

413 BLEECKER AVENUE, BELLEVILLE

Planning Rationale Brief

Prepared by Batory Planning + Management – July 2026

The Subject Site

Batory Planning + Management are the planning consultant representing the owner of the site at 413 Bleecker Avenue in Belleville, Ontario (herein referred to as the 'Subject Site'). This brief accompanies our formal submission of consent and minor variance applications to construct the proposed 2-storey semi-detached dwellings with a shared common party wall and one-way shared driveway, as provided in the submission package.

The Subject Site is currently vacant and is located on the east side of Bleecker Avenue, north of Emily Street. The lot is 819.5 square metres in area with 20 metres of frontage along Bleecker Avenue and a depth of 41 metres.



Figure 1: View of Subject Site facing east, Google Earth.

The surrounding area is mainly composed of residential uses, primarily one- to two-storey single family detached, semi-detached, and townhouse dwellings. Nearby supporting uses include mixed-use, commercial, and open spaces, as well as institutional uses that transition towards the CN Belleville rail line to the north.

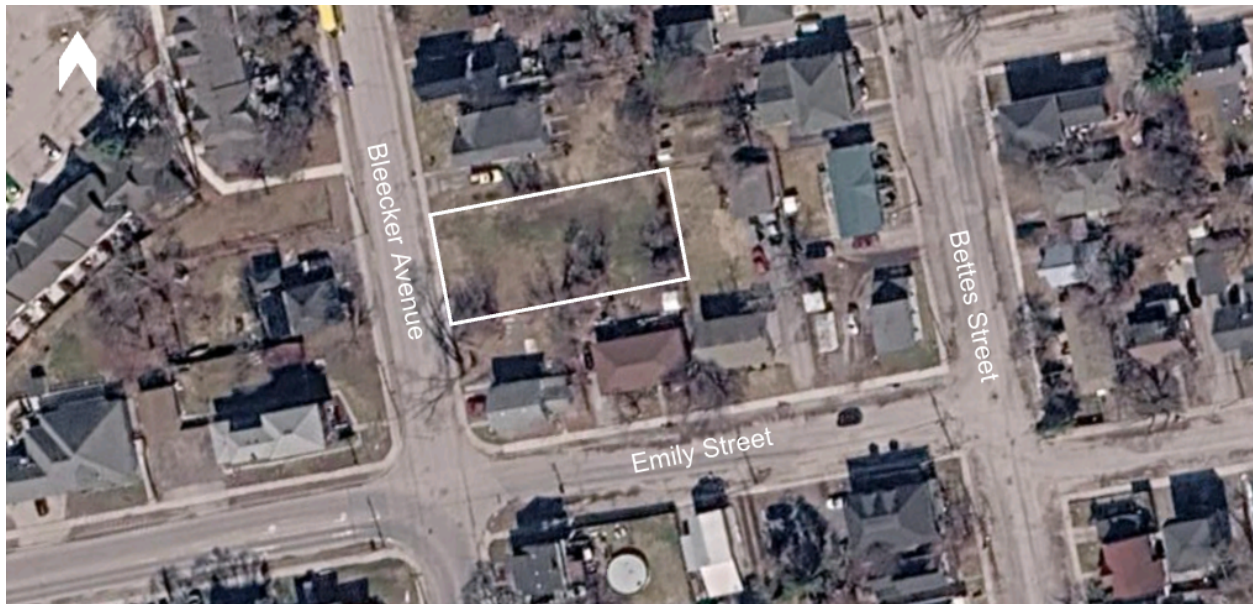


Figure 2: Aerial photo of the subject site (in white) shown in local context.

The Subject Site is designated as “Residential Land Use” in Schedule B of both the Former City of Belleville 2021 Official Plan, and the 2026 Updated Official Plan that was recently adopted by Council on June 8, 2026 through By-law 2026-78. The 20-day appeal period has since expired on June 30, 2026, and the Official Plan Amendment is now in effect. Bleeker Avenue is designated as an “Existing Collector” on Schedule C of the Official Plan. The Subject Site is zoned “Residential Type 2 - R2” by the City of Belleville Zoning By-law 2024-100.



