

CITY OF BELLEVILLE

PUBLIC CONSULTATION CENTRE

ENGAGEMENT SUMMARY

DATE September 13, 2025
LOCATION 169 Front St, Belleville, ON K8N 1G8
FORMAT In-person Consultation

Background

The City of Belleville, in collaboration with NPG Planning Solutions Inc. (NPG), held an in-person Public Consultation Centre (PCC) at Belleville City Hall on September 13, 2025.

The PCC was an opportunity to engage with the public on key topics to be addressed for the City Official Plan update. Key topics include housing, intensification, urban design, agriculture and growth management. The public was invited to review preliminary information provided on poster boards and provide written or verbal feedback to the consultant team. Fifty-two (52) written responses were provided on the boards.

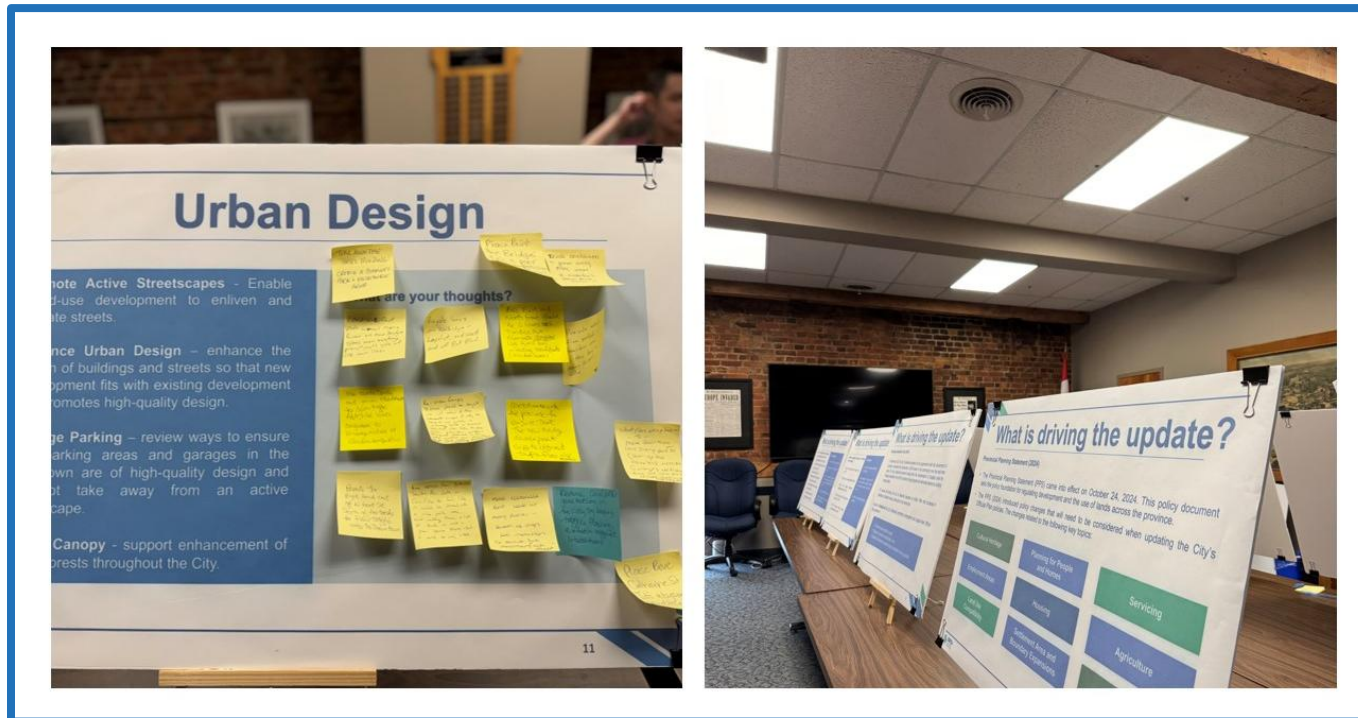
How Public Input will Inform the Official Plan Review

The public input received during the Public Consultation Center will inform the analysis for policy directions to prepare the policy updates for the City's Official Plan. Future community engagement opportunities will occur throughout this process to ensure that the community's needs, priorities and aspirations are considered.

