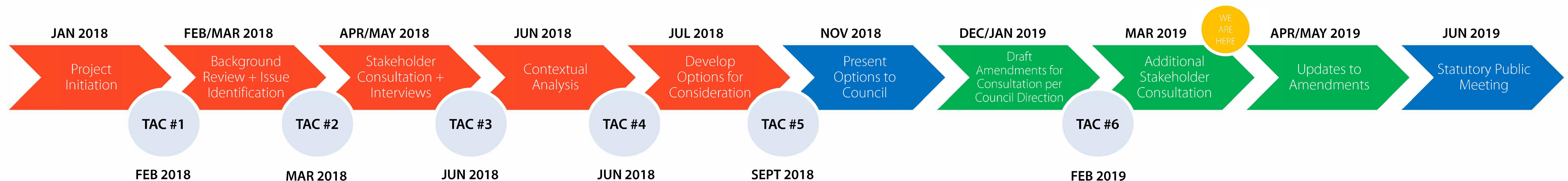


CITY OF NIAGARA FALLS

BOARDING HOUSE INTERIM CONTROL STUDY



The City, with its consultants MHBC Planning & SHS consulting, has undertaken a study of hotels/motels that are currently being used as residences for all or part of the year. A new land use, Single Room Occupancy (SRO) Units & Buildings, is proposed to define and describe these uses. Amendments to the Official Plan, Zoning By-law No. 79-200 and Licensing By-law No. 2001-31 are proposed to regulate SRO's.



WHERE WE'VE BEEN

- Created property inventory which included properties on Lundy's Lane, Drummond Rd, Valley Way, McLeod Rd, Mountain Rd/Mewburn Rd, Niagara River Pkwy
- Regular meetings with Technical Advisory Committee
- Interviews with identified stakeholders
- Launched information portal on the City's website
- Created online survey for public feedback

CONTACT

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FOR MORE INFORMATION

Please visit the City's website:

<https://niagarafalls.ca/city-hall/planning/boarding-house-study-sro.aspx>

Boarding House Study & SRO

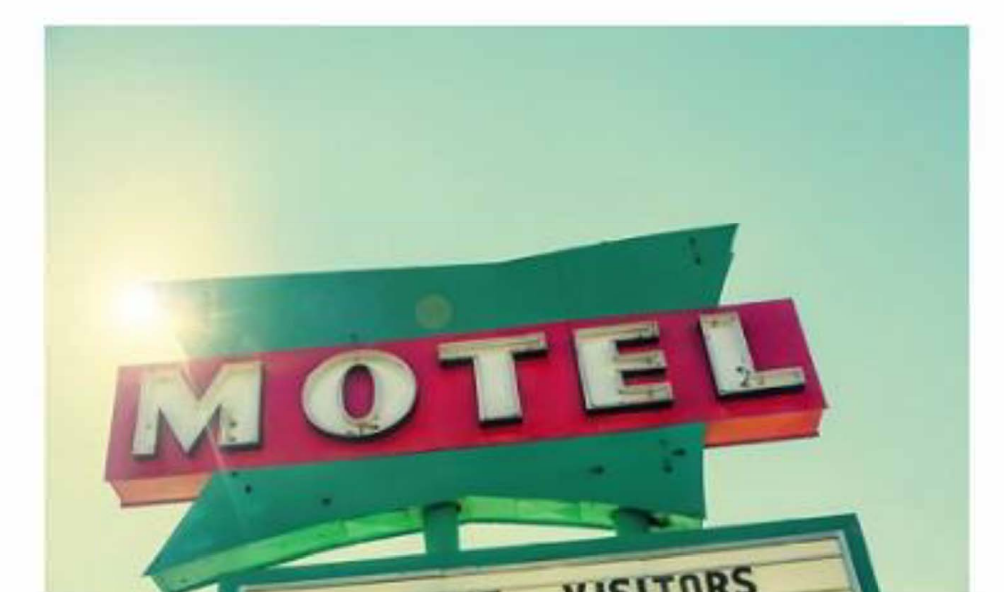
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An OPEN HOUSE is scheduled for March 18, 2019. [\[Notice of Public Meeting\] \(PDF\)](#)

Please visit the City's mycity - let's talk page to view **draft planning and licensing documents** and to **complete an online survey**. [Let's talk - SRO](#)

A Statutory Public Meeting where City Council will consider these regulatory documents will be scheduled for a future date.

Further information can be requested from the Planning and Development Department at planning@niagarafalls.ca.



