

# Bell Boulevard / North Front Street Corridor Study



## 1. Introduction

### Overview

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.

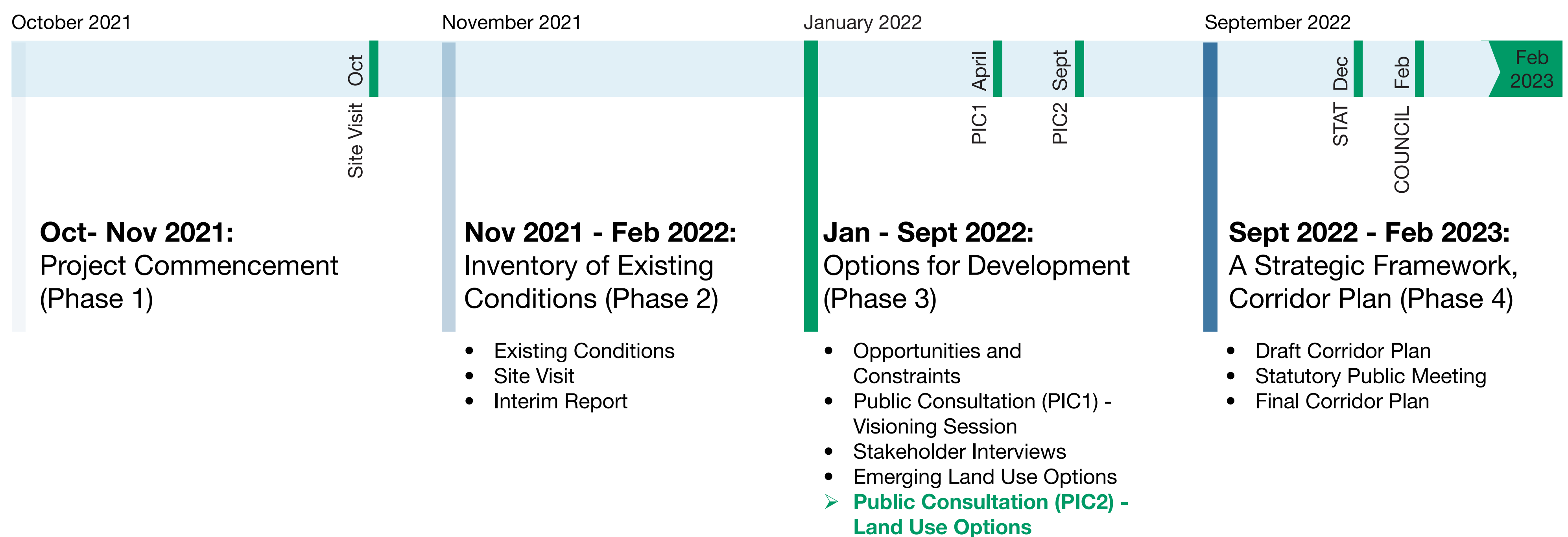
### The Team

Fotenn Planning + Design, an award-winning planning, urban design and landscape architecture firm, in collaboration with TYLin, will work closely with the City of Belleville to prepare the Bell Boulevard North Front Street Corridor Study.

### The Process

Please visit the project's website at [belleville.ca/corridorstudy](http://belleville.ca/corridorstudy) for more information and to provide any additional comments or questions.

