

From: [MacDonald, Matthew](#)
To: [Ashton, Stephen](#); [McAdam, Desta](#); [Deming, Thomas](#); [Pinchin, Greg](#)
Cc: [Pallo, Cheryl](#); [Hayward, Lori](#); [Forestell, Angela](#); [Bartlett, Susan](#); [Baldwin, Erin](#)
Subject: FW: from [REDACTED]
Date: Wednesday, June 16, 2021 8:16:49 AM

From: [REDACTED] [mailto:[REDACTED]@gmail.com]
Sent: Tuesday, June 15, 2021 6:56 PM
To: MacDonald, Matthew
Subject: from [REDACTED]

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Hello Matt, we live at 124 Catharine St. We have been interested for some time about the future use of this land. We are pleased to hear that the city is looking at residential units. We would be grateful to receive an email when the outcome of the public meeting has been decided. Many thanks [REDACTED] & [REDACTED]

From: [MacDonald, Matthew](#)
To: [Baldwin, Erin](#)
Subject: FW: Upcoming Zoom meeting
Date: Tuesday, June 22, 2021 10:42:14 AM

-----Original Message-----

From: [REDACTED] [[mailto:\[REDACTED\]@icloud.com](#)]
Sent: Tuesday, June 22, 2021 10:36 AM
To: MacDonald, Matthew
Subject: Upcoming Zoom meeting

CAUTION : This email is NOT from the city of Belleville. Do NOT click links or open attachments unless you recognize the sender and know the content is safe!

Hello, we are [REDACTED] and [REDACTED] [REDACTED] and we would like to attend via Zoom the July 5th meeting.

[REDACTED]
We would like to find out when the construction will start and end We would like to know where the entrances will be Will there be some kind of wall for dirt Is there any compensation for the house right on the block Thank you

[REDACTED]
Sent from my iPhone

Sent from my iPhone

Family comments on Zoning By-Law Number 10245 – 40 Yeomans Street, Belleville

June 30, 2021

-The tallest proposed building is listed at 12 floors high. We think that it is important to look at the buildings at Albert Park 95 Sidney Street. Those buildings are 10 floors high. We think that the new high rise should be less than 10 floors high to better suit the area.

-The total site units is quite high and with lower buildings heights it would reduce the density and give a more community feel to the area rather than the impersonal large towers.

-Will all the units be rentals or will there be options for people to purchase townhomes? Having a mixed owned/rental area seems like a sustainable idea.

-With the influx in population we are concerned about the increase in traffic to our quiet residential neighborhood.

-We think it is important that construction only be completed during business hours Monday-Friday to limit noise pollution to the community.

-Our community needs more trees, green spaces and landscaped areas. We think it is crucial to include these elements in the site plan. We lack accessible green spaces here and have a high senior and young family population that would greatly benefit from this. Elements like outdoor seating, a playground, community murals and art in addition to the green spaces are needed in our community.

-Will there be an increase in social supports to account for the increase in population? What kind of supports will be planned and implemented?

From: [MacDonald, Matthew](#)
To: [Ashton, Stephen](#); [McAdam, Desta](#); [Deming, Thomas](#); [Pinchin, Greg](#)
Cc: [Pallo, Cheryl](#); [Hayward, Lori](#); [Forestell, Angela](#); [Bartlett, Susan](#); [Baldwin, Erin](#)
Subject: FW: File No.: B-50-3-37 & B-77-1143
Date: Wednesday, June 30, 2021 11:45:29 AM

From: [REDACTED] [mailto:[REDACTED]@gmail.com]
Sent: Wednesday, June 30, 2021 11:28 AM
To: MacDonald, Matthew
Subject: File No.: B-50-3-37 & B-77-1143

CAUTION: This email is **NOT** from the city of Belleville. Do **NOT** click links or open attachments unless you recognize the sender and know the content is safe!

