

Bell Blvd / North Front St Corridor Plan

September 29, 2022

7:00 - 8:30PM

FOTENN



Land Acknowledgment

“Now, we should each take this opportunity to reflect, to consider the land upon which we are standing or seated, wherever we are, and to consider all of those who have lived from that land over the generations, and to consider especially the First Nations people whose ancestral home and hunting lands these are. On behalf of the majority of us who are here present in the City of Belleville, I would like to honour and thank the Mohawk people of Tyendinaga for welcoming us as neighbours to the lands upon which we live here on the Bay of Quinte.”

Agenda

7:00-7:30pm **Presentation**

7:30-7:45pm **Q & A**

7:45-8:15pm **Working Session**

8:15-8:25pm **Report Back**

8:25-8:30pm **Wrap Up**

The Team



FOTENN PLANNING + DESIGN



Ute Maya-Giambattista
B.ARCH, M.PL., MCIP, RPP, LEED AP
Principal, Urban Design
**Project Manager/Lead,
Urban Design**



Evan Truong
MCIP, RPP
Associate, Urban Design
Planning, Urban Design



Claire Stevenson-Blythe
MCIP, RPP
Planner
Planning Support



Nathan Petryshyn
M.PI
Planner
Planning, Policy



Yuki Naganuma
BURPI
Planner
Planning Support

TYLin



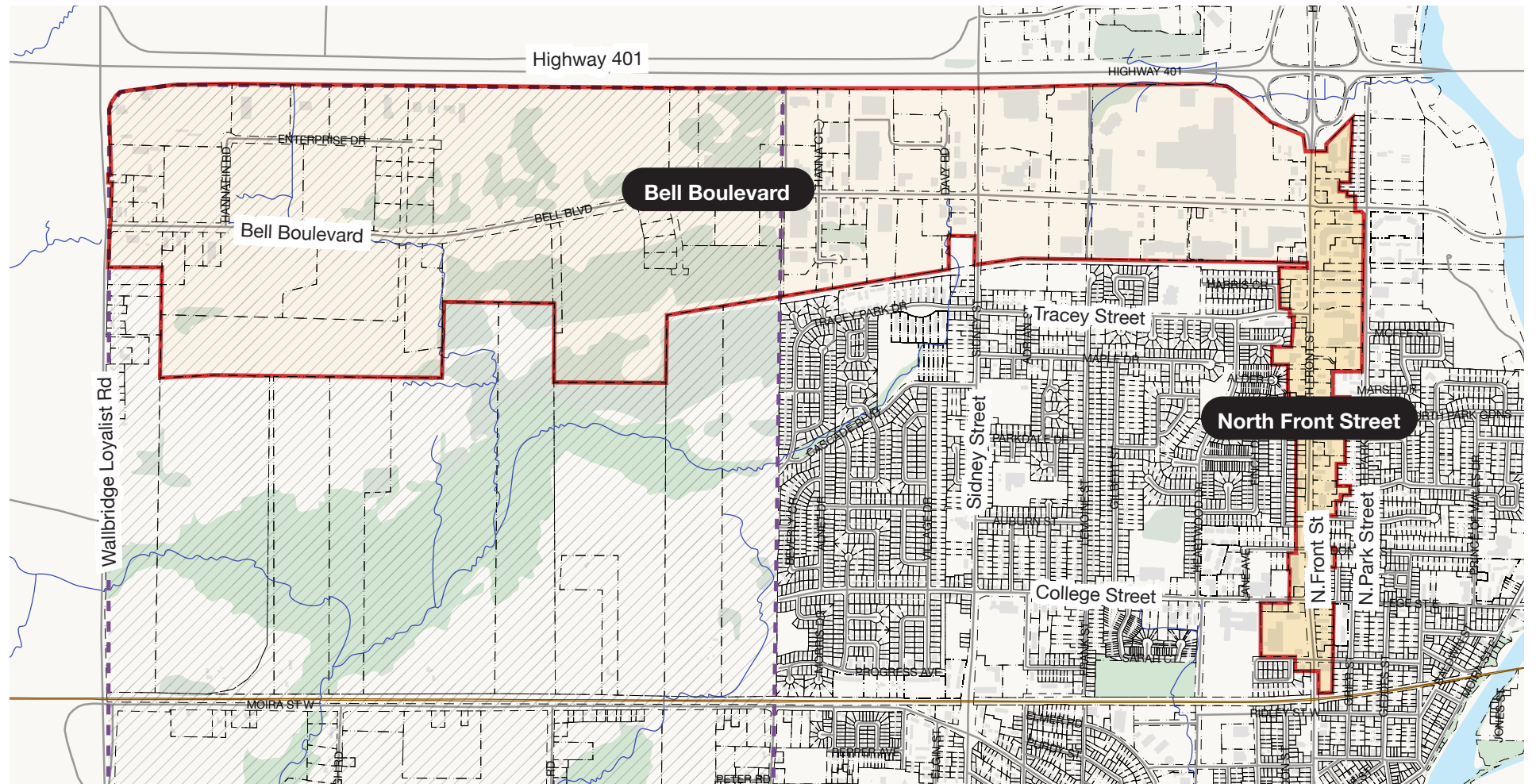
Brandon Orr
MCIP, RPP
Transportation Planner
**Mobility
Planning Lead**



Kevin Brown
P.Eng
Senior Project Manager
**Servicing
Lead**

Purpose of the Study: Why this area?

- / **Bell Boulevard is an important east-west connector** in the City of Belleville and the focal point for large-format retail, employment, and light industrial uses in the City.
- / **North Front Street runs north-south and connects to Highway 401 to the core of the City, serving as a Gateway to Downtown.**
- / The Bell Boulevard/ North Front Street corridors are envisioned to become **mixed-use corridors.**



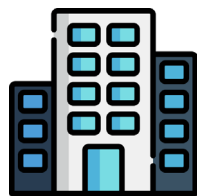
Study Overview

What is a Corridor Study?

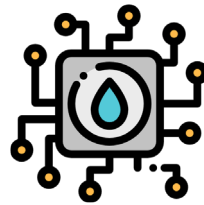
- / The purpose of this study is to understand the **specific needs and opportunities** in the study area and **establish a framework that gives the City direction** regarding its current and future development as a **mixed-use corridor**. The direction will contribute to the overall planning vision for the city.
- / The Corridor Study is an analysis that reviews and integrates planning, urban design, servicing and environmental considerations.