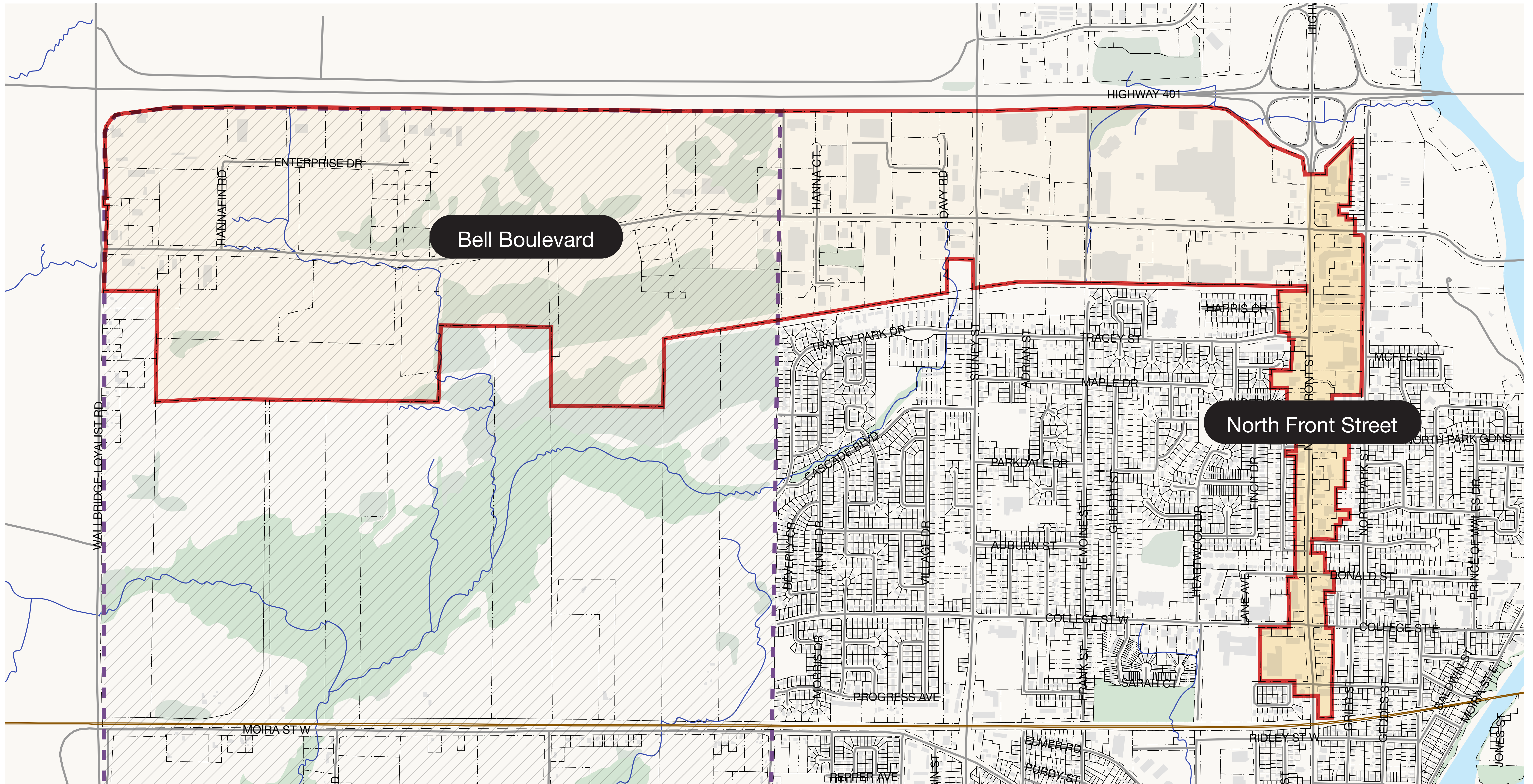
**We Are Here**







## 2. Study Area



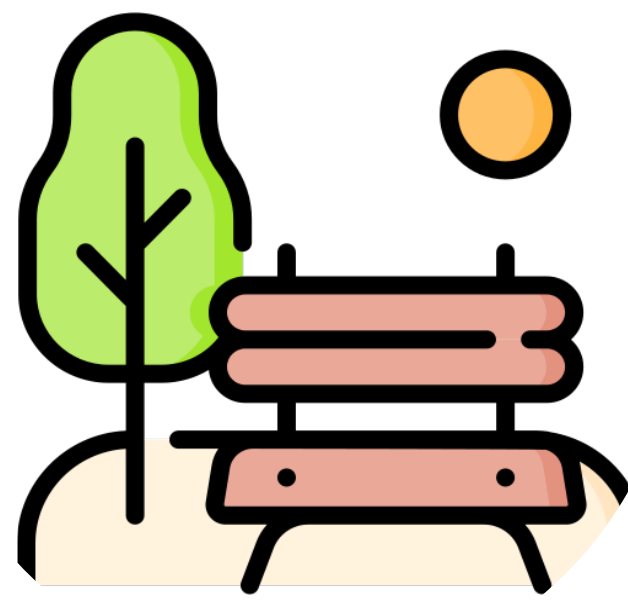




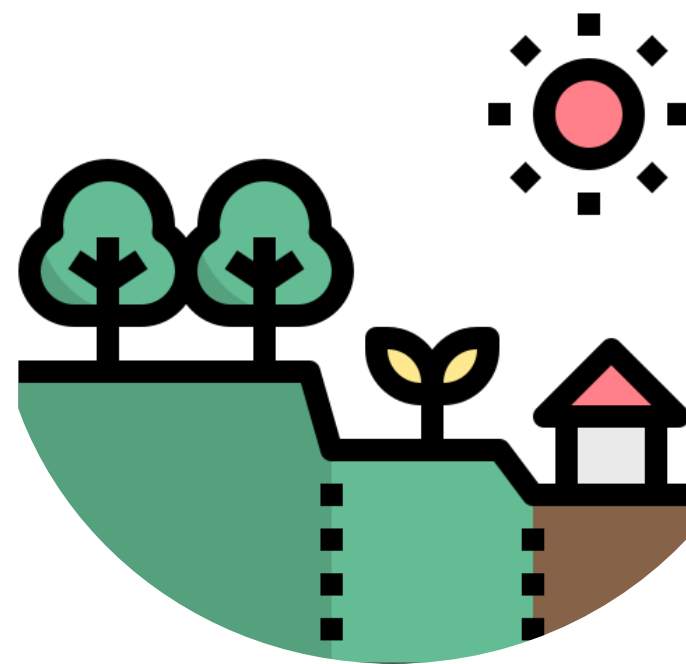
## 3. Vision & Objectives

**Bell Boulevard and North Front Street will provide a mix of urban lifestyles, small to large commercial business and employment opportunities, a wide array of housing types, and an adequate range of services. Through the mix of commercial, employment and residential uses and a low to