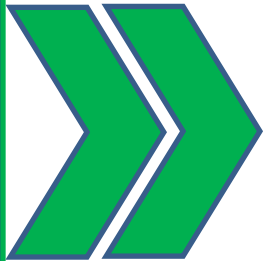




Engineering and Development Services Department



Residential Land Supply

As of December, 2022



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Purpose and Findings of Residential Land Supply

The City of Belleville Residential Land Supply identifies Plans of Subdivision (Registered and Draft), along with Vacant Lands Zoned Residential within the municipality.

In conjunction with our Municipal Comprehensive Review (M.C.R), the Residential Land Supply measures our compliance with the Provincial Policy Statement (P.P.S) 2020, which requires:

- 1.** Sufficient land available to accommodate an appropriate range and mix of land uses to meet projected needs for up to 25 years
- 2.** The ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment
- 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 to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

The review finds that at the end of December, 2022 there were:

- 371 units available to be built in registered plans of subdivision or condominium;
- 2,138 units available to be built in draft approved plans of subdivision or condominium once the related phases proceed to final approval;
- 662 units available to be built on vacant lands that are zoned residential;
- 501 rental apartment units constructed or approved since 2019
- 140 Second Units and Rooming House units created since 2019

Based upon our Residential Land Supply and 2018 M.C.R, the City of Belleville is compliant with our requirements as stipulated in the P.P.S 2020.



Registered Plans of Subdivision / Condominium

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

Tables 1A and 1B list registered plans of subdivision / condominium.

Grand total of registered plans of subdivision / condominium in Belleville and Thurlow Wards (Table 1A + Table 1B) = 371

Residential Land Supply Table 1A: Registered Plans of Subdivision / Condominium in Belleville Ward

Plan Number	Location	Potential Number of Units Remaining	Map One Reference
21M – 197	Stinson Avenue	5 (townhouse units)	Red 1
21M – 244	Highpoint Subdivision	35	Red 2
21M – 312	Parkville Greens, Phase 1	3	Red 3

Table 1A potential number of units subtotal = 43



Residential Land Supply Table 1B: Registered Plans of Subdivision / Condominium in Thurlow Ward

Plan Number	Location	Potential Number of Units Remaining	Map Two Reference
21M – 277	Hearthstone Ridge, Phase 3	2	Red 1
21M – 283	Caniff Mills, Phase 8	4	Red 2
12CD – 10501	Black Bear Ridge East	3	Red 3
21M – 309	Riverstone, Phase 1	16 (16 townhouse units)	Red 4
21M – 310	Riverstone, Phase 2	20 (20 townhouse units)	Red 5
21M – 311	Settlers Ridge East, Phase 1	0	Red 6
21M – 314	Canniff Mills, Phase 11	219 (21 single units + 47 townhouse units + 151 apartment units)	Red 7
21M – 315	Settlers Ridge East, Phase 2	64 (33 single units + 31 townhouse units)	Red 8
21M – 316	Riverstone, Phase 3	0	Red 9

Table 1B potential number of units subtotal = 328



Draft Approved Plans of Subdivision / Condominium

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.

Tables 2A and 2B list draft approved plans of subdivision / condominium.

Grand total of draft approved plans of subdivision / condominium in Belleville and Thurlow Wards (Table 2A + Table 2B) = 2,138



Residential Land Supply Table 2A: Draft Approved Plans of Subdivision / Condominium in Belleville Ward

Plan Number	Location	Potential Number of Units	Map One Reference
B75 - 780	Coleman Street	75 (apartment units)	Green 1
12CD - 14001	Dockside Quinte	302 (apartment units)	Green 2
12T - 02506	Parkville Greens, Phase 2	134 (99 single units + 35 townhouse units)	Green 3
12T - 04502	Mancuso	36	Green 4
12T - 19001	Sand Cherry	39 (townhouse units)	Green 5
B-75-973	211 Pinnacle Street	108 (apartment units)	Green 6
12T - 06501	Potters Creek, Phases 9+	548 (multi-units)	Green 7
ER-75	Tice Crescent	8 (townhouse units)	Green 8
12T-21002	Avonlea	695 (multi-units)	Green 9

Table 2A potential numbers of units subtotal = 1,945



Residential Land Supply Table 2B: Draft Approved Plans of Subdivision / Condominium in Thurlow Ward

Plan Number	Location	Potential Number of Units	Map Two Reference
12T - 09501	Caniff Mills, Phases 12+	115 (25+39+51 single units)	Green 1
12T - 19003	Riverstone 4+	78 (32 single units + 46 townhouse units)	Green 2

Table 2B potential number of units subtotal = 193



Vacant Residential Land

Vacant residential land 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 usually 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 3A and 3B list vacant residential lands with potential for development. (Note: The eventual built development may contain fewer units than indicated depending on site design and servicing requirements, etc.)

