

City of Belleville

Report No: PP-2025-08

Meeting Date: June 23, 2025



To: Mayor and Members of Council
Department: Engineering & Development Services
Staff Contact: Catherine Tran, Principal Planner

Subject: Queen Mary Affordable Housing Project – What We Heard and Next Steps

Recommendation:

“THAT pursuant to the Queen Mary Affordable Housing Project – What We Heard and Next Steps Report No. PP-2025-08, including Attachment #1: Process and Outcomes of Public Engagement Report; and

THAT pursuant to Director of Corporate Services/Clerk’s Council In Camera Meeting July 8, 2019, Item 3, Staff be directed to release a proposal package to dispose a portion of land totaling approximately 3.23 acres in area at 41 Octavia Street for the purpose of achieving an affordable rental housing development, while maintaining approximately 1.47 acres of land for community parkland; and

THAT notwithstanding resolution from Report No. SGS-2024-11, the subject lands, with the exception of the lands that will be designated parkland, be disposed through a land sale.”

Strategic Plan Alignment:

Residential Development: Provide for a variety of housing forms to reflect our changing demographics and need for affordability

Background:

Pursuant to the resolution from SGS-2024-18, Staff conducted a public consultation centre (previously referred to as a public information centre) to gather public feedback on various development options for 41 Octavia Street, commonly known as West Hill Green Space and Former Queen Mary School. This report provides an overview of the results from the public

engagement and recommendations on the next steps for the purpose of achieving an affordable rental housing development.

Public Consultation Centre Overview:

In preparation for the public engagement, Sierra Planning and Management and The MBTW Group were retained to provide professional services to assist in public engagement and conceptual landscape designs of potential parkland amenities based on public feedback.

Prior to the public consultation centre, Staff hand-delivered approximately 1,100 notices to properties within 400 metres of the site, installed notices on the property, and promoted the event on social media and in the local newspaper.

On February 4, 2025, the public consultation centre was hosted by the City of Belleville at Prince Charles Public School between 4:30 – 6:30 pm. At the engagement, approximately seventy-two (72) people participated at the in-person event and provided feedback.

The in-person engagement included several interactive boards promoting participation through sticky notes and dots to recognize levels of agreement based on a question or statement, and discussions with City Staff and consultants on questions and concerns. Based on the feedback that was received, parkland concepts were developed by the Consultant Team that provides a professional assessment of the appropriate level of amenities at the park.

Staff note that the parkland concepts that were prepared are based on the feedback of the public and professional site testing. The concepts may not represent the final park design that will be implemented on-site. When the park redevelopment occurs, public engagement will occur to gather clear communication of community values, priorities, and expectations for the park.

A detailed summary of the engagement prepared by Sierra Planning and Management and The MBTW Group is attached as Attachment #1: Process and Outcomes of Public Engagement Report.

Parkland Delineation:

In consideration of the professional opinion of the consultants and based on the feedback received from the online and in-person engagements, Staff recommend proceeding with a delineation of approximately 1.47 acres (0.59 hectares) of parkland located at the northwest corner of the site, with frontage on Octavia Street and Catharine Street. This is consistent with the current location of the playground. To ensure the City maintains ownership of the parkland, next steps will include obtaining a survey based on the parkland delineation described and proceeding with a severance to separate the parkland from the affordable housing development.

The parkland concepts prepared by the Consultant Team, encompassing approximately 1.47 acres, integrate amenities favoured by public voting and appropriately suit the neighborhood and site context. Some amenities in the concepts include a playground, picnic area/green

space, community gardens, and shade structures. Though the parkland size is reduced, the parkland will maintain the same level of amenities for the community.

Affordable Housing Development:

Staff recommend that a proposal package be released for the site at 41 Octavia Street, excluding the lands to be designated parkland. The remaining lands not designated as parkland would be disposed of for the development of affordable rental housing, approximately totalling an area of 3.23 acres (1.30 hectares).

As part of the proposal package to be released, the area will include the grassy field located at the southern limit of the site, as well as the former school building. The objective of the project is to ensure that the new housing development will be an affordable rental housing development. While proposals for redevelopment on the former school site are flexible to accommodate various proponents' ideas, proposals prioritizing the adaptive reuse of the building will receive preference.

Staff recognize that the former school building is not designated under Part IV of the Ontario Heritage Act, however, the former school occupies a prominent location within the neighbourhood, with its distinctive exterior architectural elements contributing to its design value, and its long-standing role as an educational institution reinforcing its significance to the community's identity. It would be desirable for future use of the building and/or school site to integrate the architectural elements to create a harmonious and cohesive design.

The recommendation to proceed with the disposition of developable lands consisting of the former school building and adjacent grassy field is aligned with the objective of identifying interested parties for redevelopment. Upon receipt and evaluation of submissions by Staff, qualified proposals will be brought back for Council's consideration to determine the viability of moving forward with a project. Should there be no interest in developing the former school site and grassy field together in an integrated proposal, or if submissions are deemed incompatible upon Staff's review, a subsequent report will be presented to Council. This report will advise on whether to subdivide the non-parkland portion of the property into distinct parcels—one for the former school building and another for the grassy field, thus creating two separate redevelopment opportunities.

Submissions will be scored based on the following elements, including but not limited to:

- Level of affordability;
- Number of affordable units and total units;
- Duration of affordability;
- Conformity with Zoning By-law 2024-100's base zones;
- Construction completion timeline; and
- Adaptive reuse of the former school building.

Staff affirm that Report No. SGS-2024-11 originally placed the responsibility on the proponent to secure any necessary Planning Act approvals. However, given the evolving development landscape and the need for housing, the intention is now to dispose of the developable lands in a shovel-ready state. Once Council approves the disposition to the proponent(s), the City will undertake a city-initiated rezoning application to rezone the lands from Community Facility

(CF) Zone to the most suitable base zone with the intention for the proponent to obtain a building permit in a timely manner.

Egress Analysis:

As previously mentioned, the parkland concepts prepared by the Consultant Team are conceptual and may not reflect the final park design to be implemented. Additional considerations need to be made in terms of parking spaces available for parkland users, and coordination of vehicular egress between parkland and the developable lands.

Egress options that have been contemplated include access through a condominium road, a municipal road, and through easements. Through consultation with local homebuilders, Staff determined that the development industry has a strong preference for individual accesses per each use. As such, it is proposed that the developable lands be accessed through a driveway along Octavia Street.