FINDINGS

- Limited permanent affordable housing, emergency housing, or assisted housing in the Region to meet current needs;
- Motel units within the City of Niagara Falls are filling the rental gap;
- There is no clear, consistent definition of Rooming, Boarding or Lodging House in current policy, regulatory and legislative documents;
- Region of Niagara and City of Niagara Falls policy documents (Official Plans and the Housing and Homelessness Action Plan) recognize and encourage the provision of affordable housing;
- The City's Licensing By-law only contains regulations for second level lodging houses; and
- Lundy's Lane is an important designated tourist and business area with a large concentration of motels and hotels providing long term accommodation.

LEGISLATIVE REVIEW

- Ontario Human Rights Commission
- Provincial Planning Policies and Regulations
- Ontario Housing Policy Statement
- Planning Policy and Regulatory Review
- Local OP, Zoning Bylaw and Lundy's Lane CIP
- Regional Housing and Homelessness Action Plan

CASE STUDY REVIEW

- Ottawa
- Oshawa
- Vancouver
- Los Angeles
- Edmonton
- Florida

CITY OF NIAGARA FALLS

BOARDING HOUSE INTERIM CONTROL STUDY

STAKEHOLDER CONSULTATION



MEETINGS WITH

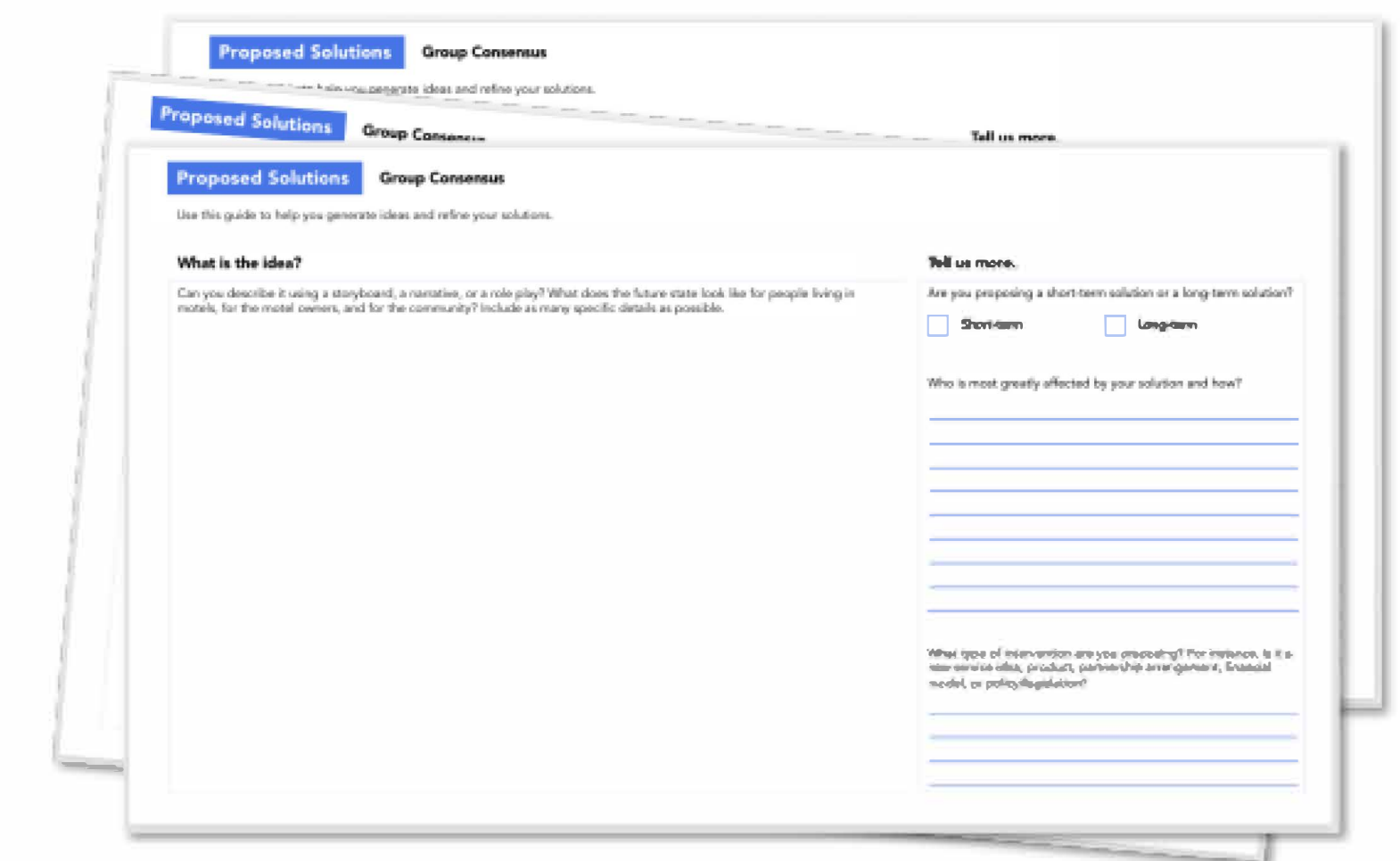
- Community Organizations
- Region of Niagara Staff
- BIA members

