Charting a new Course...

Belleville's East Bayshore Final Report

Presented by the City of Belleville in partnership with the Waterfront Regeneration Trust, Environment Canada and Quinte Conservation
March 28, 2003

Ms. Christine Durrant  
Quinte Watershed Clean-Up  
441 Front St.  
Trenton, ON  
K8V 6C1

Dear Ms. Durrant:

Re: East Bayshore Concept Plan – Final Report

Please find attached for your records, the East Bayshore Concept Plan – Final Report, which was adopted by City Council on March 24, 2003. We trust that this document will be an important tool to guide future activity in Belleville’s East Bayshore.

We thank you for your interest and contribution to this public consultation process.

Sincerely,

Lisa King  
Special Projects Planner  
City of Belleville

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The Waterfront Regeneration Trust and the City of Belleville gratefully acknowledge the financial support of the Ontario Trillium Foundation, an agency of the Ministry of Tourism, Culture and Recreation. With $100 million in annual funding from the province’s charitable gaming initiative, the Foundation provides grants to eligible charitable and not-for-profit organizations in the arts, culture, sports, recreation, environment and social service sectors. (www.trilliumfoundation.org)
Introduction

Why has the City of Belleville consulted with the public about the future of the East Bayshore?

People have a fundamental yearning to be near the water's edge. Belleville's East Bayshore presents a great untapped resource with tremendous potential to define the character of the City and improve the quality of life for its residents through economic, recreational and educational opportunities. The health of the Bay of Quinte and the water's edge is critical to fish and wildlife as well as to our own well being as it is the City's drinking water source. Given the importance of the East Bayshore, the views of the public are essential to provide a direction for the future use of the area.

The East Bayshore Concept Plan encompasses Belleville’s waterfront from the mouth of the Moira River to the eastern boundary of the City of Belleville at Burns Drive, and northwards to Dundas Street. The planning process in this area is timely because substantial areas of former harbour and industrial lands including Meyers Pier and the LASMO and Bakelite sites have the potential to bring about some exciting new developments.

The City of Belleville was one of six communities selected by the Waterfront Regeneration Trust to receive support through the Ontario Trillium Foundation for a public consultation to determine the future of its waterfront. The Waterfront Regeneration Trust, a not-for-profit charitable organization, working with the landscape architecture firm of ENVision – The Hough Group, has coordinated this project.

What were the objectives of the East Bayshore Concept Plan consultation process?

The public consultation was intended to:

- increase awareness of the existing natural values of the Bayshore as well as the opportunities for economic development, trails and other recreational amenities;
- engage special interest stakeholders and the general public in determining the future of the East Bayshore between the Moira River and the eastern boundary of the City; and
- produce a concept plan based on these consultations that can be used to inform, guide and inspire decision-makers, landowners, developers and investors.

How was the consultation undertaken?

In the summer of 2002, a committee was formed to provide advice for the Concept Plan process. The committee included representation from City Council, several City departments, Quinte Conservation, Ontario Ministry of the Environment, Environment Canada, and local businesses. A series of meetings was held in August 2002 with key stakeholders in the community and the ideas generated were incorporated into an Initial Concept Plan.

A consultation guide, “Charting a New Course...Belleville’s East Bayshore”, provided background information on the East Bayshore as well as draft principles and concepts as a starting point for discussion and was delivered in October 2002 to every household (20,400) in the City of Belleville through the “Community Press”, a local community newspaper. Copies of the guide were also available from various City Departments, the Belleville Public Library, and Quinte Conservation. A questionnaire, with postage paid reply, was also contained in the guide as one means for the public to express their ideas and vision for the Bayshore. The guide and survey were also provided on the City’s website where the survey could be submitted electronically. The questionnaire response was overwhelming and enlightening with a total of 307 surveys returned, 37 electronically.

A community open house and workshop on October 29th, 2002 at the Ramada Inn, City of Belleville provided another opportunity for the
public to express their views. This event was well attended (approximately 60-70 people) and very productive leading to further refinements of the Concept Plan, as reflected in this report.

Summary of Recommendations
(“Initial Action Steps”)

Downtown Bayshore:
- The Federal government and City of Belleville should complete and implement a remediation plan for Meyers Pier and transfer ownership of Belleville Harbour to the City of Belleville.
- Once ownership has been transferred, the City of Belleville should develop a master plan for Meyers Pier Park, coordinated with the site remediation plan.
- The City of Belleville should acquire necessary lands and proceed to develop a Bayshore Drive providing a west-east link from South Front Street to the Keegan Parkway.
- The City of Belleville should prepare a more detailed plan for redevelopment of the City Centre south of the railway line and continue to encourage private sector opportunities for redevelopment in this area.
- Design guidelines should be developed by the City for all future waterfront redevelopments to ensure high quality design that is appropriate for the waterfront setting.
- The City of Belleville should investigate the feasibility and costs of creating a single permanent stage for the Waterfront Festival.

Bakelite:
- The City of Belleville and Quinte Conservation should continue to work with the private sector to encourage environmental protection and redevelopment on the Bakelite site.

Natural Area Conservation:
- Bay of Quinte Restoration Council, Quinte Conservation, City of Belleville and Hastings Prince Edward Land Trust should continue to seek opportunities to secure the protection of natural areas, in accordance with the recommendations of the Belleville to Point Anne Significant Natural Areas Strategic Plan (1997).
- The Ontario Ministry of Natural Resources should expedite the process to determine whether or not the Point Anne Alvar should receive Provincial designation as an ANSI.

This report may also be viewed on the City’s website at www.city.belleville.ca.

- The Bay of Quinte Restoration Council, Quinte Conservation and City of Belleville should continue implementation of the Belleville Marsh Restoration Project.
- The City of Belleville and Quinte Conservation should collaborate to develop a water protection strategy for the Point Anne area to ensure long-term conservation of the groundwater and surface water resources.

Parks:
- The City of Belleville should assess needs and opportunities for additional amenities (e.g. washrooms, concession booths, play structures, picnic areas, etc.).
- The City of Belleville should continue to acquire lands along the water’s edge, in partnership with government agencies and the private sector.

Stormwater Management:
- The City of Belleville should finalize the location and design for each stormwater management facility in consultation with appropriate agencies.

Linkages:
- The City of Belleville should seek permission from CP Rail to utilize the railway abutments for the trail link across the Moira River.
- The City of Belleville should identify a preferred trail route from the river crossing and the Parrott Riverfront Trail to the Downtown Bayshore.
- The City of Belleville should undertake title searches on abandoned railway lines that have been identified for potential trail use.

Heritage Interpretation:
- The City of Belleville should initiate an interpretive plaque program in collaboration with interest groups and the community.
- The feasibility of establishing a new museum in the existing marina building at the end of Meyers Pier should be explored to feature the natural and cultural heritage of the waterfront.
What's been accomplished so far?

In 1990, the City adopted the Belleville Bayfront Planning Study. It provided direction for the entire waterfront of the pre-amalgamation City, including the Moira River. As a result, a number of actions were taken, including preparation of a West Bayshore Master Plan, and redevelopment of the Gerry O'Connor water treatment plant including a public trail, new fish habitat and stormwater ponds near the water pollution control plant, development of the Kiwanis East Bayshore Trail, the CN pensioners' monument at the south limit of Foster Avenue, an aggressive campaign to acquire lands along the water's edge to create connecting links and most recently the opening of the Parrott Riverfront Trail along the Moira River from Dundas Street to Highway 401.

In 1997, a multi-stakeholder team, led by the Bay of Quinte Remedial Action Plan, completed a Strategic Plan for the significant natural areas between Belleville and Point Anne. In addition, the Bay of Quinte Restoration Council has undertaken a number of ecological restoration projects in the East Bayshore, including shoreline naturalization, habitat islands and a wildflower meadow.

The City of Belleville has a new Official Plan (2002) that designates the Bayshore as a special policy area whose main objective is:

"to more fully develop the recreational potential of the bayshore planning area through the establishment of a combination of open spaces, and compatible commercial, public facility and residential land uses, employing sensitivity to issues of urban design, environmental conditions and the area's setting along the shores of the Bay of Quinte, creating a destination within the City which is strongly oriented to the needs of all residents of and visitors to the community."

Natural Areas

There are four significant natural areas in the East Bayshore: Belleville Marsh, Bell Creek Swamp, Blessington Creek Marsh and Point Anne Alvar (see map).

**Belleville Marsh** is a provincially significant wetland on the Bay of Quinte that includes diverse wetlands and forested swamps. Major portions of Belleville Marsh are within the former industrial Bakelite site. There is considerable community interest in protecting the Belleville Marsh: a wildflower meadow was planted just east of Herchimer Ave in 1997; the public and students from Moira Secondary School have carried out cleanups of the marsh; and volunteers have participated in wildlife monitoring at the marsh.