Figure 3: Excerpt of Former City of Belleville Official Plan 2021, Schedule B (left). Excerpt of City of Belleville Updated Official Plan 2026, Schedule B (right).

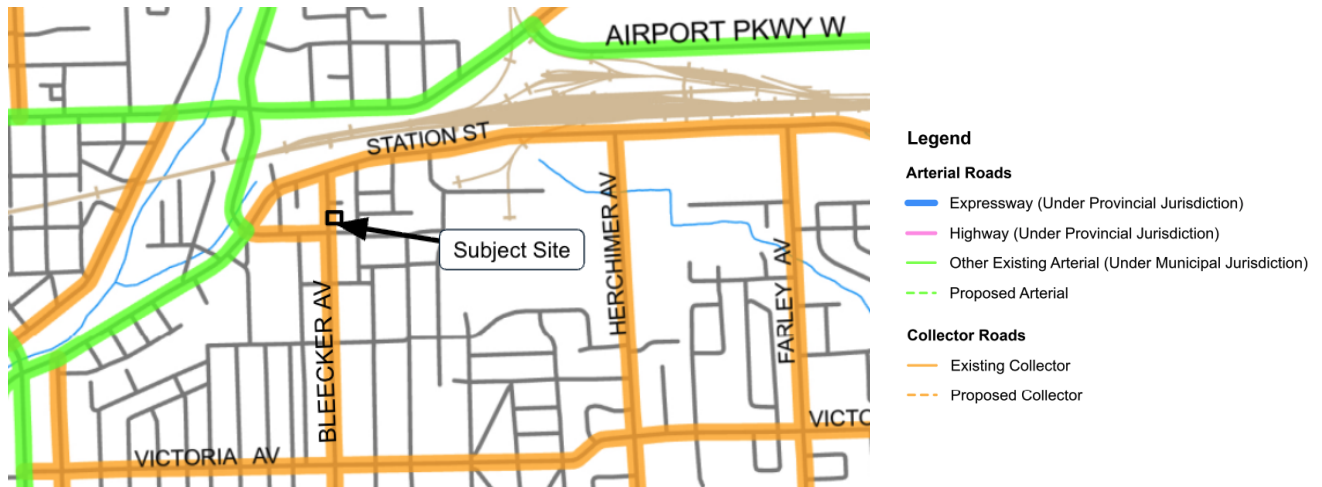


Figure 4: Excerpt of City of Belleville Updated Official Plan 2026, Schedule C.

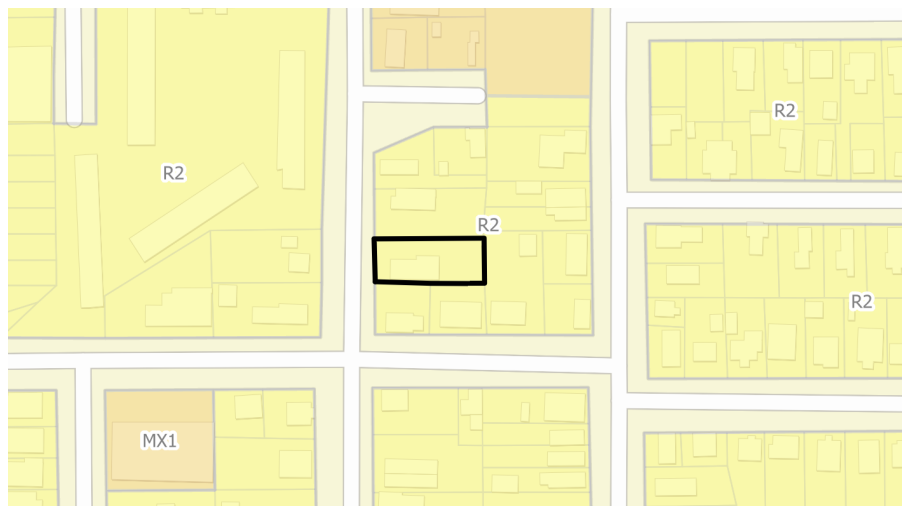


Figure 5: Excerpt of City of Belleville Zoning By-law 2024-100.