mid-rise scale, the corridors will provide more housing options, and enhance active transportation, connectivity, walkability and safety.**

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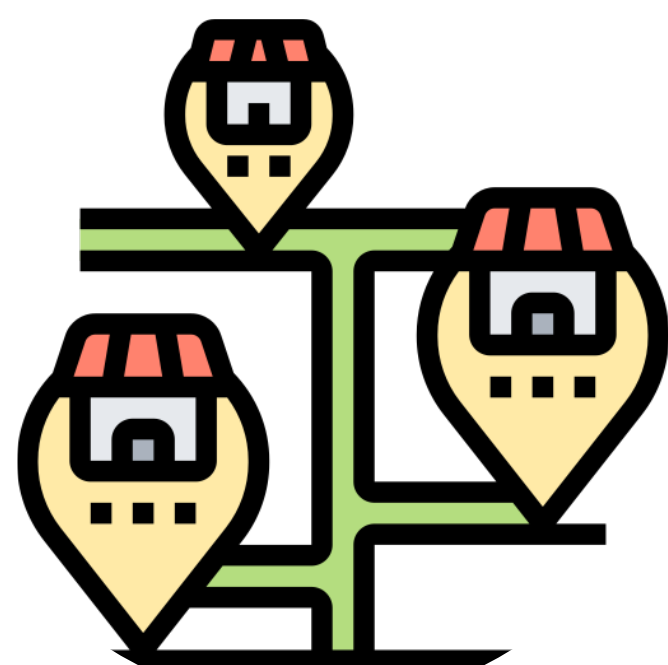
Provide a variety of recreational opportunities.



Ensure an efficient use of land, the extension or improvement of services, and appropriate infilling



Encourage commercial development in appropriate areas to complement residential development