Land Use
Planning



Built Form and
Urban Design



Water/
Stormwater



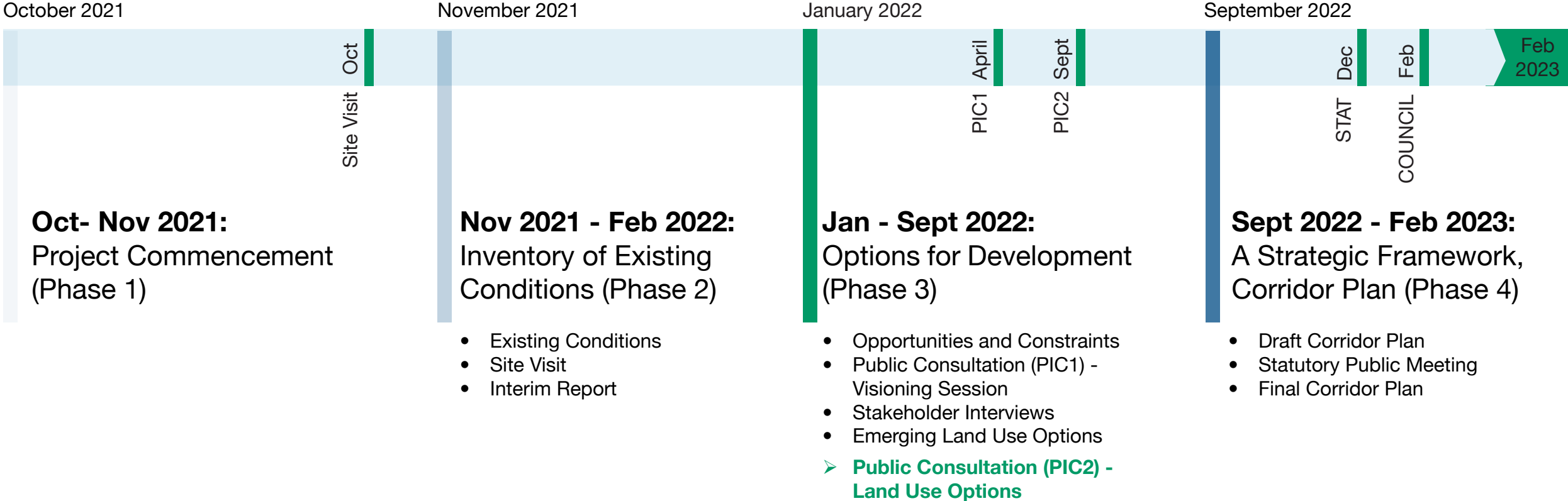
Transportation and
Mobility



Parks and Open
Spaces, Natural
Areas

The Process and Timeline

We Are Here



What We Heard



Land Use

Bell Boulevard

- / Commercial businesses
- / Entertainment uses
- / Residential uses with some mix of uses
- / More parks and open spaces
- / Services for existing residents
- / Consider impact on traffic/circulation.

North Front Street

- / Commercial uses
- / Mixed Uses
- / Entertainment uses
- / Consider development capacity



Public Realm

Bell Boulevard

- / Green and open spaces
- / Pedestrian routes/connectivity
- / More social amenities

North Front Street

- / Green and open space
- / Beautification efforts
- / Outdoor amenities
- / Social amenities
- / Bolster existing amenities
- / Insufficient space for amenities



Mobility

Bell Boulevard

- / Cycling infrastructure
- / Pedestrian infrastructure (crosswalks and sidewalks)
- / Pedestrian connections between commercial uses











North Front Street

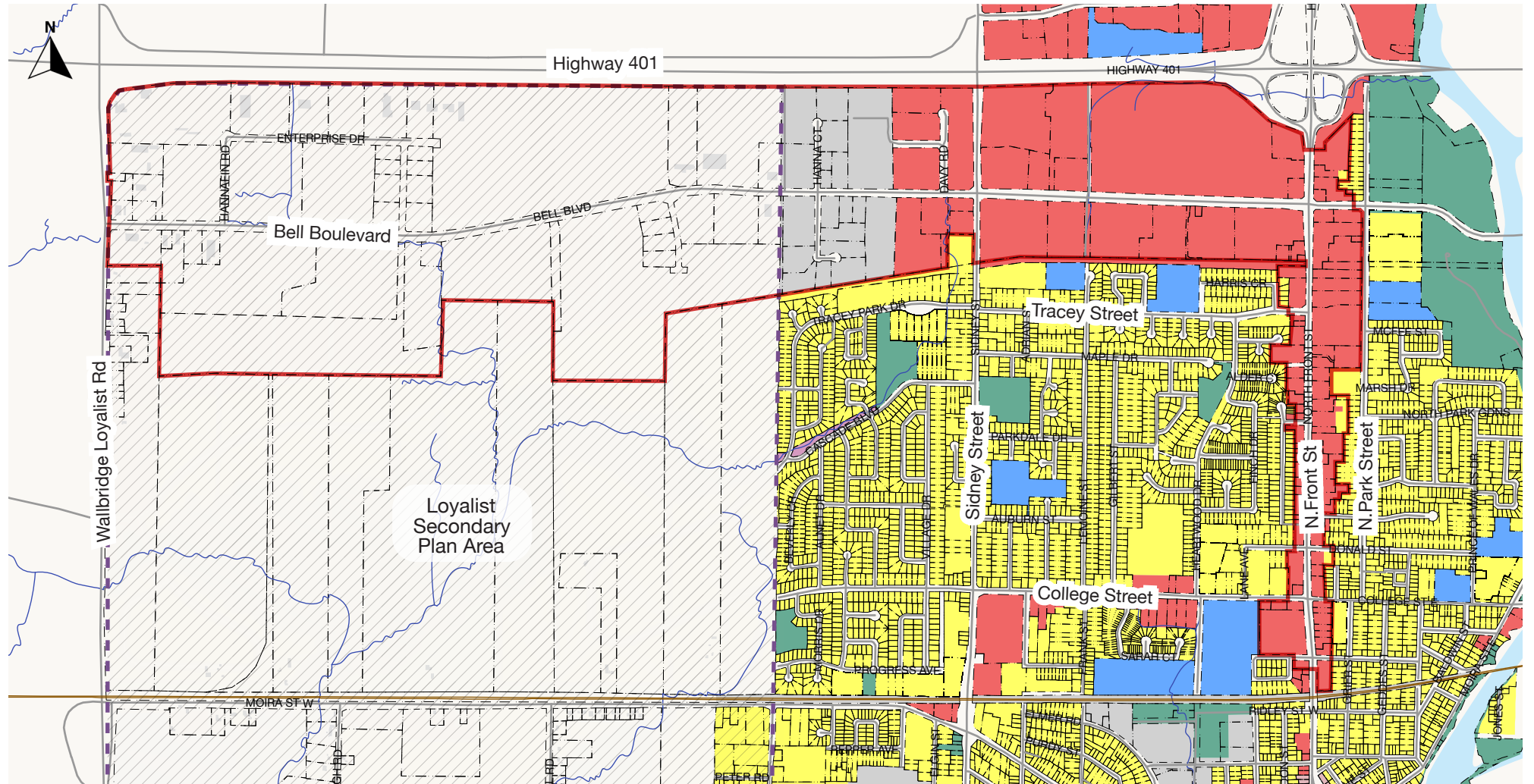
- / More pedestrian infrastructure
- / Safe and separated cycling infrastructure
- / Cycling connections
- / Congestion and turning lanes

