

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



Housing Related Studies and Initiatives



2023

← 2024+ →

Municipal Housing Pledge

Missing Middle and
Affordable Housing Study
Update

Lived Expertise Working
Group Year 2 Work Plan
Development

Lower Doon Land Use
Study Implementation

Eviction &
Displacement
Webpage & Online
Reporting Update

Rental Replacement
By-law Directions
Report

Official Plan Review Launch

Growing Together
Implementation

Inclusionary Zoning
Implementation

Enabling Four Units

Shared Accommodations
Licensing By-law

Lodging House Official Plan
and Zoning Amendment
Decision

Rental Replacement By-law
Implementation'

Lived Expertise Working
Group Next Steps

Growing Together East
Project Launch

Official Plan Review
progress report

Not For Profit Affordable
Rental and Co-op Housing
Incentive (Pilot)



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 short-term rentals) have become an increasingly prevalent housing option necessitating a well-defined framework.**

Proposed By-law Definitions



- **Lodging House:** 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.
- **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

- 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 the timing of these two projects and by-laws, 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

