

Loyalist (West) Secondary Plan Update Public Information Centre (PIC) #2

September 22, 2022

5:00 PM – 7:00 PM



Agenda

1. **Introductions**
2. **Statement of Land Acknowledgement**
3. **Project Overview**
 - What is a Secondary Plan? What is the Loyalist Secondary Plan (2010)?
 - Project Purpose
 - Project Timeline
4. **What We Heard: Community Engagement and Consultation from the First PIC**
5. **Creating the Basemap for the Draft Land Use Concept**
6. **Next Steps**

Introductions



Statement of Land Acknowledgement

Each of us attending this public information centre should take this opportunity to reflect and consider the land upon which we are standing or seated, wherever we are. We should consider all of those who have lived from that land over the generations, and especially consider the First Nations peoples whose ancestral homes and hunting lands these are. On behalf of the majority of people who are present in the City of Belleville, we honour and thank the Mohawk people of Tyendinaga for welcoming us as neighbours to these lands upon which we live, here in the Bay of Quinte.

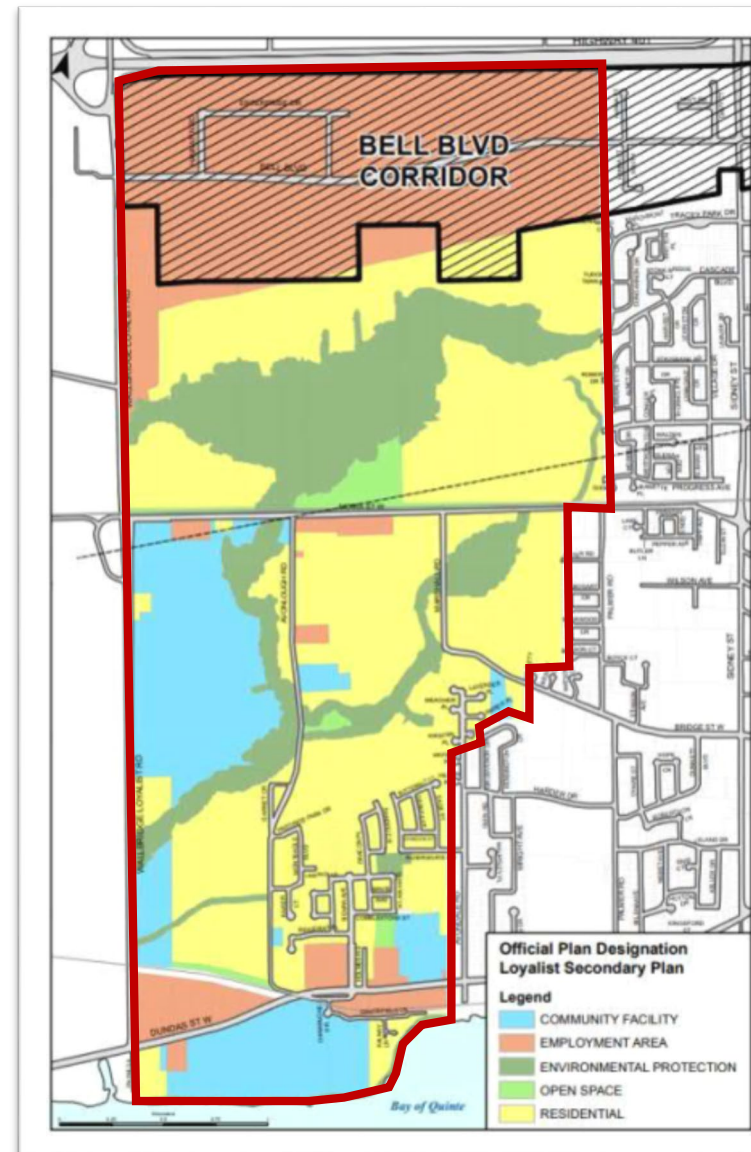
Project Overview: What is a Secondary Plan?