Financial/Analysis:

At the time of the writing Report No. SGS-2024-11, it was understood that a land lease would allow the City to maintain control over land use decisions and future development on-site, thus Report No. SGS-2024-11 recommended that a portion of the site be disposed of through a land lease. However, through recent conversations with Manager of Realty and Property Services on local market conditions, Staff now recommend proceeding with disposition through a land sale, following the City's Disposition of Real Property By-law No. 2022-133.

A land lease would enable the City to maintain ownership of the site with all other bundle of rights remaining with the leaseholder. A land sale would incorporate conditions and enforce restrictive covenants to ensure that any development aligns with the City's strategic vision. A land sale provides a one-time payment by selling the developable land at fair market value. The fair market value is determined by appraisal and would proceed as in keeping with the City of Belleville's Real Property Acquisition and Disposition Policy and By-Law No. 2022-133. Subsequent to completing a survey of the property, a third-party appraisal will be conducted to determine the fair market value. Proceeding with a land sale eliminates risks associated with ongoing landlord responsibilities.

Attracting investors is crucial, especially for sites with potential for adaptive reuse and new infill development opportunities. Given current market conditions, Staff acknowledge the development industry's preference for land ownership. Thus, a well-structured land sale offers significant financial and strategic benefits, aligning with the City's objectives while minimizing operational risks.

The project carries several financial implications and expectations, including potential losses in development charges due to legislative affordable housing exemptions, which will be prorated based on the number of units defined as affordable residential units under the *Development Charges Act*. Depending on the types of units proposed, based on the City's current development charges, the City would have financial implications of \$12,611 per affordable bachelor and 1-bedroom unit, and \$21,845 per affordable 2+bedroom unit proposed.

Additionally, a Community Improvement Plan (CIP) Update is underway to develop and refine programs aimed at incentivizing affordable housing, along with other housing needs, for which the proposed development may be eligible to receive incentives. Furthermore, Staff have estimated that the cost of future redevelopment of the park may be approximately \$850,000 and will be subject to change, based on the types of park amenities that are proposed. The estimated cost will be reflected in the annual update to the City's 10-Year Capital Plan, which serves as the strategic roadmap for significant infrastructure investments. This approach supports the City's asset management goals and ensures responsible use of funding over time.

Conclusion:

It is recommended that Council receive this report, and the Process and Outcomes of Public Engagement Report prepared by Sierra Planning and Management and The MBTW Group as information summarizing the public consultation centre that occurred for the project.

With Council's approval, Staff will proceed with releasing a proposal package to dispose a portion of land through a land sale totaling approximately 3.23 acres in area at 41 Octavia Street for the purpose of achieving an affordable rental housing development

Attachments:

[Attachment #1: Process and Outcomes of Public Engagement Report](#)

Reviewed by:

Thomas Deming, Manager of Policy Planning
Stephen Ashton, Director, Engineering & Development Services
Diane McFarlane, Manager of Realty and Property Services
Brandon Ferguson, Director of Finance/Treasurer
Doug Irwin, City Clerk
Matt MacDonald, Chief Administrative Officer

Status:

Approved - 18 Jun 2025
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Consultants Team: **Sierra
Planning and Management
MBTW**

Catherine Tran, B.URPI
Principal Planner, Strategic Growth and Sustainability
Engineering and Development Services
Corporation of the City of Belleville

Sent via email

MEMORANDUM

Process and Outcomes of Public Engagement in Regard to Future Parkland Opportunities at the Former Queen Mary School Site/West Hill Green Space

1 ABOUT THE PROJECT

The former Queen Mary School site/Westhill Green Space, located at 41 Octavia Street & 28 Isabel Street, are lands within the City of Belleville parkland inventory that comprise a number of existing parkland uses, a parking lot, and the existing building of the former school.

The City envisioned for the property to feature affordable housing units, while maximizing the amount of useable parkland. The school building has been vacant since being declared surplus by Council in 2019. In June 2024, Council approved a resolution to lease the lands for an affordable rental housing project. Council directives included preserving up to 2 acres of lands for parkland and conducting a Public Consultation Centre.

The Public Consultation Centre was conducted on February 4, 2025.

Sierra Planning and Management provided support with preparation and facilitation of the Public Consultation Centre, creating documentation following the meeting to reflect the discussions and viewpoints established by the public, and developed design concepts for the park lands on the site.

The proposition was that the City provide this land for affordable housing while ensuring that a portion of the site is retained for parkland use.

2 PROPOSED RESIDENTIAL DEVELOPMENT UNDER CONSIDERATION

There are no active applications for residential development on the site.

The City has developed for analytical purposes two conceptual site plans that include a 6 to 8-storey building footprint, yielding something in the vicinity of 100 units. The required surface parking would then reflect parking provisions of the Zoning By-Law. Alternative locations for the residential development were provided as part of the Public Consultation Centre boards, primarily to communicate the scale of residential development being proposed as well as the height and massing of the building.

It is important to note that the final location of the residential development for purposes of the concept design work for parkland provision has evolved and improved as a result of the public consultation. The proposed location of the residential development is at the southern end of the property.

3 POSITION OF THE PARK IN THE PARKS HIERARCHY PER THE PRMP

The 2021 Parkland and Recreation Master Plan (Recommendation 7.2 Parkland Hierarchy & Classification) identifies parameters of parkland classification, which include optimal parkland size, of service area characteristics, and potential uses/facilities (PRMP, Exhibit 16: Proposed Parkland Hierarchy).

Based on the PRMP recommended parkland classification, West Hill Green Space was classified as a Neighbourhood Park (Appendix C of the Phase 1 Report). Neighbourhood Park parameters are as follows:

- Optimal Size: Min. 1.0 hectare (2.47 acres);
- Service Area: Local - Cater to the recreation needs of residents who live in the general vicinity and can easily walk/bike to the park; and
- Potential uses/facilities: Combination of active and passive recreation opportunities. Include minor sports fields, multi-purpose sports courts, playgrounds, and informal play areas.

In the PRMP classification, Neighbourhood Parks (generally minimum size of 1.0 hectare or 2.47 acres) service local areas and cater to the recreation needs of residents who live in the general vicinity and can easily walk/bike to the park. Potential uses/facilities include a combination of active and passive recreation uses, including minor sports fields, multi-purpose sports courts, playgrounds, and informal play areas.

Additionally, the PRMP guides the City to maintain and upgrade play structures within 500-meter walking distance from residential areas. Therefore, a playground is to remain in the park to sustain the existing service level.

It is important to note that changes in parkland size do not necessitate parkland re-classification, if all other characteristics remain in place. In the case of Neighbourhood Parks, such parks should be providing active uses and servicing local residents' recreation needs.

