



APPROVAL BLOCK	
CAO	<u>RB</u>
DE&DS	<u>SA</u>
MA	<u>P</u>

CITY OF BELLEVILLE

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Development Engineer (In Training)
Engineering and Development Services Department
Report No. APS-2021-13
April 26th, 2021

To: Mayor and Members of Council

Subject: Execution of Subdivision Agreement
Final Approval of Plan of Subdivision
25 Dundas Street West - **Dockside Quinte**

Owner: Belle Harbour L.P.
Files: 12CD-14001

Recommendation:

“THAT a by-law to approve and authorize the execution of a Subdivision Agreement between Belle Harbour L.P. and The Corporation of the City of Belleville, be prepared for Council’s consideration, but that the respective Agreement and related documentation not be signed until such time as the Manager of Approvals advises that the Owners have satisfied all City requirements; and,

THAT the Dockside Quinte Plan of Subdivision (File No. 12CD-14001) for the lands municipally known as 25 Dundas Street West; and be granted final approval.

THAT the Manager of Approvals be authorized to stamp and sign the final plans provided that the Owners have satisfied all City requirements and the surveyor’s subdivision plans are satisfactory to Approvals staff.”

Strategic Plan Alignment:

The City of Belleville’s Strategic Plan identifies nine strategic themes. The recommendation within this report aligns with two of the City’s strategic themes. The strategic theme “Infrastructure” and the City’s strategic objective to “plan for and invest in new or expanded infrastructure to establish sufficient capacity to provide for growth of our community”, along with “Residential Development” and the City’s strategic objective to “Plan for residential growth to meet our needs for 20 years and designate sufficient land in our planning documents to accommodate residential growth for 10 years”. The approval of the Dockside Quinte Subdivision will allow for future residential growth within our community.

Background:

Dockside Quinte has Draft Plan of Subdivision and Draft Plan of Common Element Condominium approval (File: 12CD-14001).

The proposed subdivision lands are located just west of the Moira River at 25 Dundas Street West, see Attachment #1.

The project will consist of three large buildings and a marina which will provide for both commercial space and 302 residential units. As part of the application, a conceptual plan was submitted showing how this development will look once it is developed (See Attachment #2)

As detailed below in Table 1 of this report, the layout for the subdivision lands consists of one block for a commercial marina, three blocks containing commercial offices and a total of 302 apartment units, as well as shared common elements, including internal private roads, surface parking, site servicing, pedestrian trails, and landscaped space. These blocks are further illustrated in Attachment #3.

Table 1: Proposed Plan of Subdivision

Block	Use	Residential Units	Commercial Space	Area	Percentage
1	Commercial Marina			10,996 m ²	27.6%
2	Commercial and High Density Residential	102	704 m ²	3,180 m ²	8.0%
3	Commercial and High Density Residential	98	855 m ²	2,840 m ²	7.1%
4	Commercial and High	102	495 m ²	3,344 m ²	8.4%

	Density Residential				
5 & 6	0.3 meter Reserves			11.5 m ²	~0%
7	Municipal Road Allowance			1,162 m ²	2.9%
Common Element	Internal private road, surface parking, site servicing, pedestrian trails and landscaped area			18,377 m ²	46%
Total		302	1,254 m²	39,911 m²	100%

It is proposed that each of the blocks in the proposed Plan of Subdivision would be serviced with municipal water and sewer from Dundas Street West via the “common element”.

The proposed subdivision will see the extension of Old Bay Bridge Road into a cul-de-sac at the west property limit, which will be deeded to the City. The site will be accessed via Old Bay Bridge Road. The road network within the subdivision lands is to be common elements.

On November 10th, 2014 Belleville City Council draft approved the above noted plan of subdivision subject to a series of conditions. One of these conditions requires “That prior to development taking place the Owner enter into a subdivision agreement with the City of Belleville to address all municipal requirements, financial or otherwise...”.

On October 13th, 2020 Belleville City Council approved the request for extension to Draft Plan of Subdivision and Draft Plan of Common Element Condominium.

In this regard, Staff has drafted a subdivision agreement for the subject lands and requests that Council authorize the Mayor and Clerk to execute the said agreement as soon as the Manager of Approvals advises that the Owners have satisfied all of the City’s requirements.

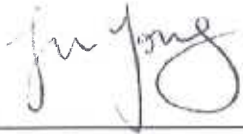
Financial:

All of the survey work, legal, and engineering costs for this phase of development have been at the Owners’ expense. In addition, Schedule J of the Subdivision Agreement requires the Owners to post a letter of credit to ensure the works required for the Subdivision are constructed and installed to the City’s satisfaction.

