



CITY OF BELLEVILLE

Andrew Chan, Principal Planner
Engineering and Development Services Department
Report No. SGS-2025-04
03 Mar 2025

To: Planning Advisory Committee
Subject: Staff Recommendation for the Residential Intensification Project
Proposed Amendment to the Official Plan and Zoning By-law Number 2024-100,
as amended
APPLICANT: City of Belleville
File: Residential Intensification Project (PLOZA20240275 and PLOZA20240276)

1. Recommendation:

“THAT the Planning Advisory Committee recommends the following to City Council:

“THAT Application PLOZA20240275 and PLOZA20240276 to amend the City of Belleville Official Plan and Zoning By-law Number 2024-100, as amended, be **APPROVED** as follows:

“THAT the Official Plan, as amended, be amended as proposed through the Residential Intensification Project to increase the permitted number of Accessory Dwelling Units, to a maximum of three, resulting in a total of four units (i.e., one main unit and three accessory units), and extend these Accessory Dwelling Unit permissions for two-unit and three-unit dwellings.”

“AND THAT Zoning By-law Number 2024-100, as amended, be amended as proposed through the Residential Intensification Project, consisting of a text amendment implementing four units as-of-right through purpose-built four-unit dwellings and Accessory Dwelling Units, included as Attachment #3 to this Report SGS-2025-04.”

2. Highlights:

- Staff have initiated the Residential Intensification Project, which has been implemented in stages, for the implementation of four (4) units as-of-right in accordance with Council’s commitment (Attachment #1);
- On February 10, 2025, Council approved an amendment to the Official Plan to broadly support the implemented Zoning By-law and support the practice of intensification, and a zoning by-law amendment to align zoning along key corridors with the Official Plan;
- A minor Official Plan amendment is proposed to support the implementation of

additional ADU permissions;

- The zoning by-law amendment applications propose to implement four units as-of-right for all common urban residential zones, by changing zoning standards to:
 - Reduce lot frontage, lot area, interior side yard setbacks, and building height for purpose-built dwelling types up to four units; and
 - Increase the permitted number of Accessory Dwelling Units (ADUs) to a maximum of three (3), resulting in a total of four (4) units (i.e., one main unit and three accessory units);
- These changes would reduce barriers for housing options for urban serviced parcels by providing a path forward to achieve four (4) units, while complementing characteristics of neighbourhoods with single detached dwellings;
- Staff received interest from forty-two (42) members of the public and have received twenty-six (26) submissions with community feedback (Attachment #5); and
- The recommendation of this report has regard to Section 2 of the Planning Act, is consistent with the Provincial Planning Statement, conforms with policies of the Belleville Official Plan, and maintains the general intent of the Zoning By-law.

3. Background:

Residential Intensification Project

On April 15, 2024, Council approved a resolution to investigate appropriate intensification practices, which included four-unit low-rise homes that would complement neighbourhood characteristics (Attachment #1).

Following this resolution, Staff initiated the Residential Intensification Project, began researching best practices, and compiled options for the implementation of four (4) units as of right.

On September 26, 2024, Staff held a Public Information Centre at the Parkdale Community Centre to collect community feedback. The meeting was attended by 17 members of the public, which had a mixed reception of supportive and concerned.

In October of 2024, Staff presented the project to Quinte Home Builder's Association stakeholders and Central Lakes Association of Realtors.

Staff initiated applications to amend the City's Official Plan and Zoning By-law 2024-100, and on November 4, 2024, the three (3) initial strategies were presented to the Planning Advisory Committee at a public meeting, including:

1. Aligning residential zoning of key corridors that have municipal water, sanitary, and transit readily available;
2. Expanding ADU permissions to a total of four (4) units; and
3. Reducing barriers for ground-oriented housing options, which include purpose-built four-unit dwellings.

Staging of the Residential Intensification Project

Staff are implementing the Residential Intensification Project in stages. Firstly, through an Official Plan amendment to broadly support the implemented Zoning By-law and the practice of intensification. Secondly, through an alignment zoning along key corridors with the Official

Plan to unlock more housing opportunities.

This third stage of the Residential Intensification Project is moving forward with a Staff recommendation to implement four (4) units as-of-right permission.

i. Location and Site Statistics

The proposed Zoning By-law amendment affects the entire City of Belleville.

ii. Application/Development Proposal

A minor Official Plan amendment is proposed to support the implementation of additional Accessory Dwelling Unit (ADU) permissions to increase the maximum number of ADU permissions from two (2) to (3), resulting in a total of four (4) units (i.e., one main unit and three accessory units), and extend these Accessory Dwelling Unit permissions for two-unit and three-unit dwellings.

The zoning by-law amendment application proposes to implement four units as-of-right for all common, urban residential zones, by changing zoning standards to:

- Reduce lot frontage, lot area, interior side yard setbacks, and building height for purpose-built dwelling types up to four units; and
- Increase the permitted number of Accessory Dwelling Units (ADUs), to a maximum of three (3), resulting in a total of four (4) units (i.e., one main unit and three accessory units).

iii. Supporting Documentation

In support of these applications, the following was submitted:

- a Draft Official Plan Text Amendment (Attachment #2);
- a Draft Zoning By-law Text Amendment (Attachment #3); and
- Four Unit Illustrations (Attachment #4).

These documents are available online for public review at www.belleville.ca/DevelopmentApplications and www.belleville.ca/ResIntensification.

4. Discussion:

i. Planning Act, R.S.O. 1990, c. P.13 (Section 2)

Municipalities are required to ensure all decisions related to land use planning matters have regard to Section 2 of the Planning Act regarding matters of provincial interest. Matters of provincial interest include:

- (j) the adequate provision of a full range of housing, including affordable housing;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- (r) the promotion of built form that,

- (i) is well-designed, and
- (ii) encourages a sense of place.

Staff are of the opinion that the proposed amendments have regard for Section 2 of the Planning Act by promoting and supporting the development of more housing options that would fit within Belleville and contribute to a sense of place.

ii. Provincial Planning Statement

Municipalities are required to ensure all decisions related to land use planning matters are consistent with the Provincial Planning Statement (PPS) 2024, which came into effect on October 20, 2024.

The policies within the PPS are implemented through municipal official plans, zoning by-laws and local decision-making. The PPS states municipalities “shall keep their official plans up to date with the Provincial Planning Statement”.

These applications would help facilitate more diversity in housing options by employing a wider variety of dwelling types, promoting other housing options that can complement neighbourhoods, encouraging the efficient use of land, and optimizing the use of existing and planned infrastructure. Therefore, Staff are of the opinion that the proposed amendments of the Residential Intensification Project to the Official Plan and Zoning By-law are consistent with the Provincial Planning Statement.

iii. Official Plan

The proposed Zoning By-law amendment would further expand the permitted uses for all common residential zones, up to and including four-unit dwellings; however, the Official Plan only permits Accessory Dwelling Units (ADUs) in accordance with the Planning Act, which required municipalities to permit a total of three (3) units as-of-right for urban serviced parcels.

Therefore, a minor amendment to the Official Plan is proposed to permit an increase in the number of ADUs for an urban serviced parcel to a maximum of three (3), resulting in a total of four (4) units (i.e., one main unit and three accessory units), and extend these Accessory Dwelling Unit permissions for two-unit and three-unit dwellings.

The prior and proposed changes would unlock more housing opportunities and encourage greater land efficiency that would complement characteristics in a low-rise neighbourhood.

Staff are of the opinion that the proposed changes conform to the policies of the City’s Official Plan.

iv. Zoning By-law

Staff recognize that four units as-of-right can materialize through these circumstances:

- Purpose-built dwelling types up to four units including two-unit, three-unit, and four-unit dwellings (e.g., a duplex, a triplex, or a fourplex); and
- Accessory Dwelling Units (ADUs).

The zoning changes to accommodate these circumstances are discussed below.

As-of-Right through purpose-built dwelling types up to four units

The application proposes to amend the provisions for main uses for Residential Type 1 and Type 2 (R1 and R2) Zones and various provisions directly relating to purpose-built dwelling types of two-unit, three-unit, and four-unit dwellings (e.g., a duplex, a triplex, or a fourplex).

Permit Three-Unit and Four-Unit Dwelling Types in R1 Zones

This application proposes to permit three-unit and four-unit dwelling types in the R1 Zone, subject to the zoning standards. By permitting more dwelling types in the R1 Zone, this will remove the barrier of exclusionary zoning and align with the best practice for as-of-right permissions.

Building Height

This application proposes to reduce the maximum building height from 12.0 metres to 11.0 metres. By matching the maximum building height for these dwellings with the zoning standards of single detached dwellings, this would ensure that these dwelling types would complement neighbourhood characteristics.