Provide opportunities for affordable and well maintained housing for all people



Emphasize design and development that encourages walking



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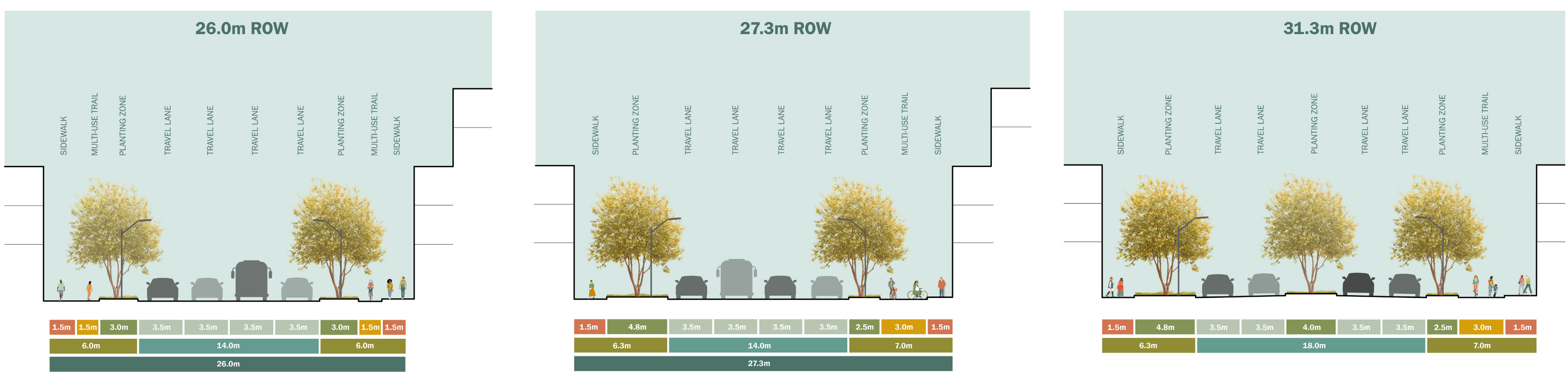


## 4. Public Realm Framework

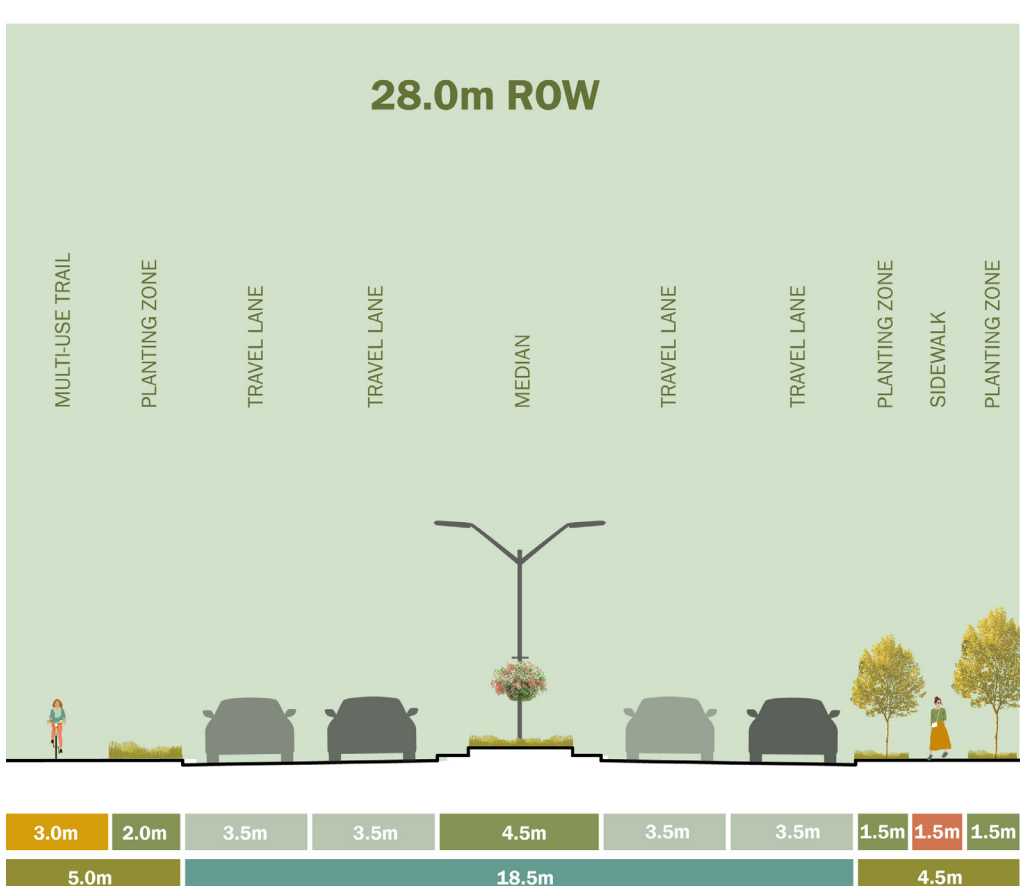


- / Are there any other new streets or street connections that should be considered?
- / Are there any other new trail, multi-use path, cycling or pedestrian connections that should be considered?

