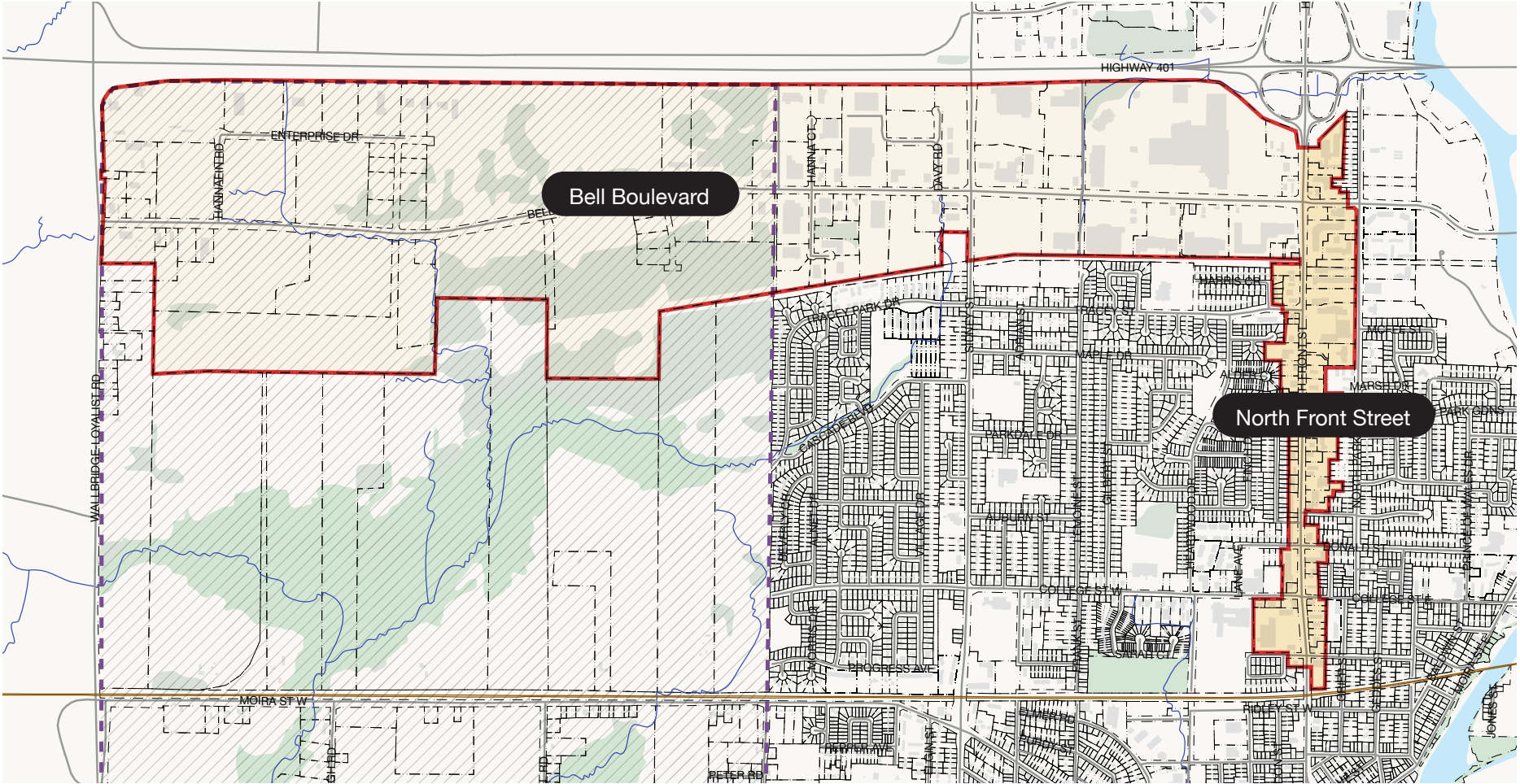


Welcome! We will be starting at 6:35PM.

Bell Blvd/ North Front St Corridor Plan

Public Information Centre No.1
April 5, 2022
6:30 - 8:15PM



FOTENN



Bell Blvd / North Front St Corridor Plan

Public Information Centre No.1

April 5, 2022

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FOTENN

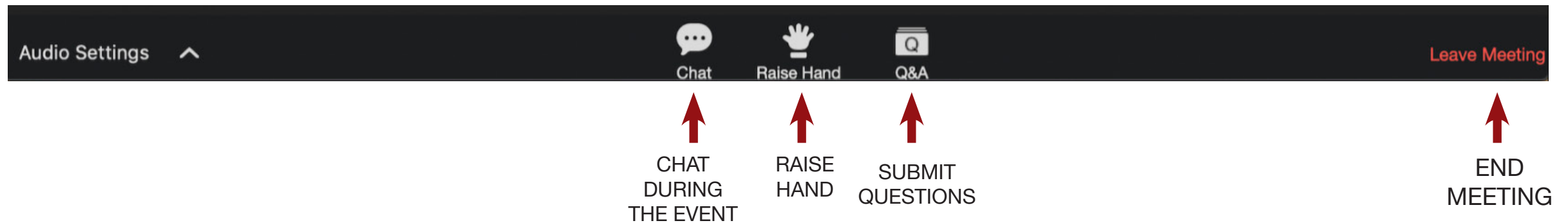


Land Acknowledgment

“Now, although this meeting is being held virtually, we should each of us on the call take this opportunity to reflect, to consider the land upon which we are standing or seated, wherever we are, and to consider all of those who have lived from that land over the generations, and to consider especially the First Nations people whose ancestral home and hunting lands these are. On behalf of the majority of us who are here present in the City of Belleville, I would like to honour and thank the Mohawk people of Tyendinaga for welcoming us as neighbours to the lands upon which we live here on the Bay of Quinte.”

ZOOM 101

Chat, Q&A, Raise Hand



If you are having **technical problems**, please communicate with our IT team by using the **Chat box**. A member of our team will respond to you directly.

ZOOM 101

Join by Telephone

/ Join the meeting by telephone by dialing in

/ Telephone information should have been included with the Zoom Webinar details emailed to you

Zoom Etiquette

- / Your camera and microphone are turned off
- / To speak, **raise your hand** and our IT team will unmute you
- / Questions can also be asked in the **Q&A box**
- / Comments can be shared through the **chat** box
- / This meeting is being **recorded**
- / This meeting will be broadcasted on YouTube for public viewing at **[youtube.com/bellevillecityhall](https://www.youtube.com/bellevillecityhall)**
- / Listen to and respect others opinions