Grand total of vacant lands zoned residential in Belleville and Thurlow Wards (Table 3A + Table 3B) = 662



Residential Land Supply Table 3A: Vacant Lands Zoned Residential in Belleville Ward

Zoning	Location	Potential Number of Units	Map One Reference
R4 – 5 - h	Aldersgate Drive	88 (apartment units)	Blue 1
C2 – 6	Front Street	70	Blue 2
R5 – 29 – h R4	Herchimer Avenue (North of Pine Street)	92 (84 townhouse units + 8 single units)	Blue 3
R5 – 8	Janlyn Crescent	16	Blue 4
R4 – 4	Kalnay Lane	200	Blue 5
R6	Yeomans Street at Union Street	62	Blue 6
R7-13	660 Sidney St	109 (apartment units)	Blue 7

Table 3A potential number of units subtotal = 637

Residential Land Supply Table 3B: Vacant Lands Zoned Residential in Thurlow Ward

Zoning	Location	Potential Number of Units	Map Two Reference
R4-7-h	99 Cloverleaf Drive	25 (townhouse units)	Blue 1

Table 3B potential number of units subtotal = 25



Tracking New Rental Units (from 2019 onward)

During the Housing Summit held March 18th and 19th 2019, Belleville City Council set a goal to have 1000 new rental units in the City by 2025.

Tables 4A, 4B, and 4C track the number of rental units approved by the City since the Housing Summit.

Note: This data does not include the number of 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, second units, and other dwellings in the City of Belleville (Table 4A + Table 4B + Table 4C) = 641. This represents about 64% of Council's goal.



Table 4A: Apartment Rental Units (proposed and complete)

Address	Type	Status	Units	Map 1 Reference
91 Ridgeway Place	Apartment/Condo	Approved and construction complete	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	Constructed	40	Yellow 7
135 Station Street	Retirement with GF Commercial	Under construction	103	Yellow 8
111 Great St. James Street	Social Housing	Under construction	32	Yellow 9
193 North Park Street	Retirement	Under review, nearing approval	54	Yellow 10
261 Front Street	Apartment	Under Construction	4	Yellow 11
307 Front Street	Apartment	Under Construction	3	Yellow 12
318 Coleman Street	Double Duplex	Under Construction	2	Yellow 13
1 North Front Street	Apartment	Under Review	38	Yellow 14

Total Apartment Rental Units = 501



Table 4B: Second Units (proposed and complete)

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

Process	Number of Units
Registered	114
Legalized	21

Total Second Units = 132

Table 4C: Other Dwelling Units (proposed and complete)

Type of Dwelling	Address	Status	New Rental Units
Lodging Room House	220 Moira Street West	Converted 2019	8

