

BELLEVILLE WATERFRONT LIVING

# Porta

# Your Gateway To Getaway

Welcome home to picturesque Porta –  
your doorway to prime waterfront living.

Adventurous days out. Cozy nights in.

Porta is your home base, your front row  
access to the best of undiscovered Belleville.





## Your Community. Our Commitment.

With over 15 years of experience in the industry, MDM Developments has mastered the art of crafting exceptional living spaces for families across Ontario.

From lofty high-rises to cozy mid-rises to bespoke townhomes and beyond, MDM designs communities where individuals and families have the freedom to play, grow, and explore. High quality product and dedicated customer care to the buyer is always at the forefront of every community built by the team at MDM. Step into your new MDM home and embrace a more relaxed way of living.

## This is Porta

Located at 25 Dundas Street W, this resort-style community overlooks The Bay of Quinte on Belleville's waterfront.

Steps from downtown Belleville and minutes to Prince Edward County, a favourite getaway adored by wine-enthusiasts near and far.

- 3 buildings
- 302 units
- 1, 2, 3 bedrooms
- 1 parking space per unit
- Resort-inspired amenities
- 20,000+ sq. ft. of commercial space on Belleville Harbour

### NOTABLE PROJECTS

#### PAST

Vista Blue,  
Tottenham ON

Patterson Park,  
Beeton ON

Victoria Place,  
Alliston ON

Granite Harbour,  
Parry Sound ON



Granite Harbour

#### CURRENT

Creemore Condos,  
Creemore ON

Fenelon Lakes Club,  
Fenelon Falls ON

233 Dunlop,  
Barrie ON

Porta,  
Belleville ON



Fenelon Lakes Club

#### FUTURE

Luxury Rentals,  
Lindsay ON

Hawk Mountain,  
Peterborough ON



Creemore Condos



# Escape to World-Class Amenities

Surround yourself with the best of inspired living. Where every day feels like an indulgence, with unlimited access to Porta's:

- Elevated Pool looking over The Bay of Quinte
- Outdoor Terrace with BBQs, Fire Pits & Lounge Areas
- Fitness Centre with state-of-the-art equipment
- Social Lounge that opens to the Outdoor Terrace
- 24-Hour Concierge & Private Storage



Social Lounge



Outdoor Pool & Terrace

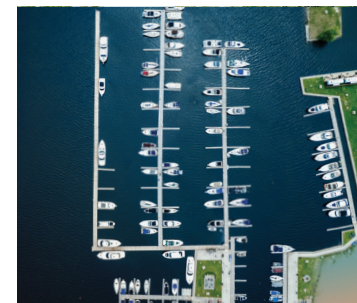


Fitness Centre

# Escape To Adventure

Nestled neatly between Toronto, Ottawa, and Montreal, Belleville is a hidden gem on the cusp of discovery that delightfully combines small-town charm with the ease of city living.

Steps to Downtown Belleville and minutes to Highway 401, Porta is perfectly situated in the middle of it all.



30 seconds to Crate Marine



3 minutes to Zwick's Trails



5 minutes to Downtown Belleville



23 minutes to Bloomfield



25 minutes to Wellington



29 minutes to Picton



2 hours to Toronto



2 hours 23 minutes to Ottawa



3 hours 47 minutes to Montreal



# Your Portal To Prince Edward County

Just across the scenic Belleville Bay Bridge, the vibrant energy of Prince Edward County greets you.

Adored for its abundance of award-winning wineries, unmatched culinary scene, and picture-perfect white sand beaches of Sandbanks Park, this magical place is one of southern Ontario's most popular vacation destinations.



**35+** wineries



**20+** breweries



**50+** restaurants



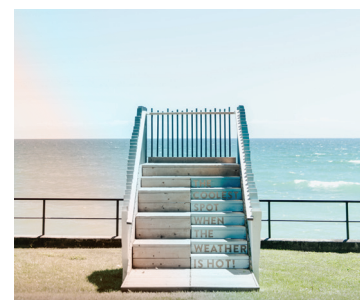
**60+** local shops



**16** cafes



**65+** hotels & resorts



**19** public beaches



**20** art galleries



**20+** local grocers

# This is Belleville

With a rich history, affordable home prices, central location along Highway 401, and a growing economy, Belleville is the perfect place for first-time buyers and seasoned investors to expand their portfolio in Ontario.