Agenda

Presentation

Project Team

Overview of the Study

Process and Timeline

Study Area and Context

Planning and Policy Context

Mobility and Servicing Context

Q&A Period

Discussion

Wrap Up

The Team



FOTENN PLANNING + DESIGN

TMIG



Ute Maya-Giambattista
B.ARCH, M.PL., MCIP, RPP, LEED AP
Principal, Urban Design

**Project Manager/Lead,
Urban Design**



Evan Truong
MCIP, RPP
Associate, Urban Design

**Planning,
Urban Design**



Claire Stevenson-Blythe
BA, MScPI
Planner

**Planning
Support**



Brandon Orr
MCIP, RPP
Transportation Planner

**Mobility
Planning Lead**

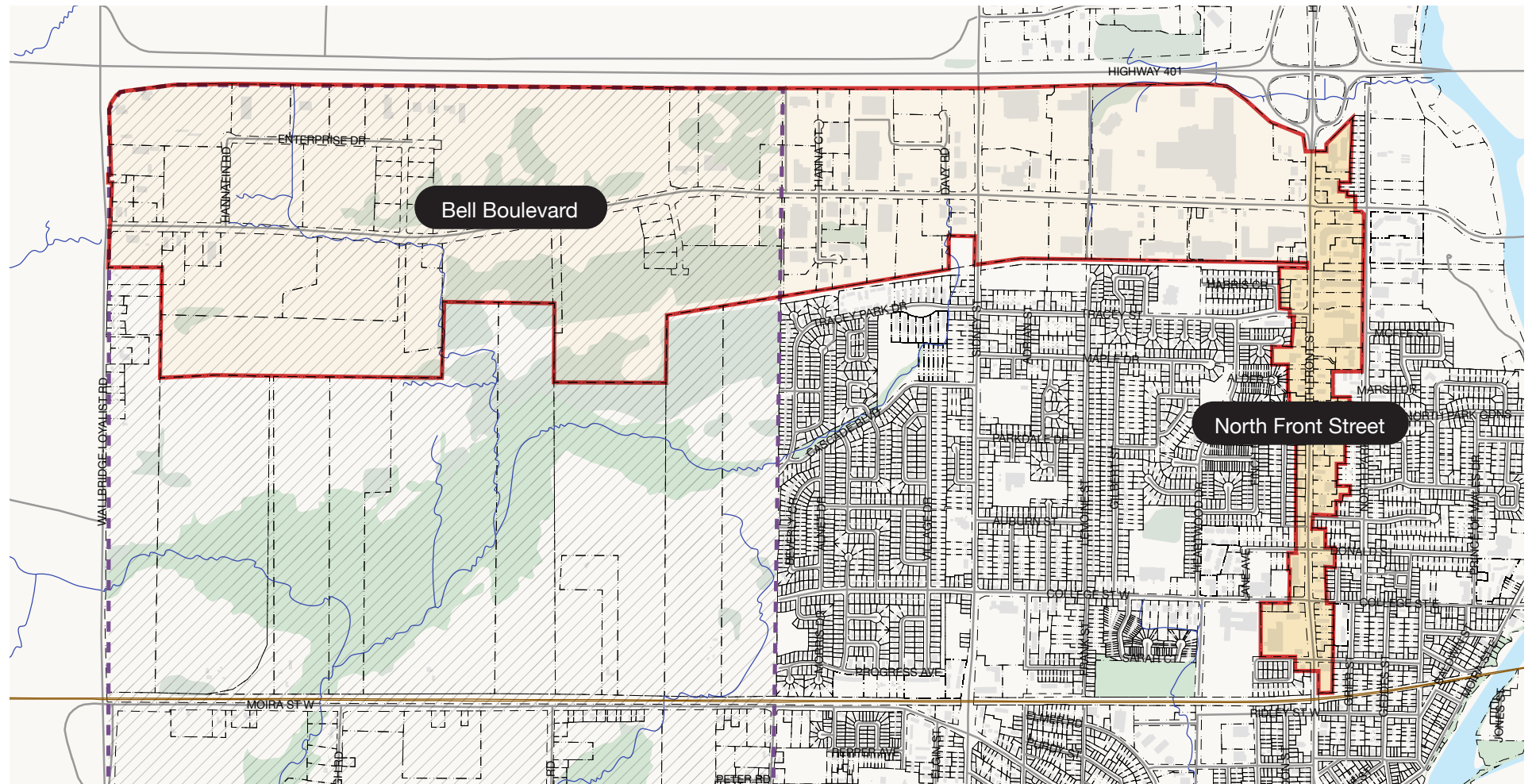


Kevin Brown
P.Eng
Senior Project Manager

**Servicing
Lead**

Purpose of the Study: Why this area?

- / The City of Belleville is undertaking a corridor study for Bell Boulevard and the portion of North Front Street between Bell Boulevard and the rail line.
- / **Bell Boulevard is an important east-west connector** in the City of Belleville and the focal point for large-format retail in the City.
- / North Front Street runs north-south and connects to Highway 401 to the core of the City, **servicing as a Gateway to downtown.**
- / The Bell Boulevard/ North Front Street corridor is envisioned to become a **mixed use corridor.**



Study Overview

What is a Corridor Study?

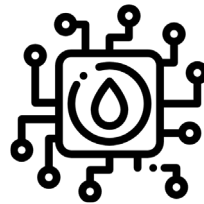
- / The purpose of this study is to understand the **specific needs and opportunities** in the study area and **establish a framework that gives the City direction** regarding its current and future development as a **mixed-use corridor**. The direction will contribute to the overall planning vision for the city.
- / The Corridor Study is an analysis that reviews and integrates planning, urban design, servicing and environmental considerations.



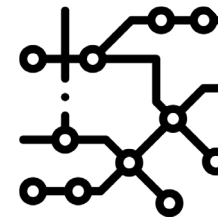
Land Use
Planning



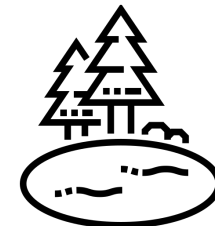
Built Form and
Urban Design



Water/
Stormwater



Transportation and
Mobility



Parks and Open
Spaces, Natural
Areas

The Process and Timeline

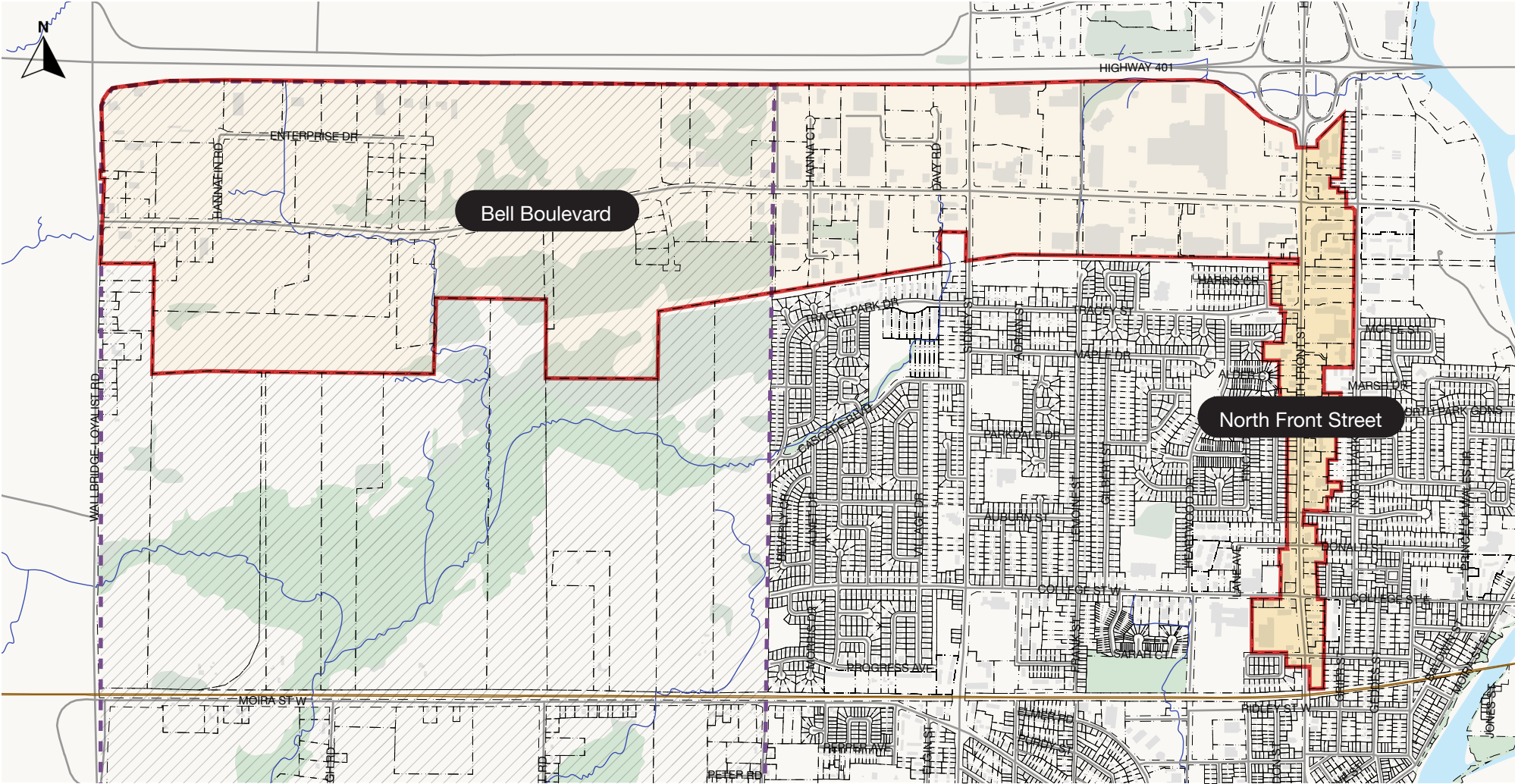
We Are Here



Study Overview

The Study Area and Context

- / **Bell Boulevard** from Wallbridge Loyalist Road to North Front Street
- / **North Front Street** from Bell Boulevard to the rail line



Study Overview

The Study Area and Context

North

- / Highway 401, Agricultural lands, Commercial Land Use (large format retailers, e.g. Walmart, PetSmart)

