so it can be misspent

Screen Name Redacted 6/13/2022 12:21 PM	Have someone from the city and or council who understands how airbnb operates and how it's a business, we care who are in our properties. We care about the neighborhoods, they city needs to understand thr benefits airbnbs have for travel to the city. On top of just travel we help many first nations people who need temporary housing due to the coming in for health reasons, funerals, many reasons!
Screen Name Redacted 6/14/2022 10:21 AM	Just publish it and they will learn. Include fines for those breaking the rules and the industry will adapt quickly. Getting the industry to understand the new regulations will not be an issue.
Screen Name Redacted 6/14/2022 03:33 PM	The ideal amount of regulations for STR owners is none; the responsibility they want for the neighbourhoods and communities hosting their rentals is none, their concerns are entirely about maximizing profits while minimizing their own accountabilities. To learn what regulations are required, spend less time talking to wannabe STR investors, and more time talking to people in the spaces where their investments will take up real estate.
Screen Name Redacted 6/15/2022 07:20 AM	The people in the industry should understand that airbnb is not a threat to hotels, it is an advantage not a threat. It is a healthy competitor.
Screen Name Redacted 6/17/2022 10:35 AM	Stop creating hardship for people who are trying to grow/build a business in this city. These types of crazy legislations and imposing unnecessary burdens (i.e. *redacted* taxes and fees) on small business owners because a couple of *redacted* in a neighborhood don't like "strangers in their space", says more about the City staying in a primitive mindset than Winnipeg moving forward. Work WITH short term rental owners, not against. These people WANT guests to come TO Winnipeg and enjoy their time (and spend their money) in our "great city". They want to create and experience for people. It's hard enough to convince people to come to Winnipeg as it is, how is it logical for the city to take away a business that essentially HELPS them get money in the tourism pocket without spending more taxpayer money to do so?
Screen Name Redacted 6/22/2022 02:29 PM	Don’t change anything

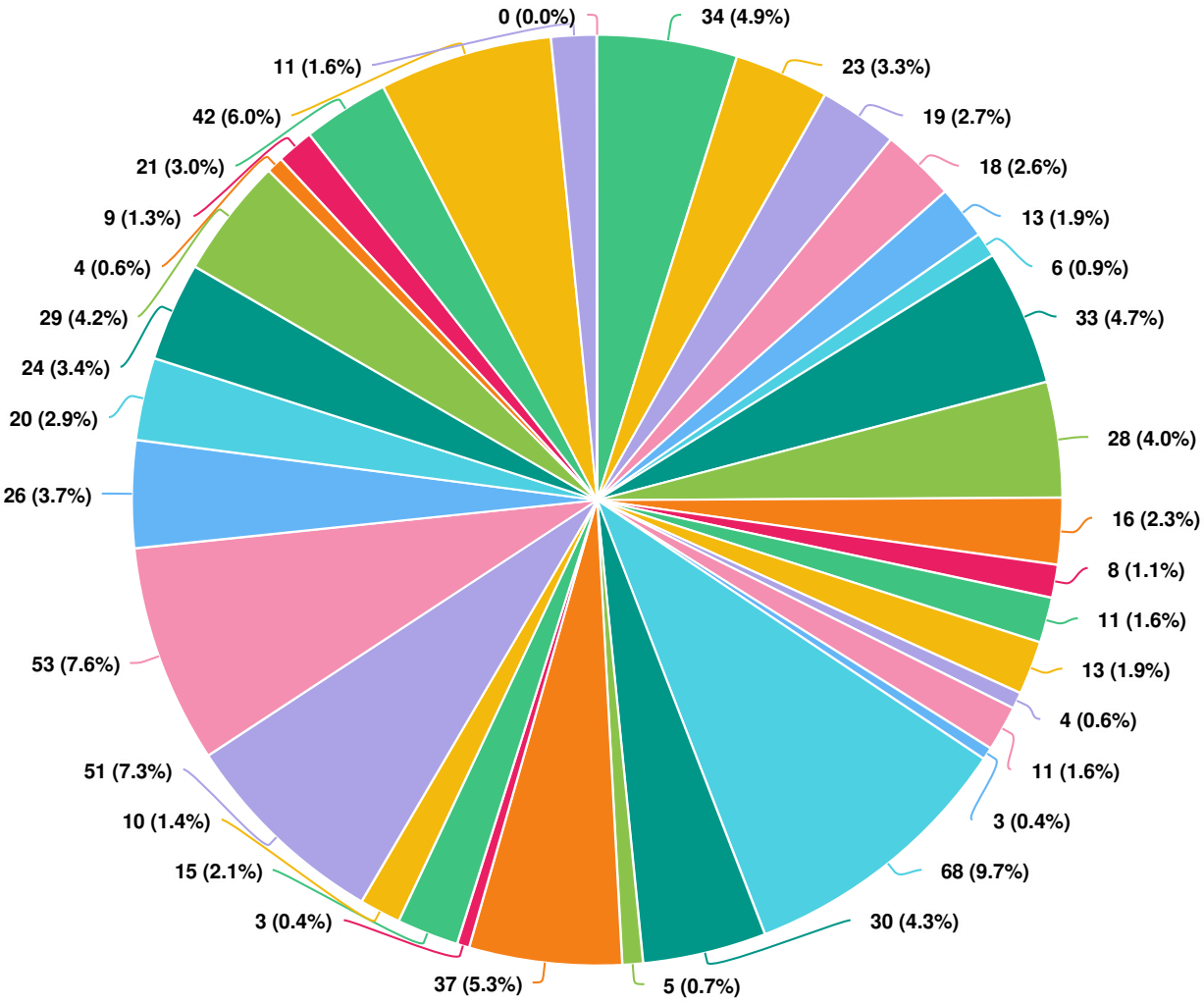
Screen Name Redacted 6/22/2022 03:52 PM	allow for free background checks on potential tenants
Screen Name Redacted 6/22/2022 04:26 PM	Fully explained, transparent communication with all involved including the main platforms.
Screen Name Redacted 6/22/2022 05:38 PM	Don’t
Screen Name Redacted 6/23/2022 10:17 AM	Same as mentioned above. Clear and concise information, in one place, to save us time and effort fishing for information
Screen Name Redacted 6/23/2022 09:14 AM	Reaching out to the trade organizations is a great start
Screen Name Redacted 6/24/2022 12:53 AM	I don't believe what the City is doing is actually helping the city. IF there are problems, then there are police or the agency itself (i.e Airbnb, VRBO, etc) that you can address the problem to. By setting up your own set of rules and codes, you are adding the burden to the good B&B owners who are providing the city a service to tourists by opening up their homes. In the name of regulation, this will squash the market... again!
Screen Name Redacted 6/24/2022 12:51 PM	Perhaps set up a public website that allows for 2 way discussion with hosts and other stakeholders, and allows the city to post policy/ updates.
Screen Name Redacted 6/26/2022 03:11 PM	I live next to an online platform short term rental where the owner is not there. Also work for a business which operates traditional accommodations. I think the city requires traditional accommodations to have special zoning and permits. It's unfair to the traditional business to follow all the rules and hire employees to manage the accommodation and prevent things from impacting the area, and keeping the properties clean, and dealing with problem clients - but for all these online platforms (my neighbor's rental) they don't have any accountability and can get away with ruining residential neighborhoods and the security and peace which we want for our community.
Screen Name Redacted 6/26/2022 07:14 PM	They don’t need extra regulations