A **Secondary Plan** is the long term vision for growth and development of a specific area within a municipality, which may have detailed policies that guide:

- Land use and built form
- Environmental protection
- Open space networks
- Natural and man-made hazard lands
- Natural and built heritage
- Infrastructure and servicing

Project Overview: What is the Loyalist Secondary Plan (2010)?

- West of the existing built-up area of Belleville, intended to serve long-term growth
- Aligned with the 2002 Official Plan
- Contains policies on:
 - Land use
 - General development
 - Public infrastructure and utilities
 - The transportation system
 - Development phasing
- Maps show the planned land use and infrastructure



Loyalist Secondary Plan
(2010)

Land use map
(Schedule A)

Project Overview: Project Purpose

- Update the Secondary Plan to align with:
 - City's New Official Plan (adopted November 2021, awaiting provincial approval)
 - Provincial interests (i.e., Provincial Policy Statement, 2020)
- Understand both the City's vision for Loyalist West's growth and development in 2002 and the area's current conditions
- Grow compatibly with neighbouring land uses while existing natural features (e.g., Potter's Creek) are respected
- Integrate the expanding Loyalist College campus into future development
- Coordinate with Bell Boulevard / North Front Street Corridor Study (in progress)



Loyalist College

Project Overview: Project Purpose

Belleville:

Early- to mid-2000's

- Modest pace of growth
- Affordable community
- Car-dependent / suburban form of new growth
- Stable economic base (in an economy continually shifting from production to goods movement)

Belleville:

Today

- Rising costs and housing affordability concerns
- Emerging mobility options
- Impacts of climate change
- New approaches to work and prosperity
- Focus on community health and wellness

Retirement building at 24 Dundas St W



Project Overview: Project Timeline

- The project began in Fall, 2021 and is anticipated to be completed by Winter, 2023

Phase 1: Project Launch September 2021	Phase 2: Existing Conditions October 2021 – February 2022	Phase 3: Land Use Concept February 2022 – September 2022	Phase 4: Strategic Framework September 2022 – February 2023
<ul style="list-style-type: none"> • Project start-up • Background data gathering 	<ul style="list-style-type: none"> • Background Review and Reports • Launch Project Website • Public Engagement Event #1: Vision and Goals 	<ul style="list-style-type: none"> • Preliminary Land Use Concept • Liaison with technical experts • Public Engagement Event #2: Present Preliminary Land Use Concept • Technical analysis, and any additional reporting as needed 	<ul style="list-style-type: none"> • Secondary Plan refinement • Stakeholder Meetings • Public Engagement Event #3: Present the Secondary Plan Update / Statutory Public Meeting • Finalize and issue the Secondary Plan for Council adoption/approval



We are here

What We Heard: Community Engagement and Consultation from the First PIC



What We Heard at PIC #1: Neighbourhoods

Preferred housing types to prioritize in Loyalist West (in order of preference):

- ✓ One-unit dwellings (e.g., single-detached, semi-detached)
- ✓ Townhouse dwellings
- ✓ Low-rise and mid-rise apartment buildings
- ✓ High-rise apartment buildings

Housing mix in residential areas of Loyalist West (in order of preference):

- ✓ Mix of housing types and densities – every block could be slightly different (heterogeneous)
- ✗ Consistent form of housing and density – neighbourhoods are mostly the same, and just a handful of areas have varying forms (homogeneous)

What We Heard at PIC #1: Neighbourhoods

Distribution of neighbourhood amenities in Loyalist West (in order of preference):

- ✓ Neighbourhood amenities in small nodes should work best, since they are feasible to develop and can be better distributed through the area.
- ✓ Neighbourhood amenities should be along a main street configuration, even though this might mean that some people might not have as easy access to these amenities.



Amenity node in Riverside South, Ottawa

What We Heard at PIC #1: Open Space

Types of open spaces in Loyalist West (in order of preference):

- ✓ Multi-use trails, including:
 - ✓ those that link to/align with environmental protection areas (e.g., a multi-use trail along Potter's Creek); and
 - ✓ those that interconnect neighbourhoods
- ✓ Open spaces that support active recreational uses (e.g., basketball courts, soccer fields, baseball fields)
- ✓ Larger parks that serve the whole community
- ✓ Many pocket parks dispersed throughout



Pocket park in Melbourne, Australia

What We Heard at PIC #1: Transportation and Mobility

Mindset on planning for roads, public transit, and other mobility choices in Loyalist West:

- ✓ Even if millennials and an aging population mean lower levels of average car ownership, the Loyalist West area will predominantly be families. Practically speaking, we need generous road space to handle all of that traffic, because families own cars. Transit and cycling will just fit into this mix.