Total Other Dwelling Units = 8

LOTS 1 3 6 9 12 15 18 21 24 27 30

CON. 9
CON. 8

CON. 8
CON. 7

CON. 7
CON. 6

CON. 6
CON. 5

CON. 5
CON. 4

CON. 4
CON. 3

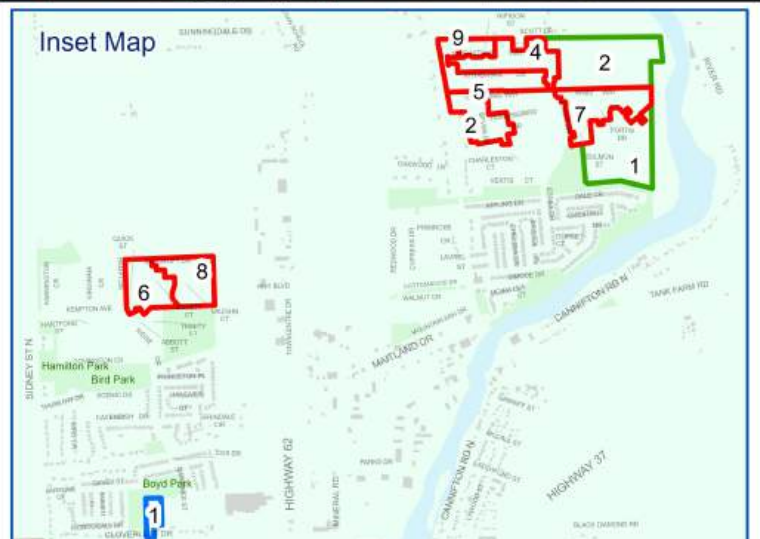
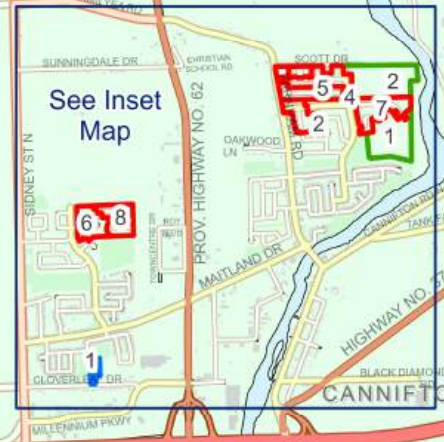
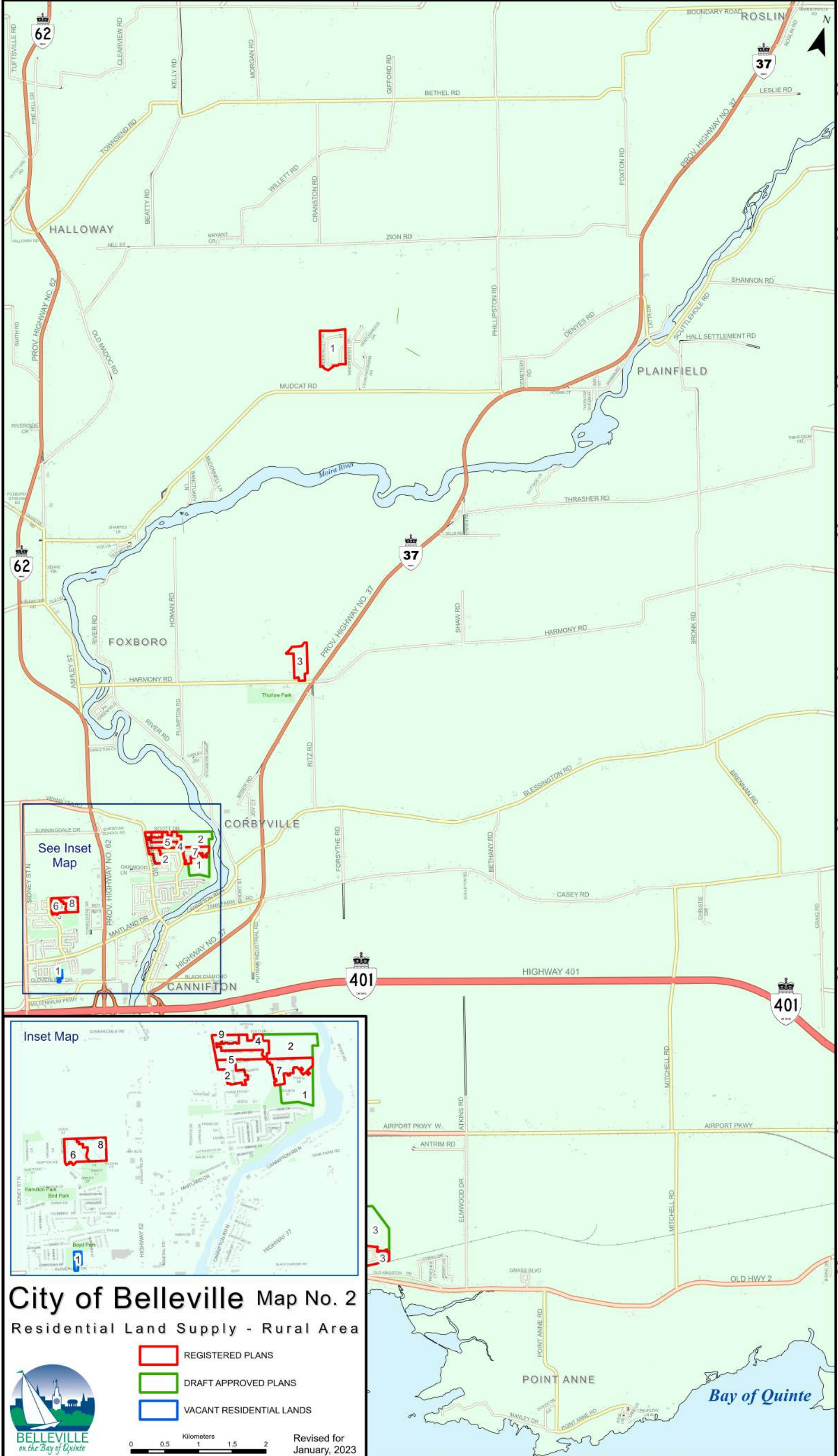
CON. 3
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CON. 2
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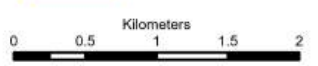
QUINTE WEST