Screen Name Redacted 6/27/2022 03:23 PM	See my answer to the same question you asked for number 15.
Screen Name Redacted 6/27/2022 04:30 PM	Take a course. pass a test
Screen Name Redacted 6/27/2022 08:46 PM	Open House
Screen Name Redacted 6/28/2022 09:32 AM	Put a section on the Cuty website entitled Short Term Rentals and advertise that it’s there.
Screen Name Redacted 6/28/2022 04:13 PM	Share information on the city's website.
Screen Name Redacted 6/28/2022 04:32 PM	Inform them through social media etc
Screen Name Redacted 6/28/2022 08:33 PM	Speak with Real Estate Investors, Community Organizations and developers. Especially the new ones.
Screen Name Redacted 6/28/2022 09:27 PM	Provide information on new hosts and business owners. Support people who are trying to start and business and grow the economy in a positive way.
Screen Name Redacted 6/28/2022 10:05 PM	Regulations should make sense. I am mortgage broker and I can see how hosts work hard and how many people they employ to support Airbnb. Many of hosts have full time jobs and also run this mom/dad small business to support their kids or to help weather high inflation or Covid income difficulties. I also see that removing AirBnb option will reduce the value of real estate in AirBnb. Many investors would like to buy Airbnb property that is also often to converted to long term rental when they find the right renter. We don't want to be "that small cold and old fashioned city" by stopping all progress and over-regulating everything. I can provide more input if you like how taking away AirBnb will negatively impact real estate prices, economy, crime and local jobs. City should actually advertise AirBnb in the city, feature interesting offerings, encourage tourists to come to Winnipeg and experience it form the comfort of a home.
Screen Name Redacted	Separate Website

6/29/2022 09:07 AM	
Screen Name Redacted 6/30/2022 10:04 AM	Don’t create more red tape. Back off and refocus on core services that truly affect property values and thus property taxes collected.
Screen Name Redacted 6/30/2022 10:13 AM	Any one who is doing short term rentals right is using one of the top apps such as AirBnB. Speak with those companies to inform their app users directly through them! Make it convenient and none threatening. Informative approach works best, but must be reasonable.
Screen Name Redacted 6/30/2022 11:55 AM	Dont impose any because none need to be added.
Screen Name Redacted 6/30/2022 12:12 PM	They can stay out of peoples business, stop enforcing *redacted* laws and do something useful for once.
Screen Name Redacted 6/30/2022 03:11 PM	I don’t live in the city so don’t think my answers apply.
Screen Name Redacted 6/30/2022 03:43 PM	To not charge any fees.
Screen Name Redacted 6/30/2022 05:00 PM	Full transparency, collaboration & also support.
Screen Name Redacted 6/30/2022 09:31 PM	Keep them simple and relevant and actually helpful for operators and those who use short term rentals
Screen Name Redacted 7/05/2022 09:43 AM	De ne pas imposer des règlements pour tous mais gérer les plaintes cas par cas parce que ça fonctionne bien partout dans le monde entier. Winnipeg ne devrait pas être différent ou difficile.

Optional question (69 response(s), 774 skipped)
Question type: Essay Question

Q27 What are the first three characters of your postal code.