4 CURRENT USES & AMENITY CONDITION

The 2021 PRMP identified the following amenities and issues on the site uses, which the consultant Team reviewed and revised based on the findings from its 2024 site visit.

Current Uses	Description from PRMP and 2024 field observations
Playground	Elements for different age groups, swings (4 belt / 4 tot), sand play surface; wood timber perimeter. Park amenities (playground) are nearing the end of functional life and are anticipated for replacement in 2026 to 2027.
Community Gardens	Complete with water service.
Basketball Court	Asphalt surface; basketball nets; painted line markings; enclosed by chain link fence. The court required renovation / repair – standing water on pavement; leaning posts with no hoops.
Open Turf Areas	Flexible use space adjacent to the playground and south of basketball court.
Site Furniture	Benches; waste receptacles; picnic tables; chain link fence at property limits; light poles. No shade structures or trees.
Site Access	A significant slope and stairs to access the site from Isabel Street. Stairs are closed for use because of their poor condition and stability issues along west side of Isabel Street. Other streets – there are no crossings to facilitate site access.
Internal Pathways	Limited to building perimeter; concrete walkway from east build entrance to Isabel Street stairs; granular walkway looping around north / east / south sides of the building
Parking Lot	Primarily an asphalt surface with some expansion areas in granular surface; dedicated accessible parking spaces. A chain link fence area is located on the east side of the building – potentially was once used as an outdoor daycare space.
Former School Building	A 2-storey brick building; former use: community centre; Unused since declared surplus in 2019; Building Condition Assessment identified repair needs worth 6.75-9.75 million.

It is important a history of community/resident engagement, fundraising and input in the site development. In 2005-2008, neighborhood residents raised \$126,000 for a two-phase plan to build the playground and develop the greenspace (the first phase of the plan was completed). In 2024, Friends of West Hill Greenspace shared with Council their vision for the site and provided recommendations including updates to playground equipment in 2025/26, retaining multifunctional court, and a structural building report. The playground was identified in the 2024 Asset Management Plan for replacement.

5 PUBLIC ENGAGEMENT PROCESS & OUTCOMES

Engagement Process

Public engagement in regard to future parkland opportunities at the Former Queen Mary School Site/West Hill Green Space included the Public Consultation Centre and a comment form available via the City website following the meeting. Information boards were designed to facilitate the discussion and feedback to identify the parkland preferences and needs.

The objective of the engagement was to involve Belleville residents in how the site may be developed based on parkland preferences and the range of parkland needs that local residents may have. The focus of the meeting was the parkland component rather than the affordable housing component and prior to decisions being made as to the location and amount of land dedicated to housing vs. parkland.

In more specific terms, the City aimed to obtain feedback from the community on the question of where the park should be located on the site and what amenities it should include. The intention was to take on board these considerations as the City further considers the broad concept for the site as a whole and the division between affordable housing and parkland.

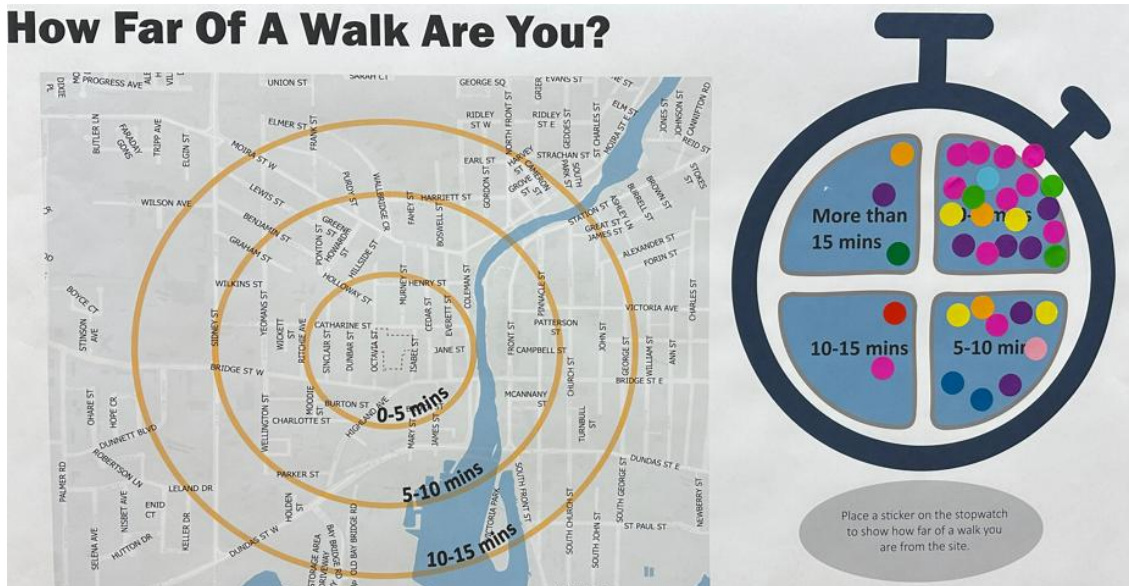
Who we Heard From: Participants

Overall, **150** residents participated in the engagement activities.

74 residents provided their feedback via comment form and/or email.

72+ residents participated in the in-person Public Consultation Centre, including representatives of neighbourhood groups and families with children. The majority indicated that they lived within 10-minute walk from the site, most of them – within 5 minutes (as shown below).

How Far Of A Walk Are You?



What we Heard

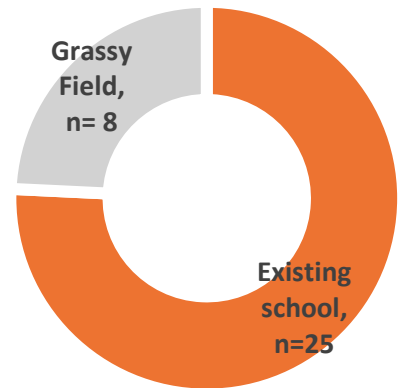
Current uses of the park included using the playground; using green space to play/run with children and play bocce; using basketball court area for playing and teaching children to ride a bicycle; dog training and walking; generally enjoying the green space and meeting neighbours. Participants noted that the playground needs to be repaired.

Concerns with the future development were generally around the loss of park and green space. Most Public Consultation Centre participants preferred to preserve the park area (including the community gardens and playground) and locate any new development in place of the School building (Area 2 shown below) or in the field (Areas 3). Several participants were also concerned with increased traffic in the area.