FORMAT

- Informal, open-ended questions
- Between 1-1.5 hours
- Intended to better understand community context and perspectives



TECHNICAL ADVISORY COMMITTEE SOLUTIONS DEVELOPMENT WORKSHOP



WHAT WE HEARD

- There is a housing crisis in the City
- Motels are primarily used for permanent housing and prohibiting the use will exacerbate the housing crisis and increase street homelessness
- Concern with impacts on adjacent businesses
- Compliance with building and fire codes is needed
- There may be implications of giving 'Boarding House status' to motels on the tax base and property values
- There needs to be increased education and awareness
- Need to consider safety, policing and regulations
- Concerns with impacts on Community Improvement Plan and Streetscape Master Plan
- Solutions need to account for potential displacement of long-term "boarders" currently residing in motels

CITY OF NIAGARA FALLS

BOARDING HOUSE INTERIM CONTROL STUDY


OPTIONS CONSIDERED IN STUDY



RECOMMENDED OPTION

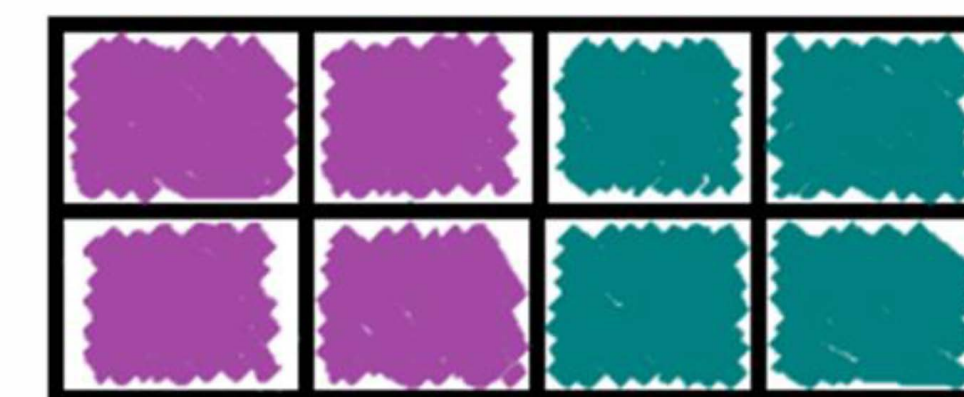
OPTION A: ALLOW SINGLE ROOM OCCUPANCY CONVERSIONS



 Single Room Occupancy Unit (100%)

- 100% conversion of motel to SRO building
- New defined terms/ uses
- Single Room Occupancy (SRO) Unit
- Single Room Occupancy (SRO) Building
- Update to the Official Plan
- Update to the Zoning By-law
- Introduce Licensing By-law
- Introduce a Demolition/ Conversion Control By-law
- Encourage SRO conversions on upper storeys only where multi-storey building exists

OPTION B: ALLOW AN APARTMENT MOTEL



 Motel Unit (X%)

 Dwelling Unit (X%)

- New defined terms/ uses
- Apartment Motel
- Provides both residential accommodation (dwelling units) and accommodation to tourists
- Residential units required to meet definition of "Dwelling Units"
- Retrofits and upgrades would be necessary
- Update to the Official Plan
- Update to the Zoning By-law
- Introduce Licensing By-law
- Introduce a Demolition/ Conversion Control By-law