Official Plan Land Use Plan

- / **North Front Street**
- Commercial

- / **Bell Boulevard**
- Commercial
- Employment
- Loyalist Secondary Plan Area

-  Corridor Study Boundary
-  LWSP Study Boundary
-  Commercial Land Use
-  Community Facility
-  Deferred Growth Area
-  Employment Land Use
-  Environmental Protection
-  Mineral Aggregate
-  Open Space
-  Residential Land Use













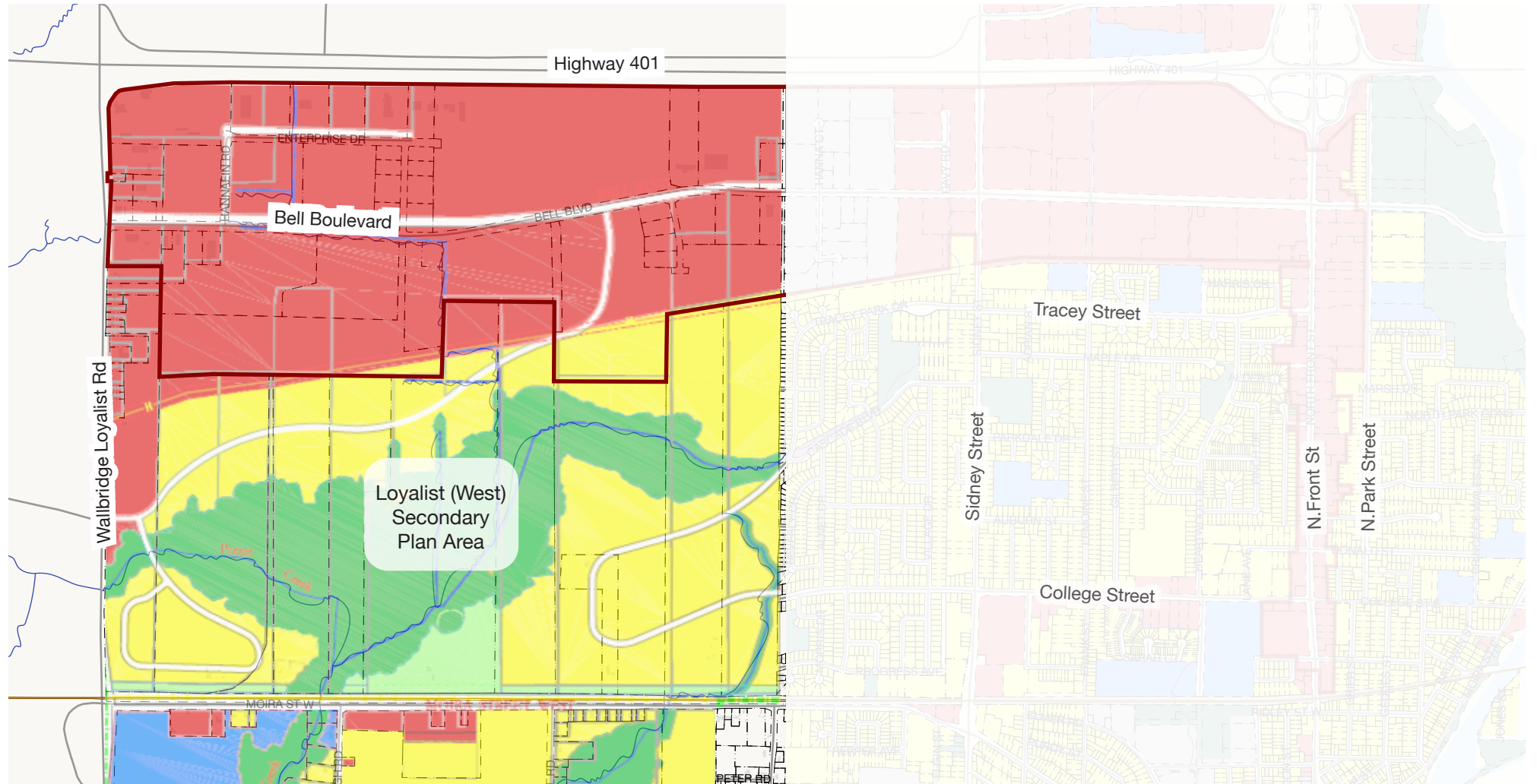
Official Plan Land Use Plan

/ Loyalist Secondary Plan Area

/ Land uses are in the process of being updated via **Loyalist (West) Secondary Plan Update (LWSP)**

/ LWSP being undertaken concurrently

-  Corridor Study Boundary
-  LWSP Study Boundary
-  Commercial Land Use
-  Community Facility
-  Deferred Growth Area
-  Employment Land Use
-  Environmental Protection
-  Mineral Aggregate
-  Open Space
-  Residential Land Use



Official Plan Objectives

Schedule B: Land Use Designation

- / Land Use Designation (OP Schedule B):
Commercial Land Use

Appendix A: Intensification

- / Portions of North Front Street and Bell Boulevard identified as **Additional Intensification Areas (OP Appendix A)**

Policy 3.9.1: Mixed-Use Areas

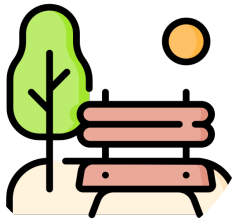
- / OP 3.9.1 - **Priority for mixed use development shall be given to areas within the City Centre Intensification Area and the Additional Intensification Areas.** Mixed use development along the Bell Boulevard Corridor shall not be permitted until a study is completed to determine servicing feasibility for mixed use development.