Belleville Marsh is in an area designated for stormwater management in the Belleville Pollution Control Plan at the south limit of Farley Avenue. Care should be taken to ensure that the location of the proposed facility does not compromise the integrity of the natural environment surrounding the marsh. A funding partnership involving the City of Belleville, Quinte Conservation, Great Lakes Renewal Foundation and Ducks Unlimited is being developed for the stormwater facility.

A small portion of the provincially significant **Bell Creek Swamp** is located in the East Bayshore at the mouth of Bell Creek. It offers important opportunities for maintaining and restoring wildlife corridors between Belleville Marsh and Blessington Creek Marsh as well as the remainder of Bell Creek Swamp. There is a master drainage plan for development within the Bell Creek drainage area with associated floodplain mapping.

The provincially significant **Blessington Creek Marsh** consists of extensive areas of wetland, open water and various types of swamp on the Point Anne Peninsula. It is one of only five wetlands on the Bay of Quinte that supports a...
significant stand of wild rice. Osprey also nest here.

**Point Anne Alvar** is being considered by the Ministry of Natural Resources as an Area of Natural and Scientific Interest (ANSI). An alvar is a limestone-based landscape with flat open areas of grass and rock, including several rare plant species and communities. The Point Anne Alvar is one of the few moderate to high quality alvars remaining in Ontario. The proposed ANSI designation will require confirmation through MNR’s Confirmation Procedure.

The remaining natural shorelines along the rest of the East Bayshore are significant because they perform important functions in preserving and improving water quality, moderating shoreline erosion, and providing areas of natural habitat for many species of fish and other wildlife. They are also appreciated for their aesthetic and recreational values. In areas from George Street to Herchimer Avenue where the shoreline was once degraded by human activities, the City of Belleville has been working closely with Quinte Conservation to naturalize the water’s edge. Interpretive signs explain these conservation efforts to the public. This success can serve as a local model for rehabilitation of other degraded urban shoreline areas.

**Water Quality**

The Bay of Quinte has been designated an “Area of Concern” under the Canada-U.S. Great Lakes Water Quality Agreement because of nutrient enrichment, contamination with bacteria and toxic chemicals, and loss of fish and wildlife habitat. Much work has been done to improve water quality in the Bay of Quinte in recent years. To continue progress towards a clean and sustainable Bay of Quinte, a number of targeted actions have been outlined in the Bay of Quinte Remedial Action Plan’s (RAP) five-year work plan, 2001–2005. The concept plan for the East Bayshore should have regard to these targeted actions:

1. Protection of significant natural areas in partnership with the area municipalities and landowners.
2. Protection of fish habitat through development of a Bay of Quinte fish habitat management plan.
3. Monitoring of wildlife to track trends in environmental conditions through a volunteer community wildlife watchers program.
4. Reduction of urban pollution to the Bay through implementation of the City of Belleville Pollution Control Planning Study (1997).
5. Review of progress made on lowering toxic inputs to the Bay.

**Floodplains**

Quinte Conservation regulates development activities in the floodplain areas along the edge of the Moira River, Bay of Quinte and the creeks that empty into the Bay. Floodplains are an essential part of a river or water body. During a flood, high water can result in the inundation of areas that are usually dry land. Structures and property within the floodplain may be at risk of damage. In addition, floodplains are part of the ‘ribbon-of-life’ along the water’s edge - that sensitive area along the shore where land, water and air meet; the vital link in providing many plants and wildlife the resources they need for life.

**Cultural Heritage**

The City of Belleville has an interesting past – from the First Peoples to the Loyalists, the rumrunners, industrialists and sports heroes. During the early 1700’s the area was part of the territory of the Mississauga tribes of the Ojibway Indians who had a camping place and burial ground on the east bank of the mouth of the Moira River. During the first 30 years of settlement much of what is the present site of Belleville was reserved for the Ojibway who, in turn, gave permission to several early Loyalist settlers to erect buildings on their lands.
In 1790, Captain Meyers established the first industry, a sawmill, near the mouth of the Moira River, soon to be followed by a gristmill, brick kiln and a distillery. By the 1860’s lumber had become a major source of prosperity. What is now Victoria Park was the site of a large steam sawmill where one hundred saws processed thousands of feet of lumber each day. Enormous timber drives floated down the River each spring to be processed at Belleville’s sawmills. The sawdust from the sawmills was later used as fill for a causeway connecting Victoria Island with the mainland.

During the last century many other industrial and harbour activities, including distilleries, aggregate extraction, fuel storage and distribution, coal gasification, plastics manufacturing and more, have provided Belleville with a diverse economic base. The arrival of the railway in the 1850’s helped these industries to flourish. The Grand Trunk Railway provided a critical east-west link with larger markets and several branch lines were later established to service the surrounding areas including the Grand Junction Railway, the Belleville and Marmora Railroad, the Bay of Quinte Railway and the Canadian Northern Railway. To this day, Belleville remains an important centre for railroad activity.

With the Corby distillery located to the north on the Moira River, Belleville became one of the busiest liquor export centres on the Great Lakes, especially during the years of Prohibition (1920’s). One of the favourite landing spots was near Point Anne. Bootleggers purchased boatloads heading for foreign markets and then resold them to smaller operators. Some of the loads would make their way right back into Belleville where it was not difficult to buy an illegal drink.

The Point Anne peninsula, sometimes called Ox Point, also became known for its aggregates. Stonemasons were employed in the late 1830’s to cut stone for the Trent Canal locks. Stone from Point Anne was also quarried for the Murray Canal and part of the St. Lawrence canal system in the late 1800’s. In 1909, the Belleville Portland Cement Company and the International Portland Cement Company were acquired by the Canada Cement Company, and now Lafarge Canada.

The Belleville area is justly proud of its local sports heroes including the Hull family (Bobby, Dennis and Brett) from Point Anne who played in the National Hockey League for the Chicago Blackhawks. The Belleville McFarlands hockey team won the Allan Cup in 1958 and the World Amateur Hockey Championship in Czechoslovakia in 1959.

Our history makes us what we are today and influences what we will be in the future. The plan for “Tomorrow’s Bayshore” outlined later in this report attempts to reflect and celebrate our heritage, not only for ourselves, but also future generations.

Current and Future Land Use

Moira River to Elmwood Drive

Today there is a variety of land uses along the East Bayshore from the Moira River to Elmwood Drive, including a low density residential neighbourhood interspersed with industrial, commercial and high density residential uses, as well as the City’s sewage treatment plant, hospital, parks and environmentally sensitive areas. There are conflicts among some of these land uses, and some of the existing and former industrial areas and adjoining lands have been degraded by environmental contamination.

The City’s Official Plan supports the continuation of existing industrial uses in the East Bayshore, but the long term intent is that the area west of Point Anne should develop with a mixture of commercial, recreation, tourism, and residential uses. This will require special care to protect the quality of the existing and future residential community while accommodating redevelopment of underutilized lands and establishment of new uses that take advantage of the area’s waterfront location to create a destination within the City, which is strongly oriented to the needs of all residents of and visitors to the community.

Belleville’s East Bayshore – Final Report 5
Elmwood Drive to Burns Drive

East of Elmwood Drive, the City’s Official Plan designates the Point Anne Peninsula with a combination of rural, environmental protection, mineral aggregate and hamlet land uses.

The Point Anne Peninsula contains significant aggregate resources that have had an influence on the local economy dating back to the 1800’s when the site was owned and operated by the Canada Cement Company. Now owned by Lafarge Canada Inc., the site is currently an important local supplier of aggregate for concrete and road construction.

Aggregate resources are a geographically limited and finite resource that is vital to Ontario’s economy. They vary in quality and significance and cannot be found everywhere. Some areas have abundant resources while others have little or none. The Provincial Policy Statement recognizes the importance of this resource for ongoing development and infrastructure requirements, stating that “as much of the mineral aggregate resources as is realistically possible will be made available to supply mineral resource needs, as close to markets as possible”.

Ontario’s aggregate production has averaged 157 million tonnes per annum between 1985 and 1994, peaking at 197 million in 1989. Aggregate production in the County of Hastings averages 2 million tones annually, with the City of Belleville producers contributing approximately 15 percent of this total. The City receives $0.04 for every tonne produced within the municipality ($14,355 in 2001).

The City of Belleville Official Plan recognizes the existing mineral extraction licences in the Point Anne area with the statement that “it is the intention of this Plan to protect wherever possible such resources for aggregate extraction and to ensure that the resources are utilized in accordance with proper controls.”

The Hamlet of Point Anne has been designated as a Special Policy Area in the Official Plan. It is located in a high quality natural area along the Bay in the immediate vicinity of extensive existing and future rock quarry operations owned by Lafarge Canada. The Official Plan requires that, prior to any significant development being permitted within the Hamlet, a special study should be completed to address land use and servicing issues. In initial consultations with stakeholder groups, the residents of Point Anne requested that the concept plan not consider a trail linkage into their community at this time.