West

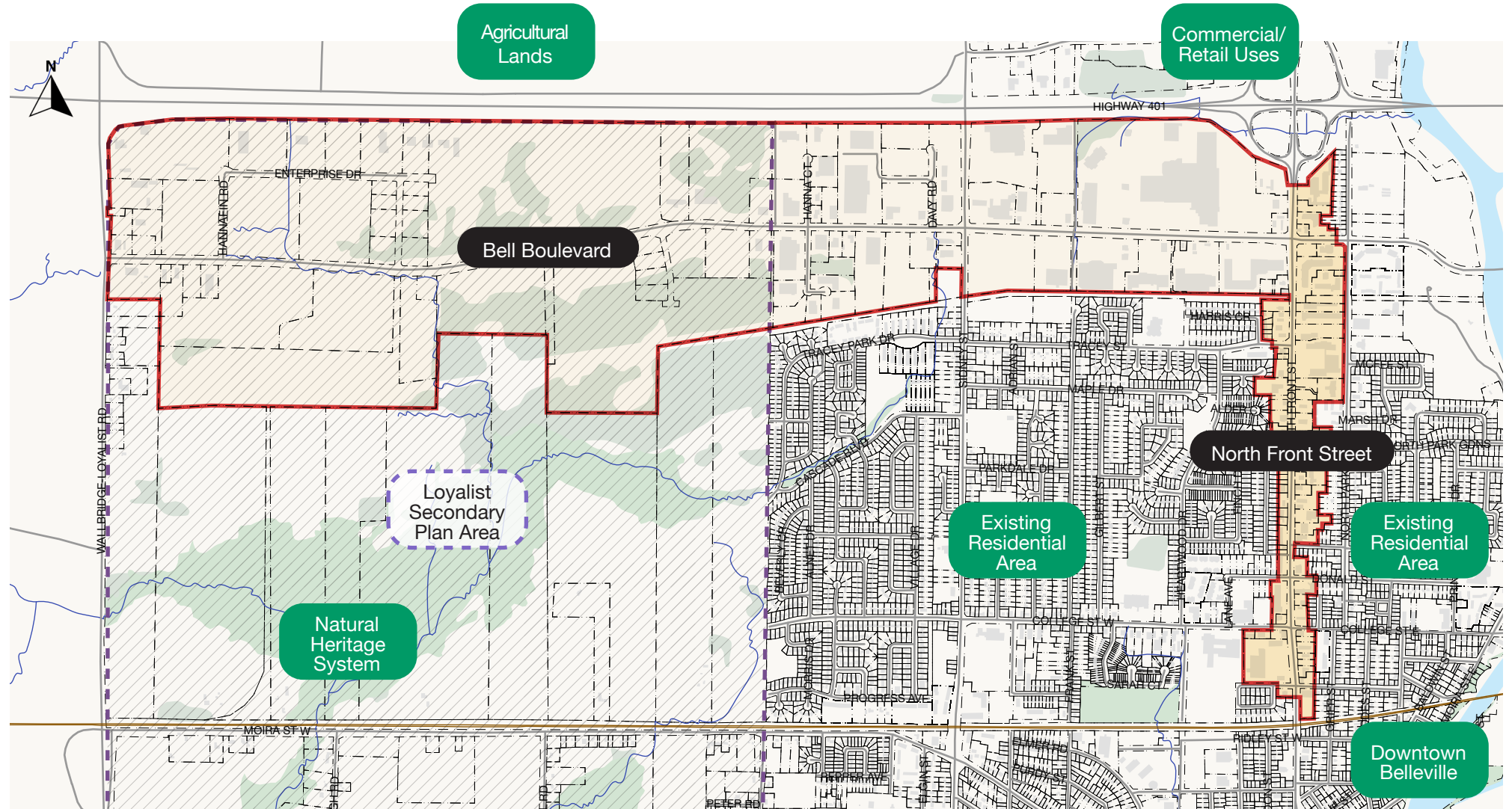
- / Bell Blvd - Agricultural lands, outside of Urban Boundary
- / N. Front St - Existing Residential, mainly single detached dwellings

South

- / Bell Blvd - Loyalist Secondary Plan, Agricultural lands, Natural Heritage System
- / N. Front St - Downtown Belleville, Existing Residential

East

- / N. Front St - Existing Residential

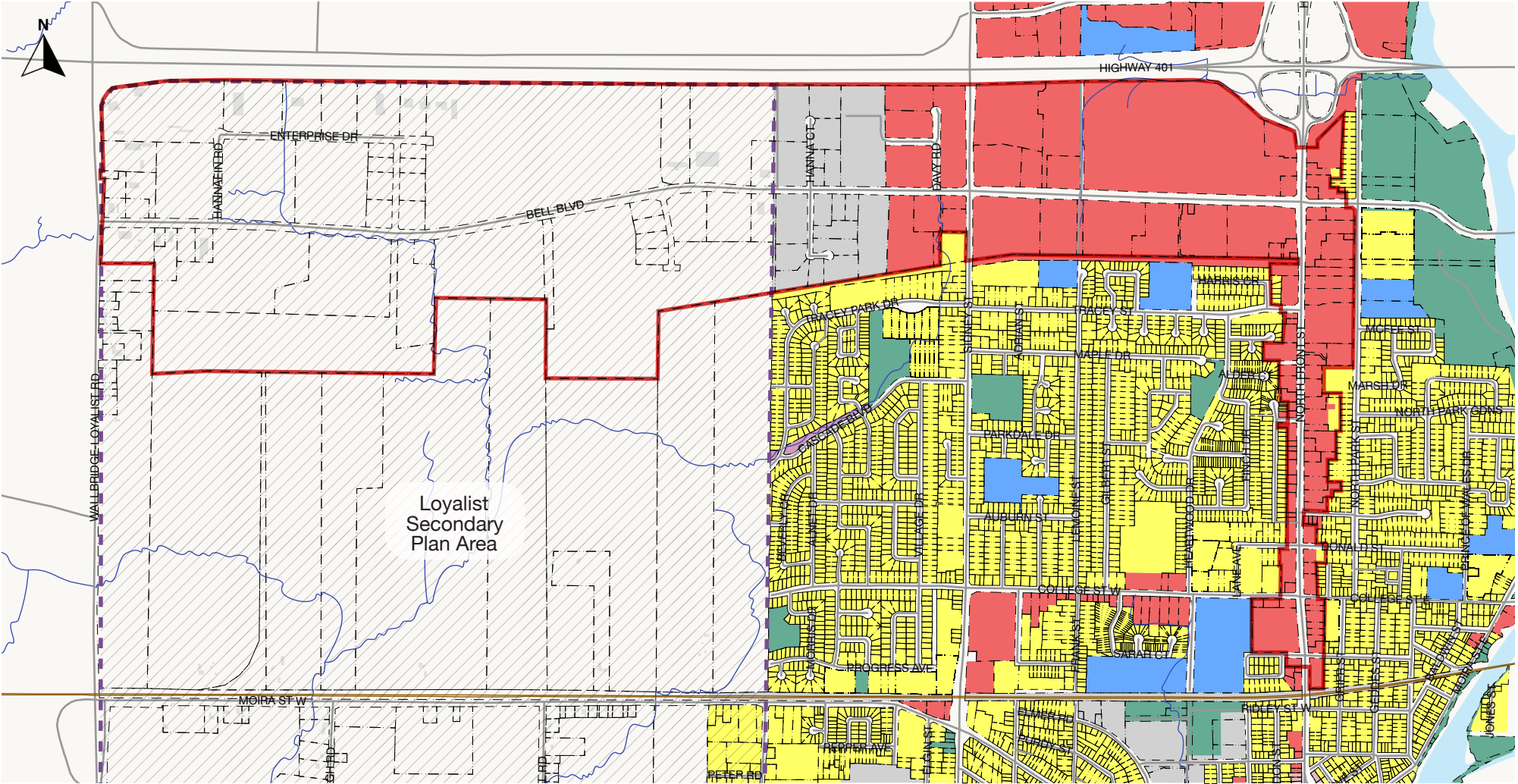


The Planning and Policy Context

Official Plan Designations

- / **North Front Street**
- Commercial Designation
- / **Bell Boulevard** -
Commercial, Industrial Designation
- Loyalist Secondary Plan Area

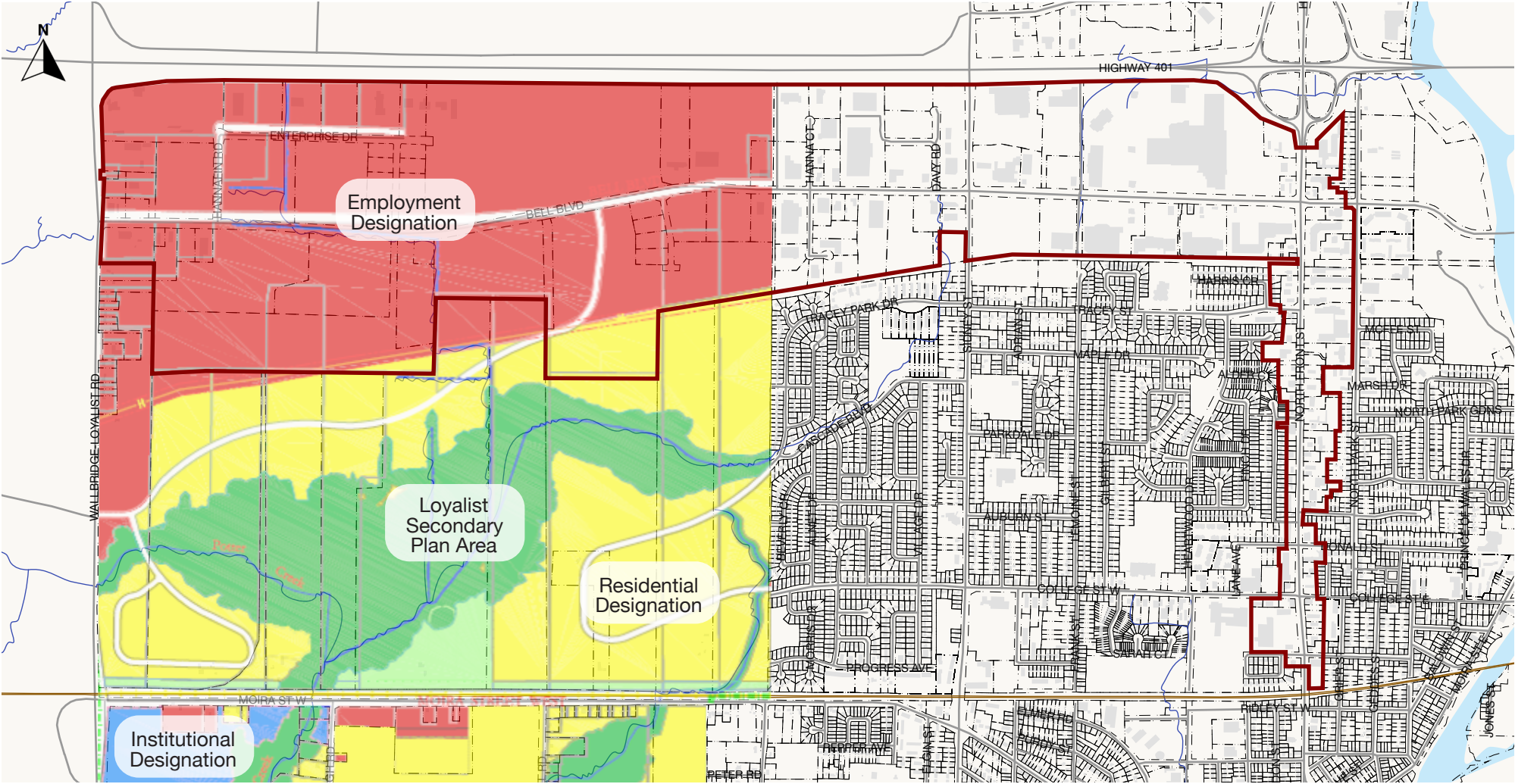
- Corridor Study Boundary
- City Centre
- Commercial Land Use
- Community Facility
- Deferred Growth Area
- Employment Land Use
- Environmental Protection
- Mineral Aggregate
- Open Space
- Residential Land Use



