

REPORT TO: Planning and Strategic Initiatives Committee

DATE OF MEETING: June 3, 2024

SUBMITTED BY: Rosa Bustamante, Director, Planning and Housing Policy, 519-741-2200 ext. 7319

PREPARED BY: Natalie Goss, Manager, Policy & Research, 519-741-2200 ext. 7648

WARD(S) INVOLVED: ALL

DATE OF REPORT: May 16, 2024

REPORT NO.: DSD-2024-249

SUBJECT: Supplemental Report to DSD-2023-446 – City-wide Lodging House Review – DSD-2024-249

RECOMMENDATION:

That Official Plan Amendment OPA21/004/COK/AR proposing amendments to Kitchener's 1994 and 2014 Official Plan to permit lodging houses city-wide wherever residential uses are permitted be adopted in the form shown in the Official Plan Amendments attached to Report DSD-2023-446 as Attachment 'A' and Attachment 'B', and accordingly forwarded to the Region of Waterloo for approval; and further,

That Zoning By-law Amendment ZBA21/040/K/NG be approved in the form shown in the 'Proposed By-law to Zoning By-law 85-1' and 'Proposed By-law to Zoning By-law 2019-051' attached to Report DSD-2023-446 as Attachment 'C' and Attachment 'D' respectively.

REPORT HIGHLIGHTS:

- The purpose of this report is to bring forward recommended Official Plan and Zoning By-law amendments to enable lodging homes city-wide which were referred by City Council in November 2023.
- This report is being brought forward at this time to enable updates to the Official Plan and Zoning By-law to be considered at the same time as licensing by-law updated for lodging homes (COR-2024-233 – Shared Accommodation By-law).
- There are no financial implications associated with this recommendation.
- Planning staff continues to recommend the land use and zoning updates proposed through report DSD-2023-446.
- This report supports **Building a Connected City Together: Focuses on neighbourhoods; housing and ensuring secure, affordable homes; getting around easily, sustainably and safely to the places and spaces that matter.**

BACKGROUND:

At the November 6, 2023, City Council meeting, Council referred a decision on the recommendations in report DSD-2023-446 to allow them to be considered concurrently with a new Lodging House Licensing By-law. Since that time, work has advanced on a Shared Accommodation By-law, which will include updated licensing requirements for lodging houses.

REPORT:

Licensing Services has identified the need to modernize the Lodging House (licensing) By-law and to expand the by-law to include additional types of Shared Accommodations. Report COR-2024-233 – Shared Accommodation By-law, is being considered by Committee of Council on June 3, 2024. This staff report includes a new by-law that aims to improve the ability to ensure public safety, consumer protection, and nuisance control while also reducing barriers for property owners. Some of the key changes include more robust licensing requirements, enhanced property maintenance measures, enhanced safety measures by way of mandatory inspections, advertising and booking requirements, a renter code of conduct, emergency contacts and a good neighbour guide.

The proposed updates to licensing for Lodging Houses aligns with proposed updates to Official Plan policies and zoning rules. As such, staff continues to recommend the Official Plan amendments and Zoning By-law amendments as outlined in report DSD-2023-446.

STRATEGIC PLAN ALIGNMENT:

This report supports **Building a Connected City Together: Focuses on neighbourhoods; housing and ensuring secure, affordable homes; getting around easily, sustainably and safely to the places and spaces that matter.**

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City's website with the agenda in advance of the council / committee meeting.

PREVIOUS REPORTS/AUTHORITIES:

- Planning Act, R.S.O, 1990, c. P. 13
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020
- Provincial Policy Statement, 2020
- Region of Waterloo Official Plan, 2009
- City of Kitchener Official Plan, 2014
- City of Kitchener Official Plan, 1994
- City of Kitchener Zoning By-law 85-1
- City of Kitchener Zoning By-law 2019-051

- DSD-2021-11 – Lower Doon Land Study Recommendations Report
- DSD-20-214 – Housing for All – City of Kitchener Housing Strategy
- [DSD-2023-446 – City-wide Lodging House Review](#)

REVIEWED BY: Kristin VanDerGeld, Manager, Licensing

APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS:

Attachment A – DSD-2023-446 – City-wide Lodging House Review