

City of Belleville

Report No: PP-2025-15

Meeting Date: October 14, 2025



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

Subject: City Owned-Lands Inventory Review

Recommendation:

That the City of Belleville Owned-Lands Inventory Review Report and this Staff Report be received as information to complete Milestone #1 of Initiative #2 of the City's Housing Action Plan.

Strategic Plan Alignment:

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

Background:

In February 2025, the City of Belleville initiated a city- owned land inventory review as part of completing an action initiative from the City's successful Housing Accelerator Fund application. The goal was to equip Council and the municipality with the necessary information to effectively identify, manage, and potentially utilize any city-owned lands that serve as an ideal candidate for development. The primary objective of the review was to identify potential surplus lands that could be used to accommodate housing opportunities. The lands that remained in focus included vacant lands, community facilities, and open spaces that are currently underutilized and/or underdeveloped. Each site features serviceable land with suitable lot sizes that pose minimal immediate constraints for future development.

Staff began their evaluation with a total of 327 properties, reviewing each parcel for development viability. Belleville's land inventory review received a hands-on approach, starting with utilizing GIS aerial imagery and Google Street View to assess each site, as a starting point. As the evaluation progressed, staff incorporated existing City plans and studies including the City's Official Plan, Zoning By-law, and Parkland Recreation Master Plan to develop a strong understanding of each parcel and filtering through them based on appropriate development potential. Site visits were then conducted for the remaining properties that were

identified as having the highest potential for surplus consideration and recommendation. A detailed analysis of the different phases and action taken to evaluate the properties can be found in the attached City of Belleville Owned-Lands Inventory Report.

The 12 parcels that were identified in this review were grouped into three categories. Below are the three categories with descriptions and the corresponding properties, assigned accordingly. Please note, many of these properties do not have civic addresses. Refer to the attached City of Belleville Owned-Lands Inventory Report for a site overview and imagery.

Category I – Parcels for Surplus Consideration

Properties: *West Park Village, Briarwood Crescent*

These properties have been identified as top candidates for surplus designation consideration. These parcels have been identified as underutilized, offer minimal development constraints, and possess strong potential for future use. As such, they are recommended for consideration in the surplus and disposition process.

Category II – Projects Currently Underway

Properties: *Octavia Street (Queen Mary), Bridge Street (Old Fairgrounds), North Rotary Park (Future YMCA), Dundas Street East (Habitat for Humanity).*

These sites are actively progressing through the surplus and disposition process. Planning work is already underway, with these properties positioned for redevelopment or repurposing in the near future.

Category III – Parcels Subject to Future Investigation and Planning Review

Properties: *Victoria Avenue, Dundas Street West, Pinnacle Street, South Church Street, Moria Street, Bridge Street East*

These properties present long-term potential for surplus consideration but require additional due diligence. Further investigation, planning analysis, and feasibility assessments are needed before they can move forward for surplus consideration.

Financial/Analysis:

The information provided in this report is an update to ongoing work to complete Milestone #1 of Initiative #2 of the City's Housing Action Plan, and will be completed at the staff level with no retained external services. Information in this report can be utilized and further assessed through the Regulate Acquisition and Disposal of Real Property By-law 2022-133 and the Real Property Acquisition and Disposition Policy which is administered by Real Estate and Property. The purpose of this report is to provide information which will then initiate the disposal process for the identified Category I properties, which includes the requirement under By-law 2022-133. At this stage, there are no financial implications directly associated with this report. Once properties are declared surplus, staff will proceed with the necessary steps outlined in By-law 2022-133, including appraisals to establish fair market value, environmental investigations, and identification of any required servicing or related costs. These details will be reported back to Council prior to any final disposition.

Conclusion:

The inventory review creates the potential for advancing the City’s housing objectives by identifying potential surplus or underutilized lands that can be strategically leveraged for future housing development. The process has created a foundational tool to inform land surplus and disposition decisions while completing another Housing Accelerator Fund action initiative. Information outlined in the City of Belleville Owned-Lands Inventory Review Report can be used to inform future decision-making regarding surplus land designation and disposition.

If the report is accepted as information the identified surplus parcels for consideration in Category 1 (West Park Village and Briarwood Crescent) will proceed through the Regulate Acquisition and Disposal of Real Property Bylaw 2022-133 and the Real Property Acquisition and Disposition Policy as intended through the Housing Accelerator Fund initiative which will facilitate infill opportunities for future housing development on underutilized lands.

The City of Belleville Owned-Lands Inventory Report highlights the significant progress already made by the City in identifying housing opportunities through the surplus of vacant lands such as Octavia Street (Queen Mary), Bridge Street (Old Fairgrounds), North Rotary Park, and 93 Dundas Street East (Old Police Station/Habitat for Humanity). These strategic sites represent meaningful steps toward addressing housing needs and will positively impact the City's future development.

Attachments:

[City of Belleville Owned-Lands Inventory 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
Marie Doherty, Director, People and Corporate Services
Matt MacDonald, Chief Administrative Officer

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