Dear Matt MacDonald:

My husband and I live at [REDACTED] Yeomans Street, and have looked over the site plans and are very concerned about the large transport trucks that will be passing in front of our home to make a left into the proposed grocery store loading docks as shown on the site plan we found on-line.

Also, will there be a physical barrier ie. a wall, or a row of trees or both, blocking our view to this entire site?

We recently bought this home as our retirement home and we truly are dismayed by these proposed plans.

Kind regards,

[REDACTED]

From: [REDACTED]
To: [Planning Mailbox](#)
Subject: 40 yeomans street north and south portion
Date: Tuesday, July 06, 2021 2:26:57 PM

CAUTION : This email is NOT from the city of Belleville. Do NOT click links or open attachments unless you recognize the sender and know the content is safe!

I am submitting my concerns in writing to the city of Belleville, the planning committee, Belleville counsel and to any and all officials and departments to which this project applies. What have the environmental site assessments completed to date on this and all adjacent property which are city , private and/or commercial has shown.

Specifically types and quantities of contamination as well as any proposed remediation costs. My concerns are that this project will go ahead despite, in my opinion the necessity of qualified ministry panel to review the reports. In light of the known contamination at the old nortel site at 250 sidney st , which was certainly disclosed in the “golder report” I believe it’s known as, a full environmental assessment is and should be required to avoid a false start, on this or any subsequent developments of these contaminated sites.

Going forward and growing is something all Belleville residents welcome, however this and neighbouring sites are not merely a contaminated site of insignificance but in fact the polar opposite, a site to which real environmental health related concerns are very much present. I thank you, planning committee, Belleville council and all departments for this opportunity to address my concerns and please include me in any further information updates.

[REDACTED]
Sent from my iPhone

From: [REDACTED]
To: [Planning Mailbox](#)
Subject: important questions & considerations - 40 Yeomans Street North Portion and South Portion - post public meeting comments by area resident
Date: Monday, July 05, 2021 7:33:02 PM

CAUTION: This email is **NOT** from the city of Belleville. Do **NOT** click links or open attachments unless you recognize the sender and know the content is safe!

Attn: Matt MacDonald
Secretary, Planning Advisory Committee
169 Front Street Belleville K8N 2Y8

Dear Secretary MacDonald,

I hope this email finds you well. Thank you in advance for your time in addressing these concerns. I have just attended the Public Meeting live-streamed on YouTube on July 5th 2021 regarding the Official Plan and Zoning By-Law Amendment Application regarding 40 Yeoman's Street (North Portion) (and) (South Portion) Belleville ON.

I own and live in my house, my principal residence, a property on Catharine Street within very close proximity to the R4 residential zone that will be affected by the rezoning, builds, and construction.

Specifically, I am a resident of Belleville and the owner of my single-dwelling home on Catherine Street at K8P 1M5 near corner Richie Street.

I would appreciate your response to the following matter and related questions.

The Dillon presentation we just witnessed exhibited no architectural drawing of both the North and the South portions in one graphic slide in the powerpoint.

There was, therefore, no conversation about (nor questions raised concerning) how residents will be affected by the traffic (vehicular, and pedestrian), including parking issues, and pedestrian access, and pedestrian walkways for the two very different types of properties.

The Dillon Consulting Group and Planning Committee discussed no real-life understanding of the proximity of the two areas of North and South portions. We have not seen an assessment of the water, placement of garbage bins, and movement of garbage trucks, and other city vehicles in and through the proposed area.

Moreover, safety and security of residents and shoppers needs to be addressed, because historically in this area, the safety of people has been at the forefront of

concerns in this part of the city. What is proposed is not gentrification, but the opposite.