The Planning and Policy Context

Loyalist Secondary Plan

- / **Loyalist (West) Secondary Plan Update** is being undertaken concurrently
- / **Bell Boulevard - Employment Designation**









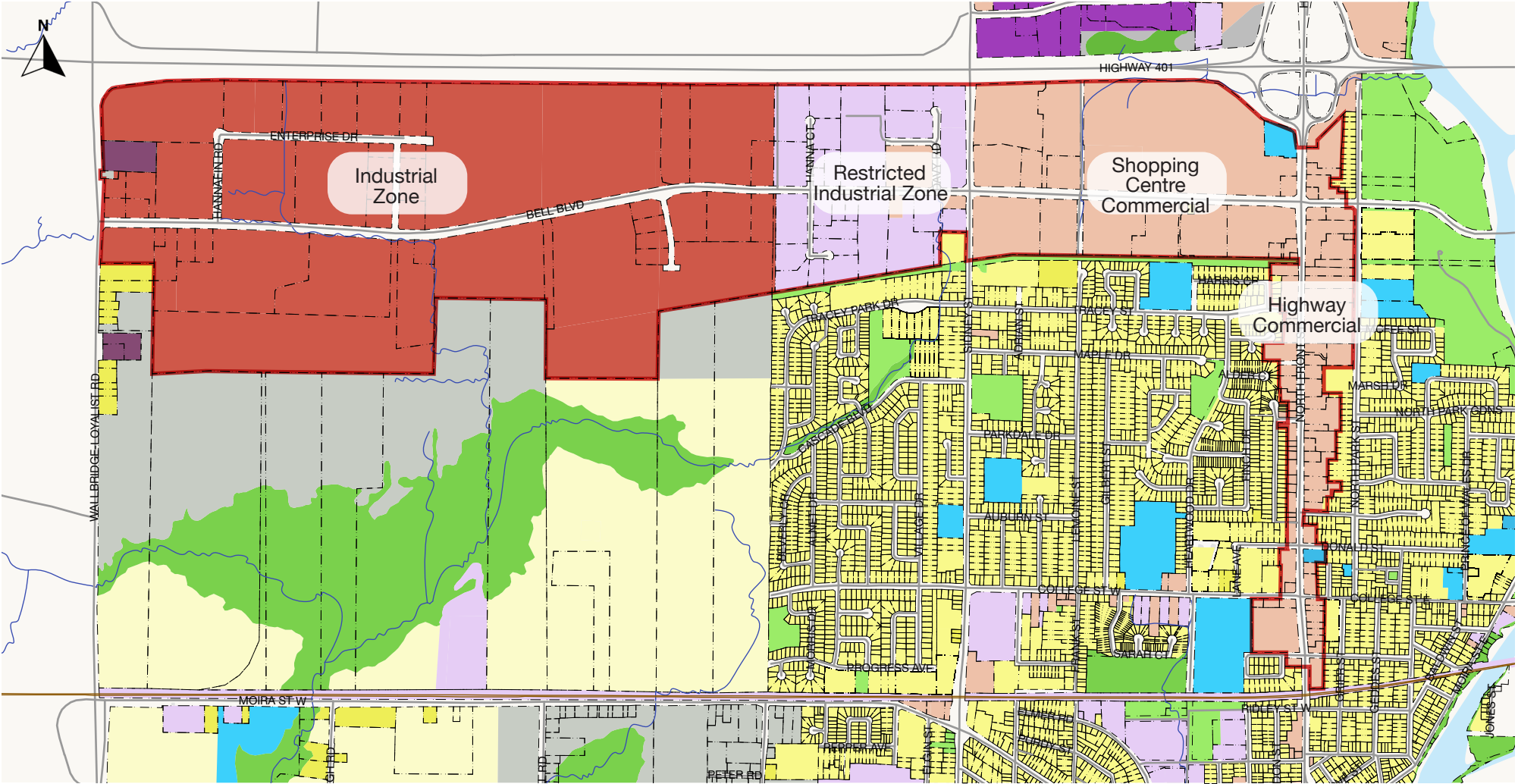
The Planning and Policy Context

Zoning

/ **North Front Street -**
Highway Commercial and Shopping Centre Commercial Zone

/ **Bell Boulevard -**
Restricted Industrial, Highway Commercial, Shopping Centre Commercial, and Special Industrial Zone

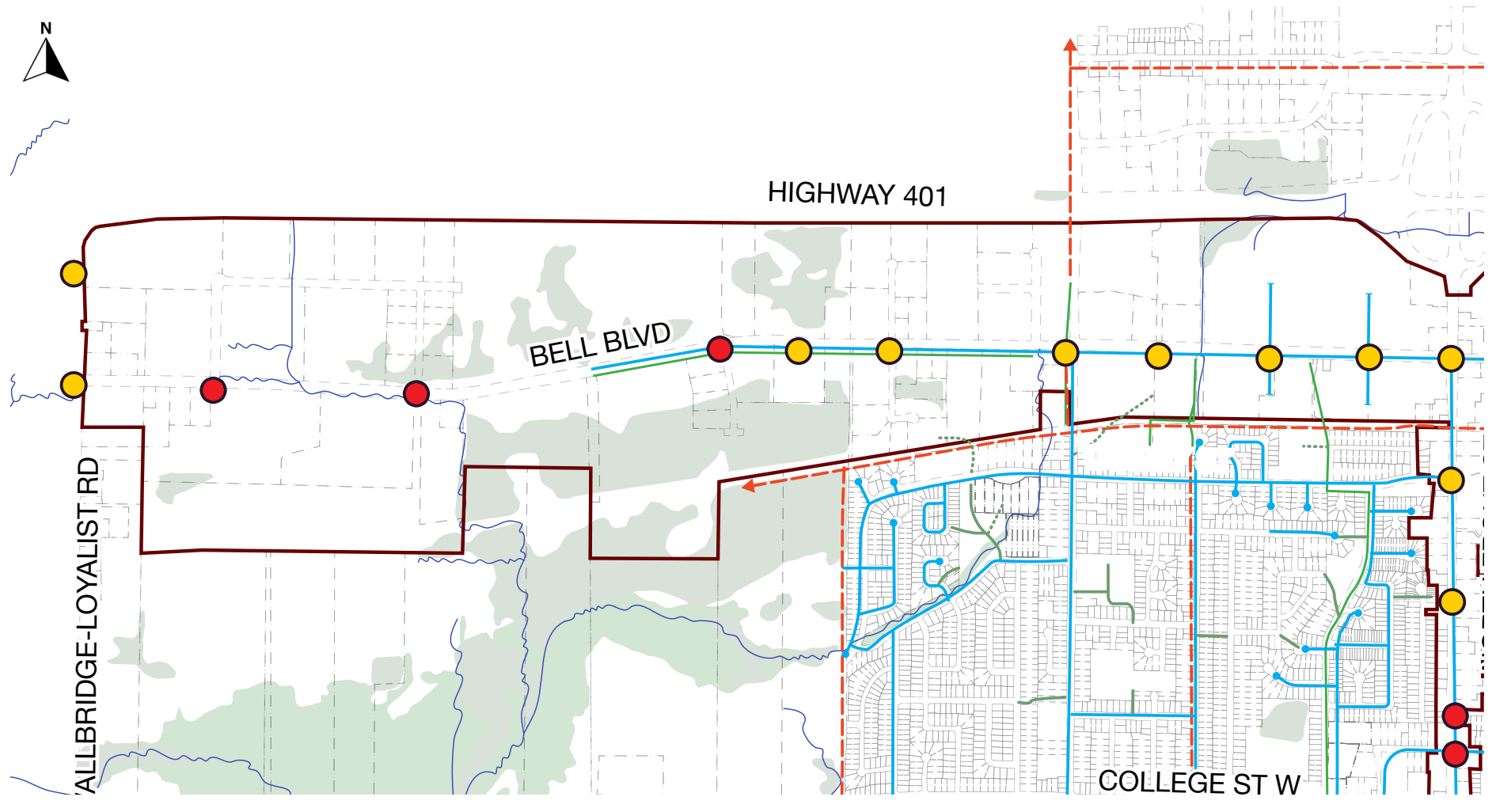
-  Corridor Study Boundary
-  Highway Commercial and Special Industrial Zone
-  Restricted Industrial Zone
-  Highway Commercial Zone and Shopping Centre Commercial
-  Residential Zone
-  Urban Holding Zone
-  Environmental Control Zone