Interior Side Yard Setbacks

This application proposes to reduce the interior side yard setbacks from 2.4 metres to 1.5 metres. This would ensure that these dwelling types would have interior side yard setbacks consistent with single detached dwellings, while still having space reserved for any landscaping buffers.

Lot Frontage and Lot Area

This application proposes to reduce the minimum lot frontage and lot area for four-unit dwellings. The proposed provisions for four-unit dwelling in the R1 Zone generally reflect the current zoning standards of 22.5 metres of frontage and 910 square metres of lot area. The proposed provisions in the R2 Zone have further reductions, providing more flexibility. The provisions for two-unit and three-unit dwellings are proposed to be correspondingly reduced to relative to the reductions for four-unit dwellings.

These reductions refine the zoning standards to better reflect lots with narrower frontage and surplus lot area that the City has within its urban serviced area. Staff had conducted several plot plan exercises with four-unit dwelling examples from Guelph, Cobourg, and Belleville (Attachment #4). These exercises demonstrate that purpose-built four-unit dwellings can be achieved with these refinements to the zoning standards while upholding neighbourhood characteristics, urban design practices, and the general intent of the zoning by-law.

Attached Garage and Carport Provisions

This application proposes to apply the garage and carport provisions of the Zoning By-law to all main residential uses to ensure that urban design principles are upheld for all purpose-built dwelling types and maintain the intent of the Official Plan to prevent streetscapes from being dominated by garages.

Parking Areas and Landscaped Buffers

This application proposes to apply a required setback for parking areas through landscaped buffers, which would reduce the potential impacts of vehicular parking and new impervious surfaces on neighbouring properties.

Amenity Space Provisions

This application proposes to remove the amenity space requirements for ground-oriented dwellings (i.e. two-unit, three-unit, and four-unit dwellings) since the required landscaped area can satisfy this requirement, meaning they typically have access to yard space. Multi-unit dwellings still warrant specific amenity space provisions since there are more limitations to accessing outdoor yard space.

As-of-Right through Accessory Dwelling Units (ADUs)

The application proposes to amend the provisions for ADUs to a total of four dwelling units.

Administrative Changes

This application proposes to add flexibility for Staff to request studies for water and wastewater servicing and limit the maximum distance between the main dwelling and detached ADUs. This would give Staff the discretion to analyze municipal or private servicing and ensure that new ADUs in rural areas are clustered.

Permitted Number of ADUs

This application proposes to permit additional ADUs for a total of four (4) units between main and accessory uses per urban serviced parcel. The below chart summarizes the allowances and how four (4) units can be achieved for each use:

Main Use Dwelling Type	Permitted ADUs	Total Units
Single detached, semi-detached, or freehold townhouse	3	1 + 3 = 4
Two-unit	2	2 + 2 = 4
Three-unit	1	3 + 1 = 4
Four-unit	0	4 + 0 = 4

These changes would provide a way for any dwelling to obtain more dwelling units, to a maximum of four (4) units.

5. Financial:

Housing Accelerator Funding (HAF)

The Canada Housing and Mortgage Corporation (CMHC) and the City of Belleville have reached an agreement to accelerate the construction of more housing over the next three years. The agreement will provide over \$10.5 million to eliminate barriers to building housing

we need, faster. This Residential Intensification Project is facilitating the implementation of four (4) units as-of-right, in accordance with Council's commitment and the agreement with CMHC's funding program.

Furthermore, the City of Belleville's Housing Action Plan includes Initiative 8 which will identify municipal infrastructure needs to enable additional development. This initiative includes a milestone to install monitoring systems to analyze available capacity for intensification opportunities.

Development Charges

The City may collect development charges for Three-unit dwellings, Four-unit dwellings, and third ADUs. The Development Charges Background Study will be prepared pursuant to the requirements of the Development Charges Act and, accordingly, recommend new Development Charges and policies for the City of Belleville.

6. Communication and Public Engagement:

On September 12, 2024, a written notice was published in the Community Press regarding a Public Information Centre scheduled for September 26, 2024. A webpage and feedback form were made publicly available for the Residential Intensification Project at www.belleville.ca/ResIntensification. The responses through the digital feedback form included comments such as the need for housing supply, affordability, and more housing options that allow for more density and efficient development. Several submissions directly related to specific properties, which Staff followed up with individually.

On September 26, 2024, a Public Information Centre was held at Parkdale Community Centre. Staff from the Strategic Growth and Sustainability and Building Sections were in attendance to hear questions and receive feedback from the public. Overall, the meeting was well attended with twenty (20) members of the public who discussed the project with Staff and provided comments.

On October 3, 2024, a written notice was published in the Community Press. The notice provided information that a public meeting was scheduled for November 4, 2024. A notice was also published on the City's website notifying the general public that a Public Meeting was scheduled for November 4, 2024.

On October 23, 2024, Staff presented the project to the Quinte Home Builder's Association stakeholders and sought feedback.

On October 24, 2024, Staff presented the project to the Central Lakes Association of Realtors and sought feedback.

The Public Meeting was held on November 4, 2024. The meeting was well attended with representation for landlords, realtors, and members of the public. Since the public meeting, Staff have received correspondence from seven (7) members of the public regarding this project. A great amount of interest was expressed about the Residential Intensification Project and how the project would reduce barriers or create new housing opportunities.

Details and responses to the feedback from the community and public meeting are provided in report SGS-2025-02.

As of February 25, 2025, no additional correspondence from the public has been received by

the City regarding this application.

7. Input from Departments/Sources:

Circulation of this application to other departments/agencies has occurred.

i. External Agency Circulation

The subject application was circulated for comment to the Algonquin and Lakeshore Catholic School Board, the Hastings and Prince Edward District School Board, Hastings and Prince Edward Health Unit, Bell Canada, Canada Post, Ontario Power Generation, Union Gas, Elexicon Energy, Hydro One, TransCanada Pipeline, Enbridge Pipelines, Trans-Northern Pipelines, MPAC, the Health Unit, the Ministry of Transportation, and the Mohawks of the Bay of Quinte.

Bell Canada had provided correspondence stating that they have no comments or concerns at this time and wish to be circulated on any future materials and decisions related to this application.

As of February 25, 2025, no other comments or concerns have been received regarding this application.

ii. Internal Department Circulation

The subject application was circulated for comment to the following City of Belleville Departments:

- Fire Department
- Police Service
- Transportation and Operations
- Environmental Services
- Community Services
- Economic Development
- Building
- Approvals
- Strategic Growth and Sustainability
- Chief Administrative Officer
- Corporate Services (City Clerk, Accessibility Co-ordinator)

As of February 25, 2025, no comments or concerns have been received regarding this application.

8. Strategic Priorities:

The City of Belleville's Strategic Plan identifies nine strategic themes. The recommendation within this report aligns with the City's strategic theme of "Residential Development" and the City's strategic objective to "plan for residential growth to meet our needs for 20 years and designate sufficient land in our planning documents to accommodate residential growth for 10 years" and "provide for a variety of housing forms to reflect out changing demographics

and need for affordability.”

9. Conclusion:

Planning Staff are of the opinion that the recommendations within this report regarding the part of the Residential Intensification Project to implement four units as-of-right are supported by and are consistent with the Provincial Planning Statement, conform with policies of Belleville’s Official Plan and meet the general intent of the Zoning By-law.

Staff supports and recommends approval of the applications, as they represent good planning.

Attachments:

[Attachment #1 - Council Resolution - April 15 2024](#)

[Attachment #2 - Draft OPA By-law](#)

[Attachment #3 - Draft Zoning By-Law](#)

[Attachment #4 - Four-unit Illustrations](#)

[Attachment #5 - Written Community Feedback](#)

Approved by:

Greg Pinchin, Manager of Approvals
Stephen Ashton, Director of Engineering
Clerks Staff, Clerks Staff
Katy Macpherson, Deputy City Clerk

Status:

Approved - 25 Feb 2025
Approved - 25 Feb 2025
Approved - 26 Feb 2025
Approved - 26 Feb 2025



City of Belleville

MEMORANDUM

TO: Stephen Ashton
Director of Engineering & Development Services

FROM: Matt MacDonald
Director of Corporate Services/City Clerk

DATE: April 16, 2024

RE: **New Business**
10, Belleville City Council Meeting, April 15, 2024

This is to advise you that at the Council Meeting of April 15, 2024, the following resolution was approved.

