

AMENDMENT NO. ## TO THE OFFICIAL PLAN

OF THE CITY OF KITCHENER

---

CITY OF KITCHENER

City-wide Lodging House Review

AMENDMENT NO. ## TO THE OFFICIAL PLAN

OF THE CITY OF KITCHENER

---

CITY OF KITCHENER  
Lodging House Review

INDEX

SECTION 1	TITLE AND COMPONENTS
SECTION 2	PURPOSE OF THE AMENDMENT
SECTION 3	BASIS OF THE AMENDMENT
SECTION 4	THE AMENDMENT

APPENDICES

APPENDIX 1	Notice of the Meeting of Planning & Strategic Initiatives Committee of October 30, 2023
APPENDIX 2	Minutes of the Meeting of the Planning & Strategic Initiatives Committee of October 30, 2023
APPENDIX 3	Minutes of the Meeting of City Council DATE

## **SECTION 1 – TITLE AND COMPONENTS**

This amendment shall be referred to as Amendment No. ## to the Official Plan of the City of Kitchener. This amendment is comprised of Sections 1 to 4 inclusive.

## **SECTION 2 – PURPOSE OF THE AMENDMENT**

The Ontario Human Rights Commission (OHRC) has provided direction to all municipalities to remove minimum separation distances from planning instruments as they pertain to lodging houses in order to avoid ‘people zoning’, remove impacts of exclusionary regulation imposed on tenants, and to protect the safety and viability of lodging houses as a form of housing. The purpose of the Official Plan Amendment is to address this direction of the OHRC by incorporating certain modifications to the text. These modifications support the actions in Housing for All, the City’s housing strategy which was approved on December 14, 2020. The effect of the changes are to remove reference to a minimum separation distance for lodging houses, remove exclusionary and discriminatory language and reduce undue policy regulation regarding lodging houses.

## **SECTION 3 – BASIS OF THE AMENDMENT**

The effect of the amendment is to incorporate certain modifications to the text of the Official Plan to meet the direction of the Ontario Human Rights Commission, and to support the implementation of the City’s housing strategy, Housing for All as it pertains to lodging houses. This Official Plan amendment is consistent with and conforms to the Provincial Policy Statement (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Region of Waterloo Official Plan (2009), and represents good planning.

### **Land Use Modifications**

City staff are recommending amendments to the housing section of the Official Plan to enable lodging houses as a permitted use in all land use designations that permit residential uses.

## **SECTION 4 – THE AMENDMENT**

The City of Kitchener Official Plan is hereby amended as follows:

- a) Part C, Section 4.C.1.32 is amended by deleting “Section 4.C.1.32” in its entirety and replacing it with the following:  
  
“The City will permit lodging houses in any land use designation permitting residential uses, provided that full municipal servicing is available.”
- b) Part C, Section 4.C.1.33 is deleted in its entirety.
- c) Part C, Section 4.C.1.34 is amended by adding “permit and” after “specifically” and before “regulate”.
- d) Part C, Section 4.C.1.34 is amended by deleting “and the ability to integrate such housing forms in an acceptable and appropriate manner” after “and safety regulations”.
- e) Part C, Section 4.C.1.35 is deleted in its entirety.

- f) Part C, Section 4.C.1.36 is deleted “Section 4.C.1.36” in its entirety.
- g) Part F, Schedule A: Glossary of Terms is amended by deleting the glossary term “*Lodging House*” and replacing it with the following:

“Lodging House – means a *dwelling unit*, where five or more persons, not including a resident owner of the property, may rent a *Lodging Units* and where the kitchen and other areas of the *dwelling unit* are shared amongst the persons occupying the *dwelling unit*. Lodging house can include student residences but shall not include a group home; hospital; any small residential care facility or large residential care facility licensed, approved, or supervised under any general or specific Act; or a hotel.”

## NOTICE OF PUBLIC MEETING to change permissions for lodging houses city-wide



City-wide  
Lodging Houses



### **Have Your Voice Heard!** **Planning & Strategic Initiatives Committee**

Date: **October 30, 2023**  
Location: **Council Chambers,  
Kitchener City Hall  
200 King Street West  
or Virtual Zoom Meeting**

Go to **[kitchener.ca/meetings](https://www.kitchener.ca/meetings)**  
and select:

- Current agendas and reports  
(posted 10 days before meeting)
- Appear as a delegation
- Watch a meeting

To learn more about this project, including  
information on your appeal rights, visit:

**[www.kitchener.ca/  
PlanningApplications](https://www.kitchener.ca/PlanningApplications)**

or contact:

**Natalie Goss,  
Manager of Policy & Research**  
[natalie.goss@kitchener.ca](mailto:natalie.goss@kitchener.ca)  
519.741.2200 x7648

The City of Kitchener will consider an application for Official Plan Amendments and Zoning By-law Amendments to facilitate broader permissions for lodging houses as a form of housing. These changes align with action items from Housing for All, Kitchener's housing strategy and will remove exclusionary regulations like minimum separation distance rules from zoning.

APPENDIX 2 – MINUTES OF THE MEETING OF PLANNING AND STRATEGIC INITIATIVES COMMITTEE –  
OCTOBER 30, 2023

APPENDIX 3 – MINUTES OF THE MEETING OF CITY COUNCIL - DATE