Transportation and Mobility

Corridor Context (Bell Blvd)

- / Bell Boulevard is a designated Major Arterial with a posted speed limit of 50-60 km/h
- / Large blocks add time to pedestrian travel
- / No active mobility infrastructure in the western portion of the corridor, adjacent to the future Loyalist Secondary Plan Area
- / Disconnected network of cycling facilities on and surrounding Bell Boulevard



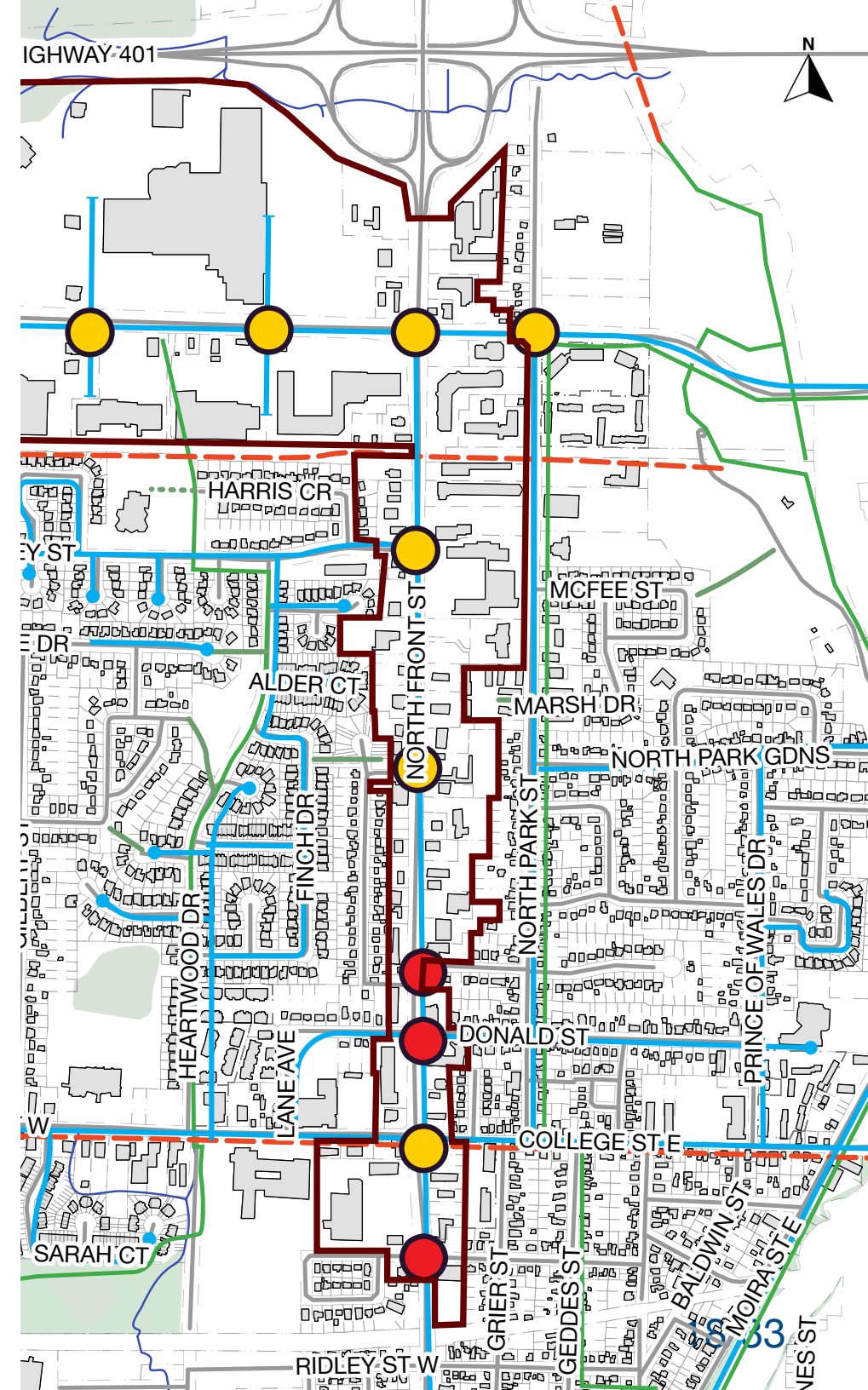
- Corridor Study Boundary
- Signalized Intersection
- Stop-Controlled
- Sidewalks
- Mid-Block Connections
- Cycling Route
- TMP Cycling Route

Transportation and Mobility

Corridor Context (North Front Street)

- / North Front Street is a designated Major Arterial with a statutory speed limit of 50 Km/h and a four-lane cross-section
- / Few vehicular and pedestrian connections into the adjacent residential neighbourhoods
- / Disconnected cycling network with no direct connections to the corridor

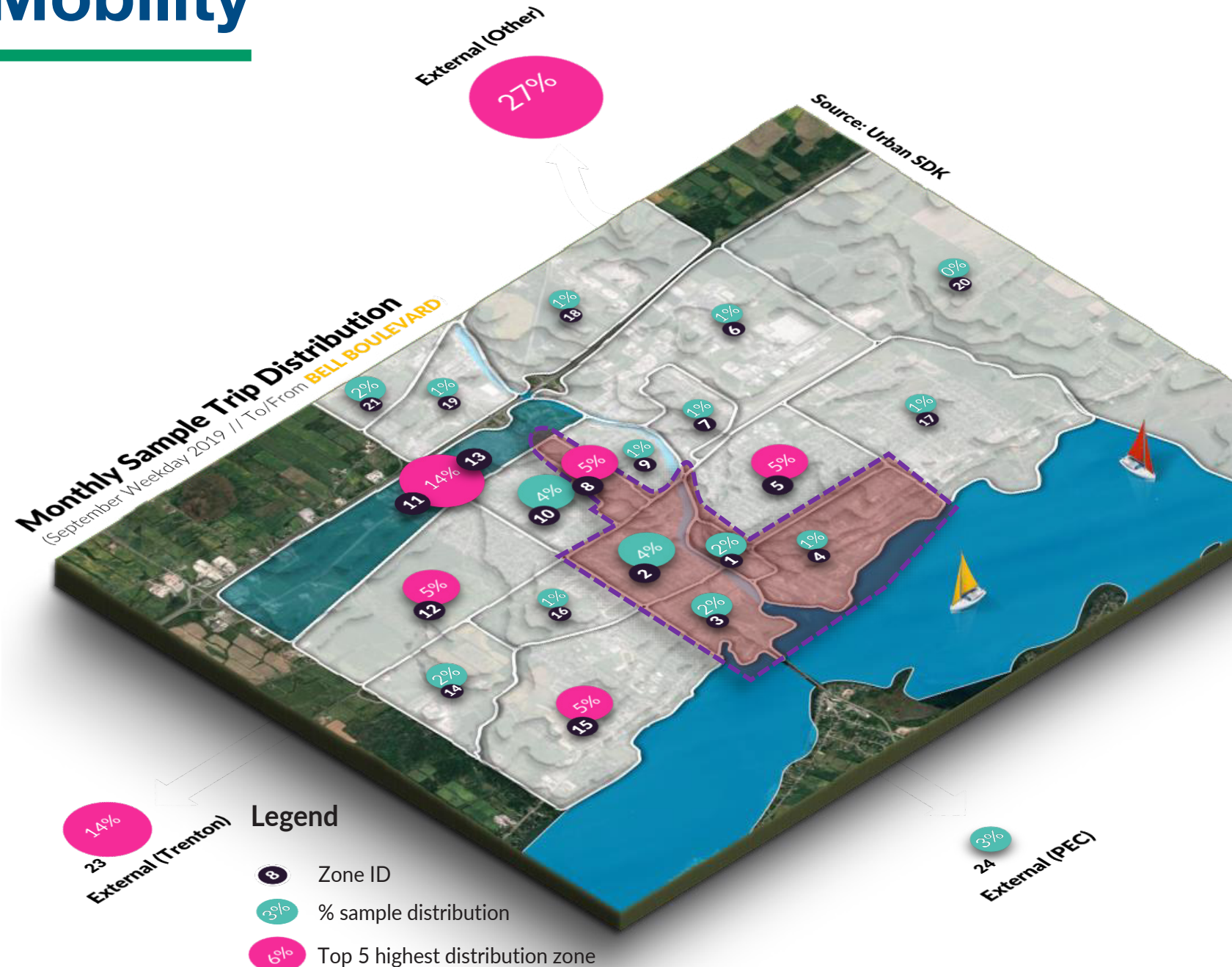
- Corridor Study Boundary
- Signalized Intersection
- Stop-Controlled
- Sidewalks
- Mid-Block Connections
- Cycling Route
- TMP Cycling



