To: Chair and Members of Heritage Kingston  
From: Paige Agnew, Commissioner, Community Services  
Resource Staff: Same as above  
Date of Meeting: April 15, 2020  
Subject: Heritage Pre-Consultation  
Address: 484 Albert Street & 620 Princess Street P18-1272 & P18-1350  
File Number: F32-058-2020

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: 2.1 Pursue development of all types of housing city-wide through intensification and land use policies.

Executive Summary:

The subject property at 484 Albert Street & 620 Princess Street is located at the southwest corner of Princess and Albert Streets, and contains the Princess Street United church, which was built in 1931 (portions between 1884 and 1964), and the former manse, built in 1907. The properties (now merged) were designated under Part IV of the Ontario Heritage Act in 2018 through By-Law Numbers 2017-219 and 2017-220.

The applicant is seeking preliminary feedback from Heritage Kingston on a proposal to redevelop the property with a youth services drop in centre, 60 units of transitional housing, a youth cultural and meeting centre, and a café/youth skills training centre. The youth services and transitional housing will be developed in the existing rear building and in a new 4-storey addition above the 2-storey Vatcher Hall (former church hall) building. The main church building and use as a place of worship will be retained. The application proposes to demolish the former manse and construct a two-storey café/youth skills centre in a new building along Princess Street.
The applicant is seeking comments from Heritage Kingston in order to further inform this development concept for a future application to be submitted under the *Ontario Heritage Act*. Planning Act approval will also be required as part of this concept.

**Recommendation:**

This report is for consultation purposes.
Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER
Paige Agnew, Commissioner,
Community Services

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER
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, Acting 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
Options/Discussion:

Background Information and Description of the Application
The subject property at 484 Albert Street & 620 Princess Street is located on the southwest corner of Princess and Albert Streets, and contains the Princess Street United Church and the former manse.

The church building is comprised of a sanctuary built in 1931, a two-storey addition built along Albert Street in 1964, and various additions and remnants of former buildings built between 1884 and 1967 that are not visible from either Princess or Albert Streets. It is located adjacent to the former manse which faces Princess Street, which was constructed in 1907-8.

The properties (now merged) were designated under Part IV of the Ontario Heritage Act in 2018 through By-Law Numbers 2017-219 and 2017-220.

Under Clause 16 of the Procedural By-Law for Heritage (By-Law Number 2013-141) the Director of Planning Services may pre-consult with the Committee where deemed necessary. The following report is provided for pre-consultation purposes, prior to a decision from Council. Consultation with the Committee is not a statutory requirement under Section 42(4.1) of the Ontario Heritage Act.

The applicant is seeking preliminary feedback from Heritage Kingston on a proposal to redevelop the property with:

- Youth services drop in centre;
- 60 units of transitional housing;
- Youth cultural and meeting centre; and
- Café/youth skills training centre.

The youth services and transitional housing will be developed in the existing rear building and in a new 4-storey addition above the 2-storey Vatcher Hall (former church hall) building. The current concept includes an unadorned structure with a modern window arrangement. Windows on the north and south elevations of the new building are proposed to be angled so as to avoid overlook into the existing residential community to the south. Details related to the materiality of the new construction have not yet been confirmed. The main church building and use, as a place of worship, will be retained. A new barrier free accessibility ramp is proposed along the Albert Street frontage.

The application proposes to demolish the former manse in order to construct the two-storey café/youth skills centre in a new building fronting on Princess Street. According to the submission, the adaptation of the former manse into the proposed new use, including accessibility requirements, is not financially feasible. The concept plan shows a two-storey building with extensive glazing on the north and east elevations. A small parkette is proposed on the north side of the church along Princess Street.
Concept Plans, prepared by Shoalts and Zaback Architects Limited (Exhibit C – Concept Plans) are included as part of the submission.

All submission materials are available online through the Development and Services Hub (DASH) at the following link, DASH, using “Look-up a Specific Address”. If there are multiple addresses, search one address at a time. Submission materials may also be found by searching the file number.

Reasons for Designation
The subject properties were designated separately under Part IV of the Ontario Heritage Act in 2018 through By-Law Numbers 2017-219 and 2017-220, as a result of work related to the Williamsville Main Street Study (WMSS).

The WMSS was supported by cultural heritage research that resulted in a heritage character statement for the corridor, which states:

“The Williamsville study area is a linear mixed use district with land uses and built form largely determined by the evolving nature of Princess Street.

Character defining elements include:

- Remaining stone, frame, and brick house-form buildings;
- Remaining stone, brick and frame commercial and mixed use terraces;
- Examples of automobile dealerships, service stations and motels; and
- Patterns of streets and blocks determined by the juxtaposition of the Princess Street axis and the municipal street grid.”