With this particular set of "invitations" for tenants (both commercial and residential) into this rather small site that was the community fairgrounds, also known as the Ben Bleecker property, the population density increase will be affected because many units will be comprised of rental properties into which will be student tenants from Loyalist College, students who may choose to live 4-10 students per apartment. Many of these, as with the case of my neighbours, could be vehicle owners. Therefore, the assessment of space needs for 246 residential units may be grossly misunderstanding the number of people who will own vehicles and wish to park them on side streets in the winter months. Consider an additional 500-750 vehicles may be introduced into this small area (assuming 2-3 vehicles per residential unit). Options sought by residents will include 1) Parking in the shopping area overnight, which will likely be met with fines. And courts will fill up with complaints and challenges to said fines. Alternatively, if it is a 24-hour grocery store, then there will be complaints by residents of noise and disturbances by truck deliveries into the wee hours.

Since the Dillon Consulting Group (cleverly) did not present to the City of Belleville Planning Committee how the North and South portions will -- when both large scale Developments are combined -- alter traffic flow and affect parking between Bridge Street, Sidney Street, Yeomans Street and Catharine Street, there is presently a misunderstanding of the needs for environmental assessment and safety concerns as well as traffic congestion and traffic flow. Very likely, new traffic lights will have to be put in on all four corners of these streets in this small block, and this will potentially upset traffic flow (especially for commuters who use Bridge Street as the main artery from the West Side and the Downtown, starting at 6am) and this will potentially be the cause of numerous accidents as traffic is backed up on Bridge Street from the Sidney Street/Bridge Street traffic light. Busses, too, will be slowed in their ability to provide commuters safe and timely travel to and from the downtown and home -- particularly in the winter.

There are, it would seem, substantive blind spots here.

Further assessments will need to be made before such a massive undertaking should be given approval by the City Council, as currently there is not enough room for this development as pointed out by a Planning Committee members comment regarding the need to widen Sidney Street to allow for truck deliveries to the huge proposed 30,000 sq ft grocery store and other stores.

Residential moving trucks will also have limited access as well, due to the vehicular traffic which will park in places that block residences. Fire truck access points will need to be very carefully considered, as this block development is a potential fire hazard for thousands of residents.

Based on this I would like to pose the following questions for your consideration:

Question 1: will you require The Dillon Consulting Group to show you and The

Planning Committee and City Council their full City Engineering and full Traffic flow assessments for the combined residential and commercial development of the B-50-3-38 & B-77-1144 Portions of 40 Yeomans street? And will you and your members scrutinize those plans with respect to safety of fire vehicles, sanitation vehicles, and potential overcrowding?

Question 2: Will your committee consider more fully the seriousness of parking on residential side streets, which will become a major concern as shoppers and visitors as well as residents seek to avoid the narrow parking lot lanes and problems(costs) of parking underground. I live [REDACTED] oors away from the proposed development. Will parking by-law zones be adjusted accordingly on the residential side streets to allow or to restrict parking in front of residential homes in the immediate area?

Question 3: What opinion would community members be able to voice with respect to the Grocery Store tenant who would occupy the area. For example, people cannot afford a Sobey's but they could afford a FreshCo? A pawn shop and questionable business may find a place at the mall, only to increase crime in the area.

Question 4: When would be the earliest date for City Council approval, environmental assessment, and proposed construction to begin on the properties?

Question 5: Will you please advise me as to how I can address my concerns effectively concerning parking re-zoning on residential streets, if not to you and your committee?

Question 6: Would you kindly let me know when I can expect to hear from you?

May I please be notified of developments and the final decisions in respect of this application?

Thank you for your time and consideration of these important matters.

Sincerely,

[REDACTED]
Belleville resident K8P1M5

--
[REDACTED]

From: [REDACTED]
To: [Deming, Thomas](#); [Planning Mailbox](#)
Subject: Public Park - Green Space Designation - Memorial Park - 2 years Re: wish to be notified of City of Belleville - in respect of application 40 Yeomans Street
Date: Wednesday, July 07, 2021 5:40:10 PM
Attachments: [image001.jpg](#)

CAUTION: This email is **NOT** from the city of Belleville. Do **NOT** click links or open attachments unless you recognize the sender and know the content is safe!