## CITY DEVELOPMENT

Strategic plans to improve the city include investing in public transit, sidewalk and walking path extensions, and new accessible bus stops and shelters.



**#4** on Maclean's list of Canada's top communities to live & work remotely in 2021



**10+ years** of infrastructure upgrades including:

- Safety & security
- Transit & walkability
- Increasing active businesses
- Downtown attractiveness & clean-up
- Restoration of historic building façades

## INFRASTRUCTURE

The downtown core is being transformed into a quality place for residents to shop, work, walk, invest, and live.



**\$44 million**

invested in new, resurfaced, & reconstructed roads



**\$26 million**

invested in outdoor recreation, upgraded parks & playgrounds



**3km** expansion of Bay Shore Trail System



Development of outdoor cross-country skiing & snowshoeing trails



Building pickleball, tennis & basketball courts in 2022



Adding BMX pump tracks to the skate park

Sources: Canadian Real Estate Network, Bayofquinte.ca, BellevilleontheLake.com, DowntownBelleville.ca, Townfolio.co, Point2Homes.com, Belleville.ca



## EMPLOYMENT

Belleville has the lowest unemployment rate in the country. With initiatives like the "Work in Belleville" program, local businesses are matched with qualified candidates for jobs. This program reduces unemployment and improves profitability of real estate investments in the city.

A new 110-acre facility is currently under construction, assumed to be an Amazon warehouse, that's expected to bring hundreds of jobs to the city.



**3.5%**  
Unemployment rate



**+0.2%**  
Improving yearly

## POPULATION

Established **230+** years ago

Average age **43** years old



**55,071**  
Belleville Population



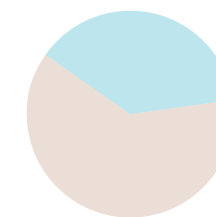
**8.6%**  
Growth over 5 years

**111,184**

Quinte West Population  
\*Data from 2016 census

**7.5%**

Growth over 5 years



**37.8%**  
Renters

**62.2%**  
Owners

## EDUCATION



**2** privately funded schools

**3** universities & colleges

**18** elementary schools

**4** specialty schools

**6** secondary schools

# 10 Minutes From Everything

## CONNECTED

In Belleville, you're never more than 10 minutes from work, home or play. With large new businesses opening and the city's focus on investing in transportation system upgrades, Belleville is more connected than ever before.

 **13+** km hiking, biking & walking trails along The Bay of Quinte & Moira River

 Directly connected to **Highway 401**

 **VIA** Rail Station  
● Canadian Pacific Railway Mainline  
● Canadian National Railway Hub

 New accessible bus stops & shelters

 Increased public transit funding & growing fleet

 Enhanced pedestrian laneway connections

 **Multi-use path connecting Belleville's waterfront to downtown**



# Things To Do

From a lively downtown to quiet moments in nature, there's always something to do in this bustling city full of charm.



**9** galleries & theatres



**11** cafés



**11** bus transit routes



**16** golf courses



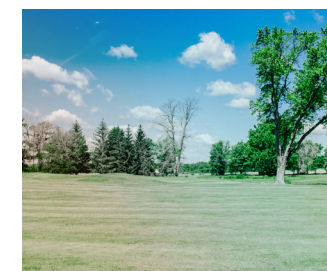
**20+** restaurants



**45** km waterfront & rural trails



**125+** stores in Quinte Mall



**500** acres of park land



**333,000** sq. ft. recreation complex

Sources: Canadian Real Estate Network, Belleville.ca, Downtownbelleville.ca, BellevilleontheLake.com, InQuinte.ca