Findings Overview

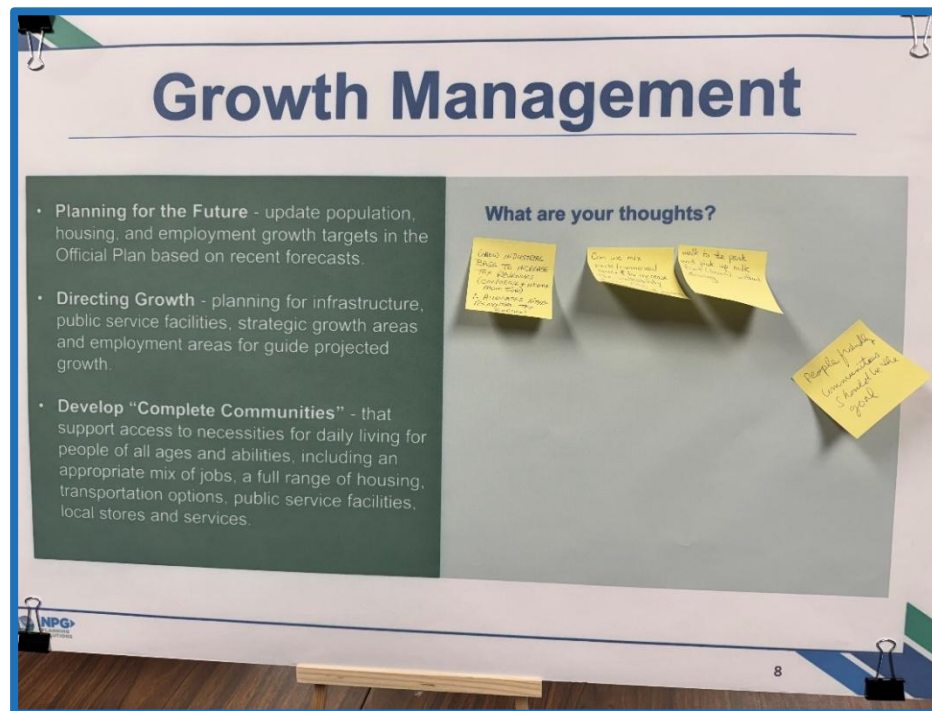
The following sections provide a summary of the community responses for the five (5) key topics. Overall, public responses indicated particular interest in:

- Waterfront revitalization;
- Improving connectivity and walkability in the City;
- Supporting intensification through infill development, mixed use development and increased density in the downtown area; and
- Protecting agricultural lands.



Growth Management

- Received three (3) responses across four (4) post-it notes.
- Two responses indicated interest in creating walkable and people friendly communities that provide access to various amenities such as cafes, markets and greenspaces.
- One response recommended growing the city's industrial base.



Growth Management

- **Planning for the Future** - update population, housing, and employment growth targets in the Official Plan based on recent forecasts.
- **Directing Growth** - planning for infrastructure, public service facilities, strategic growth areas and employment areas for guide projected growth.
- **Develop “Complete Communities”** - that support access to necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services.

What are your thoughts?

