



**City of Kingston  
Report to Council  
Report Number 21-171**

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**To:** Mayor and Members of Council  
**From:** Paige Agnew, Commissioner, Community Services  
**Resource Staff:** Tim Park, Acting Director, Planning Services  
**Date of Meeting:** June 22, 2021  
**Subject:** Amendment to Interim Control By-Law – 484 Albert Street and  
620 Princess Street

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**Council Strategic Plan Alignment:**

Theme: 2. Increase housing affordability

Goal: 2.2 Build a significant number of new residential units with a range of affordability.

**Executive Summary:**

The following is a report recommending approval to amend the Williamsville Main Street Interim Control By-Law in order to exempt the property located at 484 Albert Street and 620 Princess Street from the requirements of the by-law. This is being requested to allow a recommendation to be made by Planning Committee on July 8, 2021 on the Official Plan and zoning by-law amendment File Number D35-008-2020 related to this property.

When the amendments to the Official Plan and zoning by-law that were passed by Council on December 1, 2020 were appealed, the Interim Control By-Law was automatically extended, preventing decisions on applications that propose amendments to the height, setbacks, and angular plane requirements of the Williamsville Main Street policies. Pursuant to the *Planning Act*, the Interim Control By-Law will remain in effect until the appeal is disposed of by the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal).

A new round of Rapid Housing Initiative funding for the Canada Mortgage and Housing Corporation opens up in August 2021, and the land use planning approvals for the Kingston Youth Services Hub must be in place in order to meet the application requirements for the funding.

June 22, 2021

Page 2 of 6

Kingston Home Base Housing, the owners of the site, are proposing to redevelop the heritage designated site with the Kingston Youth Services Hub. The Hub would contain a youth services drop-in centre, a youth cultural and meeting centre, 48 units of transitional and supportive housing, as well as emergency housing options, and add a retail café/youth job skills training centre. A privately owned parkette is proposed on-site at the southwest corner of Princess Street and Albert Street, just north of the church building. Parking is proposed through off-site agreements with adjacent landowners. Bicycle parking is provided both interior to the building and outside at grade.

**Recommendation:**

**That** Council approves amendments to By-Law Number 2019-73, “A By-Law to Establish an Interim Control By-Law within the Williamsville Main Street Corridor of the City of Kingston to Prohibit Intensified Uses”, as amended, as per Exhibit A (Draft By-Law and Schedule A to Amend By-Law Number 2019-73) of Report Number 21-171; and

**That** the by-law to amend By-Law Number 2019-73 be presented to Council for all three readings.

June 22, 2021

Page 3 of 6

**Authorizing Signatures:**

ORIGINAL SIGNED BY COMMISSIONER

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**Paige Agnew, Commissioner,  
Community Services**

ORIGINAL SIGNED BY CHIEF  
ADMINISTRATIVE OFFICER

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**Lanie Hurdle, Chief  
Administrative Officer**

**Consultation with the following Members of the Corporate Management Team:**

Peter Huigenbos, Commissioner, Business, Environment & Projects	Not required
Brad Joyce, Commissioner, Corporate Services	Not required
Jim Keech, President & CEO, Utilities Kingston	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required
Sheila Kidd, Commissioner, Transportation & Public Works	Not required

June 22, 2021

Page 4 of 6

**Options/Discussion:****Background and Application**

The applicant, Kingston Home Base Housing, is proposing to amend site-specific regulations in the Official Plan and to amend the regulations and permitted uses in the C4-H Zone to facilitate the redevelopment of the property known as 484 Albert Street and 620 Princess Street into a youth services hub containing 48 transitional, emergency, and supportive housing units, a youth services drop-in centre, a youth cultural and meeting centre, a youth skills training centre and retail café, and a parkette.

The lands are within an area that is subject to the City's Interim Control By-Law Number 2019-73, "A By-Law to Establish an Interim Control By-Law within the Williamsville Main Street Corridor of the City of Kingston to Prohibit Intensified Uses", as amended. The Interim Control By-Law was passed by Council on May 21, 2019 and was set to expire on May 21, 2020. Subsequent amendments extended the expiry date to December 31, 2020. During this time, no lands, buildings, or structures may be used for a permitted use that does not comply with the permitted setbacks, height, and/or angular plane requirements of Zoning By-Law Number 8499 as it read immediately prior to the passing of the Interim Control By-Law.