“WHEREAS the City of Belleville’s population increased by 8.6% between 2016 and 2021 to 55,071, which is faster than the provincial average of 5.8%, and the national average of 5.2% during the same period;

WHEREAS the Federal Government has launched a new \$6 billion Canada Housing Infrastructure Fund including \$5 billion for agreements with provinces and territories to support long-term priorities that commit to key actions that increase housing supply which include requiring municipalities to broadly adopt four units as-of-right and allow more ‘missing middle’ homes;

WHEREAS the Federal Government has put in a contingency if provinces do not secure an agreement by the January 1, 2025 deadline, then the funding allocation will be transferred to the municipal stream;

WHEREAS the Ontario Premier has publicly stated that he will let each municipality decide whether to implement four units as-of-right;

WHEREAS the City of Belleville has committed to supporting the creation of 3,100 dwelling units by 2031 as its Housing Pledge to the Province;

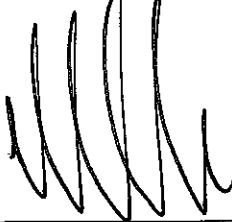
WHEREAS the City of Belleville currently permits 'as-of-right' zoning permission for up to three (3) dwelling units per urban residential lot in accordance with Bill 23;

AND WHEREAS the City of Belleville would like to provide more affordable housing options by reducing unnecessary barriers;

THEREFORE BE IT RESOLVED:

THAT Staff be directed to undertake new work, including stakeholder and community consultation, to consider appropriate intensification which would include four-unit low-rise residential homes on a parcel of urban residential land that compliments neighbourhood characteristics, and report back to Council once the review has been completed."

I trust this is sufficient.



Matt MacDonald
Director of Corporate Services/City Clerk

MMacD/nh
Pc: Council Pending

THE CORPORATION OF THE CITY OF BELLEVILLE

BY-LAW NUMBER 2025-

A BY-LAW TO APPROVE AN AMENDMENT TO THE OFFICIAL PLAN (2021) OF THE CITY OF BELLEVILLE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 21 OF THE PLANNING ACT, RSO 1990, c. P.13, AS AMENDED

THE COUNCIL OF THE CORPORATION OF THE CITY OF BELLEVILLE, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 21 OF THE PLANNING ACT, RSO 1990, c. P.13, AS AMENDED HEREBY ENACTS AS FOLLOWS:

1. Amendment No. X to the Official Plan (2021) of the City of Belleville, consisting of an explanatory text, and schedule is hereby adopted.
2. This By-Law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED THIS 3rd DAY OF MARCH, 2025

Read a first time this 3rd day of **March, 2025.**

Read a second time this 3rd day of **March, 2025.**

Read a third time and finally passed this 3rd day of **March, 2025.**

NEIL ELLIS MAYOR

DOUG IRWIN CITY CLERK

Amendment No. X to the Official Plan (2021) of the City of Belleville

PART "A" - PREAMBLE

I Title

The Title of the Amendment is "Amendment No. X to the Official Plan (2021) of the City of Belleville", hereinafter referred to as the "Amendment".

II Relative Parts

Part "A" - THE PREAMBLE does not constitute part of the Amendment, and is intended only to provide the background for Part "B".

PART "B" - THE AMENDMENT of this document constitutes Amendment No. X and is comprised of the following sections:

1. Introduction
2. Details of the Amendment
3. Statement of Policy
4. Implementation
5. Interpretation

PART "C" - THE APPENDICES of this document does not constitute part of the Amendment, and contains the following appendices:

- | | | |
|--------------|---|---|
| APPENDIX I | - | Location Map |
| APPENDIX II | - | Planning Staff Report dated [DATE] |
| APPENDIX III | - | Excerpt of Minutes of the Public Meeting held by the Belleville City Council Planning Committee on [DATE] |
| APPENDIX IV | - | Excerpt of Minutes of the Regular Meeting of the Belleville Planning Advisory Committee held on [DATE] |
| APPENDIX V | - | Circulation letters dated [DATE] |

III Location of the Amendment

This Amendment No. X applies to the entirety of the City of Belleville, County of Hastings.

IV Purpose of the Amendment

The purpose of the Official Plan Amendment is to revise the Official Plan to facilitate residential intensification to increase opportunities for “missing middle” housing options, including four-unit dwellings on urban serviced residential parcels of land.

V Basis of the Amendment

This Amendment No. X was initiated by the Corporation of the City of Belleville and the basis of this Amendment is contained in the Staff Report SGS-2025-04 dated March 3, 2025.

PART "B" - THE AMENDMENT

1. Introduction

The whole of this Part "B" constitutes "Amendment No. X" to the Official Plan (2021) of the City of Belleville, which consists of the following text.

2. Details of the Amendment

The Official Plan of the City of Belleville is hereby amended as follows:

1. The City of Belleville Official Plan (2021) is hereby amended by the following changes, which shall constitute the Amendment Number X to the City of Belleville Official Plan (2021):
 - a. Amend Section 7.18 a) i) for “Accessory Dwelling Units” by replacing the subsection with the following statement:
 - i. Within the Residential Land Use designation where a parcel is connected to municipal water and sanitary services, and where the main use is permitted, the following shall apply:
 - i Up to **three (3)** accessory dwelling units shall be permitted on a parcel containing a single detached, semi-detached, or townhouse dwelling;

- ii Up to two (2) accessory dwelling units may be permitted on a parcel containing a main building with two (2) main dwelling units;
- iii One (1) accessory dwelling unit may be permitted on a parcel containing a main building with three (3) main dwelling units;
- iv One (1) accessory dwelling unit may be permitted for a place of worship;
- v A maximum of one (1) detached accessory dwelling unit may be permitted for multi-unit dwelling containing less than nine (9) dwelling units and have an existing density of 60 units per hectare or less, subject to a rezoning. The development will only be approved subject to incorporating the following:
 - Incorporating parking space, bicycle parking and amenity space requirements for the Accessory Dwelling Unit and cannot be further reduced; and
 - Prohibiting the expansion of a parking lot in the front yard.

4. Statement of Policy

This Amendment has regard to Section 2 of the Planning Act, is in conformity with the Provincial Planning Statement 2024 and is in conformity with the policies of the Belleville Official Plan.

5. Implementation

The Council of the Corporation of the City of Belleville may enact an appropriate Zoning By-Law pursuant to Section 34 of the Planning Act, RSO 1990, c. P. 13, as amended.

6. Interpretation

The provisions of the Official Plan, as amended from time to time regarding the interpretation of the Plan, shall apply in regard to this Amendment No. X.

**THE CORPORATION OF THE CITY OF BELLEVILLE
BY-LAW NUMBER 2025-_____**

**A BY-LAW TO AMEND BY-LAW NUMBER 2025-100, BEING A BY-LAW TO
REGULATE THE USE OF LAND AND THE HEIGHT, BULK, LOCATION, SIZE,
FLOOR AREA, SPACING, CHARACTER AND USE OF BUILDINGS**

THE COUNCIL OF THE CORPORATION OF THE CITY OF BELLEVILLE ENACTS AS FOLLOWS:

1. THAT Section 3.1 Subsection (3), Table 3-2, as amended, be further amended by replacing the fourth row for two-unit dwellings to reduce the minimum lot area and minimum interior side yard setback, as follows:

Two-unit Dwelling	660.0 square metres	15.0 metres	11.0 metres	45%	40%	6.0 metres	1.5 metres	7.5 metres
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2. THAT Section 3.1 Subsection (3) Table 3-2, as amended, be further amended by appending new rows after the fifth row to permit three-unit and four-unit dwellings with appropriate zoning standards, as follows:

Three-unit Dwelling	825.0 square metres	18.0 metres	11.0 metres	35%	40%	6.0 metres	1.5 metres	7.5 metres
Four-unit Dwelling	900.0 square metres	20.0 metres	11.0 metres	35%	40%	6.0 metres	1.5 metres	7.5 metres

3. THAT Section 3.1 Subsection (6), as amended, be further amended by replacing “All one-unit or two-unit dwellings” with “All main buildings”
4. THAT Section 3.2 Subsection (3), Table 3-2, as amended, be further amended by replacing the fourth, sixth, and seventh rows to reduce zoning provisions for minimum lot area, minimum lot frontage, maximum building height, and minimum interior side yard setbacks for two-unit, three-unit, and four-unit dwellings, as follows:

Two-unit Dwelling	630.0 square metres	12.0 metres	11.0 metres	45%	40%	3.6 metres	1.5 metres	7.5 metres
Three-unit Dwelling	800.0 square metres	16.0 metres	11.0 metres	35%	40%	3.6 metres	1.5 metres	7.5 metres
Four-unit Dwelling	875.0 square metres	18.0 metres	11.0 metres	35%	40%	3.6 metres	1.5 metres	7.5 metres

5. THAT Section 3.2 Subsection (6), as amended, be further amended by replacing “All one-unit or two-unit dwellings” with “All main buildings”.
6. THAT Section 15.13 Subsection (1) Table, 15-1, as amended, be further amended by replacing the table to permit more accessory dwelling units, as follows:

Land Use Type	Max. Number of ADUs	Max. Number of Bedrooms in each ADU	Max. Gross Floor Area of ADU
One-unit Dwelling connected to full municipal services and within a residential zone	3	2	100 square metres each, but the total combined gross floor area shall not exceed the gross floor area of the main dwelling unit
One-unit Dwelling connected to private services, partial services, or in a non-residential zone	1	2	100 square metres, but shall not exceed the gross floor area of the main dwelling unit
Two-unit Dwellings or Two-unit Semi-detached Dwelling connected to full municipal services and within a residential zone	2	2	100 square metres each, but shall not exceed the gross floor area of the largest main dwelling unit
Three-unit Dwelling connected to full municipal services and within a residential zone	1	2	100 square metres, but shall not exceed the gross floor area of the largest main dwelling unit
Place of Worship	1	2	100 square metres

7. THAT Section 3.2 Subsection (6), as amended, be further amended by replacing “All one-unit or two-unit dwellings” with “All main buildings”.
8. THAT Section 15.13, as amended, be further amended by adding new Subsections (12) and (13) as follows:
 12. The maximum distance between a detached accessory dwelling unit and the main dwelling shall not exceed 45.0 metres.
 13. Supporting documentation completed to the satisfaction of the municipality may be required regarding availability, sufficiency, and adequacy of water and wastewater services, including, but not limited to a hydrogeological study or functional servicing study.
9. THAT Section 15.15 Subsection (1), as amended, be further amended by redacting “three-unit dwelling, four-unit dwelling”.
10. THAT Section 15.24 Subsection (1), as amended, be further amended by replacing the subsection as follows:
 1. In all Residential Zones, the following shall apply:
 - a. For a long-term care home/retirement home, back-to-back townhouse, stacked townhouse, or multi-unit dwelling, a landscape buffer shall be provided and maintained along all interior side and rear lot lines abutting one-unit dwellings or two-unit dwellings.
 - b. For a three-unit dwelling or four-unit dwelling, a landscape buffer shall be provided and maintained along interior side and rear lot lines adjacent to any parking lot.

Read a first time this 3rd day of **March, 2024**.

Read a second time this 3rd day of **March, 2024**.

Read a third time and finally passed this 3rd day of **March, 2024**.

NEIL ELLIS, MAYOR

DOUG IRWIN
CITY CLERK

DRAFT

STATEMENT OF PURPOSE AND EFFECT
OF BY-LAW NUMBER 2025-___

The purpose of By-law Number 2025-___ is to amend Zoning By-law Number 2024-100, as amended, to permit four units as-of-right, in accordance with Appendix 1.

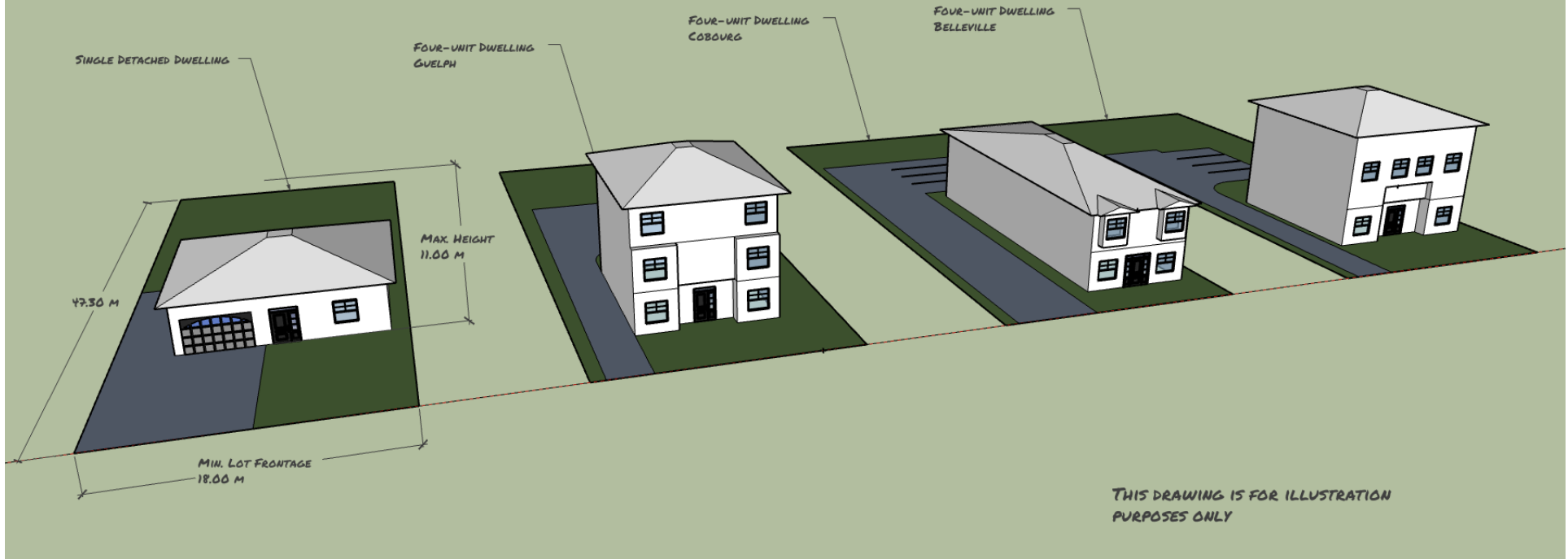
The effect of By-law Number 2025-___ is to reduce barriers for housing options by permitting purpose-built four-unit dwellings and more accessory dwelling units in all common, urban residential zones.

Belleville Municipal Council considered twenty-six (26) submission from members of the public with comments including:

- Clarifications on the Consolidated Zoning By-law and the Accessory dwelling Unit provisions;
- Parking;
- Traffic;
- Stormwater and Run-off;
- Occupancy of a House;
- Electricity;
- Affordability and Property Value;
- Legal Non-Conforming Uses;
- Development Charges;
- Legacy Infrastructure;
- On-going Development Projects and City Land; and
- Property Standards Enforcement.

A detailed response to the outstanding concerns was included in the report from Planning Staff, which was presented to Council prior to the approval of the proposed amendment. Therefore, based on all information available, Belleville Municipal Council approved the Zoning By-law Amendment.

SAMPLE DESIGNS



Submission Date / Source	Comments	Staff Correspondence
15-Apr-24 Email	<p>Dear Mayor and Council,</p> <p>I'm writing regarding Councillor Carr's motion to allow fourplexes, "as of right" in Belleville, as I have a few concerns.</p> <p>First, I would hope that if the motion is approved, it is restricted to new subdivisions and that fourplexes would not be permitted as infills in existing neighbourhoods. To permit fourplexes to be built in existing neighbourhoods would be very disruptive to the residents and would also alter the servicing requirements from what was originally investigated and approved.</p> <p>Also, how would this type of housing be classed when planning - low / medium / high density - and would there be limits on the number of these units per subdivision?</p> <p>Second, that any approval have appropriate provisions governing the number of persons per unit (limiting the number of unrelated persons), as well as ensuring adequate parking and lot size. For example, many student houses have multiple individuals living there, each with their own vehicle. Presumably, each unit in a fourplex is distinct and thus could see these numbers multiply (think 3 or 4 individuals per unit).</p> <p>These types of arrangements are also disruptive to the community, due to a high number of vehicles / parking issues, poor property maintenance and the temporary nature of their presence which doesn't allow for relationships to be built.</p> <p>Lastly, it's important to balance not only the quantity of houses, but the quality of the homes being approved. What kind of life and community do we want to cultivate in Belleville? We should not aim for crammed subdivisions, with ever shrinking lot sizes, fourplexes and towns predominating and little to no natural space both as an end in itself, as well as for people to explore and enjoy. Our growth needs to be managed (traffic, crime, healthcare and other infrastructure are significant concerns) and innovative approaches to planning, which are environmentally progressive, should be pursued.</p> <p>Thank you for your time and I look forward to hearing from you.</p> <p>[Submission 2] Hello, I'm following up on my e-mail from April 15th, as I have not had a</p>	<p>[Reply 1& 2] Good afternoon [Name], As Manager of Strategic Growth and Sustainability with the City, I wanted to reach out to you to acknowledge receipt of your comments and concerns relating to a recent resolution of Council regarding the potential to permit four units as of right in the urban area of the City.</p> <p>In 2023, in response to provincial legislation, Bill 23: More Homes Built Faster Act, the City modified its previous zoning permissions for accessory dwelling units to permit up to two (2) accessory units on lots in the urban serviced area containing a single detached dwelling, semi-detached dwelling or a townhouse dwelling. While as a result to this change, every single detached dwelling, semidetached dwelling and townhouse dwelling on an urban serviced lot in the City is now permitted to have a main unit and two accessory units (for 3 units total), minimum zoning requirements still must be met prior to any accessory unit being approved for construction. The current zoning provisions for accessory dwelling units provide standards for minimum parking spaces, maximum unit size, access and location (for detached accessory dwelling units). These provisions help guide the way additional units are added to a property and support their integration into the surrounding community.</p> <p>I mention this because prior to Staff bringing forward the recommendation report to support this change, along with recommended zoning requirements, Staff held a Public Information Centre to gather community feedback on the matter of permitting up to two (2) accessory dwelling units. Similarly, Staff will be arranging a Public Information Centre where the public will be invited to provide feedback and comments regarding the topic of residential intensification and more specifically, permitting up to four units on urban residential lots. This will be done prior Staff developing a recommendation report to Council. We can use this opportunity to discuss your concerns relating to ownership, maintenance, neighbourhood integration, dwelling size, and servicing as well.</p> <p>A Public Information Centre regarding this matter has not been scheduled at this time, but I will ensure that your name is added to</p>

