



City of Belleville

Public Information Centre #2: What We Heard

Loyalist West Secondary Plan Update

October 2022

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1.0 Introduction

This document provides a summary of what we heard at the second Public Information Centre (PIC) for the Loyalist (West) Secondary Plan (LWSP) Update, which took place on September 22, 2022 between 5:00 PM and 7:00 PM. The event was held in person at Loyalist College, and its presentation was recorded for those who could not attend (to watch the recording of the PIC presentation, go to the Loyalist (West) Secondary Plan Update - Public Information Centre #2 Presentation Recording on YouTube at this URL: <https://www.youtube.com/watch?v=HcqEnUkbn7M>). The PIC consisted of a presentation, a question and answer period, and an interactive feedback component. In total, 32 individuals attended the PIC (Figure 1).



Figure 1: Two members of the project team from Dillon Consulting Limited are making a presentation to the PIC attendees.

The purpose of this PIC was to give attendees an opportunity to provide their input on the draft land use concept for the LWSP Area, with respect to where the community wanted to see certain land uses go.

A summary of what was heard is presented in Section 2.0 on the following page.

2.0 What We Heard: Feedback during the PIC

Throughout the PIC, there were several opportunities for the project team to gather feedback from attendees. The project team encouraged attendees to ask questions throughout the presentation, as well as during the question and answer period immediately following the presentation. These questions were captured and are summarized below in Section 2.1. During the interactive mapping activity, the project team encouraged participants to discuss their ideas, ask questions, and provide feedback with the member of the project team at their respective table.

2.1 Feedback from Question and Answer Periods

During the question and answer period, interest was shown in:

- the traffic impacts that may arise from new development and increased density;
- the impacts of the floodplain on development potential and land value;
- whether the current infrastructure (water, sanitary sewer, storm sewer) is sufficient to support future growth in the LWSP Area, and what the cost would be to make sure that the LWSP Area is fully serviced;
- what qualifies as a “natural area” or “natural habitat” that may warrant environmental protection policy; and,
- the heights of high rise development being considered for the LWSP Area.

For full details on the questions that were asked and the answers that were provided, please refer to Appendix A.

2.2 Interactive Component: Mapping Exercise

The latter half of the PIC consisted of an interactive land use mapping component with attendees. The project team asked each table of participants to use stickers representing land uses or sticky notes to help identify generalized locations within the LWSP Area where they felt the particular land uses would be most appropriate or desired. Each table had an average of five participants. A summary of the feedback that the project team received from participants are outlined in the Section 2.2.1, and images of each table’s map are included in Appendix B.



Figure 2: Participants are writing on sticky notes to add to their table's basemap, as well as discussing where they should place the land use stickers.

2.2.1 Highlights from Interactive Mapping

The key highlights from the interactive mapping activity are as follows:

- Participants consistently identified the need to increase housing density south of Dundas Street West close to the waterfront, along Moira Street (both south and north of the Bridge Street extension), south of College Street close to the waterfront, and immediately surrounding Loyalist College.
- Interest was shown in increasing commercial space for grocery stores and increasing space for libraries (a Community Facility use) in the Village of Avonlea and Potters Creek Subdivisions.
- Participants identified the need for park space in several areas, including: surrounding Loyalist College; along the waterfront; north of the Bridge Street extension; south of the Bridge Street extension; east of Marshall Road; and south of Dundas Street West.
- Participants consistently identified the need for commercial space, industrial space, and increasing housing density in the Bell Boulevard / North Front Street Corridor Study Area.
- There was interest in mixed-use development along Moira Street West.
- There was consistent interest in a trail / greenspace along the CP Rail Line, west of Wallbridge-Loyalist Road.



Figure 3: Example of a marked-up basemap with sticky notes and land use stickers.

Next Steps

As next steps in the LWSP update project, the project team will:

- Share this summary of the feedback we heard on the draft land use concept with the public and stakeholders, via the project website;
- Prepare the draft land use concept, based on public and stakeholder feedback;
- Test the viability of servicing the draft land use concept with infrastructure;
- Refine the draft land use concept; and,
- Prepare and present the draft Loyalist West Secondary Plan at PIC #3 (anticipated for early 2023) for feedback.