Question options

R3S Other R3Y R3X R3W R3V R3T R3R R3P R3N R3M
R3L R3K R3J R3H R3G R3E R3C R3B R3A R2Y R2X
R2W R2V R2R R2P R2N R2M R2L R2K R2J R2H R2G
R2C

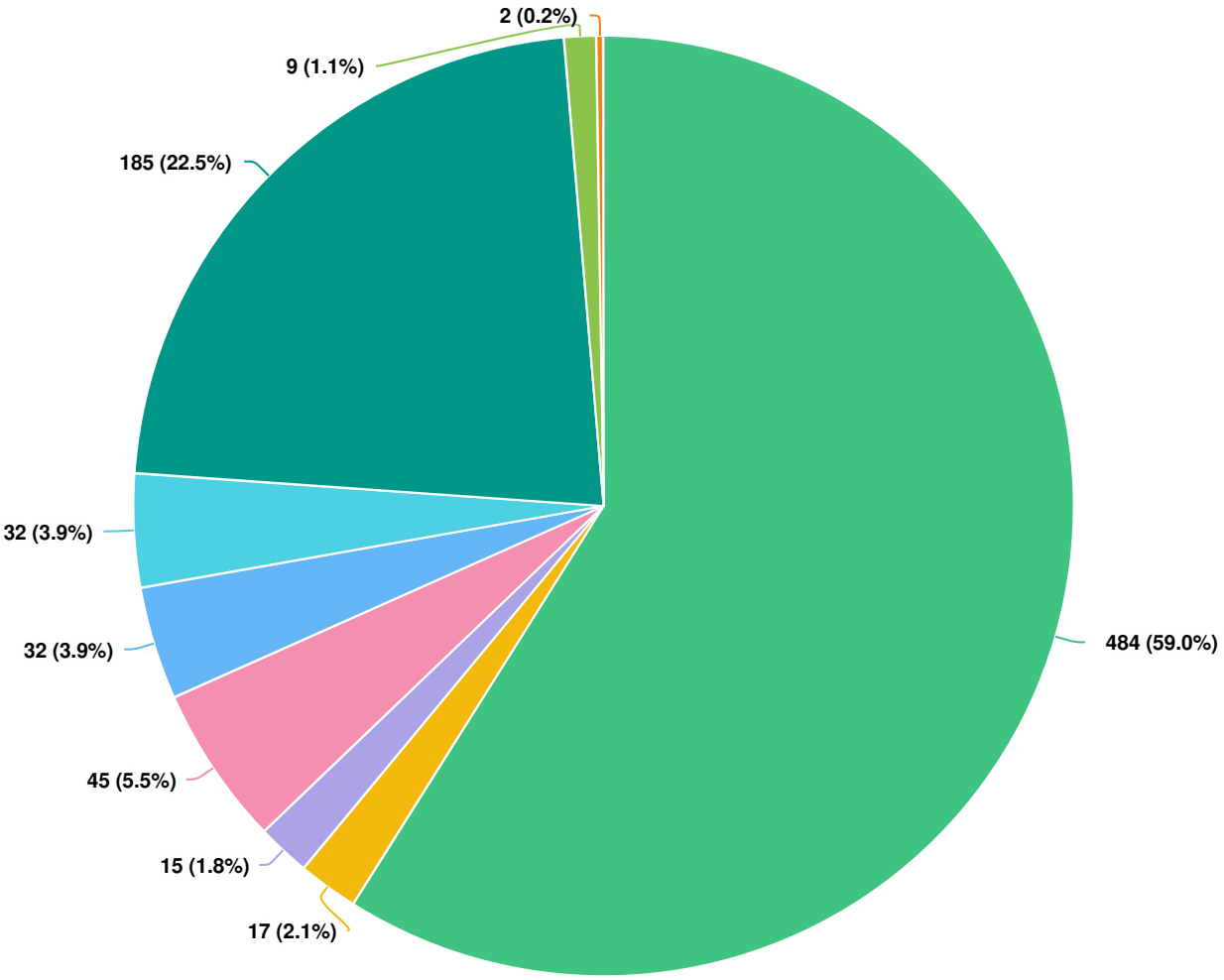
Optional question (698 response(s), 145 skipped)
Question type: Dropdown Question

Q28 Please specify

Screen Name Redacted 6/02/2022 03:36 PM	R2e
Screen Name Redacted 6/06/2022 10:00 AM	ROG
Screen Name Redacted 6/07/2022 11:29 AM	R0A
Screen Name Redacted 6/07/2022 12:26 PM	R0c
Screen Name Redacted 6/12/2022 10:20 PM	R8N
Screen Name Redacted 6/14/2022 06:26 AM	P9N
Screen Name Redacted 6/19/2022 03:08 PM	R5K
Screen Name Redacted 6/20/2022 11:49 PM	R1A3T6
Screen Name Redacted 6/21/2022 10:47 PM	I am an occasional visitor to Winnipeg. I appreciate having the option to book an airbnb. I have attended for sporting events and for weddings.
Screen Name Redacted 6/27/2022 08:48 AM	R1A, born and raised R2Y

Optional question (10 response(s), 833 skipped)
Question type: Single Line Question

Q29 What type of housing do you live in?