Policy 3.9.2: Employment/Retail

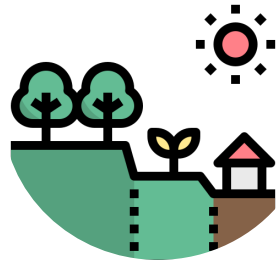
- / OP 3.9.2 The Bell Boulevard corridor's role as a **major focus of employment and retail activity within the region** would be enhanced through development of retail, highway commercial and recreational commercial uses.

Vision and Guiding Principles

Bell Boulevard and North Front Street will provide a mix of urban lifestyles, small to large commercial business and employment opportunities, a wide array of housing types, and an adequate range of services. Through the mix of commercial, employment, and residential uses and a low to mid-rise scale, the corridors will provide more housing options, and enhance active transportation, connectivity, walkability and safety.



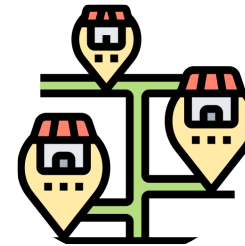
Provide a variety of recreational opportunities.



Ensure an efficient use of land, the extension or improvement of services, and appropriate infilling



Encourage commercial development in appropriate areas to complement residential development



Provide opportunities for affordable and well maintained housing for all people



Emphasize design and development that encourages walking

Working Session (Introduction)

This discussion is set up to obtain input on the public realm/mobility, built form and land use frameworks for Bell Boulevard and North Front Street.

Strengths

- What do you like?

Weaknesses

- What do you dislike?

Opportunities

- What could be improved?

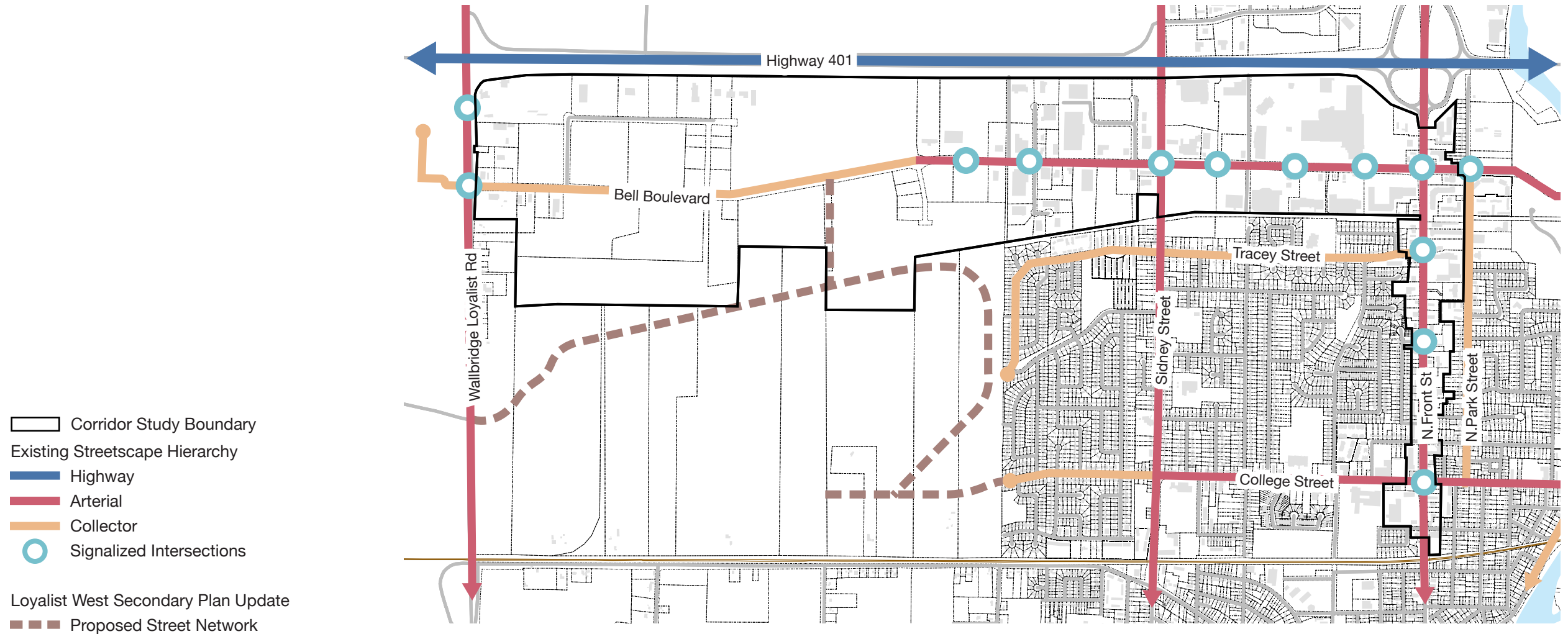
Constraints -

What are some obstacles?

Public Realm/Mobility

Q: Are there any other new streets or street connections that should be considered?

Streetscape Hierarchy (Existing)



Public Realm Framework

Cross Sections

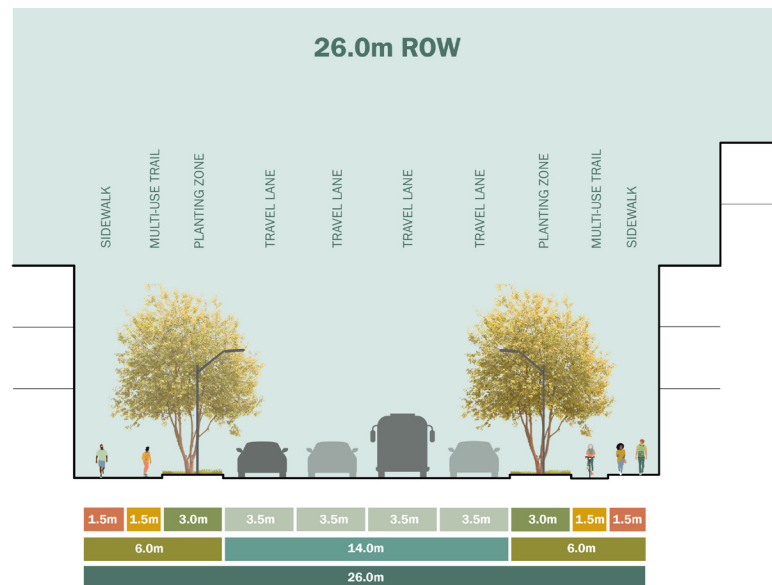
- / Enhance the existing streetscape and prioritize active transportation
- / Introduces cycling infrastructure, planting zones and enhances pedestrian comfort and safety

Q: What do you like about the following cross-sections?

