

E&DS | Engineering and Development Services



Bi-Annual Newsletter

Issue Number 2



Photo: Development project

NEWS

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

Summer is almost here!

Welcome to our latest newsletter!

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

We hope you enjoy reading our newsletter!



Photo of a development site.

www.belleville.ca

E&DS

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Public Information Centres

Providing an opportunity for the public to engage and provide their insight on City projects.

Consolidated Zoning By-law Update

The consolidation of the City's Zoning By-laws is a major project as the three (3) existing Zoning By-laws are from 1977, 1980 and 1988, respectively.

The Consolidated Zoning By-law is designed as a user-friendly document which utilizes plain language and modernizes terminology to reflect today's society. A major update, for example, includes reducing the total number of residential zones from thirty-one (31) to five (5).

The Consolidated Zoning By-law implements the adopted new Official Plan; which will provide more opportunities for additional housing options, support active transportation, and permit new businesses. The Consolidated Zoning By-law will also offer new protections for the environment, mature neighbourhoods, and sensitive land uses.



Photos from public engagement meetings

Public Engagement Meetings

The events were convened as a drop-in open house. This open house format consisted of information boards showing maps and key topics in the draft consolidated Zoning By-law. Members of the project team were also in attendance to answer any questions about specific properties or the draft new Zoning By-law's provisions. There was also a station where attendees could ask project team members questions regarding the structure and provisions of the draft new Zoning By-law.

A summary of the events is provided in the link below, including a summary of what we heard, and the responses gathered from comment forms and email submissions.



Summaries of all the public consultation are available on the project page belleville.ca/ZBLConsolidation

Public Information Centres

Accessory Dwelling Units Update

The City of Belleville is undertaking an update to the City's Zoning By-laws to reflect provincial legislation changes introduced through Bill 23: More Homes Built Faster Act.

Two in-person Public Information Centres were held on March 22nd. The purpose of the PIC was to discuss and receive the public's feedback on the draft Zoning By-law provisions.

Feedback from the event was received, which helped the project team solidify the proposed provisions before it was presented to Belleville City Council.



Find more information on our webpage: belleville.ca/ADU



Photos from public engagement meetings

Development Guidelines and Manual

With the approval of the new Official Plan and the preparation of a more modern and flexible draft comprehensive zoning by-law, the City has prepared draft Development Guidelines and a Development Manual for residents and members of the development community.

The guidelines set out City expectations around design for landowners, developers and consultants to use when preparing projects, and identify considerations for buildings, streetscapes, parking lots and open space. The manual further clarifies design requirements for subdivisions and site plans and will be of assistance to consultants and engineers when preparing for new development.

The event was held on June 13, 2023. Feedback received will help staff finalize the drafts and determine timing to seek City Council endorsement.



For more information on the project and to review the draft document, visit the [Development Guidelines and Manual](#) project page.



Construction Project Highlights

Highlighting some of our construction projects in the City of Belleville



Photo: Reconstruction on Orchard Drive

Orchard Drive Road Reconstruction

The work consists of the reconstruction of approximately 440 m of Orchard Drive's northern crescent, from the North Park Gardens west intersection to the North Park Gardens East Intersection. The road is to be re-constructed to an urban standard with concrete curb and gutter, new sidewalk installation, replacement of watermain, filling in existing ditches and installing a storm sewer system.

Albion Street and Albion Way Road Reconstruction

The work consists of the reconstruction of approximately 350m of Albion Street from Pine Street to the dead-end and roughly 70m of Albion Way, from Albion Street to Station Street. The road is to be re-constructed to an urban standard with concrete curb and gutter, new sidewalk installation, replacement of watermain, filling in existing ditches and installing a storm sewer system.



Photo: Reconstruction on Albion Street

Murney Street and Henry Street Reconstruction

The work consists of the reconstruction of Murney Street, from Catharine Street north to Moira Street, and Henry Street, from Murney Street to Cedar Street. The project will see these roads reconstructed with new curbs and road surface. A new 200mm diameter watermain will be installed replacing a 150mm diameter watermain and new sidewalk will be constructed along both sides of the rebuilt roadway. This project will also include the construction of new storm water and sanitary sewer systems. The project will be phased to begin in 2023 and completed in 2024.