What We Heard at PIC #1: Relationship with Loyalist College

Ideal relationship with Loyalist College for the Loyalist West Secondary Plan:

- ✓ Loyalist College is an activity centre – over time, the college and the Loyalist West neighbourhoods can integrate (e.g., Queen's, Dalhousie University).



Dalhousie University, Halifax

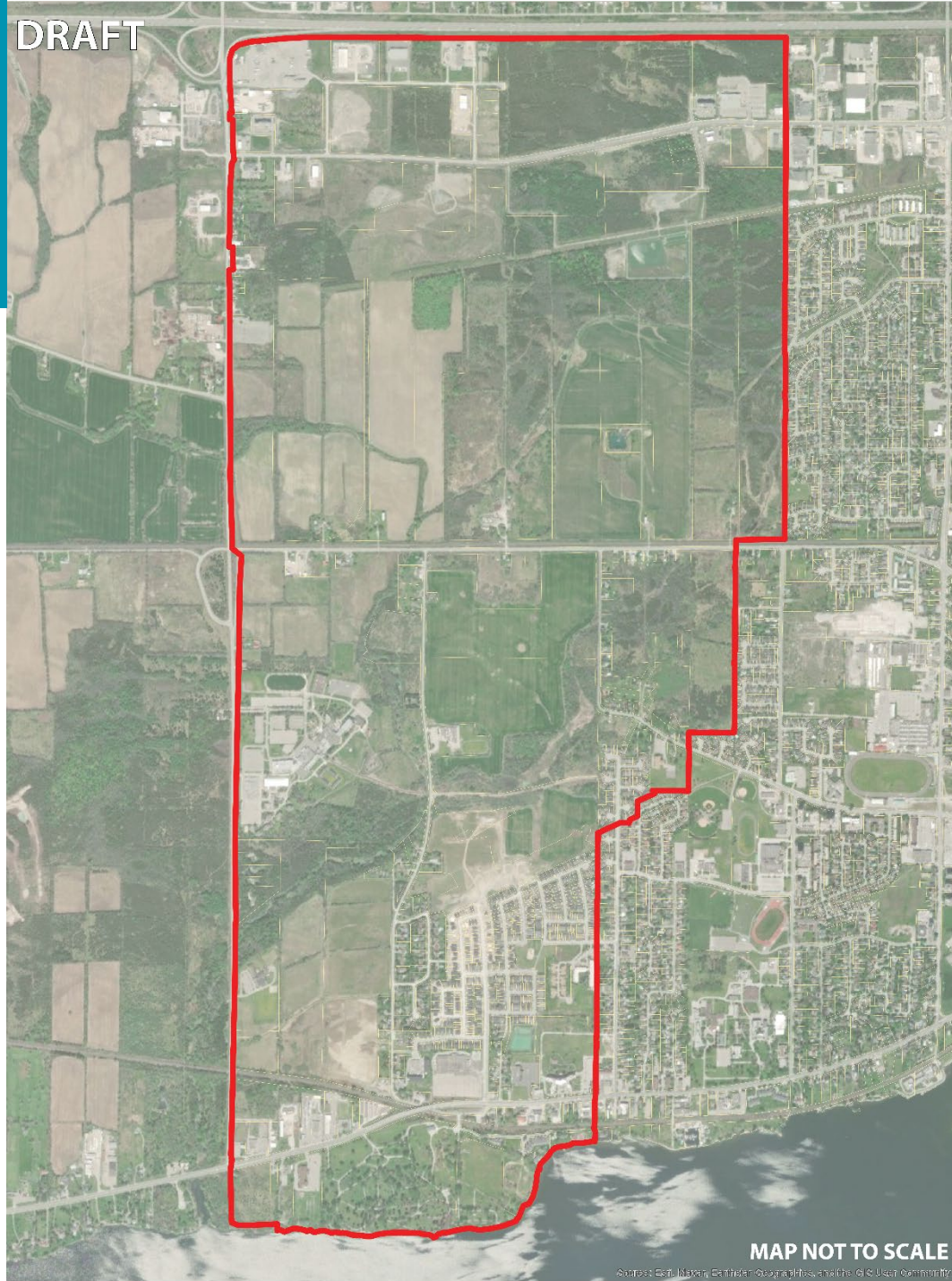
Creating the Basemap for the Draft Land Use Concept