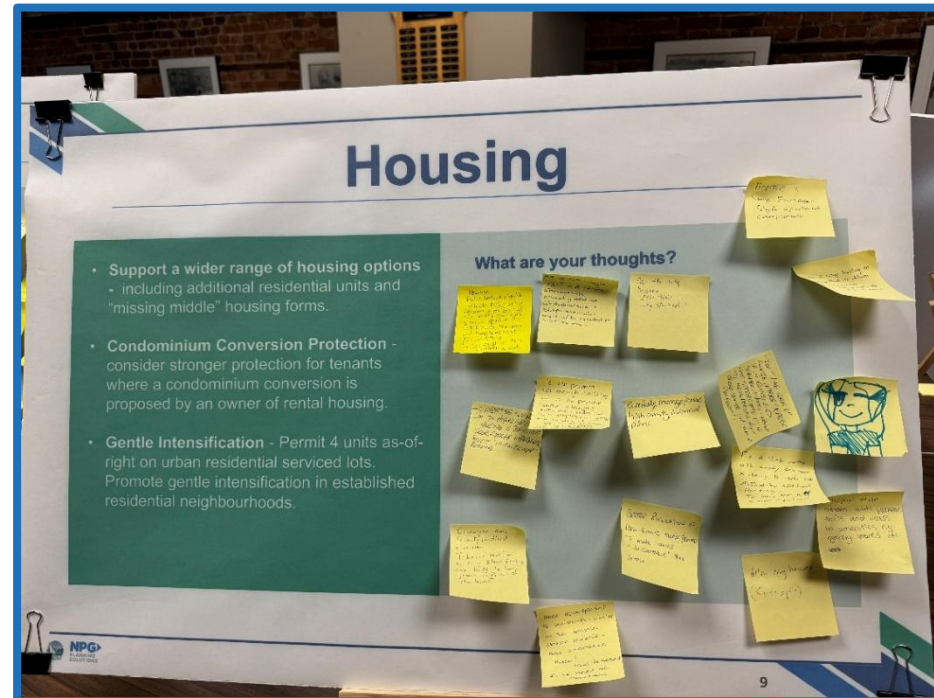
people friendly communities should be the goal

grow industrial base to increase tax revenues (corporate + income from jobs)

can we mix park/commercial space to increase the walkability of our city. Eg. cafes, small market near greenspace so young families could walk to the park and pick up milk, fruit (basics) without driving)

1. Housing

- Received fifteen (15) responses.
- Some respondents indicated interest in 4-storey European style apartment complexes in the community. Furthermore, respondents indicated that this housing typology should have access to trails and amenities (such as a grocery store).
- Another comment expressed the importance of providing senior housing in a mixed-use building with shops on the main level and residential units above.
- A range of comments were provided regarding rental housing, summarized as follows:
 - Highlighting the need for better quality rental housing for families and middle-class renters;
 - Expressing concerns regarding conflicts between tenants and landlords in the tribunal process; and
 - Questioning what is causing housing affordability.
- With regards to creating more affordable housing, various respondents recommended repurposing old buildings to address homelessness and/or provide subsidized housing.
- One comment expressed the need to carefully manage and reduce high density residential plans. Another indicated that they are not interested in seeing gentle intensification in established neighborhoods.
- One respondent expressed interest in permitting tiny houses in the City.



Housing

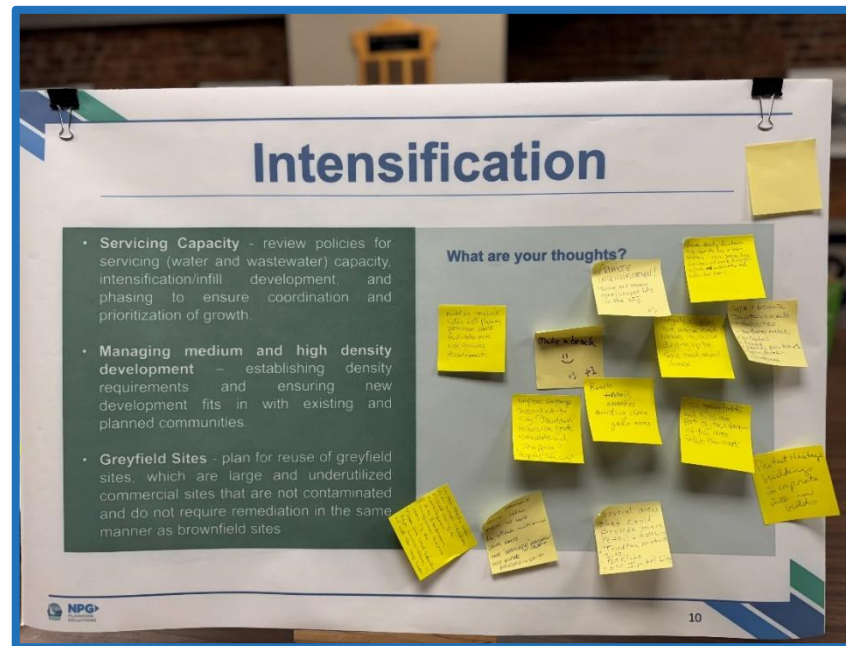
- **Support a wider range of housing options**
 - including additional residential units and "missing middle" housing forms.
- **Condominium Conversion Protection** - consider stronger protection for tenants where a condominium conversion is proposed by an owner of rental housing.
- **Gentle Intensification** - Permit 4 units as-of-right on urban residential serviced lots. Promote gentle intensification in established residential neighbourhoods.