Public Consultation Centre Responses

Online Responses (n=33)

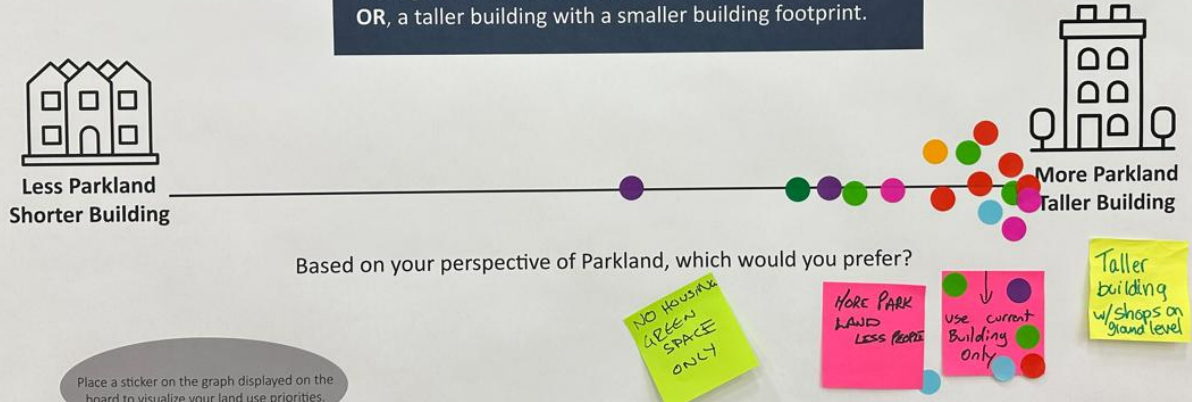
Where Do You See The Housing?



When asked about the balance between the building height and parkland, Public Consultation Centre participants demonstrated preference for preserving as much parkland as possible, meaning a more compact building.

Finding The Balance: Parkland vs Development

With the goal to create 100 units, this can be achieved through a shorter building with a larger building footprint **OR**, a taller building with a smaller building footprint.



Place a sticker on the graph displayed on the board to visualize your land use priorities.

The online form invited to indicate three amenities that residents would like to see in the park. These responses correspond to the responses received during the Public Consultation Centre.

What 3 amenities would you like to see in the park? (Answered 37)

Playground	20
Community Gardens	19
Splash Pad	11
Multi-use Court	10
Shade	9
Picnic Area	9
Dog Park	9
Walking Track	6
Rink	6
Fitness Stations	3
Water filling station	1
Green space	1
Porta Potty	1

Combining the Public Consultation Centre results and input from residents via online forms, **the top five park uses/amenities include:**

1. Playground
2. Community Gardens
3. Multi-use Court
4. Splash Pad
5. Shade Structure / Picnic Area

These uses were closely followed by a walking track / outdoor rink and a dog park area.

The need to preserve green space and provide washrooms were highlighted in the comments.

These findings align with recommendations made by a residents' group Friends of West Hill Greenspace recommendations (shared with the Consulting Team during the Public Consultation Centre meeting). In 2024, Friends of West Hill Greenspace shared their recommendations with Council including:

- retain existing greenspace;
- include updates to playground equipment in the 2025/26 budget;
- retain multifunctional court; and
- structural building report (Source: Presentation August 2024).

6 ABOUT THE FORMER SCHOOL BUILDING

The future of the Queen Mary School building was not the focus of the public engagement yet an important aspect of the site planning.

From 2002 to 2019, the two-storey building was leased to Community Resource Centre Quinte to support use by community services groups. In 2019, Council declared the site as surplus and since then the building has been vacant (accommodating limited uses such as military or police dog training). The 2024 Building Condition Assessment (BCA) report concluded that the existing building services and finishes would need to be removed and replaced to make the building functional. The report estimated that the City would need to invest between \$6.75 and \$9.75 million.

While the future of the Queen Mary School building was not the main focus of the public engagement, the building is an important element that impacts the site planning. The question posed to the public was whether to preserve/repurpose or demolish the building. While several residents suggested to demolish the building, more participants favoured preserving and repurposing the former school building (preserving history). The latter group suggested uses including 1. redevelop to accommodate community uses: community hub, museum, health centre, child care or (fewer responses) and 2. redevelop as residential.

Participants in favour of preserving and repurposing the building also raised a question about the cost of repairs vs. the cost of demolition.

What Should We Do With The Existing Building?

Building Facts

- **2019 Surplus Status:** The school building has been vacant since being declared surplus by Council.
- **Building Conditions Assessment (2024):** The assessment found the structure in good to fair condition. Repair costs are estimated to range from \$6.75M- \$9.75M.

What Do You Want To See?

Similarly, based on the online comments (n=37): Demolish (16), repurpose as housing (12), Community Hub, gymnasium, art gallery (8) and a suggestion to redevelop as a retail or commercial building.

7 PROFESSIONAL OPINION

The concept designs presented below provide a professional assessment of the appropriate level of amenity at this neighbourhood level park. The concepts reflect the role of the park in the local community, the opportunity to provide for improved year-round use, enhance the overall quality of the space including pedestrian circulation, and offer two broadly different design ideals. It is important to note that the long list of desired inclusions represents a palette of choices. It is inappropriate to over-supply amenities on the site to the detriment of the overall design concept and function of the park. Therefore, choices are required and we would anticipate that should the park enhancement project be implemented, further community consultation will enable these or other park designs to be reviewed in greater depth.

At this time, the designs represent site testing.

In terms of the overall aims of the project, the site currently represents a mix of public spaces improved with recreation amenities – all of which are in need of replacement as per the analysis undertaken several years ago for the Parkland and Recreation Master Plan.

The resulting acreage is clearly an overall benefit to the community but is larger than required to serve the neighbourhood function. Notwithstanding, the aim of the exercise is not to restrict open space merely because it represents a higher level of provision than called for in the Parkland and Recreation Master Plan. Rather, the proposition is one of park improvement while at the same time assessing the capacity to achieve residential development - the development of which in an appropriate form and representing a mix of housing affordability can greatly enhance the overall aesthetics of the site.

While two concept plans in this report estimate the park's area at 0.6 hectares/1.47 acres), which is somewhat below the optimal size of 1 hectare/2.47 acres, identified in the PRMP Parkland Hierarchy), the reduction in parkland size would not require any changes in the park's classification. As the concept plans demonstrate most current active recreation uses can be preserved and the park would continue to serve the local community providing active recreation.

As regards limiting the impact of overlook on surrounding residential development this is a fundamental function of the Zoning By-Law and design will need to ensure existing residential amenity is not unduly impacted. In terms of design aids by combining the park and residential uses, there is ample opportunity to use parkland open space along with the required surface parking for the residential building to create set backs and buffers to the majority of the residential units.