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	<p>response.</p> <p>The issue of fourplexes is clearly controversial, especially if council implements it for infill lots and not just new builds. I doubt there's a single resident of a single-family dwelling or townhome who would ever want four units built next door. As such, it's disconcerting that councillors spoke so favourably of this issue, before any studies or public consultation had occurred. Decisions that affect residents should be made only after the public has had the opportunity to provide their feedback and any decision should reflect, at least in part, the will of the residents.</p> <p>In addition to the concerns outlined in my previous e-mail, I would like answers to the following questions:</p> <ul style="list-style-type: none"> - Given that a fourplex is effectively an apartment building, who would be responsible for maintaining the property? Four separate residents present a collective action problem when it comes to snow and lawn maintenance. - Will there be a separate property standard by-law to ensure these buildings don't become a blight on the community? What will the minimum size be? How liveable will these units be? What is the likely ownership structure? Will it be a landlord and four tenants? What will the city do to ensure these don't become another means of rentierism? - How does council plan on reconciling the increased footprint these buildings with the permeable surfaces necessary for proper drainage and stormwater management? This is a critical consideration that should rule out the use of these buildings in the context of infills. Planning for servicing and stormwater management considers the lot layout and building type, which make shoehorning in larger buildings with four times the density into an existing subdivision poor planning <p>I look forward to your reply. Thank you and have a nice day.</p> <p>[Submission 3] Hello Mrs. McAdam, Thank you for providing the additional details. What are those minimum zoning requirements and how would variances be treated in the case of in-fill fourplexes? As an example to illustrate</p>	<p>our Interested Parties list for this project so that you will be notified when it is set. If you would like your contact phone number and mailing address added to your contact information for the Interested Parties List, please feel free to email me back with this information.</p> <p>[Reply 3] Hi [Name], Right now, the residential zone that permits a fourplex, or what our Zoning By-law refers to as a "four unit dwelling," is the R2 Zone. Four unit dwelling is defined as: A residential use building on a single lot containing four separate dwelling units, commonly referred to as a fourplex. Below are the current standard zone requirements for a "four unit dwelling" in the R2 Zone: Minimum lot area: 910.0 square metres</p>

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	<p>my concern, say my family lives in a single detached home and there is only 2.4 metres between me and my neighbour who wants to put in a fourplex. What requirements apply in this situation? Will I lose natural light due to a new building height? Will they be able to further encroach on the 2.4 metre (1.2 m per property) buffer between us? Would there be any consideration of the impacts of four dwellings with potentially 10-12+ people on my family and I? In this example, we didn't choose to live next to a small apartment or student housing.</p> <p>Has there been any discussion at this point of the requirements that would apply to fourplexes?</p> <p>I appreciate your time and the offer of adding me to the contact list for the public meeting.</p> <p>Thank you and have a great day.</p>	<p>Staff Correspondence</p> <p>Minimum lot frontage: 22.5 metres Maximum building height: 12.0 metres Maximum lot coverage: 35% Minimum landscaped area: 40% Minimum front yard depth: 3.6 metres Minimum interior side yard depth: 2.4 metres Minimum rear yard depth: 7.5 metres Minimum parking: 1.0 per dwelling unit; or, 0.75 parking spaces per dwelling unit is permitted in locations:</p> <ul style="list-style-type: none"> • Within 200.0 metres walking distance of at least one amenity such as a grocery store, community facility, or retail plaza; and • Within 100.0 metres walking distance of a public transit stop; and • Within 400.0 metres of a school <p>All minimum yard depth requirements are measured from the property line, and minor variances from the Zoning By-law are considered on a case-by-case basis.</p> <p>Right now, we are looking into what zone regulations may be appropriate to permit 4-units as of right on serviced lots in the City. For example, permitting 4-units as of right could be accomplished by modifying the existing accessory dwelling unit regulations (which currently permit up to two accessory dwelling units on serviced lots with a single detached, semidetached or townhouse dwelling) to permit up to three accessory dwelling units on a lot. At a future public meeting, we hope to share and discuss options that could help guide appropriate residential intensification in the city and gather feedback. I hope this is helpful for now, and I can confirm that you have been added to our interested parties list for this project.</p>
12-Sep-24 Website	<p>THANK YOU FOR SPEARHEADING THIS (all caps intentional). Increased residential units are so badly needed everywhere. Single family homes going up all over are hundreds of thousands up into the millions. Regular folks just cannot afford that. There's a huge middle between geared to income and the new upper class that is sorely under-represented.</p> <p>The quadplex has the ability to be the new family home. I do not at all understand the strong opposition to this as a housing solution. Ideally the quadplex would have 3 bedrooms and 1.5 to 2 bathrooms so as to accommodate families. My mom grew up in a</p>	<p>Greetings,</p> <p>Thank you for filling out a feedback form for the residential intensification project. Your comments have been received and will be considered for this project.</p> <p>As mentioned in the new publication and our website, we are holding a Public Information Centre on September 26, 2024, from 4:30 p.m. - 6:30 p.m. at the Parkdale Community Centre (119 Birch Street). If you're unable to attend, I'd be glad to have a further discussion with you.</p>

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	<p>house with 3 bedrooms and 1 bathroom. Eleven people survived in that house. The idea that every kid should have their own bedroom needs to move into the past. It just is not sustainable. Three bedrooms makes one for parents, one for boys, one for girls. Would people rather be homeless or have their kids share a room?</p> <p>All that said, I would prefer to see mixed housing for its economic and social benefits. Swaths of low and middle income housing creates a huge separation between the haves and have nots. People don't understand each other because they never encounter each other.</p> <p>I grew up in low income housing with hundreds of units in a single block. After reflecting on that and what I've learned in my years, I'm convinced this style of housing breeds poverty. Not being poor materially, but having the idea that you will never get anywhere in life. It's depressing and perpetuates the cycle of poverty. Those in poverty focus on survival today. No one in poverty saves for emergencies. They spend today because they have no idea what tragedy tomorrow will bring.</p> <p>Having mixed neighborhoods where people of all incomes, ages, and backgrounds interact fosters understanding, empathy and builds community. Kids from lower income backgrounds get exposure to people with different careers and backgrounds. The exposure develops hope for the future and a desire to go out and see the world. It is these kids we need to encourage because they will build society in years to come.</p> <p>Any housing project needs access to: stores where there is good food, public transportation, good schools, medical centres, and recreation. Any development must avoid creating 'food deserts'. Those without a car should be able to get to a store with good, affordable food in half an hour or less using public transportation. If existing stores can't meet that, then land needs to be set aside to build new stores.</p> <p>Finally, developers need to be incentivized to build mixed housing. Incentives need to balance the cost of supplying new municipal services (water and sewer aren't free) to the development. The current approach many towns take of simply saying you need 20-30% geared to income housing is not working. You see expensive</p>	