OPTION A1: ALLOW "HYBRID" CONVERSIONS

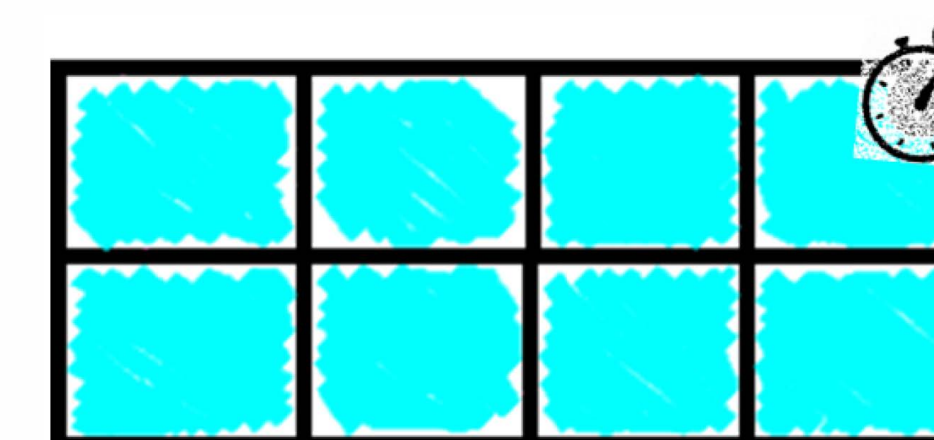


 Motel Unit (X%)

 Single Room Occupancy Unit (X%)

- Similar to Option A, but allows for a maintained percentage of motel units and SRO units
- New defined terms/ uses
- Single Room Occupancy (SRO) Unit
- Single Room Occupancy (SRO) Building
- Update to the Official Plan
- Update to the Zoning By-law
- Introduce Licensing By-law
- Introduce a Demolition/ Conversion Control By-law

OPTION C: ALLOW MOTEL ESTABLISHMENTS TO OPERATE AS "INTERIM SINGLE RESIDENTIAL OCCUPANCY (SRO) BUILDINGS"



 Single Room Occupancy Unit (100% - up to 10 years)

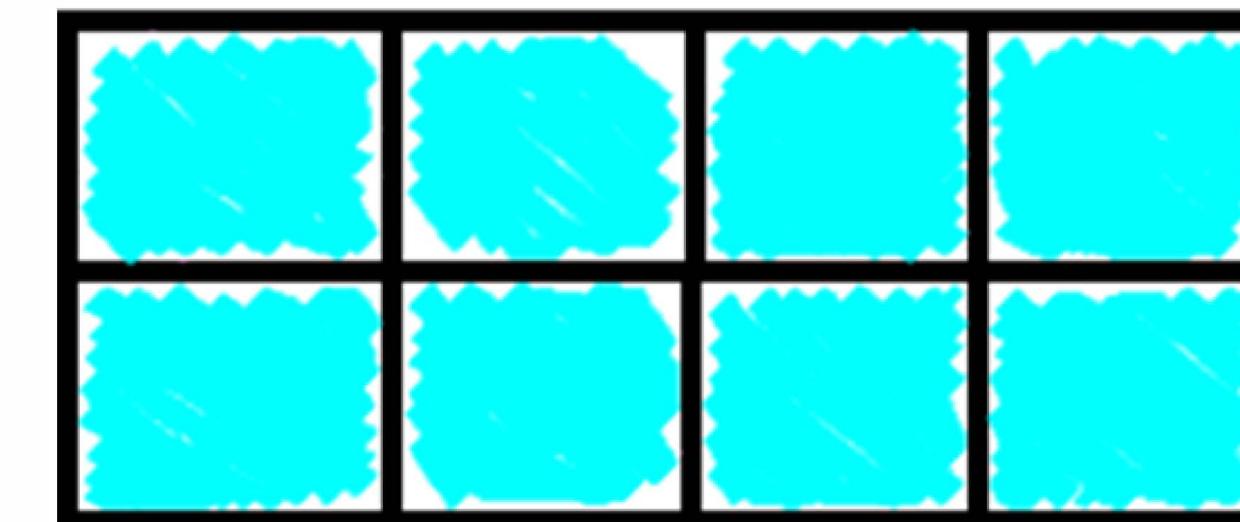
- New defined terms/ uses
- Interim Single Room Occupancy (SRO) Building
- Single Room Occupancy (SRO) Building Unit
- Temporary use bylaws for individual sites
- Permit on interim basis – up to 10 years with renewal required every 3 years
- Update to the Official Plan
- Update to the Zoning By-law
- Introduce Licensing By-law
- Introduce Demolition/ Conversion Control By-law

- **Presentation of project and recommended Option A to Council on November 14, 2018**

