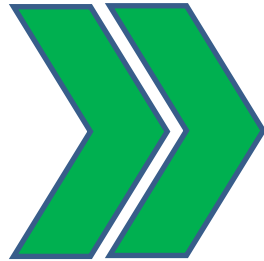




**Engineering and Development Services Department**



## **Residential Land Supply**

**As of December 31, 2024**



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## Purpose and Findings of Residential Land Supply

The City of Belleville Residential Land Supply identifies City-initiated projects, Plans of Subdivision (Registered and Draft), Vacant Lands Zoned Residential within the municipality, and tracks redevelopment, infill, and intensification.

In conjunction with the Population, Housing, and Employment Growth Forecast Update (2022) by Watson & Associates Economist Ltd. for the City of Belleville, the Residential Land Supply measures compliance with the Provincial Planning Statement (P.P.S) 2024, which requires:

1. Sufficient land available to accommodate an appropriate range and mix of land uses to meet the projected needs between 20 to 30 years;
2. The ability to accommodate residential growth for a minimum of 15 years through designated and available residential development; and
3. Where new development is to occur, land with servicing capacity sufficient to provide at least a 3-year supply of residential units available through lands suitably zoned, including units in draft approved and registered plans.

**Figure 1: Housing Supply Tracking**



The review finds that at the end of December 2024 there were:

- 1,480 units available to be built in draft approved plans of subdivision or condominium once the related phases proceed to final approval;
- 451 units available to be built in registered plans of subdivision or condominium;
- 1,604 units potentially available to be built on vacant lands that are zoned residential;
- 1,062 rental apartment units constructed or approved since 2019; and
- 240 accessory dwelling units created since 2019.

**Based upon our Housing Supply Tracker and the Growth Projections by Watson & Associates Economist Ltd., the City of Belleville is compliant with our requirements as stipulated in the P.P.S 2024.**



## City-Initiated Projects

To ensure the City has a sufficient supply of land for the planning horizon, background studies and infrastructure projects must be undertaken to forecast the expected growth and plan for the infrastructure to be in place to support that projected growth.

Table 1A lists areas expected to accommodate growth by their catchments and the envisioned number of units for those areas to support.

**Table 1A: Growth Areas**

<b>Growth Area</b>	<b>Total Potential Units</b>	<b>Source</b>
Corbyville & Cannifton Planning Area	700-850	Vision through 2002 Official Plan. To be confirmed though future study
City Centre	1280	Vision through the Downtown Intensification Plan, adopted into the Official Plan on October 9, 2012. To be confirmed though future study
Black Bear Ridge	Maximum of 3049	Ministry Zoning Order in 2022. Public process is ongoing.
Avonlough Sewage Pumping Station	Approximately 9000	Intended engineering design of catchment areas
Bell Boulevard & North Front Street Corridor Study	Approximately 3200	Vision through ongoing study
Dundas Street West & Palmer Road	Approximately 1650	Intended engineering design of catchment areas

Furthermore, the City can leverage its surplus land assets for the create more housing opportunities. City-owned lands that are selected may also be rezoned to streamline the development process to prepare the lands for rental and affordable housing.

Table 1B lists City-owned locations that are being prepared for future housing projects.



**Table 1B: City-Initiated Development Projects**

<b>Project</b>	<b>Total Units</b>	<b>Status</b>
Former Queen Mary (41 Octavia Street)	100	Public Information Centre for public engagement scheduled for early February
Old Fair Grounds (Northwest corner of Sidney Street and Bridge Street West)	Approximately 418	Undergoing detailed design



## **Draft Approved Plans of Subdivision / Condominium**

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The subdivision process is used to divide land, generally where a new municipal road is proposed, or the proposal would create more than five separate development parcels. Draft Approved Plans of Subdivision are plans that have received preliminary approval, subject to certain conditions. The applicant must demonstrate the ability to fulfil the required conditions of approval. It is at this point that the applicant enters into a Subdivision Agreement with the municipality, following which final approval is given and the plan is registered. Condominium proposals are reviewed and processed in the same manner.