The Williamsville area is currently undergoing significant development interest as this section of Princess Street continues to evolve. Princess Street is identified in the Official Plan as the main focus for intensification in the City, and as an important transportation corridor. Much of the work of the WMSS focuses on improving the streetscape and pedestrian experience to support walkability, active transportation, and transit use, while maintaining the character of the area.

Church
Originally, a brick church was built on this site in 1884. It was significantly altered in 1931 when the current Collegiate Gothic style church was constructed, to plans by well-known local architect Colin Drever. Most of the original church was demolished in 1966.

The designating by-law identifies the church as the only example of Collegiate Gothic architecture on this section of the street and a character-defining element of the area. It is considered a landmark for this stretch of Princess Street. Of the City’s protected cultural heritage resources, few date from this era of construction. The church’s orientation towards the corner of Princess and Albert Streets frames the intersection and provides views from both streets.

Cultural Heritage Attributes include:
• The Collegiate Gothic style, detailing, materiality, window openings and roof profile with vents, of the one-and-a-half storey church building, built in 1931;
• A number of interior features of the church building, including wooden pews, bronze chandeliers and sconces and the Tudor arch, separating the chancel and sanctuary, and arched profile of the sanctuary ceiling; and
• The location of the church building adjacent to the manse and the visibility and legibility of their heritage attributes from Princess and Albert Streets.

The later side and rear additions to the church are not listed as heritage attributes. The full description and list of heritage attributes are outlined in the designating by-laws, which have been included as Exhibit B.

**Manse**
The former manse was constructed in 1907 and served as a residence for the minister of the church until 1972, when a new manse was purchased elsewhere in the city. Since that time the structure has been used for commercial office space or residential apartments. This building was designated due to the age and style of the building, plus its association with the Church in terms of use and location.

As the manse pre-dates the 1931 church, it is not architecturally related and represents an Edwardian house style. Its placement and orientation alongside the church is also distinct, as it angles away from the church to front directly onto Princess Street, almost meeting the Church building at the rear. The manse is a good example of an Edwardian house, of which few examples remain on this stretch of Princess Street, but which are common in the adjacent residential neighbourhoods.

Cultural Heritage Attributes include:

- The scale, design, height, roof profile and materiality of the two-and-a-half-storey former manse building
- The location adjacent to the church

**Previous Approvals**
None

**Comments from Internal Departments and Agencies**
This application was circulated to a number of internal departments who provided the following comments:

**Planning Services**: Planning Services has not received any planning applications for the subject lands. A future Official Plan Amendment, zoning by-law amendment, and Site Plan Control, may be required. The site is irregularly shaped and has developed in phases over a long period of time. The current placement of buildings presents a limit on the adaptability of the subject lands. Applications for this site should be considered holistically, recognizing a balance between the multiple lenses of the Official Plan which seeks to protect, enhance, support, and
adaptively reuse cultural heritage resources (Section 10E.1.22), while encouraging compatible and complementary infill development.

The subject property is designated "Main Street Commercial" in the City of Kingston Official Plan and "Community Destination" in the Williamsville Main Street Secondary Plan. The property is split zoned and includes portions zoned the Williamsville Main Street Commercial Holding 'C4-H' Zone and the One-Family and Two-Family 'A' Zone in Zoning By-Law Number 8499. The site is currently subject to an Interim Control By-Law that expires May 23, 2020.

The lands are part of the Site-Specific Policy Area for Williamsville Main Street (section 10E.1) in the Official Plan (OP), which provides guidance on built form, ground floor animation and the streetscape, height, intensification, built heritage, and uses through the section of Princess Street between Division Street and Bath Road. This portion of Albert Street is noted as a Green Street (section 10E.1.21); enhanced landscaping treatment will be encouraged. This part of Williamsville is also considered the primary "Community Destination" for local residents; community uses, such as open spaces, community centres, and commercial uses are to be the focus (section 10E.1.8).

The "Community Destination" is identified as a character area and according to Section 10E.1.6 "reflects the cultural heritage, development typology, and predominant land uses of the street and the adjacent residential neighbourhoods."

**Engineering Department:** Any Engineering related concerns will be dealt with through a Site Plan Control application.

**Engineering Department - Stormwater Review:** Stormwater management reporting is required as part of future zoning and Site Plan Control applications. 20% reduction is required for post development flows from the subject lands.

**Environment Division:** Recent amendments to the brownfield regulation 153/04 (filed as Regulation 407/19) re-define church as institutional use therefore no Record of Site Condition is required to convert portions of this site to residential. The remaining conversions to the less restrictive community uses are also permitted.