Zoning By-law

The Official Plan governs development on the waterfront. In support of these policies, a new Comprehensive Zoning By-law is currently under preparation and should be completed this year.

Parks and Recreation

Belleville’s East Bayshore already has a number of parks and recreational facilities that are well utilized by residents and visitors alike, including Victoria Park, Meyers Pier marina, Freestone Point, South Foster Park, Kiwanis East Bayshore Park, the Kiwanis East Bayshore Trail, Rotary Treescape, Quinte Rowing Club and several boat launching areas. The highly successful Annual Waterfront Festival includes events located in the undeveloped Meyers Pier Park as well as West and East Zwick’s parks.

Belleville City Council is committed to developing a comprehensive system of parks and connecting trails throughout the community, with a strong emphasis on providing public access to the water’s edge, as demonstrated by the existing Bayshore parks and trails as well as the Parrott Riverfront Trail, which was made possible by significant support from downtown merchants along the River. The intent is to continue to acquire waterfront lands for public use as they become available, between the western boundary of the municipality at Wallbridge-Loyalist Road and the eastern boundary at Burns Road.

Additions and improvements to the parks and trails along the East Bayshore will be
complemented by proposed improvements to those trails located between the Gerry O’Connor Water Treatment Plant and which extend eastward through West and East Zwick’s Parks to the west shoreline of the Moira River. Other goals are to connect the Kiwanis East Bayshore Trail to the Parrott Riverfront Trail, and to connect the Riverfront Trail north via Corbyville to the TransCanada Trail.

Economic Development Potential

The City’s prosperity has historically benefited from its proximity to the Bay of Quinte and the Moira River. More recently, Highway 401 and the railroad have become the major modes of transportation and have drawn industry northwards away from the waterfront. A mix of land uses remains along the Bayshore, but it is an area in transition. The Bayshore has the potential of becoming a major destination for recreation and tourism, and a preferred location in which to live or establish a business. The Kiwanis East Bayshore Trail and other park developments have opened up the area for public recreation and solidified our understanding that the Bay of Quinte has the potential to define the character of the City, improve quality of life for residents of the entire region, and provide a major resource for tourism. There is an increasing demand to experience our natural, historical and cultural heritage, and our Bayshore can play an important role in satisfying this demand.

Not surprisingly, many of the former industrial sites along the Bayshore have been contaminated with chemicals related to manufacturing, bulk storage and landfill activities. Although these “brownfields” present constraints they also provide opportunity for clean-up and productive re-use. Along the East Bayshore are three major sites that currently present exciting prospects for redevelopment. They are known as Meyers Pier, the LASMO site, and the Bakelite site (see concept plan for locations).

Meyers Pier

Meyers Pier is one of a number of federally owned properties at the mouth of the Moira River, which total approximately 395 acres of both land and waterlot known as Belleville Harbour. The majority of the property is leased to the City of Belleville, which operates a number of parks and marinas, including a portion of East Zwick’s Park, Meyers Pier, Victoria Park Marina and Ian Moch Marina.

Historically, the Belleville Harbour Commission administered the area as a commercial harbour on behalf of Transport Canada. The Commission was dissolved in 1978, and the holdings were assumed by Small Craft Harbours (Department of Fisheries and Oceans) as a recreational harbour. The federal government is divesting its recreational harbour properties including those in Belleville. The City of Belleville wishes to acquire the property and the City and Small Craft Harbours have been jointly supporting site investigations and feasibility studies of remediation requirements before divestiture to the City.

Meyers Pier constitutes approximately 22 acres of the harbour and consists of a harbour basin created by a rubble mound breakwater, a pier, wharves and a landbase portion. The landbase was, in large measure, created through the process of waterfront filling during the 1930s and 1940s using substantial quantities of municipal and industrial waste and construction rubble. Meyers Pier provided commercial harbour services, mainly for fuel such as coal storage and oil tank farms. In addition, byproducts from a coal gasification plant two blocks north of Meyers Pier Park, which operated during the period 1854 to 1947, are believed to have migrated by an open ditch to the landfill area.

The historic land use practices have resulted in contamination buried within the site, including various heavy metals (e.g. copper, lead and zinc), some polycyclic aromatic hydrocarbons, and petroleum hydrocarbons including BTEX (benzene, toluene, ethylbenzene, and xylene) and total petroleum hydrocarbons.
Soils and groundwater investigations have been conducted on the land portion of Meyers Pier and water and sediment samples have been collected adjacent to the property. In addition, pilot testing and engineering studies have been conducted. An environmental site assessment is being prepared, including hazard and risk characterization, remediation needs and options and the preferred remediation approach. The work is being done in accordance with provincial guidance on contaminated sites and it is planned to finalize it in 2003 for presentation to City Council and public consultation.

**LASMO Site**

The 3.75-acre property immediately north of Meyer's Pier was the site of a tank farm for almost sixty years. In 1991 the current owner, LASMO Oil Development (Canada) Ltd. acquired the property from Ultramar. Environmental site assessment studies were conducted and full-scale remediation was undertaken to address contamination of soil and groundwater, in accordance with the Province’s Guideline for Use at Contaminated Sites in Ontario. The property now meets the residential/parkland criteria set out in the Guideline. The owner is currently preparing concept plans for redevelopment, which may include mixed residential and commercial uses.

**Bakelite Site**

The Bakelite Thermosets site comprises approximately 75 acres of marshland and dry uplands. Originally, the property was low pastureland used for agricultural purposes. It was used for industry between the 1940’s and 1990, with a focus on the manufacture of plastic resins and formaldehyde.

Over the past 12 years many environmental investigations and site remediation activities have been undertaken, including decommissioning of a number of former storage lagoons and the off site disposal of associated contaminated soils; removal and off site disposal of buried drums of solid and liquid industrial wastes; removal and off site disposal of PCB impacted sludges; and decommissioning of a concrete settling basin.

Additional effort may be needed with respect to demolition of the remaining buildings, management of a former solid waste disposal area, and remediation of isolated pockets of PCB soil and sediment contamination.

The Canadian-based brownfield redevelopment company, REON Development Corporation, is presently conducting a review of the available environmental and planning information to determine the potential for redevelopment of the property for diverse uses that could include commercial, residential, parkland and natural area conservation.
BELLEVILLE EAST BAYSHORE - CONCEPT PLAN

Waterfront Regeneration Trust
Heugh Woodland Revitalisation Framework
March 2003 Scale 1:2000

LEGEND
- On-road Link
- Future On-road Link
- Existing Trail
- Future Trail Option
- Rivers and Creeks
- Parks and Open Space
- Mineral Extraction Licences
- Wetlands
- Candidate Point, Anne Alvar RNSI
- Potential Redevelopment Area
- Proposed Stormwater Management
- Window to the Bay
The following vision, principles and concepts for the East Bayshore area were prepared by the East Bayshore steering committee, based on discussions with a wide range of key stakeholders, and the results of the October 2002 public workshop and survey.

**Vision**

Twenty-five years from now, Belleville’s East Bayshore will be a more diverse and interesting place to live, work, visit and play:

- Nodes of redevelopment at the Downtown Bayshore (Moira River to South George Street) and the former Bakelite property will be lively, urban places, with a rich mix of housing, recreation, tourism and commercial opportunities.

- Where possible existing significant natural areas, including Belleville Marsh, Bell Creek Swamp, Blessington Creek Wetland and Point Anne Alvar, will be protected for conservation, interpretation and education.

- A series of parks and stormwater management facilities will be linked to the natural areas to create a greenway providing for environmental protection and enhancement, recreation and tourism.

- A continuous trail will be set in this greenway, linking Belleville’s West and East Bayshores, with connections north to the Parrott Riverfront Trail, neighbourhoods and business districts of the City, as well as to other Lake Ontario communities via the Waterfront Trail.

- The local road network will be improved, including the westerly extension of the Keegan Parkway to connect with South Front Street.

**Principles**

The East Bayshore should be:

**Healthy** – people and wildlife should be protected from harmful pollution in soils, sediments, groundwater, surface water and air. All activities and future development should work with natural processes to contribute to environmental health and avoid further pollution. Recreation and relaxation opportunities will enhance wellness for the community.

**Accessible** – the Bayshore will be accessible to the public by road, public transit, cycling, in-line skating and walking; access will include linkages to neighbourhoods and business districts north of the Bayshore as well as a continuous trail that will be part of the Lake Ontario Waterfront Trail. Routes and trail design will consider user security and respect sensitive natural areas and existing residential land uses. The Bayshore should be accessible to everyone including the disabled, children and older adults. Separate trails for cyclists/in-line skaters and pedestrians will be provided where necessary to increase safety and enjoyment. Setbacks from the waterfront will ensure that new development incorporates public access to the Bay.

**Green** – a Bayshore Greenway should be created to integrate protected natural habitats, naturalized greenspaces, recreation areas and stormwater management facilities. This green infrastructure will perform multiple functions including wildlife habitat, recreation, nature interpretation, clean environment, shade and shelter. It will be managed using environmentally sustainable methods such as reducing and avoiding pesticide use. Green technology will be promoted for environmental remediation, energy generation and new building design/construction.