What are your thoughts?

<p>approve 4 storey European style apartment complexes</p> <p>European style condos with walkable trails and access to amenities eg. grocery store, etc.</p> <p>As seniors age, create a diverse community whereby there is independence & shops on a main level with residential units above</p> <p>Can the city become ISO 9001 registered</p>	<p>more repurposing of buildings similar to the service canada building - now sagonaska place!</p> <p>This is great in the heart of downtown</p> <p>Use of college building on college street to address: <ul style="list-style-type: none"> - Homelessness - Rent for small events to generate income </p> <p>Fix & Renovate old empty business buildings to make into affordable subsidized housing... too many 4-5 a month apartment</p> <p>converting old police station to affordable housing is brilliant. Seek similar opportunities such as "intelligencer" building</p>	<p>carefully manage/reduce high density residential plans</p> <p>Don't like the idea of gentle intensification if in established neighborhoods. Would not appreciate it if my neighbors put these unit on their properties.</p> <p>Allow tiny houses (< 1000 sq ft)</p> <p>better regulations of real-estate market/board to make things "affordable" for people</p>	<p>Is the problem not enough housing or is the problem landlords buying investment properties in multiples, charging too much rent. Or is the problem the drug and mental health epidemic?</p> <p>Concerned about tenant/landlord situation. Tribunals involve a very slow process and tends to be geared in favor of the tenant</p> <p>Rental housing should include better quality apartments for families and middle class renters who can afford to pay for facilities like pools and exercise facilities. This will free up houses that are then available to rent.</p>
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2. Intensification

- Received thirteen (13) responses.
- Some respondents expressed interest in promoting intensification by:
 - Redeveloping vacant/unused lots;
 - Promoting density near the bus and train stations;
 - Creating more infill housing; and
 - Marketing greyfield sites with planning permissions to facilitate higher quality development.
- Various respondents also expressed interest in creating a beach and providing access to more green spaces.
- One response highlighted the importance of protecting heritage buildings and incorporating them into new builds.
- Some responses expressed the importance of supporting/promoting downtown events and facilities. Which would include improving signage throughout the city.
- With regard to Greenfields and hills, one respondent expressed that this asset should be protected.
- One respondent noted that all plans requiring road work should be integrated to avoid digging up the same road several times.



Intensification

- **Servicing Capacity** - review policies for servicing (water and wastewater) capacity, intensification/infill development, and phasing to ensure coordination and prioritization of growth.
- **Managing medium and high density development** – establishing density requirements and ensuring new development fits in with existing and planned communities.
- **Greyfield Sites** - plan for reuse of greyfield sites, which are large and underutilized commercial sites that are not contaminated and do not require remediation in the same manner as brownfield sites

What are your thoughts?

Several areas that could provide more retail & housing;
 - Trudeau Motors site
 - Baklite
 - Old Intel building

Promote density downtown and near the bus & train stations- more people living downtown will make a more active, sustainable and safe downtown

marketing greyfield sites with planning permission would facilitate more high quality development.