In order to protect workers and the public the proponent should be notified that in accordance with Section 30 of the *Ontario Occupational Health and Safety Act*, Designated Substances and other potentially hazardous building materials must be identified prior to construction or demolition that may disturb such materials. A copy of the report must be provided to the general contractor in advance of the initiation of the subject work, who in turn must submit the report to all subcontractors prior to the commencement of any demolition, construction or renovation work (as defined in the Act).

**Forestry:** Tree inventory, tree preservation and protection, landscape requirements were recently provided to the applicants.
Kingston Hydro: Kingston Hydro has no concerns with the Heritage Permit. The following information will be needed at site plan stage (what cannot be provided at site plan will need to be provided at Building Permit stage):

- The applicant will need to contact a services advisor at Utilities Kingston for a Services Removal request form for existing service prior to demolition;
- Electrical load calculation;
- Service request (at site plan or Building Permit stage);
- A single line diagram including proposed metering layout;
- A drawing of the main switchgear including metering compartment(s); and
- Location of the pad mounted transformer to be shown on the site plan and servicing drawings, the chosen location will need to be accessible by UK personnel and vehicles.

There appears to be two ducts crossing Princess Street from the transformer vault; if the ducts are in good condition, they may be able to be reused for a primary service to a pad mounted transformer.

All aspects of the on-site electrical system will be by the developer, including installation of the transformer base and grounding, all secondary ductwork and cabling, all primary ductwork and cabling. Developer’s contractor will need to coordinate with Kingston Hydro for removal of existing cabling, if the ducts are to be re-used as well as coordinating the tie from the transformer base to the existing ducts. Kingston Hydro can provide a price for primary cable installation upon request.

Parks: Parkland and landscaping requirements were detailed recently for the applicant.

Heritage Planning: The proposal will need to demonstrate compliance with heritage conservation best practices, including Parks Canada’s ‘Standards and Guidelines for the Conservation of Historic Places in Canada’ and the Ministry of Heritage, Sport, Tourism and Culture Industries’ ‘Ontario Heritage Tool Kit’, as well as local policies such as the City of Kingston Official Plan and Policies on historic masonry and windows conservation.

A Heritage Permit is required for the proposed alterations and demolition. Based on the scope and location of the proposed interventions a detailed Heritage Impact Statement (HIS) will be required for this application and as part of any Planning Act application. The HIS will need to address in detail the following items:

- The cultural heritage impact of both the proposed alterations to the church and hall, and the erection of the new additions and buildings on the heritage resource. This should include a discussion on the proposed scale, massing, design (including window arrangement) and location of the new builds and the choice of materials and colours.

- The cultural heritage impact of the loss of the Part IV designated former manse building on the property, Williamsville area and the larger community. Including a detailed discussion of the various options reviewed, such as: adaptive reuse, partial retention, and relocation of the manse, and why ultimately they were rejected in favour of demolition. A
discussion on salvaging any usable materials, for reuse on the property or elsewhere, and documentation of the building, prior to demolition, should also be included.

- Mitigation options and recommendations by the author, to improve and/or minimize impacts of new interventions on the cultural heritage resource. This could/should include: design solutions for the new builds (such as reveals/transitions, materiality, colour, etc.); lighting options to showcase the heritage resource; signage and landscaping considerations; and commemoration/interpretation options.

A description of the proposal and detailed architectural plans of the proposed new builds will also be required as part of the Heritage Permit application. These plans should include as much detail regarding the materiality and colour as possible, including the roofing, windows and exterior cladding. The plans should also include details on the proposed barrier free ramp, landscaping and any new signage proposed. Any restoration/conservation efforts for the heritage resources, such as window and door repairs and repointing, should also be outlined in the submission and form part of a heritage permit application.

If desired, multiple Heritage Permits could be sought, however the request for permission to demolish the manse should include sufficient details on the proposed new building that is to replace it. If the demolition of the manse is approved, staff will recommend, as a condition of Heritage Act approval, a Demolition Permit for the manse not be granted until Site Plan Control approval for the new build is given in the form of a binding agreement.

The following are additional specific considerations with regard to the concept plans provided (Exhibit C):

- We encourage creativity in the design of the new building facing Princess Street, provided it does not compete with the prominence of the church building in size and appearance. Glazing is encouraged by the WMSS for commercial at-grade uses on Princess Street.
- All roof top mechanical equipment should be located so as to not be visible from the streets.
- The new barrier-free ramp should be designed to complement the heritage attributes of the property and not block views from Albert Street as much as possible.
- Any changes to the interior heritage attributes of the church (as listed in Exhibit B) should be clearly noted and included as part of a heritage permit application.