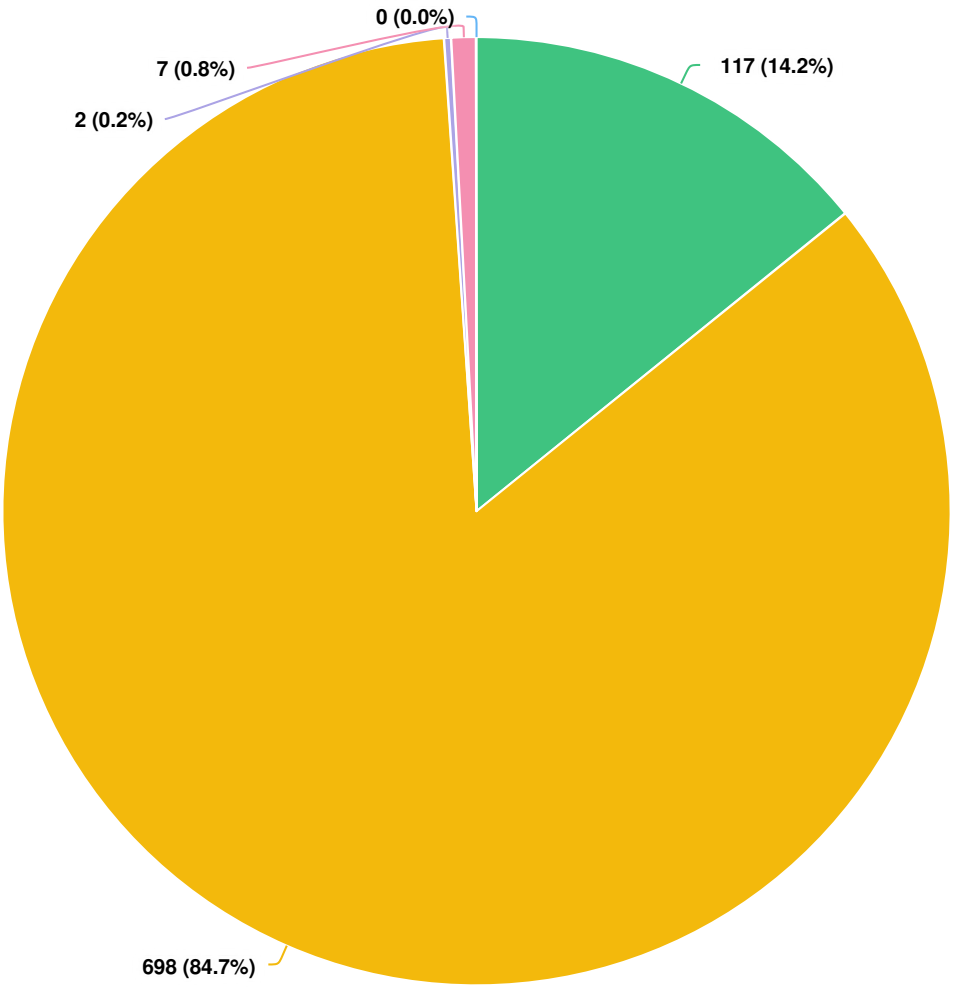


Question options

- Movable dwelling
- Other single-attached house
- Condominium
- Apartment in a building that has fewer than five storeys
- Apartment in a building that has five or more storeys
- Apartment or flat in a duplex
- Row house
- Semi-detached house
- Single-detached house

Optional question (821 response(s), 22 skipped)
Question type: Dropdown Question

Q30 What best describes your housing situation?