Transportation and Mobility

Trip Distribution (Bell Blvd)

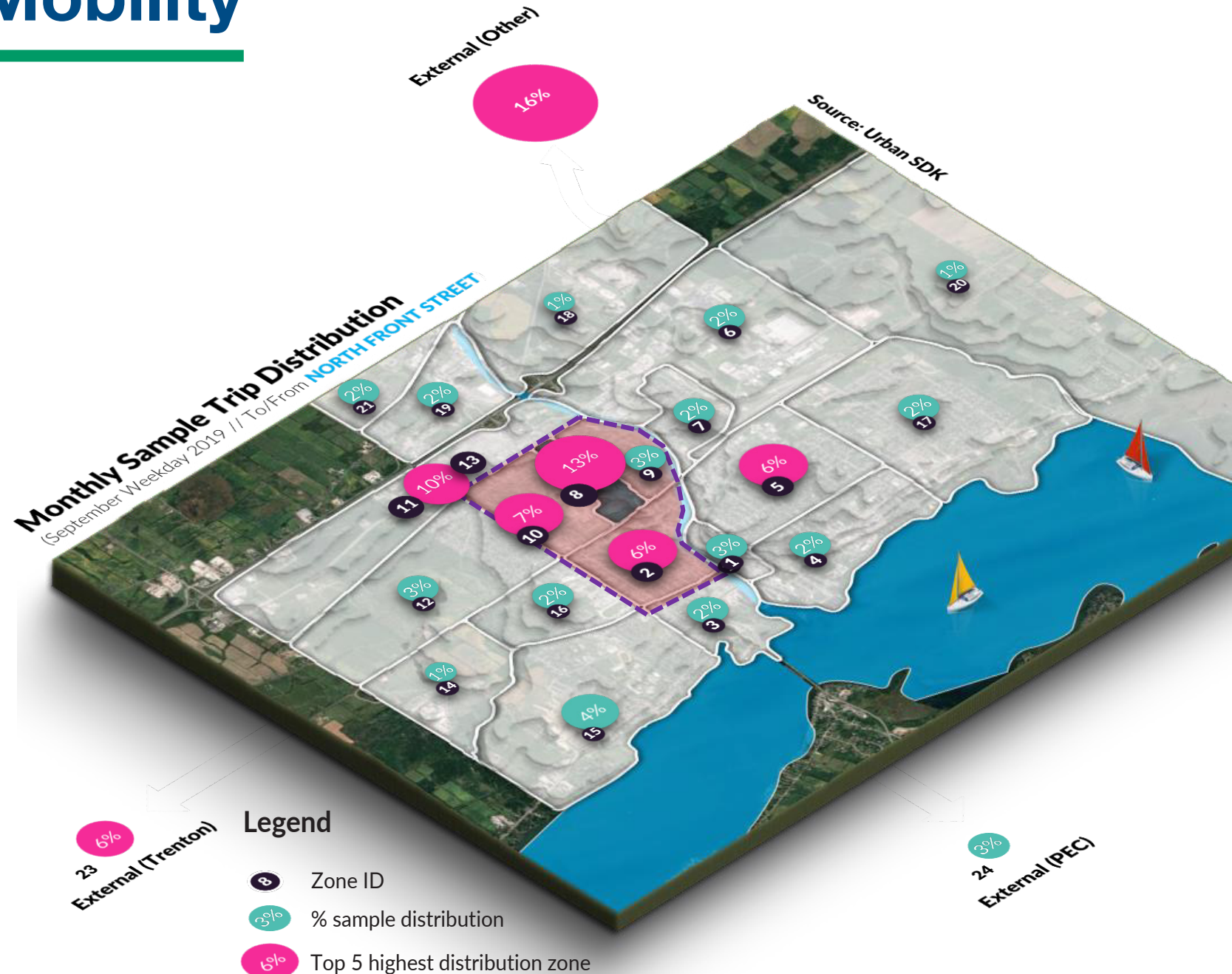
- / 14% of daily weekday sample trips associated with the Bell Blvd corridor are made internally within the corridor,
- / 44% of trips to the Bell Blvd corridor are external trips, with trips from the west comprising the largest portion (13%).
- / ~14% of trips associated with Bell Blvd are within zones that would likely see trips using North Front Street to access the corridor (Zone 1, 2, 3, 4, and 8)



Transportation and Mobility

Trip Distribution (N. Front St)

- / 13% of daily weekday sample trips associated with the N Front St corridor are made internally within the corridor
- / North Front Street serves more of a local function as the bulk of trips are internal to Bellville, with 29% of trips associated with zones directly on or surrounding the corridor (Zone 2, 8, 9, 10)
- / 24% of demand is associated with trips that go beyond the City's borders (external).



Transportation and Mobility

Level of Service (LOS)

Level of Service (LOS) is a standard from the Highway Capacity Manual (HCM) that describes the operating conditions of the roadway based on intersection delay experienced by vehicles. LOS A to C suggest traffic is stable or free flowing. LOS D suggests traffic is approaching unstable flow. LOS E suggests unstable flow or operating capacity, and LOS F suggests a breakdown in flow. Level-of-Service (LOS) for Pedestrian and Cycling based on level of infrastructure at intersections.



Vehicular - Good

Only 3 intersections
experiencing a LOS
worse than “B”
*(20 - 35 second delay at
intersection)*



Pedestrian - Poor

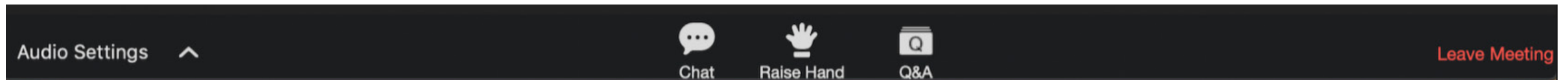
Majority of intersections
experiencing LOS worse
than “C”
*(Poor pedestrian
treatments at intersection)*



Cycling - Poor

Most intersections
operating at an “F”
*(No bicycle provisions at
intersection)*

Q & A



↑
RAISE HAND
Note: Our IT team will unmute you

↑
SUBMIT QUESTIONS
Note: questions will appear publicly once they are answered

If you are having **technical problems**, please communicate with our IT team by using the **chat box**. A member of our team will respond to you directly.

Q & A

Questions Received

- / Public Transportation: As the western end of Bell Boulevard continues to develop, employers require reliable public transit service for their employees. Is there a plan to address this need?
- / Water Pressure: Our property sits at the western edge of this corridor. Our water service is not adequate to meet the needs of our guests - it delivers to the property at 40 psi. This necessitates supplemental private pumps for even our most basic water needs, and a very costly diesel generator pump to supply our fire sprinkler system. As development continues along the corridor – and the water draw inevitably rises, what plans are there to address this low water pressure?
- / What is the timeline for the City to widen Bell Boulevard going east from Loyalist?
- / Will the City consider accessing the southern part of Bell Boulevard developments, south of our 30 meter strip (hydro corridor), by making it a public road?

Discussion Session

Opportunities and Constraints

This discussion is set up to obtain input on the public realm, built form and land use along Bell Boulevard and North Front Street

Strengths

- What do you like?

Weaknesses

- What do you dislike?

Opportunities

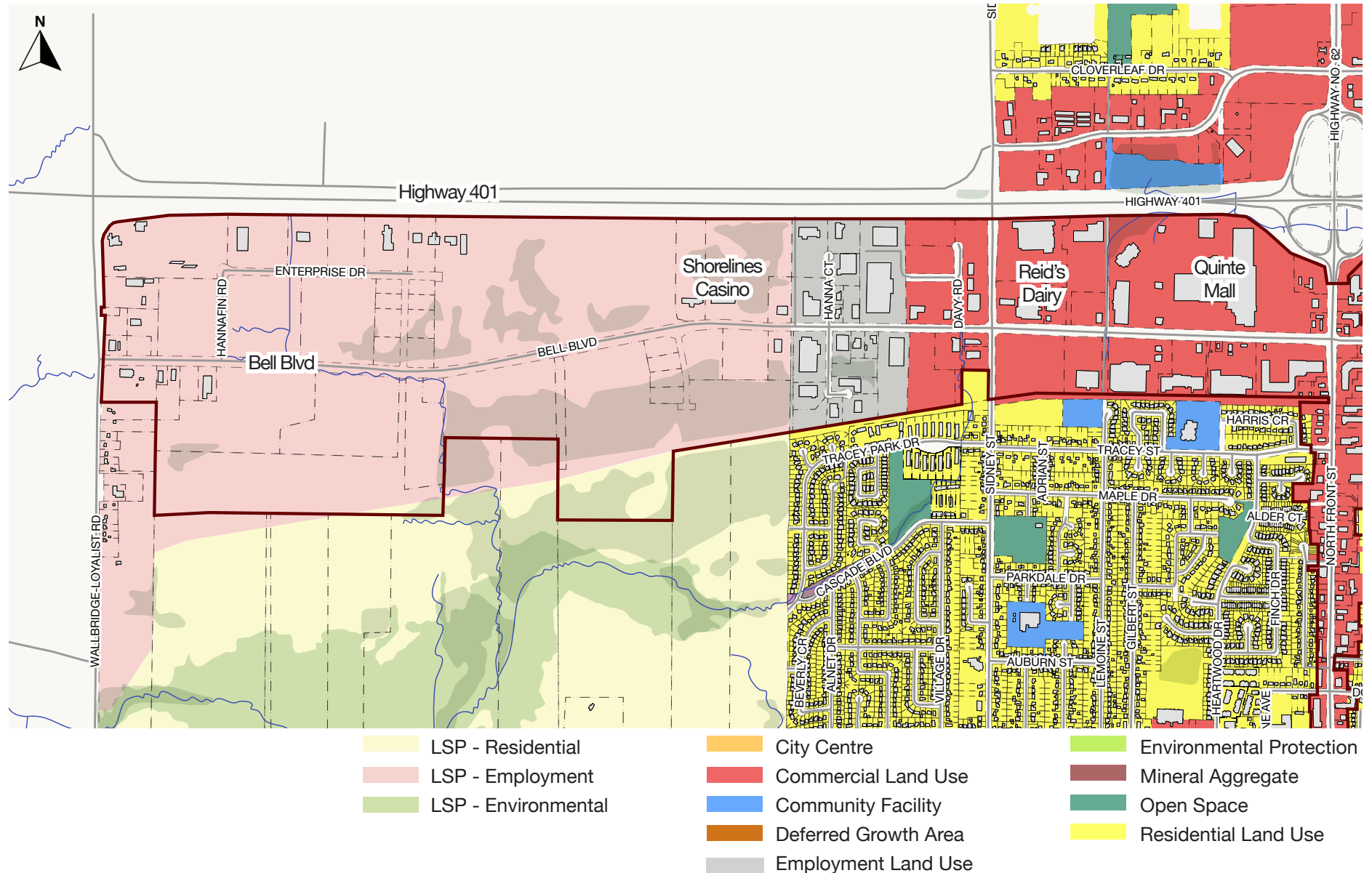
- How could you improve?