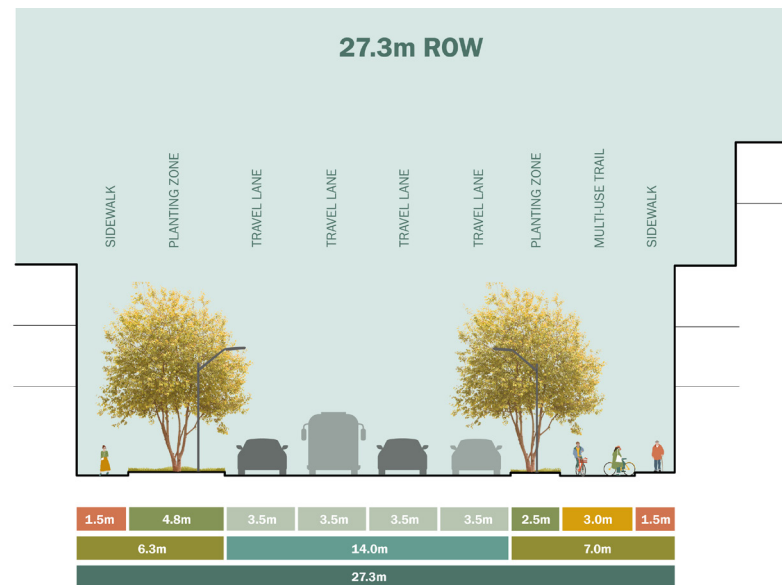
Q: What do you dislike about the following cross-sections?



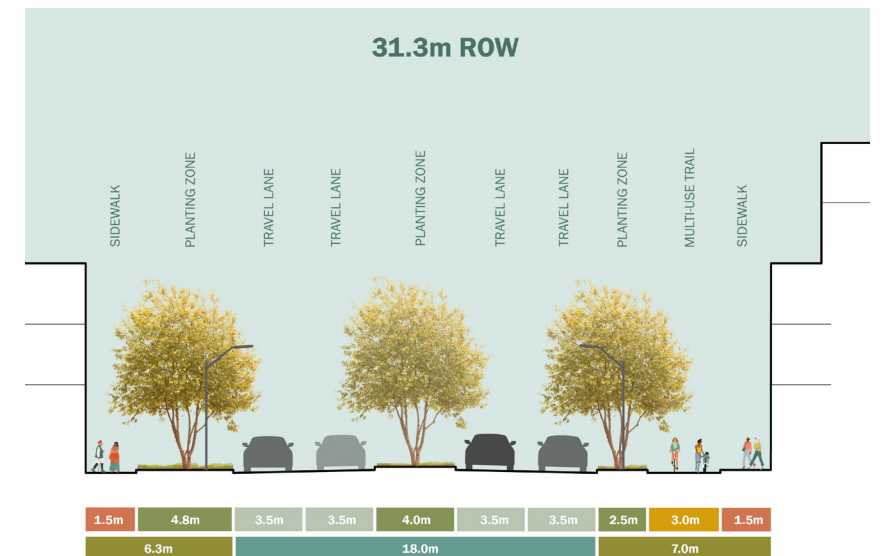
NORTH FRONT STREET (EXISTING)



NORTH FRONT STREET



NORTH FRONT STREET



NORTH FRONT STREET

Public Realm Framework

Cross Sections

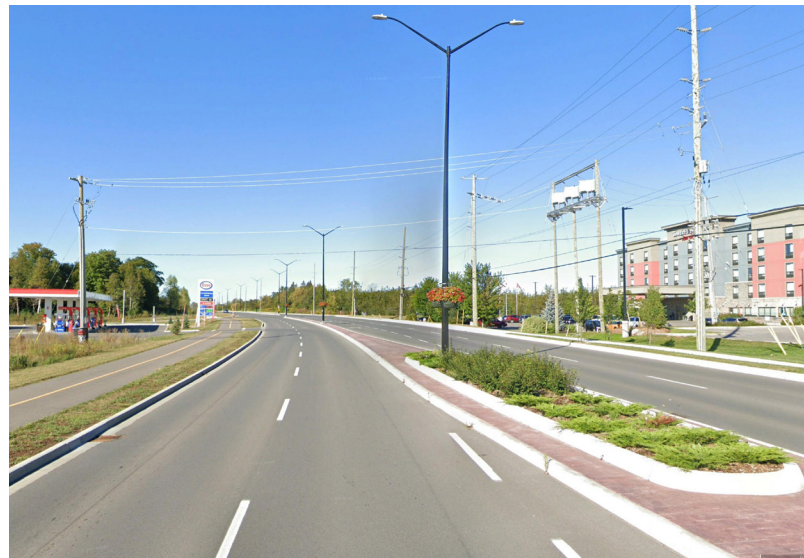
- / Enhance the existing streetscape and prioritize active transportation
- / Introduces cycling infrastructure, planting zones and enhances pedestrian comfort and safety



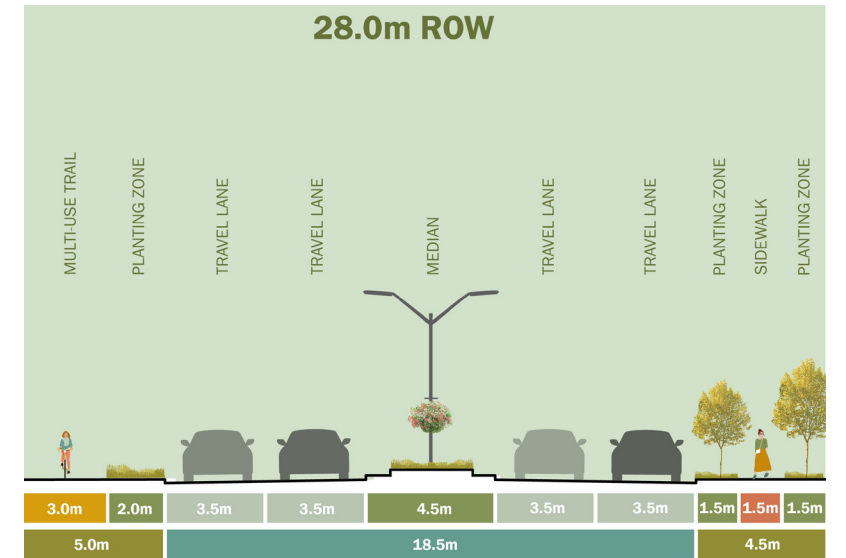
BELL BOULEVARD (@QUINTE MALL) (EXISTING)



BELL BOULEVARD (@HANNAFIN) (EXISTING)



BELL BOULEVARD (@JENLAND) (EXISTING)



BELL BOULEVARD

Q: What do you like about the following cross-sections?