Conclusion:

This is an important project to the City and represents significant redevelopment and intensification within the City Centre. Approval of the Dockside Quinte Subdivision will provide infill residential development to allow for the construction of an additional 302 dwelling units.

Respectfully submitted,

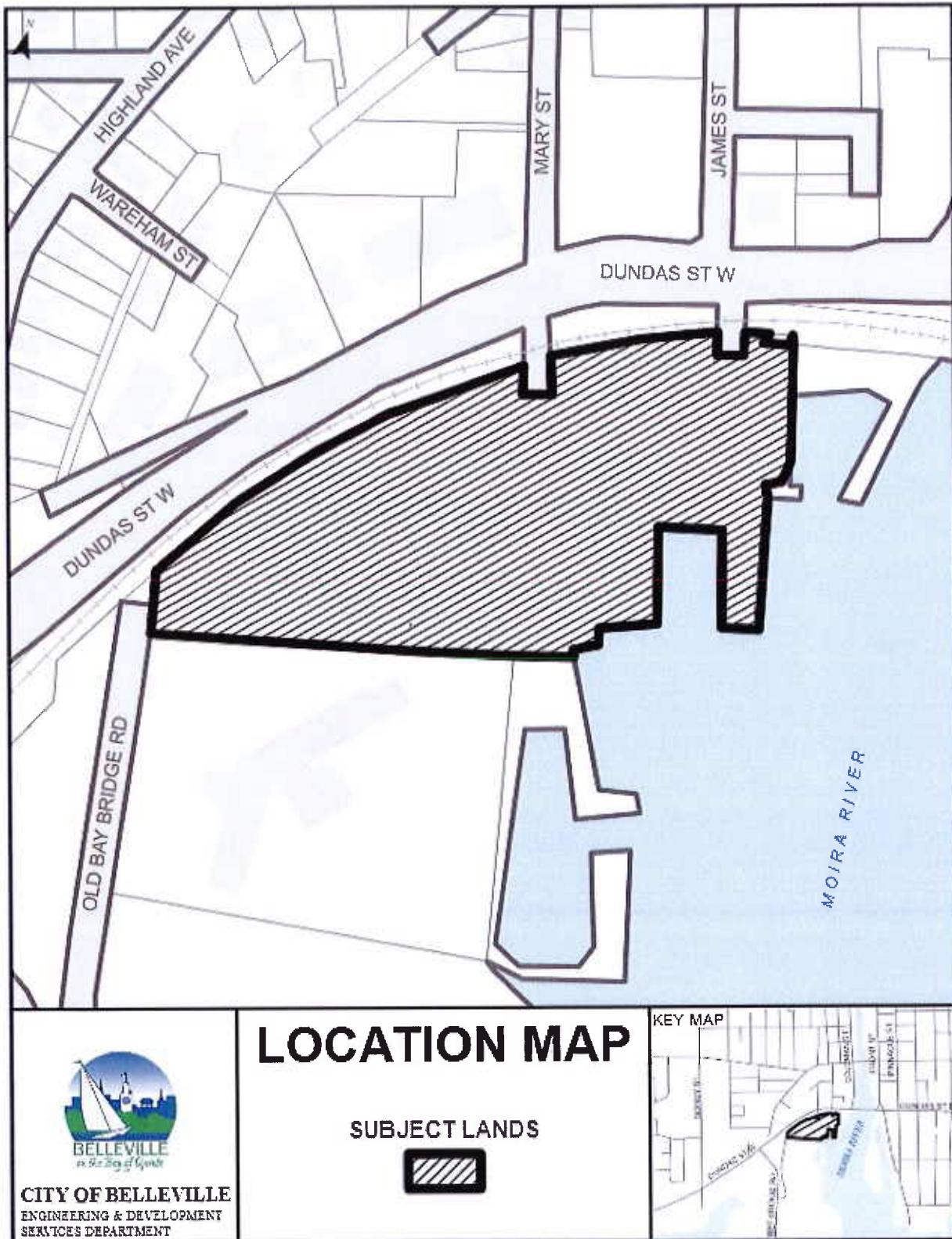


Jessica Young, E.I.T.

JY/sb

ATTACHMENT #1

Location Map of Dockside Quinte



ATTACHMENT #2

Conceptual Architectural Renderings



VIEW 1



VIEW 2

ATTACHMENT #2 – Continued



VIEW 3

ATTACHMENT #3

Dockside Quinte Draft Plan of Subdivision