Dear Thomas and Planning Advisory Committee,

Yesterday I drove up to Moira Lake for a bit of a breather on a stressful day. Sometimes I'll drive down to Wellington to take a walk on the Public Beach. On the way up to Moira Lake I had an important idea for a Memorial Park which I would like to forward to the committee and Thomas for consideration.

I apologize for the two minutes it will take to read this, as I know your time is valuable.

For reasons I'm sure the committee is well aware of, Zweck Park is less a safe space than we might hope.

In this urban area, where the proposed development is to take place, there is 0% of green park space allowing for family recreational use. Yet, the current property is presently designated for that purpose in terms of its zoning.

Where there are already apartment buildings and thousands of residential homes, there is no park.

In these next few months of post-pandemic recovery, I submit respectfully that it would be extremely helpful to residents if the local government were to assist people to safely interact in a space outdoors in the urban area (10 blocks from the new Police Station).

Why do this?

- 1) public health studies in Canada and the USA show that urban parks contribute substantively to health and wellness.
- 2) goodwill -- it shows a caring leadership by the elected Council about an area of the city that is underserved to better its public health.
- 3) physical exercise and healthy social interaction decreases co-morbidities.
- 4) a dog park, at a minimum, would allow a safe space for dog owners to meet and dogs to play in.
- 5) the lawn bowling club, is a place where elders/seniors can interact and socialize, providing an important space for healthy socialization.

Why is there this need?

The current green spaces are the fields designated solely for schools and owned by Prince Charles Public School at the north end of Ritchie Street and the Albert School at the South

End of Wellington Street. These are fenced off and people are not welcomed to play or picnic there.

According to all the studies I have read, it would be a wise move for the Planning Committee to designate the current Ben Bleecker property recognizing it as a public park **until such time as the assessments are completed.**

Memorial Park

It could be a highly **positive public relations gesture by the City of Belleville -- a gift on behalf of the good people of Belleville, conferred by its Mayor and City Council to the Province and Canada** as the **first Memorial Park** for all those who have passed in Ontario due to Covid 19.

Doug Ford could be invited to cut the Ribbon (as the majority of the electorate brought him and his party to power in Belleville).

The beautiful MOSAIC that was created at the corner of Yeomans and Bridge Streets can be the spot where the sign and ribbon-cutting ceremony can take place.

What are the potential Benefits of this Public Relations campaign? As Prince Edward County is high-profile, so too Belleville should be gaining in stature as a lovely community where people care about each other and public health.

I would suggest a moratorium on the development of this 40 Yeomans Street property for 18 months to 2 years, while assessments that Mr. Deming mentions in his email replies to me (see below in red).

In this post-pandemic time, the Planning Advisory Committee can find modest funds to mow the long grass in the fields and have those beautiful trees on the property and the area designated as part of a Public "Memorial" Park.

The positive effects of a green space where families can spend some time safely would allow development in Belleville to go forward in 2-3 years, but not before we have a 2-3 year public health plan by creating a city space that is safe and welcome.

It can include a dog park section, as well as playground for kids, and retain the lawn bowling club as active.

That way the young and old have a safe space for exercise and recreation that is positive and creates a welcome space.

<https://sustainablebiz.ca/canadian-city-parks-report-urban-best-practices/>

With respect for all that you are doing to create a better Belleville in post-pandemic life for all local Canadians, I thank you.



www: [REDACTED]

On Tue, Jul 6, 2021 at 3:29 PM Deming, Thomas <tdeming@belleville.ca> wrote:

Good afternoon Dr. Cupchik,

Thank you for your inquiry/comments regarding the proposed Official Plan and Zoning amendment applications for 40 Yeomans Street.

As you may know, the subject land is owned by the City and Belleville City Council has designated the property as surplus land. The City has conditionally sold the northern and southern portions of the property for redevelopment with the condition that the City rezone the properties to facilitate the developments proposed by the purchasers. Therefore, Official Plan and Zoning By-law amendments have been concurrently filed by the City.

