

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

SEPTEMBER 3, 2019

5:30 P.M.

COUNCIL CHAMBER

Starting
Page No.

CITY COUNCIL PLANNING COMMITTEE MEETING

1. **ATTENDANCE**

Councillor Paul Carr
Councillor Pat Culhane
Councillor Sean Kelly

Councillor Bill Sandison
Councillor Ryan Williams

2. **DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**

3. **PUBLIC MEETING - THE PLANNING ACT**

3.1 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED, 18 ST. PAUL STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1087
APPLICANT/OWNER: JOHN ROYLE
AGENT: KEITH WATSON, WATSON LAND SURVEYORS LTD.**

Notice of Meeting and Map

- 3.2 NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 2076-80, AS AMENDED, 490 DUNDAS STREET WEST, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1088
APPLICANT/OWNER: THE PENTECOSTALS OF QUINTE
AGENT: BARRY JOHNSON, RBJ CONCEPTS INC.

Notice of Meeting and Map

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- 3.3 NOTICE OF APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR A PROPOSED DRAFT PLAN OF SUBDIVISION, SAND CHERRY COURT, PART OF LOT 37, CONCESSION 1, FORMER TOWNSHIP OF SIDNEY, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: 12T-19001
OWNER: SAND CHERRY COURT G.P. INC. C/O SYFEDDIN HOSSEINI
AGENT: MCINTOSH PERRY CONSULTING-MARKO CEKIC

Notice of Meeting and Map

5

- 3.4 NOTICE OF APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR A PROPOSED DRAFT PLAN OF SUBDIVISION, BELL BOULEVARD SUBDIVISION, PART OF LOT 32, CONCESSION 2, FORMER TOWNSHIP OF SIDNEY, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: 12T-19002
OWNER: 2555111 ONTARIO INC., C/O BHUPINDER PAUL SHARMA
AGENT: RFA PLANNING CONSULTANT INC., SHAWN LEGERE

Notice of Meeting and Map

7

4. ADJOURNMENT

BELLEVILLE PLANNING ADVISORY COMMITTEE

A G E N D A

SEPTEMBER 3, 2019

5:30 P.M.

COUNCIL CHAMBER

Starting
Page No.

PLANNING ADVISORY COMMITTEE MEETING

1. ATTENDANCE

Councillor Paul Carr
Councillor Pat Culhane
Councillor Sean Kelly
Councillor Bill Sandison
Councillor Ryan Williams

John Baltutis
Kathryn Brown
Paul Jennings
David Joyce

2. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

3. CONFIRMATION OF MINUTES

3.1 Minutes of the City Council Planning Committee Meeting and Planning Advisory Committee Meeting held on August 6, 2019

4. DEPUTATIONS

5. CORRESPONDENCE

6. REFERRALS FROM PUBLIC MEETING

- 6.1 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED, 18 ST. PAUL STREET, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1087
APPLICANT/OWNER: JOHN ROYLE
AGENT: KEITH WATSON, WATSON LAND SURVEYORS LTD.**

Principal Planner's Report No. PP-2019-55

9

RESOLUTION

"THAT Report No. PP-2019-55 dated September 3, 2019 regarding Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-law Number 10245, as amended – 18 St. Paul Street, City of Belleville, County of Hastings be received as information; and

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department."

- 6.2 **NOTICE OF COMPLETE APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR APPLICATION FOR PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 2076-80, AS AMENDED, 490 DUNDAS STREET WEST, CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: B-77-1088
APPLICANT/OWNER: THE PENTECOSTALS OF QUINTE
AGENT: BARRY JOHNSON, RBJ CONCEPTS INC.**

Principal Planner's Report No. PP-2019-56

21

RESOLUTION

“THAT Report No. PP-2019-56 dated September 3, 2019 regarding Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-law Number 2076-80, as amended – 490 Dundas Street West, City of Belleville, County of Hastings be received as information; and

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.”

- 6.3 **NOTICE OF APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR A PROPOSED DRAFT PLAN OF SUBDIVISION, SAND CHERRY COURT, PART OF LOT 37, CONCESSION 1, FORMER TOWNSHIP OF SIDNEY, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS
FILE NUMBER: 12T-19001
OWNER: SAND CHERRY COURT G.P. INC. C/O SYFEDDIN HOSSEINI
AGENT: MCINTOSH PERRY CONSULTING-MARKO CEKIC**

Manager of Approval's Report No. APS-2019-28

32

RESOLUTION

“THAT Report No. APS-2019-28 dated September 3, 2019 regarding Notice of Application and Introductory Public Meeting for a Proposed Draft Plan of Subdivision, Sand Cherry Court, Part of Lot 37, Concession 1, former Township of Sidney, now City of Belleville be received as information; and

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.”

- 6.4 **NOTICE OF APPLICATION AND INTRODUCTORY PUBLIC MEETING FOR A PROPOSED DRAFT PLAN OF SUBDIVISION, BELL BOULEVARD SUBDIVISION, PART OF LOT 32, CONCESSION 2, FORMER TOWNSHIP OF SIDNEY, NOW CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: 12T-19002
OWNER: 2555111 ONTARIO INC., C/O BHUPINDER PAUL SHARMA
AGENT: RFA PLANNING CONSULTANT INC., SHAWN LEGERE
-

Manager of Approval's Report No. APS-2019-29

40

RESOLUTION

"THAT Report No. APS-2019-29 dated September 3, 2019 regarding Notice of Application and Introductory Public Meeting for a Proposed Draft Plan of Subdivision, Bell Boulevard Subdivision, Part of Lot 32, Concession 2, former Township of Sidney, now City of Belleville be received as information; and

THAT Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department."

7. REPORTS

- 7.1 **RECOMMENDATION REPORT, PROPOSED AMENDMENT TO ZONING BY-LAW NUMBER 10245, AS AMENDED, 260 & 262 DUNDAS STREET EAST, CITY OF BELLEVILLE, COUNTY OF HASTINGS**
FILE NUMBER: B-77-1086
APPLICANT/OWNER: JAMES MCMAHON DENTISTRY PROFESSIONAL CORPORATION
AGENT: TASKFORCE ENGINEERING INC.
-

Principal Planner's Report No. PP-2019-58

63

RESOLUTION

“THAT the Planning Advisory Committee recommends the following to City Council:

THAT Application B-77-1086 to amend Zoning By-law 10245, as amended, regarding 260-262 Dundas Street East, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-law 10245, as amended, be amended by rezoning the subject lands from Residential Second Density (R2-3) Zone and Highway Commercial (C3-1) Zone to Highway Commercial (C3-58) Zone with special provisions to reduce the front yard setback to 7.5 metres and also permit uses listed under the Non-Retail Commercial (C5) Zone.”

7.2 **FINAL REPORT, MUNICIPAL COMPREHENSIVE REVIEW OF URBAN SERVICED AREA, OFFICIAL PLAN UPDATE**

Manager of Policy Planning’s Report No. PP-2019-57

81

RESOLUTION

“THAT the Final Report, Municipal Comprehensive Review of Urban Serviced Area, Official Plan Update be received as information.”

7.3 **EMERGING POLICY ISSUES, TECHNICAL BRIEF TO SUPPORT THE OFFICIAL PLAN UPDATE**

Manager of Policy Planning’s Report No. PP-2019-59

93

RESOLUTION

“THAT Report No. PP-2019-59 dated September 3, 2019 regarding Emerging Policy Issues, Technical Brief to Support the Official Plan Update, August 2019 be received as information; and

THAT Staff forward all public comments regarding the Technical Brief to the City’s Consultants to allow the finalization of the Draft Official Plan Update.”

8. INFORMATION MATTERS

**8.1 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT
MONITORING REPORT**

Report to September 3, 2019

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9. GENERAL BUSINESS AND INQUIRIES

10. ADJOURNMENT



City of Belleville

Engineering & Development Services Department

Policy Planning Section

Telephone: 613-968-6481

Fax: 613-967-3262

File No.: B-77-1087

NOTICE OF PUBLIC MEETING ZONING BY-LAW AMENDMENT APPLICATION 18 St. Paul Street

CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
Tuesday, September 3, 2019 AT 5:30 P.M.

A Public Meeting, as noted above, will be held at City Hall in the Council Chambers (169 Front Street) on Tuesday, September 3, 2019 at 5:30 P.M. to consider an amendment to Zoning By-Law Number 10245, as amended, for a property located north of St. Paul Street, east of Pinnacle Street, and west of South Church Street, which is municipally known as **18 St. Paul Street**.

The property has a frontage of approximately 21.5 metres on St. Paul Street. The Applicant requests a rezoning from Residential Second Density (R2-1) Zone to Residential Third Density (R3-2) Zone with special provisions to reduce the front yard setback to 6.0 metres to match the existing dwelling. The rezoning is a condition of consent for application B11-19. A Location Plan is shown on APPENDIX 1 which is attached.

In the Official Plan, the subject land is designated as "City Centre".

If you wish to be notified of the decision of the City of Belleville or Belleville Planning Advisory Committee in respect of this application, you must submit a **written** request to Matt MacDonald, Secretary, Planning Advisory Committee in person or by mail at: Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8, or by email at: mtmacdonald@city.belleville.on.ca.

If a person or public body would otherwise have an ability to appeal the decision of the City of Belleville to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is **not** entitled to appeal the decision and that person or public body may **not** be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. Please be further advised that written submissions received prior to the public meeting may be made available to the Applicant.

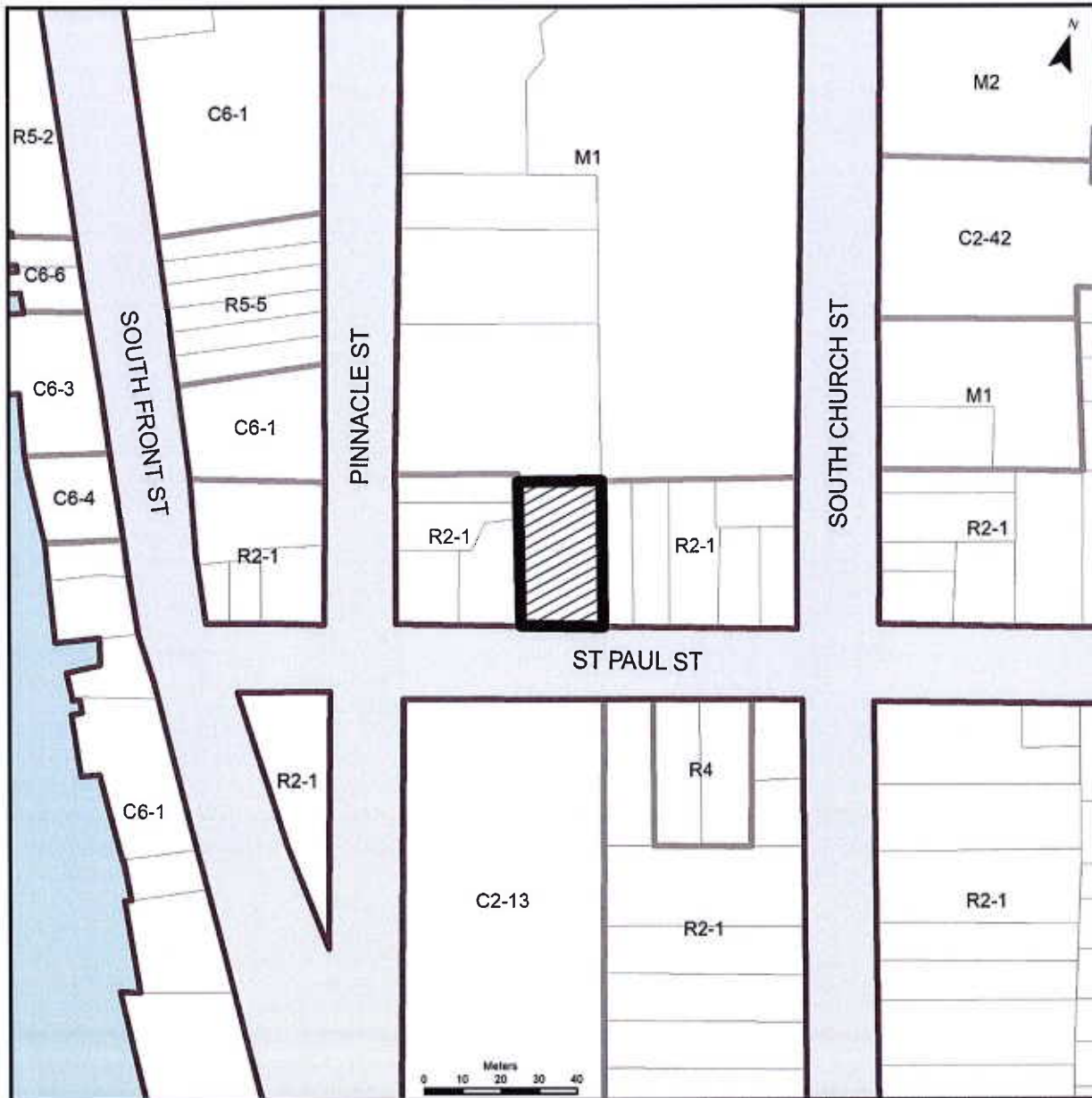
For more information contact the Planning Section, Engineering & Development Services Department, 2nd floor, Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288).

As per the requirements of the Planning Act, this application is confirmed to be complete.

Matt MacDonald, Secretary
Planning Advisory Committee


DATED at the City of Belleville this 9th day of August, 2019.

APPENDIX 1



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 18 ST. PAUL ST

 PROPOSED ZONING CHANGE FROM R2-1 (RESIDENTIAL - SECOND DENSITY WITH SPECIAL PROVISIONS) TO R3 (RESIDENTIAL THIRD DENSITY)



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

B-77-1087



City of Belleville

Engineering & Development Services Department
Policy Planning Section
Telephone: 613-968-6481
Fax: 613-967-3262

File No.: B-77-1088

**NOTICE OF PUBLIC MEETING
ZONING BY-LAW AMENDMENT APPLICATION
490 Dundas Street West**

**CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
Tuesday, September 3, 2019 AT 5:30 P.M.**

A Public Meeting, as noted above, will be held at City Hall in the Council Chambers (169 Front Street) on Tuesday, September 3, 2019 at 5:30 P.M. to consider an amendment to Zoning By-Law Number 2076-80, as amended, for a property located north of Dundas Street West, east of Sienna Avenue, and west of Avondale Road, which is municipally known as **490 Dundas Street West**.

The property has a frontage of approximately 90.5 metres on Dundas Street West and an area of 20962.7 square metres (2.1 hectares). The Applicant requests a rezoning to add dwelling units within the existing building as a permitted accessory use to the Highway Commercial (CH-11) Zone. The existing use is a church. A Location Plan is shown on APPENDIX 1 which is attached.

In the Loyalist Secondary Plan, the subject land is designated as "Employment Lands".

If you wish to be notified of the decision of the City of Belleville or Belleville Planning Advisory Committee in respect of this application, you must submit a **written** request to Matt MacDonald, Secretary, Planning Advisory Committee in person or by mail at: Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8, or by email at: mtmacdonald@city.belleville.on.ca.

If a person or public body would otherwise have an ability to appeal the decision of the City of Belleville to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville before the by-law is passed, the person or public body is **not** entitled to appeal the decision and that person or public body may **not** be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. Please be further advised that written submissions received prior to the public meeting may be made available to the Applicant.

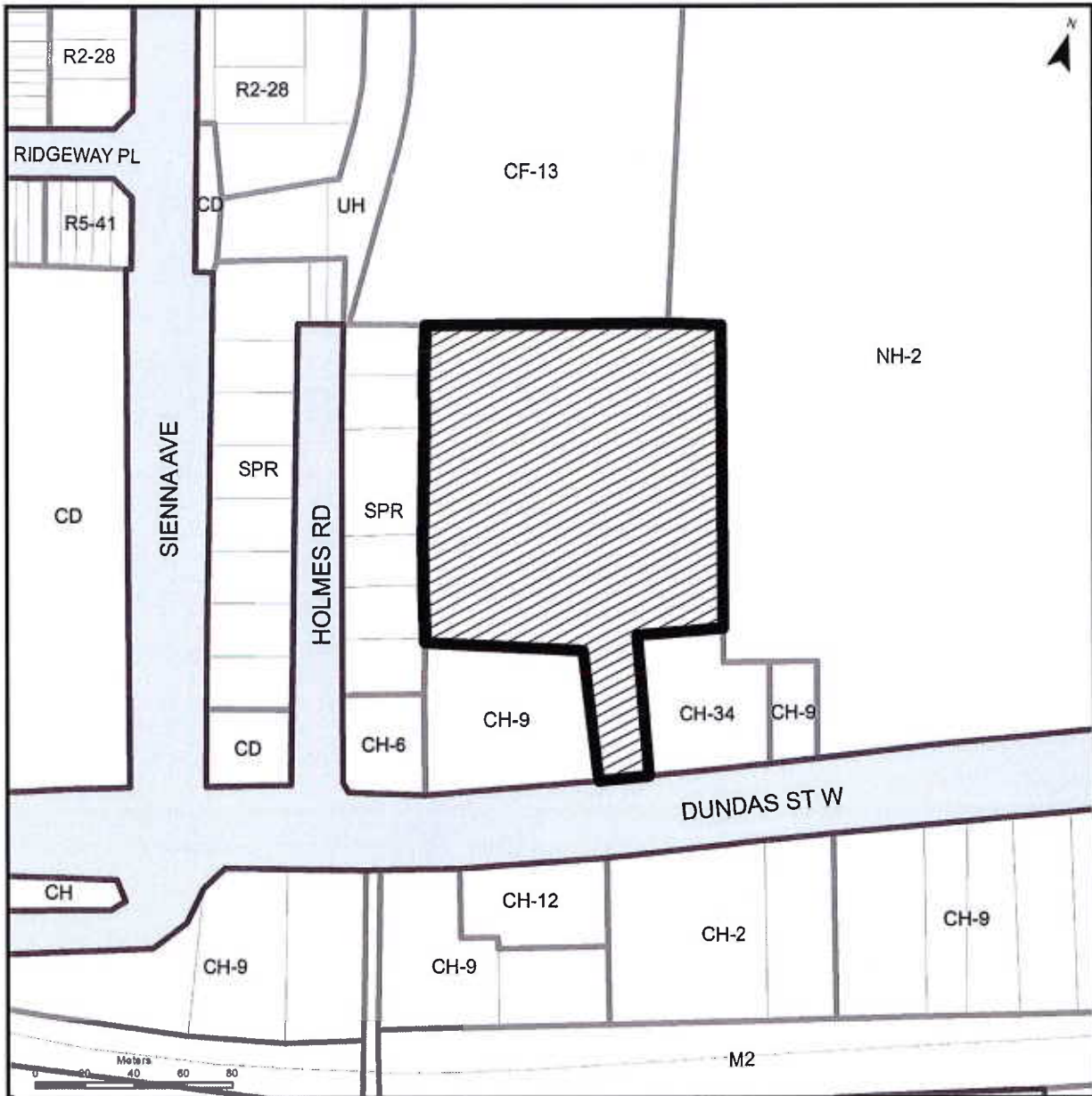
For more information contact the Planning Section, Engineering & Development Services Department, 2nd floor, Belleville City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3288).

As per the requirements of the Planning Act, this application is confirmed to be complete.

Matt MacDonald, Secretary
Planning Advisory Committee


DATED at the City of Belleville this 9th day of August, 2019.

APPENDIX 1



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 490 DUNDAS ST W

 PROPOSED ZONING CHANGE FROM CH-11 (HIGHWAY - COMMERCIAL WITH SPECIAL PROVISIONS) TO AMENDED CH-11 ZONE

B-77-1088



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT



City of Belleville

Engineering & Development Services Department Approvals Section

Tel: 613-967-3224

Fax: 613-967-3262

File No.: 12T-19001

NOTICE OF COMPLETE APPLICATION and PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
TUESDAY, SEPTEMBER 3, 2019
AT 5:30 P.M.

Please be advised that the City of Belleville has received a complete application for approval of a Draft Plan of Subdivision for a property municipally known as Part of Lot 37, Concession 1, former Township of Sidney, now City of Belleville. A Public Meeting has been scheduled, as noted above, and will be held to consider this application to subdivide approximately 1.3 hectares of land on the east side of Palmer Road, south of Moira Street West as shown on the Location Map on the back of this page.

PLAN OF SUBDIVISION:

The proposed subdivision will comprise a total of twelve (12) blocks consisting of:

- ten (10) residential blocks for a total of 39 street townhouses;
- one (1) block for servicing and emergency access, and;
- one (1) block for stormwater control.

Primary access to the site will be from Palmer Road with a secondary access from Pepper Avenue for emergency vehicles only. Full municipal services would be extended to the proposed development.

OFFICIAL PLAN:

The land is designated "Residential" in the Official Plan and residential development of the form proposed is permitted by the Plan.

ZONING BY-LAW:

The land is zoned "R5-33 – Residential Fifth Density Exception No. 33" which permits street townhouses.

Additional information: Further information on this application is available by contacting the Approvals Section, Engineering & Development Services Department in person at Belleville City Hall, 2nd floor, 169 Front Street, Belleville or by email at: planning@belleville.ca or by telephone at 613-967-3224. Normal business hours are Monday through Friday from 8:30 a.m. to 4:30 p.m.

If you wish to be notified of the decision of the City of Belleville or the Belleville Planning Advisory Committee in respect of this proposed plan of subdivision, you must submit a written request to Matt MacDonald, Secretary, Planning Advisory Committee, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3256, Fax: 613-967-3206, Email: mtmacdonald@belleville.ca).

This site is not subject to any other planning applications.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville in respect of the proposed plan of subdivision before the City of Belleville, as approval authority, gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Matt MacDonald, Secretary
Planning Advisory Committee

DATED at the City of Belleville this 14th day of August, 2019



Engineering & Development Services Department
Approvals Section

Tel: 613-967-3224
Fax: 613-967-3262

File No.: 12T-19002

NOTICE OF COMPLETE APPLICATION and PUBLIC MEETING
CITY COUNCIL PLANNING COMMITTEE
CITY HALL - COUNCIL CHAMBER
169 FRONT STREET
TUESDAY, SEPTEMBER 3, 2019
AT 5:30 P.M.

Please be advised that the City of Belleville has received a complete application for approval of a Draft Plan of Subdivision for a property municipally known as Part of Lot 32, Concession 2, former Township of Sidney, now City of Belleville. A Public Meeting has been scheduled, as noted above, and will be held to consider this application to subdivide approximately 6.8 hectares of land on the east side of Hannafin Road, north of Bell Boulevard as shown on the Location Map on the back of this page.

PLAN OF SUBDIVISION:

The proposed subdivision will comprise a total of fourteen (14) blocks consisting of:

- nine (9) special commercial-industrial lots for future development;
- one (1) block for proposed sight triangle at the corner of Bell Boulevard and Hannafin Road; and
- four (4) blocks for access easements to provide shared access to lots fronting on Bell Boulevard.

Primary access to the lots will be from Hannafin Road and Enterprise Drive, with limited access to Bell Boulevard. The lots would be developed on full municipal services.

OFFICIAL PLAN:

The land is designated "Employment" in the Loyalist Secondary Plan, and commercial development of the form proposed is permitted by the Plan.

ZONING BY-LAW:

The land is zoned "CH-29/MS-H – Highway Commercial and Special Industrial" which permits a range of commercial and industrial uses.

Additional information: Further information on this application is available by contacting the Approvals Section, Engineering & Development Services Department in person at Belleville City Hall, 2nd floor, 169 Front Street, Belleville or by email at: planning@belleville.ca or by telephone at 613-967-3224. Normal business hours are Monday through Friday from 8:30 a.m. to 4:30 p.m.

If you wish to be notified of the decision of the City of Belleville or the Belleville Planning Advisory Committee in respect of this proposed plan of subdivision, you must submit a written request to Matt MacDonald, Secretary, Planning Advisory Committee, City Hall, 169 Front Street, Belleville, K8N 2Y8 (Telephone: 613-967-3256, Fax: 613-967-3206, Email: mtrmacdonald@belleville.ca).

This site is not subject to any other planning applications.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Belleville in respect of the proposed plan of subdivision before the City of Belleville, as approval authority, gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Matt MacDonald, Secretary
Planning Advisory Committee

DATED at the City of Belleville this 14th day of August, 2019

DRAFT PLAN OF SUBDIVISION
2955111 ONTARIO INC.
 PART OF LOT 32, CONGRESSIONAL TOWNSHIP OF BRANT, COUNTY OF BRANT, ONTARIO, SUBJECT TO AN EASEMENT IN FAVOR OF THE CITY OF BRANTFORD, COUNTY OF BRANTFORD, COUNTY OF HASTINGS

SCALE = N.T.S.

KEYMAP (N.T.S.)



LAND USE SUMMARY

LAND USE	AREA (ACRES)	PERCENT
LOT 1-12	6.44	100%
LOT 13	0.00	0%
LOT 14	0.00	0%
LOT 15	0.00	0%
LOT 16	0.00	0%
LOT 17	0.00	0%
LOT 18	0.00	0%
LOT 19	0.00	0%
LOT 20	0.00	0%
LOT 21	0.00	0%
LOT 22	0.00	0%
LOT 23	0.00	0%
LOT 24	0.00	0%
LOT 25	0.00	0%
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ADDITIONAL INFORMATION REQUIRED:
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 Approvals Section

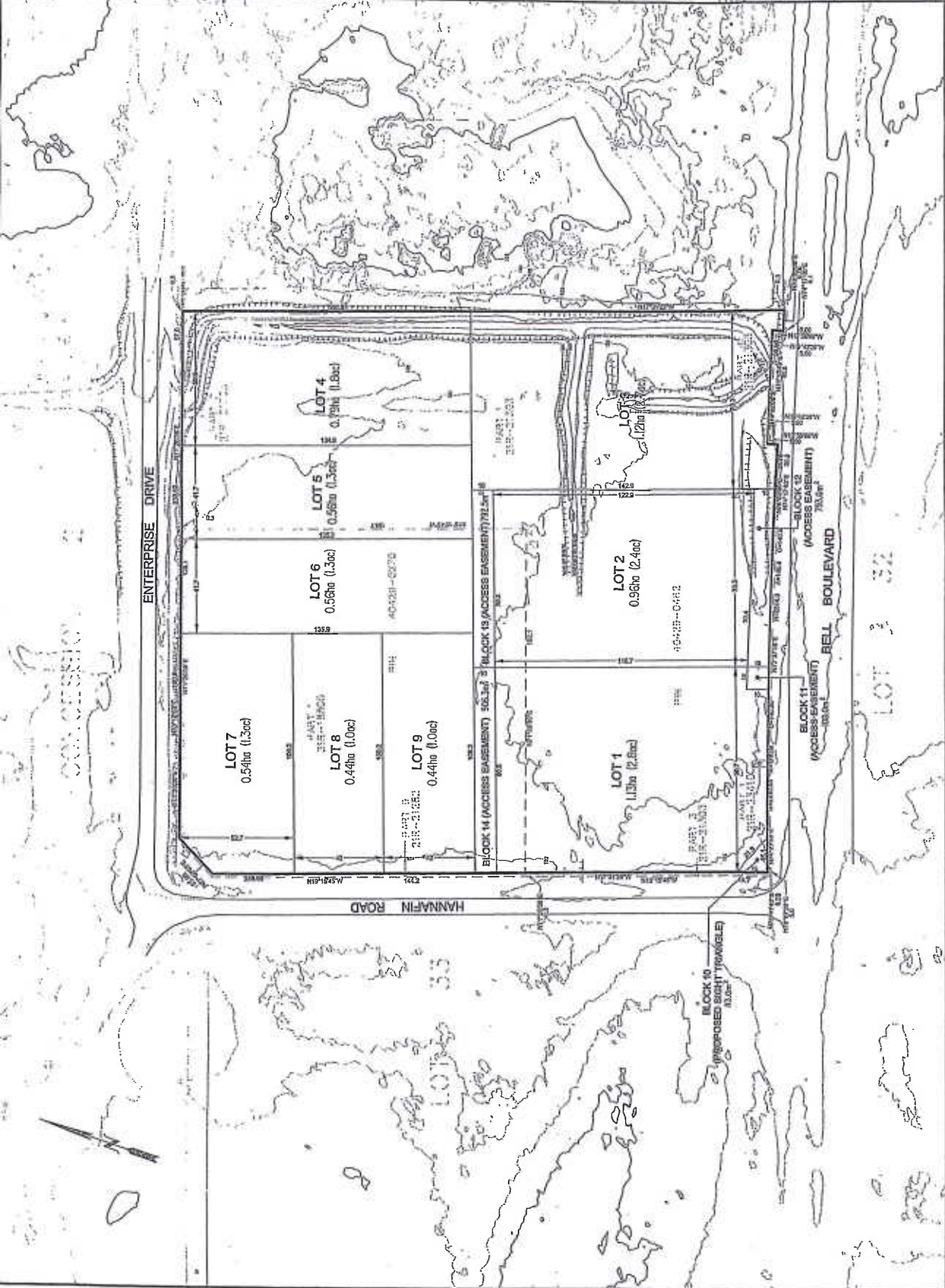
SURVEYOR'S CERTIFICATE
 I, the undersigned, being duly sworn, depose and say that the above is a true and correct copy of the original of the same as the same appears in my files and records, and that I am a duly qualified and licensed Surveyor under the Surveyors Act, R.S.O. 1990, Chapter S.5, as amended, and that I am a member of the Ontario Association of Professional Surveyors.

