



**City of Kingston
Report to Council
Report Number 24-055**

To: Mayor and Members of Council
From: Jennifer Campbell, Commissioner, Community Services
Resource Staff: Ruth Noordegraaf, Director, Housing & Social Services
Date of Meeting: April 16, 2024
Subject: Affordable & Supportive Housing – Updates and New Projects

Council Strategic Plan Alignment:

Theme: 1. Support Housing Affordability

Goal: 1.1 Promote increased supply and affordability of housing.

Executive Summary:

The City provides capital assistance to expand the local affordable and supportive housing supply. Ten projects are currently underway which will provide a total of 192 new affordable housing units and 35 beds in congregate living settings. Some of these projects are under construction and will be occupied in 2024, while others will begin construction in 2024.

In addition to supporting active affordable housing projects, staff work collaboratively with local housing providers to ensure there are construction-ready projects that can proceed to construction when capital funding is available. This report provides an overview of three future affordable housing projects at 186 Hillendale Avenue, 541 Division Street and 120 Compton Street, and several existing social housing properties, and recommends the allocation of funding to support pre-development costs to get the projects to the construction-ready stage. These projects will support the City's attainment of the affordable housing targets associated with the Housing Accelerator Fund and Council's strategic priorities.

The report provides an update on the status of the Kingston Youth Services Hub, a transitional housing project for vulnerable youth (aged 16 to 24) being developed at 484 Albert Street and

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620 Princess Street by Kingston Home Base Non-Profit Housing Inc. Based on a total capital funding shortfall, this report recommends Council's approval of a reduction in the number of affordable housing units assigned to this project from 48 to 38. In addition, municipal funding previously committed to this project is recommended to be offset by funding available under the federally funded Housing Accelerator Fund. The report also recommends allocating municipal funding to augment the project's contingency budget which is currently underfunded.

Finally, this report recommends the surplus municipal properties at 145 MacCauley Street and 225 Wilson Street in the Rideau Heights neighbourhood be disposed of for housing development. The disposition of these municipally owned sites for housing is consistent with the direction set within the Rideau Heights neighbourhood renewal plan.

Recommendation:

That Council approves a revision to the affordable housing unit count from 48 (forty-eight) units to 38 (thirty-eight) units for the affordable housing project for vulnerable youth being developed by Kingston Home Base Non-Profit Housing Inc. at 484 Albert Street and 620 Princess Street for which affordable housing capital funding assistance was committed to the project by way of Report Numbers [20-096](#) dated March 24, 2020, [21-232](#) dated September 7, 2021, and [23-088](#) dated February 21, 2023; and

That Council directs staff to amend the affordable housing unit count from 48 (forty-eight) to 38 (thirty-eight) units in the contribution agreements between the City of Kingston and Kingston Home Base Non-Profit Housing Inc. dated March 30, 2020, January 5, 2022 and July 17, 2023; and

That Council approves the by-law, attached as Exhibit A to Report Number 24-055 "A By-Law to Amend By-Law Number 2021-147 A By-Law to Enter into a Municipal Contribution Agreement with Kingston Home Base Non-Profit Housing Inc. for the Provision of Affordable Housing Units at 484 Albert Street & 620 Princess Street"; and

That Council approves funding of \$4,115,800 from the Housing Accelerator Fund for the 484 Albert Street & 620 Princess Street project, including \$4,050,000 of previously approved funding from the Municipal Capital Reserve Fund which will be returned to the affordable housing capital budget as well as an additional budget allocation of \$65,800 to the project; and

That Council approves the budget allocation of up to \$3,842,818 from the existing approved affordable housing capital budget for 484 Albert Street & 620 Princess Street to augment the project's contingency budget should additional funds be required to complete the project; and

That Council approves the budget amendment of up to \$445,000 funded from the Housing Accelerator Fund grant funding for Kingston & Frontenac Housing Corporation to support the pre-development work at 186 Hillendale Avenue; and

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That Council approves the allocation of up to \$400,000 from the affordable housing capital budget to support pre-development work to get the affordable housing project being developed at 120 Compton Street to the construction-ready stage; and

That Council approves the allocation of up to \$980,000 from the affordable housing capital budget to support pre-development work to get the affordable housing project being developed at 541 Division Street to the construction-ready stage; and

That Council approves the allocation of up to \$870,000 to the Kingston & Frontenac Housing Corporation from the affordable housing capital budget to support the development of six (6) affordable housing units at 37 Cassidy Street, 123 Van Order Drive, 36 Cliff Crescent and 205 Rideau Street; and

That Council approve the by-law, attached as Exhibit B to Report Number 24-055, “A By-Law to Enter into a Municipal Contribution Agreement with the Kingston & Frontenac Housing Corporation for the Provision of Affordable Housing Units at 37 Cassidy Street, 123 Van Order Drive, 36 Cliff Crescent and 205 Rideau Street”; and

That Council authorize the Chief Administrative Officer or their delegate to review and approve all documents and agreements related to the funding allocation outlined in Report Number 24-055; and

That Council authorize the Mayor and Clerk to execute all documents and agreements related to the funding allocations and all other approvals outlined in Report Number 24-055, in a form satisfactory to the Director of Legal Services; and