It is standard practice for the City to require developers to provide supporting documents with their development applications (Official Plan and rezoning amendments) such as traffic studies, environmental assessments, etc. However, as the City is initiating the development applications, the City is not going to perform these supporting studies as the costs for these studies are very high. Therefore, the applications also propose to place hold provisions on the property until the necessary supporting documents are provided to the City by the purchasers/developers. Essentially, a hold provision restricts any development until these documents are submitted to the satisfaction of the City. To remove the hold provisions, the developers will need to provide the following:

- a traffic impact study;
- an Environmental Site Assessment;
- a Record of Site Condition;
- confirmation that environmental remediation has been completed;
- evidence that adequate municipal water and sanitary sewer capacity is available;
- a landscape plan;
- an illumination plan;
- a stormwater management plan; and
- a site plan showing adequate pedestrian access.

*please note these are the required documents for the southern portion only. But the northern portion requires similar documents as well.

I hope this helps clarify the process.

Below I have also answered your questions in red.

Question 1: will you require The Dillon Consulting Group to show you and The Planning Committee and City Council their full City Engineering and full Traffic flow assessments for the combined residential and commercial development of the B-50-3-38 & B-77-1144 Portions of 40 Yeomans street? And will you and your members scrutinize those plans with respect to safety and potential overcrowding? To what do I refer? Parking on residential side streets will become a major concern as shoppers and visitors as well as residents seek to avoid the narrow parking lot lanes and problems(costs) of parking underground. I live 8 doors away from the proposed development. Will parking by-law zones be adjusted accordingly on the residential side streets to allow or to restrict parking in front of residential homes in the immediate area?

- A traffic study will be required to be submitted to the City prior to development and to the satisfaction of the City's development engineers.
- The traffic study will address these concerns and make recommendations according to the expected increase in traffic.
- No development shall occur until all traffic concerns have been addressed to the satisfaction of the City's development engineers.

Question 2: What opinion would community members be able to voice with respect to the Grocery Store tenant who would occupy the area. For example, people cannot afford a Sobeys but they could afford a FreshCo? A pawn shop and questionable business may find a place at the mall, only to increase crime in the area.

- The City's Zoning By-law regulates the type of use that may occur (e.g. a grocery store) but it does not specify specific business corporations. Generally speaking, developers of projects this size tend to have a good understanding of the local economy and what is suitable to the general area.

Question 3: When would be the earliest date for City Council approval, environmental assessment, and proposed construction to begin on the properties?

- The earliest possible date the Official Plan and Zoning amendments could be approved are August 9, 2021 which would be followed by the twenty (20) day appeal period. Following that, the

final sale of the property could occur. At that time, the new owners/developers would be required to complete all of the above noted supporting documents to the satisfaction of the City prior to any development occurring. These documents can take extensive periods of time to complete (anywhere from ~6 to 24 months) and therefore we do not know an exact time construction could begin.

Question 4: Will you please advise me as to how I can address my concerns effectively concerning parking re-zoning on residential streets, if not to you and your committee?

- This public process is the critical phase in the development for the public to voice concerns. The public meeting was held Monday, July 5th, however, written submissions to the City (including your email) will be included as part of the public record and be addressed as part of the final staff recommendation report to the Planning Advisory Committee. As some of the concerns (e.g. traffic, parking), will need to be addressed through a traffic study, the City will ensure these comments are kept on file and addressed during the review of those supporting documents.

Question 5: Would you kindly let me know when I can expect to hear from you?

- Please feel free to follow up with me regarding any additional questions or concerns.

Kind regards,

Thomas Deming, CPT

Principal Planner, Policy Planning

Engineering and Development Services

Corporation of the City of Belleville



City Hall, 169 Front Street

Belleville, ON K8N 2Y8

613-967-3234

tdeming@belleville.ca

belleville.ca

Attn: Matt MacDonald

Secretary, Planning Advisory Committee

169 Front Street Belleville K8N 2Y8

Dear Secretary MacDonald,

I hope this email finds you well. Thank you in advance for your time in addressing these concerns. I have just attended the YouTube live streaming on July 5th 2021. These are my comments and concerns following the meeting.