Q: What do you dislike about the following cross-sections?

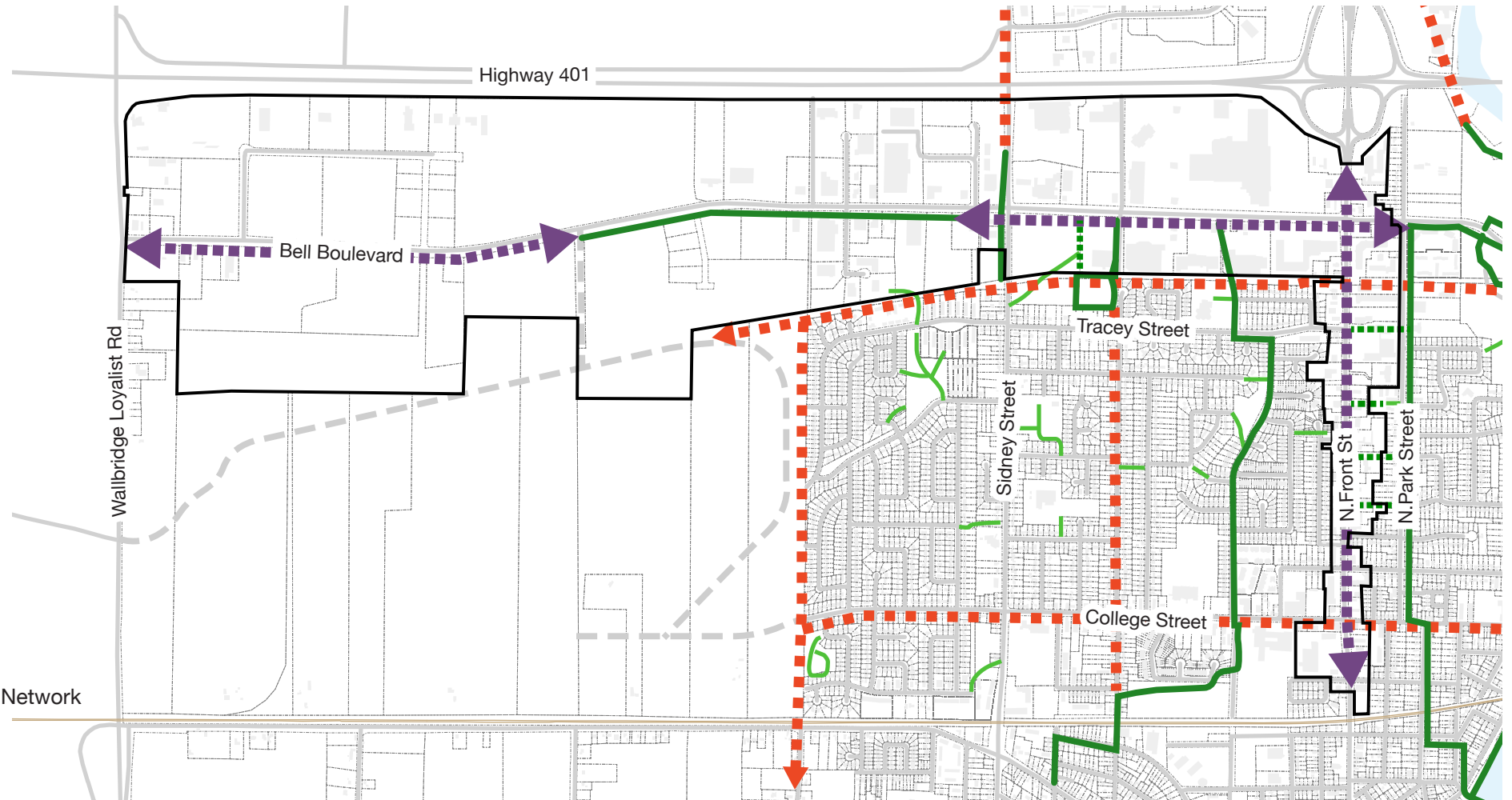
Public Realm Framework

Q: Are there any other new trail, multi-use path, cycling or pedestrian connections that should be considered?

Active Transportation (Proposed)

- / Complete the multi-use trail/updated cross-section along Bell Boulevard
- / Enhance the existing streetscape and prioritize active transportation
- / Utilize the hydro corridor as a key active transportation corridor
- / Enhance connectivity and connections to the existing/surrounding community

- Corridor Study Boundary
- Public Realm Framework**
- Existing Cycling/Multi-Use Trail
- Proposed Cycling (TMP)
- Potential Additions to Active Transportation Network
- Existing Mid-Block Connections
- Proposed Mid-Block Connections
- Future Potential Road Connection (LWSP)



Land Use Framework

Q: Are there any issues, concerns or considerations that should be addressed?