The Archaeological Master Plan indicates that the subject property has 'composite archaeological potential'. Archaeological clearance of the property is required. Please provide copies of the assessment report(s) and correspondence from the Ministry of Heritage, Sport, Tourism, and Culture Industries to City heritage planning staff, prior to any ground disturbance.

Staff note that these comments are provided for consultation purposes and may not be comprehensive. The Heritage Permit application will trigger a full analysis of the proposal by staff, once it is submitted.
Consultation with Heritage Kingston
Heritage Kingston was consulted on this application through the Development and Services Hub (DASH) system. The committee’s comments have been compiled and attached as Exhibit D, and have been provided to the applicant for their consideration.

Existing Policy/By-Law:

Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada)
Ontario Heritage Act, R.S.O. 1990, C.O. 18 (Province of Ontario)
Eight Guiding Principles in the Conservation of Built Heritage Properties (Ministry of Tourism, Culture and Sport)
By-Law Number 2013-141 Procedural By-Law for Heritage
City of Kingston Official Plan
Zoning By-Law Number 8499
City’s Policy on Masonry Restoration in Heritage Buildings
City’s Policy on Window Renovations in Heritage Buildings
Designating By-Law Number 2017-219
Designating By-Law Number 2017-220

Notice Provisions:
None

Accessibility Considerations:
None

Financial Considerations:
None

Contacts:
Andrea Gummo, Acting Manager, Policy Planning 613-546-4291 extension 3256
Ryan Leary, Senior Planner, Heritage 613-546-4291 extension 3233

Other City of Kingston Staff Consulted:
James Bar, Senior Planner, Planning Services

Exhibits Attached:
Exhibit A   Context Map and Photographs
Exhibit B   Designating By-Law Numbers 2017-219 and 2017-220
Princess Street United Church and Manse

620 Princess Street

484 Albert Street
Current View

Princess Street – looking south
Current View

Albert Street – looking west
By-Law Number 2017-219

A By-Law To Designate the Princess Street United Church at 484 Albert Street to be of Cultural Heritage Value and Interest pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, c. H-18)

Passed: January 9, 2018

Whereas Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18 authorizes the Council of a Municipality to enact By-Laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas Council has consulted with its Municipal Heritage Committee and has approved the designation of the property located at 484 Albert Street, also known as the Princess Street United Church (Lots 651-652, Plan A12; City of Kingston, County of Frontenac) on October 4, 2017; and

Whereas a notice of intention to designate the property was published in The Kingston Whig-Standard, which is a newspaper having general circulation in the Municipality, on November 21, 2017; and

Whereas no notice of objection to the proposed designation was served to the Clerk of The Corporation of the City of Kingston.

Therefore be it resolved that the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. To designate as being of cultural heritage value and interest the following property in the City of Kingston: 484 Albert Street, also known as the Princess Street United Church, more particularly described in Schedule “A” attached hereto and forming part of this By-Law;

2. A copy of the designating By-Law shall be registered against the property affected in the proper land registry office. The City Clerk is hereby authorized to cause a copy of this By-Law to be served on the owner of the land described in Schedule “A” hereto and on The Ontario Heritage Trust and to cause notice of the passing of this By-Law to be published in The Kingston Whig-Standard;

3. For the purpose of interpretation, the term ‘Maintenance’ will include the following definition (or as otherwise defined in the City’s Procedural By-Law for Heritage): ‘Maintenance means routine, cyclical, non-destructive actions, necessary to slow the deterioration of a Protected Heritage Property, including the following: periodical inspection; property cleanup; gardening and repair of landscape features; replacement of glass in broken windows; minor exterior repairs, including replacement of individual asphalt shingles where there is little or no change in
colour or design; repainting where there is little or no change in colour; re-pointing areas of wall space under 1.5 square metres; caulking and weatherproofing."

4. The City reserves the right to install a designated property plaque or interpretive panel; and

5. This By-Law shall come into force and take effect on the date of its passing.

Given First and Second Readings November 7, 2017
Given Third Reading and Passed January 9, 2018

Janet Ayres
Acting City Clerk

Bryan Paterson
Mayor
Schedule "A"

Description and Reasons for Designation

Princess Street United Church

Civic Address: 484 Albert Street

Legal Description: Lots 651-652, Plan A12; City of Kingston, County of Frontenac

Property Roll Number: 10110200501170000000

Introduction and Description of Property

The Princess Street United Church, located at 484 Albert Street, is situated at the south-west intersection of Albert and Princess Streets, facing south onto Albert Street with a small grassed side yard along Princess Street. The church building is comprised of a sanctuary built in 1931, a two-storey addition built along Albert Street in 1964, and various additions and remnants of former buildings built between 1884 and 1987 that are not visible from either Princess or Albert Streets. It is located adjacent to the former manse (620 Princess Street) which faces Princess Street.