- **Council made a motion to:**
 - **Consult with the public**
 - **Obtain input from stakeholders and additional BIAs within the City**
 - **Reach out to agencies to obtain opinion on options**
 - **Survey the public via the City's website**

RECOMMENDED OPTION FOR CONSULTATION PURPOSES

- Based on Council direction, MHBC prepared drafts of what the recommended option(s) could look like in order to receive further input from staff and the TAC.
- Following meetings with staff and the TAC, a revised option is proposed to allow for full or partial conversion of motels to SRO.
- Implementation through:
 - Draft Official Plan Amendment
 - Draft Zoning By-law Amendment
 - Draft Licensing By-law



AND/OR



- Permitted within the Urban Area on lands designated Commercial and Tourist Commercial
- Existing hotel/motel establishments permitted to provide residential accommodation in the form of a SRO Building with SRO Units
- SRO Units shall not be considered residential dwelling units for the purposes of calculating residential density
- SRO Buildings and SRO Units shall be regulated through Zoning and Licensing By-law requirements

PROPOSED DEFINITIONS

Single Room Occupancy Building (SRO Building)

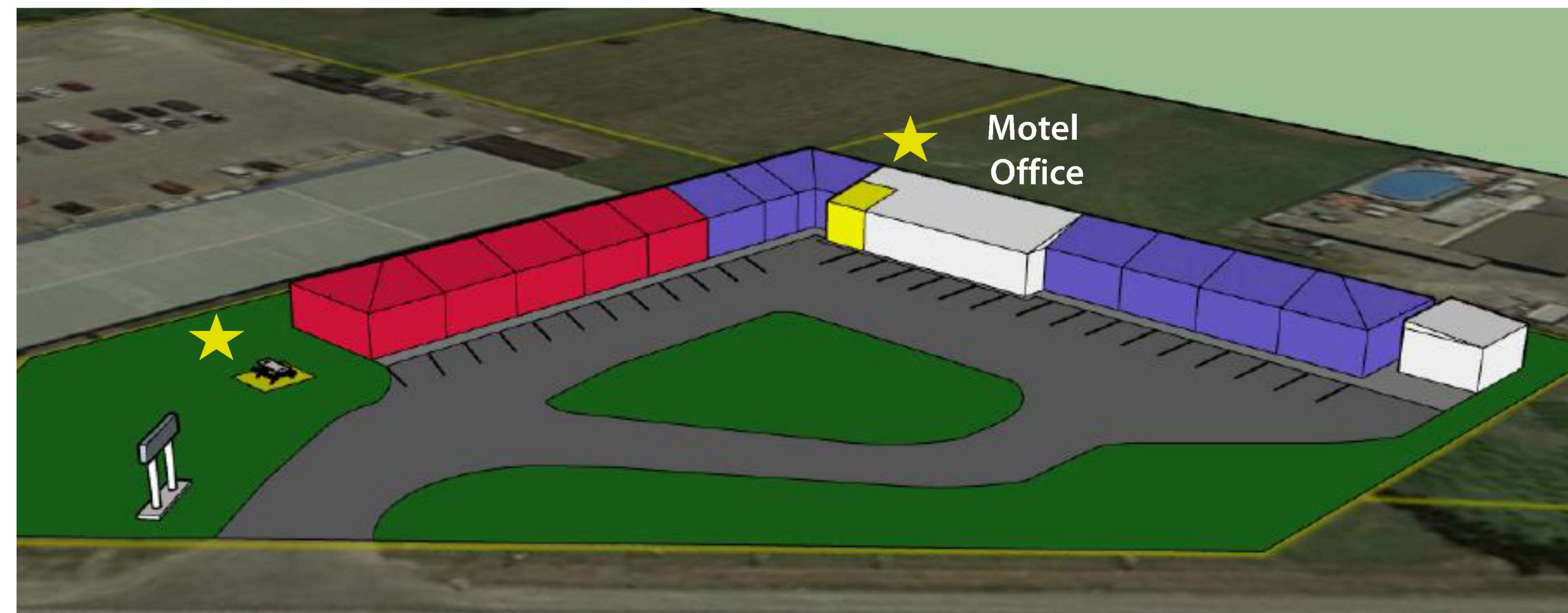
"an existing building, or part of an existing building, providing Single Room Occupancy Units (SRO Units) which may be used as the primary residence of an occupant"

Single Room Occupancy Unit (SRO Unit)

"an independent unit within a Single Room Occupancy Building (SRO Building) which is used as the primary residence of an occupant"