### Cross-Sections (North Front Street)



### Cross-Sections (Bell Boulevard)



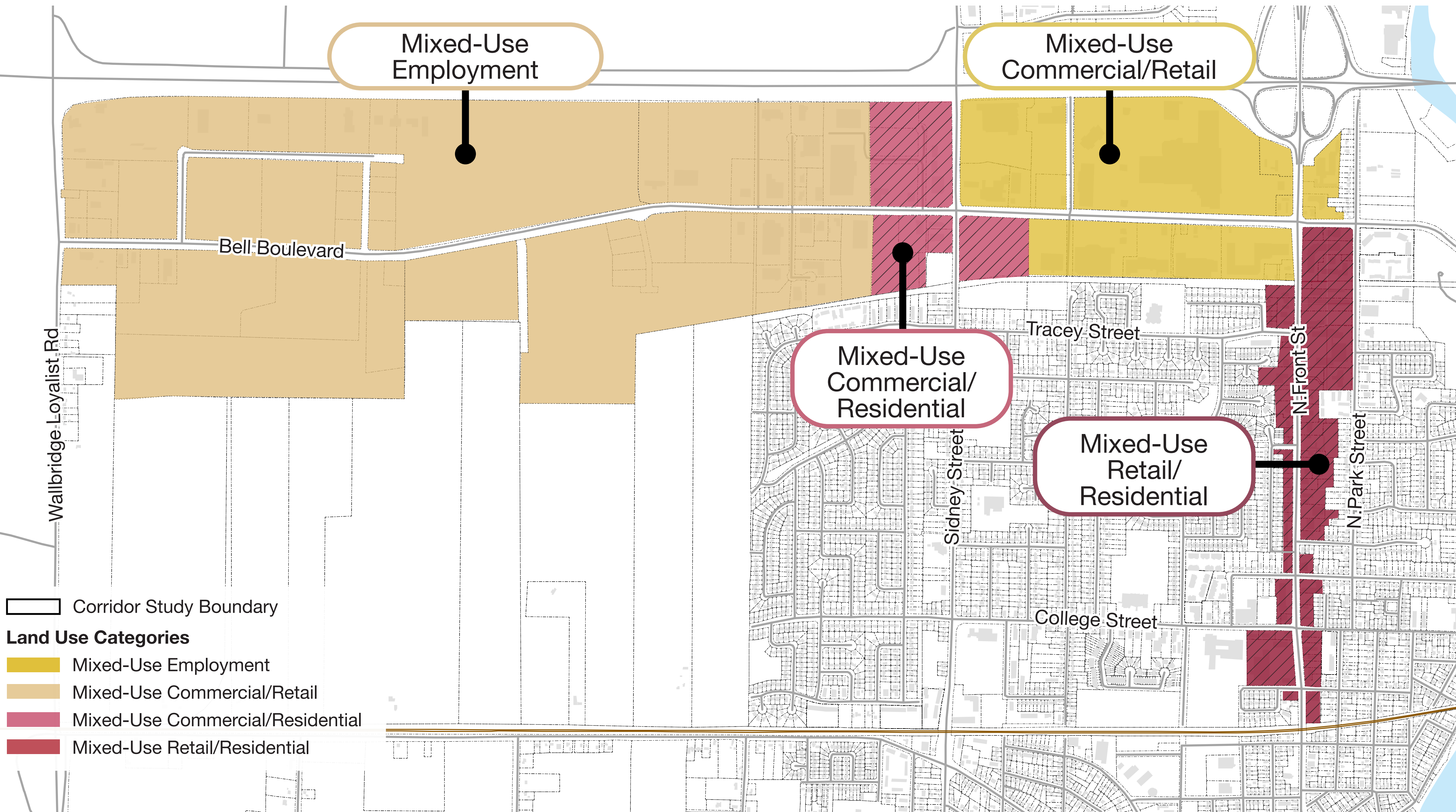
- / What do you like about the following cross-sections?
- / What do you dislike about the following cross-sections?



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## 5. Land Use Framework



/ Are there any issues, concerns or considerations that should be addressed?

### Bell Boulevard Mixed-Use/ Employment

- / Introduces a mix of uses with a major focus on employment and light industrial uses.
- / Potential for mixed-use residential at key intersections or interfaces with Loyalist Secondary Plan.