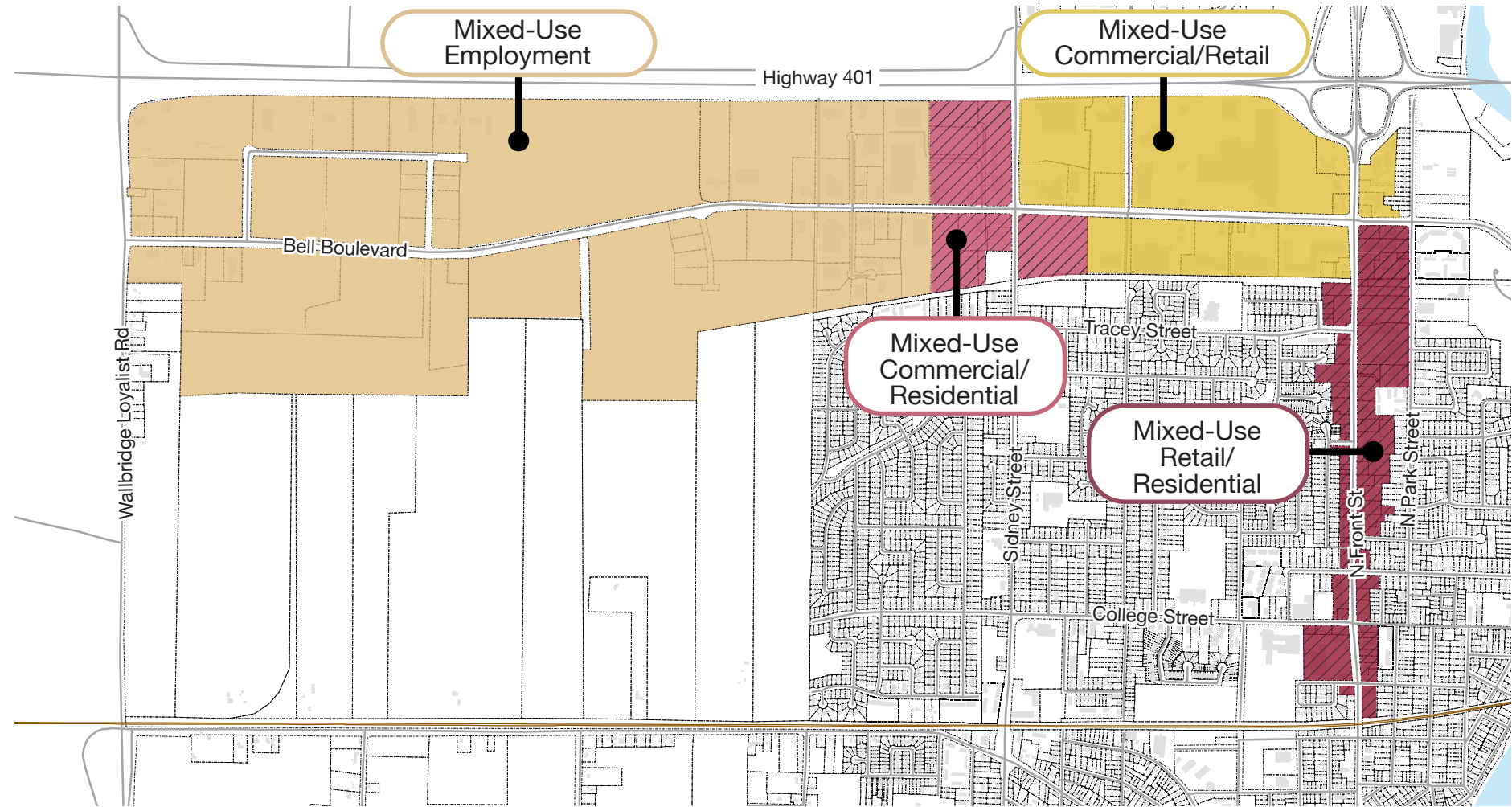
Land Use Designations (Proposed)

- / Introduce a mixed of uses along predominantly commercial/retail, and commercial, light industrial and employment areas.
- / Maintain Bell Blvd role as a major focus of retail, light industrial, and employment uses

Corridor Study Boundary

Land Use Categories

- Mixed-Use Employment
- Mixed-Use Commercial/Retail
- Mixed-Use Commercial/Residential
- Mixed-Use Retail/Residential



Land Use Framework

Building Typologies/Precedent



Low-Rise Buildings

4 Storeys or Lower



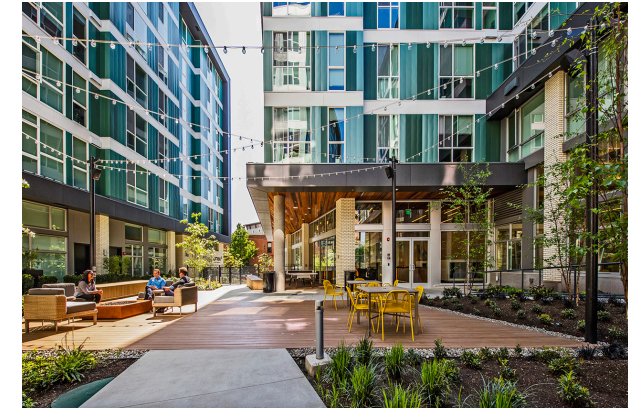
Mid-Rise Buildings

5-11 Storeys



High-Rise Buildings

12 Storeys and Higher



Office/Commercial Buildings

1-8 Storeys and Higher

Land Use Framework

Mixed-Use Residential Buildings (Low-Rise)

Where do you think this typology is most appropriate?

Do you have any issues, concerns that we should consider with regards to this type/form of development?



3-storey Mixed-Use Residential (Toronto, ON)



3-storey Mixed-Use Residential (Mississauga, ON)



3-storey Mixed-Use Residential (Oakville, ON)



3-storey Mixed-Use Residential (Montreal, QC)



4-storey Mixed-Use Residential (Aurora, ON)



3-storey Mixed-Use Residential (Oakville, ON)



3-storey Mixed-Use Residential (Oakville, ON)



3-storey Mixed-Use Residential (London, ON)

Land Use Framework

Mixed-Use Residential Buildings (Mid-Rise)

Where do you think this typology is most appropriate?

Do you have any issues, concerns that we should consider with regards to this type/form of development?



10-storey Mixed-Use Residential (Toronto, ON)



8-storey Mixed-Use Residential (Mississauga, ON)



9-storey Mixed-Use Residential (Victoria, ON)



5-storey Mixed-Use Residential (San Diego, CA)



6-storey Mixed-Use Residential (Waterloo, ON)



6-storey Mixed-Use Residential (Toronto, ON)



8-storey Mixed-Use Residential (Oakville, ON)



8-storey Mixed-Use Residential (Toronto, ON)

Land Use Framework

Mixed-Use Residential Buildings (High-Rise)

Where do you think this typology is most appropriate?

Do you have any issues, concerns that we should consider with regards to this type/form of development?



Terraced Mixed-Use Residential (Toronto, ON)



Tower/Podium Mixed-Use Residential (Mississauga, ON)



Slab/Podium Mixed-Use Residential (Kitchener, ON)



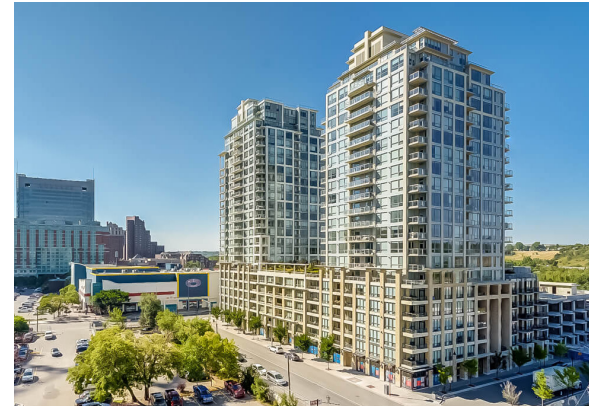
Slab Mixed-Use Residential (London, ON)



Tower/Podium Mixed-Use Residential (Toronto, ON)



Tower/Podium, Mixed-Use Residential (Toronto, ON)



Tower/Podium Mixed-Use Residential (Calgary, AB)



Tower Mixed-Use Residential (Toronto, ON)

Land Use Framework

Mixed-Use Commercial Buildings (Low-Rise)

Where do you think this typology is most appropriate?