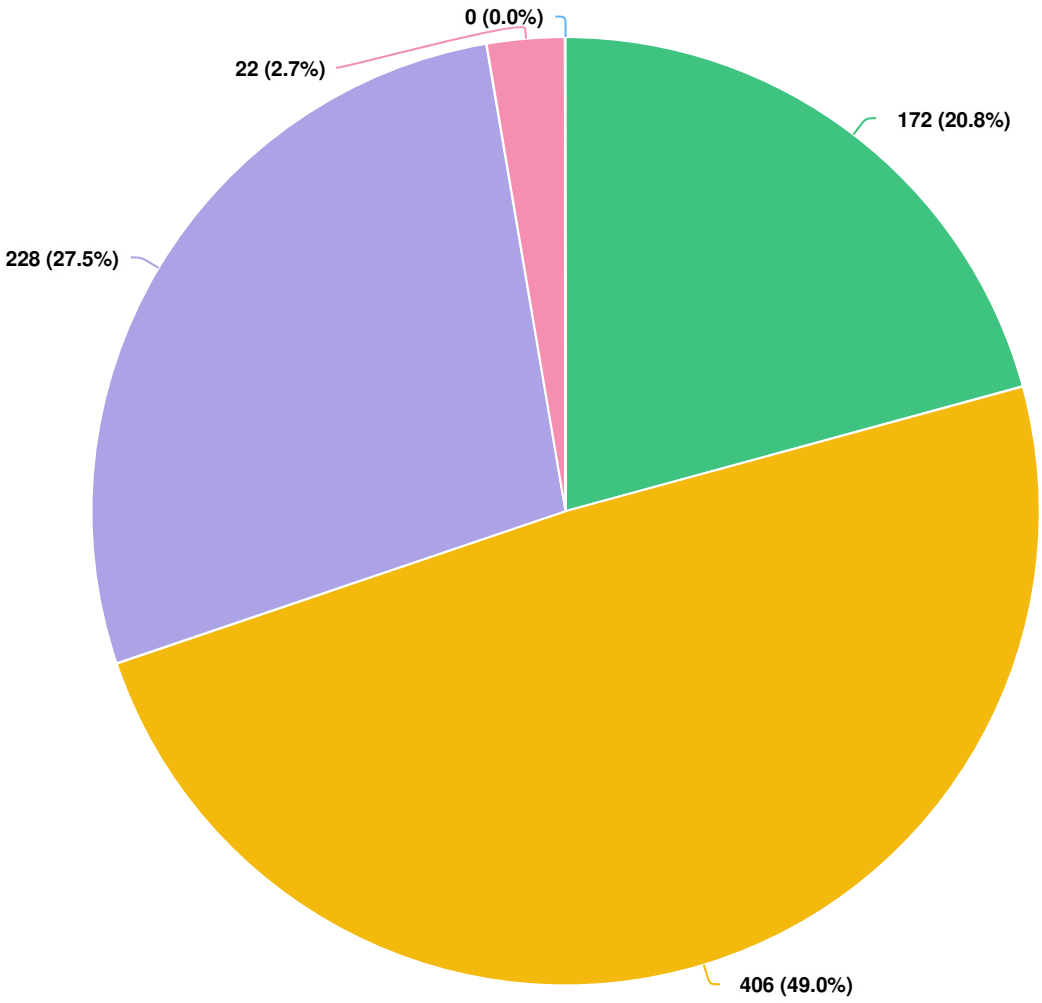


Question options

Manitoba public housing | None of the above | Live in a co-op | Own | Rent

Optional question (824 response(s), 19 skipped)
Question type: Dropdown Question

Q31 What is your age?



Question options

Under 18 75+ 55 - 74 35 - 54 18 - 34

Optional question (828 response(s), 15 skipped)
Question type: Radio Button Question

Appendix C – Stakeholder Meeting Notes

Regulating Short-Term Rentals Stakeholder Meetings: Meeting Notes

Residents and Housing Associations Meeting

Location:	Zoom	**Date:**	June 20, 2022
Attendees:	5	**Time:**	12:00 p.m. – 1:00 p.m.

Discussion 1: What are the benefits or limitations of the different types of regulations and guidelines?

- Regulations will resolve the problems that some residents are experiencing.
- Support for taxation; but taxation may be less effective in addressing resident and neighbourhood concerns.
- Support for primary residency; primary resident requirement for operating a short-term rental will be crucial to address neighbourhood livability issues.
- Enforcement and complaint management will be essential.
    - Some operators may not follow the rules or regulations.
    - Some cities have high fines for violations to discourage violations. E.g. Ottawa has a $100k fine.
- Supportive of a licencing approach.
    - Critical to implement licencing.
    - Licencing fees should be high enough to offset the cost of enforcement – should be revenue neutral for the City, including covering costs of enforcement (2 comments).
    - Support of licensing requirements for platforms, to ensure platforms are accountable.
        - Could restrict operators to use to the more well-known, reputable platforms e.g., Airbnb.
- Regulations for maximum number of people – won't work unless there are substantial penalties.
- Rules of using a short-term rental are typically explained at each booking; majority of the problems are due to a few individual (e.g. 99% of problems are from 1% of the users, 'bad apples').

Q: Other cities require a letter of support from the condo board. Would that type of requirement work?

- Some participants support licensing being options for condominiums
    - Could allow condominiums to opt-in/opt-out of short-term rentals.
    - Condo corporations should be able to remove itself from a licencing regime, i.e. 75% board approval.
- Some participants oppose regulation/licencing being optional.
    - Concern about condominiums being able to opt-in or opt-out, due to high rates of short-term rental units in condominiums.
    - E.g. only about 25% of units are occupied by resident owners, 75% of owners are investors and never come to the building.
    - Only way to have a standard of livability is for regulations to not be optional.

Discussion 2: What additional regulations or guidelines should be considered?

- Supportive of a complaint system
    - Should require a local contact, either the owner or representative of owner, who lives in Winnipeg and is available 24/7 to respond to issues immediately (3 comments).
        - This is important for condominiums, apartments, as well as residential single-detached homes.
    - When a complaint is registered, someone should be contacted right away.
    - Mechanism for licences to be revoked.
- Need to have contacts for the City, or a protocol for how issues or concerns are handled, so they are not reported incorrectly.
- Suggestion to explore protocols in other cities.

Discussion 3: What does effective enforcement look like?

- Different severities of enforcement for different types of incidences, e.g., noise, crime
- Clear and easy to access contact information, and process for complaints and issues
    - Clearly advertised how to file a complaint
    - Information about the service level for a response for each type of issue/complaint, and an estimated response time
    - Establish a protocol for each type of issue so residents and neighbours know who to contact (police, fire, City, etc.)

Discussion 4: What communications or information would you like renters to receive? What communications or information would you like hosts to receive?

- Operators should have to explain the building rules to people who rent
- If someone/a unit is a repeat offender, they should lose their licence
- It would be helpful for people to be given information on how to recognize trafficking, what to look for, how to react. (2 comments)
    - Minimal issues with short-term rentals until the pandemic. Once the pandemic started, issues with illegal activity began; possibly because hotels were empty so they were more visible.
- Renters need to get the rules of the condo that are relevant to their stay. Hosts should have all information related to the licencing regime.
- Many owners don't read the rules, will be difficult to get renters to read them. Don't expect renters to read the rules of the property. If there is a violation, hosts need to be held accountable; could use a three strike system, resulting in a licence being revoked.
    - Could try to increase renter awareness of rules by having platforms share information as part of the booking confirmation process. Could make it easier to enforce (2 comments).