### Bell Boulevard Mixed-Use Commercial/Retail

- / Introduces a mix of uses with a major focus on large-format retail and/or employment uses.
- / Mixed-use residential supplementary and/or complementary to primarily large-format retail uses.

### Bell Boulevard Mixed-Use Commercial/ Residential

- / Introduces a mix of uses with a major focus on transitioning to mixed-use residential and existing residential communities.
- / Potential for mixed-use residential at key intersections.
- / Gateway and transition to the existing residential community south along Sidney Street.

### North Front Street Mixed-Use Retail/ Residential

- / Introduces a mixed-use residential development.
- / Potential for mixed-use residential with commercial and/or retail uses at-grade.
- / Focus on pedestrian-scaled and orientated development.
- / Focus on improving connectivity, with pedestrian scaled streetscapes and blocks.



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## 6. Built Form Precedents

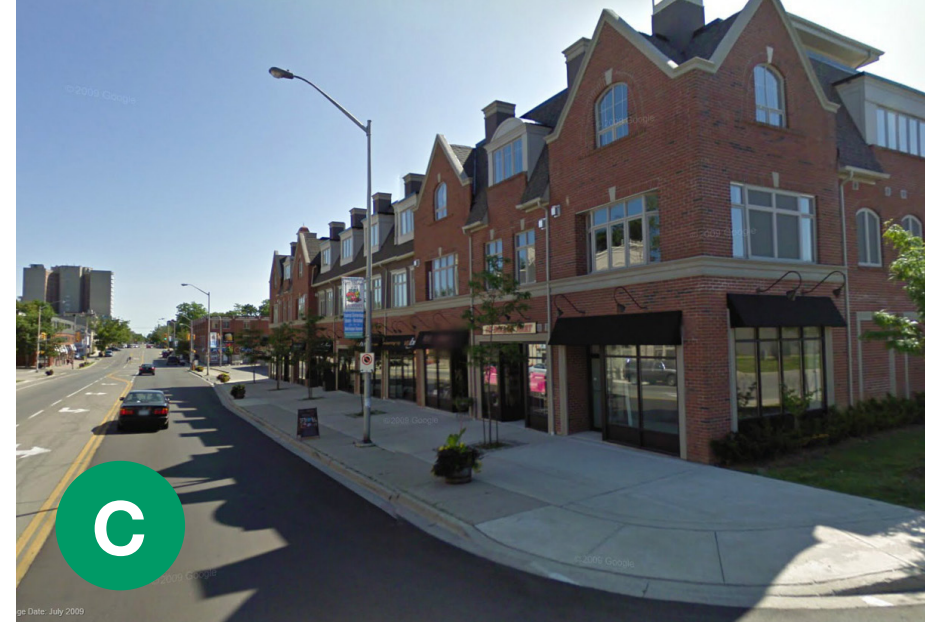
### Mixed-Use Residential Low-Rise (4 Storeys or Lower)



3-storey Mixed-Use Residential (Mississauga, ON)



3-storey Mixed-Use Residential (Oakville, ON)



3-storey Mixed-Use Residential (Oakville, ON)



3-storey Mixed-Use Residential (London, ON)

### Mixed-Use Residential Mid-Rise (5-11 Storeys)



10-storey Mixed-Use Residential (Toronto, ON)



8-storey Mixed-Use Residential (Mississauga, ON)



9-storey Mixed-Use Residential (Victoria, ON)



5-storey Mixed-Use Residential (San Diego, CA)



6-storey Mixed-Use Residential (Waterloo, ON)



6-storey Mixed-Use Residential (Toronto, ON)



8-storey Mixed-Use Residential (Oakville, ON)



8-storey Mixed-Use Residential (Toronto, ON)

### Mixed-Use Residential High-Rise (12 Storeys and Higher)



Terraced Mixed-Use Residential (Toronto, ON)



Tower/Podium Mixed-Use Residential (Mississauga, ON)



Slab/Podium Mixed-Use Residential (Kitchener, ON)