- SRO Buildings and SRO Buildings in combination with an existing motel are permitted within Tourist Commercial (TC), General Commercial (GC) and Central Business Zones (CB)
- Where the use is permitted, development parameters are as legally existing on the date of the passing of the amendment (recognizing the use will occur in an existing building)
- Where the use is permitted, indoor amenity of 2.5 square metres per SRO Unit shall be provided for the communal use of residents. This could include a kitchen, common area and mail facility.
- Where the use is permitted, outdoor amenity of 2.5 square metres per SRO Unit shall be provided for the communal use of residents

HYBRID SRO AND MOTEL

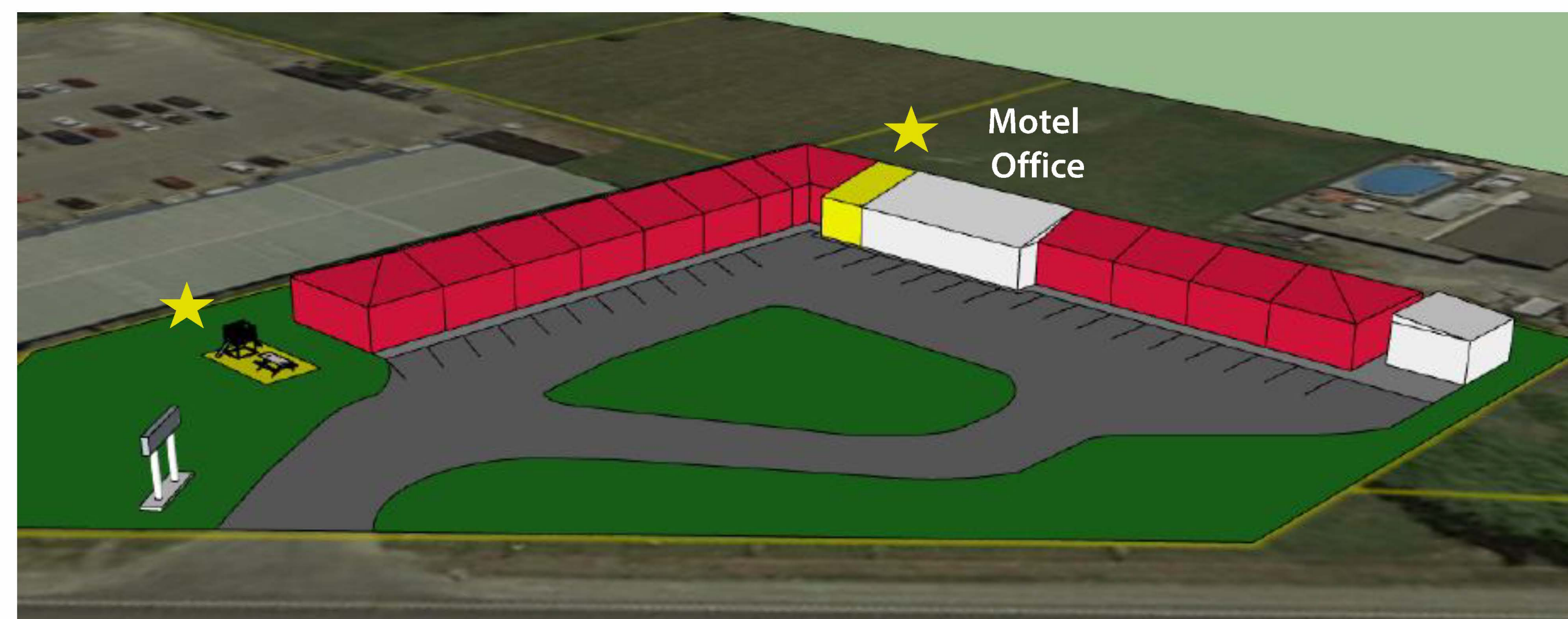


Legend

-  Motel Unit
-  SRO Unit
-  Amenity Space 

5 SRO units and 6 motel units – 12.5 m² each of indoor and outdoor amenity

FULL SRO BUILDING



11 SRO units – 27.5 m² each of indoor and outdoor amenity

PROPOSED LICENSING BY-LAW

- Any operator wishing to provide SRO units would be required to obtain a license recognizing the number of units operating as SRO on the property
- Application to be made to City Clerk
- Fee to be paid- sliding scale based on number of units
- Renewal required on annual basis
- Waive initial application fee for those who apply within one year of By-law passing

