

SUBMISSION – ANNA MANIQUIZ

REPORT OF THE EXECUTIVE POLICY COMMITTEE DATED OCTOBER 17, 2023 – ITEM 1 - REGULATING
SHORT-TERM RENTAL ACCOMMODATIONS

-----Original Message-----

Sent: Wednesday, October 25, 2023 9:58:24 AM

Personal information

Full name: Anna Maniquiz

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Job title:

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City:

Province or territory: Manitoba

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Delegation information

Committee: Council

Committee - council: Support the recommendations

Committee - other: N/A

Agenda item (number and title): STR regulations

Service inquiry: Submit Comments in writing

Participation preference: N/A

Comments in writing: Homes in our community are being purchased by investors who rent them out as short term rentals. The majority of these investors rent these homes to short-term tenants without any oversight. This has had broad negative implications for the permanent residents in the neighbourhood including:

. As more homes get converted to short-term rentals, it creates a scarcity of long-term rental units and homes available which drives up rent costs across the city. This will have a negative impact on low income families, newcomers and also impact our ability to attract people to live in Winnipeg from other cities.

. While increasing property values are favourable to property owners, it prices out many first time homebuyers and young families who will make our community and neighbourhoods more vibrant. Instead, homes are being bought by investors and become ghost buildings or weekend party venues. Short term rentals disproportionately benefits high wealth individuals.

. Noise disturbances from parties being held in these properties and safety concerns as a result of the transient nature of short term rentals, with strangers coming and going at all hours, taking up scarce street parking in our area. Residential buildings and neighbourhoods are not meant to accommodate these kinds of businesses.

. Developers of condominiums take advantage of the tax incentives to build properties and are not required to ensure the buildings are sold as they were intended to (to increase the number of permanent residents living in a given area) . Loss of current housing alternatives have caused more urban sprawl which in turn costs Manitobans more in taxes because of the need for more infrastructure

to support new neighbourhoods (new bus routes, garbage collection, road maintenance, snow clearing) . Increased presence of police and criminal incidents. There are safety protocols in place in hotels that are not present in residential homes. Short term rentals make it easier for illegal activities, including organized crime, to go unnoticed. These incidents negatively impact the quality of life of permanent residents living near short term rentals.

Once again, I implore the city to follow in the footsteps of other Canadian cities and other cities in the world by doing the following:

Increase the allowable fines and tickets, mandating display of business licenses and requiring short-term platforms to share information about short-term listings with the city; . Return short-term rental units to the long-term rental market by implementing a principal residence requirement and set restrictions around rental periods by either i.) using a set number of days a residence can be rented out, or ii.) a minimum number of days should also be implemented to limit rentals being used as a weekend party venue; . Establish a compliance and enforcement unit that will commit to strictly enforcing any by-laws that govern the usage of short term rentals and implement robust fines for infractions of short-term rental by-laws with additional fines for repeat offenders.

The above measures are in alignment with what are already being implemented in other cities across Canada and around the world. Implementing these regulations will help protect our communities and avoid the issues that other cities are having with regards to affordable housing. Only a select few profit from short-term rentals while the rest of us have to deal with the consequences of lack of oversight, greed, and profit over people.

We are grateful for the attention you are giving to this issue and look forward to meaningful changes.

File:

Public engagement preference: Yes