As regards the location of the park – the improved park, designed at some 1.47 acres is located, in our opinion, in the appropriate location. The North-West quadrant of the site, extending south to the existing vehicular (gated) entrance and east to the school building represents a location that promotes public access, openness, improves the overall aesthetics of the neighbourhood and ensures that vehicular circulation for the residential use is adequately separated. As a highly visible park, the improved space will maximise the potential for the safety of all users with “eyes on the park” achieved by the surrounding residential properties.

With regard to the school building, while the desire of a number of people in attendance at the Public Consultation Centre was to raze that site and focus residential development there, it is important to recognize that solutions for this part of the overall property are not easily contemplated:

- Whether the building can be developed as a community recreational, service, cultural or community hub are questions that require detailed feasibility. At this time, we can advise that the Parkland and Recreation Master Plan does not contemplate a municipal recreation use of the building. Further, the capital costs to successfully renovate the building raise challenges – not impossible to overcome – that would necessitate a clearly defined business plan for capital development and a productive adaptive re-use. That might include community, non-profit or other use of some kind as well as conversion/expansion as a residential site. For the latter to be considered, a detailed market and financial business plan is warranted.
- At this time, therefore, we view the school re-use/development opportunities as a work in progress. Accordingly, the future of the school site itself is yet to be determined. As such it is excluded from the plans put forward in this memorandum.

8 DESIGN CONCEPT WORK

Through a review of the background documents and public engagement outcomes, the Consulting Team (MBTW) developed graphic presentation of the potential future uses of the parkland on the Queen Mary School Site.

These plans are a conceptual representation of a potential design solution for the proposed park. The conceptual plans are subject to change and should not be interpreted as what will be constructed in the future.

Selection of amenities was based on the following: information about needs preferences and suggestions gathered through the public engagement process, a desktop review of current conditions, the general knowledge of Belleville parks and opens spaces (from the work on the PRMP) and site reconnaissance conducted in support of the PRMP (Fall 2020) as well as trends and best practices.

Through a review of the background documents and consultation process outcomes, the Consultants Team identified the following amenities that would potentially be appropriate for incorporation into the concept plans as a Neighbourhood Park within the City of Belleville:

- Playground (32 votes at the Public Consultation Centre, PCC)
- Picnic Area / Green Space (lawn) (27 votes at PCC)
- Community Gardens - existing park use (22 votes at PCC)
- Shade Structure (19 votes at PCC)
- Splash / Spray Pad (16 votes at PCC)
- Walking Track (14 votes at PCC)
- Basketball (small scale) / Multi-use Court (12 votes at PCC)
- Fitness Stations (3 votes at PCC)
- Seasonal Portable Washroom
- Site Furnishings – seating areas, waste / recycling, bicycle infrastructure, water bottle filler station, lighting (safety), fencing, bollards, p-gates, etc.
- NOTE: Given the limited park space available, not all of these amenities could be accommodated on park site plans.

The following were identified as potential amenities in the background documents, but (in the Consultants Team opinion) are not appropriate, based on context, adjacent uses (setbacks), parcel size, etc.:

- Pickleball Courts – proximity to residential is problematic due to associated noise issues.
- Dogs of Leash Park (10 votes at PCC) – usually start at 1-acre in size; there are higher priority amenities needed within the available space.
- Outdoor Rink – this would have to be natural (which to our recollection is something the City is trying to move away from); the refrigerated skate trail image shown in the PCC documents would not be suitable at Queen Mary. These amenities come with a big capital cost and generate a lot of traffic (City-wide and greater region); the site would not be able to support the use; more suited to a larger, destination park than a neighbourhood park.

Based on these findings and the analysis of current uses, the Consulting Team (MBTW) developed a graphic presentation envisioning the potential future uses of the parkland.

The overall conceptual site plan (Exhibit 1) shows the location of core elements shaping the site: the parkland, proposed housing development and the school building.

The conceptual site plan includes a parkland block (1.47 acres) with parking spaces around the former school building to accommodate park users. It is important to note that this conceptual representation of a potential design for the proposed park and the location of various uses, including parking, are subject to change and should not be interpreted as what will be constructed in the future. The City will be determining the appropriate location of parking at a later stage in the site development process.

The housing development footprint is shown in the southern part of the parcel, located by the existing mid-rise building. Both the park and the potential future building parking lots include accessible parking spaces.

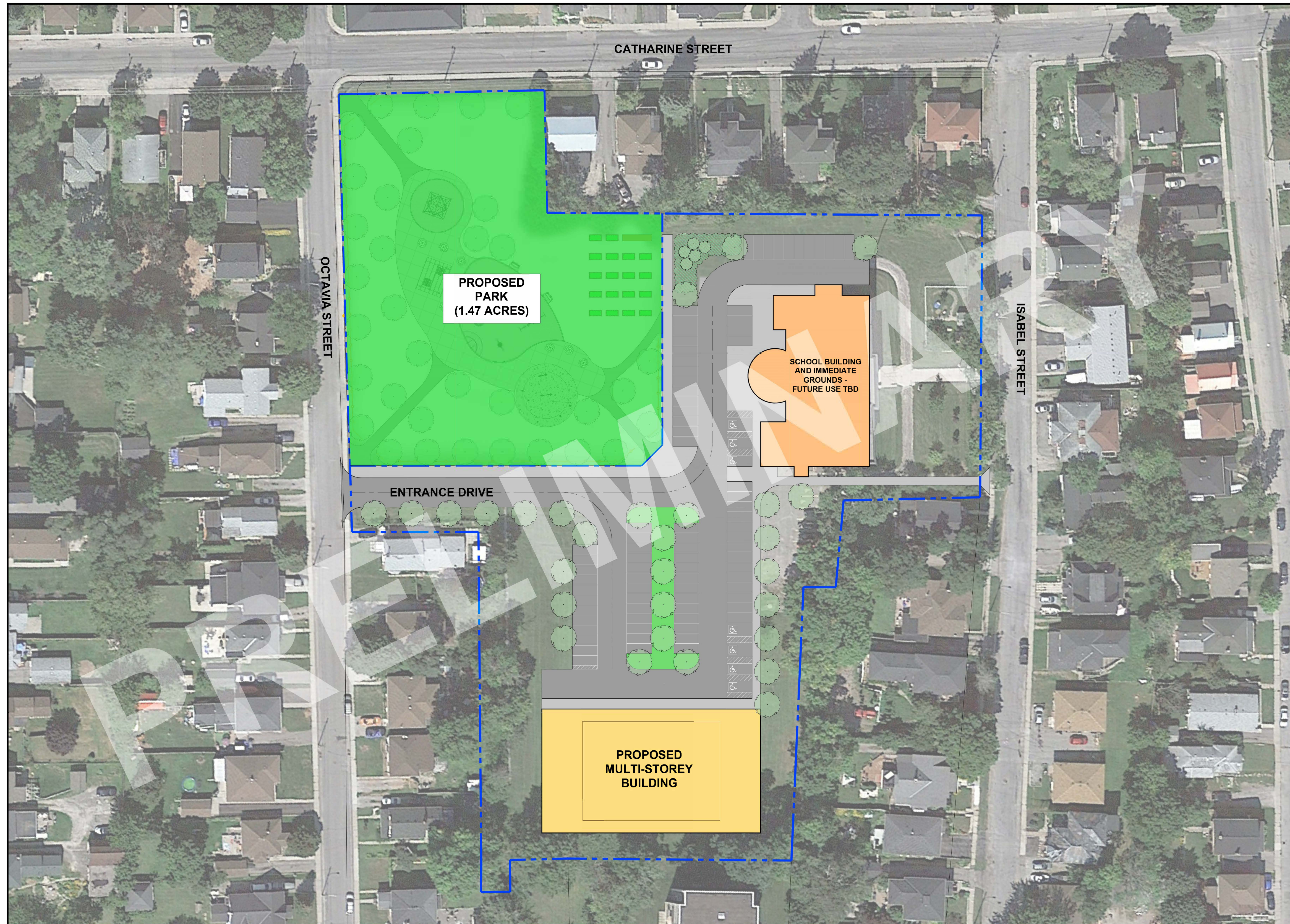
The following Exhibits 2 and 3 are more detailed conceptual site plans representing potential future park uses on the site.