Do you have any issues, concerns that we should consider with regards to this type/form of development?



3-storey Mixed-Use Residential (Oakville, ON)



3-storey Mixed-Use Residential (Mississauga, ON)



4-storey Mixed-Use Commercial (Toronto, ON)



3-storey Mixed-Use Office (Portland, OR)



4-storey Mixed-Use Office (Boulder, CO)



4-storey Mixed-Use Mid-rise (Seattle, OR)



3-storey Mixed-Use Office (Waterloo, ON)



4-storey Mixed-Use Office (Vancouver, BC)

Land Use Framework

Mixed-Use Commercial Buildings (Mid-Rise)

Where do you think this typology is most appropriate?

Do you have any issues, concerns that we should consider with regards to this type/form of development?



Mixed-Use Office (Stuttgart, DE)



Mixed-Use Office (Ottawa, ON)



Mixed-Use Office (Seattle, WS)



Mixed-Use Office (Vancouver, BC)



Mixed-Use Commercial/Residential (Ottawa, ON)



Mixed-Use Commercial/Residential (Montreal, QC)



Mixed-Use Commercial/Residential (Sydney, AU)



Mixed-Use Commercial/Residential (Mississauga, ON)

Land Use Framework

Land Use/Built Form Matrix

For each segment, please identify the types of development you think are compatible or not compatible within the segment.

Please identify/indicate where you think growth and development should be prioritized and/or concentrated.

	Mixed-Use Residential (Low-Rise/1-4st)	Mixed-Use Residential (Mid-Rise/4-12st)	Mixed-Use Residential (High-Rise/12+)	Mixed-Use Commercial/ Employment (Low-Rise/1-4st)	Mixed-Use Commercial/ Employment (Mid-Rise/4-10st)
Bell Boulevard (Wallbridge-Loyalist Road to Sidney)				*	*
Bell Boulevard M (Sidney Street to North Front Street)				*	*
Bell Boulevard (SE/SW Corner of Bell Blvd/Sidney Street)	*	*	*	*	*
North Front Street (Bell Blvd/Valleyview)	*	*	*		
North Front Street Mixed (Valleyview/Donald)	*	*	*		
North Front Street (Donald/Evans)	*	*	*		

Land Use Framework

For each segment, please write down any issues, concerns and/or considerations that should be addressed for the relevant land use designation.

Land Use/Built Form Matrix

	Mixed-Use Residential (Low-Rise/1-4st)	Mixed-Use Residential (Mid-Rise/4-12st)	Mixed-Use Residential (High-Rise/12+)	Mixed-Use Commercial/ Employment (Low-Rise/1-4st)	Mixed-Use Commercial/ Employment (Mid-Rise/4-10st)
Bell Boulevard (Wallbridge-Loyalist Road to Sidney)			(i.e. not compatible with existing uses)		
Bell Boulevard M (Sidney Street to North Front Street)			(i.e. ensure compatibility with existing uses, maintain focus on retail/ commercial uses)		
Bell Boulevard (SE/SW Corner of Bell Blvd/Sidney Street)			(i.e. need to policies to consider appropriate transition to existing neighbourhood)		
North Front Street (Bell Blvd/Valleyview)			(i.e. ensure appropriate street/pedestrian connections are implemented, transition, etc)		
North Front Street Mixed (Valleyview/Donald)			(i.e. ensure appropriate lot depth and lot area)		
North Front Street (Donald/Evans)			(i.e. concentrate development at primary signalized intersection)		

Working Session

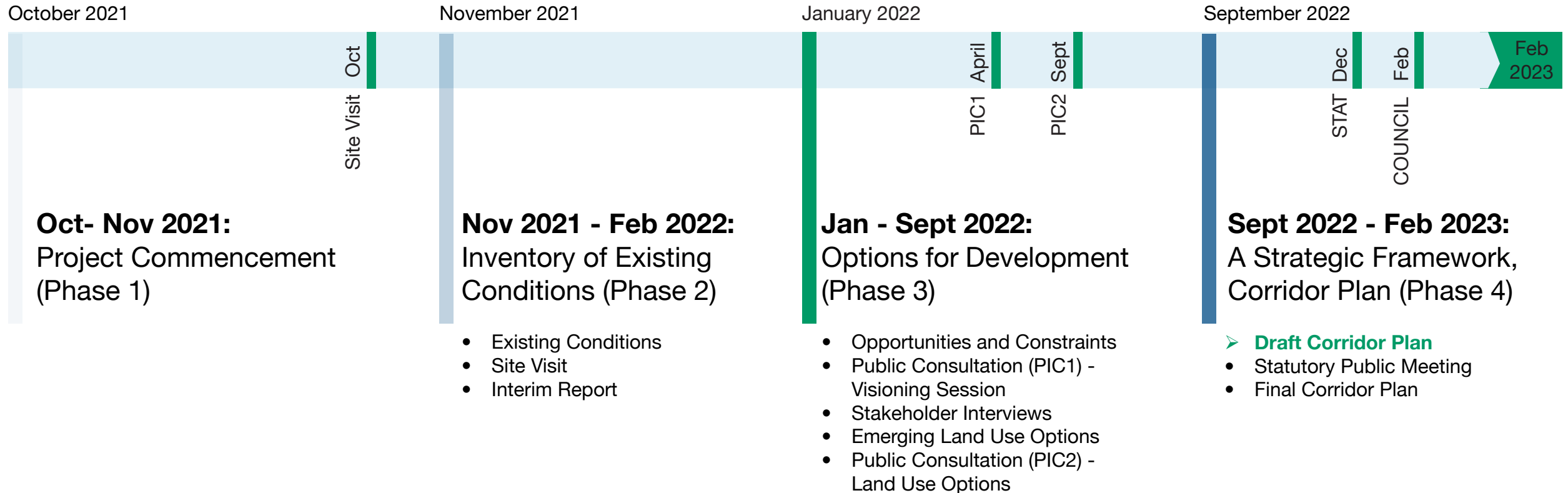
**Discussion/
Worksheets**

Reporting Back

What we've heard...

Next Steps

Next Step



Comments and Feedback

Please visit the project's website at belleville.ca/corridorstudy for more information and to provide any additional comments or questions.

Contact us:
planning@belleville.ca
(613) 967-3288