Constraints -

What are some obstacles?

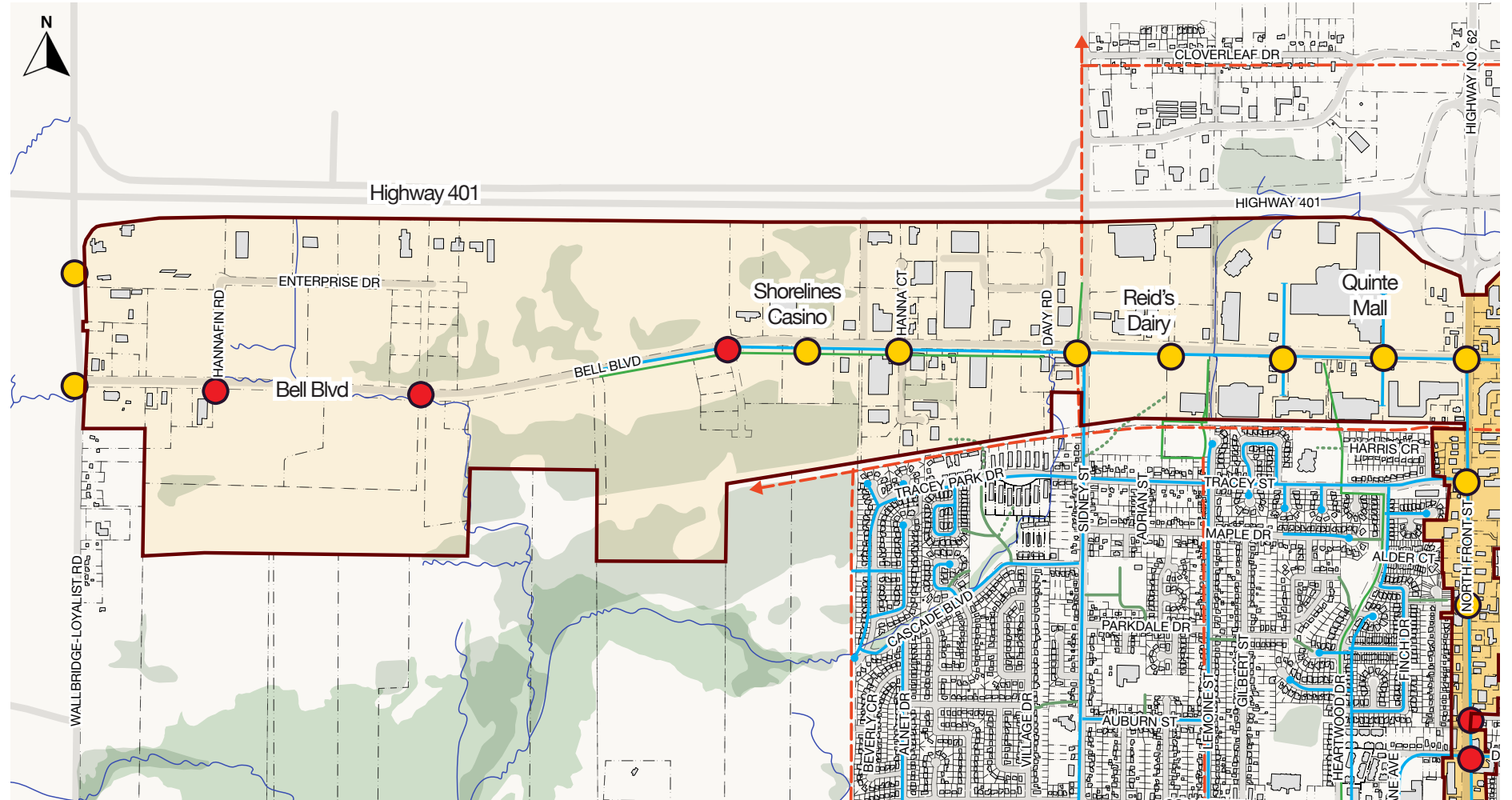
Bell Boulevard: Land Use & Built Form

- / What are your favourite thing(s) in or about this area?
- / What are the things you would like to see changed?
- / Are there certain types of businesses, industries or mix of uses you would like to see here?
- / Are there any landmarks that you would identify along Bell Boulevard?
- / Do you have priorities or ideas specific to this area?



Bell Boulevard: Public Realm

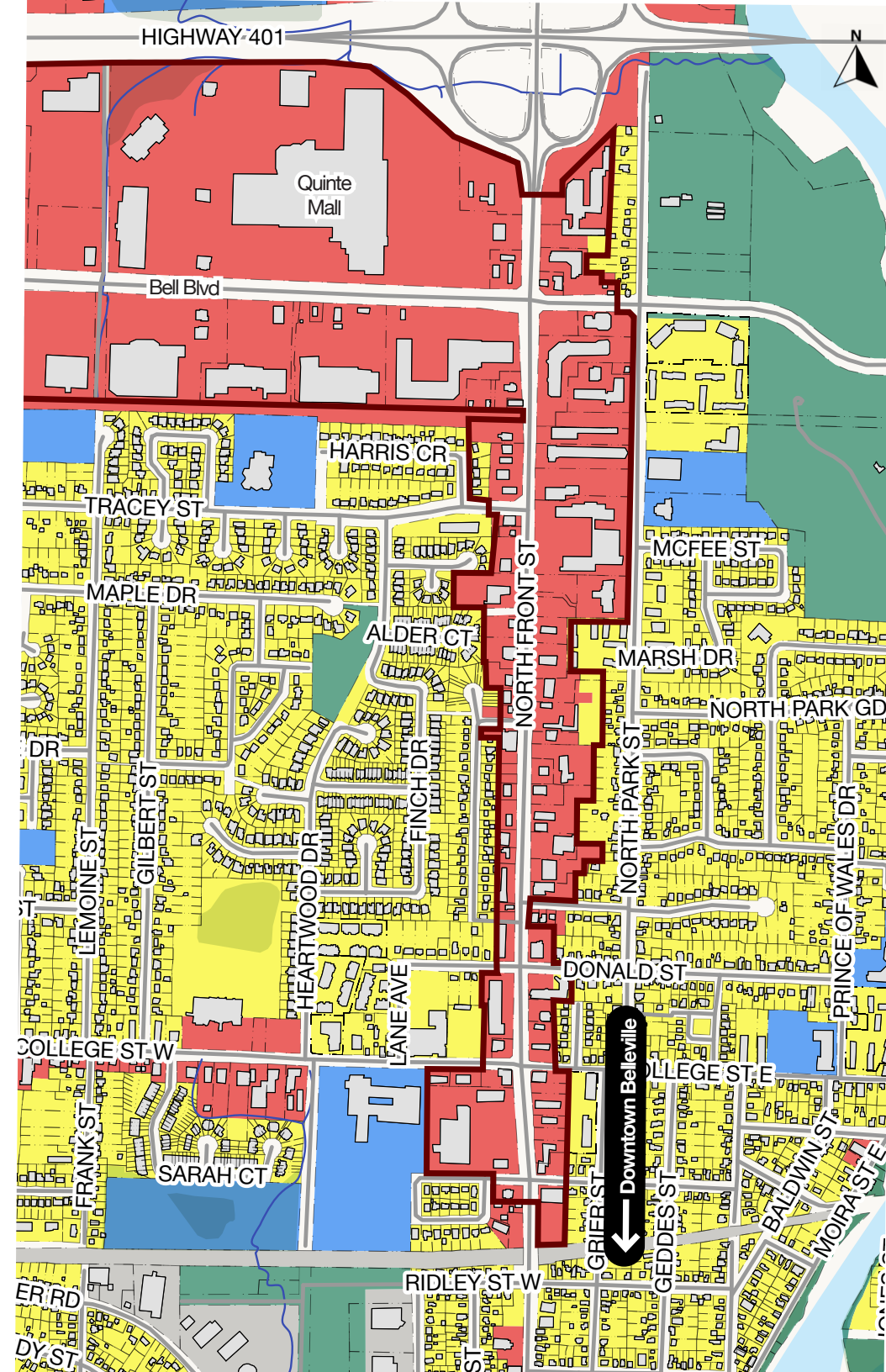
- / What are your favourite things in or about this area?
- / What are the things you would like to see changed?
- / Do you think there are enough public outdoor amenities in this area? *E.g. parks, rinks, playgrounds, gathering spaces, trails*
- / Are there any areas for improved safety?
- / Do you have any thoughts regarding active transportation (walking, cycling)?
- / Do you have priorities or ideas specific to this area?