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	<p>McMansions only. The commitments to accessible housing seem to evaporate.</p> <p>Development charges should be itemized so developers can see where those fees are going line by line. This transparency will not likely make the charges more palatable but at least developers will know why the fees are what they are.</p> <p>Financial incentives offered to developers need to come with accountability. Do not pay incentives until the agreed housing is provided. It's reasonable to pay out based on agreed milestones. It is not reasonable to allow developers to self-police how they apply incentives. Incentives should never increase developer profits above 20%. Developers need to become open to sharing their books if they want incentives to build. I have a background in construction and project management. I can't press the 'I believe' button that inflation is the thing driving increased building costs and housing prices. Not when the increases are over 100-200%.</p>	
12-Sep-24 Website	<p>I own 2 properties in Belleville that may benefit from this change and would like to know more. Is there a draft policy/bylaw for review?</p> <p>Unfortunately I will be away on the date of the PIC, however if materials are available electronically or the meeting can be attended online, I would be interested to join.</p>	<p>Greetings [Name],</p> <p>Thank you for filling out a feedback form for the residential intensification project. I see that you mentioned that you are unable to attend the PIC, I'd be glad to have a further discussion with you.</p> <p>As for drafts for policies and by-laws, we'll be releasing drafts once the PIC has been held so that we can consider and incorporate any initial feedback we receive. We'll make sure to notify you when they become available.</p> <p>[Reply 2] Hi [Name],</p> <p>As a follow-up to this email and the digital feedback form you submitted, I've attached the drafts of the policies and the executive summary.</p>
12-Sep-24 Website	<p>While there is no doubt these units are needed, (in the 50's and 60's you could find one in each neighbourhood) you're no doubt familiar with the term NIMBY (not in my back yard). Nimby exists because home owners are quite fed up with the behaviour of rental tenants having no respect for the neighbourhoods in which they live. This is a valid argument as any time there is rental</p>	<p>Greetings,</p> <p>Thank you for filling out a feedback form for the residential intensification project. Your comments have been received and will be considered for this project.</p> <p>As mentioned in the new publication and our website, we are holding a Public Information Centre on September 26, 2024, from</p>

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	<p>activity in any given area, the property standards of those dwellings disintegrate. One needs to just look at the neighbourhoods with subsidized housing complexes and areas that have high renter populations. Home values decrease, peace and security are compromised and the neighbourhood becomes a giant parking lot. Our municipal bylaw standards are not high enough or there is little interest in enforcing the ones we have already, or there is a shortage of bylaw enforcement officers. We already have issues in this country with "financialized landlords" who are not present on the properties they own and therefore have no interest in maintaining the high standards of some of Belleville's lovely neighbourhoods. If you want to address the problem of NIMBY then address the property standard enforcement issues we have in this city.</p>	<p>4:30 p.m. - 6:30 p.m. at the Parkdale Community Centre (119 Birch Street). If you're unable to attend, I'd be glad to have a further discussion with you.</p>
12-Sep-24 Website	<p>I don't think 4 plex's meets the demands of our local housing. We have a city that is void of apartment buildings. We need multi unit buildings and even to look at a few high-rise buildings which means over 10 stories. We need more 1,2,and 3 bedroom apartments and the other thing is that apartment buildings and high-rises are generally more accommodating to those with disabilities.</p>	<p>Greetings, Thank you for filling out a feedback form for the residential intensification project. Your comments have been received and will be considered for this project. As mentioned in the new publication and our website, we are holding a Public Information Centre on September 26, 2024, from 4:30 p.m. - 6:30 p.m. at the Parkdale Community Centre (119 Birch Street). If you're unable to attend, I'd be glad to have a further discussion with you.</p>
12-Sep-24 Website	<p>Missing middle is a brilliant project title. It implies filling the gaps in housing in empty areas, for middle income families. ***you will get a lot of dissenters shouting about 'low income housing'. This missing middle is not that. Not everything has to be about low income housing and other gaps need to be filled too, like this one. It will be important to control the meetings to allow furtherance of this concept. Some people are so single minded that I am willing to bet the low income placard waving petitioners about 'affordable housing' (when affordable is NOT GTI or subsidized. But blankets ALL income brackets using the affordability index) will try to highjack the meeting. Make it clear the city is not going to act as developer and be building these homes, just permitting them. This densification is to help get more income earning families into homes.</p>	<p>Greetings, Thank you for filling out a feedback form for the residential intensification project. Your comments have been received and will be considered for this project. As mentioned in the new publication and our website, we are holding a Public Information Centre on September 26, 2024, from 4:30 p.m. - 6:30 p.m. at the Parkdale Community Centre (119 Birch Street). If you're unable to attend, I'd be glad to have a further discussion with you.</p>

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	<p>Yes, please! ... "permit four-unit dwellings on urban residential land parcels in the City (i.e. four-units as-of-right zoning). Particularly support: Expanded permissions for Accessory Dwelling Units (ADU's), including permitting a third ADU where two ADU's permitted, and reducing barriers for ground-oriented housing including three-unit and four-unit dwellings."</p>	
13-Sep-24 Website	<p>Belleville has a housing shortage and rents are increasingly unaffordable. These pressures contribute to rising homelessness and domestic abuse - because it is much harder to leave an abusive home when available options aren't affordable unless the household has 2 incomes.</p> <p>Here are my reasons in support of residential intensification in Belleville and the HAF2 application:</p> <ol style="list-style-type: none"> 1. 4 units as-of-right is not a major change. The Ford government has already mandated 3 units as-of-right in Ontario in Bill 23, More Homes Built Faster Act, 2022. Under 3 units as-of-right, Belleville currently allows up to 2 accessory dwelling units (ADU) on existing residential properties (eg. 1 basement apartment and 1 separate unit). 2. Belleville is falling behind the growth of communities. Almost all the 179 other communities across Canada that have received funding from the Housing Accelerator Fund have agreed to allow 4 units as-of-right. 3. Laneway houses, coach houses, duplexes, triplexes, fourplexes can be attractively designed and blend in with surrounding neighbourhoods. Here are examples of what they look like in Ontario: https://opencouncil.ca/duplexes-triplexes-fourplexes/ 4. Residential intensification and higher density development is cheaper for the municipality to service, which means lower property taxes. A 2021 report for the City of Ottawa found that to serve low-density homes built on undeveloped land (eg. suburban detached single family homes, or "sprawl") it cost the city \$465 per capita more than it returned in property taxes and water bills, per year, while high-density infill development (eg. apartment buildings) pays for itself and produces a surplus of \$606 per capita, per year. Source: https://pub-ottawa.escribemeetings.com/filestream.ashx?documentid=80448 5. \$17M in process upgrades. If Belleville commits to 4 units as-of- 	<p>Greetings,</p> <p>Thank you for filling out a feedback form for the residential intensification project. Your comments have been received and will be considered for this project.</p> <p>As mentioned in the new publication and our website, we are holding a Public Information Centre on September 26, 2024, from 4:30 p.m. - 6:30 p.m. at the Parkdale Community Centre (119 Birch Street). If you're unable to attend, I'd be glad to have a further discussion with you.</p>

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	right in their HAF2 application, the almost \$17M in funding would allow upgrades to City processes and systems.	
16-Sep-24 Website	<p>Strongly encourage these changes. Should consider incentives for accessible / barrier-free design, environmental and energy efficient construction</p> <p>Accessory Dwellings Units: consider allowing 2 storeys for detached ADUs/coach houses if not already allowed, to accommodate family-sized units</p>	<p>Greetings,</p> <p>Thank you for filling out a feedback form for the residential intensification project. Your comments have been received and will be considered for this project.</p> <p>As mentioned in the new publication and our website, we are holding a Public Information Centre on September 26, 2024, from 4:30 p.m. - 6:30 p.m. at the Parkdale Community Centre (119 Birch Street). If you're unable to attend, I'd be glad to have a further discussion with you.</p>
14-Sep-24 Website	<p>As a resident of the east side, I feel strongly that this initiative would be beneficial to the city for a variety of reasons. First and most obviously, we need more housing and housing options. A competitive renters market with many housing options should (in an ideal and well regulated capitalist economy) serve to reduce the cost of rent for all thus alleviating some of the COL issues many of us are facing. Second, I feel that increased density along with less rigid zoning restrictions would create lively, mixed-use neighbourhoods that are not entirely car dependent and thus reduce not only car traffic but strain on our public transportation infrastructure. There are more benefits that I can imagine, but this is already too long and you probably know them all already so I will end by saying i would support this project fully. Thank you for your time!</p>	<p>Greetings,</p> <p>Thank you for filling out a feedback form for the residential intensification project. Your comments have been received and will be considered for this project.</p> <p>As mentioned in the new publication and our website, we are holding a Public Information Centre on September 26, 2024, from 4:30 p.m. - 6:30 p.m. at the Parkdale Community Centre (119 Birch Street). If you're unable to attend, I'd be glad to have a further discussion with you.</p>
13-Sep-24 Website	Great idea. Easy way to add more housing without continuing to build further out.	<p>Greetings,</p> <p>Thank you for filling out a feedback form for the residential intensification project. Your comments have been received and will be considered for this project.</p> <p>As mentioned in the new publication and our website, we are holding a Public Information Centre on September 26, 2024, from 4:30 p.m. - 6:30 p.m. at the Parkdale Community Centre (119 Birch Street). If you're unable to attend, I'd be glad to have a further discussion with you.</p>
13-Sep-24 Website	Missing middle housing is critical to addressing the current crisis. We need more density from mid sized infill.	<p>Greetings,</p> <p>Thank you for filling out a feedback form for the residential</p>