The amendments to the Official Plan and zoning by-law amendment were approved by Council on December 1, 2020 and were appealed to the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal). Pursuant to the *Planning Act*, the Interim Control By-Law is automatically extended until the Tribunal disposes of the appeal.

The applicants have indicated the need to have the land use planning approvals in place for August 2021 in order for them to qualify for the next round of Rapid Housing Initiatives funding from the Canada Mortgage and Housing Corporation. The Rapid Housing Initiative aims to create new affordable housing for people and populations who are vulnerable.

In order to make that timeline, the application for the Official Plan and zoning by-law amendments would need to be considered by Planning Committee on July 8, 2021, and by Council on July 13, 2021. To meet this timeline, either the appeal must be disposed of by the Tribunal, which would allow the Interim Control By-Law to expire and the amendments approved by Council on December 1, 2020 to come into full force and effect, or a site-specific exemption from the Interim Control By-Law is required. As of the writing of this report, the appeal has not been disposed of by the Tribunal. As such, staff are recommending the site-specific exemption.

**Site Characteristics**

The subject lands are located at the southwest corner of Princess Street and Albert Street and are approximately 2,025 square metres in size with 30 metres of frontage onto Princess Street and 35 metres of frontage onto Albert Street (Exhibit B – Key Map). The site is currently developed with a church known as the Princess Street United Church, kitchen wing, Sunday school building, and former manse. The lands are bordered by a mix of commercial and residential uses.

June 22, 2021

Page 5 of 6

## Analysis

This report seeks to have the site exempted from the Interim Control By-Law in order for a decision to be made on the proposed Official Plan and zoning by-law amendment.

In 2012, the Williamsville Main Street Study (WMSS) was completed and approved by Council. The goal of the study was to create a main street that is pedestrian-oriented and transit-supportive with mixed use developments, and commercial uses that would serve the surrounding neighbourhoods. The Princess Street Corridor Specific Policy Area in the Official Plan recognizes a continuous streetwall between 3 and 4-storeys, with buildings generally up to 6-storeys, however, there are policies that currently permit buildings up to a maximum of 10-storeys in height, with some conditions including angular plane provisions.

The Official Plan policies, as they are currently written, enable sites across the study area to be considered candidates for 10-storey buildings, whereas the original intent of the WMSS envisioned some degree of limitation with respect to the key locations/intersections at which taller buildings may be situated. The introduction of additional density not contemplated by the original study has the potential to create significant land use impacts.

The Interim Control By-Law was passed to allow the City time to consider updates to the existing policy framework for development in Williamsville. The amendments passed by Council on December 1, 2020 removed the angular plane requirements in favour of regulated setbacks and stepbacks and provided clear mapping showing the maximum heights across the corridor, ranging from 6 storeys in the central portion to a maximum of 20 storeys centred around Division Street and Princess Street, amongst various other amendments. Staff want to ensure a clarity of policy moving forward to ensure the full vision of the Main Street Study is realized.

The proposed built form of the development at 484 Albert Street and 620 Princess Street is a 6-storey development located at the rear of the property behind the existing church building, and a new one-storey building located along Princess Street containing a small commercial space. It is located within the portion of Williamsville Main Street where Council approved a maximum of 6 storeys. Due to the site's unique configuration and the additional constraints placed on it by the existing designated heritage attributes (Princess Street United Church), the building would not meet the angular plane or setback requirements, necessitating the need for applications to amend the various regulations.

There is significant public interest to allowing an exemption to the Interim Control By-Law due to the availability of Federal funding for projects that would deliver housing to vulnerable populations. This is not a typical housing or mixed-use development and has the ability to deliver 40 transitional and supportive housing units, along with community spaces, mental health supports, and a retail skills training centre for homeless and at-risk youth.

The City cannot make a decision on the proposed Official Plan and zoning by-law amendments while the Interim Control By-Law is in place. By removing only this site from the requirements of the Interim Control By-Law, it would allow the proposed amendments to proceed to a decision before Council in mid-July. All other lands within the Williamsville Main Street corridor would

June 22, 2021

Page 6 of 6

continue to be subject to the Interim Control By-Law until the appeal is disposed of by the Tribunal.

**Conclusion**

Allowing the site to be exempted from the Interim Control By-Law would allow Council to make a decision on the proposed Official Plan and Zoning By-Law amendments in order for the applicants to be in a position to apply for funding through the Rapid Housing Initiatives fund through the Canada Mortgage and Housing Corporation.

**Existing Policy/By-Law:**

By-Law Number 2019-73, "A By-Law to Establish an Interim Control By-Law within the Williamsville Main Street Corridor of the City of Kingston to Prohibit Intensified Uses", as amended

**Notice Provisions:**

Notice will be given in accordance with the requirements of the *Planning Act* after a decision is made by Council.

**Accessibility Considerations:**

None

**Financial Considerations:**

None

**Contacts:**

James Bar, Acting Manager, Development Approval, 613-546-4291 extension 3213

**Other City of Kingston Staff Consulted:**

None

**Exhibits Attached:**

Exhibit A Draft By-Law and Schedule A to Amend By-Law Number 2019-73

Exhibit B Key Map

Exhibit C Concept Plans

**By-Law Number 2021-XX**

**A By-Law to Amend By-Law Number 2019-73, “A By-Law to Establish an Interim Control By-Law within the Williamsville Main Street Corridor of the City of Kingston to Prohibit Intensified Uses”, as Amended**

**Passed:** [Meeting Date]

**Whereas** Council directed staff to complete a land use study within the Williamsville Main Street Corridor with respect to angular plane and the allowance for where taller buildings are permitted within the corridor, and to make recommendations specifically clarifying circumstances under which taller buildings or density greater than that permitted by the existing zoning by-law could be supported, with the necessary technical considerations from a transportation and servicing perspective;

**Whereas** Section 38 of the *Planning Act* permits Council or a municipality to pass an interim control by-law that may be in effect for up to one year, which prohibits the use of land, buildings or structures within the municipality or within any defined area thereof for such purposes as set out in the by-law, but only if the Council of the municipality has directed that a review or study be undertaken with respect to land use planning policies that apply to the subject area;

**Whereas** Council passed By-Law Number 2019-73, “A By-Law to Establish an Interim Control By-Law within the Williamsville Main Street Corridor of the City of Kingston to Prohibit Intensified Uses”, on May 21, 2019 (the “**Interim Control By-Law**”);

**Whereas** in accordance with *Ontario Regulation 278/20*, which amended *Ontario Regulation 149/20: Special Rules Relating to Declared Emergency*, the expiry date of the Interim Control By-Law was automatically extended from May 21, 2020 to August 25, 2020;

**Whereas** Council passed By-Law Number 2020-111, “A By-Law to Amend By-Law Number 2019-73, ‘A By-Law to Establish an Interim Control By-Law within the Williamsville Main Street Corridor of the City of Kingston to Prohibit Intensified Uses’”, on August 11, 2020, extending the Interim Control By-Law until November 23, 2020;

**Whereas** Council passed By-Law Number 2020-111, “A By-Law to Amend By-Law Number 2019-73, ‘A By-Law to Establish an Interim Control By-Law within the Williamsville Main Street Corridor of the City of Kingston to Prohibit Intensified Uses’”, on August 11, 2020, further extending the Interim Control By-Law until November 23, 2020;

**Whereas** Council passed By-Law Number 2020-164, “A By-Law to Amend By-Law Number 2019-73, ‘A By-Law to Establish an Interim Control By-Law within the

Williamsville Main Street Corridor of the City of Kingston to Prohibit Intensified Uses”, on November 3, 2020, further extending the Interim Control By-Law until December 31, 2020;

**Whereas** on December 1, 2020, Council passed By-Law Number 2021-01 adopting Official Plan Amendment Number 71 and By-Law Number 2021-02 amending By-Law Number 8499 (the “**Amending By-Laws**”);

**Whereas** the Amending By-Laws were appealed to the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal) (the “**Tribunal**”);

**Whereas** in accordance with Section 38(6.1) of the *Planning Act*, due to the appeal of the Amending By-Laws, the Interim Control By-Law remains in effect until the date of the order of the Tribunal or until the date of a notice issued by the Tribunal under Section 34(23.1) of the *Planning Act* unless the Interim Control By-Law is repealed; and

**Whereas** Council desires to further amend the Interim Control By-Law;

**Therefore**, the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. By-Law Number 2019-73 of The Corporation of the City of Kingston, entitled “A By-Law to Establish an Interim Control By-Law within the Williamsville Main Street Corridor of the City of Kingston to Prohibit Intensified Uses”, as amended, is hereby further amended as follows:
  - 1.1. Schedule “A”, as amended, is deleted and replaced with Schedule “A” attached to and forming part of By-Law Number 2021-\_\_\_\_.
  - 1.2. By adding the following as Section 6 thereof:

“6. The following property(ies) within the City of Kingston are exempt from the provisions of this By-law:

    - I. 484 Albert Street and 620 Princess Street”



2. That this By-Law shall come into force in accordance with the provisions of the *Planning Act*.

Given all Three Readings and Passed: [Meeting Date]

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**John Bolognone**  
**City Clerk**

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**Bryan Paterson**  
**Mayor**




**Schedule 'A'  
to By-Law Number**

Address: 484 Albert Street &  
620 Princess Street

**Certificate of Authentication**

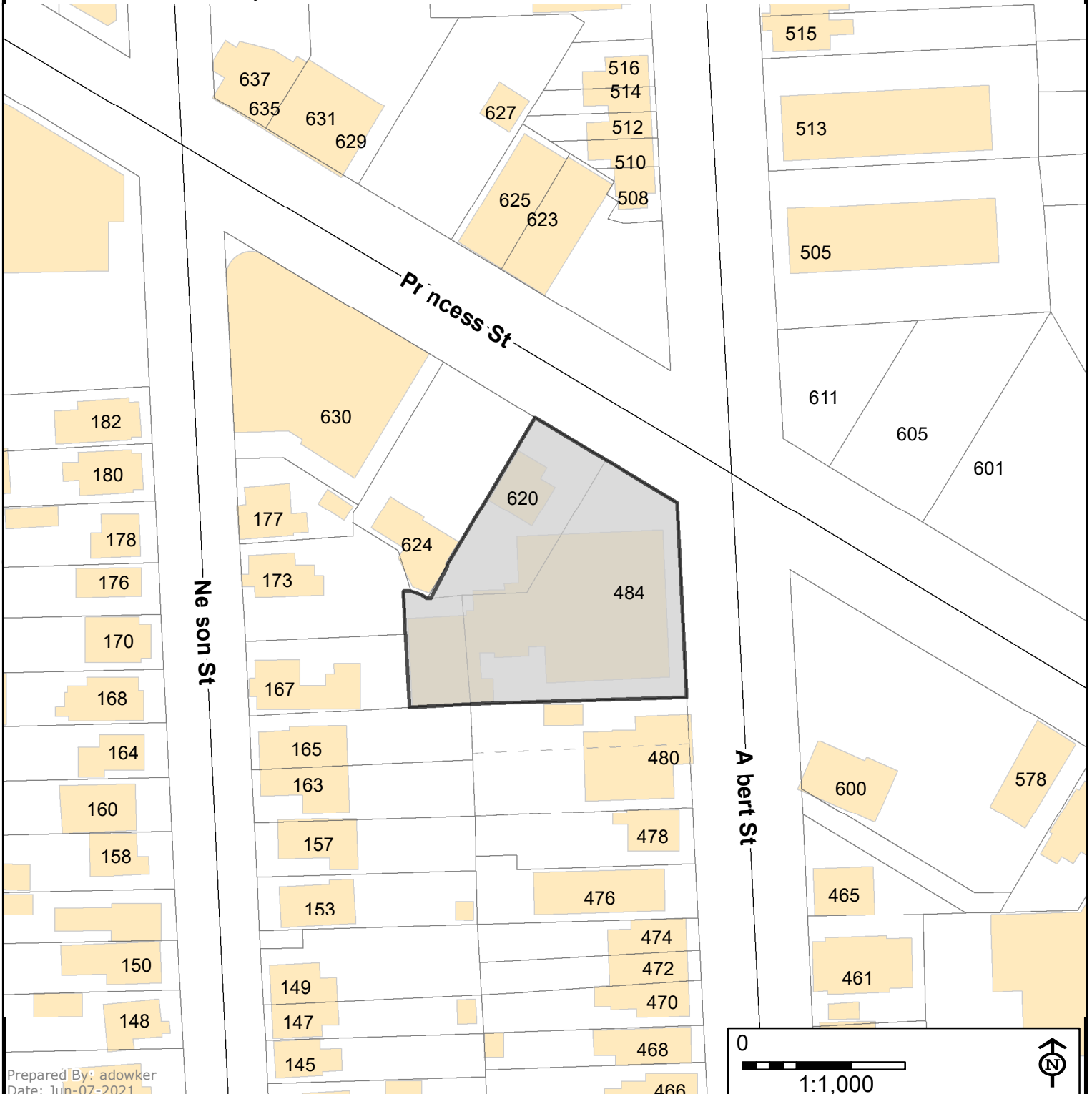
This is Schedule 'A' to By-Law Number \_\_\_\_\_, passed this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

