Shared Accommodation Licensing & City-wide Lodging House Review

Kristin VanDerGeld, Manager of Licensing Natalie Goss, Manager, Policy and Research



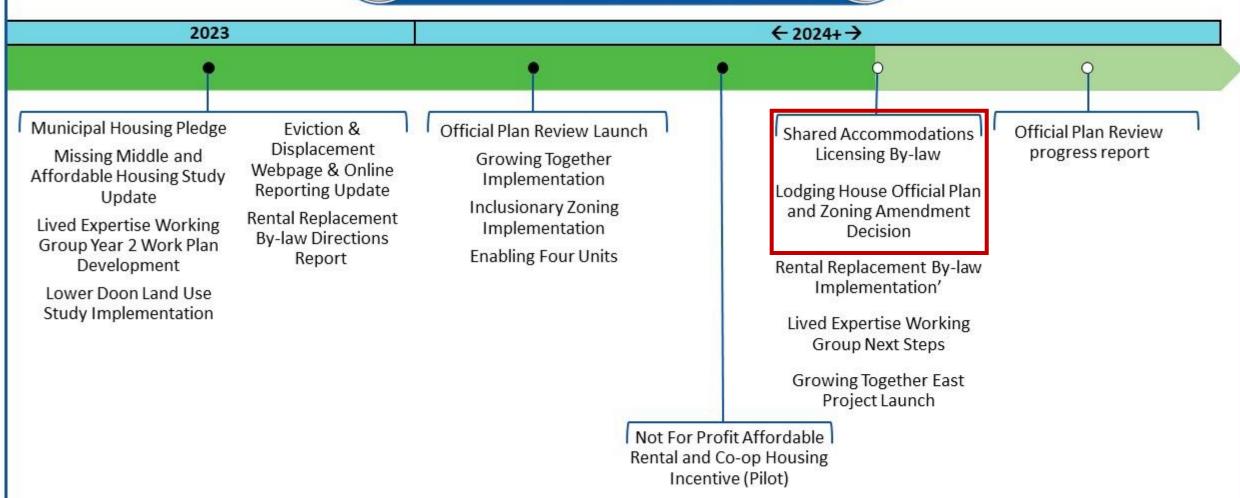


Background

- Existing Lodging House By-law licenses approximately 20 lodging houses
- Lodging House applications are limited due to the Minimum Distance Separation (MDS) requirements in zoning
- Housing for All Strategy included an action to report on the feasibility/implications of reviewing and updating lodging house rules
- Best practices regarding licensing other types of shared accommodations was considered









Opportunity

- The Ontario Human Rights Commission has advised municipalities to avoid discriminatory impacts of regulations geared towards rental housing, including the use of minimum separation distances
- Permitting lodging houses city-wide alongside the proposed licensing framework provides an opportunity to ensure safe operation of Lodging Houses while promoting the health and safety of renters.
- Shared Accommodations (lodging houses and shortterm rentals) have become an increasingly prevalent housing option necessitating a well-defined framework.

Proposed By-law Definitions



- Lodging House: a dwelling unit where <u>five or more persons</u>, not including a resident owner of the property, may rent a lodging unit and <u>where the kitchen and other areas of the dwelling unit are shared amongst the persons occupying the dwelling unit.</u>
- Short-Term Rental (STR): means a dwelling unit or part thereof used to provide sleeping accommodations for any rental period that is less than 90 consecutive days in exchange for rent.
- **Exclusions**: hotel, motel, group home, nursing home, hospital or treatment centre, bed and breakfast, student residence, long-term rental accommodations.



Proposed Land Use and Zoning

- Lodging Houses as of right: permit lodging houses anywhere in the city that residential uses are permitted
- Minimum Separation Distance: as per Ontario Human Rights Commission and Lodging House Sub-Committee recommendations, remove these from the Official Plan and Zoning By-law
- Parking: Establish a minimum vehicle parking requirement of 1 space per lodging house, which is the same rate as a Single Detached Dwelling



Proposed By-law Provisions

- Public Safety, nuisance control, consumer protection
- Robust application and inspection requirements
- City of Kitchener business licence number must be included on all advertisements
- 2 categories of STRs: Principal Residence (Class A) and Non-Principal Residence (Class B)
- Public registry of all licensed shared accommodations
- Licensing Fees \$450-750





Consultation and Program Resources

Engagement

- Engage WR platform
- Conestoga Students Inc.
- House of Friendship
- Lived Experience
- Housing for All
- Host platforms
- Fire, Building, By-law Enforcement, WRPS

Resources Required

- o 3 Full-Time Equivalents
- Compliance Monitoring Software





Alignment

- The Shared Accommodation By-law was developed in coordination with the Planning and Housing Policy Division.
- Staff are recommending approval of the Official Plan Amendment applications and Zoning By-law Amendment applications to enable lodging houses city-wide.
- By aligning these the timing of these two projects and bylaws, Licensing and Planning sought to streamline the decision-making process to ensure a cohesive and comprehensible set of regulations



Conclusion

- Kitchener has approximately 300 lodging houses and 800 short-term rentals that are currently unregulated by the City.
- Staff are recommending approval of the Official Plan Amendment applications and Zoning By-law Amendment applications to enable lodging houses city-wide.
 - Approval of the Shared Accommodation By-law which provides regulatory oversight for both Lodging Houses and Short-Term Rentals.
 - These recommendations demonstrate good planning principles and are consistent with Provincial, Regional and City planning policies



NEXT STEPS