Proposed Development Summary

The proposed development contemplates severance of the Subject Site into two parcels (dashed red line in Figure 6 on the following page) to facilitate development of two, 2-storey semi-detached dwellings. Each parcel will have a frontage of 9.9 metres, housing approximately 240 square metres of residential gross floor area, one primary residential unit and two accessory residential units (3 units total). Section 16(3) of the Planning Act states that no official plan may contain any policy that has the effect of prohibiting the use of additional residential units, including units located in a semi-detached house as contemplated in the proposed development.

The dwellings will share a common party wall, a one-way driveway, and parking area through a reciprocal easement. The easement varies from 3.05 metres to 10.57 metres in width, covering the driveway and rear parking area (grey shaded area in Figure 6 below). The easements will be registered on title as a condition of the consent application.

Landscaping opportunities are provided in the front of the dwellings and at the rear of the shared parking spaces behind the semi-detached dwellings.

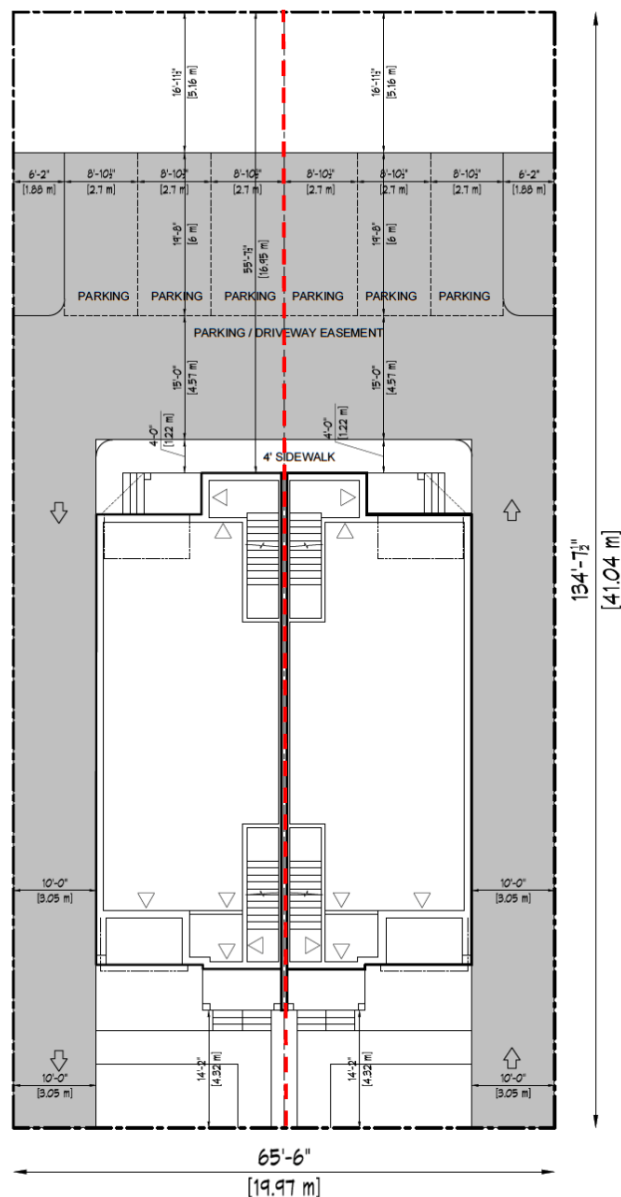


Figure 6: Site Plan of Subject Site with severance line shown in red and easement area shown in grey, prepared by Danlyn Design.

Minor Variance Summary

To facilitate construction of the proposed development, a variance to the minimum landscaped area requirement is required. The development proposes a landscaped area of 28.8%, whereas Section 3.2 Table 3-3 of the City of Belleville Zoning By-law 2024-100 requires a minimum landscaped area of 40.0%.

The proposed variance is evaluated by examining the four tests of minor variance, as set out in the Planning Act:

1. Is it in keeping with the purpose and intent of the Official Plan?
2. Is it in keeping with the intent of the Zoning By-law?
3. Is it minor in nature?
4. Is it an appropriate and desirable development for the lands?