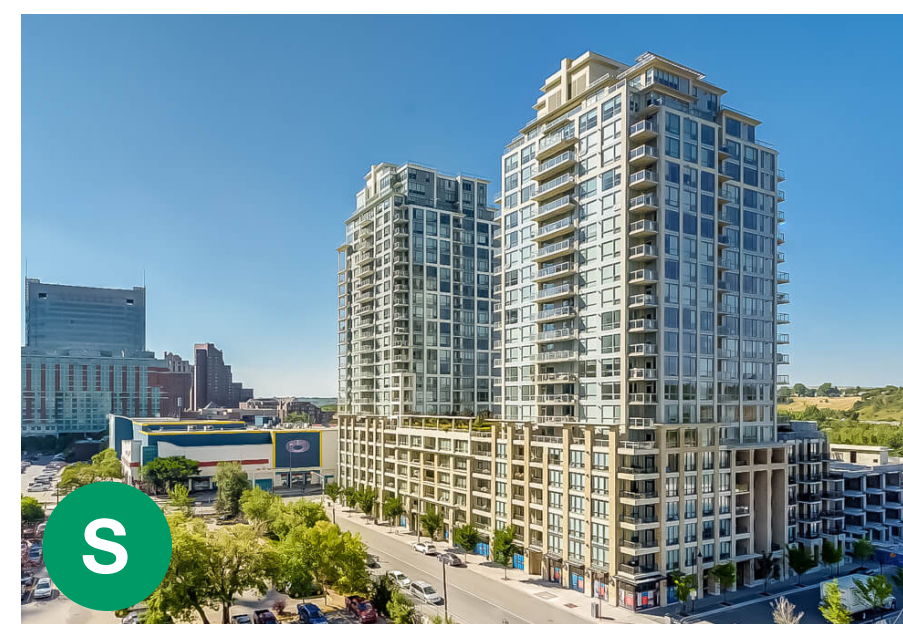
Slab Mixed-Use Residential (London, ON)



Tower/Podium Mixed-Use Residential (Toronto, ON)



Tower/Podium, Mixed-Use Residential (Toronto, ON)



Tower/Podium Mixed-Use Residential (Calgary, AB)



Tower Mixed-Use Residential (Toronto, ON)

### Mixed-Use Employment/Office/Commercial



Mixed-Use Office (Seattle, WS)



Mixed-Use Commercial/Residential (Sydney, AU)



4-storey Mixed-Use Office (Boulder, CO)



3-storey Mixed-Use Office (Portland, OR)



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## 7. Land Use and Built Form Matrix

- / For each segment, please identify the types of development you think are compatible or not compatible within the segment (please reference letters from the Panel 6: Built Form Precedent, where applicable).
- / Please identify/indicate where you think growth and development should be prioritized and/or concentrated (please use the stickers provided).

	Mixed-Use Residential (Low-Rise/1-4st)	Mixed-Use Residential (Mid-Rise/4-12st)	Mixed-Use Residential (High-Rise/12+)	Mixed-Use Commercial/ Employment (Low-Rise/1-4st)	Mixed-Use Commercial/ Employment (Mid-Rise/4-10st)
Bell Boulevard (Wallbridge-Loyalist Road to Sidney)					
Bell Boulevard M (Sidney Street to North Front Street)					
Bell Boulevard (SE/SW Corner of Bell Blvd/Sidney Street)					
North Front Street (Bell Blvd/Valleyview)					
North Front Street Mixed (Valleyview/Donald)					
North Front Street (Donald/Evans)					

- / For each segment, please write down any issues, concerns and/or considerations that should be addressed for the relevant land use designation.

	Mixed-Use Residential (Low-Rise/1-4st)	Mixed-Use Residential (Mid-Rise/4-12st)	Mixed-Use Residential (High-Rise/12+)	Mixed-Use Commercial/ Employment (Low-Rise/1-4st)	Mixed-Use Commercial/ Employment (Mid-Rise/4-10st)
Bell Boulevard (Wallbridge-Loyalist Road to Sidney)					
Bell Boulevard M (Sidney Street to North Front Street)					
Bell Boulevard (SE/SW Corner of Bell Blvd/Sidney Street)					
North Front Street (Bell Blvd/Valleyview)					
North Front Street Mixed (Valleyview/Donald)					
North Front Street (Donald/Evans)					





## 8. Next Steps

### Statutory Public Meeting

The next engagement is scheduled for December 2022. Please use the contact information below to stay up to date on potential dates for the Statutory Public Meeting

### Comments and Questions?

Please visit the project's website at [belleville.ca/corridorstudy](http://belleville.ca/corridorstudy) for more information and to provide any additional comments or questions.

Contact us:

[planning@belleville.ca](mailto:planning@belleville.ca)

(613) 967-3288