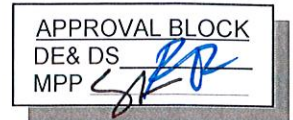
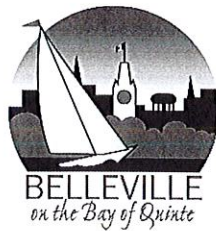
[Signature]
 Date: July 19, 2019
 L.B.W. SURVEYORS
 1000 SHEPPARD AVENUE EAST
 SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T7
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 WWW.LBWSURVEYORS.COM

INTRODUCED BY: [Name]
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 NO. [Number]
 EXPIRES: [Date]

CONTRACT NO. [Number]
 DRAWING NO. [Number]

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CITY OF BELLEVILLE

Thomas Deming, Principal Planner
Engineering and Development Services Department
Report No. PP-2019-55
September 3 2019

To: Belleville Planning Advisory Committee

Subject: Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-Law Number 10245, As Amended
18 St. Paul Street
City of Belleville
APPLICANT/OWNER: John Royle
AGENT: Keith Watson, Watson Land Surveyors Ltd.

File: B-77-1087

Recommendation:

“That Report No. PP-2019-55 dated September 3, 2019 regarding Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-Law Number 10245, As Amended – 18 St. Paul Street, City of Belleville, County of Hastings be received as information, and;

That Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.”

Background:

The application for the proposed amendment to Zoning By-Law Number 10245 was received by the City of Belleville on July 5, 2019.

The initial public meeting is held in accordance with the requirements of the Planning Act. The purpose of this meeting is for Committee Members to formally hear and receive public comments. The intent of this statutory public planning meeting is to receive public feedback and incorporate it into a recommendation report from Staff.

The Applicant intends to redevelop the existing single detached dwelling into a semi-detached dwelling by adding an addition to the existing structure. Zoning By-Law 10245 requires the Applicant to sever the parcel of land and

rezone to an appropriate zone that would permit a semi-detached dwelling. This rezoning is a condition of consent application B11-19 which was approved May 23, 2019.

Another condition of consent requires the Applicant to deed to the City of Belleville a strip of land across the frontage of the severed and retained parcels to widen St. Paul Street to a width of 13 metres from the centerline of the street (Attachment #1). As a result, the Applicant would be required to enter into an encroachment agreement with the City as the existing dwelling would extend beyond the front lot line and into the street right-of-way.

The subject lands are identified on the attached Location Map (Attachment #2). Site Details for the subject lands:

Site Review	Description
Site Location	The subject lands are municipally known as 18 St. Paul Street, which is located north of St. Paul Street, west of Pinnacle Street, and east of Church Street South
Site Size	0.4 hectare (433.99 m ²)
Present Use	Single detached dwelling
Proposed Use	Semi-detached dwelling
Belleville Official Plan Designation	City Centre Land Use
Present Zone Category	Residential Second Density (R2-1) Zone
Proposed Zone Category	Residential Third Density (R3-2) Zone
Land uses to the north	Hawkins W T Ltd. parking lot
Land uses to the east	Single detached dwellings
Land uses to the south	Commercial plaza
Land uses to the west	Vacant residential lot

No additional information, reports, or studies were provided with the rezoning application. A proposed site plan was provided to the City's Approvals Section for site plan approval. This document has been available for public review at the Planning Department.

Proposal

The subject land contains an existing single detached dwelling which is located on the southeast corner of the property. The Applicant is proposing to retain the existing dwelling and construct another dwelling adjoining the wall of the existing dwelling to create a semi-detached dwelling.

The Application proposes to rezone the subject land from Residential Second Density (R2-1) Zone to Residential Third Density (R3-2) Zone with special provisions to permit the development of a semi-detached dwelling with a reduced front yard setback of 6.0 metres. The reduced front yard setback would be consistent with the existing zoning along the north side of St. Paul

Street. The new structure would not be permitted to match the front yard setback of the existing structure as it will encroach into the street right-of-way as a result of the consent application. As previously stated, the rezoning is a condition of consent for application B11-19.

Provincial Policy Statement

Municipalities are required to ensure all decisions related to land use planning matters shall be consistent with the Provincial Policy Statement. Planning Staff will consider the following policies in the PPS:

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;

1.1.3.2 Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:
 - 1. efficiently use land and resources;
 - 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
 - 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;
 - 4. support active transportation;
 - 5. are transit-supportive, where transit is planned, exists or may be developed; and

6. are freight-supportive; and

b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.

1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households.

b) permitting and facilitating:

1. all forms of housing required to meet the social, health and wellbeing requirements of current and future residents, including special needs requirements; and

2. all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;

c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and

e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Official Plan

The land is designated "City Centre" in the City's Official Plan (Attachment #3 – Official Plan Designation Map). Planning Staff use the policies within the Official Plan to make recommendations.

The subject lands specifically fall within "The Harbour" neighbourhood of the City Centre. The Harbour neighbourhood is a low density residential neighbourhood interspersed with industrial, commercial, and high density residential uses. It fronts onto Victoria Harbour and the Meyers Pier basin. It is juxtaposed between the Bayfront and Riverfront Trails. The Official Plan identifies The Harbour neighbourhood as an important area for residential development.

Future intensification opportunities are conceptually shown as building footprints in a colour overlay on Schedule D2 of the Official Plan (Attachment #4). The subject land is specifically identified as a location for intensification.

The Official Plan states that it is not the intent of the Plan that the low density residential uses are to be displaced with commercial and high density residential uses. Rather, the qualities of these areas should be recognized, and attempts employed when considering new projects to preserve the unique qualities of this area. Redevelopment of low density uses should be undertaken in a manner sympathetic to the qualities of the existing residential community.

In addition to these policies, the special policies of Section 4.1 for the Bayshore Planning Area also apply. The Official Plan provides that the main objective of the Bayshore Planning Area is to more fully develop the recreational potential of the Bayshore Planning Area through the establishment of a combination of open spaces, and compatible commercial, public facility and residential land uses, employing sensitivity to issues of urban design, environmental conditions and the area's setting along the shores of the Bay of Quinte, creating a destination within the City which is strongly oriented to the needs of all residents of and visitors to the community.

Zoning By-law

The property is currently zoned Residential Second Density (R2-1) Zone under Zoning By-Law 10245. The R2-1 Zone has special provisions to limit permitted uses to a single detached dwelling, church, or parish hall. In addition, the R2-1 Zone has reduced frontage, lot area, and front yard setback requirements.

The application proposes to rezone the property to Residential Third Density (R3) Zone to permit for a semi-detached dwelling.

The existing building would comply with all provisions of the R3 Zone with the exception of the front yard setback. For that reason, Staff have determined that a site specific R3 Zone with a reduced front yard setback of 6.0 metres to match the existing zoning along the north side of St. Paul Street would be most appropriate. As a result, the proposed rezoning would be to Residential Third Density (R3-2) Zone with special provisions to reduce the front yard setback from 7.5 metres to 6.0 metres.

Staff will be requesting a site sketch from the Applicant indicating locations of parking spaces.

Public Comments

On August 9, 2019 a written notice and location map was mailed by first class mail to all registered owners of land within 120 metres of the subject property. The notice provided information that a public meeting was scheduled for September 3, 2019.

Similarly, a sign was placed on the subject lands notifying the general public that a public meeting was scheduled for September 3, 2019.

At the time of writing this report, no correspondence from the public has been received by the City regarding this application.

Staff and Agency Comments

External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Hastings and Prince Edward Health Unit, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Elexicon Energy, Hydro One, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines, MPAC, Quinte Conservation and the Health Unit.

The Ministry of Environment provided comments that the property is within

the lands impacted by the former coal tar plant.

At the time of writing this report, no other comments or concerns have been received regarding this application.

Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the General Manager of Transportation & Operations Department, General Manager of Environmental Services, the Director of Recreation, Culture and Community Services, the Manager of Parks & Open Spaces, the Chief Administrative Officer, the Manager of Economic & Strategic Initiatives, the City Clerk, and the Chief Building Official.

The Approvals Section provided that the property has an open consent application (B11-19) and a condition of consent is the rezoning.

Environmental Services provided comments that the subject property is within former Coal Gas Plant (FCGP) Advisement Zone due to its vicinity to the former coal gas plant which was located west of South Church Street and north of the homes on St. Paul Street. Environmental Services stated they distributed a Building Permit Area Advisement Notice and a Precautionary Notice Regarding Shallow Soil in this area, including to the property owner at 18 St. Paul Street.

The Building Permit Advisement Notice included a description of coal tar contaminated soil and that some of the chemicals found in coal tar may be hazardous to human health or the environment if they are present in sufficiently high concentrations. The notice suggests property owners undertake subsurface environmental investigations and assessments prior to excavation and/or building.

Environmental Services will provide further comments after a fuller review of the application.

At the time of writing this report, no other comments have been received regarding this application.

Considerations:

Public

Circulation to the public complies with the requirements of the Planning Act, R.S.O. 1990.

Financial

The fees of the application have been received by the City.

Impact on and input from other Departments/Sources

Circulation of this application to other departments/agencies has occurred.

Strategic Plan Alignment

The City of Belleville's Strategic Plan identifies nine strategic themes including Residential Development.

Strategic objectives of the Residential Development theme include:

- Plan for residential growth to meet our needs for 20 years and designate sufficient land in our planning documents to accommodate residential growth for 10 years
- Provide for a variety of housing forms to reflect our changing demographics and need for affordability

Conclusion:

Comments received at this public meeting, as well as subsequent written comments will be considered by the Engineering and Development Services Department in analysis of the application received to amend the City of Belleville Zoning By-law 10245. A recommendation report will be brought forward upon receipt of all agency and public comments.

Respectfully submitted

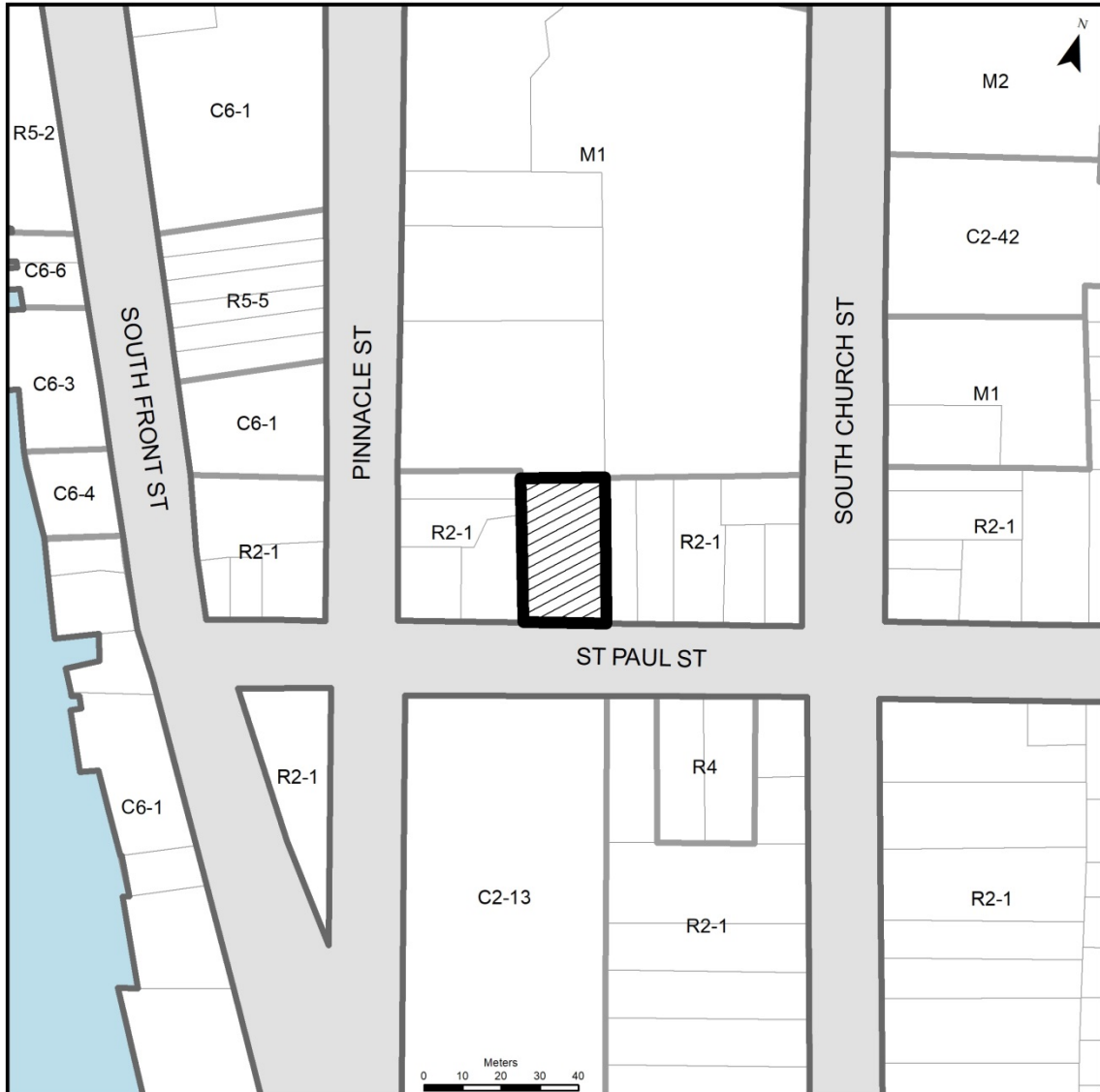


Thomas Deming, CPT
Principal Planner, Policy Planning
Engineering and Development Services Department

Attachments

- | | |
|-----------------|---------------------------|
| Attachment #1 – | Site Plan |
| Attachment #2 – | Location Map |
| Attachment #3 – | Official Plan Designation |
| Attachment #4 – | Official Plan Schedule D2 |

Attachment #1 – Location Map



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 18 ST. PAUL ST



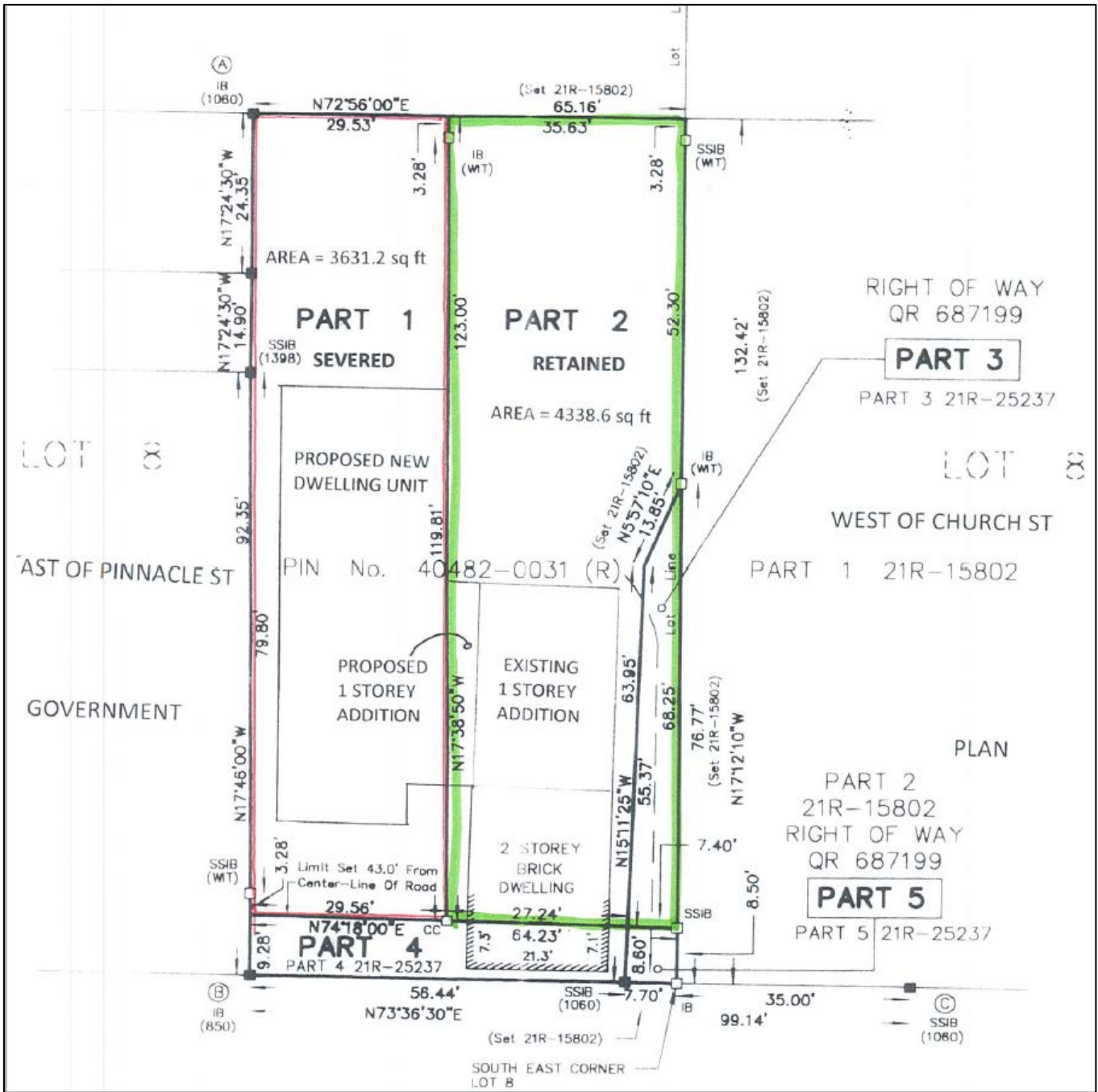
PROPOSED ZONING CHANGE FROM R2-1 (RESIDENTIAL - SECOND DENSITY WITH SPECIAL PROVISIONS) TO R3 (RESIDENTIAL THIRD DENSITY)



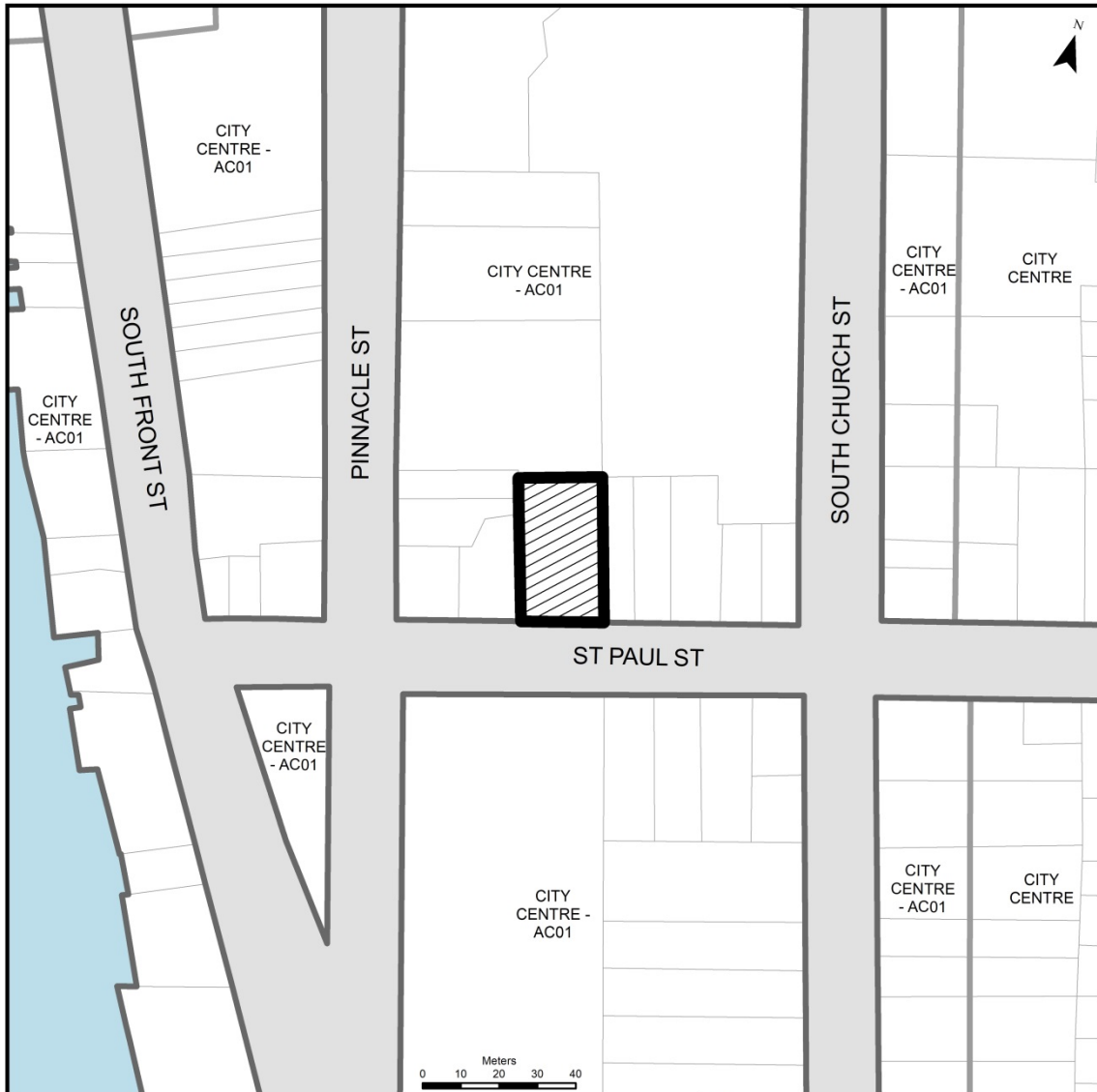
CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

B-77-1087

Attachment #2 – Site Plan



Attachment #3 – Official Plan Designation



LOCATION MAP

LOCATION: 18 ST. PAUL ST

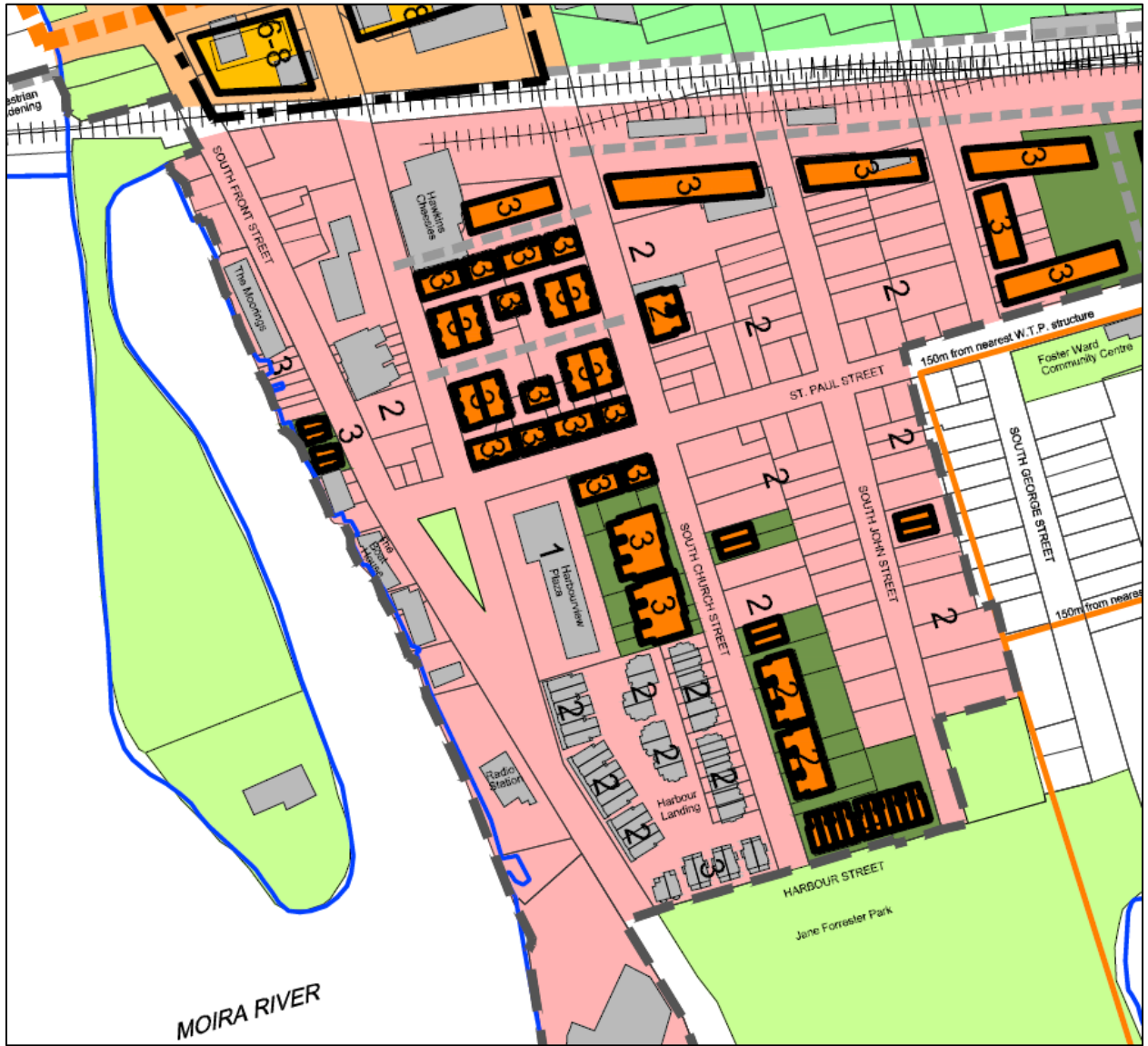
 - SUBJECT LANDS

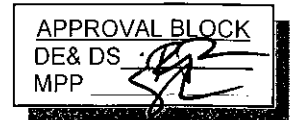


CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

B-77-1087

Attachment #4 – Official Plan Schedule D2





CITY OF BELLEVILLE

Thomas Deming, Principal Planner
Engineering and Development Services Department
Report No. PP-2019-56
September 3 2019

To: Belleville Planning Advisory Committee

Subject: Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-Law Number 2076-80, As Amended
490 Dundas Street West
City of Belleville
APPLICANT/OWNER: The Pentecostals of Quinte
AGENT: Barry Johnson, RBJ Concepts Inc.

