

Zoning By-Law Consolidation & Update

Backgrounder #3:

Loyalist College

Background

Loyalist College is located at the western edge of the City, in the former Township of Sidney (By-law 2076-80). In recent years, the continued success of the college has resulted in an increased demand for housing to accommodate the college's students. Now there is a greater need for accommodation, both on and off-campus, during the school year. The increasing demand for housing can put pressure on the existing housing stock, resulting in increasing rental prices, and through the conversion of existing housing units into multiple illegal, and potentially unsafe, units. The current zoning of the lands adjacent to Loyalist College is largely agricultural and rural residential, which permits a limited range of housing options, such as single detached dwellings and group homes. It is important to ensure the zoning by-law includes provisions which allow for the development of housing to support students and other residents near Loyalist College.

Note that the ongoing update of the 2002 Official Plan will provide the basis for an update to the Loyalist Secondary Plan (2010), which includes the Loyalist College area. An update to the Loyalist Secondary Plan will also incorporate outcomes of the ongoing Loyalist College Master Plan, and a number of other recent or ongoing studies.

Supporting Greater Housing Choices around Loyalist College

- The ZBL should be updated to permit a variety of housing options (e.g. room rentals, second units, apartments) near the campus, as well as near transit corridors. These will serve to increase the housing supply for college students as well as Belleville residents at large. The scale and form of new housing should be compatible with the development envisioned by the Loyalist Secondary Plan.
- Existing restrictive provisions regarding the maximum number of students that can be accommodated in the Loyalist College area should be revised to reflect the outcome of servicing capacity studies.
- The permitted uses in the Loyalist Area should be broadened to include flexibility regarding uses that support the college (e.g. residential and small-scale commercial).
- Where new housing units are proposed, appropriate considerations should be made to minimize offsite impacts to traffic and parking, by permitting higher density housing near existing transit corridors, and including requirements to provide adequate off-street parking where necessary.
- Provisions should be included to ensure that when additional development is proposed on campus that its scale, form, and orientation will support the use of existing infrastructure and the creation of a campus edge that is compatible with the surrounding area.



Let us know what you think about how housing can better support students and residents living near Loyalist College!

Contact us at:

email: planning@belleville.ca

phone: (613) 967-3288