Short-Term Rentals Industry Meeting

Location:	Zoom	**Date:**	June 21, 2022
Attendees:	9	**Time:**	10:00 a.m. – 11:00 a.m.

Discussion 1: What are the benefits or challenges of the different types of regulations and guidelines? How will the proposed regulations impact your operation?

- Simple regulations result in better compliance (3 comments)
    - Create a framework for each type of short-term rental, and tools to target specific actions and better enforcement.
    - There are already bylaws to address neighbourhood livability issues
    - Simple tiered licensing system, distinguishes between the different types of operations.
        - Regina: Tier 1 is for principal residences with a $100 cost, Tier 2 is secondary residences, $300.
        - Calgary: Tiers based on the number of bedrooms.
- Opposed to primary residency (4 comments) and maximum days requirements (5 comments)
    - A majority of guests rent for longer terms (i.e months or more) and want a full private unit, making primary residency difficult.
    - Primary residency requirement would destroy the operation and many Airbnbs, and take away the livelihood for Manitobans.
    - Caters to the elite, who own multiple properties; such as a house in the city, and a cabin or a home in another city, or snowbirds who rent out their house for the winter.
    - Limits access and availability of housing for some individuals and families; counterproductive if the goal is to improve housing availability.
- Opposed to 180 maximum rentals (3 comments)
    - 180 days would greatly impact access to accommodations for vulnerable families and individuals:
        - people receiving long-term medical treatment
        - women and children escaping domestic abuse
        - newcomers, a landing point with supports when they arrive and settle in Winnipeg (5 comments)
            - Important because they are furnished, move-in ready and have appliances/amenities.
    - Affordable accommodation option, but the maximum rental requirement would reduce access to affordable housing.
    - Provides access to rental accommodations through online systems that offer security and assurances to combat fraud, and are more reliable and safer (2 comments)
- Concern about the costs of licensing, and opposed to a tiered system based on rental type, such as primary vs. non-primary.

- Would prefer a fee based on square footage; a small 340-square-foot bachelor suite is limited in what it can provide for revenue, compared to a full house, but both could potentially pay a $500 non-primary residence licence fee

- Some participants support fire and safety requirements, such as fire alarms and smoke detectors. However, do not want it to be excessive such as a sprinkler system. It needs to be kept within the scope of this is a home.
- Some participants feel fire and safety requirements aren't necessary, since they are already enforced through other bylaws for multi-unit and multi-family dwellings.
- Concerned about a regulation that would only allow one listing per address.
    - Partial dwelling rentals may have more than one room available for rent per dwelling, such as two rooms in the long term, on a month-to-month or yearly lease
    - Need an option to list multiple rooms individually, since they are available to different people. I would be allowed to rent to up to two people
- Short-term rentals should be allowed in all neighbourhoods (4 comments).
    - Being city-wide allows for more a range of price points for renters/guests.
    - Different options and opportunities for guests.
    - Red-lining neighbourhoods is discriminatory, e.g. racist and classist.
- Short-term rentals fill a gap in accommodation types (3 comments).
    - Provide an alternative to a hotel, which isn't suitable for some people (2 comments).
        - E.g. a home for immigrants and new Canadians, providing a base for people to get familiar with the City and explore different neighbourhoods, families who need access to a kitchen and laundry.
    - Multiple types of accommodations that serve different purposes for a different market, not a replacement for hotels.
- There are financial opportunities and benefits from short-term rentals.
    - Operating a short-term rental supplements income for hosts.
    - Investments in properties like condominiums, which are currently not viable to sell at this time due to the market.

Discussion 2: What does effective enforcement look like?

- Straightforward and simple licensing and regulations provide effective tools to have targeted action against the people that cause problems.
- Focus on the bylaws that are already in place.
- Fines should be high, to be a consequence for breaking neighborhood livability bylaws or for operating outside the guidelines and regulations.
    - Should encourage compliance and accountability of hosts; such as vetting guests properly.
- Licensing should not be cost-prohibitive; keep the licensing fees low.

- Try not to over-regulate daily operations of a short-term rental with a primary residence requirement or capping nights or the restriction to certain neighborhoods.
- Enforceability of the regulations is key.
    - A number of jurisdictions have passed restrictive bylaws and regulations that are difficult to enforce, e.g. Los Angeles and Toronto regulations are ineffective because they cannot be enforced.
    - Calgary has a better balance, allowed them to implement something meaningful; makes it less of a political issue.
- Enforcement should focus on the care of the property, and health & safety standards, and the compliance of those regulations, including fire inspection.
    - Enforcement should not be related to the behavior of our guests, because that is out of the control of hosts / operators. E.g. limiting guest noise should not be the responsibility of the host, because that's out of their control.
- Would like to see a progressive system for enforcement, based on repeat issues not on an individual complaint (3 comments).
    - If there is a host or a building that has consistent issues or is presenting health and safety concerns, that would be legitimate cause for enforcement.
    - Should not have a significant penalty for a single noise complaint; would be a waste of resources and relatively ineffective.
    - Should provide an opportunity for hosts to correct an issue or problem.
- Need regulations that are enforceable. The City will need information and evidence to support enforcement through fines and or penalties; will be difficult for City staff to enforce neighbourhood livability issues, like noise (2 comments).
    - Currently, the City doesn't have data on the locations and frequency of nuisance issues. Should begin with licensing, which will assist with getting data to determine when and where nuisance issues are happening (2 comments).
        - Licence to gather the information needed to make targeted regulations; should be fairly straightforward (2 comments).
        - Could use technology, like sound monitors, to gather evidence of a particular suite causing noise disturbances. City could require them if there are repeat noise complaints; will help generate a record / evidence for a fine and are an objective standard. E.g. Noise Aware and Minit Point (3 comments).
        - Sound monitors should be to used to gather information, not for enforcement. I don't think they are relevant to the long-term enforcement of short-term rentals in the context of this meeting (2 comments).