At present, I am writing with respect to the Official Plan and Zoning by-law Amendment Application regarding 40 Yeoman's Street (North Portion) (and) (South Portion) Belleville ON.

I own and live in my house, my principal residence, a house and property within the R4 residential zone that will be affected by the rezoning, builds, and construction.

Specifically, I am a resident of Belleville and the owner of my single-dwelling home on Catherine Street at K8P 1M5 near corner Richie Street.

I would appreciate your response to the following matter and related questions.

The Dillon presentation we just witnessed exhibited no real-life understanding of the proximity of the two areas of North and South portions. We have not seen an architectural drawing of both the North and the South portions in one graphic slide in the powerpoint.

There was, therefore, no conversation (not even one question raised) about how residents will be affected by the traffic (vehicular, and pedestrian), including parking issues, and pedestrian access, and pedestrian walkways for the two very different types of properties.

Safety and security of residents and shoppers needs to be addressed, because historically in this area, the safety of people has been at the forefront of concerns in this area.

With this particular set of "invitations" for tenants (both commercial and residential) into this rather small site that was the community fairgrounds, also known as the

Ben Bleecker property, the population density increase comprised of Loyalist College Students who may choose to live 4-10 students per apartment could be grossly misunderstanding the number of people who will own vehicles and wish to park them on side streets in the winter months. Parking in the shopping area overnight will likely be met with fines. Alternatively, if it is a 24 hour grocery store, then there will be noise and disturbances by truck deliveries into the wee hours.

Since the Dillon Consulting Group cleverly did not present to the City of Belleville Planning Committee how the North and South portions will -- when both large scale Developments are combined -- alter traffic flow and affect parking between Bridge Street, Sidney Street, Yeomans Street and Catharine Street, there is presently a misunderstanding of the needs for environmental assessment and safety concerns. Very likely, new traffic lights will have to be put in and this will potentially upset traffic flow (for commuters who use Bridge Street as the main artery from the West Side and the Downtown, starting at 6am) and this will potentially be the cause of numerous accidents as traffic is backed up on Bridge Street from the Sidney Street/Bridge Street traffic light.

Further assessments will need to be made before such a massive undertaking would be approved, as there is not enough room for this development as pointed out by the need to widen Sidney Street to allow for truck deliveries to the grocery store and other stores.

Residential moving trucks will also have limited access as well, due to the vehicular traffic.

Based on this I would like to pose the following questions for your consideration:

Question 1: will you require The Dillon Consulting Group to show you and The Planning Committee and City Council their full City Engineering and full Traffic flow assessments for the combined residential and commercial development of the B-50-3-38 & B-77-1144 Portions of 40 Yeomans street? And will you and your members scrutinize those plans with respect to safety and potential overcrowding? To what do I refer? Parking on residential side streets will become a major concern as shoppers and visitors as well as residents seek to avoid the narrow parking lot lanes and problems(costs) of parking underground. I live 8 doors away from the proposed development. Will parking by-law zones be adjusted accordingly on the residential side streets to allow or to restrict parking in front of residential homes in the immediate area?

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questionable business may find a place at the mall, only to increase crime in the area.

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Question 5: Would you kindly let me know when I can expect to hear from you?

May I please be notified of developments and the final decisions in respect of this application?

Thank you for your time and consideration of these important matters.

Sincerely,

[REDACTED]

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[REDACTED]

City Hall is currently open to the public from 9 a.m. to 3 p.m., Monday through Friday. You are encouraged to call 613-968-6481 before visiting a City facility to confirm its hours of operation and whether an appointment is required.

Whenever possible, please consider doing business online or over the phone. All visitors to a City facility are required to wear a non-medical mask or face covering and maintain safe physical distances.

Please stay home if you are feeling ill or have been exposed to someone with COVID-19.

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