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		<p>intensification project. Your comments have been received and will be considered for this project.</p> <p>As mentioned in the new publication and our website, we are holding a Public Information Centre on September 26, 2024, from 4:30 p.m. - 6:30 p.m. at the Parkdale Community Centre (119 Birch Street). If you're unable to attend, I'd be glad to have a further discussion with you.</p>
18-Sep-24 Website	This is a desperately needed change. I fully support this project and all related initiatives.	<p>Greetings [Name],</p> <p>Thank you for filling out a feedback form for the residential intensification project. Your comments have been received and will be considered for this project.</p> <p>As mentioned in the new publication and our website, we are holding a Public Information Centre on September 26, 2024, from 4:30 p.m. - 6:30 p.m. at the Parkdale Community Centre (119 Birch Street). If you're unable to attend, I'd be glad to have a further discussion with you.</p>
26-Sep-24 Website	I strongly support the changes required to allow "missing middle" housing throughout the City of Belleville. I particularly support the development of small-scale, multi-unit housing within the city core, where residents can walk to services, providing health and convenience benefits to residents and increased opportunities to businesses. I also suggest that these new developments be designed for all-ages use, including the most up to date accessibility features, If well designed, the new units can be suitable and modifiable for singles, families, and seniors. We have many possible sites, and the opportunity to build affordable, forward-looking housing that has the potential not only to intensify our neighbourhoods, but also to energize them.	<p>Greetings [Name],</p> <p>Thank you for filling out a feedback form for the residential intensification project. Your comments have been received and will be considered for this project.</p> <p>As mentioned in the new publication and our website, we are holding a Public Information Centre on today from 4:30 p.m. - 6:30 p.m. at the Parkdale Community Centre (119 Birch Street). If you're unable to attend, I'd be glad to have a further discussion with you.</p>
26-Sep-24 PIC	<p>Interested in seeing sketch/plot plan to illustrate how parking can be accommodated on-site</p> <p>Newer parcels with less depth or reduced side yards can't place parking in the rear yard easier</p> <p>If in front yard, difficult to satisfy city front parking requirements</p> <p>Should consider radius from transit and not just properties on collector/arterial - walkable radius</p>	
30-Sep-24 Website	1. Will there be a construction time limit for renovations on for example, current houses to be converted. For example 28	<p>Good morning [Name],</p> <p>Thanks for reaching out. I've included some details below about</p>

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	<p>Hastings Drive has been converted from Single Dwelling to 3 unit. But, reconstruct has taken at least 6 months, with a Pot-a-Portie sitting on the front lawn just as long.</p> <p>2. Whom will be responsible for maintaining property in accordance with Property by-law? 12 Montgomery Blvd in Belleville is owned by relative of City Councillor, and has had complaints regarding lawn care and appearance.</p> <p>3. Will the intended multi-units from this Residential Intensification Project, enhance neighborhoods appearance and quality or hinder?</p> <p>[Submission 2] Good evening, Thank you for your response and answers to my questions. I am interested in the project, and any growth that may affect my neighbourhood and our city. Thank you for providing me with this information. My questions were also for the new residences that will be living in the homes and areas. I will continue to follow this project.</p>	<p>Staff Correspondence</p> <p>your questions. Please let me know if you wish to be an interested party for the Residential Intensification Project. For your first question, the timing of construction can be quite variable. I'd recommend reaching out to Tara, the Permit Clerk, to get more details about the permit status at tdonaldson@belleville.ca. For your second question, property maintenance is the responsibility of the property owner. If you are concerned if a property is not properly maintained in accordance with the Clean Yards By-law, I would suggest to submit a property standards complaint here: https://building.belleville.ca/cityviewportal For your third question, we've tailored the provisions for the new building types to fit within the scale and height of a typical single detached dwelling, to compliment existing neighbourhoods.</p> <p>[Reply 2] Sure thing, [Name]. I'll add you to the interested parties list.</p>
04-Oct-24 PIC	<p>Hi Andrew & Desta, It was great meeting you last week at the community info session. Here's my feedback requested regarding the residential intensification project from my perspective as a real estate investor who owns 10+ doors in Belleville, founder of the Quinte Real Estate Investors Association, and a realtor that specializes in working with investors and small-mid sized developers doing multi unit conversion/infill development. I'm a big fan of the initiatives proposed and I think it's a move in the right direction. Actually, I am actually not sure we are going far enough if we want to meet our housing accelerator targets. Upzoning from R2 on R1 corridors will help, however 99.9% of those lots do not meet the minimum frontage requirements to develop anything of</p>	<p>Good morning [Name], Thanks for your feedback about the drafts. These changes through the residential intensification project is generally geared to the long-term systemic impacts to the planning framework i.e. has a high potential yield of housing opportunities that prevents the need for zoning relief. All three initiatives together help optimize a greater main use and allow for ADU's to make up the difference to total to 4; or using the ADU provisions entirely to achieve the same. I'll note that within the area of Initiative 1 with the R2 Zone changes of Initiative 2 as proposed, I've estimated that the number of new permissions being granted without ADU's is approximately 1300 net units when</p>

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	<p>significant density. It would require land assembly of multiple lots to spur any real densification. And unfortunately the returns do not justify the capital investment.Regarding the proposed change to allow up to 4 units by right by allowing 3 ADUs - it is a welcome change but I am still unhappy about the limitations regarding total square footage of combined ADUs must be smaller than the primary dwelling. I know we made changes excluding ADUs that are entirely in below grade from the gross square footage maximum, but if we are looking at design options for putting 4 units, this rule still limits us significantly. Eg. We won't meet the sq ft requirements to take a 2 storey home with basement and make it 1 unit per floor plus a converted 2 car garage for total of 4 units via the ADU system.I would like to encourage us to follow the Toronto model which is 4 units by right within the primary home plus 1 detached ADU at the rear (usually via laneway suite). This changes the financials projects for investors and developers significantly as 5 units and up allows us to qualify for commercial financing, multifamily CMHC insured financing for better rates, and CMHC MLI select products focusing on affordability/energy efficiency/accessibility.If you really want to encourage small-mid development and densification, we have to make sure it is financially viable for the people putting their capital at risk. Capital is fluid and will naturally flow towards the markets that is the safest and produce the highest returns.</p>	<p>accounting for only lot frontage and lot area requirements. The limitations on GFA are designed to keep ADU's within scale of a single detached dwelling, while still having a way to differentiate with full main dwelling units. I can understand your concerns about this rule remaining the same; however, from the scenario you described, it sounds like it could comply with the provisions (i.e. unit GFA on second floor as the largest unit = main floor GFA with 2 units, with the basement unit exempt). As for totalling to 5 units, we'll consider the ADU's for Four-unit dwellings when we reach a future stage of this project.</p>
08-Oct-24 Email	<p>I had heard that the city may be changing the zoning on some streets in Old East Hill to allow for more density as the Province is pushing for this. From R 1 to R 2. Could you tell me if Herchimer Ave. between Victoria and Bridge St E is one of the streets that this would encompass? I own 241 Herchimer Ave. It has almost 1 Acre. Wondering what the impact may be on this property if the zoning is changed to R 2.</p> <p>[Submission 2] Thanks for the quick response. The frontage of my property is 60.99 Feet which is just over 18 metres. What is the time-line for applications and implementation of the change from R 1 to R 2?</p>	<p>Good afternoon [Name], Your property is within the area being rezoned from R1 to R2. The performance standards are also changing, but the lot frontage would still pose as a limitation to what could be built. As proposed by the application, the property may be permitted for a Four-unit dwelling if it has at least 18 metres of frontage. Any less then a different unit type might be permitted</p> <p>[Reply 2] No problem. This is a City-initiated application, so there is its due process. It is a bit uncertain right now in terms of how quickly this will go through it, but I've added you to the interested parties list so you can get notified.</p>

