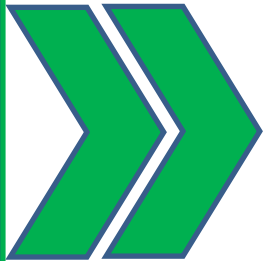




Engineering and Development Services Department



Residential Land Supply

As of December, 2021



Contents

Contents	2
Purpose and Findings of Residential Land Supply	3
Registered Plans of Subdivision / Condominium	4
Residential Land Supply Table 1A: Registered Plans of Subdivision / Condominium in Belleville Ward	4
Residential Land Supply Table 1B: Registered Plans of Subdivision / Condominium in Thurlow Ward	5
Draft Approved Plans of Subdivision / Condominium	6
Residential Land Supply Table 2A: Draft Approved Plans of Subdivision / Condominium in Belleville Ward	7
Residential Land Supply Table 2B: Draft Approved Plans of Subdivision / Condominium in Thurlow Ward	8
Vacant Residential Land	9
Residential Land Supply Table 3A: Vacant Lands Zoned Residential in Belleville Ward	10
Residential Land Supply Table 3B: Vacant Lands Zoned Residential in Thurlow Ward	10
Tracking New Rental Units (from 2019 onward)	11
Table 4A: Apartment Rental Units (proposed and complete)	12
Table 4B: Second Units (proposed and complete)	13
Table 4C: Other Dwelling Units (proposed and complete)	13



Purpose and Findings of Residential Land Supply

The City of Belleville Residential Land Supply identifies Plans of Subdivision (Registered and Draft), along with Vacant Lands Zoned Residential within the municipality.

In conjunction with our Municipal Comprehensive Review (M.C.R), the Residential Land Supply measures our compliance with the Provincial Policy Statement (P.P.S) 2020, which requires:

1. Sufficient land available to accommodate an appropriate range and mix of land uses to meet projected needs for up to 25 years
2. The ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment
3. Where new development is to occur, land with servicing capacity sufficient to provide at least a 3-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

Based upon our Residential Land Supply and 2018 M.C.R, the City of Belleville is compliant with our requirements as stipulated in the P.P.S 2020.



Registered Plans of Subdivision / Condominium

Approved Plans of Subdivision are plans that have received approval and have satisfied required conditions. The applicant has entered into a Subdivision Agreement with the municipality and the plan is registered.

Tables 1A and 1B list registered plans of subdivision / condominium.

Grand total of registered plans of subdivision / condominium in Belleville and Thurlow Wards (Table 1A + Table 1B) = 145

Residential Land Supply Table 1A: Registered Plans of Subdivision / Condominium in Belleville Ward

Plan Number	Location	Potential Number of Units	Map One Reference
21M – 197	Stinson Avenue	5 (townhouse units)	Red 1
21M – 244	Highpoint Subdivision	38	Red 2

Table 1A potential number of units subtotal = 43



Residential Land Supply Table 1B: Registered Plans of Subdivision / Condominium in Thurlow Ward

Plan Number	Location	Potential Number of Units	Map Two Reference
21M – 277	Hearthstone Ridge, Phase 3	2	Red 1
21M – 283	Caniff Mills, Phase 8	4	Red 2
12CD – 10501	Black Bear Ridge East	3	Red 3
21M – 309	Riverstone, Phase 1	24 (24 townhouse units)	Red 4
21M – 310	Riverstone, Phase 2	24 (24 townhouse units)	Red 5
21M – 311	Settlers Ridge East, Phase 1	45 (25 single units + 24 townhouse units)	Red 6

Table 1B potential number of units subtotal = 102



Draft Approved Plans of Subdivision / Condominium

Draft Approved Plans of Subdivision are plans that have received preliminary approval, subject to certain conditions. The applicant must demonstrate the ability to fulfil the required conditions of approval. It is at this point that the applicant enters into a Subdivision Agreement with the municipality, following which final approval is given and the plan is registered.

Tables 2A and 2B list draft approved plans of subdivision / condominium.

