

# E&DS | Engineering and Development Services



Bi-Annual Newsletter

www.belleville.ca



Photo of City Hall

## NEWS

Engineering and Development News is a bi-annual newsletter providing information on city-wide projects and developments, including news and events.

## Hello everyone!

As the fall and winter weather is upon us, welcome to our latest newsletter!

Our aim is to keep you informed on the most recent engineering and developments happening within the city. Here are a few noteworthy initiatives and projects that the city has undergone over the past few months.

We hope you enjoy reading our newsletter!

Get updated on some of the major initiatives taking place in the city by reading our first edition.

<b>E&amp;DS</b>	
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# Belleville's New Growth Area

## Loyalist West Secondary Plan

The Loyalist West Secondary Plan will be a major growth area with future development of over 6500 residential dwelling units and an enhanced transportation network and other major infrastructure to provide water and wastewater.

The City retained Dillon Consulting to undertake an update to the Loyalist West Secondary Plan which was originally put in place in 2010. An update is needed to ensure the lands will accommodate future growth and, in particular, an appropriate mix of residential, commercial, and employment uses that the City is hoping to achieve in these areas. A second Public Information Centre meeting was held at Loyalist College on Thursday, September 22nd, to receive feedback from the public on a draft new land use concept. Further information is available on the project website at [www.belleville.ca/lspupdate](http://www.belleville.ca/lspupdate), including background materials, summaries of engagement undertaken to date, and next steps. The City will continue to engage with the public over the coming weeks and receive feedback to help inform the recommended land use concept and policies which will be brought forward to Council in early 2023.

 Find more information on our webpage: [belleville.ca/LSP](http://belleville.ca/LSP)  
[Loyalist Secondary Plan Update Projects](#)

The Loyalist Secondary Plan area encompasses approximately 950 hectares (2347 acres) of land located east of Wallbridge Loyalist Road, south of Highway 401 and north of the Bay of Quinte.



Loyalist Secondary Plan Drainage Areas

## Avonlough Sewage Pumping Station - Pump Station Design

The Loyalist West Secondary Plan Area is beginning to see increased development pressure and the current Avonlough Road Sewage Pumping Station is undersized to meet expected future growth.

### BACKGROUND

A wastewater servicing strategy Master Plan Study was completed for the Loyalist Secondary Plan Area in 2010. In 2022, a Municipal Class Environmental Assessment (MCEA) was completed to identify the preferred site for the new Avonlough Sewage Pumping Station and route for the conveyance system to connect the new SPS to the Belleville Waste Water Treatment Plant. With the MCEA completed, the City is now proceeding with the final design and then construction of the new SPS.

### STUDY AREA

The new, larger Avonlough Sewage Pumping Station and related forcemain / gravity / pressure sewers are required so that development of the lands north of Potters Creek Subdivision northerly to the Bell Boulevard corridor can occur. This large development area represents as many as 4200 residential building units which corresponds to 20 to 25 years of residential development and growth potential. The new pump station will be located on the east side of Avonlough Road, south of Susanna Moodie School and north of Potters Creek.

### STUDY REPORTS



[Loyalist West Secondary Report Interim Report - PDF](#)



[Avonlough Sewage Pumping Station Environmental Assessment and Preliminary Design - PDF](#)



Find more information on our webpage: [Capital Construction Projects](#)