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04-Nov-24 Email	<p>I appreciate the overall purpose of residential intensification, that is to address the need for housing in all urban areas of Ontario. I have two concerns. One, is that due to the rapid increase in residential rental rates, I have observed that rental properties, typically classified as single family homes, are being occupied by many more residents than one would expect of a single family. It seems to have become a necessity for multiple residents to occupy a single residence, due to the cost of renting in the current economic environment. This intensification, within current residences, presents a host of problems for rental property owners, including overuse of utility infrastructure and automobile parking availability. Second, due to recent personal experience, it seems possible that the City of Belleville is not staffed sufficiently to monitor and enforce building bylaws to ensure that site plan applications and building codes are being adhered to. I have been informed that City of Belleville employees rely, to some degree, on residents of neighbouring properties, to alert City staff regarding new buildings and renovations to existing buildings, that are being constructed without proper approvals. It is possible that this type of activity could increase with the adoption of a residential intensification program putting a heavier burden on City staff.</p>	<p>Greetings [Name], Thank you for filling out a feedback form for the residential intensification project. Your comments have been received and will be considered for this project.</p>
04-Nov-24 Email	<p>Please add me to the email updates. Files PLOZA20240275 & 20240276</p>	<p>Greetings [Name], Thank you for reaching out to us about the Residential Intensification Project. We've added you to the interested parties list.</p>
06-Nov-24 Email	<p>Good afternoon Andrew, Myself and some business partners are interested in building a 6 Plex at our property located at 485 Sidney St. We had our planner complete a pre-consultation meeting today in which it was reiterated that you are working on an intensification plan for that area. Could you please give us a timeline as to when you expect that to pass, as it will determine whether we proceed with a rezoning or we can wait to apply your intensification plan.</p> <p>[Submission 2] Hi Andrew, yes please keep myself and my business partners informed. I have included our email.</p>	<p>Good morning [Name], Thanks for reaching out to me and for your phone call. Yes, 485 Sidney Street is within a corridor we are proposing to rezone to R1 to R2 Zone through the Residential Intensification Project. I foresee this project, either in full or in parts, is generally going to be brought back to the Planning Advisory Committee early in the new year. I would like to provide a further consideration to when you apply for your application. The Official Plan policies for the angular plane would be relevant to any rezoning application, which may have an affect on any proposed development. There would be a huge benefit to wait for the project to unfold since the following policy 3.10.2g) may apply:</p>

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		<p>[Picture excerpt of the Official Plan Section 3.10.2g] If you or your business partners wish to be updated on the residential intensification project, send me a quick reply and I can get you on the interested parties list.</p>
09-Dec-24 Email	<p>Hi Andrew, Thanks again for meeting with me the other day about the properties in the subject above. After dealing with planning, I am now moving forward to the building department with two additional accessory units in the basement for 626 Sidney Street Belleville. There was only two parking spots necessary because of how close it is to everything. Having said all this, it's too bad I couldn't put two units upstairs while doing all these renovations anyway but from what I gather from our discussion it's going to be a long time before that kind of thing makes sense with the city of Belleville I guess. Anyway, you mentioned about being put on a list for turning a single into more than three units total. Please do this for me for 82 Purdy Street Belleville. If it can be done for 626 Sydney Street please do that as well as I have some other ideas about adding a very small accessory dwelling to the back or even to go up. I think both of these locations are ideal for more than three units I can give each space its own yard as well and their own private space throughout. I think there's a very strong need for small apartments in these areas for so many reasons, I truly enjoy making quality apartments, so people can have their own outdoor space and live very comfortably. If there is a viable future for anything above here, please let me know as I may be able to incorporate some rough in items during my design and Construction; it looks like the province of Ontario has been and will be moving very quickly towards this. Any input at all is very helpful as it's much more economical to rough in some things at this point and very likely not cost-effective to even think about it once it's started/constructed. You might have received an email from 5 km [Email] Just use this one going forward if you don't mind thank you. I know you'll have an amazing day!</p>	<p>Hi [Name], It was a pleasure meeting up with you and I'll be sure to use the email you used here. It's definitely a balancing game when it comes to fitting more units on smaller lots. I'll add you to the interested parties list for the Residential Intensification Project, which will include updates and progression of the City-initiated changes to investigate four units as-of-right and beyond. But it will definitely be taking some time before we know what we want to recommend as staff and how we move in striking that balance. In the meantime, you're welcomed to monitor the project on our website: https://www.belleville.ca/en/do-business/residential-intensification-project.aspx</p>

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13-Dec-24 Email	<p>Andrew, It was easier to show you how this would work on Stanley street. The current place on Stanley is 2 units. Proposed 2 units in the adu. Thanks</p> <p>[Submission 1] Andrew, Yes I am currently having this built on 67 Everett street but obviously without the basement apartment. I built it with the basement hoping in the future I could put the apartment in. I attached 120 Stanley because that's where I plan to build next. Best case scenario with permission to build exactly how I sent to you. Any questions let me know. Thanks</p> <p>[Submission 2] Andrew, Went over all this with JJ and it looked like setbacks all worked out perfectly with some room to spare. He also seemed to think it was within the 40 percent green space.</p>	<p>Thanks, [Name]. I'll bring this up with my colleagues and get back to you about it. To clarify, this concerns 67 Station Stret?</p> <p>[Reply 1] Thanks again,[Name]. For the Stanley Street property, I can imagine you may run into issues with the zoning provisions for setbacks from the property line and main building (1.0 m), and possibly minimum landscaping (40% of the lot area). Would it be possible to know if the proposed building would meet these requirements?</p> <p>[Reply 2] Thanks, [Name]. I'm going to arrange an internal meeting about how we could proceed forward. I'll be transparent that it may end up being in the new year, but I'll keep you posted on what your options are when we do.</p> <p>[Reply 3] Hey [Name], I've met with my colleagues in Approvals about your design for the two detached ADU's. Even though you said that proposed design can fit within most zoning provisions, but several zoning tweaks will be needed. We'll be looking to make changes in the near future that could permit the proposed orientation of two units within a detached accessory building. This would benefit any proposals that have a total of three units. However, when looking specifically at the Stanley Street property, we find that proposing a total of four units is pre-mature since my project is still ongoing and under review. I'll continue to keep you posted about the Residential Intensification Project.</p>
31-Dec-24 Website	<p>The reduced requirements for ADU will be very helpful in creating more housing in the every-growing City of Belleville. I would like to see these changes in other areas as well that are new and expanding like North of the 401 and the east/west outskirts. Regarding the front yard area: the by-law for reduced parking and more green space is effective in town where there are bus routes available and where cycling is viable. The reduced parking and more green space is detrimental to ADU/multi-unit dwellings in</p>	<p>Good afternoon [Name], Thank you for filling out a feedback form for the residential intensification project. Your comments have been received and will be considered for this project.</p>

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	<p>areas where bus routes and cycling are non-existent. As someone who lives in a rental unit, I fully understand the need to be able to have access to more than 1 vehicle, especially if you have a family. A different option would be to add an "Uptown Terminal" and increase the number of available bus routes to go North, East, and West to cover the reduced parking, however this would put more of a strain on the City of Belleville. I would greatly like to see the intensification officially replace part of the zoning by-law, allowing new homes to also be able to use the reduced requirements to create more housing.</p> <p>Overall, the intensification will be effective in creating more housing in the City of Belleville and should be implemented in other areas as well with an increased allowance for front yard parking where bus routes are not available.</p>	
<p>06-Jan-25 Email</p>	<p>Hi Andrew,</p> <p>I hope you're doing well. EcoVue is providing planning services for a client who owns the property located at 222 Moira Street East, Belleville. The property is recognized to being upzoned to the R.3 Zone under the residential intensification program. We have developed a couple of concepts for the site, which include 14-24 units (attached).</p> <p>We would like to have a discussion with you to review these proposals and hear your thoughts and requirements. Based on your comments, we are willing to make revisions to the concept plan and determine the best way to intensify the property. Please let me know if we can arrange a meeting to discuss this further. Let me know if you need more information or have any questions.</p> <p>[Submission 2] Hi Andrew,</p> <p>I noticed that this property is identified on the Residential Intensification mapping (Area 3). Does the map only show the potential properties for intensification, or does it include those selected for upzoning?</p> <p>If we propose only 4 units, would the City be more supportive of it?</p> <p>Looking forward to your clarification. [Image of map was attached]</p>	<p>Hi [Name],</p> <p>Yes, I am running a residential intensification project, but the rezoning component doesn't directly affect this property and my project's focus is up to four units.</p> <p>Since your proposal looks like it may be into a zoning by-law amendment application, it seems like you would require input from Approvals. I'd recommend forwarding your concept to the Planning Mailbox, planning@belleville.ca, to get the pre-consultation process started.</p> <p>[Reply 1] Good afternoon [Name],</p> <p>Seems like my map was the wrong extent. Yes, the property is part of Initiative 1 which would include being rezoned to R2, but the proposed 14-24 units would be exceeding the allowances being granted by my project.</p> <p>The requirements for a Four-unit dwelling in the R2 Zone is currently 22.5 metres of frontage and 910 square metres of lot area. If the property meets these requirements, the process for Initiative 1 would permit the use as-of-right.</p> <p>In the interim, I can add you to an interested parties list so you can</p>

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	<p>[Submission 2] Hi Andrew, Happy New Year!</p> <p>Yes, please add me to the interested parties list.</p> <p>I will have a discussion with the client and proceed with the pre-consultation. Do we need to schedule it specifically with you, or can we arrange it with any planner?</p>	<p>stay updated on the process, and, if you're looking for more than four or independently from the identification project, I'd recommend making a request for a pre-consultation.</p> <p>[Reply 2] Hi [Name],</p> <p>You can send the request in through CityView portal or planning@belleville.ca. We'll figure who needs to attend when the request comes in.</p>