Grand total of draft approved plans of subdivision / condominium in Belleville and Thurlow Wards (Table 2A + Table 2B) = 1,788



Residential Land Supply Table 2A: Draft Approved Plans of Subdivision / Condominium in Belleville Ward

Plan Number	Location	Potential Number of Units	Map One Reference
B75 – 780	Coleman Street	75 (apartment units)	Green 1
12CD – 14001	Dockside Quinte	302 (apartment units)	Green 2
12T – 02506	Parkville Greens, 2+	120 (96 single units + 24 townhouse units)	Green 3
12T – 04502	Mancuso	36	Green 4
12T – 15001	Sand Cherry	39 (townhouse units)	Green 5
12T – 18002	Hawley Landing	51 (townhouse units)	Green 6
B75900	211 Pinnacle Street	110 (apartment units)	Green 7
12T - 06501	Potters Creek, Phases 9+	548 (multi-units)	Green 8
ER-75	Parkville Greens, Phase 1	118 (47 single units + 71 townhouse units)	Green 9
ER-75	Tice Crescent	8 (townhouse units)	Green 10

Table 2A potential numbers of units subtotal = 1,407



Residential Land Supply Table 2B: Draft Approved Plans of Subdivision / Condominium in Thurlow Ward

Plan Number	Location	Potential Number of Units	Map Two Reference
12T - 09501	Caniff Mills, Phases 11+	192 (145 single units + 47 townhouse units)	Green 1
12T - 19003	Riverstone 3+	122 (32 single units + 90 townhouse units)	Green 2
12T - 17001	Settlers Ridge East, Phase 2	67 (36 single units + 31 townhouse units)	Green 3

Table 2B potential number of units subtotal = 381



Vacant Residential Land

Vacant residential land with potential for development includes:

- land with condominiums proposed;
- vacant land zoned for multiple unit development; and
- other vacant land zoned for residential use.

Residential land that is zoned for development usually has full services available and building permits may be issued. The exceptions to this are lands that require a plan of subdivision or condominium.

Tables 3A and 3B list vacant residential lands with potential for development. (Note: The eventual built development may contain fewer units than indicated depending on site design and servicing requirements, etc.)

Grand total of vacant lands zoned residential in Belleville and Thurlow Wards (Table 3A + Table 3B) = 1,437



Residential Land Supply Table 3A: Vacant Lands Zoned Residential in Belleville Ward

Zoning	Location	Potential Number of Units	Map One Reference
R4 – 5 - h	Aldersgate Drive	24 (apartment units)	Blue 1
A2 - 8	Avonlough Road West	695 (multi-units)	Blue 2
C2 – 6	Front Street	70	Blue 3
R5 – 29 – h R4	Herchimer Avenue (North of Pine Street)	92 (84 townhouse units + 8 single units)	Blue 4
R5 – 8	Janlyn Crescent	16	Blue 5
R4 – 4	Kalnay Lane	480	Blue 6
R6	Yeomans Street at Union Street	60	Blue 7

Table 3A potential number of units subtotal = 1,437

Residential Land Supply Table 3B: Vacant Lands Zoned Residential in Thurlow Ward

Zoning	Location	Potential Number of Units	Map Two Reference
-	-	-	-

Table 3B potential number of units subtotal = 0



Tracking New Rental Units (from 2019 onward)

During the Housing Summit held March 18th and 19th 2019, Belleville City Council set a goal to have 1000 new rental units in the City by 2025.

Tables 4A, 4B, and 4C track the number of rental units approved by the City since the Housing Summit.

Note: This data does not include the number of condominium units or other dwellings (singles, semi-detached, and townhouses) that are privately purchased with the intention of creating a rental unit. As these are private purchases, we are not able to track and include any such rental units in our data.

Grand total of proposed or constructed rental units, second units, and other dwellings in the City of Belleville (Table 4A + Table 4B + Table 4C) = 594. This represents about 59% of Council's goal.



Table 4A: Apartment Rental Units (proposed and complete)

Address	Type	Status	Units
91 Ridgeway Place	Apartment/Condo	Approved and construction complete	102
120-130 North Park Street	Social Housing	Constructed	5
450 Sidney Street	Social Housing	Phase 1 & 2 constructed for 52 units. 2 more future buildings.	104
59 Russell Street	Social Housing	Constructed	4
2-46 Elgin Street	Social Housing	Constructed	4
110 North Park Street	Social Housing	Constructed	6
490 Sidney Street	Social Housing	Constructed	40
135 Station Street	Retirement with GF Commercial	Under construction	103
111 Great St. James Street	Social Housing	Under construction	32
193 North Park Street	Retirement	Under review, nearing approval	54

Total Apartment Rental Units = 454



Table 4B: Second Units (proposed and complete)

New second units that have been received a building permit and meet the required zoning provisions are considered Registered Second Units. These units have been added to the Second Unit Registry. Second units which existed prior to second units being permitted under the zoning by-laws but have since met the municipality's required provisions are considered Legalized Second Units and have been added to the Second Unit Registered.