That Council direct staff to list 145 MacCauley Street for sale for market housing to support an objective of the Rideau Heights neighbourhood renewal plan, which includes introducing market housing in an area of the neighbourhood that is primarily comprised of social housing and the proceeds from the sale are to be directed to the Housing and Homelessness Reserve to support future housing development at a different location; and

That Council declare the lands known municipally as 145 MacCauley Street and 225 Wilson Street surplus to the needs of the Corporation of the City of Kingston; and

That Council authorize the Commissioner of Growth & Development Services to execute an Agreement of Purchase and Sale for 145 MacCauley Street, conditional upon Council approval, in a form satisfactory to the Director of Legal Services; and

That Council directs staff to work with Habitat for Humanity – Kingston Limestone Region to develop a plan for affordable housing at 225 Wilson Street and delegates authority to the Commissioner of Community Services to approve the plan pending development of a suitable affordable housing proposal for the lands; and

That Council authorizes the Mayor and Clerk to execute all necessary agreements and other documents as may be required to transfer 225 Wilson described as Block 2 of Plan 13M-136

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City of Kingston, to Habitat for Humanity – Kingston Limestone Region, in a form satisfactory to the Director of Legal Services.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

Jennifer Campbell,
Commissioner, Community
Services

ORIGINAL SIGNED BY CHIEF

ADMINISTRATIVE OFFICER

Lanie Hurdle, Chief
Administrative Officer

Consultation with the following Members of the Corporate Management Team:

Paige Agnew, Commissioner, Growth & Development Services

Neil Carbone, Commissioner, Corporate Services Not required

David Fell, President & CEO, Utilities Kingston Not required

Peter Huigenbos, Commissioner, Major Projects & Strategic Initiatives Not required

Brad Joyce, Commissioner, Infrastructure, Transportation
& Emergency Services

Desirée Kennedy, Chief Financial Officer & City Treasurer

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Options/Discussion:

Background

The City of Kingston supports the development of new affordable housing units through the contribution of municipal capital funding assistance generated from property taxes and other revenue sources. In addition, the City is responsible for allocating certain upper-level government funding through the City’s role as Housing and Homelessness Service Manager for the Kingston-Frontenac service area. The City works with private and non-profit housing providers to develop projects serving a range of community needs such as emergency shelters, transitional and permanent supportive housing, affordable rental housing and affordable ownership housing.

The Kingston community is experiencing a difficult housing market, particularly for renter households, where rental housing availability is low and rental rates are high. To alleviate the challenge for renter households, the City continues to implement a variety of housing policy and program initiatives to increase housing supply and manage the cost of housing. A primary objective of the 10-Year Municipal Housing and Homelessness Plan, the final report of the Mayor’s Task Force on Housing, and City Council’s Strategic Plan 2023-2026 is to expand the supply of non-market housing that accommodates the diverse needs of the population, including housing for vulnerable community members.

Table 1 provides an overview of the ongoing affordable housing projects that receive public capital funding contributions. These projects will increase the affordable housing supply by 192 individual units at eight different locations, and 35 beds at two different locations within congregate living settings. For the majority, the ongoing projects are on track and are progressing by the intended development schedule.

Table 1: Ongoing Affordable Housing Projects

Project	Proponent	Affordable Units	Project Type	Project Status
1316 Princess Street	Kingston & Frontenac Housing Corporation	52 units; project also includes 40 market units (1 bedrooms)	Affordable, Rent-Geared-to-Income, and Market Housing	Construction started summer 2022; completion summer 2024

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Project	Proponent	Affordable Units	Project Type	Project Status
1336 Princess Street	Kingston Co-Operative Homes Inc.	38 units (1 & 2 bedrooms)	Affordable Housing	Construction started summer 2022; completion spring 2024
484 Albert Street	Kingston Home Base Housing	38 units (Micro suites)	Supportive/ Transitional Youth Housing	Zoning By-Law Amendment approval obtained in summer 2021; Project redesign completed in November 2023, resulting in an adjustment from 48 to 38 units
1752 Bath Road	ARM Construction Company	28 units; project also includes 81 market units (1 & 2 bedroom)	Affordable and Market Housing	Foundation permit obtained fall 2023; construction start spring 2024
805 Ridley Drive (West Wing)	City of Kingston and Dawn House for Women	17 beds (Congregate)	Transitional housing for vulnerable women	Renovation to start spring 2024
111 MacCauley Street	Habitat for Humanity	8 units (1 bedrooms)	Tiny House Pilot Project	Construction started fall 2023, completion spring 2024
206 Concession Street	City of Kingston and Addiction and Mental	18 beds (Congregate)	Addiction and mental health housing	Construction start winter 2024;

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Project	Proponent	Affordable Units	Project Type	Project Status
	Health Services		stabilization program	completion November 2024
255 Yonge Street	City of Kingston	3 units (2 bedrooms)	Indigenous housing	Construction start April 2024; completion November 2024
44-62 Barbara Avenue	HJK1 Holdings Ltd.	5 units; project also include 15 market units (1 bedrooms)	Affordable Housing	Construction underway; completion spring 2024
752 King Street West	Homes for Heroes	20 units (1 bedrooms)	Transitional Housing for Veterans	First tenants moved in March 2024

Youth Services Hub 484 Albert Street & 620 Princess Street

The supportive affordable housing project for vulnerable youth being developed by Kingston Home Base Non-Profit Housing Inc. (Home Base Housing) was not successful in obtaining approximately \$14 million in federal government funding through the Canada Mortgage and Housing Corporation’s (CMHC) Rapid Housing Initiative as outlined in [Report Number 23-088](#). Accordingly, the construction of the project has been delayed. The previously approved municipal loan and a municipal capital funding contribution to this project is approximately \$14 million and the provincial contribution as approved by Council as Service Manager totals approximately \$4.8 million. The approval for the \$14 million in municipal funding was contingent on the project being awarded funding under the Rapid Housing Initiative.