Beach + retail amenities provide clean green areas

Make a beach +2

Protect Heritage building + incorporate into new builds

Promote Intensification!! There are many open/unused lots in the city +1

In the 1940s war time homes could be picked using a catalogue - a 2 to 3 bedroom bungalows approx. 1000 sq. ft. These are ideal starter type homes- there is non need for large homes

More affordable housing, infill housing. No more big sprawl multi million dollar homes. Make "affordable" affordable, not +500,000 More rental affordable 600-800

Integrate all plans that require road works to avoid digging up the same road several time

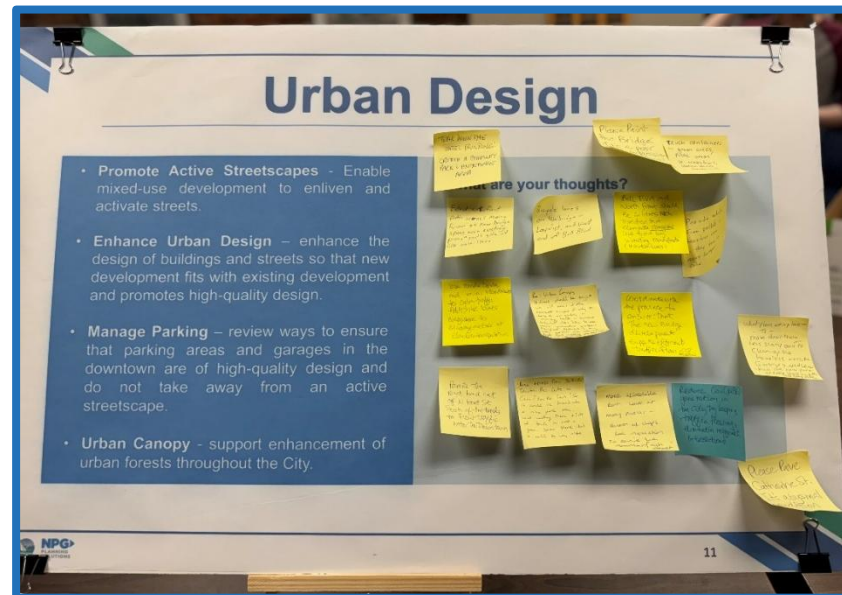
support + promote downtown events + facilities:
 - the farmers market
 - the theaters
 - Packfest
 -Riverside Pubs+ Pesto
 -Cycling routes + Connections

our Greenfields and hills are part of the attraction of this area. Protect this asset.

Improve signange throughout the city! "Downtown historic are great restaurants and shopping" "Hospital this way"

3. Urban Design

- Received sixteen (16) responses.
- Various comments were received regarding improving traffic flow in the city. This included recommending improvements to certain roads and incorporating roundabouts as a traffic calming measure. Other comments encourage bike lanes and other forms of active and/or electric transportation.
- One comment expressed the need for protecting and enhancing the city's urban canopy and city gardens.
- Some comments expressed the need for more trash containers in green space and public areas.
- Other comments expressed the need to improve safety and clean up areas of the downtown.
- Other comments regarding greenspaces were related to:
 - Expanding the waterfront path across Moira River; and
 - Creating new parks/entertainment areas.
- Another comment expressed the need for improving infrastructure facades such as repainting the city bridges.
- One comment highlighted the need for more affordable rent to revive the downtown/High Street.



Urban Design

- **Promote Active Streetscapes** - Enable mixed-use development to enliven and activate streets.
- **Enhance Urban Design** – enhance the design of buildings and streets so that new development fits with existing development and promotes high-quality design.
- **Manage Parking** – review ways to ensure that parking areas and garages in the downtown are of high-quality design and do not take away from an active streetscape.
- **Urban Canopy** - support enhancement of urban forests throughout the City.

What are your thoughts?

Area across from Belleville Senators Rec Centre on Cannifton Rd feels like it could be turned into a nice park area. Was walking there & lots of trash in river & green space there but it could be very nice

Trash containers in green areas, public areas, i.e. waterfront, station street, memorial

Tear down the intel building! Create a community park & entertainment area

extend waterfront path across Moira River on new bridge spans over existing piers south side of CPR main line.

Promote the right hand exist off Front street south of the tracks to flow traffic into the downtown.