# Growth In The City

## REAL ESTATE TRENDS

**26.9%↑**  
increase in house prices  
from May 2021 to May 2022

**\$921,809**   
May 2022 Residential Average Price\*

Homes selling  
**1-7%**  
above list price in 2022

Homes average  
**8 days**  
in the city

## RENTAL MARKET

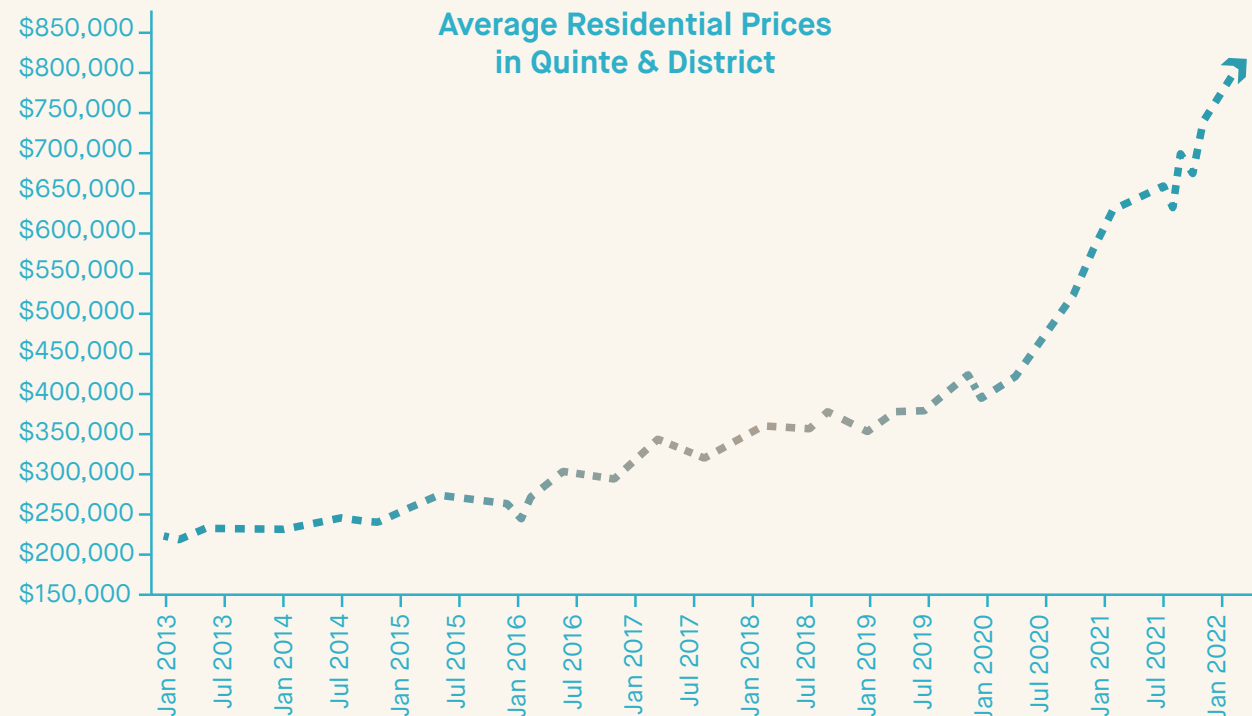
0% growth in apartment  
units from 2009-2018 but  
**large demand**  
for more

**4,114**  
purpose-built rental units  
in the City of Belleville  
as of October 2018

**1.3%** vs. **4.6%**  
2021 vacancy rate  
in Toronto

**\$1,076**  
Average rent for  
two-bedroom  
apartment in 2018

**\$2,155↑**  
Average rent for  
two-bedroom  
apartment in 2022





\*Average price is taken from Prince Edward County and surrounding areas. MDM Developments and affiliates are not responsible for the accuracy of the information contained herein.

# Belleville Affordability



## PRE CONSTRUCTION

Living in Belleville  
means spending  
**64%** less  
on pre-construction  
purchases than Toronto

## BELLEVILLE

 **\$875** PSF  
  
**Mid \$700s**  
708sqft  
  


## TORONTO

 **\$1,724** PSF  
  
**Over \$1.1M**  
710sqft  
  




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Sources: Creastats.crea.ca, Newhomesup.com, Redfin.com, Belleville.ca, Rentboard.ca, Rentals.ca, 150.statcan.gc.ca



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