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John Orlikow
City Councillor
River Heights/Fort Garry
Winnipeg, MB

Dear Councillor Orlikow,

Through my company NuLeaf Ventures Inc, my family owns and operates a luxury short term rental home on Borebank Street in River Heights. It saddens me to hear that the City of Winnipeg is planning to ban all short term rental homes from all areas of the city zoned R1 or R2.

We live in River Heights on Ash Street and have 2 children attending the wonderful schools in our neighbourhood. We bought our home here in 2008 and absolutely love the area. It brings us a lot of pride to be able to reinvest in our community.

In the past year of operation, we have been able to help several families who have had insurance claims on their own homes and needed somewhere to live while their home was being repaired. I like that we are able to offer a nice home, in a nice neighbourhood to people in their time of need.

My family travels a fair bit and whenever we do, we typically stay at a home we've booked on airbnb or VRBO. My family has some dietary restrictions and it is way easier for us to stay in a place with a full kitchen so we can prepare meals. We also have friends and family members who choose to book short term rentals in our neighbourhood when they come to Winnipeg so they are close to everyone.

Although there can be some downsides, allowing short term rental housing can bring several benefits to a community, including:

I. Increased tourism: Short term rentals can attract more tourists to the community, which can benefit local businesses such as restaurants, shops, and tourist attractions. This can help generate revenue and create jobs in the area. Short term rentals can also provide a wider range of housing options for visitors, which can be particularly helpful for those with specific needs or preferences. This can lead to more satisfied visitors who may be more likely to return to the area in the future.
II. Promotes cultural exchange: Short term rentals can provide opportunities for travellers to interact with locals and experience the culture of the community. This can lead to greater

cross-cultural understanding and appreciation, which can help to build stronger and more cohesive communities.

III. Additional income for residents: Short term rentals can provide an additional source of income for property owners potentially allowing more money to be spent at local businesses. This can help protect and celebrate the community's cultural heritage and character. This can also incentivize homeowners to maintain and improve their properties, which can enhance the overall appearance of the community.
IV. Temporary housing supply: As mentioned above, short term rentals can provide a temporary home to residents that are displaced from their primary home due to unforeseen circumstances (such as fire or flood). They can also allow new immigrant families to "test drive" a neighbourhood before committing to buying or renting long term.
V. Improved community engagement: Short term rental hosts often act as ambassadors for their communities, providing recommendations for local attractions, restaurants, and events. This can help visitors have a more authentic and enjoyable experience, which can in turn lead to positive reviews and word-of-mouth recommendations, benefiting the community as a whole.

It is very reasonable for the city to want to regulate, licence and tax this industry. Based on the approximate number of short term rentals, an accommodation tax would generate close to $2,000,000 of tax revenue for the city of Winnipeg. This municipal income stream will be largely lost with the proposed restrictions. Regulating and licensing short term rentals should be the first step in this industry. With those measures, if there continues to be issues or complaints, then the city could reevaluate their position. Removing the majority of the industry in one fell swoop is, in my opinion, very short sighted.

I do acknowledge that there can be potential downsides to short term rentals such as noise and disruptions to neighbours. It would be advisable to regulate the short term rental industry and create a system to deal with complaints. With appropriate regulations and enforcement in place, many communities have found that short term rentals can provide significant benefits for both hosts and the broader community.

As a local business owner, I would hate to lose the revenue my short term rental property generates for my family, especially in the current times of rising prices and interest rates. I do not believe getting rid of all existing short term rentals in R1 and R2 zones is the way to go.

As an advocate for your constituents, I would implore you to vote against "Regulating Short Term Rental Accommodations" as put forth by the Executive Policy Committee. I feel this proposal is a reflection of a small minority's opinion, and not the majority as indicated in "Part 2 - Public Engagement Summary" of the EPC. If more clarity is needed, I urge that a second survey and study be done that takes into account the pros and cons of such regulations and to determine if this is truly something all Winnipeggers want for their communities.

Thank you,



Kevin Barske