Statement of Cultural Heritage Value/Statement of Significance

Physical/Design Value

The property at 484 Albert Street contains the Princess Street United Church. It is comprised of a one-and-a-half-storey brown-brick church (built 1931, Colin Drever, architect) with an adjoining two-storey office wing (1964). Both are designed in the Collegiate Gothic style. To the rear of the office wing are a memorial hall (1957), a three-storey cement-block wing (1952), a two-storey school addition (first floor 1902, second floor circa 1940) and a small remnant of the original church on the site (1884).

Princess Street United Church is a representative, although fairly late, example of the Collegiate Gothic style applied to a church building. It exhibits features typical of the style, including a steep roof with dormers, crenellation, buttresses with finials, Tudor-arched openings, recessed entries, brick exterior with stone trim and small-paned windows with wood and lead dividers.

Its high-quality craftsmanship is evident in its wooden interior furnishings decorated with Tudor arches and quatrefoils, the bronze chandeliers and sconces with quatrefoils, the small-paned stained-glass windows with wood dividers by Robert McCauland Co. Ltd., and a small number 19th century pews from its 1884 predecessor building.
Historical/Associative Value

The property as direct associated with the history of the Methodist church in Kingston and, after 1925, with the history of the United Church in Kingston. It is among the earliest surviving United Churches in Kingston.

The congregation at 484 Albert Street was originally known as Williamsville Methodist Church. It was part of the Methodist Church of Canada, a Protestant denomination formed in 1884 through union of various Methodist groups. Methodist preachers had worked in the Kingston area since the 1790s, and there had been previous unions of Methodists in 1833 and 1847. The Williamsville Methodist Church had originated in 1850 as an outreach project of Sydenham Street United Church, which felt that a church was needed at the city’s western limits. The property at Albert and Princess was eventually purchased and a brick church was built in 1884, to plans by Joseph Power, architect.

Williamsville Methodist Church became Princess Street Methodist Church around 1888, and, following the formation of the United Church of Canada in 1925, became Princess Street United Church.

The original church building was significantly altered in 1931 following designs by Colin Drever, a prominent Kingston architect and successor to the Power & Son firm. He designed many important Kingston buildings and was responsible for alterations or additions to others. His work includes Miller Hall at Queen’s University, and Kingston Collegiate and Vocational Institute, both built in the early 1930s in a similar Collegiate Gothic style.

Contextual Value

As the only example of Collegiate Gothic architecture on this section of the street, Princess Street United Church defines the character of the area. It also supports the residential character of Albert Street, although it is newer than the surrounding houses. The church building is historically linked to the adjacent former manse building at 820 Princess Street. As a result of its location on Princess Street, its role as a religious institution, and its Collegiate Gothic architecture, it functions as a landmark on this stretch of Princess Street.

Cultural Heritage Attributes

The heritage attributes essential to the cultural heritage value of this property are: the one-and-a-half-storey church building built in 1931.

- Its Collegiate Gothic style, evident in the roof profiles of the 1931 church, and the liberal use of Tudor arches, crenelation, external buttresses, and small-paned windows;
- The brick exterior and smooth, cut-stone trim of the 1931 church building;
- The external buttresses along the north and east elevations of the 1931 church building, including their brick construction and cut-stone weatherings;
- The window openings along the north and east elevations of the 1931 church building, including their: Tudor-arched profiles; soldier-course arches with cut-stone
label stops; small-paned glazing with wooden dividers and trim; and leaded, stained-glass glazing;

- The east elevation of the 1931 church building, including: the two brick towers with cut-stone caps; Tudor-arched attic ventilator; Tudor-arched second-storey window and flanking first storey windows; and the Tudor-arched, recessed entrance with stepped brick surround and crenellated stone coping;
- The foundation of the 1931 church building, comprised of rough-faced, square-cut, random-coursed limestone, backed by concrete and topped by a brick soldier course;
- The steeply pitched roof of the 1931 church building and its Tudor-arched ventilator dormers;
- Aspects of the interior of the 1931 church building that relate to its role as a United Church in the Methodist tradition, including: wooden pews and church furniture decorated with Tudor arches and quatrefoils and surviving wooden pews with cast-iron pew-ends from the 1884 church;
- The Gothic-style bronze chandeliers and sconces in the sanctuary and narthex of the 1931 church building, with their bullet-shaped, milk-glass shades and quatrefoil decorations;
- The Tudor arch separating the chancel and sanctuary of the 1931 church building and the Tudor-arched profile of the sanctuary ceiling;
- The location of the 1931 church building adjacent to the manse at 620 Princess Street; and
- The visibility and legibility of heritage attributes from Princess and Albert Streets.
By-Law Number 2017-220