CONDITIONS OF LICENSE

- Maximum number of SRO Units provided for in the license is not to be exceeded
- Compliance with all Federal and Provincial Laws and City By-laws
- Construction, renovation, alteration, etc. to be carried out in compliance with laws and upon issuance of applicable permits
- Maintenance of written records (full names of the Occupants in each unit and emergency contact information if available)
- Clerk to be notified of any changes to the information provided within 7 days of such change

APPLICATION

- Contact information of legal owner
- Contact information of keeper/ operator if not the same as the owner
- Number of units intended for SRO use
- Number of washrooms and parking spaces intended for SRO use
- Building plan identifying indoor and outdoor amenity space and location of parking spaces
- Acknowledgement of compliance with Ontario Building Code, Property Standards By-law, Fire Code, Zoning By-law, Sign By-law
- Acknowledgement from Medical Officer of Health respecting health requirements
- Inspection certificate- electrical and heating
- Proof of insurance
- Fees paid

ANNUAL RENEWAL

- Revised application form
- Inspection by fire services, property standards

APPLICATION FEES (PROPOSED)

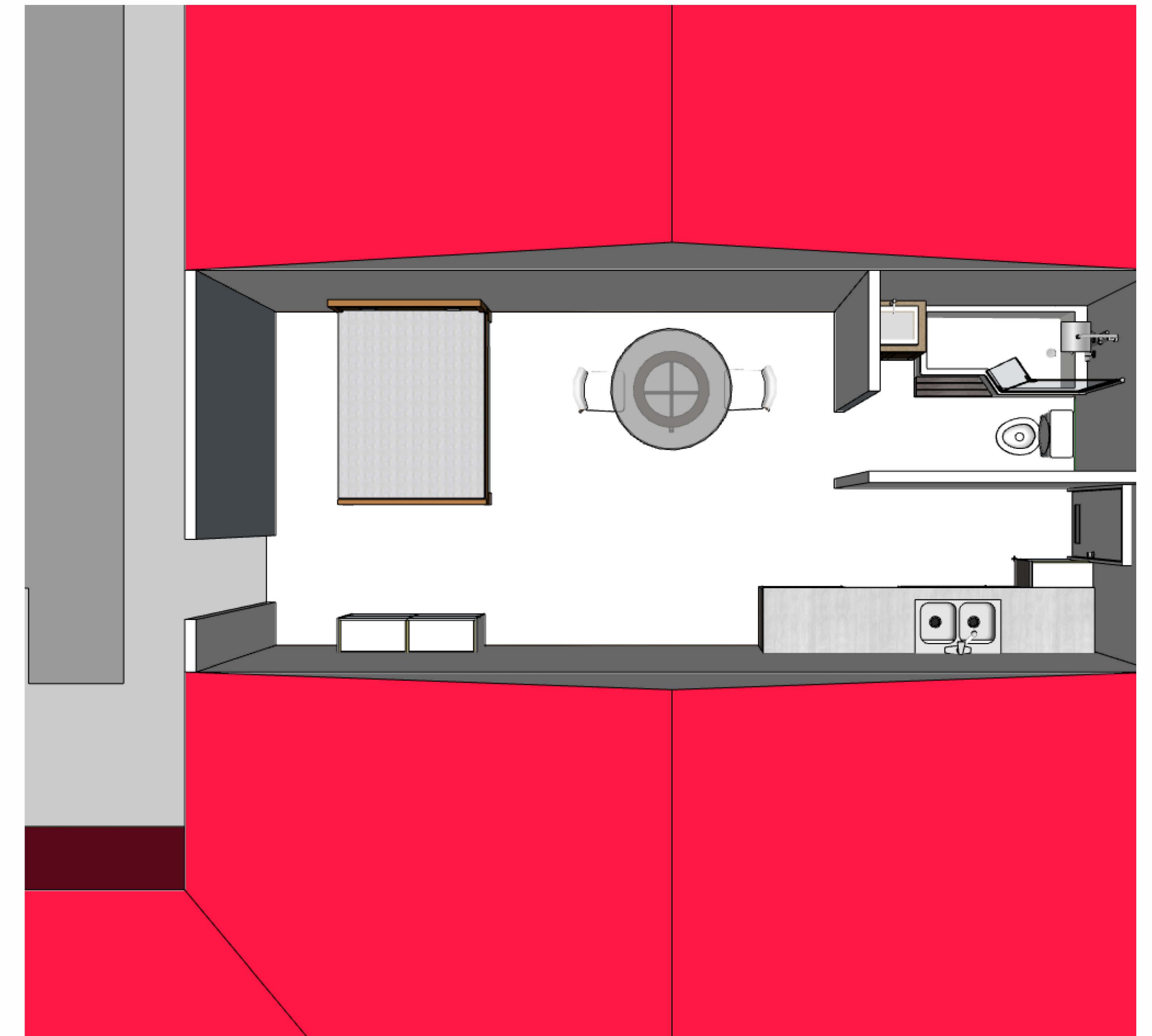
Sliding scale based on number of units

- 1-10 units- \$200.00
- 11-20 units- \$250.00
- 21-30 units- \$300.00
- 31-40 units- \$350.00
- 41-50 units- \$400.00
- 51-60 units- \$450.00
- Over 61 units- \$500.00

Offenses
/penalties for
non-compliance
to be determined

REGULATIONS

- Compliance with applicable laws
- Minimum of 320 square feet of floor space in each unit
- Provision of a private bathroom, refrigerator/ mini-fridge and an area for food preparation and consumption (e.g. counter space or table and chairs, with or without a sink)