Both concepts preserve the most popular current uses: play structures, community gardens, and green space and add a shade and gathering area. Both options show walking paths, improved pedestrian and vehicular circulation on the site.

In addition to these common elements, the envisioned options include:

- a water play structure (Exhibit 2. Option A)
- a multi-sport court and a central lawn (Exhibit 3. Option B).

The detailed conceptual site plans are shown on the following pages. Each of the Concepts include a legend to assist in understanding general layout and proposed amenities.



Queen Mary
 Park Development Concept
 Option A
 41 Octavia St, Belleville, ON
 March 2025

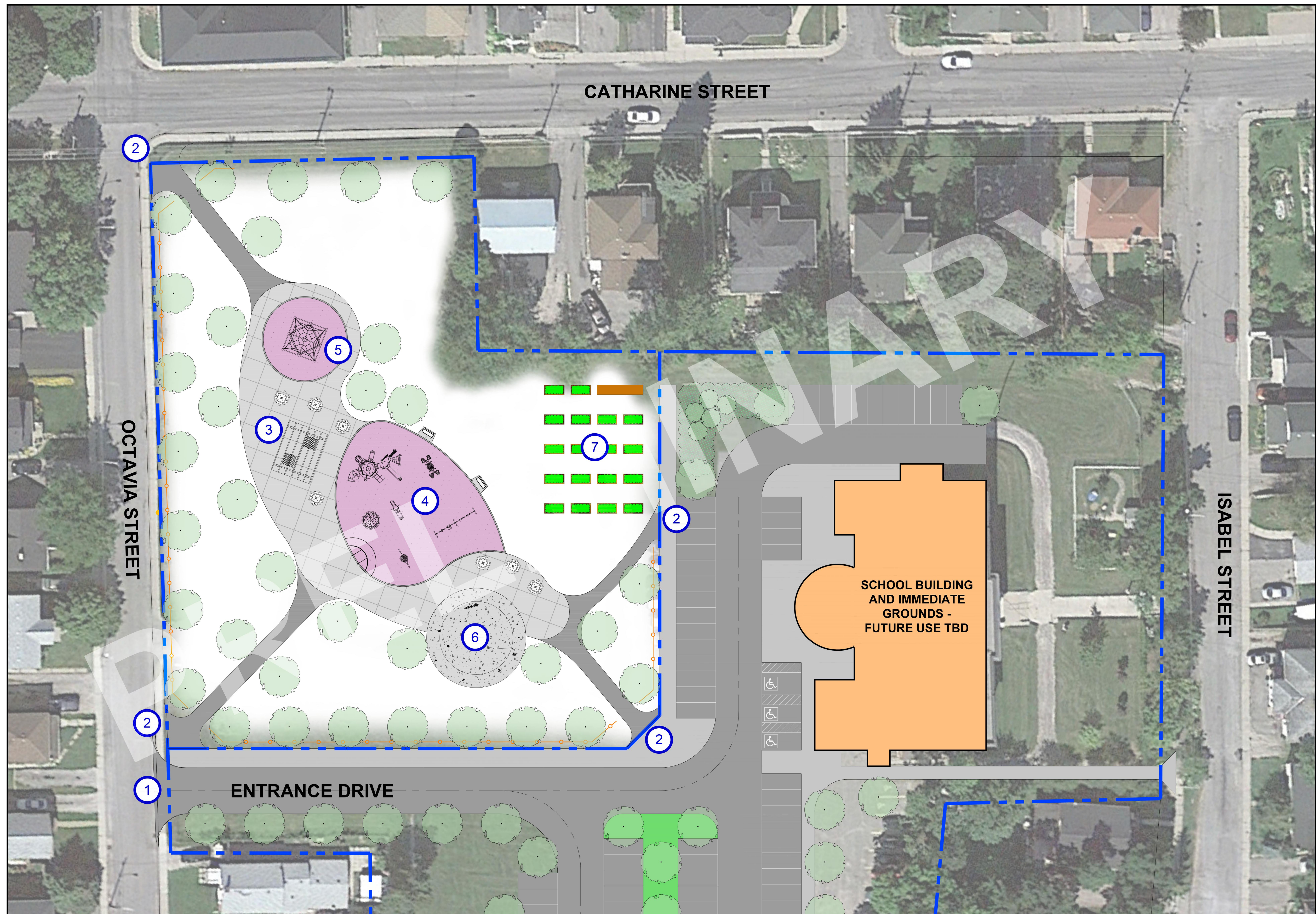
Note: This plan is a conceptual representation of a potential design solution for the proposed park. It is subject to change and should not be interpreted as what will be constructed in the future.



the mbtw group
 landscape architecture | urban design | design guidance | architecture | golf design | leisure design
 255 Wicksteed Ave., Unit 1A | Toronto, Ontario, Canada M4H 1G8
 T: (416) 449-7767 | F: (416) 449-1803 | www.mbtw-wal.com