A By-Law To Designate the Princess Street United Church Manse at 620 Princess Street to be of Cultural Heritage Value and Interest pursuant to the Provisions of the Ontario Heritage Act (R.S.O. 1990, c. H.18)

Passed: January 9, 2018

Whereas Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18 authorizes the Council of a Municipality to enact By-Laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas Council has consulted with its Municipal Heritage Committee and has approved the designation of the property located at 620 Princess Street, also known as the Princess Street United Church Manse (Lot 650, Plan A12, Except Part 5 on Reference Plan 13R-584; City of Kingston, County of Frontenac) on October 4, 2017; and

Whereas a notice of intention to designate the property was published in The Kingston Whig-Standard, which is a newspaper having general circulation in the Municipality, on November 21, 2017; and

Whereas no notice of objection to the proposed designation was served to the Clerk of The Corporation of the City of Kingston.

Therefore be it resolved that the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. To designate as being of cultural heritage value and interest the following property in the City of Kingston: 620 Princess Street, also known as the Princess Street United Church Manse, more particularly described in Schedule "A" attached hereto and forming part of this By-Law;

2. A copy of the designating By-Law shall be registered against the property affected in the proper land registry office. The City Clerk is hereby authorized to cause a copy of this By-Law to be served on the owner of the land described in Schedule "A" hereto and on The Ontario Heritage Trust and to cause notice of the passing of this By-Law to be published in The Kingston Whig-Standard;

3. For the purpose of interpretation, the term 'Maintenance' will include the following definition (or as otherwise defined in the City's Procedural By-law for Heritage): "Maintenance means routine, cyclical, non-destructive actions, necessary to slow the deterioration of a Protected Heritage Properties, including the following; periodical inspection; property cleanup; gardening and repair of landscape
features; replacement of glass in broken windows; minor exterior repairs, including replacement of individual asphalt shingles where there is little or no change in colour or design; repainting where there is little or no change in colour; re-pointing areas of wall space under 1.5 square metres; caulking and weatherproofing."

4. The City reserves the right to install a designated property plaque or interpretive panel; and

5. This By-Law shall come into force and take effect on the date of its passing.

Given First and Second Readings November 7, 2017

Given Third Reading and Passed January 9, 2018

Janet Jaynes
Acting City Clerk

Bryan Paterson
Mayor
Schedule “A”

Description and Reasons for Designation Princess Street

United Church Manse

Civic Address: 620 Princess Street

Legal Description: Lot 650, Plan A12, Except Part 5 on Reference Plan 13R-584; City of Kingston, County of Frontenac Property Roll

Number: 10110200050116000000

Introduction and Description of Property

The former Princess Street United Church manse, located at 620 Princess Street, is situated on the south side of Princess Street just west of the intersection with Albert Street. It includes a two-and-a-half-storey, brick house with a mansard roof, gable front and side entrance and stone foundation. It is located adjacent to the church, facing onto Princess Street.

Statement of Cultural Heritage Value/Statement of Significance

The former Princess Street United Church manse is a good example of an Edwardian house, and has direct association with the history of the Methodist church in Kingston and, after 1925, with the history of the United Church in Kingston. The Princess Street Church is among the earliest surviving United Churches in Kingston.

While the original Williamsville Methodist Church was built adjacent to the subject property in 1884, it was not until 1907-8 that the congregation built a house to serve as a manse for the minister. It was common for Protestant congregations in Canada in the late 19th and early 20th century to build a house, called a manse, for the minister as an incentive for accepting the call to serve the congregation. Locating the manse adjacent to the church also ensured the minister’s availability around the clock. This house continued as a manse until 1972, when a new manse was purchased elsewhere in the city, and the former manse was rented as office space. It was converted back to residential in 2009.

The former manse is a two-and-a-half-storey structure of brick construction with a stone foundation. It was built in 1907-08 to serve as the residence for the minister. The house has a truncated hip roof with a projecting gable front, a side entrance with a small pedimented porch, and regularly placed well-proportioned windows. It is a good example of an Edwardian house, an unnamed style that evolved from the more fanciful Queen Anne style of the late-19th century. The Edwardian house typically has an asymmetrical plan and front elevation, recessed side entrance, front gable, and varied roofline, but uses far fewer embellishments or contrasts in texture than the Queen Anne appears to be in good condition with very few exterior alterations. It retains original features such as the stone foundation, cut-stone sills, wooden eaves and gable trim, and the wooden porch with its pedimented gable.
Cultural Heritage Attributes
The heritage attributes essential to the cultural heritage value of this property are: the manse built in 1907-08.