**Reference By-Law 8499, Map 19**

 Lands to be exempt from By-law 2019-73, "A By-law to Establish an Interim Control By-law within the Williamsville Main Street Corridor of the City of Kingston to Prohibit Intensified Uses"

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



Prepared By: adowker  
Date: Jun-07-2021

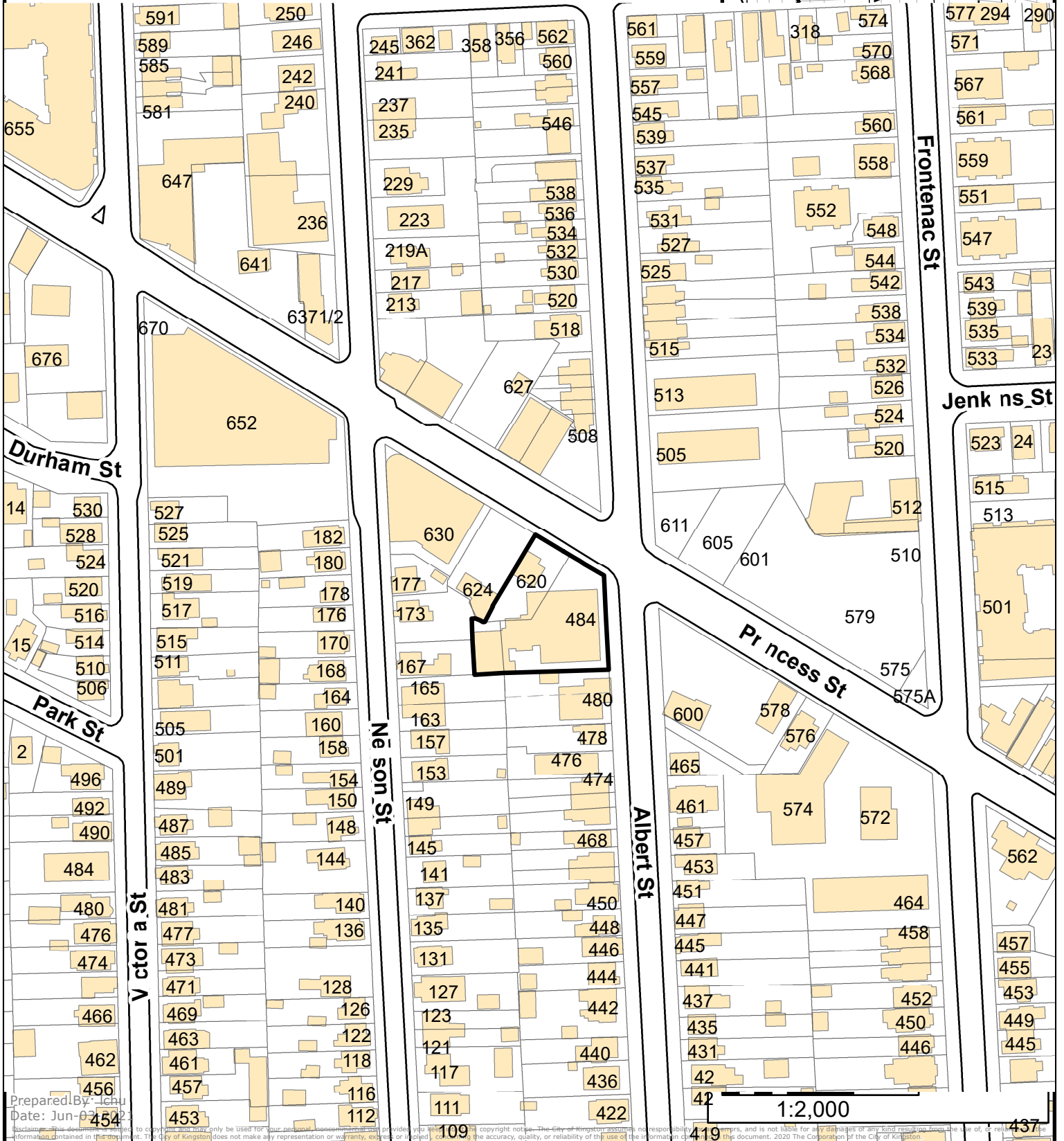
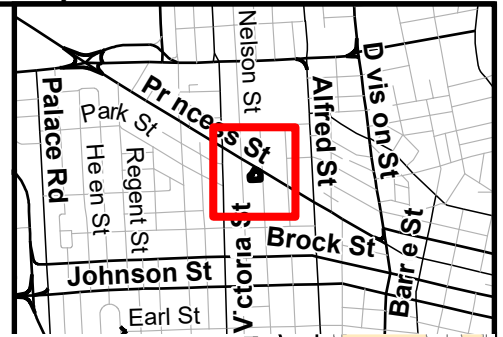


CITY OF KINGSTON

Key Map

Address: 620 Princess Street and 484 Albert Street

Subject Lands





**Project Description**

The Kingston Youth Hub will provide support programming and housing for Kingston homeless and vulnerable youth. The project would not be possible without the Princess Street United Church's \$1.75 Million Gift In Kind donations of the land and buildings. This provided the Church with a social service and financial solution while retaining the original church where they have worshipped for 100 plus years. The retention of the historical church and matching façade of Vatcher Hall preserves the history of the site while allowing it to have a revitalized use.

The Project consists of four major components:

1. The interior renovation of the 1952 Sunday School Wing for the expansion of the One Roof and Youth Drop-In Counseling Programs. This is currently under construction.
2. The Youth Culture, Banqueting and Performing Arts Facility in the current Sanctuary. In order to install the required site services the mance needs to be demolished prior to the construction of the Transitional and Support Housing. This will allow the ongoing operation of the One Roof and the former Sanctuary.
3. The Transitional and Support Housing for up to 48 homeless and vulnerable youth. This will be built behind the retained facade of Vatcher Hall.
4. The Retail Café and Job Skills Centre. This is proposed to be site in place of 620 Princess St (the former Manse) which has been commercially rented since the 1970s. It is not financially feasible to adapt and make 620 Princess fully accessible for this purpose.