Appendix A

Questions Asked / Interests Communicated at PIC #2

Question 1: Why is the density of development changing – we thought there was a plan for the Loyalist West area already?

Answer: Even though there is a plan, it hasn't been able to keep up with the rapid pace of change we are seeing in southern Ontario broadly and in Belleville more specifically. People's preference for housing options have and continue to change with an aging population and increasing housing prices. Developers are responding with increased housing options such as townhomes and apartments to allow for older adults to downsize and first-time homebuyers to get into the market. There have also been changes to provincial policy to encourage a greater mix of housing types and different land uses, as well as increased mobility options to provide residents with alternative modes of transportation to get around their communities. That's why we're doing an update to the Loyalist West Secondary Plan – the old plan doesn't meet our needs, so it has to be updated to better guide growth into the future.

Question 2: How much traffic is there going to be in this area given all the new development?

Answer: We are assessing the amount of traffic likely to occur through the update to the Loyalist West Secondary Plan. By doing so, we are planning an integrated solution for the area – roads, sidewalks, public transit, and other forms of transportation to serve this growing area.

Question 3: Why can't we develop in the floodplain? Have you used the latest techniques to assess the extent of the floodplain?

Answer: Generally speaking, there is a risk to property and public safety if there is development in the floodplain (lands that are prone to flooding). The risks include the damage or destruction of buildings and/or loss of life caused by flooding. The requirements to steer development away from floodplains are the same across Ontario. However, there are technical approaches to manage flood risk (for example, terraforming through cut-and-fill of land) that can reshape a floodplain. Based on some initial analysis, we have identified a large floodplain in the Loyalist West Secondary Plan area. We will be inquiring with the Quinte Conservation Authority – the agency with jurisdiction over

floodplain matters – on any potential solutions to refine the extent of the floodplain.

Question 4: Is there sufficient infrastructure – water, sanitary sewer, and storm sewer – to support all the growth? And how expensive will it be?

Answer: This is another reason we are updating the Loyalist West Secondary Plan. The original plan envisioned a different kind of growth (lower density) and planned a certain amount of infrastructure to serve it. With the type of development we’re seeing now and likely to see in the future, we need to re-assess the infrastructure needs. The benefit of an updated Loyalist West Secondary Plan is a viable infrastructure plan for the future. Additionally, the City can assess the cost of this infrastructure and ensure that new development helps pay for it; this is called the “growth pays for growth” philosophy.

Question 5: What qualifies as a “natural area” or “natural habitat”?

Answer: There are policies in Ontario that define what natural features (environmental, ecological) should be protected, and when ecologists visit an area to make their observations, they follow the guidelines of Ontario’s Natural Heritage Reference Manual. Based on the policies and the manual, those areas meeting the criteria are identified as “natural”.

Question 6: If there is high rise development being considered, how “high” is high rise?

Answer: We haven’t made any decisions on high rise development at this time. With the changing face of development across Ontario, we expect that developers might approach the City of Belleville with proposals to build high rise developments in the Loyalist West Secondary Plan area. The plan for the Loyalist West Secondary Plan area will have policies to help direct the high rise development to appropriate areas, and allow the City to evaluate each high rise development so that it can effectively integrate with the area.