- Its scale and design, including its two-and-a-half-storey height, truncated hip roof, asymmetrical front elevation and projecting front gable;
- Its recessed side entrance and wooden porch with pedimented gable roof;
- Its large, flat-arched window openings;
- Its brick construction, stone foundation and surviving cut-stone sills;
- Its location adjacent to the church and orientation towards Princess Street; and
- The visibility and legibility of its heritage attributes from Princess Street.
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 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 is proposed to be built in Four Phases.

1. The interior renovation of the 1952 Sunday School Wing for the expansion of the One Roof Youth Drop-In Counseling Programs.
2. The Youth Culture, Banqueting and Performing Arts Facility in the current Sanctuary. The Sanctuary will also continue to be used by the United Church congregation.
3. The Transitional and Support Housing for up to 60 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.
Feb. 4, 2020

Mr. Gerry Shoalts
sza Shoalts and Zaback Architects LTD.
4 Cataraqui Street, Suite 206
Kingston, Ontario, K7K 1Z7

re: The redevelopment of the former Princess Street United Church and site.

Dear Mr. Shoalts,

As you know I am frequently in Kingston but I have not had occasion to visit this particular site and building complex under discussion. Though between your comprehensive description of the proposed redevelopment and the rendered images that accompanied it and Goggie street view I have been able to form an understanding of the scope and intention of the project.

I believe that the Kingston Home Base Non-Profit Housing project is intended to bring together a number of services for youth, a drop-in centre, 60 units of transitional housing, and a café/youth skills training centre on the site is the former Princess Street United Church. There are three designated buildings on the site: the church sanctuary, a gym addition (Vacher Hall) and the former Manse. I have reviewed the reasons for designation.

I understand that the project will involve the preservation and reuse of the former Princess Street United Church which will be utilized by the Church for the next 10 years and it will also be used as a cultural centre for concerts events etc. The front façade of the Vacher Hall will be retained with the lower two floors developed to provide space to support functions for the various programs, and the upper floors will support the transitional housing. The 1952 former Sunday school wings will be renovated as the One Roof Centre (drop-in, warming, counselling etc.) The former manse will be demolished and replaced with a new café/youth training centre.

Based on my understanding of the project I can say without reservation that the commitment to heritage that this development represents is outstanding. Not only are the most significant aspects of the tangible heritage intended to be preserved and repurposed, but one of the most fundamental and important, intangible heritage values of the Church, that of community service, is being preserved and continued as well.

I wish you and your client the best of luck with this outstanding example of heritage reuse. I am looking forward to providing heritage consulting and to prepare an HIS as the project moves forward.

Yours Sincerely

Don Loucks, OAA, RAIC, CAHP
Metropolitan Design, Ltd.
45 Willow Ave., Suite 300
Toronto, On. M4E 3K1
# Heritage Kingston

## Summary of Input from the Technical Review Process

**P18-012-2020**

<table>
<thead>
<tr>
<th>Heritage Kingston Members</th>
<th>Comments Enclosed</th>
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<td>Chair, Peter Gower</td>
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<td>Councilor Bridget Doherty</td>
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<td>Moya Dumville</td>
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Date: March 5, 2020  
Form: Heritage Kingston Reviewer Form  
Reviewer Name: Peter Gower  
Application Type: Heritage Pre-Consultation  
File Number: F32-058-2020  
Property Address: 484 ALBERT ST

Description of Proposal:

The subject property is located on the south west corner of Princess and Albert Streets. It was designated under Part IV of the Ontario Heritage Act in 2018. This is a heritage pre-consultation application regarding a proposal to redevelop the property at 484 Albert Street / 620 Princess Street with a youth services drop in centre, 60 units of transitional housing, a youth cultural and meeting centre, and a café/youth skills training centre. The youth services and transitional housing will be developed in the existing rear building and in a new 4 storey addition above the 2 storey Vatcher Hall (former church hall) building. The main church building and use as a place of worship will be retained. The application proposes to demolish the former manse and construct a two storey café/youth skills centre in a new building along Princess. This application is provided in order to receive preliminary feedback from the Heritage Kingston Committee prior to submitting for a formal Heritage Act approval under Sections 33 and 34 of the Act. Detailed concept plans have been included.

Comments for Consideration on the Application:

I can only commend all involved with the concept, and hope that it is successful.