- Recommended provision of separate counter and sink for food preparation
- Use of appliances which may create a fire hazard not permitted
- On-site property manager required where more than 10 units provided
- Adequate vital services to be provided
- Secure location or manner in which to receive personal mail
- Windows and exterior doors must be able to be secured from the inside
- Each unit is to be capable of being locked from the outside and the occupant shall be provided with a key to any lock used to secure the unit
- Where a unit cannot be locked, a lockable container is to be provided to the occupant
- A functioning telephone for emergency use is to be provided with a list of local emergency numbers posted
- A fire safety plan is to be posted, approved by the Fire Chief
- A copy of the By-law is to be provided to every existing and new occupant



Example of a 320 square foot unit

- Looking for feedback
- Refinements to Official Plan Amendment, Zoning By-law Amendment and Licensing By-law based on feedback received
- Update to Council
- Further refinements
- Statutory public meeting and recommendations to Council June 2019

SUBMIT COMMENTS BY APRIL 20th, 2019

Kelly Martel

Associate, MHBC Planning
kmartel@mhbcplan.com

John Barnsley

Manager of Policy, City of Niagara Falls
barnsley@niagarafalls.ca

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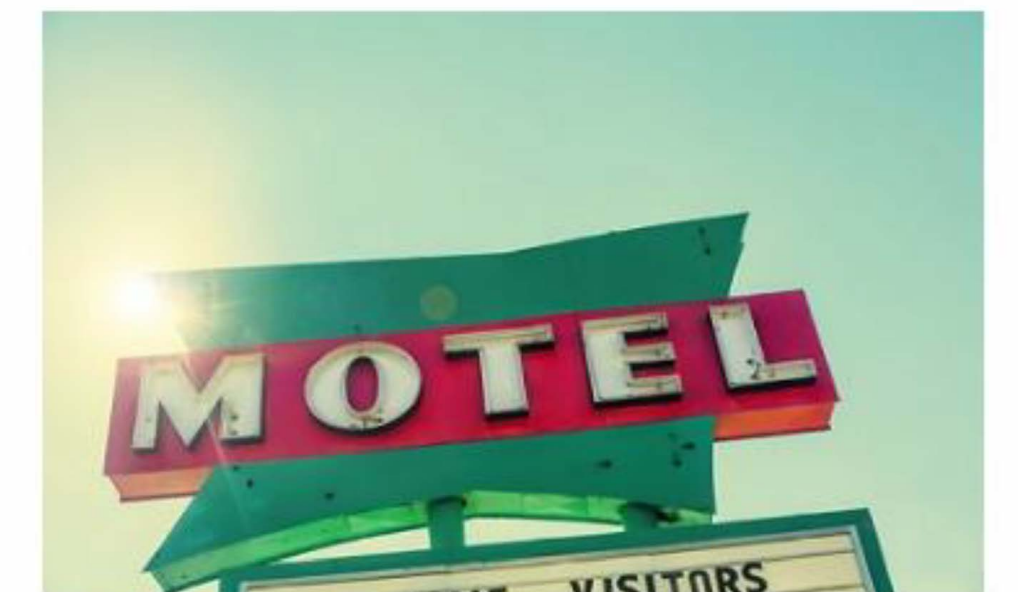
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COMMENTS

Please feel free to comment below using a post it note or fill out a comment form and submit it using the box below. You can also email comments to kmartel@mhbcplan.com by April 20, 2019.