To account for the capital funding shortfall, Home Base Housing has worked with their architectural and general contracting services to revise the design of the building from six storeys and 48 units to four storeys and 38 units. Home Base Housing is committed to completing the project to help meet the demand for supportive housing for vulnerable youth. Staff is recommending that Council approves the reduction in affordable housing units associated with the municipal loan and capital funding contribution to the project. Pending

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approval of the revised 38-unit count, staff will communicate the project update to the Ministry of Municipal Affairs and Housing as part of the project completion schedule extension request.

As part of the City’s federally funded Housing Accelerator Fund (HAF) allocation of \$27,600,000, funds are set aside to support affordable housing development. The City’s agreement with CMHC includes a target for the issuance of building permits for 308 new affordable housing units over the three years of the program. To support this objective and leverage municipal and upper-level government funding, this report recommends that the City’s previous contribution commitment to the project of \$4,115,800 be offset with a HAF contribution.

The revised 38-unit project has a total project cost of \$24,837,334; however, the contingency amount of \$3,843,818 is unfunded. Home Base Housing has committed to a fundraising program to support the contingency budget requirements. To ensure the project can proceed at this time, this report recommends a \$3,843,818 contingency allowance to be funded by the City and to be used on an as-needed basis. While it is the expectation that Home Base Housing’s fundraising efforts will assist in offsetting any contingency expenses, should a gap in funding remain, the City’s contingency allowance would be used following the expenditure of funds raised by Home Base Housing. The contingency allowance and the \$9.9M municipal loan brings the City’s total project contribution to an amount up to \$13,743,818. The following table outlines the funding sources for the projects, recognizing the revised funding approach as outlined in this report.

Funding Source	Amount
Infrastructure Ontario – Direct Funding	\$1,843,516
Province of Ontario (Home for Good)	\$2,230,000
Province of Ontario (Social Service Relief Fund)	\$2,604,200
City of Kingston Loan	\$9,900,000
CMHC (Housing Accelerator Fund)	\$4,115,800
CMHC Seed Funding – Direct Funding	\$300,000
Funded Project Cost	\$20,993,516

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City of Kingston (as needed project contingency allowance)	\$3,843,818
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Home Base Housing is currently working with their contractor to recommence construction shortly. The construction schedule is targeting occupancy of the project to occur in January 2026.

Housing Project Opportunities

The development of housing projects is complex and involves multiple steps including identification of project need and concept development, formation of the development team, site selection, site assessment, completion of technical studies and reporting, land use planning approvals, assembling the funding sources, detailed design and building permitting, contractor selection, construction of the project, and occupancy and rent-up. The timelines to develop, construct, and occupy an affordable housing project can take anywhere from two to five years, or more in some cases. Given the time required to get a project to the construction-ready stage, it is important to have a pipeline of projects moving through the development process to ensure projects are ready for construction when funding is available.

To this end, staff are continuing to work with a variety of non-profit and private sector housing providers and upper levels of government to consider opportunities for future affordable housing projects. Table 2 provides an overview of ongoing housing projects that staff are recommending for future development. The six projects once complete would result in the addition of between 160 and 200 new units. The new units would be distributed across the housing continuum including emergency housing units for families and transitional, supportive, affordable and market housing units. Of note, there are additional affordable housing projects that are in the early stages of project planning; however, the projects outlined here are at the stage where technical work can be completed to advance the projects to the construction-ready stage.

Table 2: Potential Future Projects

Project	Proponent	Number of Units	Project Type
186 Hillendale Avenue	KFHC	Up to 52 units; mix of affordable and market housing	Mixed-income, multi-unit apartment building
541 Division Street	Home Base Housing	24 to 28 units	Family emergency shelter and transitional and affordable housing

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120 Compton Street	KFHC	Up to 49	Mixed-income, multi-unit apartment building (80% < average market rent)
145 MacCauley Street	Private developer to be determined	30 townhouse units or up to 60 stacked townhouse units	Market townhouse units
225 Wilson Street	Non-profit developer	Small-scale project to be determined	Affordable rental or ownership housing
Various Addresses	KFHC	6 units	Affordable housing units

186 Hillendale Avenue

This site is part of the 1316-1318 Princess Street lands that was purchased by the City for affordable housing purposes. Kingston & Frontenac Housing Corporation (KFHC) and Kingston Co-Operative Homes Inc. are currently constructing affordable housing projects adjacent to this location. KFHC is a corporation of the municipality and is the largest owner and operator of community housing (i.e. affordable housing and rent-g geared-to-income housing) in the Kingston community.