I hope that the Transitional and Support Housing and the Retail Café and Job Skills Centre can be made more sympathetic to the church exterior, probably by using red brick colour or cladding rather than the startling white currently proposed.
The subject property is located on the south west corner of Princess and Albert Streets. It was designated under Part IV of the Ontario Heritage Act in 2018. This is a heritage pre-consultation application regarding a proposal to redevelop the property at 484 Albert Street / 620 Princess Street with a youth services drop in centre, 60 units of transitional housing, a youth cultural and meeting centre, and a café/youth skills training centre. The youth services and transitional housing will be developed in the existing rear building and in a new 4 storey addition above the 2 storey Vatcher Hall (former church hall) building. The main church building and use as a place of worship will be retained. The application proposes to demolish the former manse and construct a two storey café/youth skills centre in a new building along Princess. This application is provided in order to receive preliminary feedback from the Heritage Kingston Committee prior to submitting for a formal Heritage Act approval under Sections 33 and 34 of the Act. Detailed concept plans have been included.

Comments for Consideration on the Application:

This is an admirable project in many respects. The provision of transitional housing by expanding the existing church hall is commendable and the proposed plans for the extension appear very suitable in scale and massing. The concept drawings give this structure a rather bright appearance, and it will be important to choose a cladding material and colour that do not distract from the church building. However the proposal to demolish the manse building is regrettable and should not be approved without very careful consideration. No doubt there are challenges in meeting current accessibility requirements, but many heritage buildings have managed to address and satisfy them. The rear wall of the manse is out of the public view, and it could be removed and rebuilt to provide the required accessibility features. The interior is not protected so the existing rooms could be enlarged or reconfigured as needed. Such an approach would be expected to be less expensive than complete demolition and new construction and the applicant should be required to provide convincing evidence otherwise before receiving
approval. Moreover the proposed new building on that site, which is almost entirely glass-walled, will not look appropriate beside the church. If Kingston aims to take sustainability and energy conservation seriously it should choose to upgrade and repurpose this building instead of replacing it with a new building with large energy losses associated with glass cladding.
Date: March 3, 2020
Form: Heritage Kingston Reviewer Form
Reviewer Name: William Hineman
Application Type: Heritage Pre-Consultation
File Number: F32-058-2020
Property Address: 484 ALBERT ST

Description of Proposal:

The subject property is located on the south west corner of Princess and Albert Streets. It was designated under Part IV of the Ontario Heritage Act in 2018. This is a heritage pre-consultation application regarding a proposal to redevelop the property at 484 Albert Street / 620 Princess Street with a youth services drop in centre, 60 units of transitional housing, a youth cultural and meeting centre, and a café/youth skills training centre. The youth services and transitional housing will be developed in the existing rear building and in a new 4 storey addition above the 2 storey Vatcher Hall (former church hall) building. The main church building and use as a place of worship will be retained. The application proposes to demolish the former manse and construct a two storey café/youth skills centre in a new building along Princess. This application is provided in order to receive preliminary feedback from the Heritage Kingston Committee prior to submitting for a formal Heritage Act approval under Sections 33 and 34 of the Act. Detailed concept plans have been included.

Comments for Consideration on the Application:

This is a needed project for the City of Kingston.

Recommended Conditions for the Application:

I would like a breakdown of materials to be used.
Date: March 11, 2020
Form: Heritage Kingston Reviewer Form
Reviewer Name: Jane McFarlane
Application Type: Heritage Pre-consultation
File Number: F32-058-2020
Property Address: 484 ALBERT ST

Description of Proposal:

The subject property is located on the south west corner of Princess and Albert Streets. It was designated under Part IV of the Ontario Heritage Act in 2018. This is a heritage pre-consultation application regarding a proposal to redevelop the property at 484 Albert Street / 620 Princess Street with a youth services drop in centre, 60 units of transitional housing, a youth cultural and meeting centre, and a café/youth skills training centre. The youth services and transitional housing will be developed in the existing rear building and in a new 4 storey addition above the 2 storey Vatcher Hall (former church hall) building. The main church building and use as a place of worship will be retained. The application proposes to demolish the former manse and construct a two storey café/youth skills centre in a new building along Princess. This application is provided in order to receive preliminary feedback from the Heritage Kingston Committee prior to submitting for a formal Heritage Act approval under Sections 33 and 34 of the Act. Detailed concept plans have been included.

Comments for Consideration on the Application:

Revitalizing and repurposing this prominent site is an excellent idea but the rationale for designating this property is clear and the proposal to demolish the Manse should not be considered until all other ways to provide accessibility for the café and job centre are explored and reviewed. For example, at the rear of the existing manse, an addition comprised of an elevator “tower” would preserve the Princess St and Albert St facades but enable accessibility. The interior could be reconfigured for the new purposes.

The colours used on the new building additions should enhance the existing Church and Vatcher Hall façade and be less stark than shown on the designs. Cladding material should also be chosen to compliment the existing features of the site.