**Useable** – the Bayshore area should support a mix of public and private uses as appropriate, with a balance between development and green space. Existing uses of private waterfront properties will be respected. Land uses should take advantage of the waterfront location; permit public access to the Bayshore;
provide a balance of ecological, recreational, tourism, commercial, employment and residential opportunities; and promote year-round activities. Traffic congestion should be avoided. A volunteer safety patrol should be investigated.

Attractive – design standards will be applied to ensure that building design and landscaping protect, enhance and create distinctive and memorable places. This will protect views of the Bay, provide a sense of continuity with the past, emphasize design excellence, respecting the waterfront setting, and promote the use of harmonious colours and materials.

Affordable – waterfront development and management should be undertaken in ways that provide opportunities for economic renewal, efficient use of limited government and private sector resources, and creative partnerships among different sectors of society. Activities should be free or low-cost to ensure accessibility to all.

Connected – people should be connected to the natural and cultural heritage of Belleville’s Bayshore through adaptive reuse of historic structures, protection and restoration of natural systems, interpretive facilities, education programs and a linked trail system.

Diverse – the Bayshore should include diverse landscapes, places, wildlife habitats, uses, programs and experiences. A range of housing, employment and recreational opportunities should be available for people of all ages, incomes and interests. The mix of land uses and facilities should balance public and private; urban and rural; residential, recreational, industrial and commercial; built and natural; and active and passive.

Concept Plan

The concept plan map outlines concepts for the future that show how these principles could be put into practice. It illustrates the changing character of the East Bayshore from west to east, with more intense activities and development in the downtown Bayshore near the mouth of the Moira River, and a more tranquil landscape with many natural habitats as one moves to the east.

The concept plan has been prepared at a broad scale to define:
- nodes of redevelopment,
- a greenway including parks, natural areas and “windows to the Bay”,
- linkages including a continuous waterfront trail and north-south connections, and
- opportunities to interpret natural and cultural heritage.

Redevelopment Nodes

Downtown Bayshore Area

The Downtown Bayshore area encompasses the area on the east side of the mouth of the Moira River, and includes the LASMO property, Jane Forrester Park (formerly Meyers Pier Park) and Meyers Pier marina. This area is designated as part of the City Centre in the Belleville Official Plan. The plan states that for the City Centre south of the railway line, it “is intended this area develop with a mixture of commercial, recreation and residential uses” and “care must be exercised when planning for this area to protect the quality of the existing and future residential community while accommodating redevelopment of underutilized lands and establishment of new uses that take advantage of the area’s waterfront location”.

Accordingly, the concept for the Downtown Bayshore area is to create a waterfront extension of the downtown core, with new low to medium-rise housing, small-scale retail such as shops, boutiques, cafes with patios, a restaurant, tourist attractions and a waterfront commons in Jane Forrester Park to serve Belleville residents and visitors, including boaters. A new Bayshore Drive is proposed from the south limit of South Front Street, along the north boundary of Meyers Pier Park and north of the Water Pollution Control Plant to South Foster Ave and connecting to the Keegan Parkway. This would improve access to the area and define the boundary between the urban edge of the city and the public parklands.

The waterfront commons will be designed as a gathering place for all seasons, attractive to families, youth and individuals as well as tourists arriving by land or water. Landscape plantings will provide shade, shelter, and wildlife habitat and create an
attractive setting for activities. Initial ideas for features in the park include gardens with public art/sculptures, fountains, playground including water play, lighting, group picnic areas, mini-golf, a skating rink/loop, full-size chess game, equipment rental, bandshell, pathways, sheltered seating areas and a fishing pier. A new marina building could be included at the north edge of the marina to provide more convenient access to boaters and Belleville residents, including services for boaters, a tourist information center, and a flexible community space for receptions and meetings. The existing marina building on the pier could be renovated and used for an interpretive centre focusing on the natural and cultural history of the Bayshore.

The annual Waterfront Festival uses Meyers Pier as a venue for evening entertainment. It is proposed to explore the opportunity to create a single permanent performance space for the Waterfront Festival, possibly on East and West Zwick’s Park, that could be used not only during the Festival but also throughout the summer season.

**Initial Action Steps:**
- The Federal government and City of Belleville should complete and implement a remediation plan for Meyers Pier and transfer ownership of Belleville Harbour to the City of Belleville.
- Once ownership has been transferred, the City of Belleville should develop a master plan for Meyers Pier Park, coordinated with the site remediation plan.
- The City of Belleville should acquire necessary lands and proceed to develop a Bayshore Drive providing a west-east link from South Front Street to the Keegan Parkway.
- The City of Belleville should prepare a more detailed plan for redevelopment of the City Centre south of the railway line and continue to encourage private sector opportunities for redevelopment in this area.
- Design guidelines should be developed by the City for all future waterfront redevelopments to ensure high quality design that is appropriate for the waterfront setting.
- The City of Belleville should investigate the feasibility and costs of creating a single permanent site for the Waterfront Festival.

**Stephens Adamson Site**

This property is currently being used for a variety of industrial uses. However in future it may be appropriate to redevelop the site to take better advantage of the waterfront location with residential, tourism or recreation uses, such as a cultural center, museum and/or retirement home.

**Bakelite Site**

This former industrial property on Dundas St East is proposed for redevelopment including low-medium rise mixed use and residential. It is proposed to protect the provincially significant Belleville Marsh as an important component of the Bayshore Greenway. Trail access, based in part on the abandoned railway line, will provide opportunities for education and passive recreation, and will be linked to the overall Bayshore trail and greenway system. The existing dock could be refurbished for use by small recreational boats, as well as a viewpoint and fishing pier.

**Initial Action Step:**
- The City of Belleville and Quinte Conservation should continue to work with the private sector to encourage environmental protection and redevelopment on the Bakelite site.

**Bayshore Greenway**

**Natural Area Conservation**

The four significant natural areas along the East Bayshore - Belleville Marsh, Bell Creek Swamp, Blessington Creek Wetland and Point Anne Alvar - are currently primarily in private ownership. However, where possible, efforts can be made to provide long-term protection for the East Bayshore natural areas through a variety of mechanisms for securement, ranging from informal agreements to public ownership. Public access, trail routes and trail types should be carefully designed to ensure protection of wildlife and ecological processes. Human activities should focus on nature viewing, interpretation and educational programs.

At the public workshop, participants raised concerns about the potential effects of future aggregate extraction on the Provincially significant Blessington Marsh.
Creek Wetland and candidate Point Anne Alvar Area of Natural and Scientific Interest (ANSI). Considerable support was expressed during the preparation of the East Bayshore Concept Plan to explore opportunities to protect the integrity of these natural areas over the long term.

The Point Anne Quarry is licensed by the Ontario Ministry of Natural Resources under the Ontario Aggregate Resources Act and is recognized in the City of Belleville’s Official Plan as an area of mineral aggregate extraction. According to the approved quarry rehabilitation plans, the site will be transformed into a series of lakes of various sizes with potential opportunities for recreation, education, and conservation. Through implementation of ecologically sound techniques, a variety of habitats can be created to support diverse wildlife communities. In addition, there may be opportunities to explore long-term protection of natural areas on lands owned by Lafarge Canada Inc. that are not licensed for aggregate extraction.

Initial action steps:
- Bay of Quinte Restoration Council, Quinte Conservation, City of Belleville and Hastings Prince Edward Land Trust should continue to seek opportunities to secure the protection of natural areas, in accordance with the recommendations of the Belleville to Point Anne Significant Natural Areas Strategic Plan (1997).
- The Ontario Ministry of Natural Resources should expedite the process to determine whether or not the Point Anne Alvar should receive Provincial designation as an ANSI.
- The Bay of Quinte Restoration Council, Quinte Conservation and City of Belleville should continue implementation of the Belleville Marsh Restoration Project.
- The City of Belleville and Quinte Conservation should collaborate to develop a water protection strategy for the Point Anne area to ensure long-term conservation of the groundwater and surface water resources.

Parks

The parks along the East Bayshore will provide a range of different experiences, with a special emphasis should be placed on facilities for children and youth. As noted above, a new waterfront commons park is proposed at Meyers Pier with a variety of activities. On the Bakelite property, the public parkland will emphasize a natural heritage theme, consistent with protection of the Belleville Marsh. In the existing parks on the East Bayshore, “windows-to-the-bay” with seating and shelter are designated at key viewpoints including South George Street, South Foster Park and Herchimer Avenue.

Additional washroom facilities are needed along the Bayshore and could be provided at South Foster. A fish-cleaning station is also proposed, perhaps at South George or Herchimer. Suggestions for additional features include more picnic areas, play structures, beach volleyball, boardwalks, sheltered seating, viewpoints, payphones and swimming opportunities.