Appendix B

Marked-up Basemaps from Draft Land Use Concept Interactive Activity



Loyalist (West) Secondary Plan: Public Information Centre #2
 Basemap for Concept Discussion, 2022-09-22

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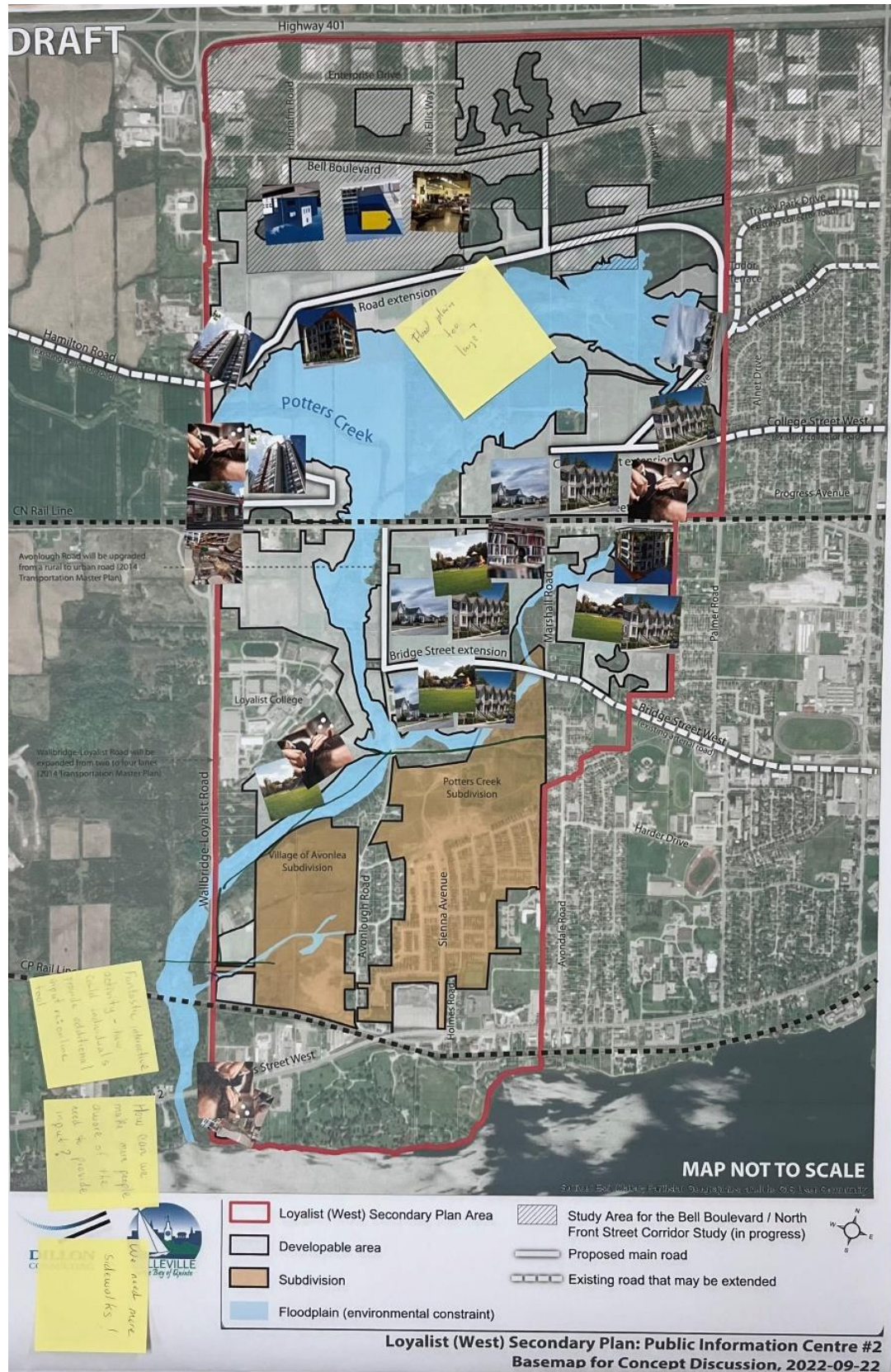
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- Loyalist (West) Secondary Plan Area
- Developable area
- Subdivision
- Floodplain (environmental constraint)
- Study Area for the Bell Boulevard / North Front Street Corridor Study (in progress)
- Proposed main road
- Existing road that may be extended

Loyalist (West) Secondary Plan: Public Information Centre #2: Basemap for Concept Discussion, 2022.

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