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Delegation information
Committee: Executive Policy Committee
Committee - council: N/A
Committee - other: N/A
Agenda item (number and title): Item No. 2 - Regulating Short-Term Rental Accommodations

Service inquiry: Submit Comments in writing
Participation preference: N/A
Comments in writing: I am once again writing in support of STR regulations. I am also imploring Council to reconsider only allowing Primary Residences to be registered as STRs, and also reducing the number of grandfathered units allowed to be STRs.

Allowing only primary residences for short term rentals helps ensure our communities remain cohesive, where neighbours are more likely to know each other. This can also help preserve the quality of life for long-term residents by not having to deal with turnover of transient, often disruptive, guests. Primary residents typically also have vested interests in maintaining the well-being of their buildings and neighbourhoods, as opposed to short-term renters who tend to contribute to an increased degradation of residential buildings due to increased waste and energy consumption.

STRs have reduced the availability of long-term rental housing, driven up rent and has made it difficult for residents to find affordable homes. The primary residence rule and scaling down the number of units grandfathered can help alleviate this effect of STRs to our housing stock.

Several Canadian cities have implemented the Primary Residence rule or prohibited STRs altogether. I know that the STR proponents have often said that we should not compare ourselves to big cities such as Toronto, Vancouver and Ottawa, but cities similar in size and or even smaller than Winnipeg, such as Markham, Surrey, Brampton, Hamilton, Mississauga Quebec City, and Halifax have implemented bans or primary residence rules. Regardless of the size of the city, we should not lose sight of the actual issues caused by STRs which is why many cities in Canada and across the world have put in strict rules to regulate them.