File: B-77-1088

Recommendation:

"That Report No. PP-2019-56 dated September 3, 2019 regarding Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-Law Number 2076-80, As Amended – 490 Dundas Street West, City of Belleville, County of Hastings be received as information, and;

That Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department."

Background:

The application for the proposed amendment to Zoning By-Law Number 2076-80 was received by the City of Belleville on July 30, 2019.

The initial public meeting is held in accordance with the requirements of the Planning Act. The purpose of this meeting is for Committee Members to formally hear and receive public comments. The intent of this statutory public planning meeting is to receive public feedback and incorporate it into a recommendation report from Staff.

The Applicant intends to add dwelling units as a permitted use within the existing church for accommodation of travelling clergy and church members. Attachment #1 includes pictures showing the existing built form and the

general location of the proposed dwelling units on the second floor.

The subject lands are identified on the attached Location Map (Attachment #2). Site Details for the subject lands:

Site Review	Description
Site Location	The subject lands are municipally known as 490 Dundas Street West, which is located north of Dundas Street West, east of Holmes Road, and west of Avondale Road
Site Size	2.1 hectares
Present Use	Church and daycare
Proposed Use	Same plus dwelling units
Loyalist Secondary Plan Designation	Employment Lands
Present Zone Category	Highway Commercial (CH-11) Zone
Proposed Zone Category	Highway Commercial (CH-11) Zone
Land uses to the north	Stormwater pond
Land uses to the east	Long term care facility (Hastings Manor)
Land uses to the south	Dental office, auto repair, radio station
Land uses to the west	Single detached dwellings

A proposed site plan was provided in addition to the application (Attachment #3). This document has been available for public review at the Planning Department. This document shows that the building footprint will not change.

Proposal

The Application proposes to amend Zoning By-Law 2076-80 to add dwelling units as a permitted accessory use within the Highway Commercial (CH-11) Zone.

Provincial Policy Statement

Municipalities are required to ensure all decisions related to land use planning matters shall be consistent with the Provincial Policy Statement. Planning Staff will consider the following policies in the PPS:

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet

long-term needs;

c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;

e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;

f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;

g) ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and

h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

1.1.3.2 Land use patterns within settlement areas shall be based on:

a) densities and a mix of land uses which:

1. efficiently use land and resources;

2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

3. minimize negative impacts to air quality and climate change, and promote energy efficiency;

4. support active transportation;

5. are transit-supportive, where transit is planned, exists or may be developed; and

6. are freight-supportive; and

b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

Loyalist Secondary Plan

The land is designated "Employment Lands" in the City's Loyalist Secondary Plan (Attachment #4 – Loyalist Secondary Plan Designation Map). Planning Staff use the policies within the Secondary Plan to make recommendations.

The Employment Land designation is intended to be used for a range of commercial and industrial land uses. The existing church was built in 1963 and is considered legal non-conforming to its land use designation. Section 6.9 of the Loyalist Secondary Plan provides the following regarding non-conforming uses:

- a) Any existing use that does not comply with the relevant policies contained in this Secondary Plan would be deemed non-conforming in terms of this Secondary Plan.
- b) Non-conforming uses may be zoned in recognition of the existing use provided:
 - the zoning would not permit any change of use or performance standard that will aggravate any situation detrimental to adjacent complying uses;
 - such uses do not constitute a danger to surrounding uses and persons by virtue of their hazardous nature or the traffic flow they generate;
 - such uses do not pollute the air, water or soil to the detriment of health and safety of residents; and
 - they do not interfere with the development or enjoyment of adjacent areas in accordance with this Secondary Plan.

Where an existing use meets the above criteria, such zoning may provide for the current use and any other uses which are deemed to be similar to or more compatible with adjacent complying uses than the current use.

Concerning housing, the Loyalist Secondary Plan also provides the following applicable policy:

6.15.2 Housing Renewal and Innovation

- a) This Secondary Plan supports innovative residential development; City Council should endeavour to increase awareness of innovative approaches to housing to foster exceptional solutions to the City's housing needs.

6.15.4 Housing Intensification

This Secondary Plan supports compatible housing intensification and infill development, such as:

- accessory apartments or conversions of large residential structures to multiple use in appropriate areas;
- infilling on existing lots of record and maximizing use of underutilized lots;
- subdivision of oversized residential lots;
- establishment of boarding houses in commercial areas and neighbourhoods of mixed land uses; and
- conversion of non-residential buildings to residential use in appropriate areas.

Zoning By-law

The property is currently zoned Highway Commercial (CH-11) Zone under Zoning By-Law 2076-80. A church is a permitted use within the Highway Commercial (CH) Zone.

Within the area zoned CH-11 , a retailing warehouse outlet, business, professional and/or administrative offices, and day nursery are permitted use in addition to those uses permitted by Highway Commercial (CH) Zone and the existing minimum lot frontage, front yard depth, and interior side yard width for the existing building shall be permitted. Notwithstanding, the existing building may be extended or enlarged provided the existing yards are not reduced in depth or width and where any such yards are larger in depth or width than the minimum required by the Highway Commercial (CH) Zone, such yards may be reduced to the minimum yards required by the Highway Commercial (CH) Zone.

The Application proposes to amend Zoning By-Law 2076-80 to add dwelling units as a permitted accessory use within the Highway Commercial (CH-11) Zone.

The current Highway Commercial (CH) Zone does permit one dwelling unit in a commercial building.

Public Comments

On August 9, 2019 a written notice and location map was mailed by first class mail to all registered owners of land within 120 metres of the subject property. The notice provided information that a public meeting was scheduled for September 3, 2019.

Similarly, a sign was placed on the subject lands notifying the general public that a public meeting was scheduled for September 3, 2019.

On August 12, a corrected notice was mailed out with a minor correction to the original notice clarifying that the property has a frontage of 90.5 metres on to Dundas Street West.

At the time of writing this report, no correspondence from the public has been received by the City regarding this application.

Staff and Agency Comments

External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Hastings and Prince Edward Health Unit, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Elexicon Energy, Hydro One, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines, MPAC, Quinte Conservation and the Health Unit.

The Ministry of Environment provided comments that the property is in close proximity to a stormwater pond but otherwise had no concerns.

At the time of writing this report, no other comments or concerns have been received regarding this application.

Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the General Manager of Transportation & Operations Department, General Manager of Environmental Services, the Director of Recreation, Culture and Community Services, the Supervisor of Parks & Open Spaces, the Chief Administrative Officer, the Manager of Economic & Strategic Initiatives, Manager of Approvals, the City Clerk, and the Chief Building Official.

The Manager of Approvals, Parks & Open Space Supervisor, and Director of Recreation, Culture and Community Services have provided that they have no concerns with the application.

At the time of writing this report, no other comments have been received regarding this application.

Considerations:

Public

Circulation to the public complies with the requirements of the Planning Act, R.S.O. 1990.

Financial

The fees of the application have been received by the City.

Impact on and input from other Departments/Sources

Circulation of this application to other departments/agencies has occurred.

Strategic Plan Alignment

The City of Belleville's Strategic Plan identifies nine strategic themes including Residential Development.

Strategic objectives of the Residential Development theme include:

- Plan for residential growth to meet our needs for 20 years and designate sufficient land in our planning documents to accommodate residential growth for 10 years
- Provide for a variety of housing forms to reflect our changing demographics and need for affordability

Conclusion:

Comments received at this public meeting, as well as subsequent written comments will be considered by the Engineering and Development Services Department in analysis of the application received to amend the City of Belleville Zoning By-law 2076-80. A recommendation report will be brought forward upon receipt of all agency and public comments.

Respectfully submitted



Thomas Deming, CPT
Principal Planner, Policy Planning
Engineering and Development Services Department

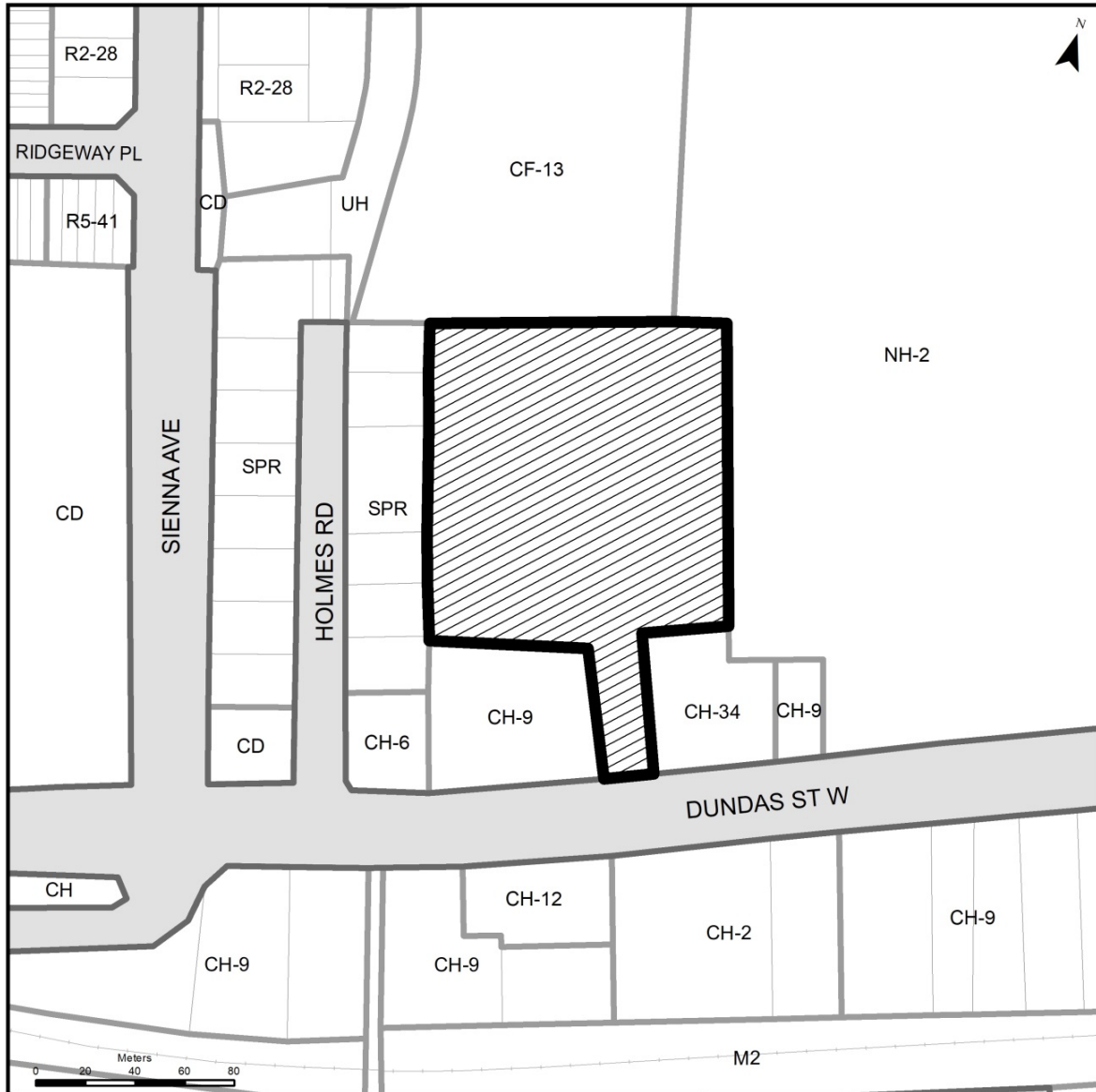
Attachments

- Attachment #1 – Photos of Existing Structure
- Attachment #2 – Location Map
- Attachment #3 – Site Plan
- Attachment #4 – Loyalist Secondary Plan Designation

Attachment #1 – Photos of Existing Structure



Attachment #2 – Location Map



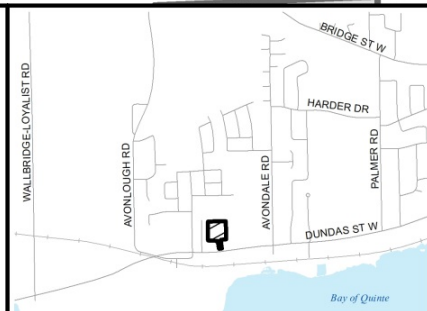
PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 490 DUNDAS ST W



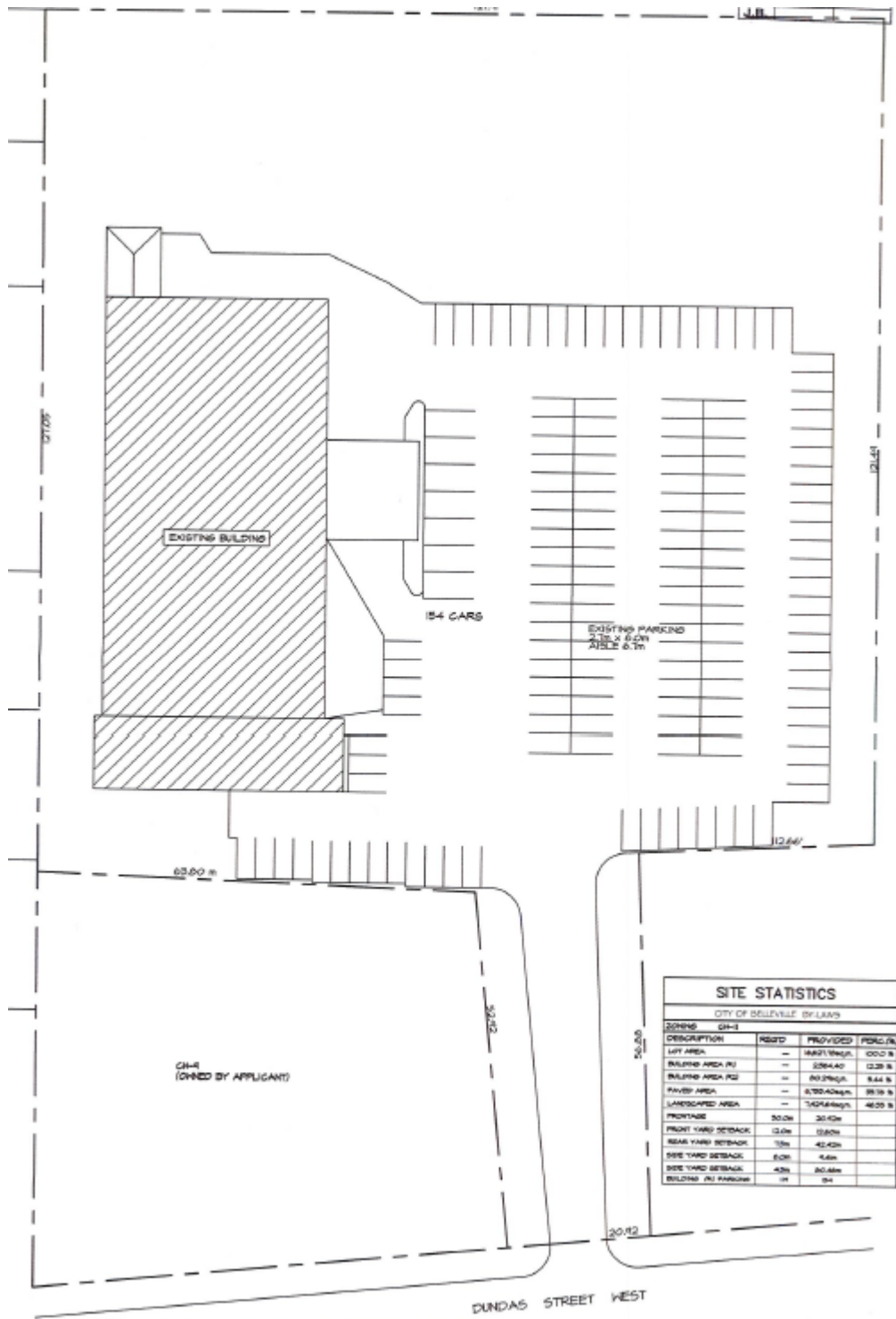
PROPOSED ZONING CHANGE FROM CH-11 (HIGHWAY COMMERCIAL WITH SPECIAL PROVISIONS) TO AMENDED CH-11 ZONE

B-77-1088



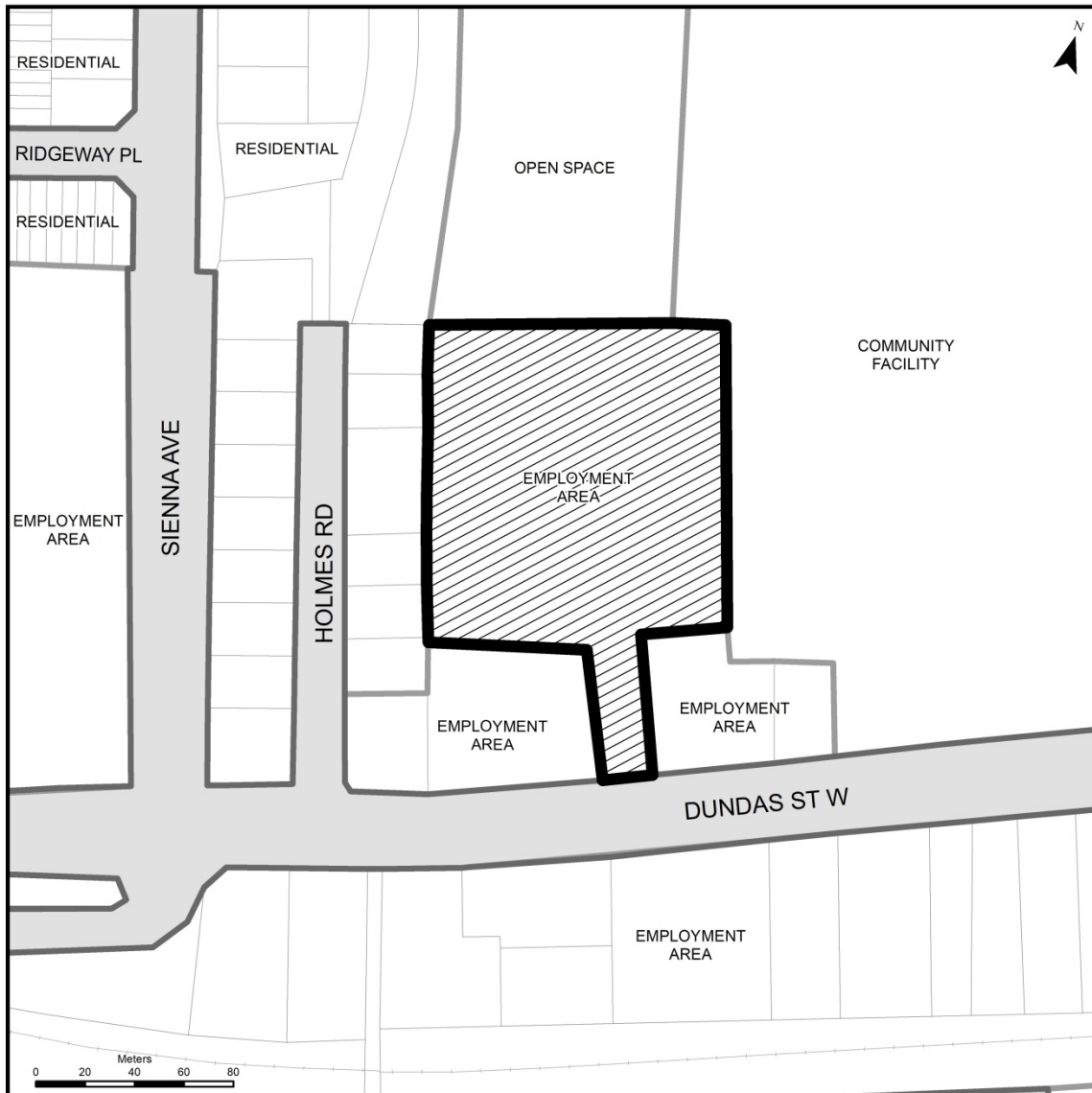
CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

Attachment #3 – Site Plan



SITE STATISTICS			
CITY OF BELLEVILLE BY-LAW			
ZONE	CH-1		
DESCRIPTION	REQ'D	PROV'D	PERC. %
LOT AREA	--	18421.9sq.ft.	100.0 %
BUILDING AREA #1	--	2264.40	12.28 %
BUILDING AREA #2	--	60.29sq.ft.	0.33 %
PAVED AREA	--	6780.40sq.ft.	36.85 %
LANDSCAPED AREA	--	11641.49sq.ft.	63.15 %
FRONTAGE	50.0m	20.42m	
FRONT YARD SETBACK	12.0m	12.60m	
REAR YARD SETBACK	7.6m	42.42m	
SIDE YARD SETBACK	6.0m	6.4m	
SIDE YARD SETBACK	4.9m	20.48m	
BUILDING IN PROGRESS	0'	0'	

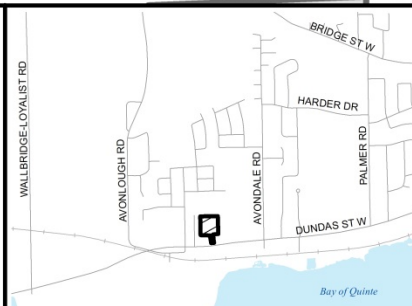
Attachment #4 – Loyalist Secondary Plan Designation



LOCATION MAP

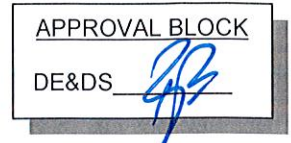
LOCATION: 490 DUNDAS ST W

 - SUBJECT LANDS



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

B-77-1088



CITY OF BELLEVILLE
Greg Pinchin
Manager of Approvals
Engineering & Development Services Department
Report No. APS-2019-28
September 3, 2019

To: Belleville Planning Advisory Committee

Subject: Notice of Application and Introductory Public Meeting for a Proposed Draft Plan of Subdivision
Sand Cherry Court, Part of Lot 37, Concession 1
Former Township of Sidney, now City of Belleville
OWNER: Sand Cherry Court G.P. Inc c/o Syfeddin Hosseini
Agent: McIntosh Perry Consulting – Marko Cekic

File: 12T-19001

Recommendation:

“That Report No. APS-2019-28 dated September 3, 2019 regarding Notice of Application and Introductory Public Meeting for a Proposed Draft Plan of Subdivision, Sand Cherry Court, Part of Lot 37, Concession 1, former Township of Sidney, now City of Belleville be received as information; AND

That Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.”

Background:

The initial public meeting is held in accordance with the requirements of the *Planning Act*. The purpose of this meeting is for Committee Members to formally hear and receive public comments. The intent of this statutory public planning meeting is to receive public feedback and incorporate it into a recommendation report from staff.

The subject property is located on the east side of Palmer Road just south of Moira Street West as shown on the location map **ATTACHMENT #1**.

The lands subject to this current subdivision application have an area of approximately 1.32 hectares, a frontage of 15 metres at the west end of Pepper Avenue and a total frontage of 36.1 metres along Palmer Road as shown by the proposed plan of subdivision prepared by the Owner’s agent - **ATTACHMENT #2**.

The subject lands consist primarily of undeveloped open space with a range of shrubs and bushes and a scattering of trees. This property is relatively flat in the northwest corner but slopes significantly from the south and the southeast.

There currently is a water main located along Palmer Road with a lead to the subject lands. There is also a water main on Pepper Avenue. A sanitary sewer main is located on Pepper Avenue while a stormwater lead has been installed to the subject property from Palmer Road as part of the City's reconstruction of the street several years ago.

Transit services are provided along Moira Street West.

Surrounding uses include:

- 1) to the east: existing single detached and semi-detached dwellings;
- 2) to the north: existing single detached and semi-detached dwellings some with large undeveloped rear yards;
- 3) to the south: industrially designated land subject to re-development;
- 4) to the west: scattered existing single-family detached dwellings.

In 2006 Belleville City Council granted draft plan of subdivision approval for the subject lands. That approved plan was identical to the current plan. Unfortunately the draft plan approval lapsed in 2009 and is no longer valid. The owner applied again in 2015 and received draft plan of subdivision approval, which then lapsed in 2018. The proposal is essentially a re-submission of what has been previously draft approved.

It is also noted that the subject lands were rezoned in 2006 to allow the proposed development. Consequently the required zoning for the proposed use of these lands is already in place.

Proposal:

The proposed Plan of Subdivision would include ten (10) blocks containing thirty-nine (39) townhouse units all of which are to be accessed by a new cul-de-sac extending eastward from Palmer Road.

This roadway will have to be constructed to a local road standard (ie: 20 metre wide right-of-way). It is proposed that full municipal services would be extended to all of the proposed blocks.

Land has been set aside for an emergency entrance and walkway to Pepper Avenue along with a servicing connection (Block 11), and a stormwater management block (Block 12).

No land has been set aside for parkland purposes within in this proposed subdivision and it is proposed that a cash in-lieu payment will be made to the City.

In support of the application, the following information was submitted:

- Plan of Subdivision (Draft 21M Plan), Watson Land Surveyors, May 2, 2019
- Watermain Design Brief KP-15-7033 – Sand Cherry Court Subdivision, McIntosh Perry, Revised June 20, 2019
- Servicing and Stormwater Management Report, Sand Cherry Court Subdivision, McIntosh Perry, Revised June 20, 2019
- Sand Cherry Court Subdivision Engineering Drawings, McIntosh Perry, issued June 20, 2019
- Environmental Compliance Approval 6643-APVRY2 dated September 26, 2017

These documents have been available for public review at the Approvals Section of the Engineering & Development Services Department.

The Watermain Design Brief concludes that a new 200 mm watermain on Sand Cherry Court is capable of handling capacity and pressure demands with no adverse effects to the existing water supply.

The Servicing and Stormwater Management Report concludes that:

- the new watermain would connect to Palmer Road and Butler Lane/Pepper Avenue to service the proposed subdivision;
- a new sanitary sewer will connect to existing infrastructure within Butler Lane/Pepper Avenue to service the proposed subdivision;
- rainfall will be conveyed by overland sheet flow towards new catchbasins where it would outlet to the dry retention area (stormwater management facility);
- there would be an increase in net peak flows, so a quantity control restriction will be provided in the dry retention area (stormwater management facility);
- Best Management Practices would be implemented, along with a proposed Stormceptor to control the quality of the stormwater.

Provincial Policy Statement:

Municipalities are required to ensure all decisions related to land use planning matters shall be consistent with the Provincial Policy Statement.

Planning Staff will consider the following policies in the PPS:

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons) [...] to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns; and
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;

1.1.3.2 Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:
 - 1. efficiently use land and resources;
 - 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
 - 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;
 - 4. support active transportation;
 - 5. are transit-supportive, where transit is planned, exists or may be developed; and
 - 6. are freight-supportive; and
- b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area.

Official Plan:

Planning Staff will use the policies within the Official Plan to make a recommendation. The land is designated "Residential" in the City's Official Plan. Residential development of the form and density proposed is permitted in the 'Residential Land Use' designation subject to location criteria. No Official Plan amendment is required for this development.

Section 3.10.2 i) of the Plan states that:

- i) This Plan supports the development of all forms of housing in all forms of tenure, being freehold, rental, cooperative, and condominium.

Zoning By-law:

This property is currently zoned is "R5-33 – Residential Fifth Density Exception No. 33 Zone" which permits the proposed townhouse units. There are no changes proposed to the zoning.