Tables 2A and 2B list draft approved plans of subdivision / condominium with details about the status and potential number of units.

**Grand total of Draft Approved Plans of Subdivision / Condominium in Belleville and Thurlow Wards (Table 2A + Table 2B) = 1,480**



**Table 2A: Draft Approved Plans of Subdivision / Condominium in Belleville Ward**

<b>Plan Number</b>	<b>Location</b>	<b>Status as of December 31, 2024</b>	<b>Potential (approved) Number of Units</b>	<b>Map One Reference</b>
12T-22003	Neighbourhood Better Living	Waiting on engineering submission	34 (townhouse units)	Green 1
12T-21002	Avonlea	Waiting on engineering resubmission	695 (various unit types)	Green 2
12T-02506	Parkville Greens, Phase 2	Waiting on engineering resubmission	134 (99 single units + 35 townhouse units)	Green 3
12T-04502	Mancuso	Waiting on servicing	36 (single detached dwellings)	Green 4
12T-19001	Sand Cherry	Waiting on developer	39 (townhouse units)	Green 5
B75-973	211 Pinnacle Street	Waiting on developer	108 (apartment units)	Green 6
12T-06501	Potters Creek, Phases 9B	Waiting on engineering submission	44 (35 single units + 9 townhouse units)	Green 7
ER-75	Tice Crescent	Waiting on engineering resubmission	8 (townhouse units)	Green 8

**Table 2A – Potential Numbers of Units Subtotal = 1,098**



**Table 2B: Draft Approved Plans of Subdivision / Condominium in Thurlow Ward**

<b>Plan Number</b>	<b>Location</b>	<b>Status as of December 31, 2024</b>	<b>Potential Number of Units</b>	<b>Map Two Reference</b>
12T-09501	Caniff Mills, Future	Phase 13 – Waiting on registration Phase 14 – Under review	86 (40+46 single units)	Green 1
12T-19003	Riverstone, Future	Phase 5 – Waiting on engineering resubmission Phase 6 – Under review Phase 7 – Waiting on engineering submission	94 (28 single units + 23 townhouse units + 42 apartment units)	Green 2
12T-24002	Settlers Ridge East, Phase 3	Under review	109 (50 single units + 59 townhouse units)	Green 3
PLDSC20240132	Towncentre Place	Under review	93 (various unit types)	Green 4

**Table 2B – Potential Number of Units Subtotal = 382**



## Registered Plans of Subdivision / Condominium

Approved Plans of Subdivision are plans that have satisfied required conditions and received final approval from Council. The applicant has entered into a Subdivision Agreement with the municipality and the plan is registered.

Tables 3A and 3B list registered plans of subdivision / condominium with details about the total approved and remaining units.

**Grand Total of Registered Plans of Subdivision / Condominium in Belleville and Thurlow Wards (Table 3A + Table 3B) = 451**

**Table 3A: Registered Plans of Subdivision / Condominium in Belleville Ward**

Plan Number	Location	Total Units Originally Approved	Potential Number of Units Remaining	Map One Reference
21M-244	Highpoint Subdivision	60	14	Red 1
21M-323	Potters Creek 9A	82 singles; 14 townhouse units; [165 apartment units – see Table 5A]	43 (36 single units + 7 townhouse units)	Red 2
21M-318	Porta	302	302 (apartment units)	Red 3

**Table 3A – Potential Number of Units Subtotal = 359**



**Table 3B: Registered Plans of Subdivision / Condominium in Thurlow Ward**

<b>Plan Number</b>	<b>Location</b>	<b>Total Units Originally Approved</b>	<b>Potential Number of Units Remaining</b>	<b>Map Two Reference</b>
21M-277	Hearthstone Ridge, Phase 3	37 singles	2	Red 1
21M-283	Caniff Mills, Phase 8	34 singles	3	Red 2
HVLCP 68	Black Bear Ridge East	19 singles	2	Red 3
21M-314	Canniff Mills, Phase 11	29 singles; 47 townhouse units; [151 apartment units – see Table 5B]	45 (7 single units + 38 townhouse units)	Red 4
21M-320	Canniff Mills, Phase 12	29 singles	24	Red 5
21M-315	Settlers Ridge East, Phase 2	36 singles; 31 townhouse units	16 (9 single units + 7 townhouse units)	Red 6

