

AMENDMENT NO. ## TO THE 1994 OFFICIAL PLAN

OF THE CITY OF KITCHENER

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CITY OF KITCHENER

City-wide Lodging House Review

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City-wide Lodging House Review

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

This amendment shall be referred to as Amendment No. ## to the Official Plan (1994) 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 that all land use designations within all Secondary Plans that permit residential uses permit lodging houses.

## **SECTION 4 – THE AMENDMENT**

The City of Kitchener 1994 Official Plan is hereby amended as follows:

- a) Part 3, Section 13.1 Civic Centre Secondary Plan, subsection 13.1.2.1 is amended by adding the words “, lodging houses” before “or multiple dwellings to a maximum of 3 units” and after “duplexes” in the second paragraph
- b) Part 3, Section 13.2, King Street East Secondary Plan, subsection 13.2.2.1 is amended by deleting the word “small” after “three dwelling units,” and before “lodging houses”
- c) Part 3, Section 13.3 Cedar Hill Secondary Plan, subsection 13.3.3.1 is amended by deleting the word “small” after “multiple dwellings to a maximum of three units,” and before “lodging houses”
- d) Part 3, Section 13.4 Mill Courtland-Woodside Park Secondary Plan, subsection 13.4.3.1 is amended by deleting the word “small” after “multiple dwellings to a maximum of three dwelling units,” and before “lodging houses”

- e) Part 3, Section 13.5 Victoria Park Secondary Plan, subsection 13.5.3.1 is amended by deleting the word “small” after “multiple dwellings to a maximum of three units” and before “lodging houses”
- f) Part 3, Section 13.6 Victoria Street Secondary Plan, subsection 13.6.3.1 is amended by deleting the word “small” after “and multiple dwellings to a maximum of three units” and before “lodging houses”
- g) Part 3, Section 13.7 K-W Hospital Secondary Plan, subsection 13.7.3.1 is amended by deleting the word “small” after “multiple dwellings to a maximum of three units” and before “lodging houses” in the second paragraph
- h) Part 3, Section 13.8, North Ward Secondary Plan, Subsection 13.8.2.1 is amended by deleting the word “small” after “semi-detached dwellings” and before “lodging houses”.
- i) Part 3, Section 13.8, North Ward Secondary Plan, Subsection 13.8.2.4 is amended by inserting the words “lodging houses” before “health offices” and after “multiple dwellings to a maximum of three dwell units”.
- j) Part 3, Section 13.9, Central Frederick Secondary Plan, Subsection 13.9.3.1 is amended by deleting the word “small” after “duplex dwellings” and before “lodging houses” in the second paragraph.
- k) Part 3, Section 13.9, Central Frederick Secondary Plan, Subsection 13.9.3.2 is amended by deleting the word “small” after “multiple dwellings to a maximum of three units,” and before “lodging houses” in the second paragraph.
- l) Part 3, Section 13.9, Central Frederick Secondary Plan, Subsection 13.9.3.6 is amended by inserting the words “lodging houses” before “home businesses” and after “multiple dwellings in excess of 200 units per hectare”.
- m) Part 3, Section 13.9, Central Frederick Secondary Plan, Subsection 13.9.3.15 is amended by inserting the words “lodging houses” before “home businesses” and after “semi-detached dwellings”.
- n) Part 3, Section 13.9, Central Frederick Secondary Plan, Subsection 13.9.3.16 is amended by inserting the words “lodging houses” before “educational establishments” and after “multiple dwellings” in paragraph 2.
- o) Part 3, Section 13.10, Rosenberg Secondary Plan, Subsection 13.10.3.2.2.3 is amended by inserting the words “lodging houses” before “and special needs housing” and after “multiple dwelling units (not including cluster townhouses)”.
- p) Part 3, Section 13.10, Rosenberg Secondary Plan, Subsection 13.10.3.2.3.3 is amended by inserting the words “lodging houses” before “and special needs housing” and after “multiple dwelling units (not including cluster townhouses)”.
- q) Part 3, Section 13.10, Rosenberg Secondary Plan, Subsection 13.10.3.3.2.1 is amended by inserting the words “lodging houses” before “and street townhouse dwellings” and after “semi-detached dwellings”.

- r) Part 3, Section 13.10, Rosenberg Secondary Plan, Subsection 13.10.3.3.3.1 is amended by inserting the words “lodging houses” before “and low-rise multiple dwellings” and after “townhouse dwellings”.
- s) Part 3, Section 13.10, Rosenberg Secondary Plan, Subsection 13.10.3.3.4.1 is amended by inserting the words “lodging houses” before “townhouse and multiple dwellings” and after “including”.
- t) Part 3, Section 13.10, Rosenberg Secondary Plan, Subsection 13.10.3.3.5.1 is amended by inserting the words “lodging houses” before “townhouse and multiple dwellings” and after “including”.
- u) Part 3, Section 13.10, Rosenberg Secondary Plan, Subsection 13.10.3.3.6.1 is amended by inserting the words “lodging houses” before “townhouse and multiple dwellings” and after “may include”.

# 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](http://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](http://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