Creating the Basemap for the Draft Land Use Concept

Environment-first and constraints-based approach to identify developable areas in Loyalist West



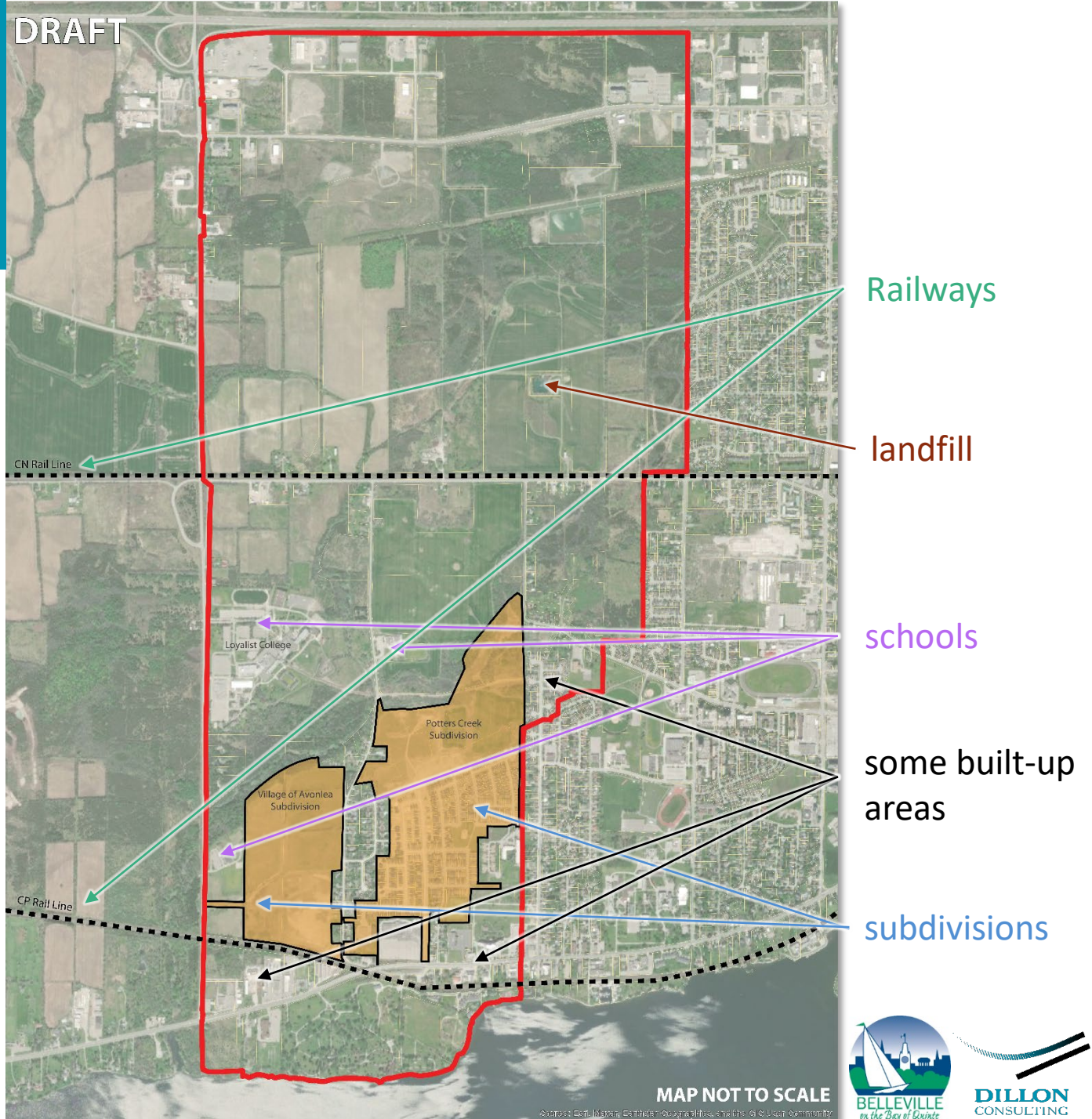
Loyalist West Secondary Plan Area



Creating the Basemap for the Draft Land Use Concept

Using a constraints-based approach, we identified the railways, landfill, and existing and soon-to-be built up areas, including:

- Existing neighbourhoods & schools
- Recently approved developments (e.g., Village of Avonlea Subdivision)
- Developments currently being built (e.g., Potters Creek Subdivision)