Public Circulation and Comments:

Notice of the subject application was mailed to all registered owners of land within 120 metres (400 feet) of the subject property on August 9, 2019. Notice was also provided by posting a sign on the property August 9, 2019, in accordance with the notice provisions set out in the *Planning Act*.

Inquiries have been received about the proposal from nearby property owners. No formal comments or concerns have been received regarding this application to date.

Agency & Departmental Circulation:

1) Internal Departments

The subject application was circulated for comment to the Development Engineer, the Manager of Transportation & Operations, the Chief Building Official, the Director of Recreation, Culture & Community Services, the Fire Chief, the Police Chief, and the Manager of Policy Planning on August 9, 2019.

The Engineering Section advises that comments from the previous approval remain unchanged, and the owner shall reimburse the City for the cost of servicing stubs installed as part of the Palmer Road reconstruction as a condition of final approval.

Environmental Services advises that technical water main design details will be reviewed later on through the appropriate process.

Recreation, Culture & Community Services requests cash in lieu of a parkland dedication for the proposed subdivision.

Fire & Rescue advise that they have no comment regarding the application.

2) External Agencies

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Quinte Conservation, Bell Canada, Cogeco, Canada Post, Elexicon/Veridian, Union Gas, C.N. Rail, and the Hastings Prince Edward Public Health on August 9, 2019.

Quinte Conservation advises that the proposal outlined in the revised stormwater management report may require provisions for dry pond maintenance and access by the City. These details can be addressed through draft conditions and engineering review.

Considerations:

- **Public**

Public notice and circulation complies with the requirements of the *Planning Act, R.S.O. 1990*.

- **Financial**

The fees payable for processing the application have been received by the City. Any planning, engineering, surveying and legal costs to facilitate the plan of subdivision for the subject lands would be at the owner's expense.

- **Impact on and input from other Departments/Sources**

Circulation of this application to other departments/agencies has occurred.

- **Strategic Plan Alignment**

The City of Belleville's Strategic Plan identifies nine strategic themes including Residential Development. A key strategic objective of the Residential Development theme is to:

- Plan for residential growth to meet our needs for 20 years and designate sufficient land in our planning documents to accommodate residential growth for 10 years.

Conclusion:

Comments received at this public meeting, as well as subsequent written comments will be considered by the Engineering and Development Services Department in analysis of this application for approval of a Draft Plan of Subdivision. A recommendation report will be brought forward upon receipt of all agency and public comments.

Respectfully submitted,

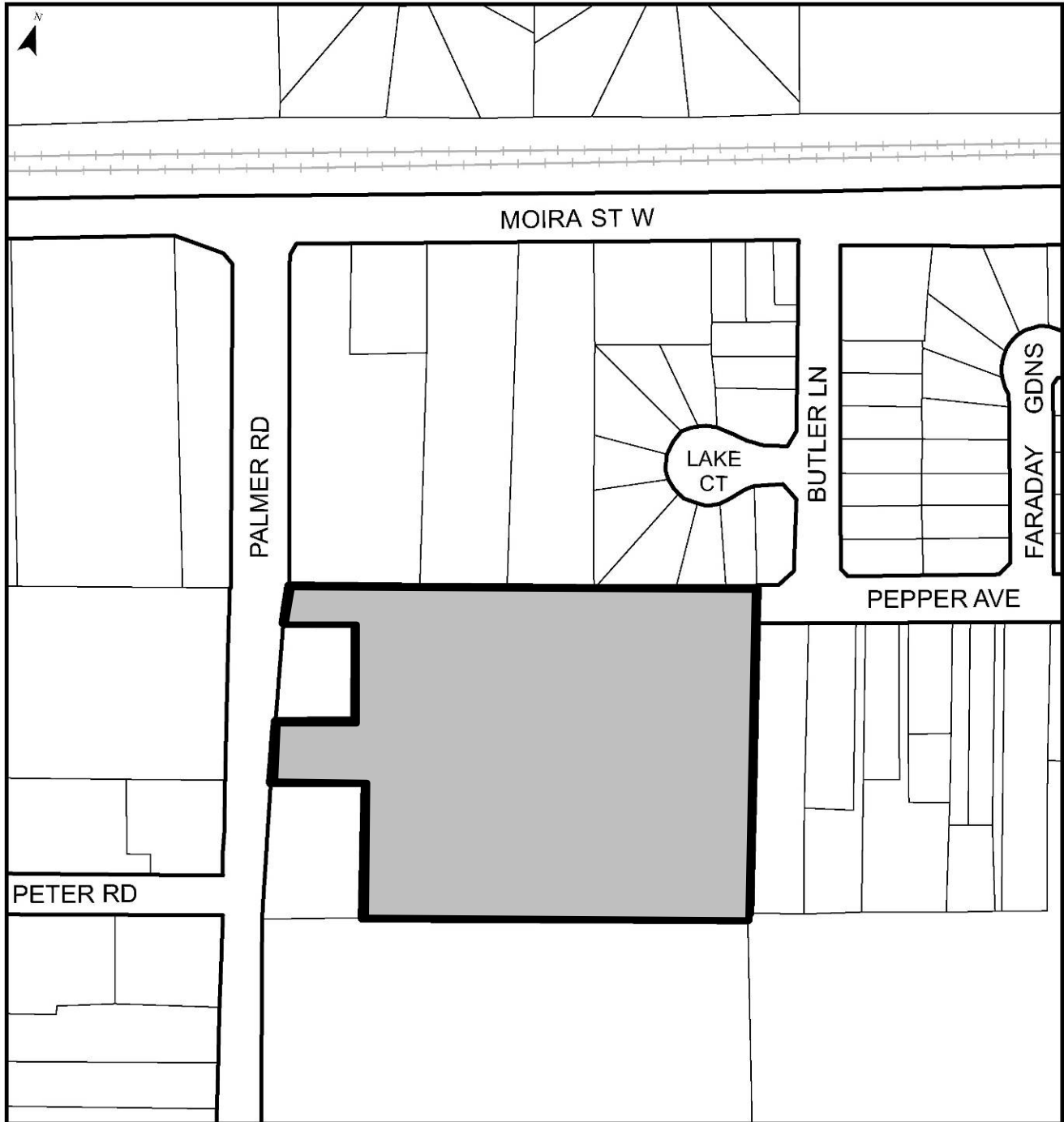


Greg Pinchin

Attachments

- Attachment #1 – Location Map
- Attachment #2 – Plan of Subdivision (Draft 21M Plan), Watson Land Surveyors, May 2, 2019

Location of Subject Property

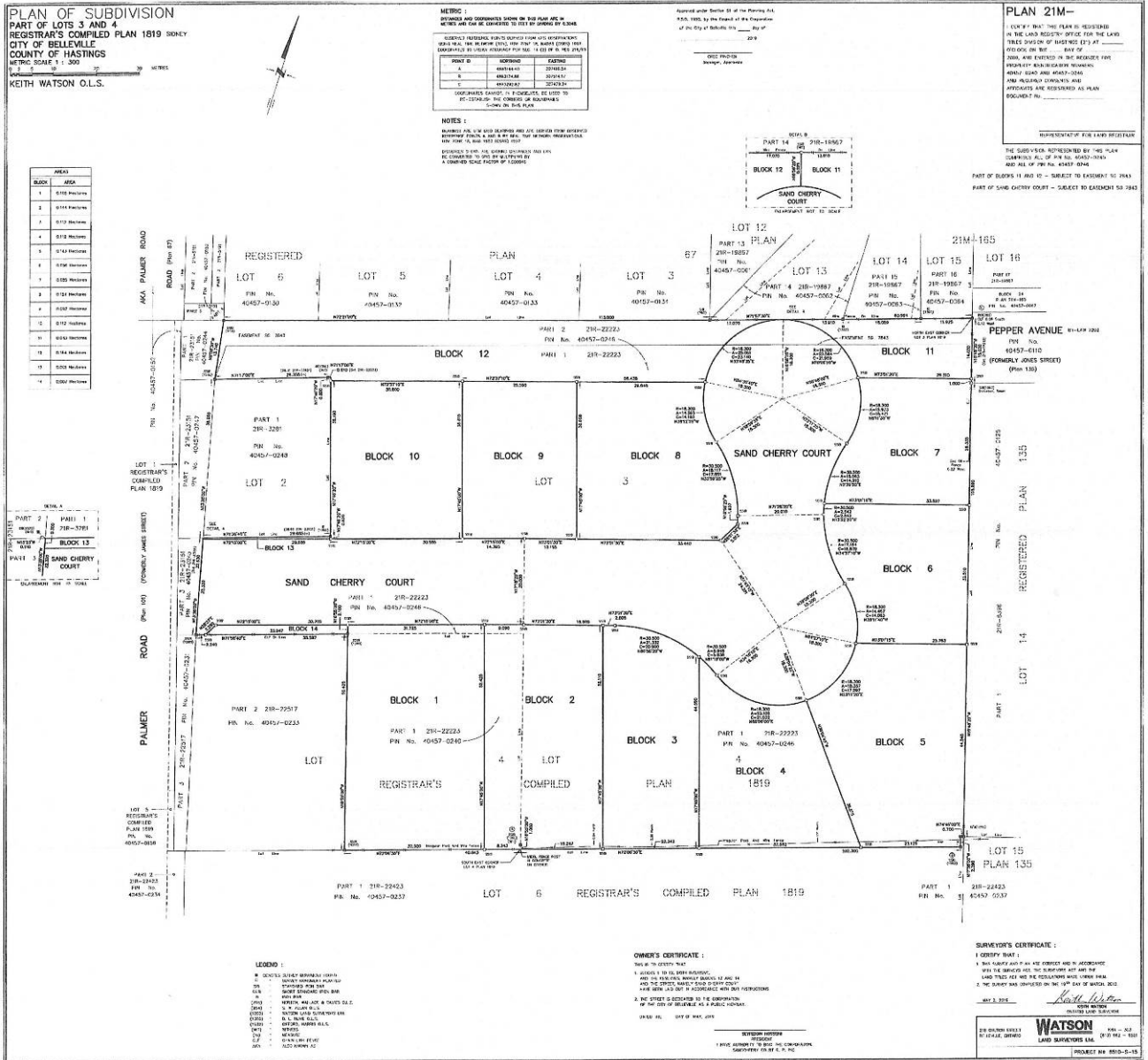


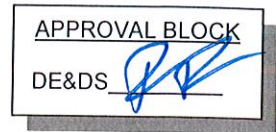
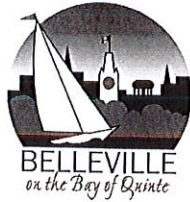
CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

**LOCATION
MAP**
**SAND CHERRY
COURT**

ATTACHMENT #2

Draft Plan of Subdivision – Sand Cherry Court





CITY OF BELLEVILLE
Greg Pinchin
Manager of Approvals
Engineering & Development Services Department
Report No. APS-2019-29
September 3, 2019

To: Belleville Planning Advisory Committee

Subject: Notice of Application and Introductory Public Meeting for a Proposed Draft Plan of Subdivision
Bell Boulevard Subdivision, Part of Lot 32, Concession 2
Former Township of Sidney, now City of Belleville
OWNER: 2555111 Ontario Inc., c/o Bhupinder Paul Sharma
Agent: RFA Planning Consultant Inc., Shawn Legere

File: 12T-19002

Recommendation:

“That Report No. APS-2019-29 dated September 3, 2019 regarding Notice of Application and Introductory Public Meeting for a Proposed Draft Plan of Subdivision, Bell Boulevard Subdivision, Part of Lot 32, Concession 2, former Township of Sidney, now City of Belleville be received as information; AND

That Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department.”

Background:

The initial public meeting is held in accordance with the requirements of the *Planning Act*. The purpose of this meeting is for Committee Members to formally hear and receive public comments. The intent of this statutory public planning meeting is to receive public feedback and incorporate it into a recommendation report from staff.

The subject property is located on the north side of Bell Boulevard, immediately east of Hannafin Road, and south of Enterprise Drive as shown on the location map **ATTACHMENT #1**.

The lands subject to this application have an area of approximately 6.80 hectares, a frontage of at least 250 m on Hannafin Road, and approximately 230 m on both Enterprise Drive and Bell Boulevard as shown by the proposed plan of subdivision prepared by the Owner's agent - **ATTACHMENT #2**.

The subject lands consist of an undeveloped field. The property is relatively flat and slightly sloped to the southeast with a drainage channel running along the east side, and into the southeast corner. There are existing swales and ditches around the periphery.

There currently is a water main located along Bell Boulevard and up Hannafin Road, the owner's consultant recommends extending the 400mm diameter watermain east along Enterprise Drive to provide service to the proposed northern three lots, and that appropriately sized service connections be installed depending on the end use of the lots. There is also sanitary sewer available on Bell Boulevard and Hannafin Road. They note that a hotel development could only be serviced from Bell Boulevard, and confirmation of available capacity would be required, as the sewer on Hannafin would exceed capacity with a hotel development. The owner's consultant also recommends extending the sanitary sewer eastward on Enterprise Drive to service the proposed lots on the north side of the property.

Surrounding uses include:

- 1) to the east: vacant treed lot;
- 2) to the north: Enterprise Drive;
- 3) to the south: Bell Boulevard;
- 4) to the west: Hannafin Road.

It is noted that the zoning on the subject lands permits a range of commercial and industrial uses.

Proposal:

The proposed Plan of Subdivision would include nine (9) lots for commercial or industrial development – lots fronting on Bell Boulevard would range in size from 0.96 ha to 1.13 ha, while lots fronting on Hannafin and Enterprise would range in size from 0.44 ha to 0.79 ha.

Block 10 is designated to be a daylight triangle to be deeded to the municipality as part of Hannafin Road at the northeast corner of the intersection with Bell Boulevard.

Four blocks of land (Blocks 11 to 14 inclusive) have been designated for access easements to the front and rear of the three parcels fronting on Bell Boulevard, as the Owners have been advised that access to Bell would be limited to a single right-in, right-out driveway shared by the three lots.

No land has been set aside for parkland purposes within in this proposed subdivision and it is proposed that a cash in-lieu payment will be made to the City.

In support of the application, the following information was submitted:

- Planning Rationale from RFA Planning Consultant Inc. dated July 18, 2019 – **ATTACHMENT #3**

- Draft Plan of Subdivision from RFA Planning Consultant Inc. signed July 19, 2019
- Relevant surveys, parcel register and PIN mapping from the Land Registry Office
- Engineering Servicing Report – Bell Boulevard Subdivision from Jewell Engineering dated July 17, 2019
- Stormwater Management Report – Bell Boulevard Subdivision from Jewell Engineering dated July 17, 2019
- Geotechnical Investigation Report, Bell Boulevard Development from Cambium Inc. dated May 1, 2019

These documents have been available for public review at the Approvals Section of the Engineering & Development Services Department.

Provincial Policy Statement:

Municipalities are required to ensure all decisions related to land use planning matters shall be consistent with the Provincial Policy Statement.

Planning Staff will consider the following policies in the PPS:

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) avoiding development and land use patterns which may cause environmental or public health and safety concerns; and
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;

1.1.3.2 Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:
 - 1. efficiently use land and resources;
 - 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
 - 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;
 - 4. support active transportation;
 - 5. are transit-supportive, where transit is planned, exists or may be developed; and
 - 6. are freight-supportive; and

- b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be

accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

1.3.2.1 Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.

1.3.2.3 Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.

1.6.3 Before consideration is given to developing new infrastructure and public service facilities:

- a) the use of existing infrastructure and public service facilities should be optimized;

Official Plan/Loyalist Secondary Plan:

Planning Staff will use the policies within the Official Plan and the Loyalist Secondary Plan to make a recommendation. The land is designated "Employment" in the City's Loyalist Secondary Plan, which is a subset of the Official Plan. Commercial and Industrial development is permitted in the 'Employment Area' designation. No Official Plan or Loyalist Secondary Plan amendment is required for this subdivision as proposed.

Section 3.2 of the Loyalist Secondary Plan sets out policies for Employment Areas.

Zoning By-law:

This property is currently zoned "CH-29/MS-H – Highway Commercial Exception No. 29 and Special Industrial - Holding Zone" which permits a range of commercial and industrial uses. There are no changes proposed to the zoning.

Public Circulation and Comments:

Notice of the subject application was mailed to all registered owners of land within 120 metres (400 feet) of the subject property on August 9, 2019. Notice was also provided by posting a sign on the property August 9, 2019, in accordance with the notice provisions set out in the *Planning Act*.

Inquiries have been received about the proposal from a nearby property owner. No formal comments or concerns have been received regarding this application to date.

Agency & Departmental Circulation:

1) Internal Departments

The subject application was circulated for comment to the Development Engineer, the Manager of Transportation & Operations, the Chief Building Official, the Economic Development Officer, the Fire Chief, the Police Chief, and the Manager of Policy Planning on August 9, 2019.

The Fire Chief advises that Fire & Rescue has no comment.

2) External Agencies

The subject application was circulated for comment to Quinte Conservation, Bell Canada, Cogeco, Canada Post, Elexicon/Veridian, Hydro One Inc., Ontario Power Generation, Union Gas, the City of Quinte West, and the Ministry of Transportation on August 9, 2019.

Bell Canada advises that they have no conditions or objections at this time, but that the developer will need to contact Bell during detailed design.

Hydro One advises that they have no comments or concerns at this time.

Considerations:

- **Public**

Public notice and circulation complies with the requirements of the *Planning Act, R.S.O. 1990*.

- **Financial**

The fees payable for processing the application have been received by the City. Any planning, engineering, surveying and legal costs to facilitate the subdivision of the subject lands would be at the Owner's expense.

- **Impact on and input from other Departments/Sources**

Circulation of this application to other departments/agencies has occurred.

- **Strategic Plan Alignment**

The City of Belleville's Strategic Plan identifies nine strategic themes including Industrial and Commercial Development. A key strategic objective of the Industrial and Commercial Development theme is to:

- Ensure suitable serviced employment lands are available to meet the needs of all potential industrial and commercial investments.

Conclusion:

Comments received at this public meeting, as well as subsequent written comments will be considered by the Engineering and Development Services Department in analysis of this application for approval of a Draft Plan of Subdivision. A recommendation report will be brought forward upon receipt of all agency and public comments.

Respectfully submitted.

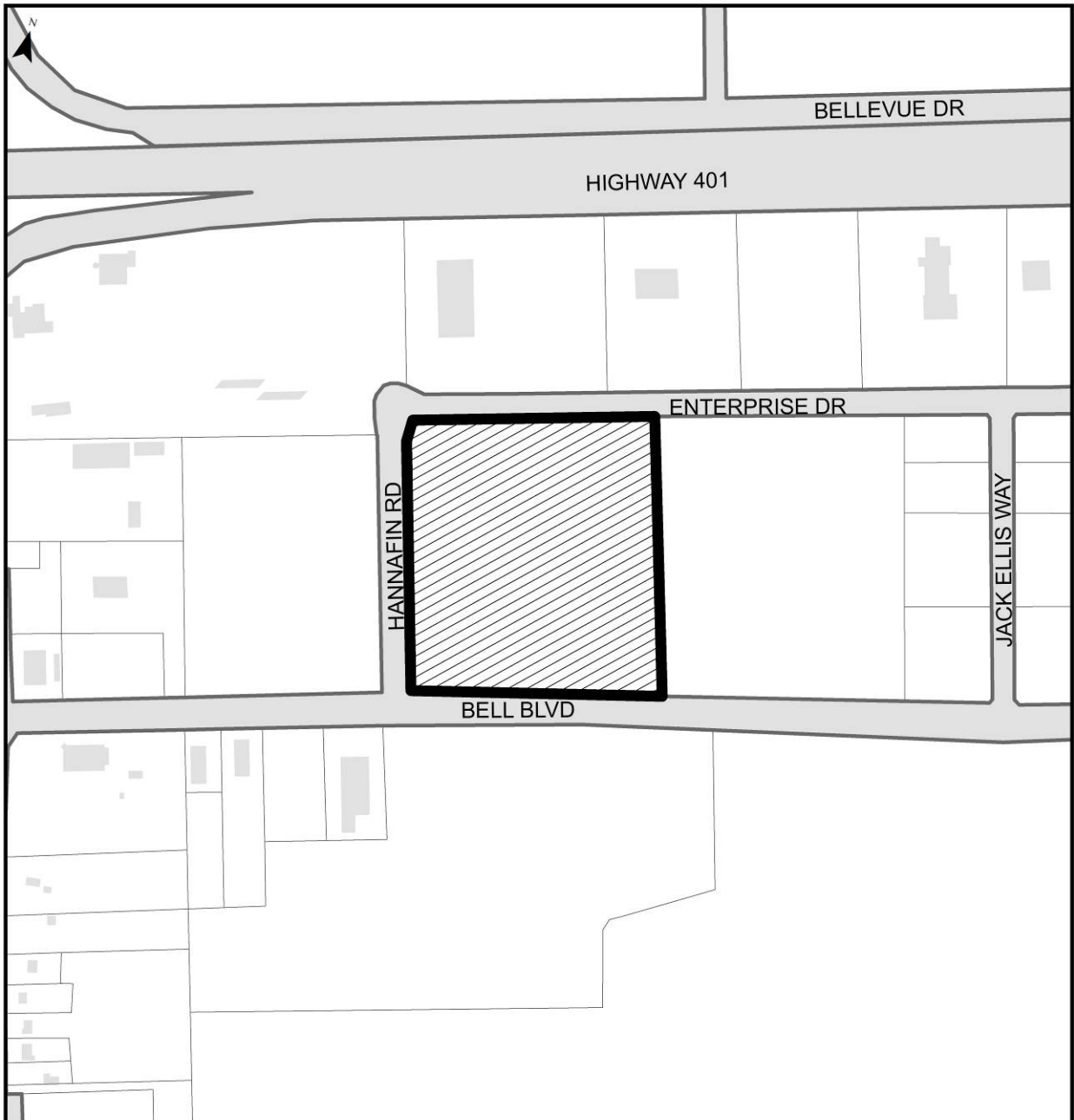


Greg Pinchin

Attachments

- Attachment #1 – Location Map
- Attachment #2 – Draft Plan of Subdivision from RFA Planning Consultant Inc. signed July 19, 2019
- Attachment #3 – Planning Rationale from RFA Planning Consultant Inc. dated July 18, 2019

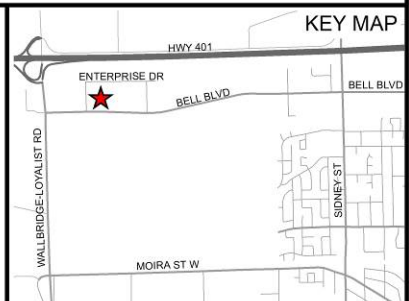
Location of Subject Property



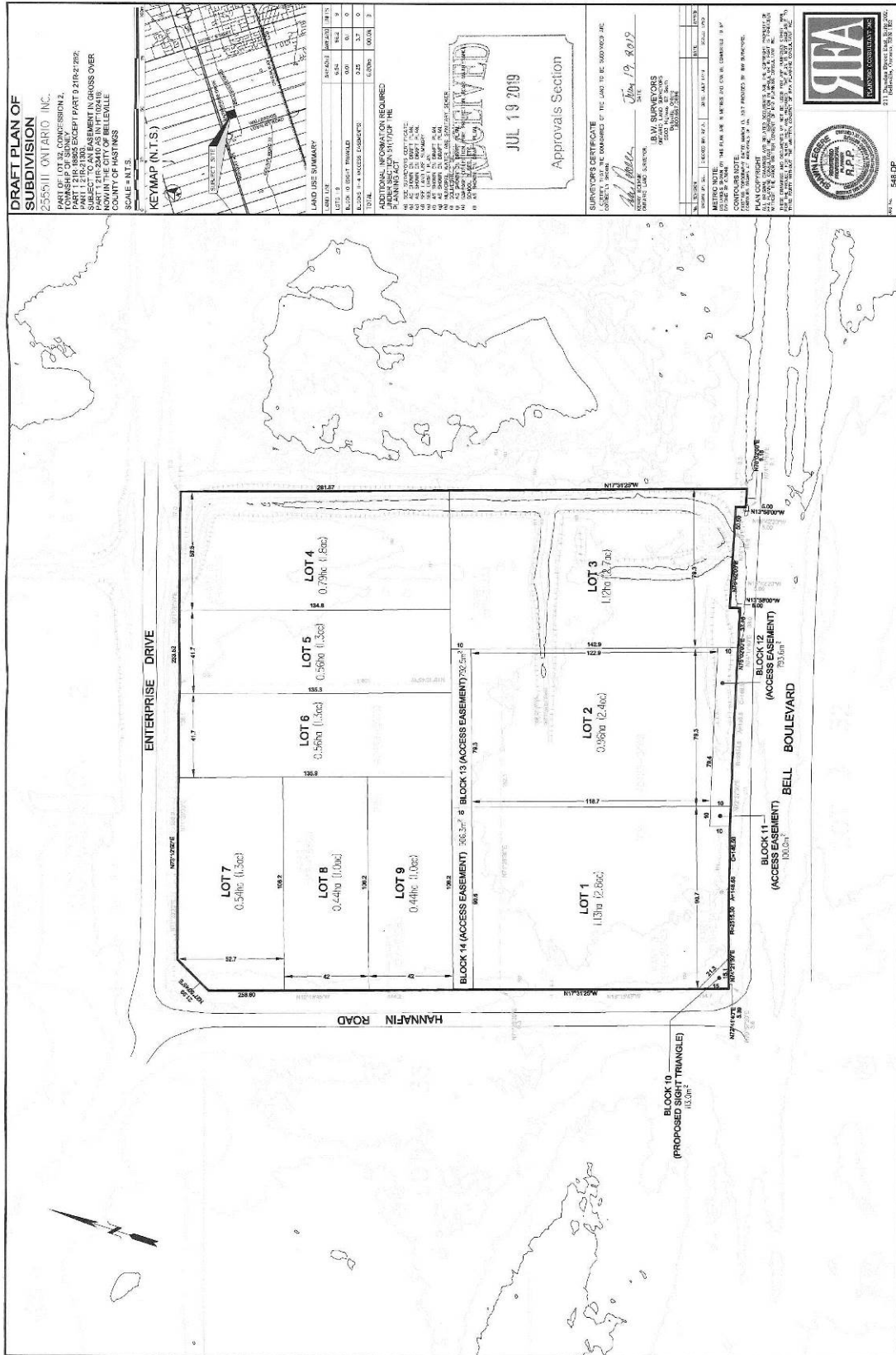
CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

LOCATION MAP

SUBJECT LANDS



Draft Plan of Subdivision





Planning Rationale

To: Greg Pinchin, B.E.S, MCIP, RPP, Manager, Approvals Section
From: RFA Planning Consultant Inc.
Cc: 2555111 Ontario Inc., Owner
Date: July 18, 2019
Re: Application to Approve a Plan of Subdivision – Bell Boulevard Subdivision (2555111 Ontario Inc.)


The purpose of this planning rationale is to outline the planning framework of the proposed Bell Boulevard Subdivision in Belleville, Ontario. We have reviewed the Provincial Policy Statement and the Loyalist Secondary Plan and have evaluated the proposed plan of subdivision. Below is a summary of our analysis.

BACKGROUND

The subject property has 249.43 meters of frontage on the north side of Bell Boulevard, 280.53 meters of frontage on the east side of Hannafin Road and 233.52 meters of frontage on the south side of Enterprise Drive. The subject property has a total lot area of 6.8 hectares (16.80 acres). Currently, the subject lands are vacant and is located approximately 200 meters south of the Macdonald-Cartier Freeway, also known as the 401 Highway. Municipal services are available to the property along Bell Boulevard and Hannafin Road; however, Enterprise Drive is currently not serviced by municipal water or municipal sewage. A ditch watercourse course runs adjacent to the subject land's eastern property line and includes man-made sections that bisect the lower third of the site.

The subject lands are designated "Employment Area" in the Loyalist Secondary Plan, which forms part of the Belleville Official Plan. The land is within the "Special Highway Commercial/ Special Industrial (CH-29/MS-H) Holding Zone" of the Township of Sidney Zoning By-law 2076-80. Surrounding land uses are generally employment. Approximately half of the adjacent lands are vacant; however, the

211 Dundas Street East, Suite 202, Belleville, Ontario K8N 1E2

 613.966.9070  www.rfaplanningconsultant.ca

remainder of the lands to the immediately north-west, north, north-east and south-west of the site are commercial-industrial.

A summary of the subject lands is provided in **Table 1**, below:

TABLE 1: BACKGROUND SUMMARY

PINs 40429-0270 + 40429-0462	
Legal Description	Part of Lot 32, Concession 2, Township of Sidney Part 1 Plan 21R-18805, Except Part 9 Plan 21R-21282 Part 1 Plan 21R 21303, Subject to an Easement in Gross Over Part 1 Plan 21R-23410 as in HT 102416, Now in the City of Belleville, County of Hastings
Civic Address	None (vacant land)
Lot Area	6.8 hectares (16.80 acres)
Lot Frontage	249.43 meters (Bell Boulevard); 280.53 metres (Hannafin Road); 233.52 metres (Enterprise Drive)
Lot Depth	273 meters
Access	Bell Boulevard; Hannafin Road; Enterprise Drive
Official Plan	Employment Area (Schedule A – Land Use, Loyalist Secondary Plan)
Zoning	Special Highway Commercial/ Special Industrial (CH-29/MS- H) Holding Zone (Schedule B-1, Map #1, Zoning By-law 2076-80)

APPLICATION FOR PLAN OF SUBDIVISION

The proposed Draft Plan of Subdivision will allow for the subject property to be divided into nine (9) separately conveyable lots, which will provide the owner with flexibility in divesture of the property. Lots 1, 2 and 3 are the largest proposed lots with frontages of 90.7 metres and 79.3 metres, respectively, along Bell Boulevard and are 1.13 hectares, 0.96 hectares and 1.12 hectares in size, respectively. Lots 4, 5 and 6 have frontages of 59.5 metres and 41.7 metres, respectively, on Enterprise Drive and are 0.79 hectares and 0.56 hectares in size, respectively. Lot 7, Lot 8 and Lot 9 are the smallest proposed lots with frontages of 52.7 metre and 42.0 metres, respectively, along Hannafin Road and are 0.54 hectare and 0.44 hectares in size, respectively. All of the proposed lots exceed all applicable frontage and area requirements of the CH-29/MS-H Zone, including for motor vehicle service stations and gas bars. It is understood that extending services to the Lots 4, 5 and 6 fronting onto Enterprise Drive is required before they can be developed.

In consultation with City staff, a 10-metre wide access easement (Blocks 11 and 12) adjacent to Bell Boulevard is proposed to provide shared right-in-right-out access for Lots 1, 2 and 3 as required by the Bell Boulevard access policies. A second 10-metre wide access easement (Blocks 13 and 14) off Hannafin Road is proposed, which will provide shared primary access to Lot 1, 2 and 3. A sight triangle (Block 10) is provided to facilitate adequate sight lines as required to meet the City's intersection standards. See **Table 2** below for detail.

TABLE 2: LAND USE SCHEDULE

Land Use	Area (ha)	Area (%)	Units
Lots 1-9	6.54	96.2	9
Block 10 (Sight Triangle)	0.01	0.1	
Blocks 11-14 (Access Easements)	0.25	3.7	
Total	6.80 ha	100.0 %	9

No changes are proposed as part of the subject application to the uses currently permitted as-of-right. On this basis, amendments to the Official Plan and Zoning By-law 2076-80 are not required at this time as part of the draft plan approval process.



Subject Lands – Yellow outline.



Lot 4 – view from Enterprise Drive looking south, culvert bottom-centre.



Hannafin Road + Enterprise Drive – view of streetscape looking north-east from intersection.



Lot 1 – view looking north, commercial-industrial uses centre.



Lot 1 – view looking north-east.



Lot 1 – view looking east along Bell Boulevard streetscape (right to centre).



Lot 1 – View looking south-west, commercial-industrial uses on Bell Boulevard (centre).

CONFORMITY TO PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS) has applied to all planning applications since April 30, 2014. It provides policy direction on matters of provincial interest related to land use planning and development. All decisions related to land use planning matters “shall be consistent with” the PPS. The Plan of Subdivision application for 2555111 Ontario Inc. is consistent with the 2014 PPS.

The subject property is within a designated settlement area of the municipality, which shall be the focus of growth (1.1.3.1). Within settlement areas, land use patterns shall be based on densities that efficiently use land and resources, and are appropriate for and efficiently use the infrastructure that is available (1.1.3.2). As the subject property has municipal water and municipal sewage infrastructure available along Bell Boulevard and Hannafin Road, the Plan of Subdivision avoids the unjustified need or uneconomical expansion of such services. The plan only requires the logical extension of approximately 280 +/- metres of services to the proposed lots with frontage on Enterprise Drive. No municipal services capacity issues were expressed during pre-consultation discussions with City staff. The availability of existing infrastructure to the subject property supports that the site is an appropriate location for intensification (1.1.3.3).

The subject property is within an employment area, where a diversified economic base and providing for an appropriate mix and range of employment uses shall be promoted (1.3.1). Employment lands are to be protected and preserved for current and future employment uses (1.3.2.1). It is the intent that the nine lots proposed by the Bell Boulevard Subdivision will consist of industrial/commercial uses of varying sizes and intensities. The subject property is a part of a protected employment area, which is leveraged by its close proximity to Highway 401 (720+/- metres by road), a major goods movement corridor (1.3.2.3).

The proposal optimizes the use of existing infrastructure as both municipal water and municipal sewage servicing are available along Bell Boulevard and Hannafin Road (1.6.3). Intensification and redevelopment within settlement areas on existing municipal sewage and water services should be promoted (1.6.6.2). The proposed plan of subdivision is considered appropriate lot creation.

CONFORMITY TO LOYALIST SECONDARY PLAN

The subject lands are situated within the Loyalist Secondary Plan, which forms part of the Belleville Official Plan. As indicated on Schedule A – Land Use of the Loyalist Secondary Plan, the lands are designated as “Employment Area.” The following is a brief summary of the applicable Loyalist Secondary Plan policies.

Commercial Employment Use Policies

Section 3.2 of the Loyalist Secondary Plan outlines the land use policies for employment areas. Specifically, Section 3.2.1 outlines the development policies for commercial employment uses. The relevant policies are provided below:

- a) *Commercial employment uses permitted within areas designated Employment Area should be appropriate for the market area the commercial area is best suited or designed to service. Commercial uses that are intended to service the community or regional markets should be directed to areas that are readily accessible from the arterial road network. Commercial employment uses that are not along major thoroughfares should be limited to uses which cater to neighbourhood needs, or specialty markets. Further, regardless of the area's function or market orientation, care should be exercised to ensure only uses which address issues of land use compatibility, access, servicing, and related matters are permitted on specific sites.*
 - The Bell Boulevard Subdivision is readily accessible from the arterial road network as it is located at the intersection of Hannafin Road and Bell Boulevard. On this basis, commercial uses that are intended to service community or regional markets are appropriate for the development. Other neighbourhood or specialty markets may choose to locate on the proposed lots with less arterial road visibility, such as Enterprise Drive.

- b) *In general, commercial employment uses to be permitted within areas designated Employment Area would include business and professional offices, retail establishments, places of entertainment, assembly halls, restaurants, hotels and motels, personal service uses, automotive uses, community facilities and recreational uses. In some instances, particularly in the vicinity of residential areas, residential uses either as main uses or in concert with commercial development may be appropriate.*
 - The current CH-29/MS-H Zone permits a number of the prescribed uses in this policies; however, if the developer of particular lot(s) wishes to establish a place of entertainment or personal service, an amendment to the Zoning By-law will be required. There is no proposal for place of entertainment or personal service uses at the time of this application.

- c) *However, not every property designated Employment Area is suitable for all forms of commercial employment activity. The range of commercial uses permitted within each area should be established taking into account:*
 - *the nature and extent of the market area that is to be served by the property and the commercial development;*
 - *the nature of abutting land uses and the potential impact of commercial development upon such uses, and the effectiveness of mitigative measures;*

- *the ease of access to the lands in question from the City's road system and the impact of commercial development upon traffic circulation;*
- *the potential and suitability of the location to achieve the market penetration needed to enable the commercial development to be successful;*
- *servicing implications; and*
- *urban design issues.*
- The western extent of Bell Boulevard is a developing urban serviced area in transition from vacant land. Uses in the vicinity of the Bell Boulevard Subdivision appear to vary and include: Fireplace Specialists; Pioneer convenience store, car wash and gas bar; hotel; Quinte Truck & Trailer Parts, Ontario Provincial Police station; Belleville Integrative Health Centre, CRS Contractors Rental Supply; Bonneville Homes, Benson Tire & Truck Repair garage and Hydro One facility. It is anticipated due to the current CH-29/MS-H Zone that the Bell Boulevard Subdivision will develop to mimic the surrounding quasi commercial-industrial character of the area immediately surrounding the site, which is considered appropriate. This is also supported by the location of the site from the City's road system and availability of servicing. The proposed lots are considered sufficiently large to address urban design issues such as adequate landscaping along the streetscape to create positive image for the City, and there are no immediate urban design concerns.

d) *Commercial development is dependent upon vehicular access. Points of ingress and egress should be established to ensure safe movement of:*

- *vehicular traffic on the public street;*
- *vehicular traffic on the subject and adjoining lands; and*
- *pedestrian and cyclist traffic along the street.*

Further, commercial development should have sufficient parking on-site to meet the needs of customers and staff.

- There has been careful consideration of vehicular access requirements in preparing the draft plan. Due to restrictive access policies for Bell Boulevard, Lots 1, 2 and 3 will be developed subject to and together with easements, which will facilitate one shared right-in-right-out entrance from Bell Boulevard and a shared primary entrance from Hannafin Road. Lot 1 may accommodate at least one additional entrance from Hannafin Road independent from the shared access with Lots 2 and 3. This will effectively address the City's access policies for Bell Boulevard and facilitate the safe movement of vehicular, pedestrian and cyclist traffic. It is understood that each lot within the Bell Boulevard Subdivision will be subject to Site Plan Approval, where matters of site-specific design will be addressed to the satisfaction of the City.

- e) *The following design policies should be applied to all commercial employment development:*
- i) *Outdoor storage areas for garbage should be fenced or screened from adjacent uses and preferably located away from the public street.*
 - ii) *The appearance of parking lots, loading facilities and service areas should be enhanced through appropriate landscaping, with appropriate lighting of such areas to ensure public safety, which should be oriented away from nearby residential properties and not interfere with visibility on public streets.*
 - iii) *Loading facilities, parking lots and service areas should be located so as to minimize the effects of noise and fumes on any adjacent residential properties, and where possible, such facilities should be located in a yard that does not immediately abut a residential property, and where they do, measures to mitigate the impact of such a location by fencing or plantings, berming and buffer strips, or increased setbacks should be employed as required.*
 - iv) *Facilities for safe pedestrian access and circulation on-site should be provided.*
 - The design policies outlined in Section 3.2.1e) are matters of Site Plan Approval. It is understood that each lot within the Bell Boulevard Subdivision will be subject to Site Plan Approval, where matters of site-specific design will be addressed to the satisfaction of the City.
- f) *Developments adjacent to Highway 401 should ensure that the portion of the property facing the Highway is developed with a high standard of urban design. Open storage areas and parking and loading areas shall be prohibited from areas facing the Highway unless it can be demonstrated that appropriate landscaping and screening to shield the open storage area will not detract from the intended character. All commercial activities shall be encouraged to locate within enclosed buildings unless it is essential for an activity to locate outdoors, in which case the commercial use will be suitably screened and buffered from the Highway.*
- Due to the separation distance (approximately 200 metres) and existing development and mature hedgerow vegetation, the Bell Boulevard Subdivision is not visible from Highway 401. It is intended however that each lot within the Plan will develop utilizing urban design best practices so as to reflect a positive image for the City, to its satisfaction.

Industrial Employment Use Policies

Section 3.2 of the Loyalist Secondary Plan outlines the land use policies for employment areas. Specifically, Section 3.2.2 outlines the development policies for industrial employment uses. The relevant policies are provided below:

- a) *Industrial employment uses on land designated Employment Area are intended to serve as the major concentrations of industrial activity in the western portion of the City. Industrial employment uses are considered to be one of the City's major enterprise zones, and the policies of this Plan are intended to provide flexibility to enable firms to respond quickly to changing economic conditions. General industrial employment uses may be large or small scale and may*

- or may not be in enclosed buildings, and are usually incompatible with non-industrial uses. Service industrial uses are generally located within enclosed buildings with limited outdoor storage and do not produce levels of noise, dust or odours characteristic of general industrial uses which can be detected off-site.*
- b) *Industrial employment uses permitted on lands designated Employment Area include activities associated with the manufacturing, assembling, fabricating, packaging or processing of goods and services, including transportation/truck terminals, warehouses, railway uses, and other similar uses.*
- Due to the existing hybrid special commercial-industrial CH-29/MS-H Holding Zone and existing surrounding land uses, a mix of commercial and industrial uses are anticipated for the Bell Boulevard Subdivision. Manufacturing, processing and fabrication of goods and materials, along with warehousing and storage of goods and transportation terminals are permitted as-of-right and are typically Class II industrial uses due to 24-hour shift operations. Due to the size of the proposed lots however, more of a focus on Class I industrial uses are anticipated, which generally occur within enclosed buildings and have daytime operations only and do not produce levels of noise, dust or odours characteristic of general industrial uses. On this basis, and that there are no residential uses in the vicinity that could reasonably be impacted by industrial uses, there are no apparent compatibility concerns.
- c) *This Plan encourages diversification of the types and sizes of industrial activities in the Loyalist Planning area. Industrial uses should be permitted on lots of all sizes; for each lot, there should be sufficient area provided to accommodate buildings, parking and loading areas, and landscaping. Uses may be permitted either as a single use on a lot or in concert with other uses on the same lot, such as industrial malls or plazas.*
- Ensuring sufficient parking and loading areas and landscaping are matters of Site Plan Approval. It is understood that each lot within the Bell Boulevard Subdivision will be subject to Site Plan Approval, where matters of site-specific design will be addressed to the satisfaction of the City. It is understood that the proposed lots are of a suitable size to develop for both single-use or in concert with other uses on the same lot.
- d) *Certain lands designated Employment Area use are located immediately adjacent to residential areas or land uses that can be sensitive to the impacts of industrial activity. In such areas, the range of uses should be limited to service industrial uses, which are less likely to cause significant off-site impacts. Industrial employment uses considered obnoxious may be prohibited from being established adjacent to residential uses, or alternatively may be directed to areas that are secluded and located a considerable distance from areas that may be impacted by such uses.*
- e) *Where industrial development is proposed adjacent to lands designated or used for sensitive*

- land uses such as residential development, the Municipality should determine, using the Ministry of Environment's guideline on compatibility between industrial facilities and sensitive land uses, the separation distances or mitigative measures that should be employed to reduce the potential of land use conflict. Separation distances may vary depending upon the nature of the proposed industrial use and the sensitive land use.*
- f) *Where an existing industrial land use is located in close proximity to sensitive land uses, the Municipality should encourage the establishment of mitigative measures to reduce the impact of the industrial use on adjoining land uses (i.e. fencing, landscaping, berming, limited building fenestrations oriented towards the sensitive land uses). The Municipality should attempt also to protect such industrial uses from further development of incompatible land uses in close proximity to the industrial use that would increase the degree of incompatibility, and employ appropriate mitigative measures (i.e. setbacks, berming, screening and landscaping, fencing).*
- g) *All industrial uses should meet the guidelines and requirements of the Ministry of Environment with respect to solid and liquid waste disposal and all emissions to the environment.*
- The nearest (sensitive) residential land uses are located near the intersection of Bell Boulevard and Wallbridge Loyalist Road and along Bellevue Drive on the north side of Highway 401. Industrial uses are already established between the residential uses and the subject lands, and there are no apparent compatibility concerns as the impact already exists. As indicated above, due to the size of the proposed lots, more of a focus on Class I industrial uses are anticipated. As each lot will be proceeding through Site Plan Control, there will be further opportunity to ensure the prospective land uses also satisfy the Ministry of Environment guidelines on compatibility between industrial facilities and sensitive land uses.
- h) *Adequate off-street parking should be provided to accommodate employee parking requirements. Adequate off-street loading facilities should also be provided. Outdoor storage areas should be appropriately buffered from adjacent roads and properties that may be impacted by such areas through use of landscaped strips, plantings of trees, and berming.*
- The off-street parking and outdoor storage policies outlined in Section 3.2.2h) are matters of Site Plan Approval. It is understood that each lot within the Bell Boulevard Subdivision will be subject to Site Plan Approval where matters of site-specific design will be addressed to the satisfaction of the City.
- i) *Within areas designated Employment Area that have not yet been developed, natural drainage courses, wetlands and natural areas exist. When development of these areas is proposed, this Plan encourages the retention of such areas in their natural state. However, where site modification is necessary, steps to mitigate environmental impacts of developing*

such areas should be incorporated in development plans; new planting areas, engineered wetlands, and naturalized drainage courses are among the options that should be considered.

- A Preliminary Stormwater Management Report has been prepared in support of the Bell Boulevard Subdivision. The Report concludes that the principal north-south ditch watercourse along the east property line is not protected as a natural watercourse, but is subject to a 6-metre building setback from the top of bank, as illustrated in Appendix A. It is confirmed that the natural watercourse begins immediately downstream of the proposed Potter Creek Stormwater Management Facility #7. The Report is silent regarding the ditches on Lots 2 and 3 that lead to the easterly watercourse. On this basis, it is understood they do not require a setback and may be engineered to facilitate development. The Report also indicates that a minor re-alignment of the ditch watercourse would be acceptable to accommodate the entrance for Lot 4 from Enterprise Drive. It is further concluded that quality and quantity storm water control is to be provided by a downstream central facility to the highest level of treatment (enhanced). The Report indicates that grassed swales may be used to accommodate run off conveyance where storm pipes are not the preferred option and that no negative impacts to downstream drainage are expected. Lastly, traditional soakaway facilities and potential underground storage chambers may be utilized so as to not exceed water balance objectives between pre and post development.

General Development Policies

Section 6 of the Loyalist Secondary Plan outlines the general development policies. Specifically, Section 6.2 outlines the general criteria policies regarding the subdivision of land. The relevant policies are provided below:

6.2.1 a) ii) The approval authority should be satisfied all development parcels would be appropriate (i.e. sufficient frontage and area, configuration, alignment) for their intended uses;

- There has been careful consideration of sufficient lot frontage and area in preparing the draft plan. All nine (9) lots will have sufficient frontage and area based on the current CH-29/MS-H Zone. The lot configuration has been maximized based on the total subdivision area and existing surrounding road network.

iii) No subdivision of land should be granted which would result in any landlocked parcel being created;

- None of the proposed parcels are landlocked. Every lot has frontage on either Bell Boulevard, Hannafin Road and/or Enterprise Drive – all of which are existing municipal roads.

iv) Development parcels should have direct access to an open road (excluding individual units within condominium developments);

- All of the proposed lots have direct access to an open road. Lots 1, 2, and 3 have access to Bell Boulevard and Hannafin Road through two separate access easements. Lots 4 and 5 have direct access to Enterprise Drive. Lots 6, 7, 8 and 9 have direct access to Hannafin Road. All of the aforementioned roads are open and travelled municipal roads. Lots 1, 2 and 3 have access to a municipal road through shared access easements, as referenced on the Draft Plan of Subdivision.

v) New development parcels should not be created without access to services adequate to meet the needs of the use anticipated for the lot, including access to fire and police services, hydro, telephone and other utilities;

- There are no apparent concerns through pre-consultation with City staff about the provision of and access to fire police, hydro, telephone services and other utilities.

vi) No development parcel should be created such that buildings or structures would have to be located in very close proximity to or within areas of natural heritage or hazard; where any lot includes lands designated Environmental Protection, there should be sufficient area outside such areas to accommodate buildings and accessory uses with appropriate setbacks.

- The subject property is not located within or in close proximity to areas of natural heritage or hazard. No portion of the subject lands is designated Environmental Protection.

PLANNING OPINION AND CONCLUSION

The proposed Bell Boulevard Subdivision will allow for the subject property to be divided into nine (9) conveyable parcels and will afford the owner flexibility in divestiture of the property. The draft plan exceeds all CH-29/MS-H Zone provisions and no amendments to Zoning By-law or Official Plan are required.

Upon reviewing the applicable policies from the Loyalist Secondary Plan, it is our planning opinion that the Application for Approval of a Plan of Subdivision conforms to the intent of the applicable planning policy framework. The Bell Boulevard vehicular access requirements have been carefully considered in preparing the draft plan. The subject lands are located within the settlement area of the City of Belleville along Bell Boulevard – an arterial road that is fully serviced. The subdivision is an appropriate form of lot creation for future commercial/industrial uses. The proposed lot sizes and lot shapes respond appropriately to the surrounding area and will have direct access to a municipal road. The Plan also provides an efficient lot configuration based on the total subdivision area and existing surrounding road network and will facilitate optimization of available municipal services.

The Application to Approve a Plan of Subdivision for the subject lands is consistent with the policies of the Provincial Policy Statement and the Loyalist Secondary Plan; it will comply with the provisions of the Special Highway Commercial/ Special Industrial (CH-29/MS-H) Holding Zone in Zoning By-law 2076-80, and represents good planning.

If you have any questions about this information, please do not hesitate to contact me.

Yours truly,



Shawn Legere, MCIP, RPP
RFA Planning Consultant Inc.

SL/DB



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CITY OF BELLEVILLE

Thomas Deming, Principal Planner
Engineering and Development Services Department
Report No. PP-2019-58
September 3, 2019

To: Belleville Planning Advisory Committee

Subject: Recommendation Report
Proposed Zoning By-Law Amendment (By-Law 10245)
260-262 Dundas Street East
City of Belleville
APPLICANT/OWNER: James McMahon
Dentistry Professional Corp.
AGENT: Taskforce Engineering Inc.

File: B-77-1086

Recommendation:

That the Planning Advisory Committee recommends the following to City Council:

“THAT Application B-77-1086 to amend Zoning By-Law 10245, as amended, regarding 260-262 Dundas Street East, City of Belleville, County of Hastings, be APPROVED as follows:

THAT Zoning By-Law 10245, as amended, be amended by rezoning the subject lands from Residential Second Density (R2-3) Zone and Highway Commercial (C3-1) Zone to Highway Commercial (C3-58) Zone with special provisions to reduce the front yard setback to 7.5 metres and also permit uses listed under the Non-Retail Commercial (C5) Zone.

Strategic Plan Alignment:

This application aligns with the City of Belleville’s Strategic Plan including:

Strategic objectives of the Industrial and Commercial Development theme:

- Ensure suitable serviced employment lands are available to meet the needs of all potential industrial and commercial investments;
- Market the City’s unique strengths to attract leading-edge industries that provide high paying job opportunities;

- Encourage remediation and redevelopment of underutilized lands;
- Support initiatives that create an available skilled labour force, including programs to retain youth in the community; and

Strategic objectives of the Community Health, Safety and Security theme:

- Support and advocate for the establishment of responsive public health services and accessible medical care; and
- Encourage development of a viable social safety net.

Background:

The application for the proposed amendment to Zoning By-Law Number 10245 was received by the City of Belleville on July 3, 2019. The Applicant has applied for rezoning to permit the expansion of the existing medical clinic located at 262 Dundas Street East following the lot being merged with 260 Dundas Street East, which is the lot directly to the west of 262 Dundas Street East.

An initial public meeting was held in accordance with the requirements of the Planning Act on August 6, 2019. The purpose of this meeting was for Committee Members to formally hear and receive public comments.

The Planning Advisory Committee reviewed Report No. PP-2019-51 (Attachment #1). Now that input from the public, commenting agencies, and municipal departments had been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department, Staff has prepared a recommendation report.

The subject land is identified on the attached Location Map (Attachment #2). Site Details for the subject land:

Site Review	Description
Site Location	The subject lands are municipally known as 260 & 262 Dundas Street East which are two adjacent lots located north of Dundas Street East, east of Dufferin Avenue, and west of MacDonald Avenue
Site Size	260 Dundas Street East – 1548.88 m ² 262 Dundas Street East – 1011.71 m ²
Present Use	260 Dundas Street East – vacant 262 Dundas Street East – medical clinic
Proposed Use	Medical clinic
Belleville Official Plan Designation	Commercial Land Use
Present Zone Category	260 Dundas Street East – R2-3 262 Dundas Street East – C3-1

Proposed Zone Category	Highway Commercial (C3-58) Zone with special provisions to reduce the front yard setback to 7.5 metres and also permit uses listed under the Non-Retail Commercial (C5) Zone
Land uses to the north	Single detached dwellings (backyards)
Land uses to the east	Medical clinic
Land uses to the south	Belleville General Hospital
Land uses to the west	Single detached dwelling

No additional information, reports, or studies were provided with the rezoning application. A proposed site plan was provided to the City's Approvals Section for site plan approval (Attachment #3). This document has been available for public review at the Planning Department.

Proposal

The Application proposes to rezone the subject lands from Residential Second Density (R2-3) Zone and Highway Commercial (C3-1) Zone to Highway Commercial (C3-58) Zone with special provisions to reduce the front yard setback to 7.5 metres and also permit uses listed under the Non-Retail Commercial (C5) Zone.

Provincial Policy Statement

Municipalities are required to ensure all decisions related to land use planning matters shall be consistent with the Provincial Policy Statement.

Planning Staff is of the opinion that the application is supported by and is consistent with the PPS for the following reasons:

- It promotes efficient development and land use patterns which sustain the financial well-being of the Province and the municipality over the long term;
- It promotes cost-effective development patterns and standards to minimize land consumption and servicing costs;
- The subject lands are within a settlement area which is identified by the PPS as the focus of growth and development.
- The expansion of the existing use is supported by:
 - existing services; and
 - existing transit connections.
- The application proposes expanding an existing business which as a result supports long-term economic prosperity of the City by promoting opportunities for economic development and community investment.

Official Plan

The subject lands are designated "Commercial" in the City's Official Plan (Attachment #4 – Official Plan Designation Map).

Planning Staff is of the opinion that the proposed development is supported by and is consistent with the policies of the Official Plan for the following reasons:

- The development is within the Bayview Mall/Dundas Street East Corridor, which permits this type of use; and
- The Official Plan states within this corridor redevelopment of residential properties for medical and business offices should be encouraged in this area so that there is minimal impact on adjacent residential uses.

Zoning By-law

At present, 260 Dundas Street East is zoned Residential Second Density (R2-3) Zone and 262 Dundas Street East is zoned Highway Commercial (C3-1) Zone.

The Application proposes to rezone both lots to Highway Commercial (C3-58) Zone with special provisions to reduce the front yard setback to 7.5 metres and also permit uses listed under the Non-Retail Commercial (C5) Zone. This will allow the expansion of the existing building once the two lots have been merged.

The front yard setback for the Highway Commercial (C3) Zone is 12 metres while the front yard setback for Non-Retail Commercial (C5) Zone is 7.5 metres).

Public Comments

On July 12, 2019 a written notice and location map was mailed by first class mail to all registered owners of land within 120 metres of the subject property. The notice provided information that a public meeting was scheduled for August 6, 2019.

Similarly, a sign was placed on the subject lands notifying the general public that a public meeting was scheduled for August 6, 2019.

Staff received written correspondence from a member of public indicating concerns regarding parking, stormwater management, erosion and drainage, residential buffering, lighting, and compatible uses (See Attachment 5).

At the time of writing this report, no other correspondence from the public has been received by the City regarding this application.

Staff and Agency Comments

External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Hastings and Prince Edward Health Unit, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Elexicon Energy, Hydro One, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines, MPAC, Quinte Conservation and the Health Unit.

At the time of writing this report, Elexicon Energy have provided they have no issues or concerns with the proposal. No other comments or concerns have been received regarding this application.

Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the Development Engineer, the General Manager of Transportation & Operations Department, General Manager of Environmental Services, the Director of Recreation, Culture and Community Services, the Manager of Parks & Open Spaces, the Chief Administrative Officer, the Manager of Economic & Strategic Initiatives, the City Clerk, and the Chief Building Official.

The Approvals Division provided that the proposal will not require a traffic impact study as it will not contribute adversely to the traffic flow on Dundas Street East.

The Approvals Division also confirmed that the public concerns addressed in the submitted correspondence would be addressed through the site plan approval process.

Belleville Fire and Rescue, Parks and Open Spaces Department, and Recreation, Culture, and Community Services Department have provided correspondence and they have no concerns.

At the time of writing this report, no other comments have been received regarding this application.

Considerations:

Public

Circulation to the public complies with the requirements of the Planning Act, R.S.O. 1990.

Financial

The fees of the application have been received by the City.

Impact on and input from other Departments/Sources

Circulation of this application to other departments/agencies has occurred.

Analysis:

The Applicant is proposing to merge two lots into one in order to expand an existing use. The existing medical clinic located at 262 Dundas Street East is zoned Highway Commercial (C3-1) Zone. The C3-1 site specific zone permits uses listed under the Non-Retail Commercial (C5) Zone in addition to the uses listed under the C3 Zone subject to the provisions of the C5 Zone. Therefore, under the C3-1 Zone, the existing building was built using the setbacks of the C5 Zone which has a front yard setback of 7.5 metres. This effectively limits the building to only uses listed under the C5 Zone, as the C3 Zone has a front yard setback of 12 metres. Rezoning the property to a C3 Zone with site specific provisions to reduce the front yard setback to 7.5 metres will allow uses listed under the C3 Zone to be permitted.

The vacant lot located at 260 Dundas Street East is presently zoned Residential Second Density (R2-3) Zone. By rezoning the property to a C3 Zone it will allow the existing medical clinic to be expanded once the lot is merged with 262 Dundas Street East.

Concerns from the public were circulated to the Approvals Section and they have confirmed that these concerns will be addressed through the site plan approval process.

Conclusion:

Planning Staff is of the opinion that the proposed development is supported by and is consistent with both the Provincial Policy Statement and the policies of the Official Plan, particularly the policies of the Bayview Mall/Dundas Street East Corridor.

Additionally, this proposal meets a number of strategic objectives from the City's Strategic Plan.

Concerns from the public will be addressed through the site plan process.

Staff supports and recommends approval of this application.

Respectfully submitted



Thomas Deming, CPT
Principal Planner, Policy Planning
Engineering and Development Services Department

Attachments

Attachment #1 –	Report No. PP-2019-51
Attachment #2 –	Location Map
Attachment #3 –	Site Plan
Attachment #4 –	Official Plan Designation
Attachment #5 –	Public Correspondence



APPROVAL BLOCK
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CITY OF BELLEVILLE

Thomas Deming, Principal Planner
Engineering and Development Services Department
Report No. PP-2019-51
August 6, 2019

To: Belleville Planning Advisory Committee

Subject: Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-Law Number 10245, As Amended
260 & 262 Dundas Street East
City of Belleville
APPLICANT/OWNER: James McMahon Dentistry Professional Corp.
AGENT: Taskforce Engineering Inc.

File: B-77-1086

Recommendation:

"That Report No. PP-2019-51 dated August 6, 2019 regarding Notice of Complete Application and Introductory Public Meeting for Application for Proposed Amendment to Zoning By-Law Number 10245, As Amended – 260 & 262 Dundas Street East, City of Belleville, County of Hastings be received as information, and;

That Staff report back at such time as input from the public, commenting agencies, and municipal departments has been received, assessed, and addressed to the satisfaction of the Engineering and Development Services Department."

Background:

The application for the proposed amendment to Zoning By-Law Number 10245 was received by the City of Belleville on July 3, 2019.

The initial public meeting is held in accordance with the requirements of the Planning Act. The purpose of this meeting is for Committee Members to formally hear and receive public comments. The intent of this statutory public planning meeting is to receive public feedback and incorporate it into a recommendation report from Staff.

The Applicant has indicated the intent of the rezoning is to permit the expansion of the existing medical office located at 262 Dundas Street East following the lot being merged with 260 Dundas Street East, which is the

directly to the west of 262 Dundas Street East.

The subject lands are identified on the attached Location Map (Attachment #1). Site Details for the subject lands:

Site Review	Description
Site Location	The subject lands are municipally known as 260 & 262 Dundas Street East which are two adjacent lots located north of Dundas Street East, east of Dufferin Avenue, and west of MacDonald Avenue
Site Size	260 Dundas Street East – 1548.88 m ² 262 Dundas Street East – 1011.71 m ²
Present Use	260 Dundas Street East – vacant 262 Dundas Street East – medical office
Proposed Use	Medical office
Belleville Official Plan Designation	Commercial Land Use
Present Zone Category	260 Dundas Street East – R2-3 262 Dundas Street East – C3-1
Proposed Zone Category	Highway Commercial (C3-58) Zone with special provisions to reduce the front yard setback to 7.5 metres and also permit uses listed under the Non-Retail Commercial (C5) Zone
Land uses to the north	Single detached dwellings (backyards)
Land uses to the east	Medical clinic
Land uses to the south	Belleville General Hospital
Land uses to the west	Single detached dwelling

No additional information, reports, or studies were provided with the rezoning application. A proposed site plan was provided to the City's Approvals Section for site plan approval (Attachment #2). This document has been available for public review at the Planning Department.

Proposal

The Application proposes to rezone the subject lands from Residential Second Density (R2-3) Zone and Highway Commercial (C3-1) Zone to Highway Commercial (C3-58) Zone with special provisions to reduce the front yard setback to 7.5 metres and also permit uses listed under the Non-Retail Commercial (C5) Zone.

Provincial Policy Statement

Municipalities are required to ensure all decisions related to land use planning matters shall be consistent with the Provincial Policy Statement. Planning Staff will consider the following policies in the PPS:

1.1.1 Healthy, liveable and safe communities are sustained by:

a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

b) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;

1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

1.1.3.2 Land use patterns within settlement areas shall be based on:

a) densities and a mix of land uses which:

1. efficiently use land and resources;
2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
3. minimize negative impacts to air quality and climate change, and promote energy efficiency;
4. support active transportation;
5. transit-supportive, where transit is planned, exists or may be developed; and
6. are freight-supportive; and

b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

1.7.1 Long-term economic prosperity should be supported by:

a) promoting opportunities for economic development and community investment-readiness;

Official Plan

The land is designated "Commercial" in the City's Official Plan (Attachment #3 – Official Plan Designation Map). Planning Staff use the policies within the Official Plan to make recommendations.

The subject lands specifically fall within the Bayview Mall/Dundas Street East Corridor, which is identified as lands along Dundas Street East east of the City Centre to Haig Road. Permitted uses in this corridor include motels/hotels, conference facilities, restaurants, retail stores, personal service uses, automotive service uses, business, professional and administrative offices, recreational uses, places of entertainment, private clubs, theatres, community facilities, and all types of commercial services and parking lots.

The Official Plan states that redevelopment of residential properties located on the north side of Dundas Street East and in the vicinity of Bleecker and Dufferin Streets should be geared to uses that have minimal impact upon adjacent residential areas. Uses such as medical and business offices should be encouraged, but should be allowed through the appropriate assembly of lands to protect the interests of adjacent residential property owners.

Zoning By-law

Currently, 260 Dundas Street East is zoned Residential Second Density (R2-3) Zone and 262 Dundas Street East is zoned Highway Commercial (C3-1) Zone. The Application proposes to rezone both lots to Highway Commercial (C3-58) Zone with special provisions to reduce the front yard setback to 7.5 metres and also permit uses listed under the Non-Retail Commercial (C5) Zone. This will allow the expansion of the existing building once the two lots have been merged.

The front yard setback for the Highway Commercial (C3) Zone is 12 metres while the front yard setback for Non-Retail Commercial (C5) Zone is 7.5 metres).

Permitted Uses	
Highway Commercial (C3) Zone	Non-Retail Commercial (C5) Zone
• assembly hall;	• bank and/or trust company;
• bank and/or trust company;	• bus terminal;
• billiard parlour;	• business, professional, administrative and/or government offices;
• bowling alley;	• medical clinic;
• coin-operated laundry;	• veterinary hospital;
• dog kennel;	• transition home;
• drive-in restaurant;	• public use.
• dry-cleaning establishment;	
• eating establishment;	
• hotel;	
• motel;	
• motor vehicle body shop, only if wholly enclosed;	
• motor vehicle rental agency;	
• motor vehicle repair garage;	
• motor vehicle sales room and lot;	
• recreational vehicle sales and/or service outlet;	
• retail store;	
• service shop;	
• tavern;	
• theatre;	
• business, professional, administrative and/or government offices;	
• public use.	

Public Comments

On July 12, 2019 a written notice and location map was mailed by first class mail to all registered owners of land within 120 metres of the subject property. The notice provided information that a public meeting was scheduled for August 6, 2019.

Similarly, a sign was placed on the subject lands notifying the general public that a public meeting was scheduled for August 6, 2019.

At the time of writing this report, no correspondence from the public has been received by the City regarding this application.

Staff and Agency Comments

External Agency Circulation

The subject application was circulated for comment to the Algonquin & Lakeshore Catholic School Board, the Hastings & Prince Edward District School Board, Hastings and Prince Edward Health Unit, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Elexicon Energy, Hydro One, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines, MPAC, Quinte Conservation and the Health Unit.

Canadian Pacific Limited has also been notified of this application due to the lands' proximity to their railway line.

At the time of writing this report, no comments or concerns have been received regarding this application.

Internal Department Circulation

The subject application was circulated for comment to the Belleville Fire Department, Belleville Police Service, the General Manager of Transportation & Operations Department, General Manager of Environmental Services, the Director of Recreation, Culture and Community Services, the Manager of Parks & Open Spaces, the Chief Administrative Officer, the Manager of Economic & Strategic Initiatives, the City Clerk, and the Chief Building Official.

The Approvals Section provided that they did not require a traffic impact study for this development as they determined traffic flow would not be adversely impacted.

The Parks & Open Spaces Department have provided correspondence and they have no concerns.

At the time of writing this report, no other comments have been received regarding this application.

Considerations:

Public

Circulation to the public complies with the requirements of the Planning Act, R.S.O. 1990.

Financial

The fees of the application have been received by the City.

Impact on and input from other Departments/Sources

Circulation of this application to other departments/agencies has occurred.

Strategic Plan Alignment

The City of Belleville's Strategic Plan identifies nine strategic themes including, Industrial and Commercial Development, and Community Health, Safety and Security.

Strategic objectives of the Industrial and Commercial Development theme include:

- Ensure suitable serviced employment lands are available to meet the needs of all potential industrial and commercial investments
- Market the City's unique strengths to attract leading-edge industries that provide high paying job opportunities
- Encourage remediation and redevelopment of underutilized lands
- Support initiatives that create an available skilled labour force, including programs to retain youth in the community

Strategic objectives of the Community Health, Safety and Security theme include:

- Support and advocate for the establishment of responsive public health services and accessible medical care
- Encourage development of a viable social safety net

Conclusion:

Comments received at this public meeting, as well as subsequent written comments will be considered by the Engineering and Development Services Department in analysis of the application received to amend the City of Belleville Zoning By-law 10245. A recommendation report will be brought forward upon receipt of all agency and public comments.

Respectfully submitted



Thomas Deming, CPT
Principal Planner, Policy Planning
Engineering and Development Services Department


Attachments


- Attachment #1 – Location Map
- Attachment #2 – Site Plan
- Attachment #3 – Official Plan Designation



PROPOSED ZONING BY-LAW AMENDMENT

LOCATION: 260-262 DUNDAS ST E

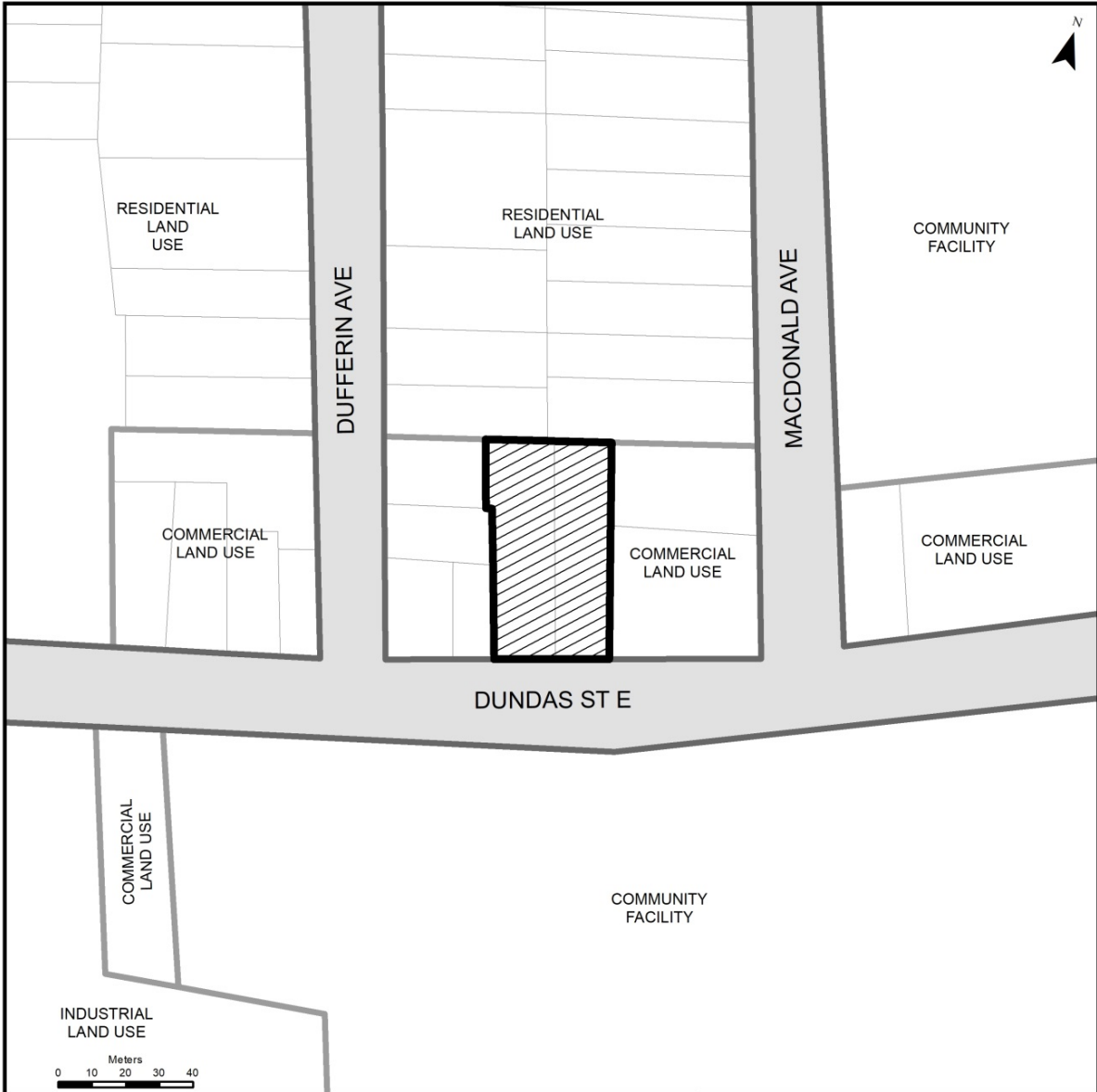
 - PROPOSED ZONING CHANGE FROM R2-3 (RESIDENTIAL SECOND DENSITY WITH SPECIAL PROVISIONS) TO C3 (HIGHWAY COMMERCIAL) WITH SPECIAL PROVISIONS

 - PROPOSED ZONING CHANGE FROM C3-1 (HIGHWAY COMMERCIAL WITH SPECIAL PROVISIONS) TO C3 (HIGHWAY COMMERCIAL) WITH SPECIAL PROVISIONS

B-77-1086



CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT SERVICES DEPARTMENT



LOCATION MAP

LOCATION: 260-262 DUNDAS ST E

 - SUBJECT LANDS



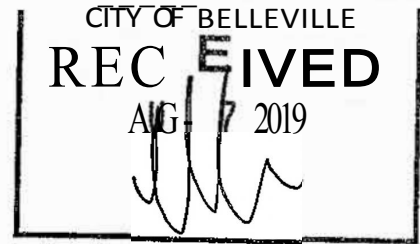
CITY OF BELLEVILLE
ENGINEERING & DEVELOPMENT
SERVICES DEPARTMENT

B-77-1086

2 August 2019 Copy to: Stephen Ashton, Thomas Deming
Greg Pinchin Rod Bovay
From: Matt MacDonald
August 15, 2019

131 Duffenn Avenue
Belleville Ontario
K8N3W9

Matt MacDonald
Secretary
City Council Planning Committee
City of Belleville
169 Front Street
Belleville Ontario



Re : Notice of Public Meeting - Zoning Bylaw Amendment Application B-77-1086
260 and 262 Dundas Street East

Further to the above - noted application , the following are the comments of lower Dufferin Avenue property owners .

- 1 . Parking - Adequate parking spaces should be provided for professional staff, employees and clients . Lower Dufferin Avenue is very adversely impacted by on-street parking by hospital visitors and employees , and by persons attending medical appointments . Unsafe traffic movements , blocked sight lines and driveway access , and difficulties for winter road maintenance are problems that should not be made worse .
- 2 . Storm Water Management - Storm runoff and winter snow melt should be directed to an adequate storm water outlet , and should not be allowed to drain onto adjacent properties . Excess storm water runoff and snow melt have historically created problems for adjacent properties . Snow has been pushed onto adjacent lands and has contributed to excess runoff, flooding the surface and contributing to excess ground water flows . Ideally snow should be removed from the site to ensure that excessive snow melt does not flow onto adjacent lands . Onsite storm water management should be designed to handle major storm events , given the elevation of the site above adjacent lands .
- 3 . Erosion and drainage - The old existing metal retaining wall on the property boundary is broken and no longer effective . A properly engineered retaining wall should be constructed to stabilize the land along the property line .
- 4 . Buffering - A privacy fence and adequate landscaped separation should be provided to buffer the site from residential properties . All landscape planting should be done with native species , and native shade trees should be planted along the property buffer strip . Buffering and storm water management should be provided during the construction phase.
- 5 . Lighting - All lighting of the building and parking lot should be designed to create no light pollution on adjacent properties .
- 6 . Uses permitted - All uses permitted should be restricted to uses compatible with adjacent residential uses .

Please advise of the City's decision on this application.

XXXXXXXX XXXXXX
613 XXX-XXXX



APPROVAL BLOCK
DE& DS _____

CITY OF BELLEVILLE

Stephen Ashton, Manager of Policy Planning
Engineering and Development Services Department
Report No. PP-2019-57
September 3, 2019

To: Belleville Planning Advisory Committee

Subject: **Final Report**, Municipal Comprehensive Review of Urban Serviced Area, Official Plan Update

File: B-50-5-A

Recommendation:

THAT the Final Report, Municipal Comprehensive Review of Urban Serviced Area, Official Plan Update be received as information.

Key Facts:

1. The City is currently undertaking an Official Plan Update as required by the Planning Act. This update consists of four phases: review and analysis of land requirements, policy recommendations, policy development, and implementation through an Official Plan Amendment.
2. The "Final Report, Municipal Comprehensive Review of Urban Serviced Area, Official Plan Update" was updated according to relevant comments received at the Public Information Centre (PIC) and Public Presentation held June 3, 2019. This update to the report has not changed the conclusions for urban land needs as determined by the consultants.
3. The analysis undertaken by Watson & Associates Economists Ltd. has determined that the City has sufficient residential, commercial, community facility, and employment lands for the next 20 years within its urban boundary.
4. There is no requirement to change the urban boundary of the City with the exception of the proposed land swap of the majority of lands located in the Cannifton East Industrial Area for the expropriated lands adjacent to the North East Industrial Park.
5. One requirement of any Municipal Comprehensive Review (MCR) is that an expansion of the urban boundary does not increase an existing surplus of any particular land-use category in order to comply with the Provincial Policy Statement and to be approved by the Ministry of Municipal Affairs.

As the MCR has determined, the only way that the City-Owned Lands can be incorporated into the urban boundary for expansion of the North East Industrial Park is to remove other industrial lands from the urban boundary which are not serviceable.

Strategic Plan Alignment:

The City of Belleville's Strategic Plan identifies nine strategic themes. This report aligns with each of the City's nine strategic themes and the City's mission statement by providing innovative and efficient services in support of our community's vision.

Background:

There was a Public Information Centre (PIC) on June 3, 2019 at Belleville City Hall followed by a presentation by Watson & Associates Economists Limited in association with Dillon Consulting at the Planning Advisory Meeting. The purpose of the PIC and presentation was to provide information to members of the public and other interested parties on the Draft Municipal Comprehensive Report (MCR) and gain feedback on the findings and recommendations.

Following the presentation, Council considered Staff Report PP-2019-32. The following motion was approved:

THAT "The City of Belleville Municipal Comprehensive Review of Urban Serviced Area be received as information."

Public Comments

At the June 3, 2019 Planning Advisory Committee, RFA Planning Consultant Inc. provided comments and correspondence on behalf of Settlers Ridge Developments (See Attachment # 1). No other person spoke regarding the MCR Report.

Written comments received by the public relating directly to the Municipal Comprehensive Review Report have been addressed by the Consultants.

Staff has received other comments, feedback, and proposals from the public concerning the overall Official Plan Update which will be addressed at the next phase of the study. This information is being reviewed and if it is consistent with Provincial Policy, represents best practices, and is in the public's interest, will be incorporated into the new updated Official Plan. If the comments do not adhere to the Provincial Policy Statement, or are not in the interest of the public, or do not represent best practices, they will not be part of the new updated Official Plan.

These comments, feedback, and proposals that are provided to the City in writing will be part of the public record. Individuals will have the opportunity to provide further feedback once the updated Official Plan is prepared and a future Statutory Public Meeting is held.

Final Report, Municipal Comprehensive Review

The “Final Report, Municipal Comprehensive Review of Urban Serviced Area, Official Plan Update” was updated according to relevant comments received at the Public Information Centre (PIC) and Public Presentation held June 3, 2019.

The changes in this technical report address public comments that referred to the lack of urban services available in the Corbyville Planning Area and therefore the residential land supply could be overstated. The report reviewed these comments and updated the report accordingly while ensuring that there was still adequate land availability for the 20-year timeframe for residential land supply. Other changes included an additional appendix providing details on vacant residential supply and an update to the City Centre intensification potential to account for recent activity. The details of these revisions are provided in the letter to the City from Watson & Associates Economists Ltd. which is included as Attachment # 2 to this report.

The Final Report has been uploaded to the City’s website and the Interested Parties List, Chamber of Commerce, and Quinte Home Builders Association will be notified.

The MCR’s purpose comprises of two important functions:

- It assesses the current boundary of the Urban Serviced Area and whether there is a sufficient amount of designated land available in greenfield and intensification areas to accommodate future residential and non-residential employment growth over a 20-year planning horizon. Detailed technical planning and economic analysis are prepared to comprehensively assess the City’s long-term urban land needs for this purpose.

Finally, an examination of the potential for the exchange of lands that are currently within the Urban Serviced Area (majority of lands located in the Cannifton East Industrial Area) for lands outside the Urban Serviced Area that have been recently expropriated by the City of Belleville (adjacent to the North East Industrial Park) for the purpose of future industrial development was undertaken.

- It provides detailed policy direction and recommendations that are

required.

The update to the report has not changed the following conclusions for urban land needs as determined provided by the consultants which are:

1. The City of Belleville has sufficient residential supply opportunities to accommodate residential growth through 2038.
2. The City of Belleville has sufficient designated vacant commercial land to accommodate forecast demand.
3. The City of Belleville has sufficient designated Community Facility lands to accommodate forecast demand over the 2018 to 2038 period.
4. The City has a surplus of employment land to accommodate growth to 2038.
5. The City completes a land exchange to strengthen its competitive position and economic development potential. The first step is to remove 276 gross hectares of employment land located north of Highway 401 and east of Highway 37 from the City's urban boundary which is currently unserviced and not considered serviceable within the forecast period. The next step is to include 166 gross hectares of expropriated lands adjacent to the east of the north East Industrial Area and bring these lands into the Urban Serviced Area as employment land. This will assist the City by reducing its employment land surplus to 337 gross hectares.
6. The City proceed with the conversion of six parcels of employment land within two mature industrial areas within the Sidney Street Industrial Area and the Waterfront Industrial Area as these sites are considered isolated and fragmented parcels that are surrounded by residential uses.
7. There is no requirement to change the urban boundary of the City with the exception of the proposed land swap of the majority of lands located in the Cannifton East Industrial Area for the expropriated lands adjacent to the North East Industrial Park.

Approval Authority and Ongoing Ministerial Consultation

The Approval Authority for the City's Official Plan Update is the Ministry of Municipal Affairs and Housing. The Ministry has reviewed the Municipal Comprehensive Review Report to ensure conformity with the Ontario Planning Act and Provincial Policy Statement. They have also co-ordinated necessary review by other Ministries including the Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA).

The Ministry has given feedback to the City and has requested additional

information which the City is in the process of providing to them. One of the areas of review is the proposed land swap whereby the City is proposing unserviceable industrial lands in the Cannifton Planning Area be removed from the urban boundary while City-owned lands east of the North East Industrial Area be added to the urban boundary to permit the development of these lands.

One requirement of any MCR is that an expansion of the urban boundary does not increase an existing surplus of any particular land-use category. As the MCR has determined, the only way that the City-Owned Lands can be incorporated into the urban boundary for expansion of the North-East Industrial Park is to remove other industrial lands from the urban boundary which are not serviceable.

Provincial Policy Statement

The Provincial Policy Statement was first introduced in 1996 and updated in 2005 and 2014. The purpose of the PPS is to provide policy direction on matters of provincial interest related to land use planning and development. It sets the policy foundation for regulating the development and use of land. It also supports the provincial goal to enhance the quality of life for all Ontarians. Municipal official plans are required to support and integrate the principles of strong communities, a clean and healthy environment and economic growth that are contained within the PPS.

Since the current Official Plan was adopted in 2002, there have been a number of changes to the Provincial Policy Statement which will be addressed through the current Official Plan Update process of the City.

Official Plan

The current Official Plan was adopted by City Council on June 18, 2001 and approved by the Ministry of Municipal Affairs and Housing on January 7, 2002. Through the current Official Plan Update, the policies of the Official Plan will comply with current provincial policies and legislation while implementing or enabling identified City priorities such as updated intensification policies, mixed-use policies, and a Housing Community Improvement Plan.

The updated Official Plan is currently being prepared and will be submitted to both the City and Ministry of Municipal Affairs in September with a PIC and Public Meeting scheduled for January or February of 2020 after the Ministry's comments are received and addressed.

The new updated Official Plan will also be presented to Council in the Fall and will also be posted online for public comments.