LEGEND

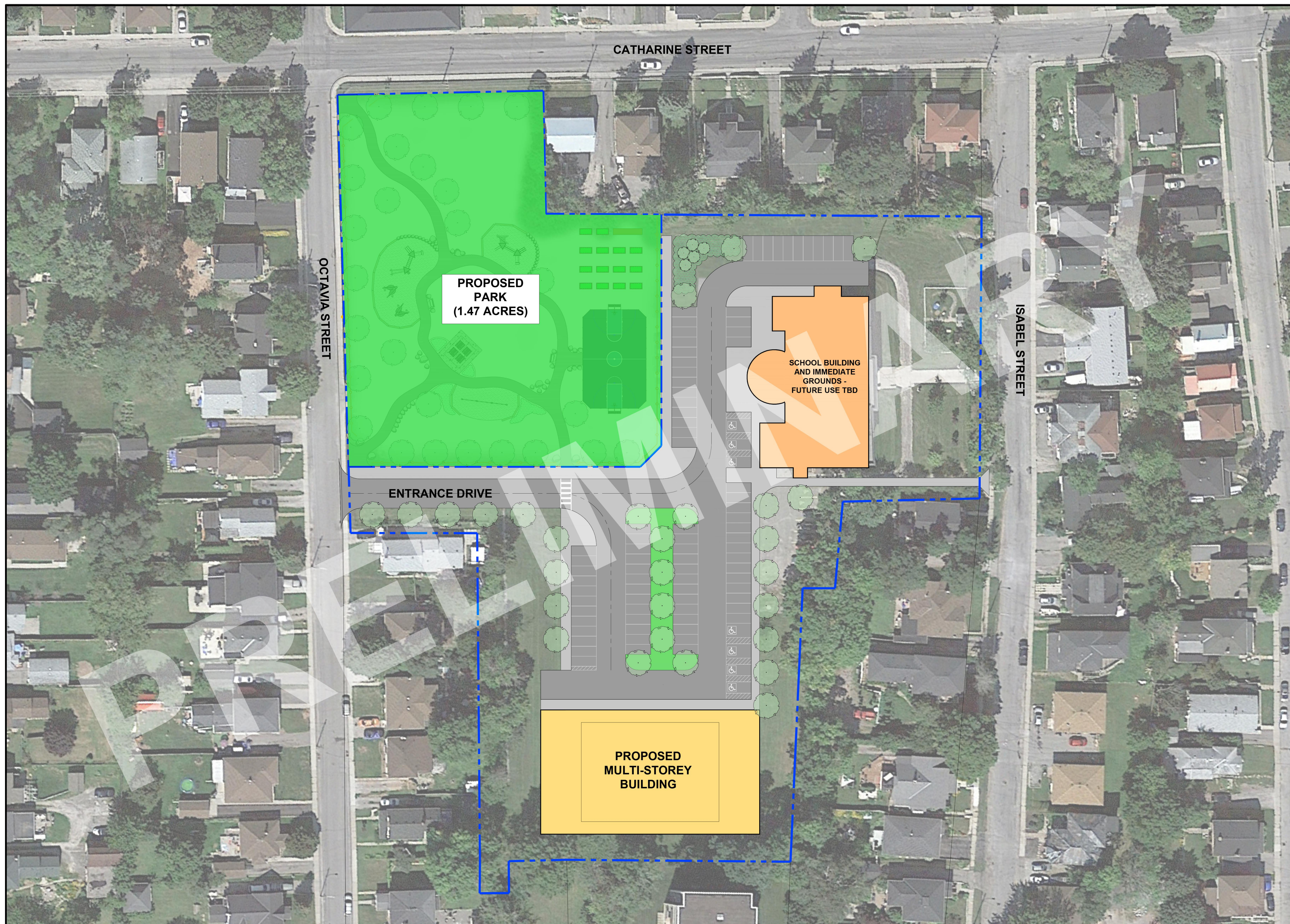
- ① VEHICULAR ENTRANCE
- ② PEDESTRIAN ENTRANCE
- ③ SHADE STRUCTURE & GATHERING AREA
- ④ PRIMARY PLAYGROUND
- ⑤ SECONDARY PLAYGROUND
- ⑥ WATER PLAY
- ⑦ COMMUNITY GARDEN



the mbtw group
 landscape architecture | urban design | design guidance | architecture | golf design | leisure design
 255 Wicksteed Ave., Unit 1A | Toronto, Ontario, Canada M4H 1G8
 T: (416) 449-7767 | F: (416) 449-1803 | www.mbtw-wal.com

**Queen Mary
 Park Development Concept
 Option A**
 41 Octavia St, Belleville, ON
 March 2025

Note: This plan is a conceptual representation of a potential design solution for the proposed park. It is subject to change and should not be interpreted as what will be constructed in the future.



Queen Mary
 Park Development Concept
 Option B
 41 Octavia St, Belleville, ON
 March 2025

Note: This plan is a conceptual representation of a potential design solution for the proposed park. It is subject to change and should not be interpreted as what will be constructed in the future.