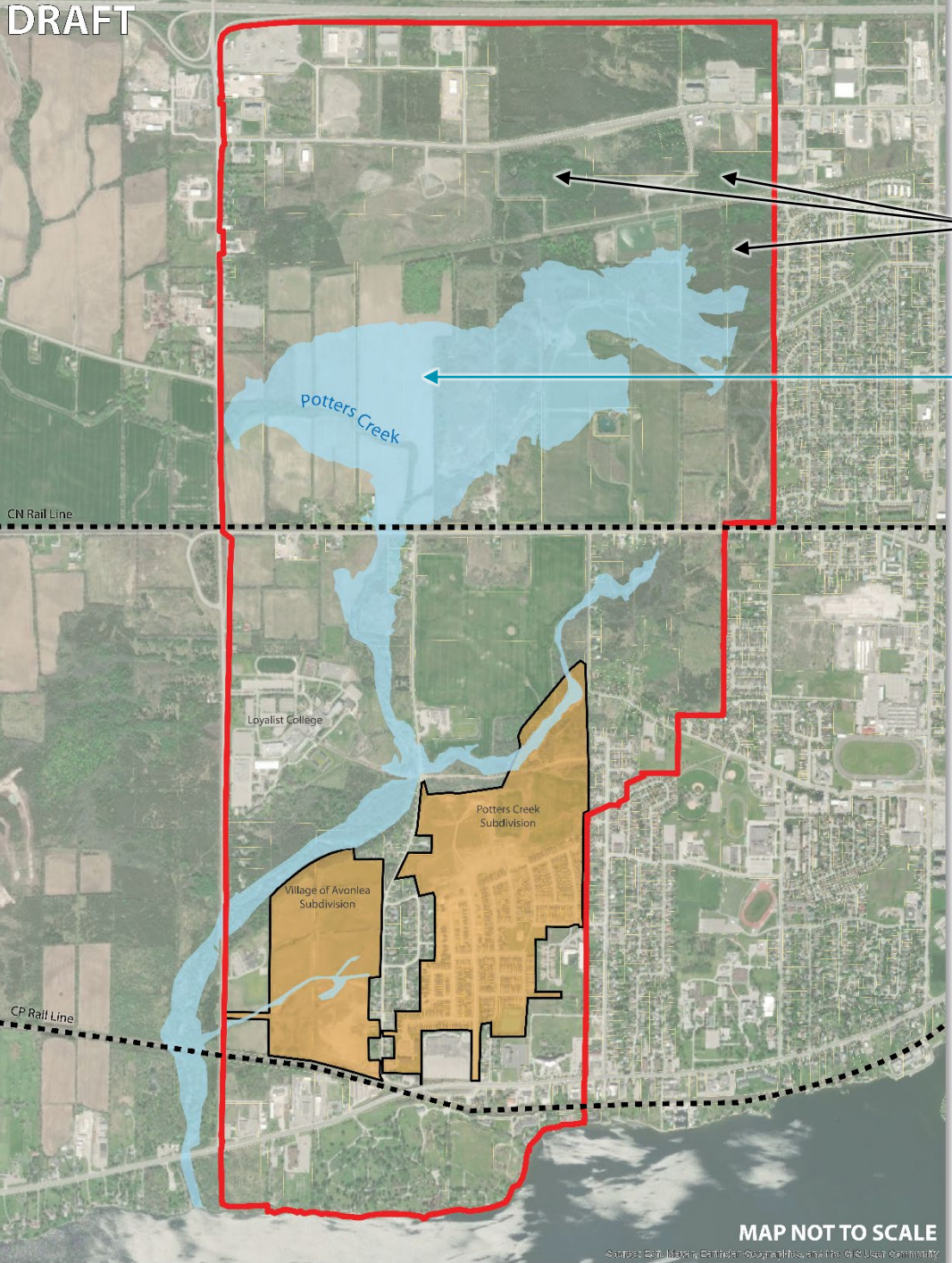


Creating the Basemap for the Draft Land Use Concept

Using an environment-first approach, we identified natural heritage areas of environmental significance:

- Potters Creek and its floodplain
- Areas of ecological significance (e.g., watercourses and waterbodies that support sensitive habitats)