Find more information on our [Construction Project webpage](#).

Engineering and Development Service Leadership Changes



“I have had the opportunity to be a part of many exciting projects during my time with the City of Belleville.”

Congratulations to Ray Ford on his retirement!

Ray has undertaken many important initiatives for the City over the years and has always put public safety for a better community at the top of his priority list and Belleville has benefitted from his expertise. If you do not get an opportunity to congratulate Ray between now and June 23rd, you will be able to connect with him in the Fall as he will be undertaking contract work for the City to ensure some important projects including the North-East Industrial Park EA and Meyers Pier EA are completed in a comprehensive and timely manner.

Congratulations to Deanna O’Leary!

Deanna O’Leary has been with the City since 2014, working as a Senior Project Manager in Engineering & Development Services. Deanna began her new role as Manager of Engineering/Deputy Director of Engineering & Development Services in May and has been working alongside Ray over the past month to ensure there is a smooth transition. “I am very grateful for this opportunity,” said Deanna. “I look forward to working together with our team, all City Departments, contractors and consultants as we continue to deliver municipal infrastructure projects for the betterment of our community.”




Photo: Ray Ford



Photo: Deanna O’Leary

 Read the full news story on our [News webpage](#)

 Read the full article “Changes in leadership in Belleville Engineering & Development Services” at [INQUINTE.CA](https://www.inquinte.ca)

Municipal Engineers Association (MEA) Presentation

At the Municipal Engineers Association’s annual conference in Toronto in November 2022, Evan Cassidy, Project Manager with Engineering and Development Services gave a presentation to a group of more than 100 engineers.

The presentation covered lessons learned from soil testing completed for the Albion Street reconstruction project. He provided an overview of the project background, geotechnical investigations completed, soil contaminants found and how they impacted the roadway design. Soil testing was completed due to new provincial excess soil regulations. Discussions included the impacts of these new laws and how the project addressed them.



Photo: Evan Cassidy speaking to a full house about soil contamination and the Albion Street project.



Building Permit Activity - Spring Highlights

The Building Department is off to a steady start in the first quarter of 2023.

With a total construction value of \$40,820,772 to date, this is in large part to a staggering \$14,084,000 in industrial construction value, attributed in part to a large addition and renovation at the Kellogg's plant.

Both January and March have outpaced all previous years in a monthly comparison of construction values.

In addition, April has been the busiest month yet this year for commercial and new residential construction values, with an impressive \$2.3 million in new residential and \$3.8 million in commercial construction.

The number of permits being issued presently appears to be trending back towards pre-Covid rates and levelling into a steady supply.

All in all, the Building Department is seeing an increase in value being brought to properties, both through new construction and renovations. The Building Department has an optimistic outlook for the next quarter.

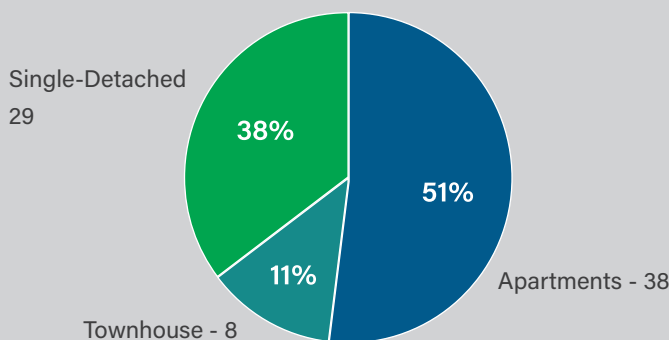
\$40.8 Million



Total Building Permit Value

5% Increase from 2022's first quarter

75 New Residential Units



\$14,237,705.28

Residential Building Permit Value



\$26,583,067

Non-Residential Building Permit Value



Buidling Project Highlights

1. 640 College Street East

640 College Street East in Belleville is the location of a 1 million square foot industrial development on a 110 acre site.