Purpose and Intent of the Official Plan

A 2026 updated Official Plan was recently adopted by Council on June 8, 2026 through By-law 2026-78. The 20-day appeal period has since expired on June 30, 2026, and the Official Plan Amendment is now in effect. The objective of the Official Plan Review was to align policy with recent provincial legislative changes and update residential and intensification policies to support and encourage a wide range of building typologies.

In Official Plan Policy 2.2.12, gentle intensification within existing residential neighbourhoods where units are provided of slightly higher density than what is surrounding is supported. As per Policy 3.10.2.b, all neighbourhoods should contain a mixture of dwelling types at different densities, including “missing middle” housing and other forms of gentle intensification that integrate with the built form character of the neighbourhood. New residential development should be sensitively designed to complement the existing character of the area, but not be required to replicate the existing neighbourhood. Policy 3.10.2.f also encourages infill development as a priority for creating new housing in existing low density communities. Designated as “Residential Land Use”, land use permission now explicitly include semi-detached dwellings.

Policy 7.7.e speaks to development applications, including consents, proposing residential land uses between 300 and 1000 metres from the limits of the CN Belleville Rail Yard. These development applications shall include a noise feasibility, and a detailed noise study should the Municipality request one. New residential and other sensitive land uses are prohibited within 300 metres of the limits of the CN Belleville Rail Yard. The required studies shall provide

recommendations for noise mitigation, as appropriate, to ensure that predicted maximum sound levels do not exceed the maximum provincial and municipal limits.

The proposed creation of two units on an underutilized serviced lot represents efficient use of existing municipal infrastructure. The proposed two-storey built form is in keeping with the existing character of the area and aligns with the City's Updated Official Plan that encourages "missing middle" housing types. As the existing residential land use is not being modified and no new sensitive land use is being proposed,, the proposed gentle intensification of the site is an as-of-right condition and is compliant with the Official Plan policies. The owner is further required to complete the noise studies to confirm compliance with noise level limits established by provincial guidelines, regulations and applicable municipal by-laws. Overall, the proposed development meets the purpose and intent of the direction provided in the updated 2026 Official Plan.

General Intent of the Zoning By-law

The intent of requiring a minimum landscaped area is to ensure that proposed developments will support on-site stormwater management, tree preservation and landscaping, and function as appropriate outdoor amenity areas for residents.

The stormwater management function is provided through the use of soft landscaping in the front and rear yards. Further, grading and drainage plan will be provided as part of a future building permit application to ensure appropriate site drainage with no negative stormwater impacts to adjacent properties.

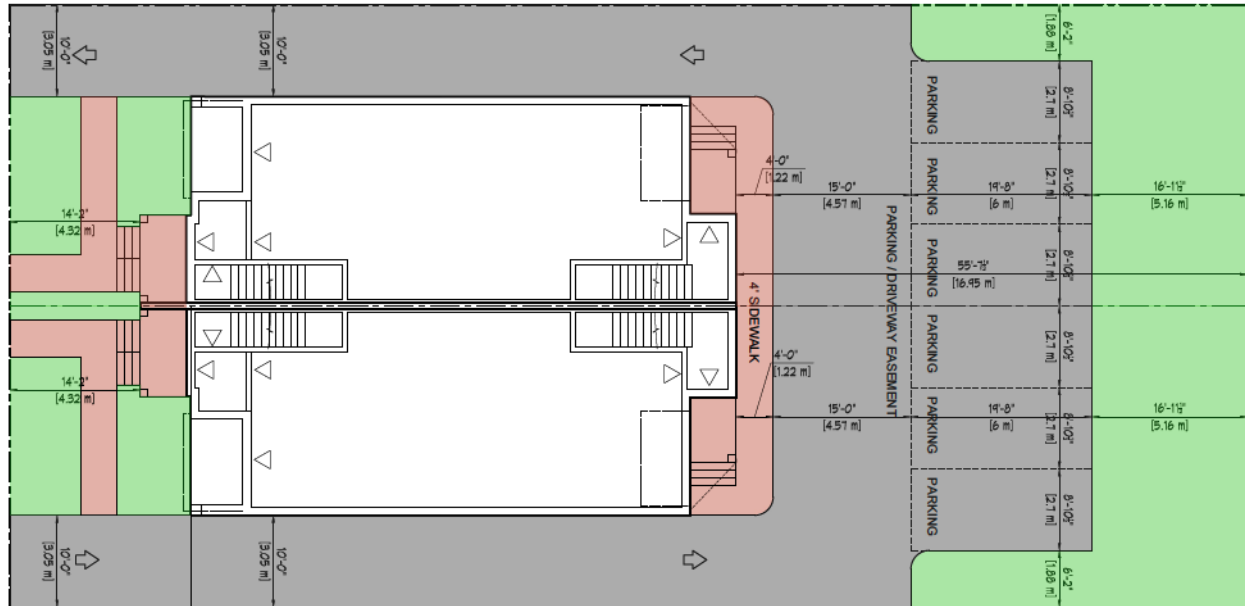
Regarding tree preservation and landscaping, all existing trees and shrubs abutting the, east property line is intended to be retained as part of the development proposal, and further tree planting and landscaping opportunities existing both within the respective frontages of the semi-detached dwellings, as well within the rear yard located behind the proposed shared parking. These trees and landscaping will continue to mitigate privacy and overlook impacts on neighbours and the surrounding neighbourhood.