There will be continued naturalization of the shoreline, wetlands and woodlands, accompanied by educational signage to enhance appreciation of the natural features.

Initial Action Steps:
- City of Belleville should assess needs and opportunities for additional amenities (e.g. washrooms, concession booths, play structures, picnic areas, etc.).
- The City of Belleville should continue to acquire lands along the water’s edge, in partnership with government agencies and the private sector.

Stormwater Management

The City of Belleville Pollution Control Plan identifies a need for stormwater management facilities in four locations on the East Bayshore – South Foster Street, Fourth Street, Herchimer Ave and Farley Avenue (see concept plan). A range of options could be considered - from ponds or underground tanks in existing/future parklands, to facilities placed offshore in the Bay incorporating new habitats and public access. These options should take into account the water quality and habitat objectives of the Bay of Quinte Remedial Action Plan. The Municipal Class Environmental Assessment process will apply to the stormwater management facilities, but it is advisable to undertake a preliminary investigation of options before alternate land uses are planned. Some of the questions to consider in making these decisions include:
• How can the value of parkland for recreation uses be retained while meeting stormwater management needs?
• What is the comparative cost of construction and maintenance of different types of stormwater management facilities?
• What are the environmental constraints associated with each option?
• What is the comparative efficiency of different types of facilities in treating stormwater?

Initial Action Step:
• The City of Belleville should finalize the location and design for each stormwater management facility in consultation with appropriate agencies.

Linkages

A continuous waterfront trail will link all the elements of the East Bayshore. Route options are shown on the concept plan map, subject to further study and refinement. Trail design will vary, depending on the setting, ranging from hard surfaced trails in the Downtown Bayshore with separate routes for pedestrians and cyclists/in-line skaters, to boardwalks and gravel trails in natural areas. The existing Kiwanis East Bayshore Trail will be expanded and retain an important role in the trail system. In the Point Anne area, it is proposed to provide a trail parallel to the south side of Highway 2, and providing loops or spurs to view natural areas where possible. Direct trail access is not currently proposed to the Hamlet of Point Anne because of vandalism and security concerns raised by local residents.

North-south links will be improved with pathways, bicycle lanes, lighting and landscaping to provide safe, attractive access from Belleville’s neighbourhoods, business areas and the Parrott Riverfront Trail to the Bayshore. Key potential links include Front/South Front Street, Pinnacle Street, South George Street, Foster Avenue, First Street, Harchimer Avenue and Bell Creek. Signage should be provided to direct people to the East Bayshore from the downtown, residential neighbourhoods and Dundas St.

A new trail link from East Zwicks Park is proposed across the railway abutments, immediately south of the existing railway crossing over the Moira River. This link could continue south through Victoria Park, with a new bridge crossing from the southernmost tip of the Park to South Front Street. This would necessitate some relocation of the existing marina facilities on Victoria Park. Other options would be to create an off-road trail from the Parrot Riverfront Trail to Meyers Pier either along South Front Street or Pinnacle Street.

A self-guided water trail could be developed for paddle craft from Herchimer St to Blessington Creek. A series of water's edge markers could guide users by providing navigational reference points and opportunities for trail interpretation. The markers could also indicate safe landing points and walkout directions for paddlers should the water become too rough. Put-in and pull-out points would be established at Herchimer St and several other public access areas with trail directions, disclaimers and safety instructions.

Initial Action Steps:
• The City of Belleville should seek permission from CP Rail to utilize the railway abutments for the trail link across the Moira River.
• The City of Belleville should identify a preferred trail route from the river crossing and the Parrott Riverfront Trail to the Downtown Bayshore.
• The City of Belleville should undertake title searches on abandoned railway lines that have been identified for potential trail use.

Heritage Interpretation

The City of Belleville is blessed with a combination of beautiful natural areas and a rich cultural history. The East Bayshore provides an excellent opportunity to interpret the natural and cultural heritage of the area along with information about restoration initiatives, green technology etc. Heritage interpretation is an excellent way to enrich people’s experience along the Bayshore. Creative incorporation of waterfront natural and cultural features should be encouraged in future developments. This could be accomplished through self-guided trails, signage, school programs, displays and an interpretive centre. Some specific suggestions that were made by survey respondents included reconstruction of the old Belleville Light House; establishment of a museum featuring nautical, marine,
transportation, industrial and/or rum-running themes; establishing the old rifle range as an historic site; and restoring the iron works (pullies etc) at the Bakelite Pier as heritage/sculptural features.

Initial Action Steps:

- The City of Belleville should initiate an interpretive plaque program in collaboration with interest groups and the community.
- The feasibility of establishing a new museum in the existing marina building at the end of Meyers Pier should be explored to feature the natural and cultural heritage of the waterfront.
Appendix I - Workshop Discussions
October 29th, 2002
Ramada Inn, Belleville, ON

Introduction:

Workshop participants were asked to discuss three topics at their tables:
1. What do you like best and dislike the most about the East Bayshore today?
2. What principles should guide future development? Review the draft principles in your consultation guide. What would you like to add or change?
3. What should the East Bayshore be like in the future? Review the potential concepts illustrated on the map. What elements do you like best? What elements do you dislike? Is there anything you would like to add/change?

For question #3, tables were assigned to discuss either the East Bayshore west of Herchimer Ave, or the Bayshore east of Herchimer.

Highlights:

Overall, the workshop participants liked the principles and initial concepts presented in the consultation guide, and made a number of valuable additions and refinements. They noted that the eastern portion of the East Bayshore has a different character (more natural) than the west (closer to downtown). People appreciated the fact that the concept plan helps to connect the City from the eastern to western boundaries and north/south. And they liked the emphasis on trails, green space, environmental remediation and mixed use redevelopment nodes.

Highlights from the discussion groups included:

**West**
- Strong linkages (themed) should be provided north/south to/from the rest of the city
- The bottom of Herchimer Ave should be the site of a new passive recreation area, including boats, boardwalk, wildlife habitats and swimming
- Phase and prioritize development starting at the waterfront and continuing north
- Strive for a mix of year round uses e.g. water play area, beach, skating rink, equipment rental, restaurants, boutiques, cafes
- Provide incentives for commercial development to service Bayshore users
- Have consideration for specific user groups especially children and youth

**East**

The vision is strong – keep it green; set minimum environmental standards; only allow compatible uses
- Provide a trail link into Point Anne (there was not consensus on this suggestion)
- Agreement with the initial concepts proposed for the Bakelite site
- If we can’t keep the trail close to the water don’t bother continuing it east of Bakelite (except for loops/spurs)
- However, having a trail along Highway #2 may be a practical 1st step
- Protect the Point Anne wetland and alvar by negotiating with Lafarge (e.g. easement, land swap)
What we Heard - Discussion Reports

What participants like about the East Bayshore:

Walking, cycling and skiing
- Paved Kiwanis Trail system is divided and wide enough for a variety of uses
- Riverfront Trail and West Zwicks trails
- Old railroad bed (east of Bell Creek) is good for skiing, walking, jogging
- It's a friendly place
- Walking beside the water

Waterfront views
- Multiple public access points to the waterfront – good viewpoints
- Kiwanis Free Stone Point
- View of Victoria Harbour from East Zwicks

Diverse, natural landscapes
- Natural shoreline and wetlands (no development)
- Wildlife and diverse landscape (shore, rock, marsh, forest)
- Fish habitats including spawning areas
- Natural beauty of the large amounts of green open space
- Attention to natural area protection
- Shoreline naturalization and marsh protection
- Integration of habitat rehabilitation with trail development

Excellent amenities
- Safety and cleanliness
- Seating along the trail
- Perennial Gardens
- Interpretive signs
- Pleasing atmosphere for the community
- Building and harbour of Meyers Pier
- Good boating facilities

Accessibility
- Close to Downtown
- Access and freedom to move freely along the waters edge

Environmental improvements
- Remediation of contaminated sites has begun (e.g. LASMO)

What participants dislike about the East Bayshore:

Environmental issues
- Soil contamination
- Contamination at Bakelite
• Ponds on rail bed appear to be polluted
• Not knowing what is polluted and what is not
• Odours and garbage at Belleville Marsh
• Low water depth during summer months
• Odour from the Water Pollution Control plant
• Bakelite dock has deteriorated and is dangerous
• No integrated strategy for environmental rehabilitation – signs of environmental degradation
• Some areas appear more abandoned than natural

Unfulfilled recreation opportunities
• Need to develop more pedestrian walkways connecting points of interest/attractions
• Inability to continue trail over private properties east of Bakelite
• Lack of washroom facilities
• Need for connections east to Farley and the Bakelite site
• Disconnection with the rest of the City - need for north/south connections to the Riverfront Trail and residential areas
• Lack of connections between Meyers Pier, Victoria Park and Zwicks Parks
• Poor water access for rowboats, canoes, kayaks
• Newcomers to the area are not fully aware of access to the water