- Bias that noise and nuisance disturbances are from Airbnbs. There should be a policy in place to investigate and to ensure that complaints are accusing the right location/suite; sometimes investigations find that noise and disturbances are coming from long-term rentals (2 comments)
- Nuisance issues for short-term rentals are from a small percentage of all renters. Property management companies express that many more nuisances and criminal activities result from long-term rentals (3 comments).

- Implement a 'good neighbour policy' that applies to hosts and guests; Calgary has a good neighbor's guide that the host can print out and put on display in their properties.
- Adopt a demerit point system, to ensure that hosts are being good neighbors and good operators (4 comments).
  - Every time there is an infraction against one of the bylaws, like noise, parking, etc., the host gets points removed. Once the host reaches a certain threshold, their license gets suspended or revoked.
  - Targets the 'bad apples' (hosts who are not complying), and introduces a level of gradation or evolution in infractions.
  - A very effective tool to take the bylaws that already exist and enforce them where needed
  - More effective than regulating based on property type, because there is no guarantee that a primary residence is going to have less nuisance complaints or that hosts of primary residences are necessarily going to behave different than other hosts that are on site, very close to their properties.
- Focus on the bylaws of Calgary and Regina, which are already working.

Discussion 3: If the City implements licensing for short-term rentals, how can we make the licensing process easy and accessible?

- Offer an online application process (3 comments)
  - Also offer in-person application processes, so it's accessible to everyone.
- Have a streamlined process similar to other licensing; address, name, photo ID, size of property, contact information.
- Have all information about the regulations and application process in one location, with a contact who can provide information and answer questions.
- The licensing process will be easy and accessible if the regulations are simple & easy to understand (2 comments).
- Licensing should be available for all neighbourhoods, all sizes of listings.
- A range of opinions shared about licensing fees.
  - Licensing fees proposed in the online survey are reasonable, and make the licensing accessible.
  - Some participants want a progressive licencing fee, to base the licences on square footage, so that small unites have a discounted rate. Makes it accessible for a host to enter in, but also still be held accountable.

- Some participants think the licencing should be a flat rate, but low so that it's not a barrier to getting a licence.

- Focus on using licensing as a tool to build a database of operators and a point of contact to reach them. Want it to be low barrier so there is high compliance; accessible, simple, easy to fill out/online, and affordable.
    - High compliance with the regulations so there is a way to monitor and control short-term rentals, and hold hosts accountable.

Discussion 4: How can we help you understand the new requirements, once regulations have been implemented?

- Have all information available online, easily accessible, in one place, and very clear (4 comments).
    - Keep new requirements very simple so they are easy to understand (2 comments).
- Portals for communication directly to the City through an online centralized service.
    - A contact available by phone daily; ability to call and get answers same day.
- A welcome package shared during the licensing process and available before licensing to help hosts prepare.
- Stakeholders integrated into the regulation implementation, to advise and educate.
    - Ongoing stakeholder input with hosts and those in the industry to help develop a policy that makes sense (2 comments).
    - Someone who has experience and is living the role of who you're presenting regulations to enhance understanding of the rules and regulations.
    - Some participants expressed an interest in training or providing online presentations about the regulations.
    - Some participants expressed a live online training might not be a good use of City resources; an alternative could be a video that explains the written rules and regulations.

Questions and Additional Comments

Q: Is the public service looking at housing affordability and the potential impact of short-term rentals on housing affordability?

A: The project team is exploring impacts on housing availability and affordability. We are in the process of looking at it and meeting with the City economist, so that we understand what the dynamics are and what it means for Winnipeg. I don't have an answer for you today, it's something that that we're in the process of looking at. When a report with recommendations go to Council, we'll be addressing all the various questions that have been asked of us including housing.

- Encourage the City to look at this broadly and consider what economists at major banks are saying about what's driving housing affordability, as there are big drivers impacting interest rates.
- Short-Term Rentals have minimal impact on housing affordability.

    - In early 2021 Toronto implemented very restrictive rules against short-term rentals in a hope to address housing affordability. 10 months after the by-law was implemented, rents were still going up; 6.7% higher than they were at the beginning of the year.
    - Short-term rentals are used as a scapegoat for housing affordability issues; get rid of short-term rentals as a panacea solution to housing affordability.
    - None of the units that are on the short-term rental market are going to be affordable (2 comments).
- Housing availability and affordability is largely impacted and influenced by the developers and the global economy; short-term rentals have a minimal impact (2 comments).
- The city needs to do everything they can to enable adaptive accommodations while working in a limited way to stamp down nuisance issues.
- Short-term rentals can enhance neighbourhood livability.
    - Examples of long-term rentals with significant issues being converted to short-term rentals, and resulted in reduced waste/litter, minimized illegal activity and crime, and improved tourism in the neighbourhood.
    - Ability to make home improvements with additional income from short-term rentals; positive impact on the neighbourhood.
    - Contributes to neighbourhood gentrification.