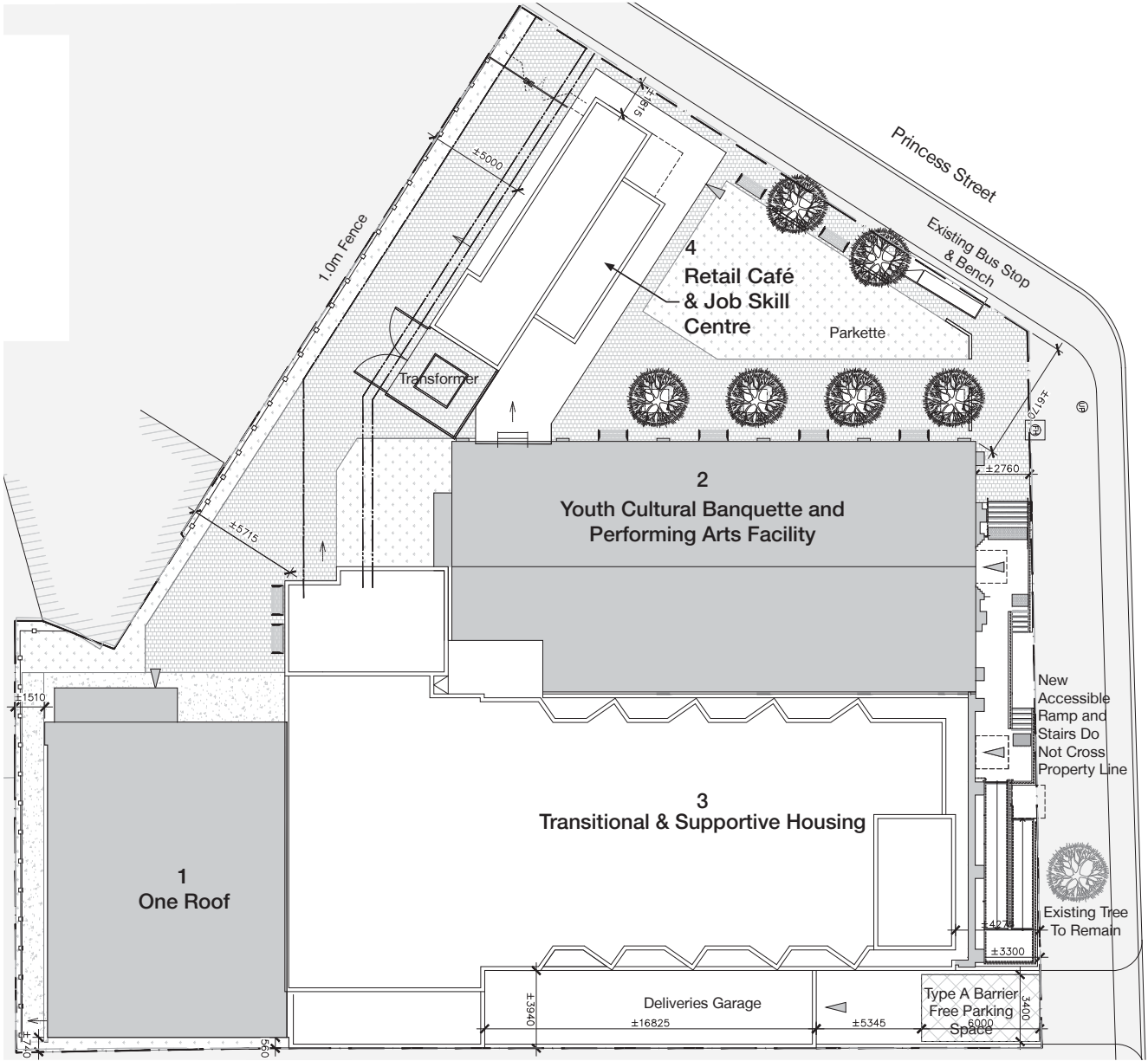


View from North of Princess  
Appendix 1 - 484 Albert - Kingston Home Base Housing - Youth Services Hub - Renderings and Solar Study





View from Princess and Albert Intersection  
Appendix 1 - 484 Albert - Kingston Home Base Housing - Youth Services Hub - Renderings and Solar Study



**Phase 2 - Transitional housing**  
6 Floors above grade plus 1 below  
Total new gfa: 3,362 m<sup>2</sup>  
Total reno gfa: 648 m<sup>2</sup> (sanctuary)

**Transitional housing units on 4 floors**  
Total: 48 units (20 barrier free)  
Level 3-5: 13 units (5 barrier free)  
Level 6: 9 units (5 barrier free)

Floor area: 497.5 m<sup>2</sup> (5353 ft<sup>2</sup>)  
4 floors combined Floor area: 1,963 m<sup>2</sup>

**Phase 3 - Food services, skills training centre**  
Total new gfa: 190 m<sup>2</sup>

Elevations are approximate.  
Elevations are dimensioned from top of level 1 floor.  
Level 1 floor matches sanctuary floor level.