Photos showing the construction phases of the project.

2. 193 North Park Street • Parkside Village Seniors Residents

Parkside Village was constructed almost 40 years ago by a Non Profit Corporation of volunteers offering affordable housing to Seniors.

Recognizing the growing demand for affordable seniors housing in the community this same volunteer Non Profit Corporation secured funding and the necessary design and construction team to undertake a 54 unit expansion of the development to continue their mandate and vision of providing affordable seniors housing. The expansion includes 54 residential units of varying designs and sizes

each with outdoor patio/ balcony and each with fridge, range, microwave and dishwasher. Also included is a spacious recreation/ common room for seniors activities, beautician salon, medical office for limited medical care, on site laundry facilities on each floor, full service elevator, ample parking along with other indoor and outdoor amenities.

This development is conveniently located for easy access to grocery and other shopping, public transit, Public Health Unit, Parks, walking paths and Sports and Wellness Centre.

This project has been a great collaboration between the Volunteer Non Profit Corporation, County of Hastings, City of Belleville, Consultants and Builder to help make it happen.

The project was started in the spring of 2022 and is expected to be completed in October 2023, welcoming new residents by the end of the year.



Photo: Concept drawing of Parkside Village Seniors Residents.



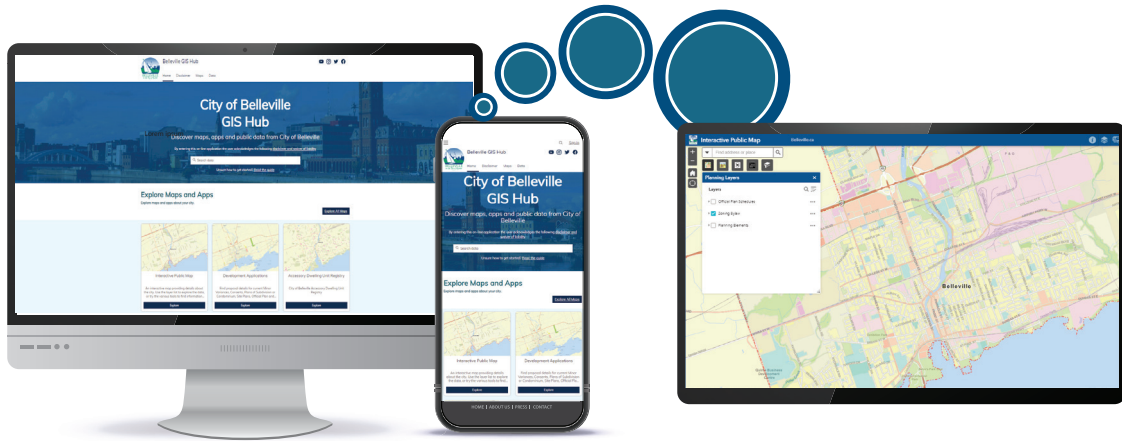
Photo: Stages of the project from early construction to finalization.

Notable Mention

The City introduces New GIS Hub

The City of Belleville Geospatial Strategy and Roadmap (2021) identified a number of projects and steps needed to facilitate the development of the City of Belleville’s geospatial solutions including

the release of the new GIS Hub and web maps such as the Interactive Public Map and Development Applications Map.



The new Belleville Geographic Information System (GIS) Hub is a one-stop shop for all GIS maps and applications. The GIS Hub is a centralized collection of all maps previously found in various locations on the City of Belleville website.

In addition to streamlining the City’s public map system, the GIS Hub will also allow users to access a number of new easy-to-use applications and tools including:

The **“Your Property”** tool in the “Interactive Public Map” – A quick way to find information about a property including its ward, zoning, garbage and recycling collection schedule, leaf and yard waste zone, and more.

The **“Development Applications”** map – Allows the public to view, filter and discover all the current development applications in the city including applications for zoning and Official Plan amendments, consents, minor variances, site plans and more.