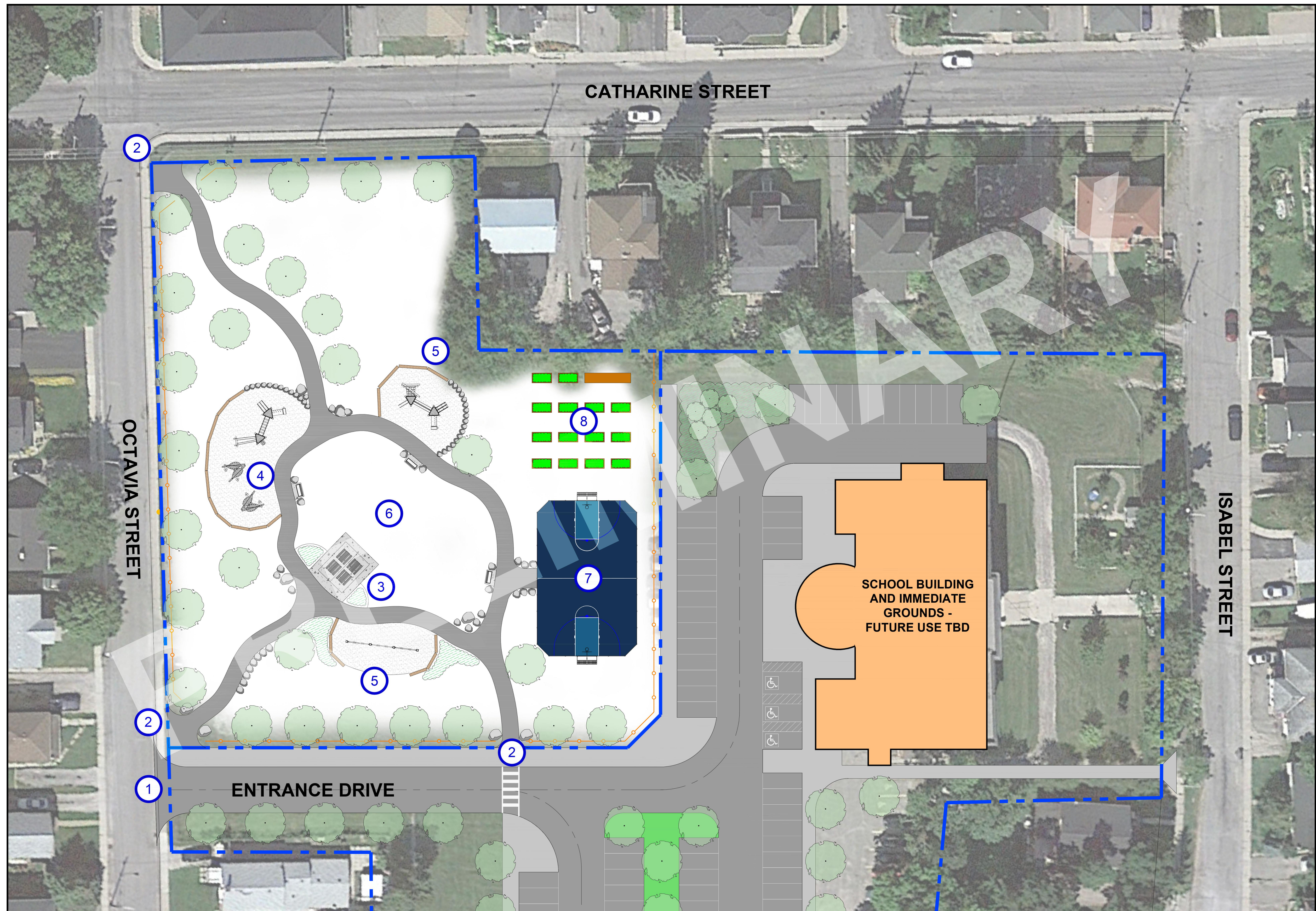


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LEGEND

- ① VEHICULAR ENTRANCE
- ② PEDESTRIAN ENTRANCE
- ③ SHADE STRUCTURE
- ④ PRIMARY PLAYGROUND
- ⑤ SECONDARY PLAYGROUND
- ⑥ CENTRAL LAWN
- ⑦ MULTI-SPORT COURT
- ⑧ COMMUNITY GARDEN

B2



**Queen Mary
 Park Development Concept
 Option B**
 41 Octavia St, Belleville, ON
 March 2025

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Should you have any questions or require any clarification, please do not hesitate to contact me by telephone at 416-363-4443 or by email at jonhack@sierraplan.com.

Yours sincerely,

SIERRA PLANNING AND MANAGEMENT



Jonathan Hack, MA, CMC, MCIP, RPP, PLE
Director

Site Historical Timeline

- 2002 to 2019 – Building Leased to Community Resource Centre Quinte.
- 2019 – Council declared the site as surplus.
- 2023 – Council approved resolution to develop the site for affordable rental housing with approximately 1 acre of public parkland.
- 2024, June – Council approved a resolution to lease the lands for an affordable rental housing project, except for lands designated community parkland.
- 2024, October – Council directed Staff to conduct a Public Consultation Centre that would preserve up to 2 acres of parkland.
- 2025, February – Public Consultation Centre.

WEST HILL GREEN SPACE

PARK STATISTICS:

Park Type	Neighbourhood Park
Address / Location	41 Octavia Street & 28 Isabel Street: South of Catherine Street between Octavia Street and Isabel Street
Ownership	Corporation of the City of Belleville
Construction Date	Unknown
Park Size	1.87 hectares (4.62 acres)
Street Frontage	Catherine Street / Octavia Street / Isabel Street
Visibility from Street	Fair
Points of Entry	<u>Pedestrian:</u> From municipal sidewalks along Octavia Street and Isabel Street; from stairs and Isabel Street. <u>Vehicular:</u> From Octavia Street
Vehicular Parking	<u>Internal:</u> Parking Lot <u>Adjacent:</u> Local streets
Tree Canopy	Less than 10%
Adjacent Land Uses	Residential / Institutional

EXISTING PARK FEATURES:

1	Community Resource Centre Quinte – 2-stroey brick building; formerly a school that has been renovated to support use by community services groups.
2	Parking Lot (80 spaces (+/-) – primarily an asphalt surface with some expansion areas in granular surface (along entry drive); dedicated accessible parking spaces.
3	Internal Pathways – limited to building perimeter; concrete walkway from east build entrance to Isabel Street stairs; granular walkway looping around north / east / south sides of the building.
4	Community Gardens – complete with water service.
5	Playground – complete with a variety of elements for multiple age groups, swings (4 belt / 4 tot), sand play surface; wood timber perimeter.
6	Basketball Court – asphalt surface; basketball nets; painted line markings; enclosed by chain link fence.
7	Open turf areas – flexible use space; located adjacent to the playground and south of basketball court.
8	Signage - park rules and regulations.
9	Site Furniture – benches; waste receptacles; picnic tables; chain link fence (at property limits); light poles (x2).

RENOVATIONS / IMPROVEMENTS:

1	None identified.	
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CONDITION:

1	Poor
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COMMENTS:

1	Several potential issues at building exterior observed – specifically access (poor condition of stairs and walkways) and surface drainage.
2	A chain link fence area is located on the east side of the building – potentially was once used as an outdoor daycare space.
3	Playground equipment is at the end of its lifecycle.
4	Basketball Court required renovation / repair – standing water on pavement; leaning posts with no hoops.
5	Stairs from Isabel Street up to site are closed for use because of their poor condition.
6	Slope stability issues along west side of Isabel Street.

RECOMMENDATIONS:

1	Undertake a Master Plan exercise to review and assess neighbourhood programming that could be incorporated into a redeveloped site.
2	Undertake a conditions assessment of the Building including review at exterior.
3	Review and assess Isabel Street edge condition – potential liability risk.

DATA COLLECTION:

Description	Yes	No
City Documents	X	
Aerial Photos / Imagery	X	
Internet Search	X	
Discussions with City Representatives		X
Visual Inspection - Partial		X
Visual Inspection – Full	X	

REFERENCE PLAN:

