

PROPOSED BY – LAW
_____, 2023
BY-LAW NUMBER ____
OF THE
CORPORATION OF THE CITY OF KITCHENER
(Being a by-law to amend By-law 2019-051, as amended,
known as the Zoning By-law for the City of Kitchener
- Lodging House Review)

WHEREAS it is deemed expedient to amend By-law 2019-051 as it pertains to lodging houses;

NOW THEREFORE the Council of the Corporation of the City of Kitchener enacts as follows:

1. Section 3 of By-law 2019-051 is hereby amended by deleting the portions of the below text in the definition of “Lodging House” with a strikethrough, thereto as follows:

“**Lodging House** - means a *dwelling unit* where five or more *persons*, not including a resident owner of the property, may rent a *lodging unit* 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 ~~and convents~~ 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*.”

2. Section 4.11 of By-law 2019-051 is hereby amended by adding the portions of the below text in “Location of Lodging Houses” in grey, and deleting the portions of the below text in “Location of Lodging Houses” with a strikethrough, thereto as follows:

LOCATION OF LODGING HOUSES

- a) ~~Only one *lodging house* shall be permitted on a *lot*. No *building* shall be used for a *lodging house* on a *lot* that is situated within 400 meters of another *lot* on which a *lodging house* is located, such minimum distance to be measured from the closest point of the *lot lines* associated with each *lot*, and~~
- b) ~~No *building* shall be used for a *lodging house* on a *lot* that is situated within 100 meters of the municipal limit of the *city*, such minimum distance to be measured from the closest point of the *lot line* associated with such *lot* and the municipal limit.~~

A *lodging house* shall be connected to full municipal services.

3. Section 5 of By-law 2019-051 is hereby amended, as it pertains to lodging houses, by adding the portions of the below text in “Table 5-5: Regulations for Minimum and Maximum Parking Requirements” that are highlighted in grey, and deleting the portions of the below text in “Table 5-5: Regulations for Minimum and Maximum Parking Requirements” with a strikethrough thereto as follows:

Table 5-5: Regulations for Minimum and Maximum Parking Requirements

Use	Minimum and Maximum Required Rates for Parking Spaces, Visitor Parking Spaces, and Bicycle Parking Stalls			
		UGC Zones	MIX Zones	All Other Zones
RESIDENTIAL				
<i>Lodging House;</i>	Minimum 1 parking space per: Minimum parking spaces:	No minimum	63m² GFA 1 per lodging house	63m² GFA 1 per lodging house
	Maximum 1 parking space per:	92m ² GFA	48m ² GFA	48m ² GFA

4. Section 7 of By-law 2019-051 is hereby amended, as it pertains to lodging houses, by adding the portions of the below text in “Table 7-1: Permitted Uses within the Residential Zones” that are highlighted in grey, thereto as follows:

Table 7-1: Permitted Uses within the Residential Zones

Use	RES-1	RES-2	RES-3	RES-4	RES-5	RES-6	RES-7
Residential Uses							
<i>Lodging House</i>	✓	✓	✓	✓	✓	✓	✓

5. Section 9 of By-law 2019-051 is hereby amended, as it pertains to lodging houses, by adding the portions of the below text in “Table 9-1: Permitted Uses within the Commercial Zones” that are highlighted in grey, after “Light Repair Operation” and before “Manufacturing” thereto as follows:

Table 9-1: Permitted Uses within the Commercial Zones

Use	COM-1	COM-2	COM-3	COM-4
<i>Lodging House</i>	✓(3)	✓(3)(4)		

6. This By-law shall become effective only if Official Plan Amendment No. XX (Lodging House Review 1994 Official Plan Amendment) and Official Plan Amendment No. XX

(Lodging House Review 2014 Official Plan Amendment) come into effect, pursuant to Section 24(2) of The Planning Act, R.S.O. 1990, c. P.13, as amended.

PASSED at the Council Chambers in the City of Kitchener this day of ,
2023.

Mayor

Clerk