Use conflicts
• Dog owners who don’t “stoop and scoop” or have their dogs unleashed
• Conflicts between pedestrians vs. cyclists and bladers
• Avoid over abundance of seagulls attracted by food stands
• Need better police patrol

Land uses
• Uncertainty as to what is involved in mineral extraction process.
• Need to develop Stephens Adamson and other vacant lands for appropriate park use
• Lack of progress in developing residential – more housing and people places are needed
• Existing industrial uses at the waters edge
• Lack of shops, restaurants and winter activities
• Waterfront Festival in current location – needs better lighting and emergency access
• Loss of Foster’s Point (now Pier 31) for fishing
• The CP rail line
• Underutilized potential of the downtown Bayshore
• Inadequate sewage treatment plant capacity
• Undefined purpose and poor use of Meyers Pier lands

Attractiveness
• East Bayshore is not beautified enough
• Water treatment plant could be made more interesting
• Not enough natural shoreline features
• Bakelite building is an eyesore

Comments on the Principles

Overall, participants liked the principles outlined in the Consultation Guide and made a number of suggestions that have been used to improve them.
Healthy
- Human and environmental health is the #1 principle as it is the foundation for everything else
- The location of stormwater management ponds is important – will they be monitored?
- It is important to avoid further environmental contamination

Green
- Green is good, but too much green is not helpful
- Include the “Natural Heritage Strategy” from Bay of Quinte Remedial Action Plan

Accessible
- We need to attract people – Bayshore must be a people place
- New development should be setback an appropriate distance from the waters edge to allow for good public access
- Adequate parking should be provided for boaters and Bayshore users
- There should be good access for the disabled
- There should be quality, themed, north/south links to the waterfront
- Limit vehicles to north/south movement (minimize east/west routes)

Connected
- A longer connecting system is desirable
- There should be more attention given to heritage
- Interest in an Interpretive Centre which would help promote year round use

Attractive
- Apply architectural control, for example high-density pockets of mixed use in a stepped design
- We need design standards for buildings (height & setbacks) as well as for landscaping and signage

Useable
- Residential and commercial development needed to attract people
- Big box and fast food types of commercial should be avoided
- Year round use is important to the vitality and viability of the Bayshore (e.g. an artificial rink could be a fountain/water play area in summer)
- Start from the waters edge (catalyst) and develop northward
- Encourage tourism by providing attractions for visitors
- Light industry and commercial could be acceptable
- Too much development could degrade the environment – strike a balance between development and green space
- Vehicular traffic must be addressed, as there is potential for traffic congestion as use of the Bayshore increases
- Allow for compatible land uses – limit commercial and industrial uses
- Existing private property should not be separated from the waterfront

Diverse
- Low to medium density development for a mix of income levels
- There should be more variety of recreational uses
- Allow for as much diversity as possible
- Cater to all (ages/incomes/interests)
Affordable

- How much will this cost?
- Concerns expressed about civic costs, however there should not be user fees

General comments

- Green and Healthy are interrelated
- The principles are very subjective – how do we measure diversity and affordability?
- The vision statement should include year-round use in opening statement
- Native species should be chosen for tree plantings

Comments on the Concepts - West of Herchimer

People had a number of suggestions for land uses and activities that could occur in the Downtown Bayshore, including Meyers Pier and the LASMO property:

- 400-meter speed skating track
- boutiques and restaurants
- tourism attractions for boaters and other visitors, including eco-tourism, heritage and culture
- facilities for boaters including entertainment, restaurants, services
- music in the Park
- discourage Canada geese!
- extending Keegan Parkway should not be a priority
- a museum
- enclose Meyers Pier building to make it more useable
- commercial development should be small-scale and service oriented

There were lots of ideas for facilities that could be provided for children/youth:

- skateboard park
- burger stand
- beach volleyball
- mini golf
- water park – large fountains
- amphitheatre – open stage
- outdoor rink - use for roller hockey in summer
- full size chess game
- world’s biggest Bonspiel
- drive-in /bike-in movies
- golf driving range on the water

There was enthusiasm for connections to East Zwick’s Park, the Parrot Riverfront Trail, including:

- connect Victoria Park to the mainland with a bridge and along power boats to dock to the north and sail boats to the south
- create a pedestrian bridge over the Moira R alongside the CPR line
- linkage to the riverfront trail both along Front St. and through Victoria Park

An anchor development was recommended, perhaps at the Stephens/Adamson site. It could be used for a cultural centre, museum and/or retirement home

Along the Kiwanis Bayshore Trail, people recommended:
• good access to/from the water for non-motorized boats (canoes, kayaks, row boats, etc.)
• integration of storm water management facilities with gateway/access at foot of Herchimer
• extension of a water’s edge trail – with access out into the bay with fish habitat and extended/offshore storm water management ponds
• create boardwalks in order to view bird/duck habitat
• create a beach for swimming

Comments on the Concepts - East of Herchimer

At the Bakelite site, participants recommended:
• mixed use with medium density residential (with height restrictions)
• pedestrian scale
• public access to waters edge (trails)
• an interpretive centre
• keep the area as green as possible with some recreation for young people; residential development should be limited
• rehabilitation of polluted areas using green technologies wherever feasible
• link in the waterfront greenway

There were mixed opinions on trail development east of the Bakelite site. Some people said that a trail loop connection into Point Anne through the Blessington Creek Marsh is desirable, whereas Point Anne residents are opposed to public trail access into the area.
A north-south trail link along Bell Creek was generally recommended. Questions were raised about the desirability of an east-west trail alignment east of Bakelite along Highway #2. It is not optimal as a “natural experience”, but is perhaps an acceptable first step.

The existing and future activities on the Lafarge property are not very well understood by the public. There was concern about the impacts of future aggregate extraction on the significant natural areas in Point Anne. It was recommended that the wetland and alvar should be protected where possible by revoking/swapping licensed extraction areas where they overlap with the significant habitats.

Natural and cultural heritage interpretation at Point Anne was suggested through a museum and plaque program.

A water protection strategy was recommended to protect groundwater and surface water both at the Bakelite site, and in the Point Anne area (particularly in relation to the aggregate extraction areas).
Workshop Participants
October 29th, 2002
Ramada Inn, Belleville, ON

Vicki Baron
Suzanne Barrett
Adrian Bax
George Beer
Cliff Belch
Beth Benson
David Bentley
Bill Bird
John Bianey
Rod Bovay
Ron Boyce
Shirley Brett
Murray Brooksbank
A. W. Burns
Heather Candler
Donna Carman
David Chambers
Matt Coffey
Mary Jean Derushie
Dave Dudley
Christine Durant
Len Fleming
John Fortier
Lucille Fragomeni
Bernie Gray
John Guthrie
John Halloran
Steve Halloran
Curtis Hayes

Waterfront Regen. Trust
Waterfront Regen. Trust
Bax Vintage Homes
City of Belleville
City of Belleville
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David Holly
Stephen Hyndman
Lisa King
Manfred Koechlin
David Leinster
John Lowry
Anne MacDonald
Art MacKay
Kay Manderville
Jack Maracle
Dan Mayer
Gail Miller
John Morrish
Doug Moses
Faye O'Grady
Caroline O'Neill
Doug Parker
Christina Pilz
Jack Press
Carl Reid
Heather Rielly
Olive Root
Mike & Sharon Shaw
George Skalin
Ian Steele
Dave Stewart
Mary Jane Throop
Ruth Wright

City of Belleville
City of Belleville
Quinte Watershed Cln.up
ENVision
City of Belleville
City of Belleville

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Several others were in attendance but either did not sign in or their entry was illegible.
Appendix II

Your Vision...

Results of the Public Survey on Belleville’s East Bayshore

Introduction

In the fall of 2002, the citizens of the City of Belleville were asked for their vision of the East Bayshore. The public consultation process involved the delivery of a consultation guide to every household (20,400) in the City of Belleville through the “Community Press”, a local community newspaper. Copies of the guide were also available from various City Departments, the Corby Library, and Quinte Conservation. The guide provided background information on the East Bayshore as well as draft principles and concepts as a starting point for discussion. A questionnaire, with postage paid reply, was also contained in the guide as one means for the public to express their ideas and vision for the Bayshore. The guide and survey were also provided on the City’s website where the survey could be submitted electronically.

The questionnaire response was overwhelming and enlightening. A total of 307 surveys were returned, 37 electronically. The following is a compilation of what the people had to say:

What do you like best about the East Bayshore today?

The most frequent responses to what people like best about today’s East Bayshore are the trails, it’s accessibility to the public, walking and being close to nature and the water.