Outdoor amenity is further intended to be accommodated within the 125 square metre landscaped area proposed in the rear yard of the Subject Site.

Minor in Nature

The basis for determining whether a proposed variance to the Zoning By-law is minor in nature includes an assessment of impact. This determination is not solely a mathematical exercise and, even though a variance may constitute a considerable numerical change, the effect of the requested variances may still be considered minor in context.

The provision of landscaping has a direct impact on the functionality of the proposed development, which has been designed to accommodate the needs of the anticipated residents within the proposed development. This is reflected in the six surface parking stalls proposed in the rear yard of the Subject Site. A 3.05 metre one-way drive aisle is proposed that enters and exits off of Bleecker Avenue.



SITE STATISTICS

LOT AREA	4409.8 SF	409.68 m ²	
DWELLING AREA	1290.8 SF	119.92 m ²	29.3%
DRIVEWAY SURFACE	1846.9 SF	171.58 m ²	41.9%
SOFT LANDSCAPE	936.3 SF	86.99 m ²	21.2%
HARD LANDSCAPE	335.9 SF	31.21 m ²	7.6%
TOTAL LANDSCAPE	1272.2 SF	118.19 m²	28.8%

FRONT YARD LANDSCAPE

DRIVEWAY SURFACE	197.0 SF	18.30 m ²	30.8%
SOFT LANDSCAPE	260.7 SF	24.22 m ²	40.8%
HARD LANDSCAPE	182.0 SF	16.91 m ²	28.5%
TOTAL FRONT YARD	639.7 SF	59.43 m²	
TOTAL FRONT LANDSCAPE	442.7 SF	41.13 m²	69.2%

Figure 7: Subject Site landscaped areas, prepared by Danlyn Design.

The proposed landscaped area has been maximized on site while still accommodating these proposed parking stalls, pedestrian sidewalks, and pathways. An ample 5.16 metre wide landscaped buffer in the rear yard has been provided to offset the landscape deficiency in the front yard. This landscaped area provides sufficient space to accommodate additional tree / landscape plantings, stormwater management, and outdoor amenity area for resident use.

In our opinion, the proposed total landscaped area and front yard landscaped area variances are minor in nature.

Appropriate and Desirable Development

The proposed variances required to support the proposed development are consistent with the City of Belleville's emerging policy goals for the creation of "missing middle housing" and other forms of gentle intensification. It is in a form that constitutes efficient use of serviced land while contributing to the provision of a variety of housing types and densities.

The proposal optimizes existing underutilized vacant land to provide six new housing units in a compact form that aligns with City policy. The proposal also includes a large landscaped area in the rear that can support outdoor amenity and new tree plantings.

The scale, massing, height, and siting of the proposal reflects an appropriate form and scale of development relative to the size of the lot. The proposed height and overall mass of the building fits appropriately in the immediate context, and has been designed and sited with regard for the immediately adjacent low-rise dwellings.