**Table 3B – Potential Number of Units Subtotal = 92**



## Vacant Land for Housing

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Vacant land for housing with potential for development includes:

- Land with condominiums proposed;
- Vacant land zoned for multiple unit development; and
- Other vacant land zoned for residential use.

Residential land that is zoned for development typically has full services available and building permits may be issued. The exceptions to this are lands that require a plan of subdivision or condominium.

Tables 4A list vacant residential lands with potential for development and detail about when zoning approval was granted. (Note: The eventual built development may contain a different number of units than indicated depending on site design and servicing requirements, etc.)

**Grand Total of Vacant Lands Zoned Residential in Belleville and Thurlow Wards  
(Table 4A + Table 4B) = 1,604**



**Table 4A: Vacant Lands Zoned Residential in Belleville Ward**

<b>Zoning</b>	<b>Location</b>	<b>Date of Zoning Approval</b>	<b>Potential Number of Units</b>	<b>Map One Reference</b>
R2-H1 & EP	621 Dundas Street East	March 11, 2024	599 (various unit types)	Blue 1
MX1	360 Front Street	-	70	Blue 2
R2	360 Herchimer Avenue	June 1, 1987	92 (84 townhouse units + 8 single units)	Blue 3
R2	Janlyn Crescent	March 23, 1987	16	Blue 4
R2	Kalnay Lane	July 19, 1999	200	Blue 5
R3-9	120 Burnham Street	September 12, 2022	38 (apartment units)	Blue 6
R2-19-H & R3-8-H	40 Yeomans Street	November 2, 2021	144 (107 apartment units + 37 townhouse units)	Blue 7
R3-4-H	57 Station Street	October 10, 2006	120 (apartment units)	Blue 8
R2-26-H	266-268 Moira Street East	July 11, 2022	36 (apartment units)	Blue 9
R3-14	421 Dundas Street West	November 8, 2021	30 (apartment units)	Blue 10
R3	20 College Street West	May 9, 2005	95 (apartment units)	Blue 11
R3-5-H	170 Coleman Street	August 13, 2012	75 (apartment units)	Blue 12
R3-13	221 Bell Boulevard	February 12, 2024 Permit submitted on	74 (apartment units) [future phases 89 townhouse units]	Blue 13



Zoning	Location	Date of Zoning Approval	Potential Number of Units	Map One Reference
		November 8, 2024		
R2-27-H	187 Stanley Street	August 14, 2023	6 (apartment units)	Blue 14

**Table 4A – Potential Number of Units Subtotal = 1,595**

**Table 4B: Vacant Lands Zoned Residential in Thurlow Ward**

Zoning	Location	Date of Zoning Approval	Potential Number of Units	Map Two Reference
R2	84 Cannifton Road North	July 10, 2024	9 (3 single units + 6 semi-detached units)	Blue 1

**Table 4B – Potential Number of Units Subtotal = 9**



## **Redevelopment, Infill, and Intensification Tracker (from 2019 onward)**

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Developments that have received their planning approvals proceed to the building permit process.

Furthermore, during the Housing Summit held March 18<sup>th</sup> and 19<sup>th</sup> 2019, Belleville City Council set a goal to have 1,000 new rental units in the City by 2025. This goal was reached and exceeded by the end of 2024.

Tables 5A, 5B, and 5C, track the number of rental units approved by the City since 2019.

Note: This data is not exhaustive and does not include condominium units or other dwellings (singles, semi-detached, and townhouses) that are privately purchased with the intention of creating a rental unit. As these are private purchases, we are not able to track and include any such rental units in our data.