Accommodations and Related Industries Meeting

Location:	Zoom	**Date:**	June 22, 2022
Attendees:	6	**Time:**	2:00 p.m. – 3:00 p.m.

Discussion 1: What are the benefits or limitations of the different types of regulations and guidelines?

- Principal residency restriction is important. Affected businesses and individuals who live in buildings and neighborhoods near short-term rentals have identified this as being a top priority.
    - Will address concerns about investors who operate a large number of short-term rentals that have a really negative impact on the hotel industry.
- Hotels are taxed on based on their revenue. If hotels are less profitable then it negatively affects the City tax base.
- Some participants expressed that short-term rental and hotel industries serve two different markets, one is not a substitute for the other.
    - e.g. hotels accommodate large numbers of people for conferences or bit events, or stays of one to two nights, and short-term rentals provide accommodations for medium-length stays or families.
    - People visit Winnipeg, stay at a short-term rental and support the local economy.
    - Short-term rentals provide accommodations for new immigrants, to get familiar with the city and without a need for references.
- Some participants expressed that hotels and short-term rentals are competing for the same business; but hotels are held accountable to the City or the Province for safety, security, licensing, elevators, workplace health and safety, etc. Would like short-term rentals to be subject to the same rules and regulations.
- Primary residency is a concern for some participants.
    - Pushes some operators go under the table, or operators find a way around it (2 comments)
    - Unclear how primary residency will impact the safety of the neighbourhood or issues like noise, maintenance, sense of community or illegal activity.
- Primary residency is supported by some participants.
    - The principal residence requirement impacts safety because long-term tenants or owners are accountable to their neighbourhood and to the community, because they are a part of that community.
- Supportive of fire and safety requirements, and taxation, and enforcement if operators are not following regulations.
- I don't think zoning will address the issues, such as sense of community.

Q: How will a primary residency requirement address some of the concerns that have been identified in the Community?

A: No decisions have been made about primary residency at this time, still exploring the issues and possible solutions. What we heard from delegations is that there are expectations about zoning, particularly in areas that are residential in nature that have R1 zoning. The R1 zone is primarily a residential type environment, and we are hearing a concern that maybe Short-Term Rentals that are being operated in a more ongoing commercial fashion don't really meet those expectations for those residents.

Discussion 2: What additional regulations or guidelines should be considered?

- No additional regulations or guidelines are necessary. The impacts on existing housing can be resolved by enforcement of the already existing by-laws.
- Many examples of regulations in other municipalities; this provides some examples to pull from.
    - Municipalities have the primary residence restriction as part of their regulation.

Discussion 3: What does effective enforcement look like?

- Robust enforcement for principal residence requirement.
    - Need an effective mechanism to confirm principal residency, like require a driver's license or other type of documentation to confirm that a person is renting their principal residence.
- Short-term rentals should be responsible for taxes, fire and safety, and other neighbourhood safety concerns, in the same way as hotels.
- Support for criminal record checks for hosts, fire & safety protocols, and ensuring taxation.
- Need enforcement of existing by-laws; Safer Communities and Neighbourhood by-law and Neighbourhood Liveability By-law, which encompass noise, sense of community, property maintenance and destruction, and illegal activity. Adding new by-laws won't be effective if the ones that we already have aren't being enforced.
    - Classist to suggest that property owners are going to be more responsible than renters.
- Reliable and timely reporting from short-term rental platforms.
- A system of penalties for noncompliance.
- Put the responsibility of enforcement of licensing on the platform. The City should establish a relationship with the platform, and then it should be the responsibility of the platform to make sure people are licenced.

Discussion 4: What communications or information would you like renters to receive?
What communications or information would you like hosts to receive?

- Need information available about how to make a complaint, or in the case of an emergency, or a major violation of the regulations
    - Need a clear contact, and needs to be available 24/7.
- Would like notification about when inspections will take place.
- A monthly newsletter, so if there is anything the City needs to communicate to a host, it can be done without spending a lot of resources.

Questions & Other Comments

- Short-term rentals also negatively impact the tourism industry, by competing with hotels. Hotels contribute in terms of taxes, the employment that they provide, supporting tourism by attracting conferences or conventions. Hotels are impacted by the competition that they're facing from short-term rentals.
- Hotels and short-term rentals can coexist, and they can help each other in attracting tourism. Bring Tourism Winnipeg, hotels, and short-term rentals together to find a way to cooperate and collaborate.
- Don’t support regulating short-term rentals the same way as hotels. Regulating the industry with a net impact of reducing visitors to Winnipeg will have a negative effect on the economy.
- There is a classist element to seeking regulations for short-term rentals. Now that renters and the rental market is impacting people in higher net-worth homes, it's starting to become an issue; "not in my backyard". We need to communicate to people that there already are existing bylaws and people you can contact to get these issues resolved on your own.
- This topic began as a hotel issue, seeking fairness.

Appendix D – Map of City-wide Survey Respondents

Regulating Short-term Rentals: City-Wide Survey Respondents