# Bell Boulevard and North Front Street Corridor Study

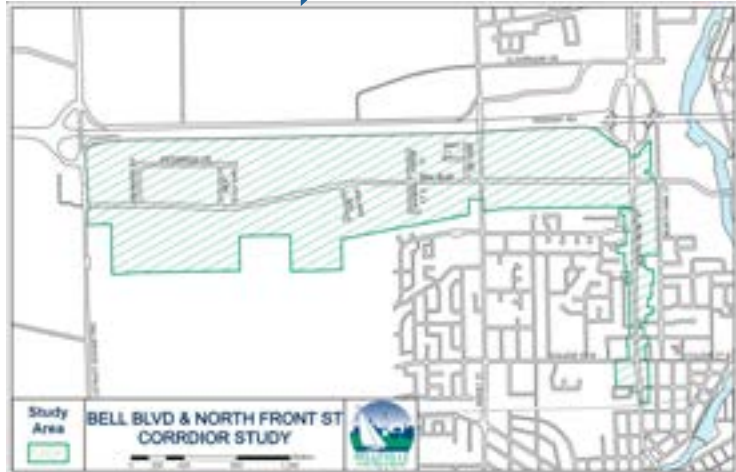
The City is undertaking a corridor study for Bell Boulevard and the portion of North Front Street between Bell Boulevard and the rail line.

The City retained Fotenn Planning + Design to undertake a Corridor Study to understand the specific needs and opportunities for the Bell Boulevard and North Front St. Corridors, and provide the City direction with its current and future development as a mixed-use corridor. This direction will contribute to the overall planning vision for the City and will help Belleville make well-informed decisions related to the future of the Bell Boulevard/North Front Street corridor. Recently, a second Public Information Centre was held at City Hall on Thursday, September 29th, to receive feedback from the public.

Further information is available on the project website at [www.belleville.ca/corridorstudy](http://www.belleville.ca/corridorstudy), including background materials, summaries of engagement undertaken to date, and next steps.

The City will continue to engage with the public over the coming weeks through an electronic survey and online feedback. A recommended land use concept and policies will be brought forward to Council in early 2023.

## STUDY AREA



The goal of the Corridor Study is to understand the specific needs and opportunities in the study area and establish a framework that gives the City direction with regard to its current and future development as a mixed use corridor. This direction will contribute to the overall planning vision for the City by helping to meet Official Plan (OP) objectives, and will help Belleville make well-informed decisions related to the development of the Bell Boulevard/North Front Street corridor.

..... ” .....

The purpose of the Corridor Study is to provide a detailed analysis that reviews and integrates planning, urban design, engineering due diligence (water, sewer, storm), and ecological due diligence of the study area.

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Find more information on our [Corridor Study webpage](http://www.belleville.ca/corridorstudy).



Photos from public engagement meetings





Photo: Official opening ceremony of J. Ben Corke Footbridge

## Construction Project Highlights

Highlighting some of our construction projects in the City of Belleville



### J. Ben Corke Footbridge Now Open to Public

Now officially open the new J. Ben Corke Footbridge (previously referred to as the Catharine Street Pedestrian Bridge), which crosses the Moira River to connect the City's west side to downtown Belleville. The original footbridge was dedicated to Belleville Mayor J. Ben Corke (Mayor 1975-1980) by Mayor George Zegouras and City Council in October 2003.

The preliminary design for the bridge was first brought forward in 2016 and a detailed design of the bridge was completed in 2018. However, as the environmental permitting process neared completion, it was determined that the project would require authorization from the Department of Fisheries and Oceans (DFO) Canada as construction would impact fish and fish habitat in the Moira River below.

Environmental Engineering Consulting was retained to conduct necessary environmental studies and develop a satisfactory compensation plan for the project, which allowed the City to obtain required authorization from the Department of Fisheries and Oceans Canada in January 2020. After delays caused by the provincial Declaration of Emergency and implications of COVID-19, construction began in July 2021. The new, wider structure now replaces the previous bridge, and accommodates pedestrians, cyclists and light-service vehicles.



Find the full story at:

<https://www.belleville.ca/en/news/j-ben-corke-footbridge-now-open-to-public.aspx>



# Construction Project Highlights

## Herchimer and Dundas

Approximately 475m of Herchimer Avenue commencing from Dundas Street East southerly to Keegan Parkway will be re-constructed including replacement of sanitary sewers and watermains, the addition of storm sewers and a multi-use trail, asphalt paving, concrete curb & gutter and new sidewalks. As part of the work of installing the above referenced services is the requirement for two bores across the CP Rail corridor.

The second segment of work is the reconstruction of the intersection of Herchimer Avenue and Dundas Street East. Included is the upgrades to the existing watermain infrastructure and to the intersection complete with the installation of new traffic signals.

Approximately 300m of watermain on Dundas Street east along the south side will be decommissioned and the 150m watermain along the north side will be replaced for approximately 755m. Works shall include temporary watermain, reinstatement in kind, new water services and associated appurtenances.

In addition a provisional section has been included to facilitate the decommissioning of the existing 150m watermain located in the south shoulder west of the intersection of Herchimer Avenue and Dundas Street East. The work includes extending the existing services located on the south side of Dundas Street East across Dundas Street East to facilitate connection to the existing 300m watermain located in the north shoulder. The work includes decommissioning the connection located at North Street and Sixth Street, temporary watermain and asphalt reinstatement in kind including traffic control.



Photo: Sanitary sewers and watermain installation.

## Janlyn Crescent Reconstruction



Janlyn Crescent was reconstructed with the addition of a sidewalk and upsized sewer and watermain to accommodate the construction of the Parkville Greens subdivision.

In addition, water services were replaced to each property on Janlyn Crescent and reinstatement works upon completion.

## Jamieson Bone Road



The work involved with this construction project will consist chiefly of the construction of sidewalks. The work is located on Jamieson Bone Road commencing from College Street East to University Avenue, and College Street East commencing from University Avenue to east of Jamieson Bone Road. The scope of work will include the construction of sidewalks, bus shelters, improvements to entrance culverts, and ditches within this area, as necessary, to improve surface drainage.

Localized road reconstruction between the railway tracks on College Street East and upgrades to level crossings on College Street East and Jamieson Bone Road will also be part of the work.



Find a full list of City Projects on our [Construction Project webpage](#).

# Building Permit Activity Highlighting 2022

The total value of building permits surged 141% to \$305,146,325 million in 2022, the strongest annual growth ever recorded.

A total of 672 permits were issued by the end of October 2022.

Type	Number of Permits
Residential .....	509 Permits
Commercial.....	120 Permits
Industrial .....	14 Permits
Institutional .....	14 Permits
Other.....	15 Permits

After a year of residential construction growth in 2021 that hadn't been seen since 2017, the development of Belleville has shifted to record breaking industrial and commercial construction in 2022. With 672 permits issued year to date, the construction activity can be seen throughout the City limits.



In 2022 the City of Belleville has experienced its highest level of building permit activity in the past decade.

The total value of building permits from has surged 141% to over \$305 million in 2022; the strongest annual growth ever recorded. With two months left on the calendar to report on, this gap is set to be widened further. While commercial construction has already seen an increase in value from 2021, the main component to this year's record breaking success is the City's industrial development. A warehouse project worth \$135 million has not only sky-rocketed the construction value for 2022, it forecasts employment for City residents for years to come.

The building department's ability to remain successful under increased demand can be credited to the staff and their technology. The City of Belleville's Building Department takes great pride in maintaining current with technology. This allows staff to utilize quick, efficient processing of all applications, permit issuances and inspections. The Building Department recognizes that making technology accessible to the public can drastically simplify the process for the public, and create further efficiencies from the beginning.



## INDUSTRIAL

**\$164,984,500**

Total value of permits issued by the end of October 2022.



## COMMERCIAL

**\$25,548,635**

Total value of permits issued by the end of October 2022.



## NEW RESIDENTIAL

**\$58,033,692**

Total value of permits issued by the end of October 2022.

## Interesting Facts

- The Year-To-Date Total Construction Value has already surpassed the Yearly Total Construction Value record set in 2021.
- The Year-To-Date Industrial Construction Value has already surpassed the Yearly Industrial Construction Value record set in 2021.
- April, May, July and October 2022 set records for highest total construction value compared to the monthly amounts back to 2014.
- January, February, June, August, September and October set records for highest commercial construction value compared to the monthly amounts back to 2014.
- May 2022 was the busiest month for issuing permits, since May 2017.
- May 2022 has the highest monthly New Residential Construction Value, since December 2017.