**Grand total of proposed or constructed rental units, and accessory dwelling units in the City of Belleville (Table 5A + Table 5B + Table 5C) = 1,303.**



**Table 5A: Housing in Belleville Ward (Proposed and Completed since 2019)**

<b>Address</b>	<b>Type</b>	<b>Status</b>	<b>Units</b>	<b>Map One Reference</b>
105 & 107 Ridgeway Place	Apartment	Constructed	102	Yellow 1
120-130 North Park Street	Social Housing	Constructed	5	Yellow 2
450 Sidney Street	Social Housing	Phase 1 & 2 constructed for 52 units. 2 more future buildings.	104	Yellow 3
59 Russell Street	Social Housing	Constructed	4	Yellow 4
2-46 Elgin Street	Social Housing	Constructed	4	Yellow 5
110 North Park Street	Social Housing	Constructed	6	Yellow 6
490 Sidney Street	Social Housing	Occupancy on the ground floor as of March 14, 2024. Upper floors constructed	40	Yellow 7
135 Station Street	Retirement with GF Commercial	Constructed	133	Yellow 8
111 Great St. James Street	Social Housing	Constructed	32	Yellow 9
193 North Park Street	Retirement	Constructed	54	Yellow 10
261 Front Street	Apartment	Constructed	4	Yellow 11
307 Front Street	Apartment	Constructed	3	Yellow 12
318 Coleman Street	Double Duplex	Constructed	2	Yellow 13
1 North Front Street	Apartment	Constructed	38	Yellow 14



Address	Type	Status	Units	Map One Reference
660 Sidney Street	Apartment	Permit issued on July 28, 2023, for Phase 1 for 26 units. 2 more future buildings.	106	Yellow 15
7 Aldersgate Dr	Retirement	Under Construction	84	Yellow 16
163 Sienna Ave	Apartment	Under Construction	165	Yellow 17

**Table 5A – Housing Units Subtotal = 886**

**Table 5B: Housing in Thurlow Ward (Proposed and Completed since 2019)**

Address	Type	Status	Units	Map Two Reference
156 Wims Way	Apartment	Phase 1 under construction for 67 units. 1 more future building.	151	Yellow 1
99 Cloverleaf Drive	Condominium	2 of 6 Blocks under construction	25	Yellow 2

**Table 5B – Housing Units Subtotal = 176**



**Table 5C: Accessory Dwelling Units (Completed or Registered since 2019)**

New accessory dwelling units that have been received a building permit and meet the required zoning provisions are considered Registered Accessory Dwelling Units. These units have been added to the Accessory Dwelling Unit Registry. Accessory dwelling units which existed prior to accessory dwelling units being permitted under the Zoning By-laws but have since met the municipality’s required provisions are considered Legalized Accessory Dwelling Units and have been added to the Accessory Dwelling Unit Registry.

<b>Process</b>	<b>Number of Units</b>
Registered	221
Legalized	20

**Table 5C – Total Accessory Dwelling Units = 241**



401



NORTH EAST INDUSTRIAL PARK

LOYALIST COLLEGE

Bay of Quinte



**RESIDENTIAL LAND SUPPLY**

MAP NO. 1 - BELLEVILLE WARD

0 0.25 0.5 1 1.5 2km

- Draft Approved
- Registered
- Vacant
- Housing Redevelopment

DECEMBER 2024

# RESIDENTIAL LAND SUPPLY

## MAP NO. 2 - THURLOW WARD



- Draft Approved
- Vacant
- Registered
- Housing Development

ROSLIN



CON. 9  
CON. 8

CON. 9  
CON. 8

CON. 8  
CON. 7

CON. 8  
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CON. 6

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CON. 2

CON. 2  
CON. 1

CON. 1  
CON. BF

TOWNSHIP OF TYENDINAGA

HALLOWAY

DECEMBER 2023

PLAINFIELD

Moirra River

FOXBORO

CORBYVILLE

POINT ANNE

Bay of Quinte