Considerations:

Public

Planning Staff will work with the Communications Department who will issue a press release that informs the public of the availability of the Final Report of the Municipal Comprehensive Review which will be circulated to media in addition to the Chamber of Commerce and Quinte Home Builders Association.

The Policy Division has also been maintaining a list of Interested Parties who have requested to be notified of any meetings and/or reports in regards to the Official Plan Update process.

Financial

The budget for the Official Plan Update process was previously approved by Council. For the next phase of the project, Council identified a requirement for enhanced policies updated intensification policies and mixed use policies to facilitate the provision of affordable and attainable housing. This is being undertaken through the approved budget of the Engineering and Development Services Department.

Impact on and input from other Departments/Agencies/Sources

Departments and Agencies have been notified that the Final Report of the Municipal Comprehensive Review is available to review online.

Conclusion:

The City has received the Final Report of the Municipal Comprehensive Review dated August 12, 2019 from Watson & Associates Economists Limited in association with Dillon Consulting. This is the first report required as part of the City's Official Plan Update process and addresses the first two phases of the official plan update process.

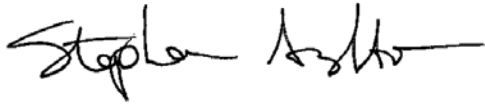
This report was updated through review and analysis of relevant public comments received by the City. Other comments were also received and these will be reviewed as part of the preparation of the new updated Official Plan.

The new updated Official Plan is expected to be submitted to the City and the Ministry in September 2019 with a PIC and Public Meeting scheduled for January or February of 2020 after the Ministry's comments are received and addressed.

The new updated Official Plan will also be presented to Council in the Fall of

2019 and will be posted online for public comments.

Respectfully submitted

A handwritten signature in black ink, appearing to read "Stephen Ashton", with a long horizontal stroke extending to the right.

Stephen Ashton, MCIP, RPP, CAHP
Manager, Policy Planning
Engineering and Development Services Department

Attachments

Attachment #1 - Correspondence from RFA Planning Consultant on behalf of
Settlers Ridge Developments, June 3, 2019

Attachment #2 – Letter Detailing Revisions to Final Report, Municipal
Comprehensive Review, Watson & Associates Economists
Ltd., August 22, 2019



June 3, 2019

Stephen Ashton, MCIP, RPP, CAHP
Manager, Policy Planning
Engineering and Development Services
City Hall, 169 Front Street
Belleville ON
K8N 2Y8

By Email: sashton@belleville.ca



Dear Steve:

Re: MCR Report and Settlers Ridge Developments Inc.

I am writing to you about the Municipal Comprehensive Review (MCR) of the Urban Serviced Area on behalf of Settlers Ridge Developments Inc. We have reviewed the MCR Report prepared by Watson and Associates dated April 11, 2019 and have the following comments:

1. A significant portion of the residential supply opportunity documented by Watson's is within the Central Zone of the Loyalist Secondary Plan area (3605 units or 38% of the overall forecasted City supply) and is unable to be provided with municipal servicing.
2. There has been in-migration to the City by persons that are 55+; however, there are recent reports that Belleville is one of the 10 fastest appreciating secondary cities drawing first-time buyers for reasons of housing affordability. Younger persons and families are attracted to the lower housing prices in Belleville, and are seeking primarily low density housing.
3. Settlers Ridge Developments owns lands that can be readily serviced extending north to the pipelines and beyond. Both the developer and the City have invested in the infrastructure to this general area of the City. This land also includes property required for the stormwater management (SWM) in the area.

211 Dundas Street East, Suite 202, Belleville, Ontario K8N 1E2

 613.966.9070  www.rfaplanningconsultant.ca

4. Settlers Ridge Developments requests that a minor adjustment be made to the settlement boundary that recognizes that the developer has provided lands for SWM (1.5 ha), in addition to 1.9 ha of residential land.
5. This additional residential land will enable the developer to complete this community with the pipeline at the northern limit forming a logical boundary.
6. The City, by extending the OP boundary in this manner, can partially recover the investment for the Sidney Street water main extension through development charges.
7. Settlers Ridge Developments also requests that the City ensure that the future 5-year review in 2025 reassess the supply of land for low density housing. At the time of that review, the assessment of the northern urban boundary of the City should ensure that the urban residential designated lands match the urban service areas. This would be a similar exercise as was done for the conversion of the employment lands on the eastern City boundary.

If you have any questions or require further information, please do not hesitate to contact me.

Yours sincerely,









Ruth Ferguson-Aulhouse, MCIP, RPP
President
RFA Planning Consultant Inc.

Cc. Adrian Bax

SETTLER'S RIDGE

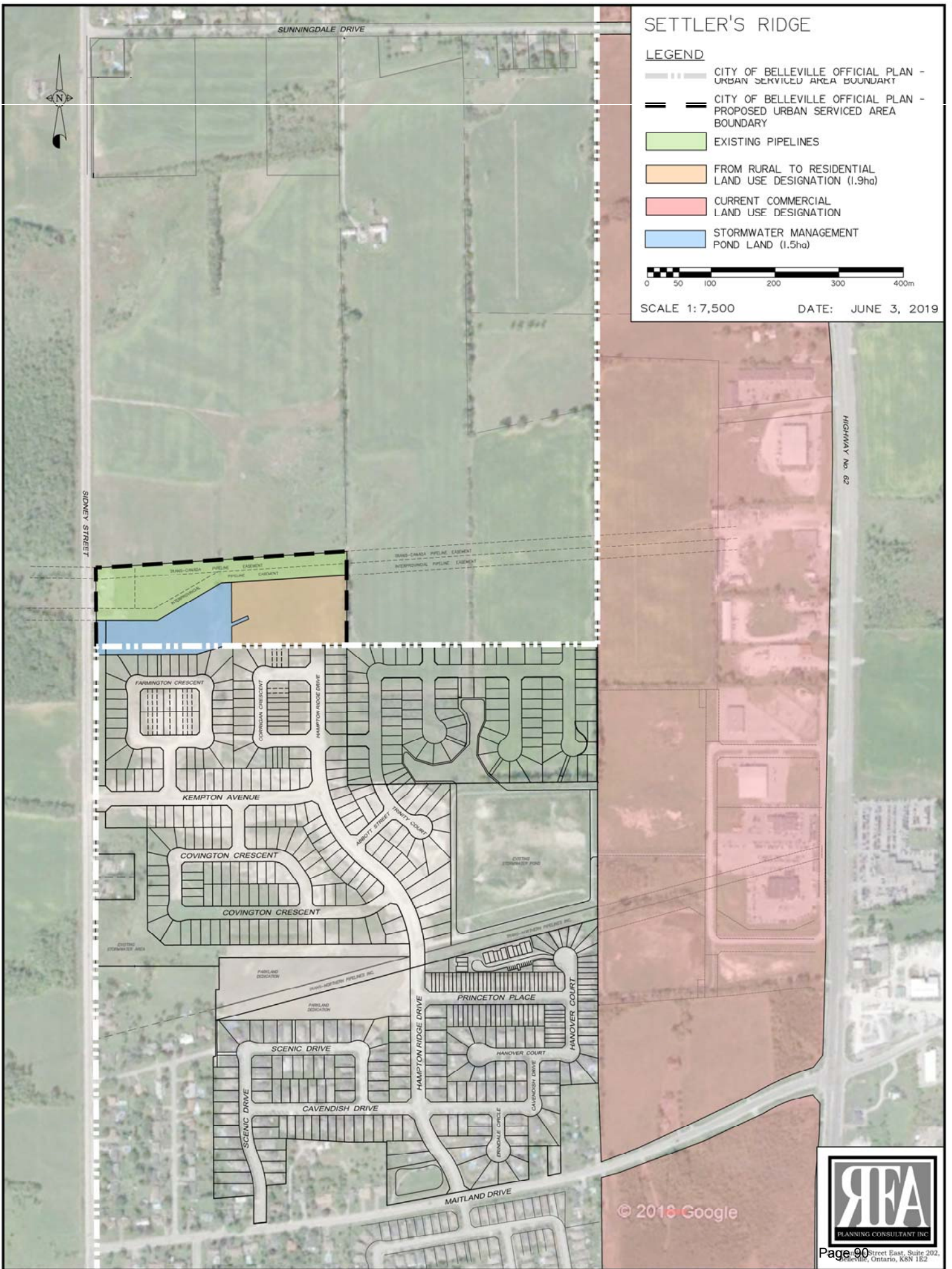
LEGEND

-  CITY OF BELLEVILLE OFFICIAL PLAN - URBAN SERVICED AREA BOUNDARY
-  CITY OF BELLEVILLE OFFICIAL PLAN - PROPOSED URBAN SERVICED AREA BOUNDARY
-  EXISTING PIPELINES
-  FROM RURAL TO RESIDENTIAL LAND USE DESIGNATION (1.9ha)
-  CURRENT COMMERCIAL LAND USE DESIGNATION
-  STORMWATER MANAGEMENT POND LAND (1.5ha)



SCALE 1:7,500

DATE: JUNE 3, 2019



August 22, 2019

Mr. Stephen Ashton, MCIP, RPP, CAHP
Manager, Policy Planning
Engineering and Development Services Department
City of Belleville
City Hall, 169 Front Street
Belleville, Ontario
K8N 2Y8

Dear Mr. Ashton:

Re: Revision to 2018 Municipal Comprehensive Review of Urban Serviced Area Final Report

Based on feedback received at the City of Belleville Municipal Comprehensive Review Public Information Session held on June 3, 2019, the Consulting Team has made a number of revisions to the City of Belleville 2018 Municipal Comprehensive Review of Urban Serviced Area Final Report.

The following provides references to the revisions made to the above-mentioned report.

1. Vacant Residential Land Supply - Corbyville Planning Area

The following report excerpts provided below reference specific sections of the report which have been revised:

o Chapter 5, Page 5-2:

"... residential supply is based on lands that are designated and zoned for residential use;"

o Chapter 5, Page 5-2:

"... approximately 144 gross ha (336 gross acres) of designated residential land within the Corbyville Planning Area, north of the 401 Highway that is not currently zoned for residential uses is not included in the inventory"; and

o Chapter 10, Page 10-5:

"The future use of designated residential lands (approximately 144 gross ha/356 gross acres) located within the City's Corbyville Planning Area, north



of the 401 Highway that are not currently zoned for residential uses should be explored through the next Official Plan Review process."

2. Supplementary Vacant Land Supply Data

An additional appendix (Appendix B) has been added to the report which provides details on the City's vacant residential land supply by location and planning approval status.

3. City Centre Intensification Potential

Based on further conversations with the City of Belleville planning staff, a revision was made to the residential intensification potential within the City Centre to account for recent absorption activity, as well as intensification sites already accounted for in planning approvals (figures revised in Chapter 5, pages 5-4 and 5-5).

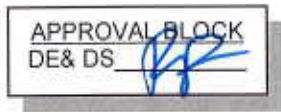
We trust that this Final Phase 1 and 2 Municipal Comprehensive Review Report will provide useful background information to support the City's new O.P. It has been a pleasure working with the City of Belleville on this study.

Yours very truly,

WATSON & ASSOCIATES ECONOMISTS LTD.

Jamie Cook

Managing Partner and Director, Land Economics



CITY OF BELLEVILLE

Stephen Ashton, Manager of Policy Planning
Engineering and Development Services Department
Report No. PP-2019-59
September 3, 2019

To: Belleville Planning Advisory Committee

Subject: **Emerging Policy Issues, Technical Brief to Support the Official Plan Update**

File: B-50-5-A

Recommendation:

THAT Report No. PP-2019-59 dated September 3, 2019 regarding Emerging Policy Issues, Technical Brief to Support the Official Plan Update, August 2019 be received as information; AND

THAT Staff forward all public comments regarding the Technical Brief to the City's Consultants to allow the finalization of the Draft Official Plan Update.

Key Facts:

1. The City is currently undertaking an Official Plan Update as required by the Planning Act. This update consists of four phases: review and analysis of land requirements, policy recommendations, policy development, and implementation through an Official Plan Amendment.
2. The Terms of Reference for the Official Plan Update was expanded as a result of Council's priorities identified through the City Housing Summit including modernizing housing policies, intensification policies and mixed use policies in order to increase the supply of lands available for medium and high density residential development which will ultimately increase the supply of rental units in the city of Belleville. Other issues are also required to be addressed as required by the Provincial Policy Statement to ensure the Updated Official Plan is approved by the Ministry of Municipal Affairs.
3. Dillon Consulting has prepared a Technical Brief outlining Emerging Policy Issues along with recommendations which is the basis to determine public input before the policies and schedules of the new Official Plan Update are finalized.

4. Staff has posted the Technical Brief on the City's website along with notifying interested parties including the Chamber of Commerce, Quinte Home Builders Association, and individuals and groups who participated in the Mayor's Housing Summit.

Strategic Plan Alignment:

The City of Belleville's Strategic Plan identifies nine strategic themes. This report aligns with each of the City's nine strategic themes and the City's mission statement by providing innovative and efficient services in support of our community's vision.

Background:

The current Official Plan was adopted by City Council on June 18, 2001 and approved by the Ministry of Municipal Affairs and Housing on January 7, 2002. Since 2002, a significant number of new and updated policies and legislation has occurred at the provincial level. The City will have to comply with the province's new legislation, regulations, and policies when updating the Official Plan. Through Section 26 of the Planning Act, a municipality is required to ensure their official plan conforms with provincial plans or does not conflict with them, has regard to matters of provincial interest and is consistent with provincial policy statements. Generally speaking, the Planning Act requires that official plans be revised in ten years if there is a new official plan or every five years if the official plan is an updated plan.

To address this requirement, the City of Belleville retained Watson & Associates Economists Ltd. (Watson), in association with Dillon Consulting Ltd., in the fall of 2017 to undertake an Official Plan Update.

Four-Phase Requirement of the Official Plan Update Process

The City is currently undertaking an Official Plan Update as required by the Planning Act. This update consists of four phases: review and analysis of land requirements, policy recommendations, policy development, and implementation through an Official Plan Amendment.

Approval Authority and Ongoing Ministerial Consultation

The Approval Authority for the Official Plan Update is the Ministry of Municipal Affairs and Housing. The Ministry will be reviewing the new Official Plan Policies and Schedules to ensure conformity with the Ontario Planning Act and Provincial Policy Statement. They will also co-ordinate any necessary review by other Ministries including the Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA).

Expanded Terms of Reference for Official Plan Review

The Official Plan is the key planning document in establishing the vision and longer-term land-use plan of the City.

Through review of the existing Official Plan, Ministry, City Staff and the consultants identified a number of requirements that the new Official Plan needs to consider to address both emerging issues as well as requirements of the Province. There has also been work completed by the City that needs to be incorporated into the Official Plan to ensure Council's strategies are formally identified and recognized by the community. One example is the requirement to review the City Centre Policies and ensure "The Downtown Commons" project is recognized in the Official Plan.

During the City's Housing Summit of March 18 to 19, 2019, Council directed Staff through Resolution to "expand the Terms of Reference for the current Official Plan Update to include modernizing housing policies, intensification policies and mixed use policies in order to increase the supply of lands available for medium and high density residential development along with mixed use development (ground floor commercial with residential above) which will ultimately increase the supply of rental units in the city of Belleville."

Through the emerging issues that Belleville must address along with priorities identified during the Housing Summit, Dillon Consulting was contracted to address the expanded Terms of Reference for the Official Plan Update.

Dillon Consulting have now completed the first stage of this undertaking and have submitted a Technical Brief to the City. The Technical Brief has been posted to the City's website along with notifying interested parties including the Chamber of Commerce, Quinte Home Builders Association, and individuals and groups who participated in the Mayor's Housing Summit.

Staff will provide all written comments received by the public and commenting agencies regarding the Technical Brief to the City's Consultants to allow the finalization of the Draft Official Plan Update.

The new updated Official Plan is expected to be submitted to the City and the Ministry in September 2019 with a PIC and Public Meeting scheduled for January or February of 2020 after the Ministry's comments are received and addressed.

The new updated Official Plan will also be presented to Council in the Fall of 2019 and will be posted online for public comments.

Provincial Policy Statement

The Provincial Policy Statement was first introduced in 1996 and updated in 2005 and 2014. The purpose of the PPS is to provide policy direction on matters of provincial interest related to land use planning and development. It sets the policy foundation for regulating the development and use of land. It also supports the provincial goal to enhance the quality of life for all Ontarians. Municipal official plans are required to support and integrate the principles of strong communities, a clean and healthy environment and economic growth that are contained within the PPS.

Since the current Official Plan was adopted in 2002, there have been a number of changes to the Provincial Policy Statement which will be addressed through the current Official Plan Update process of the City.

The current Official Plan Update and expanded Terms of Reference will address Provincial Policy which is a requirement before the Ministry of Municipal Affairs approves the plan.

Considerations:

Public

Planning Staff will work with the Communications Department who will issue a press release that informs the public of the availability of the consultant's Technical Brief and request comments which will be circulated to media in addition to the Chamber of Commerce and Quinte Home Builders Association.

The Policy Division has also been maintaining a list of Interested Parties who have requested to be notified of any meetings and/or reports in regards to the Official Plan Update process.

Further, invited attendees of the Mayor's Housing Summit will also be notified of the document.

Financial

The budget for the Official Plan Update process was previously approved by Council. For the next phase of the project, Council identified a requirement for enhanced policies including updated intensification policies and mixed use policies to facilitate the provision of affordable and attainable housing. This is being undertaken through the approved budget of the Engineering and Development Services Department.

Impact on and input from other Departments/Agencies/Sources


Departments and Agencies are being circulated notifying them that the Technical Brief is available online for review and comments.

Conclusion:

The City is currently undertaking an Official Plan Update as required by the Planning Act. This update consists of four phases: review and analysis of land requirements, policy recommendations, policy development, and implementation through an Official Plan Amendment.

The City required the current scope of work for the project to be expanded to address emerging issues including requirements identified during the Mayor's Housing Summit. This work is being undertaken by Dillon Consulting who have now prepared a Technical Brief on these emerging issues and key recommendations. This document has been posted online and interested parties and stakeholders have been notified and invited to review and provide comments to the City. These comments will then be provided to the consultants so that the draft Official Plan Update document can be prepared and submitted to the City and Ministry of Municipal Affairs.

Respectfully submitted



Stephen Ashton, MCIP, RPP, CAHP
Manager, Policy Planning
Engineering and Development Services Department

Attachments

Attachment #1 – Emerging Policy Issues, Technical Brief to Support the Official Plan Update, Dillon Consulting, August 2019



DILLON
CONSULTING

City of Belleville

Emerging Policy Issues

Technical Brief to Support the Official Plan Update

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Appendices

A	Additional Intensification Areas
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1.0 Overview

A number of emerging policy needs have been identified to support the ongoing review of the City of Belleville's Official Plan (2002). This technical brief provides a summary of the recommendations for the plan update based on a review of best practices on the following topic areas:

- **Intensification** - How will Belleville guide intensification to the right areas?
- **Mixed Use** - Where is mixed use development most appropriate in Belleville and what is the policy framework to encourage it?
- **Housing** - How can Belleville's housing policies better support the development of appropriate range of housing, including affordable housing, into the future?
- **City Centre** - How can city centre policies be bolstered to support the development of a lively downtown and economic hub?
- **Open Space** - How can Belleville's open space policies help to preserve existing, and develop new, access to the waterfront?

2.0 Intensification

The purpose of intensification is to support the efficient use of land and existing infrastructure. The Provincial Policy Statement (PPS) defines intensification as the development of a property, site or area at a higher density than currently exists through:

- a. *redevelopment, including the reuse of brownfield sites;*
- b. *the development of vacant and/or underutilized lots within previously developed areas;*
- c. *infill development; and*
- d. *the expansion or conversion of existing buildings.*

Staff have indicated that the City's current policies for intensification are unclear and create interpretation challenges. Currently, intensification is mentioned for the first time in Section 3 – Land Use Policies, where a general development policy is included to indicate that intensification (in the form of the development of vacant or under-developed land) will support the character and function of the City Centre. The intensification of these sites are intended to have reasonable flexibility to avoid discouraging investment in the City Centre.

Additionally, neighbourhood and site-specific considerations are also included in the plan, such as:

- Bayview Mall/Dundas Street East Corridor (Section 3.9.3): Plan suggests that the employment and retail focused area should be strengthened through the consolidation and intensification of existing land uses.
- City Centre Planning Area – (Section 4.6): This section provides detail about what intensification in downtown should look like based on the City Centre Intensification Plan (RFA, 2012). The

section also identifies a schedule of opportunity sites and intensification targets for the area – currently set at 1280 dwelling units.

While intensification is addressed in reference to the above-noted geographies, what is lacking is an overarching statement at the outset of the plan.

Recommendation 1: Address intensification earlier in the OP, in Section 2, which provides the City's vision statement. Providing an earlier discussion on intensification will provide an overall indication of what intensification means for Belleville, setting the framework for the rest of the plan. The discussion will be integrated with a new "Housing" section under 2.2 – Interpretation of the Vision Statement, which is discussed further in the report. This section will provide an indication of how intensification will be accommodated, for example:

- The City Centre is expect to accommodate a range of types of intensification, such as mid or high rise buildings, infill, adaptive reuse and redevelopment, and live-work buildings;
- Arterial roadways/corridors present opportunities to accommodate intensification similar to the City Centre, decreasing in intensity further from the City Centre; and
- Other intensification will be accommodated on key opportunity sites and at low densities throughout the City to further support the efficient use of land and infrastructure.

2.1 Additional Intensification Areas

The 2019 Municipal Comprehensive Review (MCR) has indicated that the City Centre should be the primary means to accommodate the residential intensification target of 20% (660 units) by 2038. The City Centre is where intensification activity will be concentrated to contribute to the long-term vibrancy of the downtown area, which is further supported by studies such as the Downtown Master Plan (Office for Urbanism, 2006) and the City Centre Intensification Plan (RFA Planning Consultants Inc., 2012). Intensification policies for the City Centre were added to the Official Plan through an amendment in 2012.

Recommendation 2: Update intensification targets based on the 2019 MCR, in particular noting geographies where there are optimal opportunities for the targets to be achieved.¹

While the City Centre represents the best location to accommodate most residential and non-residential intensification, there are opportunities for supplementary intensification in other areas of the City to further support the efficient use of land and infrastructure. Additional policies should be added to enable and encourage intensification in these areas. Through internal staff discussions, the City produced working maps of potential areas to direct the supplemental intensification. These maps were

¹ The ZBL review is expected to include a review of the permitted densities in the intensification areas, and where. Through the review it will also be important to ensure the terminology and use of the terms intensification and infill are consistent with the PPS.

reviewed alongside existing intensification policies to identify areas where the municipality can best accommodate and encourage intensification to achieve intensification targets. The sites that align with the PPS's definition of intensification and best practices, and represent the best opportunities to accommodate intensification outside of the City Centre are identified in **Appendix A**.

Recommendation 3: Include a map of Additional Intensification Areas as a schedule in the updated OP. This will provide the City with the appropriate flexibility to guide the majority of intensification to the City Centre, but to consider it in additional areas where it can be appropriately accommodated.

Recommendation 4: Develop separate intensification policies to correspond to the map of Additional Intensification Areas, which support context-appropriate intensification.

Recommendation 5: In areas identified for intensification, where minimum densities may be prescribed through the forthcoming process of consolidating / updating the ZBL, a planning justification should be required in support of an OPA and ZBA where a development is proposed which does not meet the minimum density. A policy to this effect should be added to Section 8 - Implementation, as well as a reference to this policy in other sections that reference intensification.

Recommendation 6: To encourage the development of areas targeted for intensification, a policy should be included that prioritizes intensification corridors for community improvement planning (CIP) to enable financial incentives.

Recommendation 7: Include a policy that encourages the consolidation of small lots in intensification areas to create parcels of a size and configuration appropriate for redevelopment.

Areas which could support a smaller scale of intensification than what is permitted in the City Centre (e.g. low-midrise buildings) are not indicated on a site-by-site bases on the schedule map. These sites include non-residential intensification opportunities such as commercial plazas, industrial sites, or vacant school sites, which may be converted to or redeveloped for residential use or other non-residential uses, depending on their size, location, and redevelopment potential.

Recommendation 8: Include general policies for which support the intensification of sites that are not identified on a map but are consistent with the PPS's definition of intensification, meet the principles of the OP, and are aligned with the City's intensification targets. This will provide flexibility to consider sites which are ideally suited for intensification but do not warrant identification on a schedule map (e.g. vacant school sites).

2.2 Compatibility

The current OP does little to address the compatibility of proposed developments. With exception to the Corbyville area, where dwellings should be compatible with the Corby design theme, and proposed increases to building heights in the City Centre, the OP generally only considers compatibility in terms of land uses. In regards to intensification specifically, the Plan generally supports housing intensification and infill development where it is compatible, and provides examples of the types of developments, but does not indicate how compatibility is to be determined. The plan also indicates that the impact of intensification on the character of existing neighbourhoods should be considered.

Recommendation 9: To ensure that intensification is compatible, an enabling policy should be included in the OP to encourage the development of Intensification Design Guidelines to provide guidance to developers, city staff and Council in consideration of proposals. The design guidelines should be developed in consultation with the public. Additionally, it is recommended that intensification areas be subject to site plan control to ensure appropriate control over building massing and design, the relationship to surrounding land uses, site access, landscaping and grading, servicing, etc.

2.3 Mature Residential Neighbourhoods

The current OP does not make reference to mature residential neighbourhoods. Intensification should be restricted to the identified intensification areas (Recommendation 3) to protect the City of Belleville's mature neighbourhoods from disruptive intensification. In this capacity, areas that are already developed and not identified for intensification will be considered mature residential neighbourhoods. Alternatively, the City may wish to pursue studies to delineate mature residential neighbourhoods as character areas to be established through zoning tools.

In mature residential neighbourhoods, small scale residential density increases may be considered when the scale and character of the proposed development can be appropriately incorporated into the neighbourhood. This will require consideration of the massing, scale, and height, through the ZBL, as well as the architecture styles, roof types, landscaping, etc. through design guidelines.

Recommendation 10: Currently, infill is encouraged in existing neighbourhoods, provided that it does not detract from the character of the neighbourhood (3.10.2.h). We recommend that the City strengthen this policy indicating the City's desire to maintain the character of mature neighbourhoods, which would apply to both new and expanded dwellings. A control provision is recommended to be included in the OP indicating that applications must conform to any future Intensification Design Guidelines applicable to the mature neighbourhoods.

Recommendation 11: Include a policy to encourage gentle intensification that is sympathetic to neighbourhood character and consider requiring site plan approval for low density housing forms to ensure that a proposed development is sympathetic to the existing, mature neighbourhood.

Where significant intensification is proposed near mature neighbourhoods, it is important to ensure their character is maintained. Appropriate intensification of these sites will depend on a design which is sensitive to the character of the neighbourhood. The form of intensification in these areas should generally be low rise, and provide adequate transitions to higher density approaching intensification corridors at the periphery of the mature neighbourhoods.

Recommendation 12: OP policy to indicate that intensification adjacent to mature neighbourhoods must conform to the neighbourhood character. The Intensification Design Guidelines, and the review of the ZBL should also include consideration for these transition areas at the neighbourhood level.

2.4 Second Units

In areas that are not identified for intensification, low density intensification (infill), in the form of second units must be permitted, in accordance with the PPS and the Affordable Housing Act (2011). Second units within existing dwellings or in existing accessory buildings contribute to the accommodation of simple increases in intensification, which increase housing density with insignificant physical alterations.

Recommendation 13: OP policy should be included to permit second units in all single detached, semi-detached, townhouses and ancillary structures, as of right, subject to the availability of servicing, parking, consideration for built form, and meeting building and fire code standards. The City may wish to develop a registry to track residences which contain secondary units.