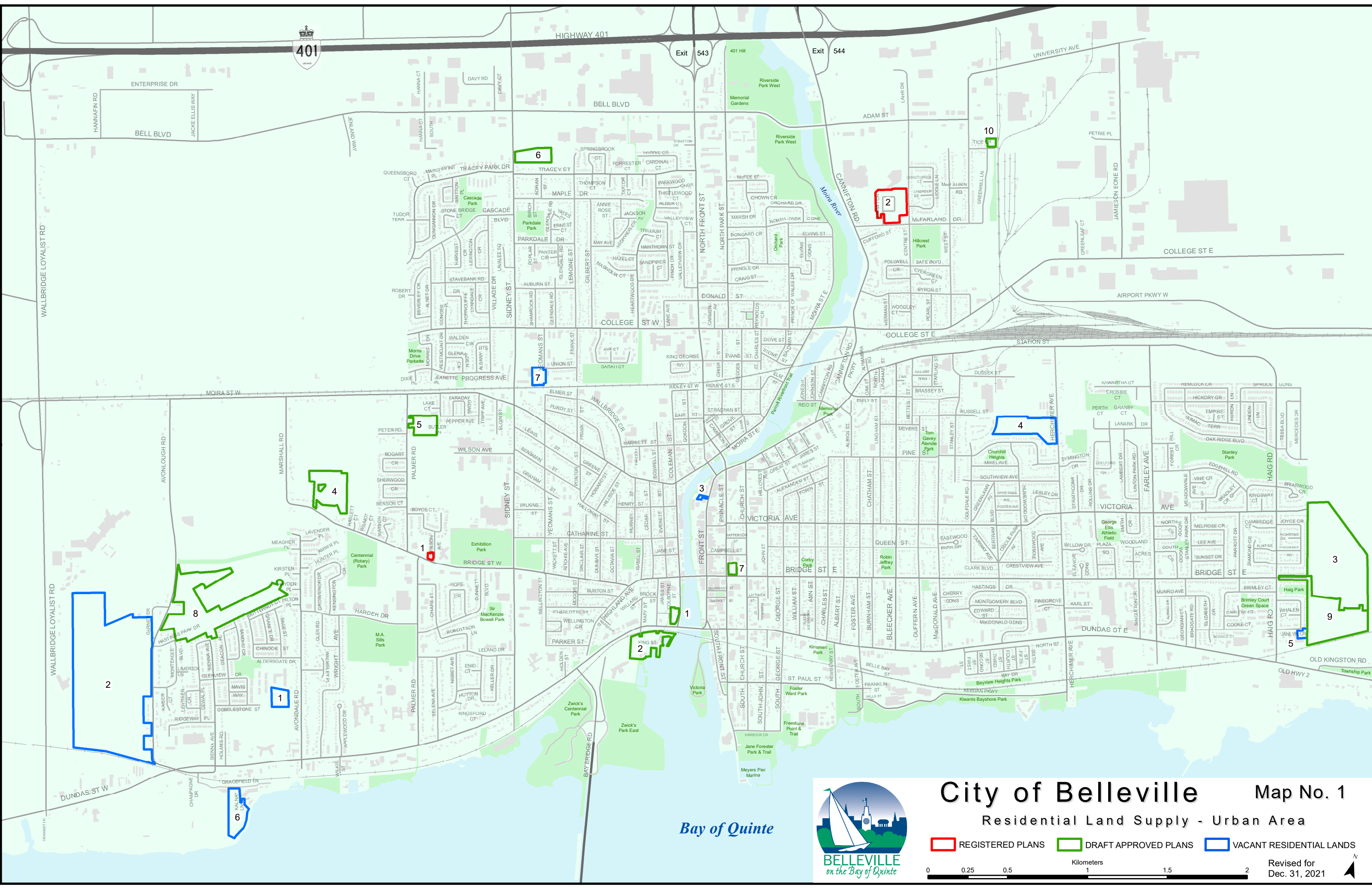
Process	Number of Units
Registered	114
Legalized	18

Total Second Units = 132

Table 4C: Other Dwelling Units (proposed and complete)

Type of Dwelling	Address	Status	New Rental Units
Lodging Room House	220 Moira Street West	Converted 2019	8