- Signalized Intersection
- Stop-Controlled
- Sidewalks
- Mid-Block Connections
- Cycling Route
- TMP Cycling

North Front Street: Land Use & Built Form

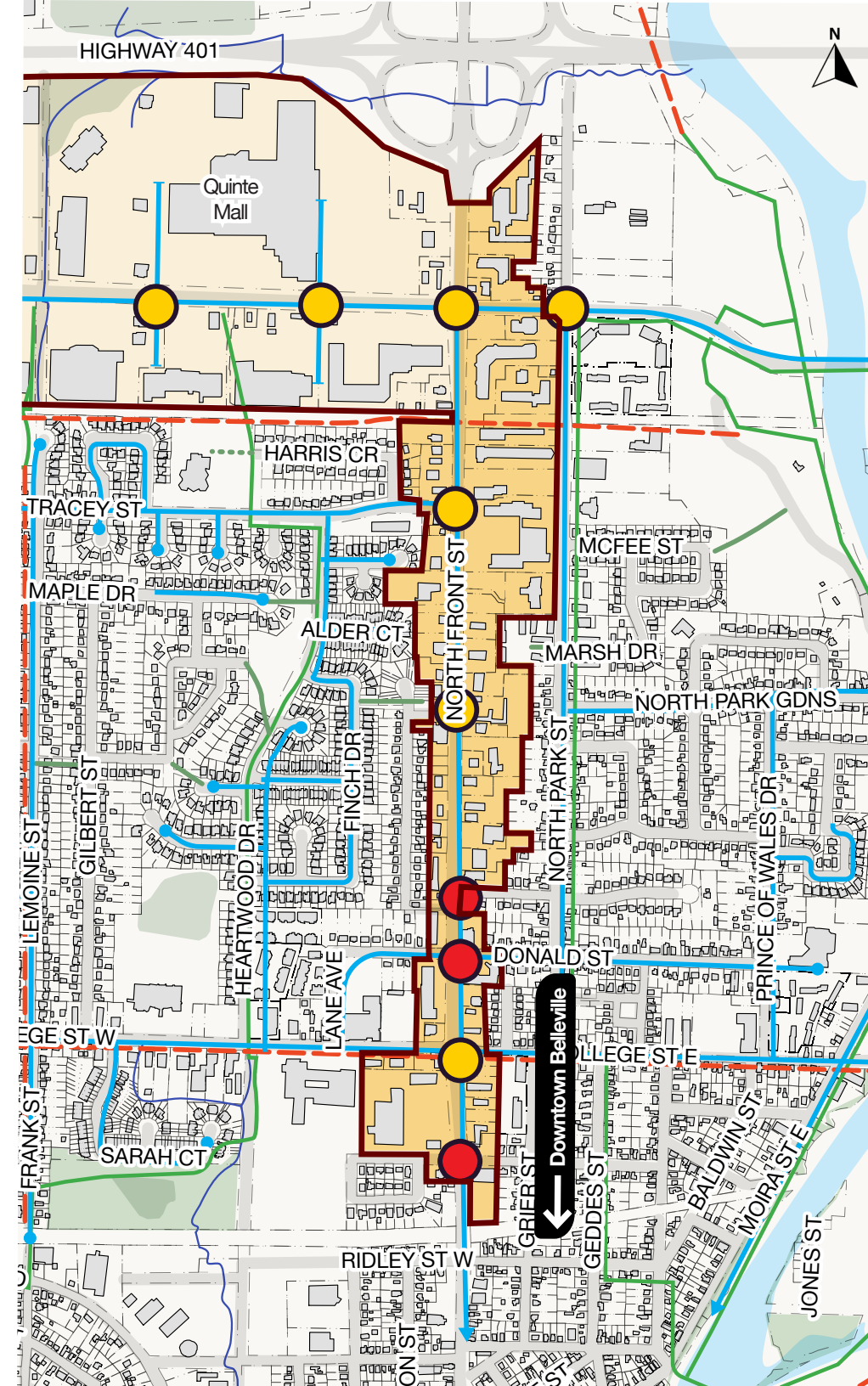
- / What are your favourite things in or about this area?
- / What are the things you would like to see changed?
- / Are there certain types of businesses, residential or mix of uses you would like to see here?
- / Are there any landmarks that you would identify along North Front Street?
- / Do you have priorities or ideas specific to this area?
- / Is there anything else you would like to tell us about North Front Street?



North Front Street: Public Realm

- / What are your favourite things in or about this area?
- / What are the things you would like to see changed?
- / Do you think there are enough public outdoor amenities in this area? *E.g. parks, rinks, playgrounds, gathering spaces, trails*
- / Are there any areas for improved safety?
- / Do you have any thoughts regarding active transportation (walking, cycling)?
- / Do you have priorities or ideas specific to this area?
- / Is there anything else you would like to tell us about North Front Street?

- Corridor Study Boundary
- Signalized Intersection
- Stop-Controlled
- Sidewalks
- Mid-Block Connections
- Cycling Route
- TMP Cycling



Visioning Exercise

What do you envision for Bell Boulevard and North Front Street?

- / Using 3-5 words or sentences, complete the following statement:
- / Your response will help us to develop a vision statement for the area.

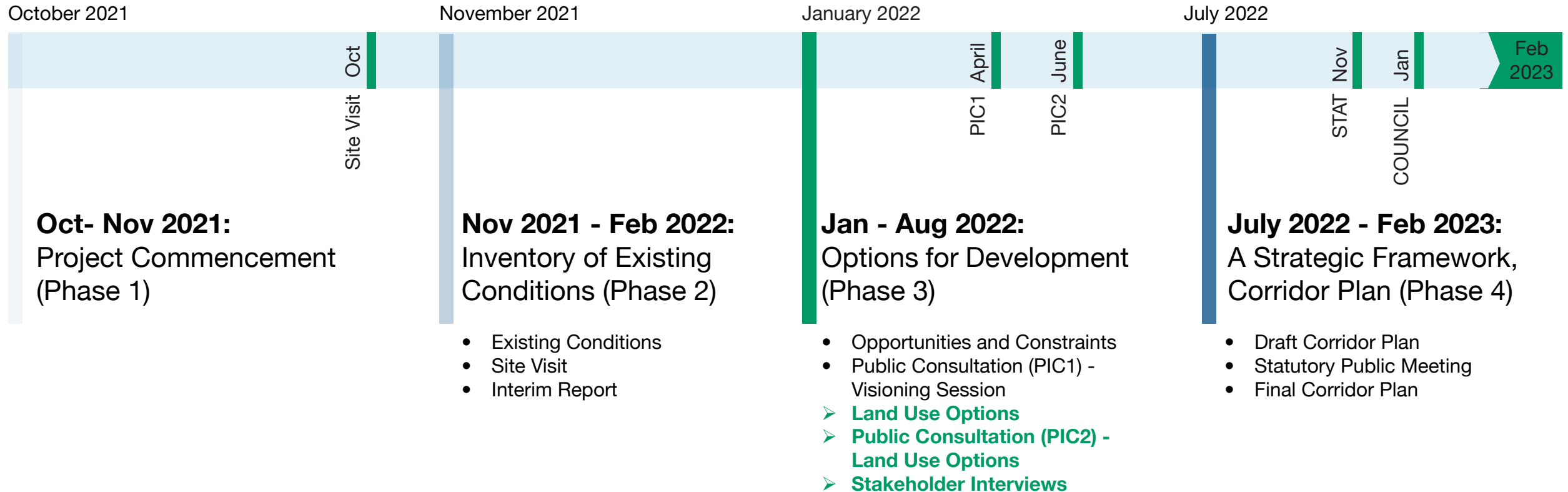
**Bell Blvd and North Front
Street will be...**

Reporting Back

What we've heard...

Next Steps

Next Step



Spread the word!

- / Are there others that should be part of this conversation? Share the project website and survey (next slide)!
- / If additional ideas/ questions come to mind, follow up with the survey or e-mail staff
- / Stay tuned for the next Public Information Centre, expected in June 2022!

Comments and Feedback

Please visit the project's website at belleville.ca/corridorstudy to complete an **online survey** and provide any additional comments or questions.

Contact us:
planning@belleville.ca
(613) 967-3288