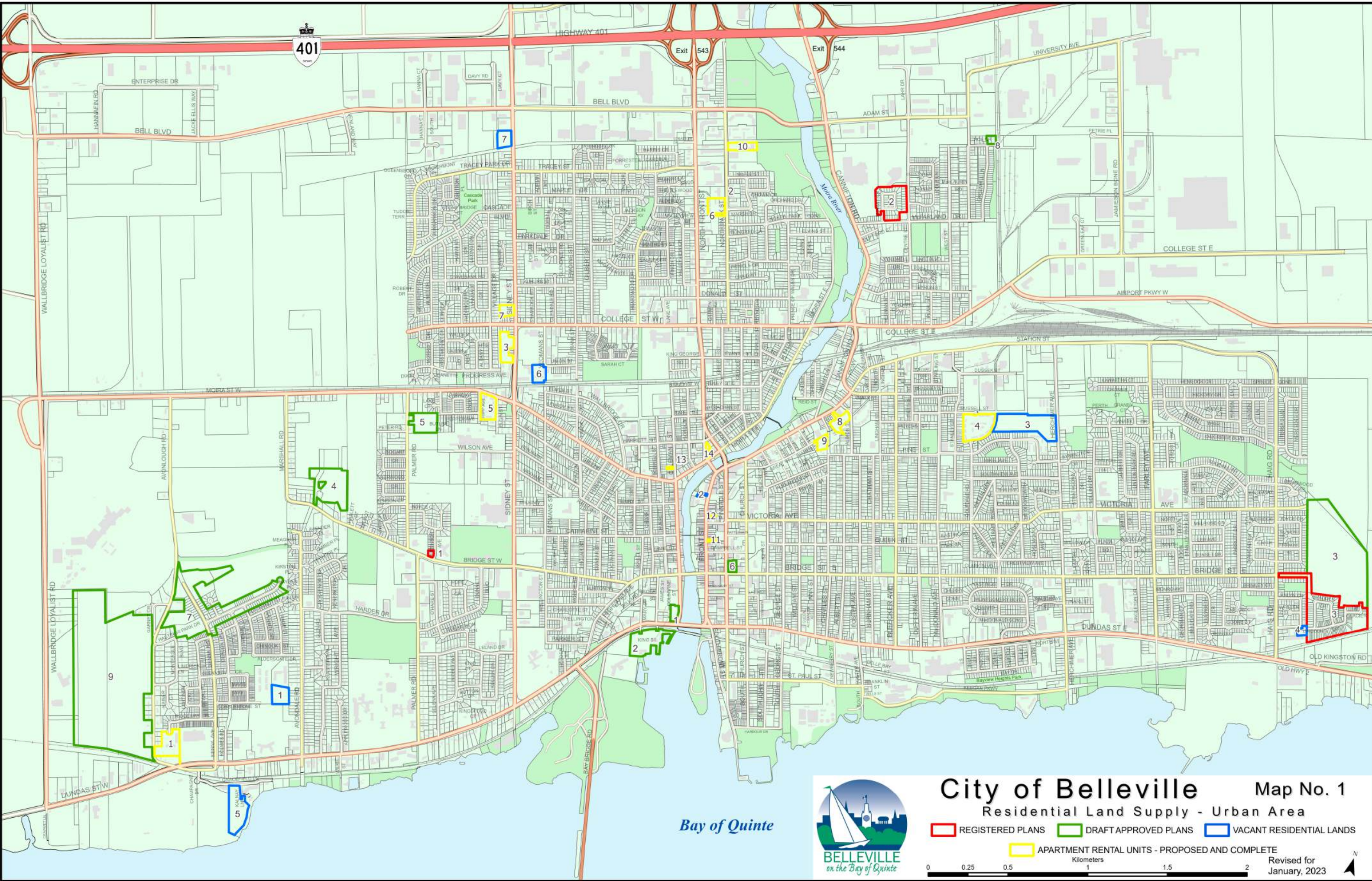
City of Belleville Map No. 2

Residential Land Supply - Rural Area

- REGISTERED PLANS
- DRAFT APPROVED PLANS
- VACANT RESIDENTIAL LANDS



Revised for
January, 2023



Bay of Quinte



City of Belleville Map No. 1

Residential Land Supply - Urban Area

- REGISTERED PLANS
- DRAFT APPROVED PLANS
- VACANT RESIDENTIAL LANDS
- APARTMENT RENTAL UNITS - PROPOSED AND COMPLETE

0 0.25 0.5 1 1.5 2 Kilometers
 Revised for January, 2023