Click on image to view a pdf version

# Affordable Housing Initiative

The City of Belleville is committed to increasing the number of affordable and attainable rental housing units in the city.

Since January 1, 2019, the City has approved many planning and building permit applications for new rental apartments. Many are affordable units that have been approved for Canada Housing and Mortgage Corporation (CMHC) or Community Improvement Plan (CIP) funding.



The following is a snapshot from January 1, 2019 through to September 1, 2022:

- **808 Apartment Units** received Zoning or Draft Plan of Subdivision approval – these will proceed to Site Plan Control / Building Permit application
- **200 Apartment Units** received Site Plan Control – these will proceed to Building Permit application
- **387 Apartment Units** that received a Building Permit or were under construction during this time
- **158 Second Units** were approved
- **149 Affordable Apartment Units** were approved for CMHC funding
- **88 Affordable Apartment Units** were approved for CIP funding

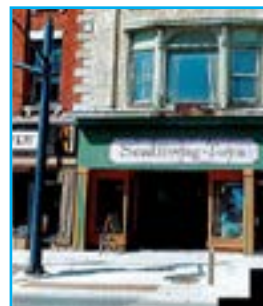
[Click here to view a pdf version.](#)



More information can be found on the [Community Improvement Plan \(CIP\) webpage](#)

## SUCCESS STORIES

### 302 Front Street



Before



After

### 212/214 Front Street



Before



After

## Community Improvement Plan (CIP)

The Community Improvement Plan (CIP) supports local revitalization, beautification and economic development in the City of Belleville by providing grants for housing, downtown revitalization, façade improvement, and brownfield projects. The focus of the CIP is to:

- Increase the supply of affordable rental units city-wide;
- Increase the supply of rental units downtown;
- Revitalize the downtown building stock; and,
- Remediate and redevelop brownfield sites.

CIP funding is available to private property owners to help offset project costs that achieve the City's community planning and development goals.

Additional information can be found in the City's [Community Improvement Plan Report - PDF](#)



# Meet the Staff of EDS

## Employee Spotlight

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Deanna O'Leary - Senior Project Manager

### Getting to know Deanna O'Leary

**Q: How long have you been with EDS?**

**A:** I joined EDS in 2014.

**Q: How would you summarize what you do?**

**A:** As a Senior Project Manager in the Engineering section, I am responsible for the design, contract preparation, and project management of capital infrastructure projects including road reconstructions, bridge rehabilitations, intersection improvements, as well as watermain, sanitary sewer, and storm sewer replacements and extensions.

**Q: What is your favorite part of your job?**

**A:** I enjoy that at the City of Belleville, we complete both "in-house" municipal engineering projects with our team of surveyors, technicians, and technologists but we also oversee Consulting Engineers to complete more complex designs and Municipal Class Environmental Assessments. Some municipalities do not have the resources to deliver in-house projects and rely solely on consultants. Conversely, some municipalities are so large that staff have a very specific and narrow job scope. I like the variety of work we do.

### FUN FACT!

After working on road designs every day, I'm running the roads every night driving our three kids to rugby, football, and hockey.

On the weekends, literally running the roads. I'm running a half marathon in November.

### Getting to know Erik Heinbecker

**Q: How long have you been with EDS?**

**A:** Almost 4 months! I attended McMaster University for a Bachelors in Geography and then went to Mohawk College for their Urban and Regional Planning Technician program.

**Q: How would you summarize what you do?**

**A:** My job includes many different tasks; talking to the public, reviewing building permits, writing reports for various committees and mappings are all part of my daily routine.

**Q: What is your favorite part of your job?**

**A:** The fact that no public inquiry or application is ever the same. Each time you have to consider different factors or varying policies. It keeps you thinking and makes every interaction feel new.



Erik Heinbecker - Policy Planner

### FUN FACT!

One thing people may not know about me is that back in the day I used to row competitively for team Ontario.