DRAFT



some areas of ecological significance

floodplain

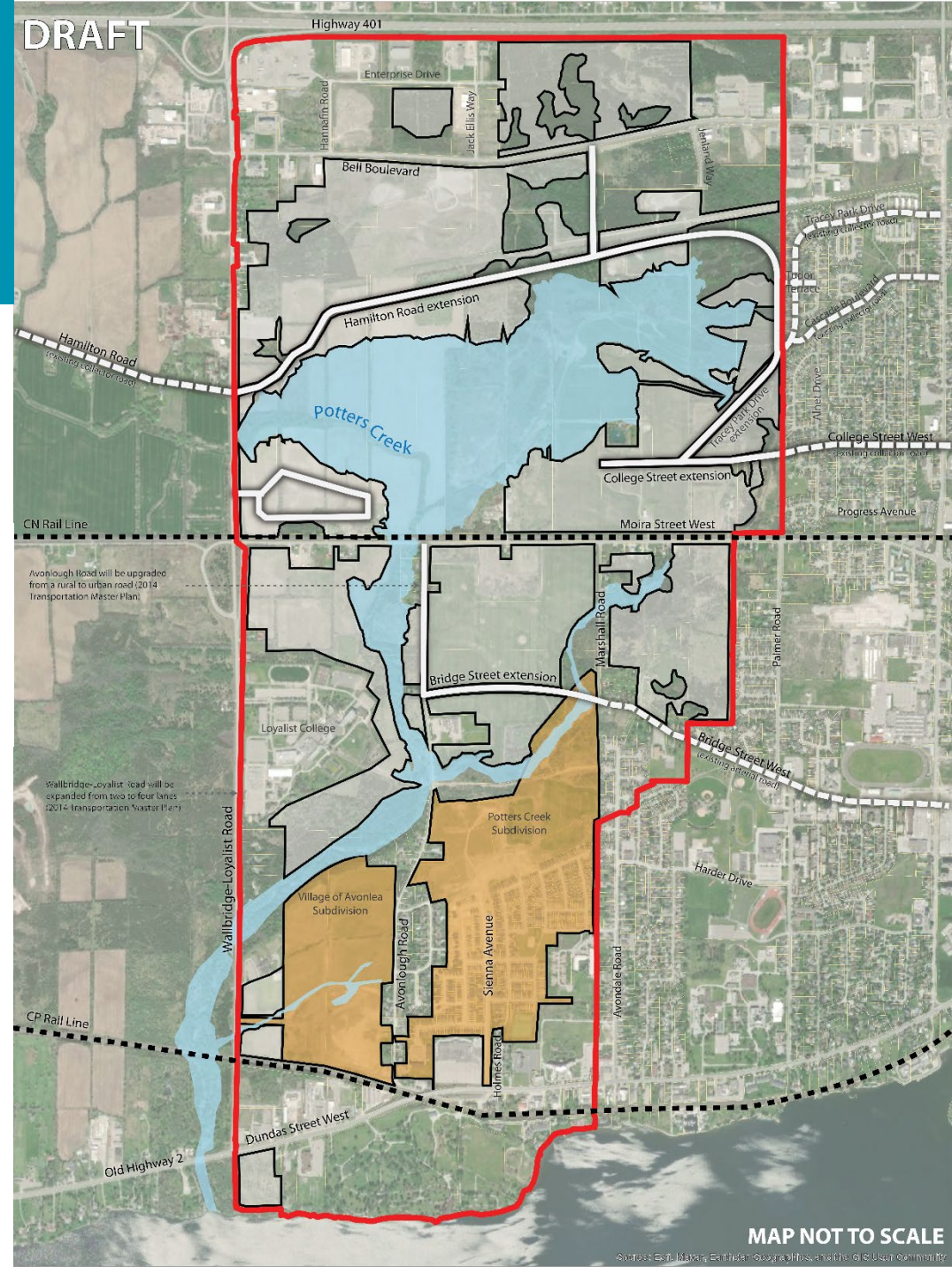


Creating the Basemap for the Draft Land Use Concept

With all of the environment and constraints mapped, we then identified:

Proposed main roads to improve connectivity and service new development

- Informed by:
 - Loyalist Secondary Plan (2002), Schedule E (Transportation and Trail System)
 - Existing roads with opportunities to extend

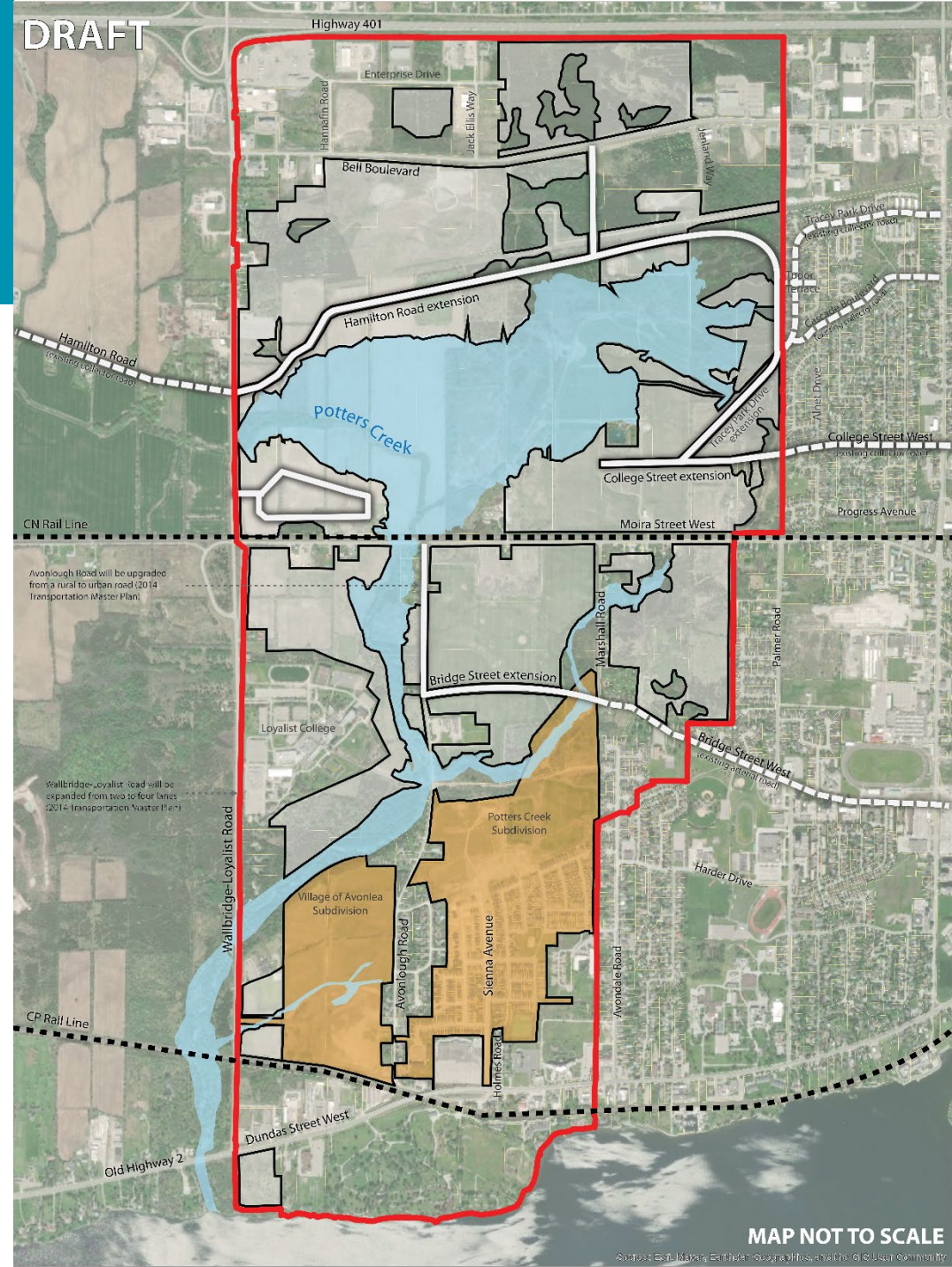


Creating the Basemap for the Draft Land Use Concept

With all of the constraints mapped, we then identified:

 Areas that may be suitable for development

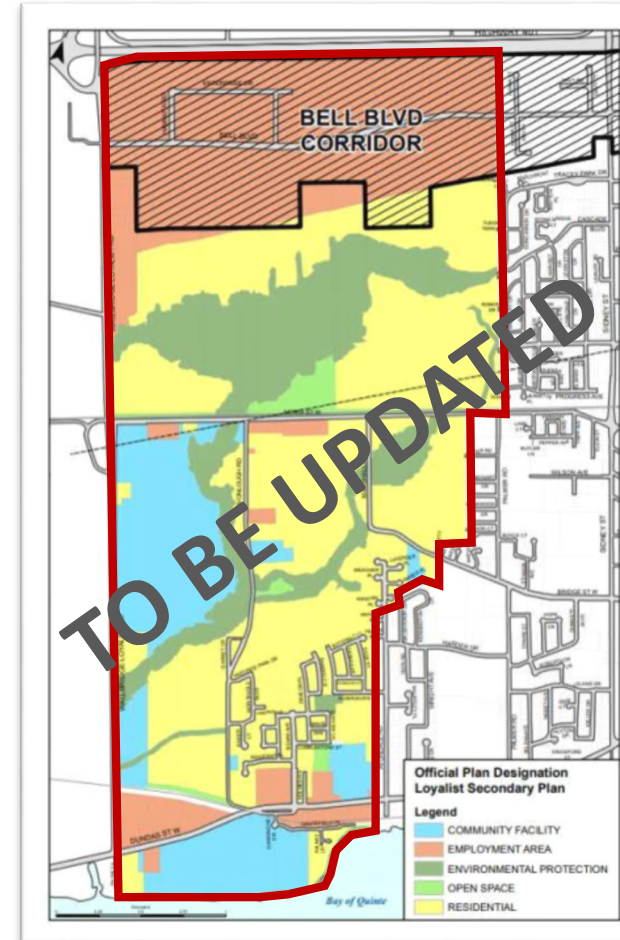
- ~280 hectares of land may be developable
- More than half (~60%) of developable land is north of Moira Street West



Next Steps

- Prepare the draft land use concept, based on public and stakeholder feedback
- Share a summary of the feedback that we heard on the draft land use concept →
- Test the viability of servicing the draft land use concept with infrastructure
- Refine the draft land use concept
- Prepare and present the draft Loyalist West Secondary Plan at PIC #3 (anticipated for Winter, 2023) for feedback

Loyalist Secondary Plan (2010)
Schedule A: Land use



Questions or comments?

call us:

613-967-3288

email us:

planning@belleville.ca

visit the project website:

<https://www.belleville.ca/LspUpdate>

Thank you!