The owner is further prepared to provide a noise feasibility study to address any concerns that may arise from the nearby CN Belleville railyard.

As such, the variances are appropriate and desirable for the proposed development.

Consent Summary

The proposed Consent application creates one (1) new parcel of land, in addition to the retained parcel. The proposed severed and retained lots are supporting the construction of a semi-detached dwelling which will share a party-wall between the respective lots. The requested consent meets the relevant criteria in s. 51(24) of the Planning Act as follows:

The effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2:

The proposed consent contributes to the orderly development of safe and healthy communities, the efficient use of land, and to the adequate provision of a full range of housing. In our opinion, the proposed consent has regard for matters of provincial interest as referred to in Section 2 of the Planning Act.

Whether the proposed subdivision is premature or in the public interest:

The provision of additional housing in a compatible form within a fully serviced area is consistent with the policy direction of the Provincial Planning Statement, particularly with respect to encouraging compact, efficient, and orderly growth within fully serviced areas. The

consent is not premature and is in the public interest as it is compatible with the planned intent of the immediate area.

The proposed consent will facilitate development of two 2-storey semi-detached dwellings. Each parcel will have a frontage of 9.9 metres, housing approximately 240 square metres of residential gross floor area, one primary residential unit and two accessory residential units (3 units total). The proposed residential buildings are consistent with the land use patterns in this area and the planned intent of this neighbourhood, which includes low rise semi-detached dwellings. The proposed development makes an efficient use of the land and existing infrastructure.

Whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any:

As detailed in this report the resulting lots conform to the relevant policies of the Official Plan. Further, no variances for lot size or dimensions are required for either the severed or retained lot, which provides for intensification of the site where it is intended by the Official Plan

The dimensions and shapes of the proposed lots;

The shape and dimensions of the proposed lots are compatible with the surrounding neighbourhood context, which is composed of moderately sized, uniquely shaped lots, and includes other semi-detached and townhouse typologies within the immediate context. Similar lot frontages exist at 34 and 36 Bettles Street, and smaller approximately 5 metre wide townhomes are located at 424 Bleecker Avenue.