Use roundabouts and mini roundabouts to calm traffic, add bike lanes everywhere to encourage active or electric transportation

what plans are in place to make downtown less scary and to clean up the homelessness, the garbage & needles that are now part of every walking path and every park

Reduce Co2 generation in the City + flowing eliminating inefficient intersections

Bell Blvd and North front should be 2 lanes each direction + eliminate dangerous left turns by installing roundabouts (less turn lanes)

Urban Canopy: trees should be brought into all areas of the cement-scapes pf city to help with our quality & inversing heat in the summer. Would also like to see more pollinator gardens throughout. Noticed a few city gardens near intersections that have nothing planted there until summer.

Provide vehicle free park lots in downtown core as they have in many european cities

Bicycle lanes on walbridge - loyalist, and west end of Bell Blvd.

more affordable rent. Look at Mary Portas - Queen of Shops for inspiration to revive the downtown/ high street

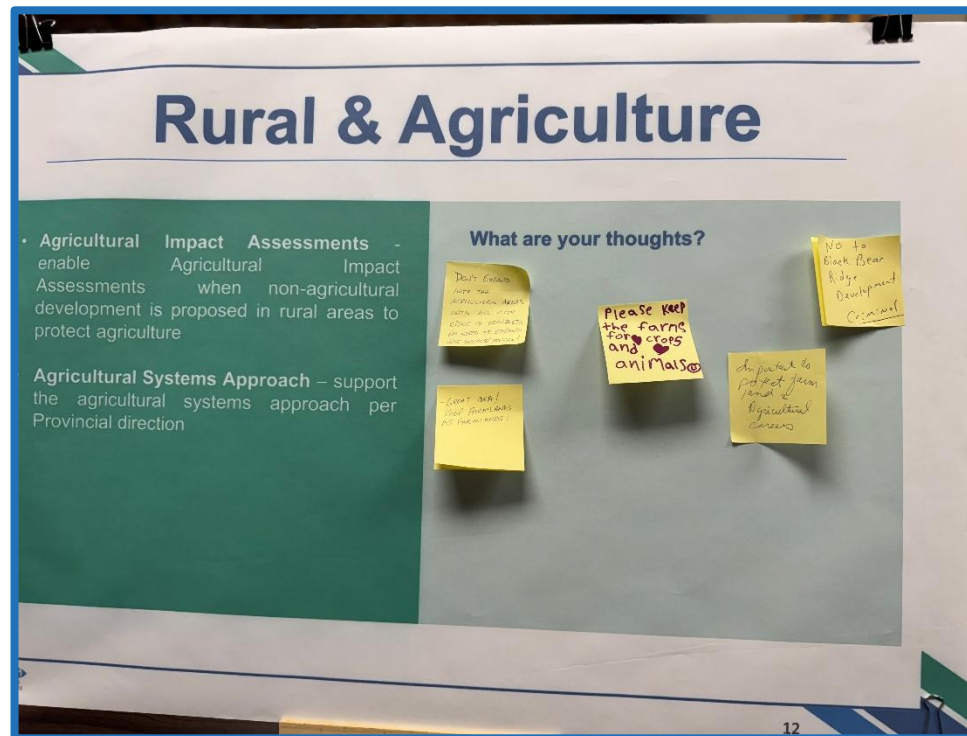
Please Paint the bridges. It's a poor first impression of downtown.

coordinate with the province to ensure that the new bridge development supports efficient traffic flow - CO2 retention

Please pave Catherine St. It's abysmal condition

4. Rural and Agriculture

- Received five (5) responses.
- Most responses highlighted the importance of protecting farmlands and agricultural careers in the community.
- One comment noted they were not in support of a specific development.



Rural & Agriculture

- **Agricultural Impact Assessments** - enable Agricultural Impact Assessments when non-agricultural development is proposed in rural areas to protect agriculture
- **Agricultural Systems Approach** – support the agricultural systems approach per Provincial direction

What are your thoughts?

Great Idea!
Keep
farmlands as
farmlands

Important to
protect farm
lands and
agricultural
careers

Don't expand into
the agricultural
areas until all city
space is occupied.
No need to expand
just because you
can!

Please keep
farms for
crops and
animals

No to Black
Bear Ridge
Development