As part of the land development and planning approvals process, a separate property was created and zoned to accommodate a third building (Exhibit C). The property at 186 Hillendale Avenue has been transferred from the City to KFHC. The development plan for the property includes a multi-unit apartment building comprised of up to 52 units. Like other affordable housing projects developed by KFHC, the project would include a mixture of affordable housing units, where rents are established at below-market rates, and market rent units. The composition of affordable and market units and the level of affordability will be determined as the project progresses. A subsequent report to Council will outline the affordable housing composition of the project and include a recommendation for a municipal capital funding contribution to the project.

To get the project to the construction-ready stage, detailed site plan and building design work need to be completed. Staff are recommending the commitment of pre-development funding of \$445,000 from the City’s Housing Accelerator Fund allocation to assist with costs associated with the required architectural and engineering work. To construct the project, it is anticipated that a municipal capital funding contribution will be used to leverage forgivable loan contributions from upper levels of government, like the KFHC and Kingston Co-Operative Homes Inc. projects under construction at this time.

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To proceed with this project, the site plan and building design work could be completed in 2024, with construction starting in 2025, pending the assembly of the capital budget funding sources. A building of this scale would take one and a half to two years to construct.

541 Division Street

Home Base Housing purchased the property at 541 Division Street intending to develop a housing project at this location. The site is currently vacant and was previously occupied by a gas station. Environmental remediation associated with the gas station operation has been completed and the site has been determined to be suitable for residential use.

Home Base Housing is a primary provider of emergency shelter accommodations and supportive housing for vulnerable residents in the Kingston community. Home Base Housing owns and operates Lily's Place, Kingston's sole family emergency shelter located in the Kingscourt neighbourhood. The family shelter occupies a single-detached residential dwelling that has been renovated over time to accommodate up to 19 individuals. As family shelter demand has increased in recent years, the Lily's Place facility is undersized and is not consistent with modern shelter standards. To address the growing demand, Home Base Housing has rented an additional house on the same street as Lily's Place on a short-term basis to support this need. The overflow house opened in September 2023 and has increased capacity between both locations to accommodate up to 31 individuals. The home has been at operating capacity since opening. Home Base Housing is proposing to construct a new project at 541 Division Street intended to meet the needs of vulnerable families by providing a mixture of family emergency shelter accommodations in addition to transitional and permanent affordable housing units for families (Exhibit D).

A concept plan for the project has been created which envisions 24 to 28 units in a low-rise multi-unit building. In addition to the residential units, the facility would include family-oriented amenity areas, administration offices and programming spaces. To advance the project to the construction-ready stage, land use planning approvals, including zoning by-law amendment and site plan control, and building design and permitting are required. Staff are recommending the allocation of pre-development funding in the amount of \$980,000 to the project to assist with costs associated with the required planning, architectural and engineering work. To construct the project, it is anticipated that a municipal capital funding contribution will be used to leverage forgivable loan contributions from upper levels of government.

A potential timeline associated with this project could be to complete the planning approvals, site plan and building design work in 2024, and start construction in 2025 pending the assembly of the capital budget funding sources, with occupancy occurring approximately one and a half years after construction start.

120 Compton Street

The Rideau Heights regeneration strategy includes a neighbourhood renewal plan for the central area of the Rideau Heights neighbourhood which has a concentration of social housing units, representing approximately 25% of Kingston's social housing supply. The plan proposes

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the introduction of new affordable and market housing units to diversify the composition of the neighbourhood. In addition, the plan includes the introduction of a new public street to replace the existing fire lane to improve access across the neighbourhood and private lanes to improve access to the individual townhouse units.

Land use planning approvals have been completed for the redevelopment of the social housing and public parklands within the Weller Street, Wilson Street and Compton Street block. The construction of the new public street and reconfiguration and redevelopment of Headway Park will commence pending capital budget availability. As an initial phase of development to implement the plan for the social housing blocks, KFHC intends to construct a four-storey, multi-unit apartment building of up to 49 units at 120 Compton Street. This new mixed-income building is intended to complement existing housing in the area and help to achieve the housing diversification objectives of the Rideau Heights plan. In addition to the construction of the building, this initial phase of development of the neighbourhood plan includes the reconfiguration of an existing surface parking lot to accommodate the new parking demand.

The development of the neighbourhood renewal plan includes the reconfiguration of Headway Park and the transfer of a portion of City-owned land to KFHC (Exhibit E). The proposed 120 Compton Street apartment building is located on parkland owned by the City. In advance of the start of construction, the land would be considered by Council for surplus land declaration and transferred to KFHC by the prescribed process.

Staff are recommending the allocation of pre-development funding in the amount of \$400,000 to assist with costs associated with the required architectural and engineering work. To construct the project, it is anticipated that a municipal capital funding contribution will be used to leverage forgivable loan contributions from upper levels of government.

With approval of funding for pre-development work, the site plan approvals process could begin in 2024 and the schedule for construction of the building will be determined based on the availability of capital funding relative to the prioritization of other projects such as 186 Hillendale Avenue.

145 MacCauley Street

The reconfiguration and redevelopment of Shannon Park in the Rideau Heights neighbourhood resulted in the creation of a block of land dedicated to new housing development on the north side of the extension of MacCauley Street (Exhibit F). This 1.1 hectare or 2.7 acre site was the subject of a previous zoning by-law amendment to permit a townhouse or stacked townhouse development on the property. Direction for the type of development is provided within the Rideau Heights neighbourhood renewal plan which calls for the introduction of market housing options to diversify the neighbourhood which has historically included a relatively high concentration of social housing units.

Following the receipt of a proposal in July 2021, Council provided direction to enter a partnership with Habitat for Humanity to develop eight tiny homes on a portion of the lands ([Report Number 21-194](#)). The proposal from Habitat for Humanity contemplated the division of

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the land into two parcels, a smaller parcel to be developed with eight tiny home units with the larger balance of the site developed with townhouse units. [Report Number 21-194](#) also provided direction for the lands associated with the tiny home project to be transferred to Habitat for Humanity. Since this time, staff have worked with Habitat for Humanity and their planning and engineering consulting services to complete the design of the tiny home project. In addition to the land contribution, the tiny home project benefits from municipal and federal capital funding assistance totalling approximately \$750,000. At this time four of the tiny home units have been installed on-site and the second set of four tiny home units are under construction. The project is expected to welcome its first residents this summer.

The July 2021 report to Council also included direction for staff to negotiate exclusively with Habitat for Humanity for the potential development of the balance of the lands. Staff and Habitat for Humanity had detailed discussions regarding the development of the townhouse project; however, Habitat for Humanity did not provide a satisfactory proposal and continues to direct resources toward the completion of the tiny home project. On this basis, and the ongoing need to advance on housing solutions that can come online in a reasonable timeline, staff are recommending that the 145 MacCauley Street property be disposed of on the open market for townhouse or stacked townhouse development. It is anticipated this approximately 0.88 hectare or 2.17-acre property would be purchased and developed with townhouse or stacked townhouse units in a rental or ownership tenure arrangement. Depending on the form of development, it is anticipated between 30 and 60 units could be achieved.

The disposal of the lands for market housing purposes is consistent with the direction established within the Rideau Heights regeneration strategy as well as being supportive of Council's commitment to expand the housing supply. To ensure the timely development of the project, the agreement with the purchaser would include a clause that a building permit must be obtained, and construction started on the project within two years of the sale of the property, otherwise, the City would retain the right to repurchase the property.

Pending Council's approval of the disposition of the lands, staff will work to list and market the property. The sale of the property would be subject to Council's approval by way of a subsequent report. [Report Number 14-209](#) provided direction for the proceeds of the sale to be directed to the Cash-in-Lieu of Parkland budget. However, given the current housing challenge, this report recommends the proceeds of the sale be directed to support housing projects occurring elsewhere in the City.

225 Wilson Street

The reconfiguration and redevelopment of Shannon Park created a building lot at 225 Wilson Street (Exhibit F). The 639 square metre property is vacant and zoned for single-detached residential development. The land has been determined to be surplus to municipal need and the disposal of the land for housing purposes is consistent with adjacent residential land use.

Given the scale of this project and the permitted form of development, staff is recommending working with Habitat for Humanity to create a plan for affordable housing at this location. The

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City has an established relationship with Habitat for Humanity through previous partnerships where affordable homeownership opportunities have been created. Should a viable plan for affordable housing be established, the recommendations of this report provide authority to the Commissioner of Community Services to approve the plan.

Various Social Housing Addresses

KFHC is the owner and operator of several multi-unit social housing properties, some of which include underutilized administrative and common space areas. To efficiently expand the number of units in a project, it is common to convert these underutilized, non-residential spaces in existing buildings. KFHC has identified four properties where new residential units could be added through the conversion of existing underutilized space that is interior to the buildings. The properties include 37 Cassidy Street, 123 Van Order Drive, 36 Cliff Crescent and 205 Rideau Street. It has been determined that six new affordable housing units can be created, including a mix of bachelor and one-bedroom units. These additional units can likely be created without requiring planning approvals, which means they can be created relatively quickly.

This report recommends a municipal capital contribution in the amount of up to \$870,000 to create the six new affordable housing units. The units will provide a range of affordability with three units renting for 80% of the average market rent and three units renting for 60% of the average market rent.

Mayor's Task Force on Housing

In 2019, the Mayor's Task Force on Housing (the Task Force) was established to develop recommendations for Kingston City Council to increase the supply of a range of housing types to meet the needs of the community. In 2020, Council endorsed [Report Number 20-082](#) the Mayor's Task Force on Housing Final Report, "A Foundation for the Public Good: Recommendations to Increase Kingston's Housing Supply for All", which included a total of 40 recommendations grouped into seven categories:

1. Partners in Building Affordable Housing
2. A Housing Culture
3. Housing Initiatives for Indigenous People
4. Regulations to Help Supply Housing
5. Incentives to Build and Subsidies to Afford
6. Quantitative Knowledge of the Housing Market and the Quantity of Housing
7. Quality and Sustainability

Later in 2020, Council endorsed [Report Number 21-029](#), "The Mayor's Task Force on Housing – Implementation Plan" which included 50 initiatives. In 2021 and 2022, staff provided update reports to Council on the status of the implementation of the Final Report's recommendations (Report Numbers [22-020](#) and [22-279](#)). As per the 2022 update report, 88 percent of the initiatives were completed, while the remaining initiatives became a focus in 2023 and integrated within [Council's 2023-2026 Strategic Plan](#), which will build on the task force implementation plan.

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Existing Policy/By-Law

The expansion of the supply of affordable housing is addressed in the 10-Year Municipal Housing and Homelessness Plan, the final report of the Mayor's Task Force on Housing, and City Council's Strategic Plan 2023-2026.

Financial Considerations

The recommendations of this report include the following financial implications:

- Allocating funding to the Youth Service Hub transitional housing project at 484 Albert Street & 620 Princess Street in an amount up to \$4,115,800, funded from the federal Housing Accelerator Fund.
- Allocating up to \$3,843,818 in municipal funding from the affordable housing capital budget to 484 Albert Street & 620 Princess Street to augment the contingency budget for the project.
- Budget amendment up to \$445,000 in Housing Accelerator Fund grant to advance the affordable housing project at 186 Hillendale Avenue to the construction-ready stage.
- Allocating up to \$980,000 in municipal funding from the affordable housing capital budget to advance the affordable housing project at 541 Division Street to the construction-ready stage.
- Allocating up to \$400,000 in municipal funding from the affordable housing capital budget to advance the affordable housing project at 120 Compton Street to the construction-ready stage.
- Allocating up to \$870,000 in municipal funding from the affordable housing capital budget to construct six affordable housing units through the conversion of underutilized spaces interior to existing social housing properties.

Contacts:

Ruth Noordegraaf, Director, Housing & Social Services 613-546-4291 extension 4916

Other City of Kingston Staff Consulted:

James Bar, Manager, Development Approvals, Planning Services

Luke Follwell, Director, Engineering Services

Brandon Forrest, Director, Business, Real Estate & Environment

Lana Foulds, Director, Financial Services

Amy Gibson, Manager, Housing & Homelessness

John Henderson, Housing Programs Administrator

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Alan McLeod, Senior Legal Counsel & Deputy City Solicitor, Legal Services

Tina Venhrzhanovska, Financial Analyst, Financial Services

Exhibits Attached:

Exhibit A - Affordable Housing By-Law 484 Albert Street and 620 Princess Street

Exhibit B - Affordable Housing By-Law Various Addresses

Exhibit C - 186 Hillendale Avenue Reference Map

Exhibit D - 541 Division Street Reference Map

Exhibit E - 120 Compton Street Reference Map

Exhibit F - 145 MacCauley Street and 225 Wilson Street Reference Map

By-Law Number 2024-XX

A By-Law to Amend By-Law Number 2021-147 A By-Law to Enter into a Municipal Contribution Agreement with Kingston Home Base Non-Profit Housing Inc. for the Provision of Affordable Housing Units at 484 Albert Street & 620 Princess Street

Passed: April 16, 2024

Whereas The Corporation of the City of Kingston passed a by-law to enter into a Municipal Contribution Agreement with Kingston Home Base Non-Profit Housing Inc. for the provision of forty-eight (48) Affordable Housing Units at 484 Albert Street & 620 Princess Street; and

Whereas City Council accepted a revised project proposal modifying the number of Affordable Housing Units from forty-eight (48) to thirty-eight (38).

Therefore Be It Resolved That the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. That Council approves the amendment of By-Law Number 2024-147 - A By-Law to Enter into a Municipal Contribution Agreement with Kingston Home Base Non-Profit Housing Inc. for the Provision of Affordable Housing Units at 484 Albert Street & 620 Princess Street modifying the number of Affordable Housing Units from forty-eight (48) to thirty-eight (38);
3. This by-law shall come into force and take effect on the date of its passing;

Given First and Second Readings Month XX, 2024

Given Third Reading and Passed Month XX, 2024

Janet Jaynes
City Clerk

Bryan Paterson
Mayor

By-Law Number 2024-XX

**A By-Law to Enter into a Municipal Contribution Agreement
with the Kingston & Frontenac Housing Corporation for the Provision of
Affordable Housing Units at 37 Cassidy Street, 123 Van Order Drive, 36 Cliff
Crescent, and 205 Rideau Street**

Passed: April 16, 2024

Whereas The Corporation of the City of Kingston has passed a Municipal Housing Facilities By-Law in accordance with subsection 7(2) of Ontario Regulation 603/06; and

Whereas the municipality has determined that all the housing units to be provided as part of the municipal capital facilities fall within the definition of “affordable housing” contained in the Municipal Housing Facility By-Law;

Therefore Be It Resolved That the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. That Council enter into a Municipal Contribution Agreement with the Kingston & Frontenac Housing Corporation for the provision of six (6) Affordable Housing Units at 37 Cassidy Street, 123 Van Order Drive, 36 Cliff Crescent and 205 Rideau Street;
2. That Council authorize the Mayor and City Clerk to execute the required agreements in a form satisfactory to the Director of Legal Services;
3. This by-law shall come into force and take effect on the date of its passing;