Total Other Dwelling Units = 8



City of Belleville

Map No. 1

Residential Land Supply - Urban Area

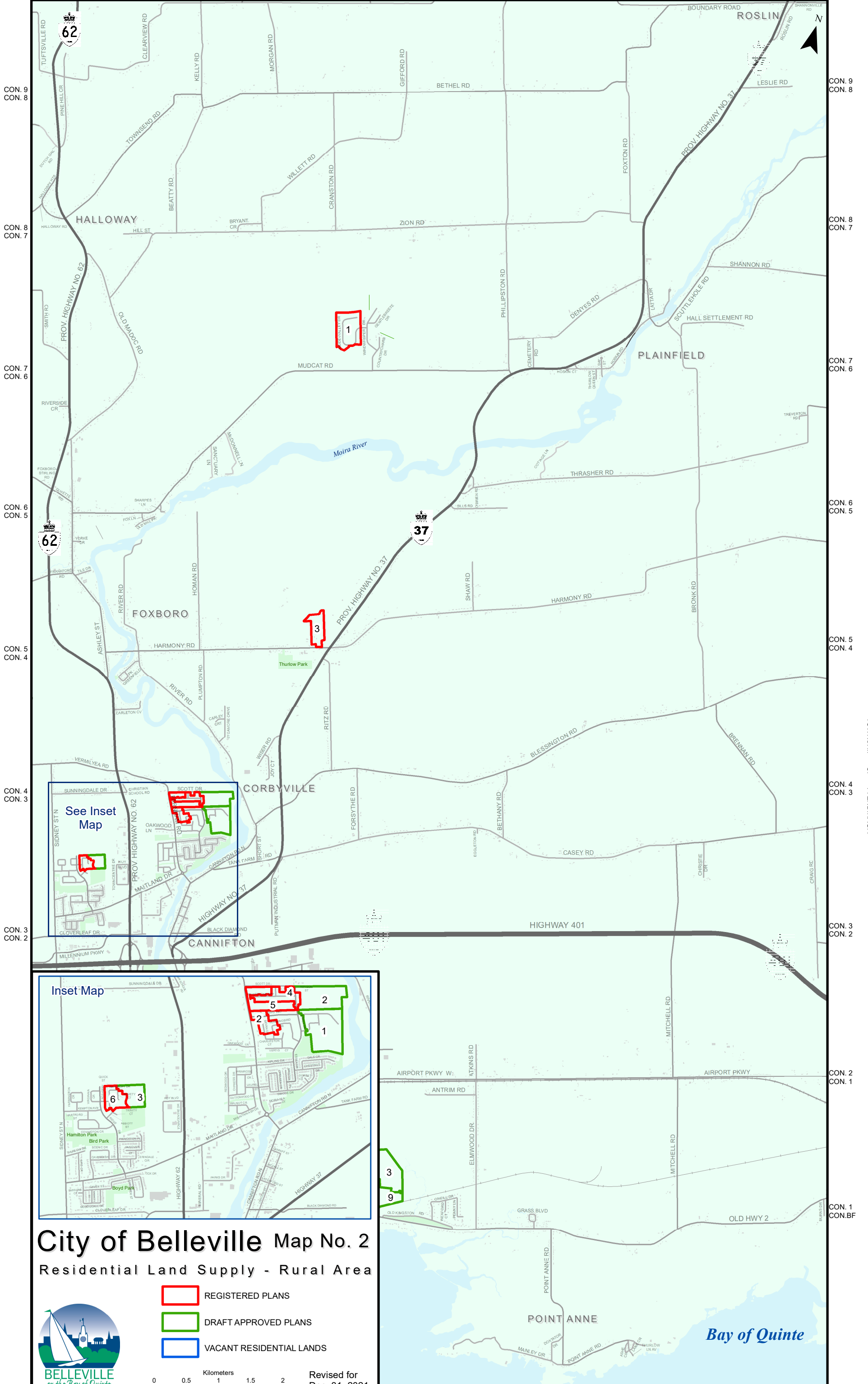
■ REGISTERED PLANS
 ■ DRAFT APPROVED PLANS
 ■ VACANT RESIDENTIAL LANDS

0 0.25 0.5 1 1.5 2 Kilometers

Revised for Dec. 31, 2021



Bay of Quinte



See Inset Map

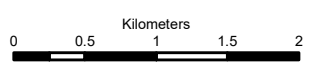
Inset Map

City of Belleville Map No. 2

Residential Land Supply - Rural Area



- REGISTERED PLANS
- DRAFT APPROVED PLANS
- VACANT RESIDENTIAL LANDS



Revised for Dec. 31, 2021

TOWNSHIP OF TYENDINAGA