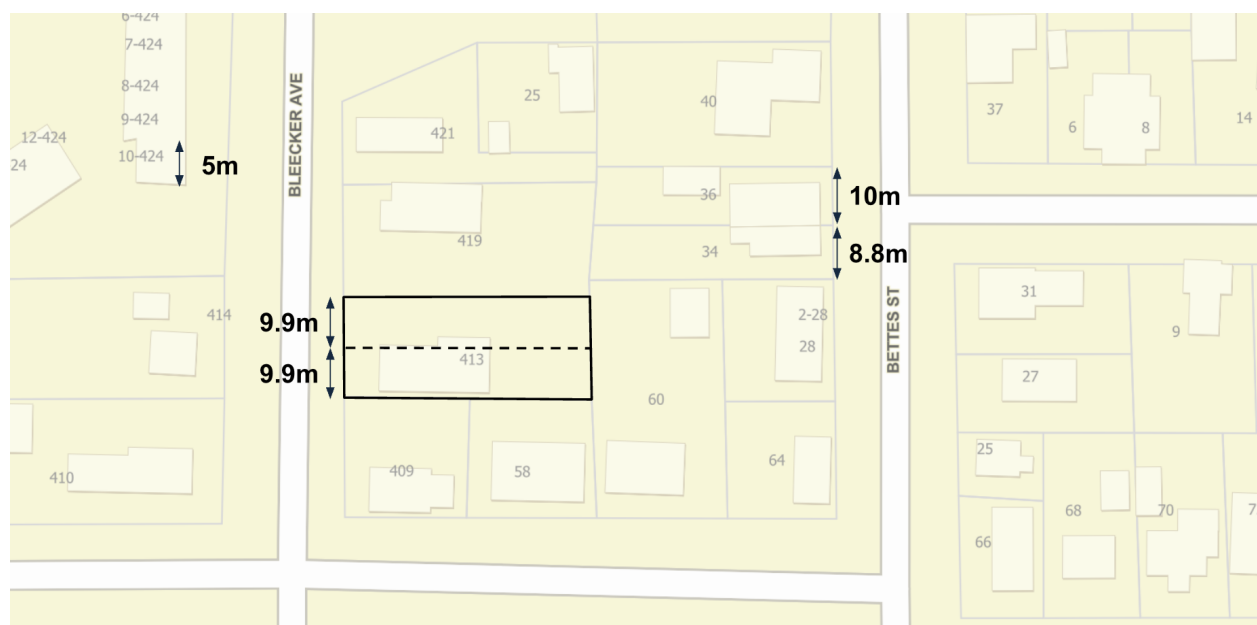


Figure 8: Existing surrounding and proposed lot fabric.

The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land:

The proposed land division will not restrict development of adjacent lands, and the development is appropriate to the use proposed and is compatible with adjacent lots.

The adequacy of utilities and municipal services:

The severed and retained lots efficiently use existing municipal infrastructure, such as water, sewage, waste management and transportation systems to support the orderly development of safe and healthy communities.

The adequacy of school sites:

The Subject Site is located within a residential context where adequate public service facilities are present, including schools. The site is located within 1 km of Holy Rosary Catholic School and Queen Victoria School. There are also several other schools within 2 kilometres of the Subject Site.

The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act.

The proposed development of the lands is not subject to Site Plan control.

CN Belleville Rail Yard - Land Use Opinion

The Subject Site is located approximately 155 metres south from the CN Belleville Yard. Development applications within 300 metres of the CN Belleville Yard boundary are subject to additional regulations, including Section 7.7 of the existing Official Plan which prohibits new residential and sensitive land uses. The purpose of the Official Plan policies respecting rail yards is to discourage the establishment of new concentrations of sensitive land uses where residents may be exposed to unacceptable levels of rail-related noise, vibration or safety risks.



Figure 9: Map Illustrating CN Belleville Yard boundaries and a buffer of 300 meters surrounding the yard, provided by CN.

The proposed development does not provide for any new sensitive land uses or new residential uses, than what is otherwise permitted under the existing Official Plan and Zoning By-law regulations provided by the City of Belleville. The Official Plan policies encourage residential intensification within existing residential areas, such as the Subject Site which is an over-sized vacant lot. The proposal does not involve the expansion of the urban boundary or the creation of a new residential / sensitive land use adjacent to an active rail facility. Rather, it consists of a modest infill project located within a long-established existing residential neighbourhood where residential land uses have existed for many decades. The proposed lot creation and building typology is permitted without any required deviation from the existing Zoning By-law regulations or Official Plan policies, and the creation of additional dwelling units aligns with provincial policy introduced through Bill 23 and stipulated within Section 16(3) of the Planning Act.

The purpose of the Official Plan policies respecting rail yards is to discourage the establishment of new concentrations of sensitive land uses where residents may be exposed to unacceptable levels of rail-related noise, vibration or safety risks. As a condition of approval, the landowner will be required to provide a noise study to the satisfaction of the municipality to ensure compatibility within proximity to the existing rail yard. Subject to the implementation of these noise measures, the proposed development is anticipated to achieve an appropriate level of compatibility while supporting the City's broader objectives for housing and intensification.

As such, it is my opinion that the proposal represents an appropriate form of residential infill within an existing residential area intended for gentle intensification, and will be appropriately mitigated from the rail influence area through the required noise study.

Summary Opinion

The proposed development has been evaluated under section 45(1) of the Planning Act. The proposed variances are in keeping with the purpose and intent of the Official Plan and Zoning By-law, considered minor in nature and an appropriate and desirable development for the area. On this basis, the requested variances meet the four tests prescribed by Section 45 of the Planning Act, the requested Consent meets the relevant criteria in s. 51(24) of the Planning Act, and the proposed development overall represents good planning.

We look forward to working with City staff on this application. Please do not hesitate to contact the undersigned should you have any questions.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read "Paul Demczak". The signature is fluid and cursive, with a large initial "P" and "D".

Paul Demczak, MCIP, RPP

Principal, Batory Planning + Management