Given First and Second Readings Month XX, 2024

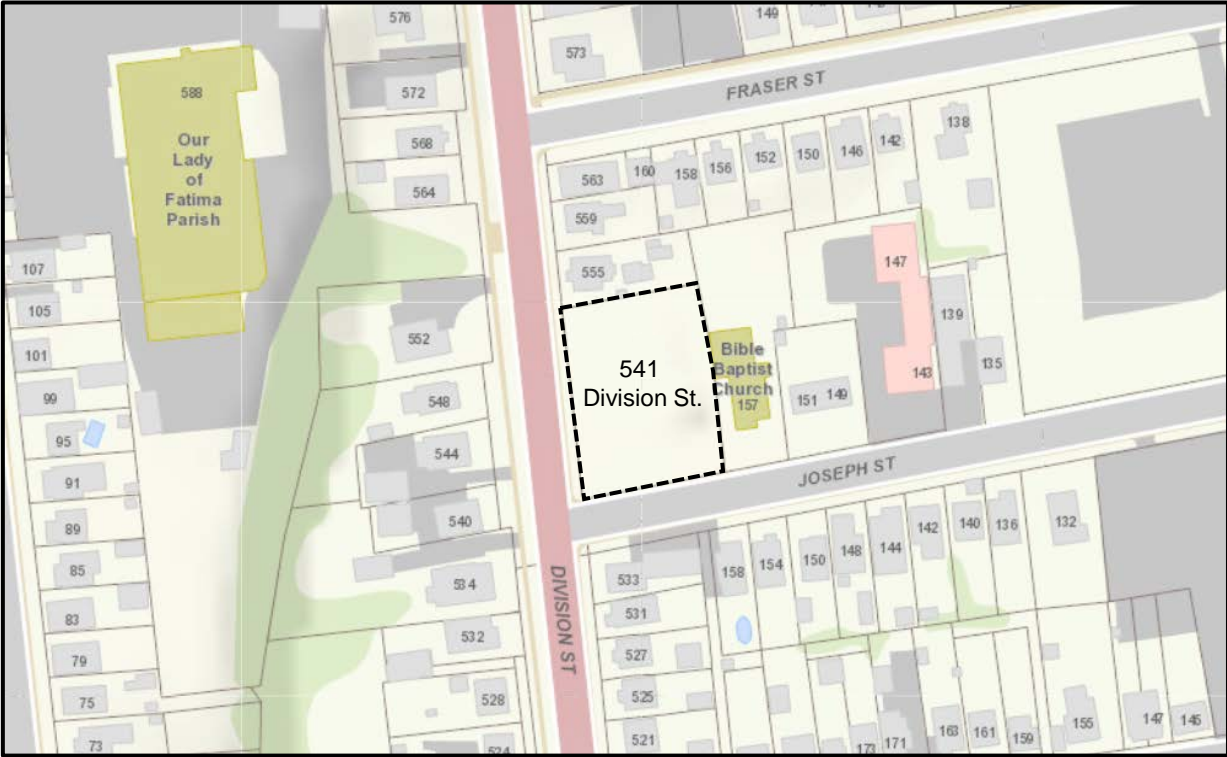
Given Third Reading and Passed Month XX, 2024