<table>
<thead>
<tr>
<th>Likes - East Bayshore Today</th>
</tr>
</thead>
<tbody>
<tr>
<td>trail</td>
</tr>
<tr>
<td>Percent of Respondents</td>
</tr>
</tbody>
</table>

“This is a treasure beyond price. Keep it for all the people and their families.” Female, 50-64

“Things like this are sometimes the one factor that tip the scales for business and others to choose Belleville for their business, home and place to invest.” Male, 65-79

“Just keep the area healthy and accessible.” Male, 35-49

“Add more areas for all ages of children like a skate park, BMX trails etc. to keep them off the streets. Make a large pavilion for concerts. It will cost a bundle but the return far greater.” Male, 35-49

“I feel that the regeneration of the Bayshore is a once-in-a-lifetime chance to create a healthy, attractive, natural area for the use and enjoyment of ALL. Belleville has the chance to be a showplace for its waterfront!!” Male, 35-49
What do you dislike the most about the East Bayshore today?

The most common dislikes of the East Bayshore today include odours from both the sewage treatment plant and algae growth in the bay, the conflicts between various trail users such as walkers, cyclists and rollerbladers, and the lack of adequate washroom facilities along the Bayshore.

What Activities/Facilities do you think should be provided in the East Bayshore?

Walking and hiking along nature trails was the most frequently mentioned activity/facility that people thought should be provided along the East Bayshore. The provision of adequate washrooms, lighting and benches was also viewed as being a high priority. Other frequently mentioned preferred activities included picnicking, bicycling, rollerblading, boat tours, bird watching and x-country skiing.
Walking and hiking along nature trails was the most frequently mentioned activity/facility that people thought should be provided along the East Bayshore. The provision of adequate washrooms, lighting and benches was also viewed as being a high priority. Other frequently mentioned preferred activities included picnicking, bicycling, rollerblading, boat tours, bird watching and x-country skiing.

What Activities/Facilities should be provided?

<table>
<thead>
<tr>
<th>Activities/Facilities</th>
<th>Percent of Respondents</th>
</tr>
</thead>
<tbody>
<tr>
<td>nature trails</td>
<td>30%</td>
</tr>
<tr>
<td>walking/hiking</td>
<td>25%</td>
</tr>
<tr>
<td>washrooms</td>
<td>20%</td>
</tr>
<tr>
<td>lighting</td>
<td>15%</td>
</tr>
<tr>
<td>picnicking</td>
<td>10%</td>
</tr>
<tr>
<td>bicycling</td>
<td>10%</td>
</tr>
<tr>
<td>rollerblading</td>
<td>10%</td>
</tr>
<tr>
<td>benches</td>
<td>10%</td>
</tr>
<tr>
<td>boat tours</td>
<td>10%</td>
</tr>
<tr>
<td>bird watching</td>
<td>10%</td>
</tr>
<tr>
<td>x-country skiing</td>
<td>10%</td>
</tr>
<tr>
<td>special events/festivals</td>
<td>5%</td>
</tr>
<tr>
<td>outdoor recreation</td>
<td>5%</td>
</tr>
<tr>
<td>water fountains</td>
<td>5%</td>
</tr>
<tr>
<td>waste bins</td>
<td>5%</td>
</tr>
<tr>
<td>nature interpretation</td>
<td>5%</td>
</tr>
</tbody>
</table>

What land uses should be permitted?

Generally, most people felt strongly that the East Bayshore should be a people place. Land uses such as industrial, offices, high-rise apartments/condos and low density residential, such as single-family dwellings, were viewed as being most inappropriate in the East Bayshore. The most favoured uses were restaurants, cafes, stores/shops, boutiques, museums and tourist accommodations.

What land uses should be permitted?

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Appropriateness of Various Land Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Light Industry</td>
<td>100%</td>
</tr>
<tr>
<td>Restaurants/Cafes</td>
<td>100%</td>
</tr>
<tr>
<td>Stores/Shop/Boutiques</td>
<td>100%</td>
</tr>
<tr>
<td>Museums</td>
<td>100%</td>
</tr>
<tr>
<td>Offices</td>
<td>100%</td>
</tr>
<tr>
<td>Tourist Accommodations</td>
<td>100%</td>
</tr>
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<td>Mixed Residential/Commercial</td>
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<tr>
<td>High-rise apartment/condos</td>
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<tr>
<td>Low-rise apartment/condos</td>
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<tr>
<td>Townhouses</td>
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<tr>
<td>Single Detached Homes</td>
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"As a boatier of eastern Lake Ontario, Thousand Islands both Canadian and U.S. sides, I hear the same comments about Belleville, Ontario — "nothing there to stop for". Male, 50-64

"It is apparent that excellent progress is being made in developing trails. Efforts are applauded!" Male, 50-64

"I think that there should be more activities for teens in the area." Female, 0-19

"Parts of the trail appear to be adjacent to Highway #2. Why not along the waterfront all the way (i.e. Bakelite site to Bell Creek Swamp to Point Anne)? Keep trails as far away from traffic as possible." Male, 65-79

"We in Point Anne are against this trail looping down anywhere at Ox Point as the users would wonder down existing trails to become problems with home owners in the Village."

"Let us give Point Anne residents time re: a possible trail. It will be to their benefit in the end." Female, 35-49

Belleville’s East Bayshore – Final Report 25
What principles should guide future development?

The principles presented were generally well received by the majority of respondents. However, there were some concerns expressed related to the principles of “Diverse”, “Useable” and “Affordable”. Those who objected to these principles cited concerns over having too diverse a mix of land uses (see comments on inappropriate land uses above), allowing private uses and the possibility of user fees in an area that should be free to the public.

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<tr>
<th>Principles</th>
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<tr>
<td>Affordable</td>
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<td>Healthy</td>
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Of those who responded to the question, 40% felt that the most important guiding principle is “Healthy”, followed by “Accessible” (19%) and “Green” (18%).

How do you feel about the initial concept plan?

The respondents overwhelmingly agreed or were neutral with the concepts presented in the initial concept plan. The potential redevelopment nodes at the Downtown Bayshore, Bakelite Site and Stephens Adamson Site were areas where some concerns were expressed related to the contamination of these areas and their suitability for redevelopment. The land uses for these sites were also questioned by those who felt that the Bayshore should remain as a public open/green space for the purpose of recreation and tourism and not for housing or industry.
Additional Ideas Suggested by Individual Respondents

- Move the yacht club to East Zwicks or Meyer’s Pier
- Provide dancing fountains on east side of East Zwicks or Cow Island and build a road to Cow Island
- Reconstruct the old Belleville Light House
- Establish a nautical/marine museum
- Establish a museum at the Stephens Adamson site, which features the industrial and rum-running heritage of the area
- Highlight the old rifle range as an historic site
- Restore the iron work (pullies, etc.) at the bakelite pier to interpret our industrial heritage
- Establish a volunteer safety patrol
- Establish a tourist information centre
- Wave pool and family water sport centre
- Don’t use pesticides
- Provide access to the Bayshore from the Dufferin/MacDonald Avenue area
- More clear consistent signage is required along major routes such as Dundas Street to direct people to the Bayshore.
- Install payphones
- Establish fish ladders and a salmon/trout fish hatchery on the Moira River which could potentially turn this area into a world class salmon/trout fishery
- Develop the bakelite site as a full service marina
- Evaluate the Bayshore for potential wind generation
- Provide beach access to the water for paddle craft (east of Herchimer)

Who Responded to the Questionnaire?

A good cross section of the population responded to the questionnaire. The population was well represented in terms of both age and gender distribution. The majority of respondents were between the ages of 35 and 64 and lives in the area of the city between Dundas Street and the CN tracks east of the Moira River. In addition, a significant number of respondents live some distance north of the Bayshore, illustrating the value of the waterfront to residents throughout the City.
"I think that conservation of the natural waterfront should be taken more seriously." Female, 0-19

"This is an admirable plan. Your goals and concepts are worthwhile. Do not overbuild – this is my only caution. Glad to see the linking of downtown to the waterfront." Female, 50-64

"I feel that in order to make an area vibrant and attractive to others it must have the right blend of people living there, commercial attractions and also activity based draws." Male, 35-49

"Ensure its longevity by keeping the environmental issues in the forefront." Male, 35-49

Conclusions

The public survey demonstrated a high level of support for revitalization of the East Bayshore, with a strong emphasis on improving environmental quality, protecting natural areas, providing healthy recreation and creating more fun places for people. There are some concerns about the types of future land uses and the design of built form in the proposed redevelopment nodes. People want to avoid privatization of the water’s edge and they prefer low rise, attractive, people-friendly developments to high-rise buildings. The work that has been done to-date is appreciated and applauded, however there is great expectation in the public’s mind of the East Bayshore becoming a more healthy, accessible and useable area for all of it’s citizens and visitors alike to enjoy.