The **“Open Data”** collection – Allows the public to download GIS data published by the City and create, explore, print or download their own maps.

This new system will continually be worked on to provide more applications and tools, and to help residents access accurate information more efficiently.



Residents are encouraged to start exploring the [GIS Hub](#) through the City’s website.

Meet the Staff of EDS

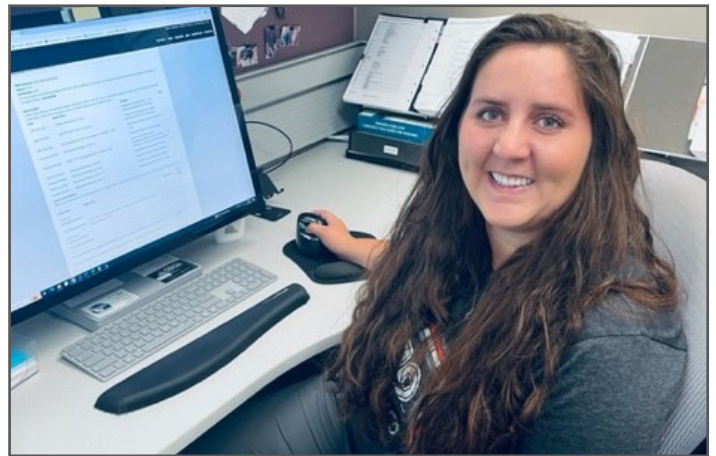
Employee Spotlight - Building Section

Getting to know **Elicia Woodbeck**

Q. How long have you been with EDS?
A. Since November 2018. Before I started with the City of Belleville I was in a contract position with the Building Inspection Service Board (BISB) based out of Stirling-Rawdon and covered Deseronto, Madoc Township, Tweed and Tyendinaga townships.

Q. How would you summarize what you do?
A. I am a Residential Building Inspector specializing with House, Plumbing and HVAC inspections. I also have qualifications with Small Buildings, Plumbing All Buildings and Inspecting Site Sewage (septic systems).

Q. What is your favorite part of your job?



Elicia Woodbeck- Building Inspector

FUN FACT!

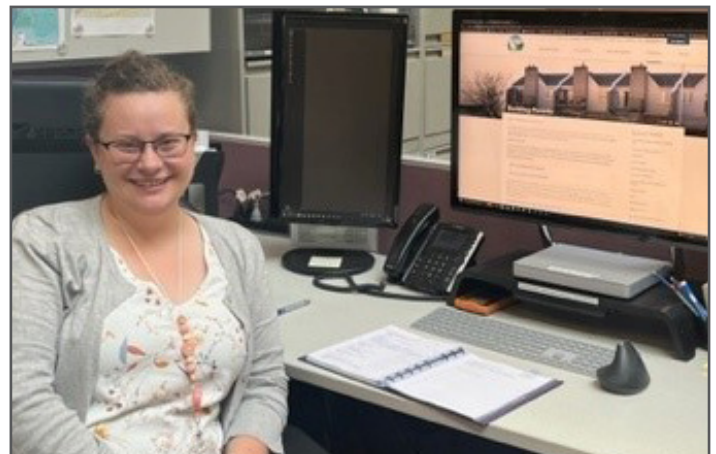
I am getting married this year in September, and I have been re-introduced to reading. This year to date I have read 45 books .. and counting!

Getting to know **Tara Donaldson**

Q: How long have you been with EDS?
A: Since November 2021. Prior to employment at the City, I worked as the residential designer for a local developer for 8 years.

Q: How would you summarize what you do?
A: My job includes many different tasks; talking to the public and reviewing building permit applications.

Q: What is your favorite part of your job?
A: The fact that I get to have a sneak peak before anyone else, of the new development coming into the City.



Tara Donaldson - Permit Clerk

FUN FACT!

I built my own home from design through to construction, and at the end of the day I enjoy going home to relax with my 3 year old Beaglier puppy.