Janet Jaynes
Acting Clerk

Bryan Paterson
Mayor

541 Division Street

Reference Map



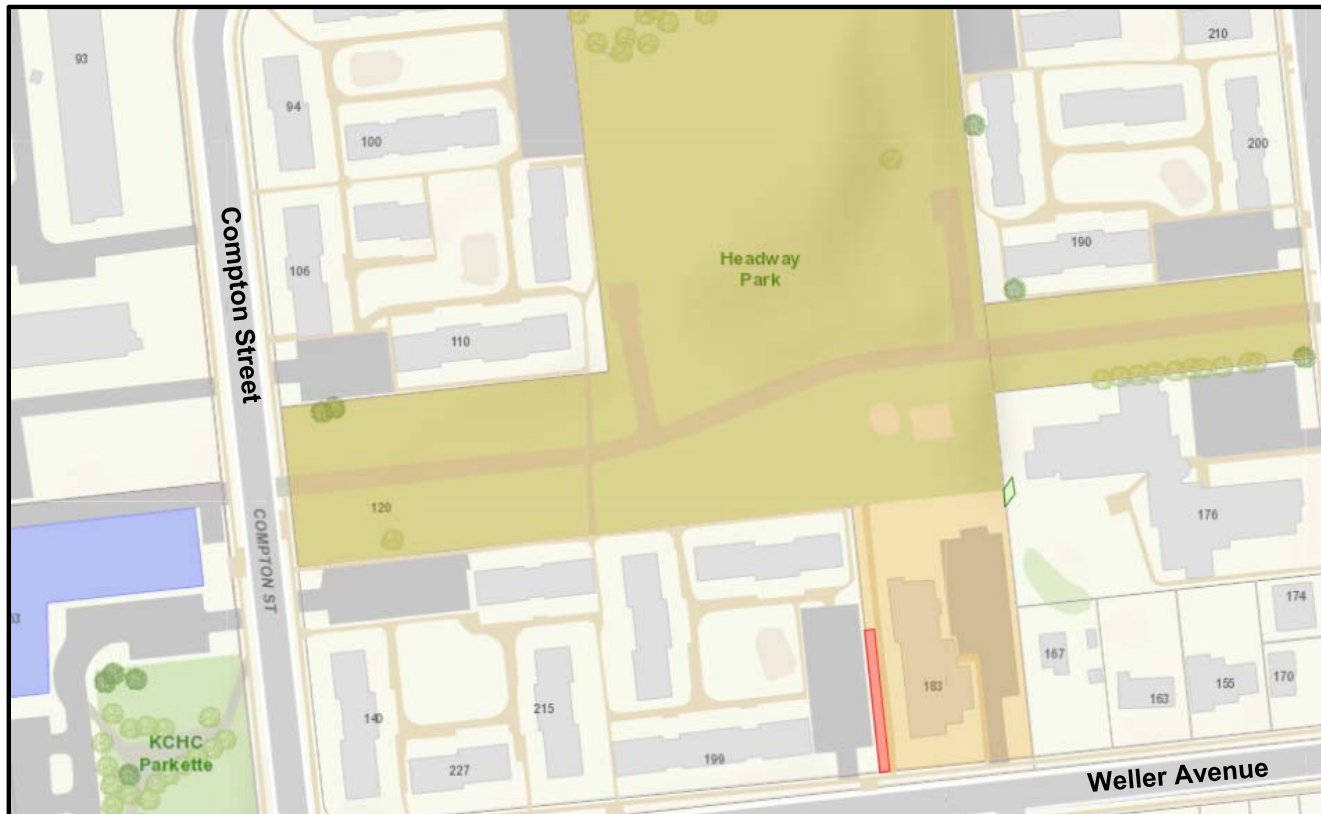
Concept Plan



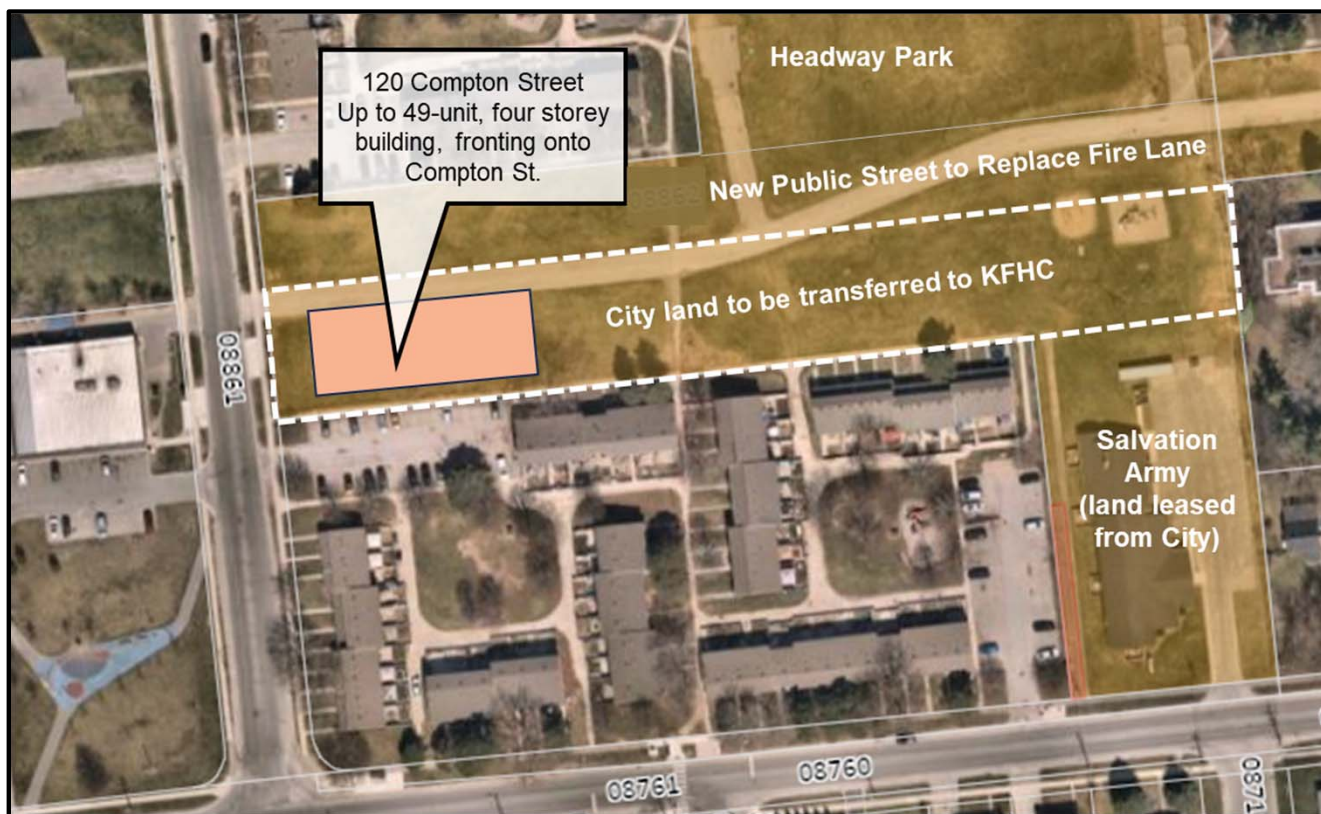
Concept plan is for illustrative purposes, final design may vary

120 Compton Street

Reference Map



Concept Plan



145 MacCauley Street and 225 Wilson Street

Reference Map