Thank you to all who participated in this public consultation to develop a concept plan to guide future activities in the East Bayshore.
Appendix III - East Bayshore Steering Committee

Belleville City Council established a steering committee with representation from:

- City Council (Councillor Kay Manderville)
- City Departments: Parks and Recreation (Doug Moses)
  Development Services (Stephen Hyndman, Art MacKay, Lisa King)
  Public Works and Engineering (Joe Angelo, Rick Kester)
- Quinte Conservation (Terry Murphy, Bryon Keene, Lucille Fragomeni, Matt Coffey)
- Ontario Ministry of the Environment (John Tooley)
- Environment Canada (Murray Brooksbank)
- Private sector (John Halloran, Steve Halloran, Arnold Vandemeer, John Fortier)
Appendix IV - Initial Stakeholder Invitees

Meeting A
Ducks Unlimited
Fish & Game Club
Bassmaster
*Quinte Watershed Clean Up
Bay of Quinte Remedial Action Plan
*Quinte Field Naturalists
Algonquin & Lakeshore Catholic District School Board
*Hastings & P. E. District School Board
Moira Secondary School
Centennial Secondary School
Quinte Secondary School
St. Theresa Secondary School
Nicholson Catholic College
Loyalist College
*Bay of Quinte Mohawks

Meeting B
Chain Gang
*Hastings & Prince Edward Counties Health Unit
The Lung Association
Quinte Rowing Club
Bay of Quinte Yacht Club
Moira River Kayak & Canoe Club
*Scullers Club
*Bernie Gray Kayaking
*Kiwanis Club of Belleville
*B.B.I.A.
The Harbour Club

Meeting C
Quinte Home Builders Assoc.
Bay of Quinte Tourist Council
Belleville Chamber of Commerce
Trenval Business Dev. Corp.
Quinte & District Real Estate Board
Ont. East Economic Development Commission
Stephen Licence and Sports
*Heritage Belleville
Quinte Construction Assoc.
Canadian Pacific Railway

Additional Meetings with individual groups/companies
*Point Anne Residents Assoc.
*Belleville Waterfront Festival
*Lafarge Canada
*Reon Development Corporation (representing the Bakelite property)
LASMO Oil

* Indicates the organizations that sent representatives.
Appendix V – Letters from the Public

Lisa King, Special Projects Planner
City of Belleville
Development Services Department
169 Front Street. Belleville, K8N 9Z9

October 23, 2002

Here is my completed survey along with a written report suggesting how the waterfront walk can be made more interesting, possibly in a way that can be self financing.

My wife and I rented a waterfront apartment in Nanaimo, B.C. this past June. During the month, we visited most of the communities in Vancouver Island. We noticed some interesting ways used by small communities to attract tourists. Some examples follow:

1. Chemainus is a small town of perhaps 3,500 people. The mill closed about two decades ago, throwing the bulk of the work force onto employment insurance. Some imaginative town leaders went after a grant from - I believe - both the provincial and federal governments. They used this seed money to hire gifted artists (including some native artists) and commissioned them to create large, bill-board sized works telling the history of the town in an interesting way. As a former history teacher and writer, I know that history can be boring. But it is fascinating if told properly and Chemainus proves it. I think my books on rum running prove it as well. BOOZE, BOATS & BILLIONS was a Canadian best-seller, and has been optioned twice for television. I recently appeared on the History Channel and a few months ago turned down an offer from Public Television in the U.S.A. when they didn't meet my terms.

I am enclosing a few photos I took this past June. I also have a book showing just how well they accomplished their task and how successful it has been in attracting tourists. People come from all over the world to see the history of the little mill town told on beautiful bill boards. I can loan you the book if you are interested in getting more details and seeing just how well the billboards were done.

2. Ladysmith was a small coal mining town of perhaps 5,000 which lost that industry as coal seams were worked out and coal replaced by less polluting fuels. Its main street contains many static but actual pieces of machinery which were used in the coal business. Many tourists visit Ladysmith partially because it is an attractive town that has retained much of its original...
character but also, I suspect, because the static displays tell an interesting human story. I enclose a photo of an ore car. It is fixed to a street corner on the main street of Ladysmith. They have many such displays.

The town also has an interesting private museum. You pay two dollars to a lady at the Chamber of Commerce office and she takes you a 1/2 block to a former hotel and lets you in. She waits while you visit the fascinating turn-of-the-century-bar. They could charge much more. It is a fascinating little place as these photos make clear. In 1907, the hotel was the scene of the town's first murder when a gambler shot another gambler who he had caught cheating. After that the proprietor insisted all gamblers check their weapons before letting them into the back room where the games took place. See my photos of the hotel.

Incidentally, Belleville has just as many colourful stories and characters. And there are other towns in British Columbia with just as interesting displays and approaches.

Here are some thoughts of how the Belleville waterfront trail could be made more attractive and draw more tourists.

1 - There is a complex of turn-of-the-nineteenth century industrial buildings at the former Stephens-Adamson plant. These go back to at least 1912 and possibly much earlier. They are the only industrial buildings of that vintage extant in Belleville. Other than storage, I doubt the present owners get much use from these buildings. They should be for sale cheap. Also, they nearly abut the waterfront trail. They are ideal from a location standpoint.

My idea is that they be turned into a complex of museum buildings. The small building could serve as a seasonal restaurant with perhaps a less elaborate winter coffee shop. Or, perhaps turned into a licensed restaurant with nearby water access. This would be leased to private interests.

One of these buildings could house our industrial history - something which has been done moderately well at the Lennox and Addington Museum in Napanee. Artifacts could be obtained from Corbys in Montreal, Stephens-Adamson's successors, CNR, Nortel, and others.

The third building would tell the story of our colourful rum running past. Corby Distillers could supply old whisky, rum, and other bottles and perhaps equipment. A tender (boat) once used by 'Gentleman' Charlie Mills, a rum runner who operated out of Belleville, is available for display. A model of one of the fast speed boats used by men like Peg-Leg Jones, Ben Kerr, Wild Bill Sheldon and Bruce Lowery could be built at a reasonable cost. Indeed I have enough photos that a specific copy of a run runner could be constructed. One of the rum runners who worked on the tender mentioned above was George Keegan. Fittingly, Keegan spent much of his working life employed at Stephens-Adamson in one of the three buildings I am talking about.
The Museum at Peterborough has developed an interesting display on Prohibition which it rents out to other museums for 1,000 dollars for six weeks. Much of that display consists of recreations not original pieces. I have an article on it from a recent edition of the Toronto Daily Star. From my conversations with the museum curator I have learned that the display is quite successful. They have rented it out until the summer of 2003.

Of course, a rum running theme can be created in other, less expensive, ways. For example, static displays could be created along the trail and, if properly promoted, would doubtless attract many tourists. However, a small museum complex could generate money and perhaps pay for the initial investment. This would depend on how costs were managed but small creative museums can, I understand, be self-supporting. The capital cost is less and almost as much admission can be charged.

Another location for such a complex is the Foster Ward Community Centre. As I understand, it is rented out to various groups. But there are no shortage of such halls in Belleville and it is ideally suited to a more constructive use. Moreover, the building has an interesting industrial/commercial history. Up until 1926 it was known as the rolling mills where they manufactured farm equipment, and later horse shoes. You can easily see the concrete floors of the rolling mills just to the east of the present building which was used as the plant office. In 1928, the complex was sold to Huston's Lumber which continued in operation until - I believe - the mid-sixties. The building has an interesting appearance, resembling an early train station and, in fact, there were train tracks nearby. I think it could be a powerful draw for tourists and locals alike. Moreover, as it would be helping to preserve the history of Foster Ward (known colloquially as the Wharf), it should have the support of the majority of local residents.

I know of no other town or city that promotes its rum running history. Belleville would be unique. I have spoken to perhaps 200 groups from Toronto to New York State on this topic. It was a colourful period in our history and people are fascinated by it. Incidentally, for those concerned about promoting an illegal activity, it was not, at least not in Canada. The activity was illegal only in the U.S.A. and then only when the rum running boat entered American waters. It was one of the few times in our history when Canada got the better of our neighbours to the south.

If you are interested, I would be happy to discuss this concept in greater detail.

Sincerely,

C. W. (Bill) Hunt
Belleville's East Shoreline

Suggestions

1. Relocate CoR rail traffic to existing CoR rail to bypass Belleville shoreline (original, logdest, and ridgeline area to Neva Carbide area).

2. Use CoR 'bed' for pedestrian path, etc. (copying express ETC.

3. Direct future renewal through a covered bridge into Victoria Harbour to re-generate the present stagnant water.

4. Green Line & Bay of Quinte water must be treated to known algae. It is a real city eyesore. If we attract people to this water, let's get rid of the dogs.

5. Complete facilities be constructed on the first bank of the Neva R. @ 401. The area is visible from 401 (self-advertising) & adjacent to developed picnic trail/park areas. 

6. A walk-bridge be constructed over the deep west of the Yardmen Arena to link both shores of River R. & facilitate additional parking for the Arena & leasing traffic flow into & from the Arena.

7. Improve structure be re-evaluated to allow second level use for dining, dancing, night-time, etc. (Belleville proposed Cultural Centre will handle other needs).

8. Take the roadway/college Dr. to College Blvd. re. E. Front St., a first-class route (no pot holes).
11. Try to make the sentence a paragraph. Read and reproduce the

12. Essay: A full graphic

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