Recommendation 14: OP policy to indicate that second units must conform to the character of the primary dwelling and the surrounding neighbourhood.

2.5 Additional Relevant Policy Recommendations:

Additional policy recommendations described in the 2019 Municipal Comprehensive Review include:

- The inclusion of OP policy for fast-tracking the development of site plan control applications for intensification sites (i.e. giving these sites preferential treatment for processing over greenfield development applications).
- The inclusion of OP policy prioritizing infrastructure upgrades in prime intensification areas where infrastructure is a constraint to facilitate development of intensification sites.

3.0 Mixed Use

Mixed use development is intended to support live/work opportunities, contributing to the creation of liveable and resilient communities. Currently, mixed use is currently discussed in reference to intensification of specific geographies, and in the conversion of upper floors to residential above commercial developments (see Box 1). City staff have indicated that these references to mixed use

developments are unclear, and there is a desire for further clarification in the updated OP to simplify interpretation.

Specific Geographies Referencing Mixed Use Development:

- City Centre - Residential may be permitted in mixed use developments; Surface parking along the Moira River identified for mixed use development.
- The Flats - Referred to as a mixed use district.
- East Gate - Referred to a small mixed use district.
- The Harbour - Supports reuse of industrial sites for mixed use projects.

Support for Residential Above Non-Residential:

- Downtown - Mixed use development should provide for non-residential uses at street level with residential uses directed to upper floors.
- Housing Intensification - Supports conversion of upper floors above commercial for residential use.

Box 1: Mixed Use

Recommendation 15: A forward looking mixed use section should be added to the front end of the OP (Section 2) to set the framework for mixed use zoning in Belleville and provide further guidance for the forthcoming update / consolidation of the ZBL. Providing an overarching vision for the purpose of mixed use development will aid with interpretation of the policies.

Recommendation 16: OP policy should provide greater flexibility for the location of residential uses within mixed use developments (e.g. permit residential behind non-residential, not just above), however it should also discourage existing main floor commercial uses from transitioning to entirely residential use.

Recommendation 17: OP policy should support mixed use development beyond the specific geographies currently identified where it will strengthen the City's urban fabric (e.g. along arterial areas identified for intensification; former commercial or industrial sites undergoing redevelopment) and where it can be appropriately accommodated (e.g. servicing, access, appropriate built form).

3.1 Additional Relevant Policy Recommendations:

Additional policy recommendations described in the 2019 Municipal Comprehensive Review include:

- Inclusion of OP policy to promote mixed-use development that incorporates commercial land uses in appropriate locations to contribute to the urban fabric of the community and increase access to services; this would benefit from the identification of opportunity areas that may consist of underutilized properties and/or greenfield/developing commercial areas.

- Bayshore Planning Area: To provide for transition of this waterfront area and help ensure that the fragmented industrial uses in this area are not misinterpreted as an employment area, with respect to the PPS, OP policy should create a new designation for the Bayshore area as a mixed-use waterfront.

4.0 Housing

While sections 1 and 2 of this report both address certain aspects of housing, there has also been an identified need to provide a better overall framework for housing in the OP. Currently, the vision for Belleville (Section 2) indicates that:

- The City will continue to support a wide array of housing types (2.2.1 Future of the City of Belleville);
- The City will provide a range of housing opportunities located primarily in the urban serviced area, but additional limited residential development will be permitted in hamlets and traditional rural areas (2.2.4 Settlement Patterns); and
- The well-being of residents will depend on the effective delivery of affordable and well maintained housing for people of all ages, financial capacity and levels of independence (2.2.9 Social Needs).

Additionally, as previously indicated, the OP is supportive of the development of a range of housing types and forms of tenure (Section 3.10). While this guiding vision provides some direction, it would be beneficial to address housing more directly.

Recommendation 18: To set the framework for housing in Belleville, and to aid in the interpretation of policies, it is recommended that the Interpretation of the Vision Statement (Section 2.2) be revised to include a new section that provides a forward looking narrative for housing at the outset of the plan. This will provide a succinct message that summarizes the existing guidance currently situated throughout the plan to aid in interpretation.

4.1 Affordable Housing

The addition of second unit policies and other housing intensification will contribute to the City's ongoing efforts to increase its supply of affordable housing units. To further alleviate housing issues, Council has identified the creation of a Housing CIP as a mechanism to further encourage the provision of affordable housing units.

Recommendation 19: Include enabling policy for a Housing CIP to target the development of affordable housing in all forms, including medium and high density residential development within the City.

Providing parking spaces costs developers money, which in turn drives up housing costs. One way to reduce this barrier to the provision of affordable housing is to reduce minimum parking requirements. By lowering the cost of construction and increasing the amount of buildable space, developers are able to pass those savings on to future homeowners or tenants. Many municipalities across North America have turned to this approach in recent years as it has the added benefit of not incurring future cost obligations for the City, in the way that other financial incentives might. The reduction of parking requirements, in addition to the financial incentives that the City intends to provide through the Housing CIP, also means that affordable housing developers can stretch subsidies further.

Recommendation 20: Include policy that directs parking requirements to be reduced in the ZBL for multiple unit dwellings, and significantly reduced for developments near high frequency transit.

Recommendation 21: Include policy that encourages the Committee of Adjustment to approve variances to parking requirements for proposed affordable housing developments which include access to amenities like transit, car sharing, and/or bicycle facilities.

Additionally, as per section 1.4.3.a) of the PPS, the City is required to identify affordable housing targets separate from its intensification targets. This target is based on four tables which relate directly to the PPS's definition of affordable housing, and can be requested by the City from the Housing Policy Branch of the Ministry of Housing.

Recommendation 22: Request the affordable housing tables² from the Ministry in order to determine the target for inclusion in the updated OP.

4.2 Boarding / Rooming Houses

Boarding houses, also known as rooming houses or multi-tenant houses, play an important role in providing low-cost housing. The PPS also identifies rooming houses as a way to achieve residential intensification. Section 7.15.4 of the OP supports their ("boarding houses") provision in commercial areas and mixed use neighbourhoods, and Section 7.15.3 directs Council to ensure sufficient lands are zoned for a variety of housing types including rooming and lodging houses to encourage the creation of affordable housing. Staff have indicated that the existing references have proven to be an interpretation challenge, and that existing zoning restricts the use to R4 and R6 zones.

Recommendation 23: Include a statement in the new OP section on Housing (see Recommendation 15) about the critical role that this housing form plays in the provision of affordable housing for the City of Belleville.

² See www.mah.gov.on.ca/Page1269.aspx for further detail, or contact: housing.research@ontario.ca

Recommendation 24: To ease interpretation, choose one term to define this form of shared accommodation (e.g. boarding, rooming, multi-tenant) and carry that forward into the ZBL where it will be defined in greater detail as shared accommodations that include a house, apartment or building where three or more people pay individual rent and share a kitchen and/or washroom.

Note that the ZBL should also establish the specific requirements for rooming houses with respect to parking, open space, access and minimum floor space. The ZBL should also include mechanisms to ensure compatibility with the surrounding neighbourhood character, and ensure there are no exclusionary zoning practices included (e.g. separation distances).

Recommendation 25: Establish a Municipal Licensing By-law and Rooming House Registry to ensure minimum health and safety standards are met. To incentivize registration, the City may choose to provide a benefit to landlords of rooming houses, using the registration as a mechanism to share information about changes in legislation, and government grants and loans for repairs / upgrades.

Recommendation 26: Revise OP policy 7.15.4 to support the establishment of boarding houses in neighbourhoods of mixed land use, and removing the reference to commercial areas. The City may also choose to extend permission to establish licensed and registered rooming houses to residential neighbourhoods, where the dwelling will be in character with the surrounding neighbourhood (e.g. indistinguishable from other residences).

4.3 Additional Relevant Policy Recommendations:

Additional policy recommendations described in the 2019 Municipal Comprehensive Review include:

- The OP should incorporate the residential urban and rural housing growth target which identifies that approximately 90-95% of City-wide housing growth over the forecast period should occur in the urban area.
- OP policy prioritizing infrastructure upgrades in prime intensification areas where infrastructure is a constraint to facilitate development of intensification sites.

5.0 City Centre Policies

The City has indicated that the existing City Centre policies (Section 4.6) were designed to provide maximum flexibility for development, however, the interpretation of the policies has proven difficult and staff require additional direction regarding proposed low density developments in the City Centre area.

Recommendation 27: Improve clarity surrounding the incorporation of residential dwellings into the City Centre. Link to the policy providing flexibility for how residential is incorporated as long as the overall intent of mixed use is achieved (See recommendations 12 and 13).

Recommendation 28: Provide greater clarity on what is expected of development in the City Centre to provide guidance for the review of the ZBL. For example, policies should indicate that:

- Retail uses on the ground floor are intended to add activity to the street;
- Higher rise built form should be consistent with surrounding buildings, with upper storeys of buildings incrementally set back to reduce shadowing; and
- Buildings should be close to the street edge to frame public streets.

Recommendation 29: Add policy to encourage commercial uses on main streets and key corridors, but also provide flexibility to accommodate other spaces which may also activate the street, e.g. flexible workspaces, institutional uses.

Recommendation 30: Add policy to discourage the conversion of existing ground floor non-residential uses to residential use.

Recommendation 31: Clearly indicate the approach to interpreting a hierarchy of policies to ensure clarity if any policy conflicts arise (e.g. where neighbourhood-level policies are in place, they take precedence over City-wide policies).

Recommendation 32: The low, medium, and high densities assumed in the MCR to determine the unit potential on vacant designated land should be included as minimum target densities in the Official Plan.

5.1 Additional Relevant Policy Recommendations:

Additional policy recommendations described in the 2019 Municipal Comprehensive Review include:

- Add OP policy for a Community Improvement Plan to offer financial incentives that will help stimulate development of intensification sites. The built boundary or sub-area(s) could be defined as the CIP area; one sub-area of focus could be the City Centre where intensification is concentrated.

6.0 Open Space

Lands designated as Open Space (OS) on Schedule B of the Official Plan include areas located along the Bay of Quinte, some small pockets throughout the downtown area of the City and along the Moira River. Many of these areas are not municipally owned:

- Kinsmen Park (corner of Newberry Street and Dundas St E);
- The corner of Dussek Street and Stanley Street;
- The park area along the Moira River on Cannifton Road, across from Memorial Park, which is City owned (waterfront);

- Parkland along the Moira River between McFarland Drive and Byron Street (waterfront);
- Parkland between College Street East and the railway line along the Moira River (waterfront); and
- Riverside Park West, and the Memorial Gardens (waterfront).

It is not expected that the City acquire the privately-owned open spaces identified in the OP schedule. However, it is recommended that the City develop an Open Space Master Plan (OSMP) to determine the overall approach to parks, trails and open space in the City, which may include consideration for the future acquisition of lands. Subsequent to the OSMP, an OPA should be undertaken to incorporate the outcomes. City staff have also indicated the intent to develop a waterfront master plan (WFMP).

Recommendation 33: Add policy clarifying that the City does not intend to acquire the privately-owned open spaces identified in the OP schedule.

Recommendation 34: Add a policy noting that the City might develop an Open Space Master Plan (OSMP) to determine the overall approach to parks, trails and open space in the City, and may implement certain recommendations of the OSMP through an Official Plan Amendment.

Recommendation 35: In order to minimize potential negative impacts in the interim, policy should be included to protect public open spaces from intensive development and uses not compatible with an open space environment.

Recommendation 36: City staff have also indicated the intent to develop a Waterfront Master Plan (WFMP). The OP update should include an enabling policy to support the development of a WFMP that will encourage greater public use, access and enjoyment of the waterfront, while also supporting the development of privately owned waterfront lands where public access can be maintained or enhanced.

7.0 Conclusion

As the City's OP review is ongoing, this has provided an opportune time to consider the policy issues identified in this technical brief which were not included in the original scope of review. The recommendations provided throughout the report are intended for consideration by City staff and any agreed-upon recommendations will be included in the preparation of the Draft Official Plan which will be presented to the public for input in the fall.

Appendix A

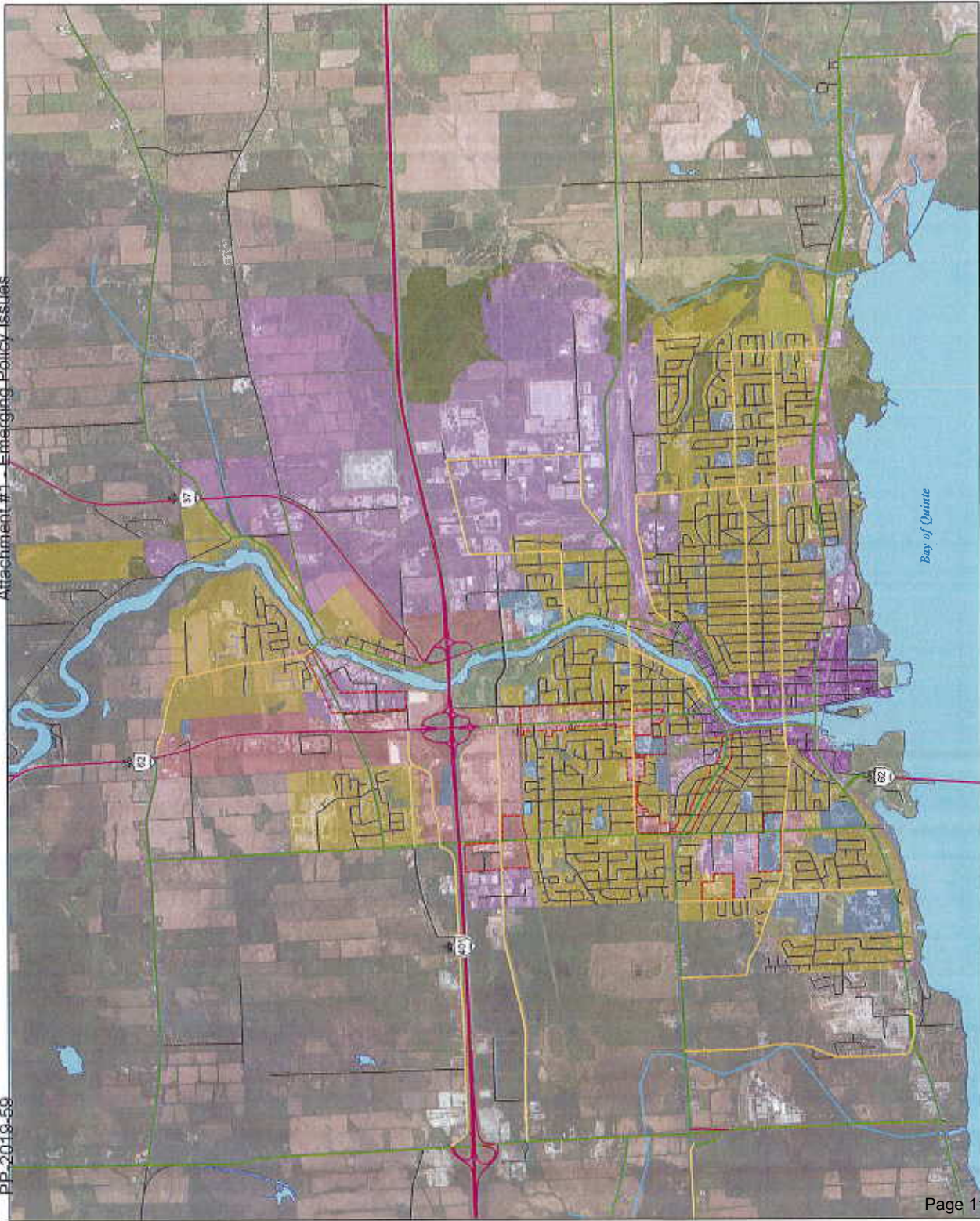
Additional Intensification Areas



**CITY OF BELLEVILLE
OFFICIAL PLAN UPDATE**

**Figure 1
Additional Intensification Areas**

LEGEND	
	ADDITIONAL INTENSIFICATION AREAS
	OFFICIAL PLAN SCHEDULE B
	OPEN SPACE
	RESIDENTIAL LAND USE
	RURAL LAND USE
	WATERBODY
	WATERCOURSE
	ROAD
	CITY CENTRE
	COMMERCIAL LAND USE
	COMMUNITY FACILITY
	ENVIRONMENTAL PROTECTION
	INDUSTRIAL LAND USE
	MINERAL AGGREGATE
	ARTERIAL
	COLLECTOR
	PROVINCIAL HIGHWAY



MAP PREPARED BY:
Dillon Consulting Inc. (2019-09-03)
DATE: 2019-09-03
BY: [Name]
FOR: [Name]



Engineering and Development Services Department (Policy Planning Section)
Official Plan and Zoning By-Law Amendment Monitoring Report
(Shaded Area Indicates that Application is Complete)

FILE NO.	APPLICANT/OWNER/AGENT	PROPOSAL	REPORT NO.	BY-LAW NO.	DATE REC'D	CIRCULATION	PAC DATE	APPROVAL (Y/N)	COUNCIL DATE	APPROVAL (Y/N)	# of DAYS	NOTICE ISSUED	LAST DAY OF APPEAL	CLERK CERT.
B-77-1021	Reginald & Janette Barkema/ G.D. Jewell Engineering Inc. c/o Steve Harvey	Trinity Court - Part Lot 2, Concession 3, Formerly Township of Thurlow Zoning By-Law amendment to permit a range of single detached residential lots and townhomes	PP 17-26 APS 18-07		Mar 21/17	Apr 11/17	May 1/17 Mar 5/18	Deferred at PAC, Draft Plan of Subdivision approved - Zoning By-law to be addressed later						
B-77-1040	Rosebush Properties Inc./ Bel-Con Design-Builders Ltd.	330 College Street East Zoning By-Law amendment to permit a convenience store and associated gas bar in addition to the permitted uses of the zone	PP 18-02		Jan 10/18	Feb 13/18	Mar 15/18	Deferred at PAC, awaiting revised Site Plan based on CN comments						
B-77-1058	Paramathas Joseph Agent: Chris Nava	55 South Church Street Zoning By-law amendment to rezone from (R2-1) to (R3) to permit a semi-detached dwelling	PP-2018-36		Aug 21/18	Sept 6/18	Oct 1/18	N	Oct 9/18	DENIED		Oct 12/18	Nov 9/18	APPEALED
B-77-1059	Panagiotis Karaglaous Agent: Chris Nava	59 South Church Street Zoning By-law amendment to rezone from (R2-1) to (R3) to permit a semi-detached dwelling	PP-2018-37		Aug 21/18	Sep 6/18	Oct 1/18	N	Oct 9/18	DENIED		Oct 12/18	Nov 9/18	APPEALED
B-77-1069	Agent/Applicant/Owner: City of Belleville "CANNABIS"	Belleville, Thurlow, Sidney Zoning By-law amendment to 10245, 3014 & 2076-80 to update definitions relating to cannabis	PP-2019-07 PP-2019-22	2019-56 2019-57 2019-58	Jan 22/19	Feb 13/19	Mar 4/19 Apr 1/19	y	Apr 8/19	Y	76 Days	Apr 10/19	Apr 30/19	May 1/19
B-77-1072	Owner/Applicant: Jenland Properties Agent: Fortenn Consultants Inc.	Lots 35 & 36, Concession 2 (Bell Blvd) Zoning By-law amendment to rezone lands to allow additional uses including retail	PP-2019-11 PP-2019-26	2019-59	Jan 22/19	Feb 13/19	Mar 4/19 Apr 1/19	Y	Apr 8/19	Y	76 Days	Apr 10/19	Apr 30/19	May 1/19
B-77-1073	Agent/Applicant: Alexander Wilson Architect Owner: Integrated Real Estate Investment Platform Inc.	2 Dundas Street Zoning By-law amendment to rezone lands to permit mixed use commercial & Residential development with reduced parking requirements	PP-2019-10 PP-2019-23	2019-60	Jan 25/19	Feb 13/19	Mar 4/10 Apr 1/19	Y	Apr 8/19	Y	73 Days	Apr 10/19	Apr 30/19	May 1/19
B-77-1074	Owner/Applicant: Covington Crescent J/V Agent: Ainley Group	Part of Lots 1 & 2, Concession 3 (Covington Crescent) Zoning By-law amendment to rezone lands to permit 40 townhouse units and remove walk path to merge two adjacent residential lots	PP-2019-16 PP-2019-25 PP-2019-31	2019-92	Jan 29/19	Feb 13/19	Mar 4/19 Apr 1/19	N	Apr 8/19 Apr 30/19	**TABLED** Y By-law Approved May 13 Council	104 Days	May 15/19	Jun 4/19	APPEAL WITHDRAWN Jul 8/19
B-77-1075	Owner/Applicant: Staikos Homes Agent: vanMEER limited	20 to 80 Wims Way Zoning By-law amendment to rezone lands to permit single detached dwellings and to permit townhouse units with reduced setback requirements and increased lot coverage	PP-2019-17 PP-2019-24	2019-61	Jan 30/19	Feb 13/19	Mar 4/19 Apr 1/19	Y	Apr 8/19	Y	68 Days	Apr 10/19	Apr 30/19	May 1/19

Engineering and Development Services Department (Policy Planning Section)
Official Plan and Zoning By-Law Amendment Monitoring Report
(Shaded Area Indicates that Application is Complete)

FILE NO.	APPLICANT/OWNER/AGENT	PROPOSAL	REPORT NO.	BY-LAW NO.	DATE REC'D	CIRCULATION	PAC DATE	APPROVAL (Y/N)	COUNCIL DATE	APPROVAL (Y/N)	# of DAYS	NOTICE ISSUED	LAST DAY OF APPEAL	CLERK CERT.
B-77-1076	Owner/Applicant: 2589989 Ont. Inc. Agent: RFA Planning Consultants	250 Sidney Street Zoning By-law amendment to Zoning By-law 10245 to add Cannabis Processing Facility as a permitted use to the Restricted Industrial Zone	PP-2019-15 PP-2019-49	2019-134	Jan 30/19	Feb 13/19	Mar 4/19 Jul 2/19	Y	Jul 8/19	Y	159 Days	Jul 10/19	Jul 30/19	Jul 31/19
Applicants to submit additional information														
B-77-1077	Agent/Applicant/Owner: City of Belleville "PUBLIC USES"	Belleville, Thurlow, Sidney Zoning By-law amendment to 10245, 3014 & 2076-80 to define public uses and to add general provisions in relation to those uses	PP-2019-08 PP-2019-23	2019-62 2019-63 2019-64	Jan 22/19	Feb 13/19	Mar 4/19 Apr 1/19	Y	Apr 8/19	Y	76 Days	Apr 10/19	Apr 30/19	May 1/19
B-77-1078	Owner/Applicant: Schnell Investment Agent: Siegbert Schnell	150 St. Paul Street Zoning By-law amendment to Zoning By-law 10245 to permit mixed use (commercial/residential) in an existing building	PP-2019-27 PP-2019-37	2019-93	Feb 7/19	Mar 6/19	Apr 1/19 May 6/19	Y	May 13/19	Y	95 Days	May 15/19	Jun 4/19	Jun 5/19
B-77-1079	Agent/Applicant: RFA Planning Owner: Heritage Park J/V	427 Farnham Road Zoning By-law amendment to Zoning By-law 3014 to permit 13 townhouse units with reduced setbacks and increased lot coverage	PP-2019-28 PP-2019-45 PP-2019-46	2019-135	Feb 27/19	Mar 6/19 May 10/19	Apr 1/19 Jun 3/19 Jul 2/19	Y	Jul 8/19	N		Jul 12/19	Aug 1/19	APPEALED
Applicant to review public concerns and re-submit Public Meeting for Revised Application														
B-77-1080	Agent/Applicant/Owner: Ray & Jean O'Neill	4807 Old Highway 2 Zoning By-law amendment to Zoning By-law 3014 to rezone lands from Prime Agriculture to Rural Residential and Rural as a condition of a consent	PP-2019-33 PP-2019-40	2019-112	Mar 27/19	Apr 17/19	May 6/19 Jun 3/19	Y	Jun 10/19	Y	98 Days	Jun 12/19	Jul 2/19	Jul 3/19
B-77-1081	Agent/Applicant/Owner: City of Belleville "AGRI-TOURISM"	Belleville, Thurlow, Sidney Zoning By-law amendment to 10245, 3014 & 2076-80 to define agri-tourism	PP-2019-34		Mar 27/19	Apr 17/19	May 6/19 Jun 3/19							
Gathering more Information														
B-77-1082	Applicant: Tom Reid Owner: Tom Reid & Eleanor McEvoy Agent: Eleanor McEvoy	288 Pine Hill Crescent Zoning By-law amendment to Zoning By-law 3014 to rezone lands from Prime Agriculture to Rural Residential as a condition of consent	PP-2019-35 PP-2019-41	2019-113	Apr 1/19	Apr 17/19	May 6/19 Jun 3/19	Y	Jun 10/19	Y	93 Days	Jun 12/19	Jul 2/19	Jul 3/19
B-77-1083	Owner/Applicant: Meyers Creek Meyers Creek Development Group Agent: Joe Shunock	125 South Church Street Zoning By-law amendment to Zoning By-law 10245 to rezone lands to permit a methadone dispensary	PP-2019-36 PP-2019-38	2019-114	Apr 2/19	Apr 17/19	May 6/19 Jun 3/19	Y	Jun 10/19	Y	92 Days	Jun 12/19	Jul 2/19	Jul 3/19
B-77-1084	Owner/Applicant: Mark Glassford	9 & 13 Wilkie Street Zoning By-law amendment to Zoning By-law 10245 to rezone lands to recognize the existing dwelling units on the property	PP-2019-42		May 1/19	May 15/19	Jun 3/19							
Staff Still Reviewing Comments														

Engineering and Development Services Department (Policy Planning Section)
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B-77-1085	Applicant/Agent: Clint Hamilton Owner: Robert Rollins	1437 & 1455 Mudcat Road Zoning By-law amendment to Zoning By-law 3014 to rezone lands from Prime Agriculture (PA) and Rural (RU) to Rural Residential (RR) and Prime Agriculture with special provisions to prohibit future severences as a condition of Consent	PP-2019-43 PP-2019-47	2019-136	May 10/19	May 13/19	Jun 3/19 Jul 2/19	Y	Jul 8/19	Y	59 Days	Jul 10/19	Jul 30/19	Jul 31/19
B-77-1086	Applicant/Owner: James McMahan Dentistry Agent: Taskforce Engineering Inc.	260 & 262 Dundas Street East Zoning By-law amendment to Zoning By-law 10245 to rezone lands from Residential Second Density (R2-3) and Highway Commercial (C3-1) to Highway Commercial (C3-59) with special provisions to reduce the front yard setback to 7.5 metres and Iso permit uses listed under the Non-Retail Commercial (C5) Zone.	PP-2019-51 PP-2019-58		Jul 3/19	Jul 12/19	Aug 6/19 Sept 3/19							
B-77-1087	Applicant/Owner: John Royal Agent: Keith Watson, OLS	18 St. Paul Street Zoning By-law amendment to Zoning By-law 10245 to rezone lands from Residential Second Density (R2-1) to Residential Third Density (R3-2) to permit a semi-detached dwelling with reduced yard setbacks.	PP-2019-55		Jul 5/19	Aug 9/19	Sept 3/19							
B-77-1088	Applicant/Owner: Pentecostals of Quinte Agent: RBJ Concepts Inc.	490 Dundas Street West Zoning By-law amendment to Zoning By-law 2076-80 to rezone lands to add dwelling units as a permitted accessory use to the Highway Commercial (CH-11) Zone.	PP-2019-56		Jul 30/19	Aug 9/19	Sept 3/19							