

**CONSULTATION – DEPARTMENTS AND AGENCIES**

	<b>Comment</b>	<b>Staff Response</b>
<p>Commercial Districts and Small Business Section, Economic Development Division, Planning and Economic Development Department</p> <p>Real Estate Section, Economic Development Division, Planning and Economic Development Department</p> <p>Parks and Cemeteries Section, Environmental Services Division, Public Works Department</p> <p>Capital Budget Projects Section, Engineering Services Division, Public Works Department</p>	No comment.	None.
<p>Development Engineering Section, Growth Management Division, Planning and Economic Development Department</p>	<p>The special conditions from the approved plan of subdivision application 25T-200303 (Appendix "H" to Report PED23232) will remain applicable except that Development Engineering staff has revised two conditions for driveway location and on-street parking plans which are reflective of the new lot/block pattern due to certain lots being removed and the removal of a cul-de-sac.</p>	<p>Revised Condition Nos. 40 and 130 of Appendix "I" to Report PED23232 are included to address revised driveway locations and on-street parking plans.</p>

	<b>Comment</b>	<b>Staff Response</b>
<p>Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department <b>Continued</b></p>	<p>New conditions have been included to ensure Block 1 remains undevelopable until adequate sanitary and storm outlet(s) are available at the east end of Bellagio Avenue and for the construction and removal of a temporary turning circle which would be required until lands to the east are developed.</p>	<p>Condition No. 132 of Appendix “I” to Report PED23232 is included to ensure Block 1 is not developed until adequate sanitary and storm outlets are available.</p> <p>Condition Nos. 133 to 135 of Appendix “I” to Report PED23232 are included for the construction, transfer, and removal of the temporary turning circle at the east limit of Bellagio Avenue at the Owners expense.</p>
<p>Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department</p>	<p>The revisions to the Draft Plan of Subdivision result in a slight realignment of Bellagio Avenue. As such conditions that apply from previous approval of “The Crossings” Subdivision under 25T-200303 (Appendix “H” to Report PED23232) are still in effect.</p> <p>A Transportation Impact Study (with Transportation Demand Management) was prepared by Paradigm Transportation Solutions Limited, dated June 2018 and response letter dated February 5, 2021, and the findings were accepted by Transportation Planning staff. The future road network can accommodate the site-generated traffic.</p> <p>Transportation Planning support the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision subject to additional conditions for installing sidewalks and bicycle lanes along both sides of Bellagio Avenue, converting each leg of the roundabout at Kingsborough Drive and Bellagio Avenue to a Pedestrian Crossover Type D crossing, a cash contribution to traffic calming measures within the surrounding area, and to establish the required municipal rights-of-way.</p>	<p>These matters are being addressed as Condition Nos. 137 – 141 of Appendix “I” to Report PED23232.</p>

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<p>Waste Policy and Planning Section, Waste Management Division, Public Works Department</p>	<p>The proposal was reviewed for municipal waste collection and Blocks 1, 2 and 5 are eligible for municipal waste collection subject to meeting the City’s requirements. The property owner must contact the City to request waste collection service to complete a site visit to determine if the property complies with the City’s waste collection requirements.</p>	<p>Waste collection requirements are addressed as Note Nos. 2-5 to the conditions of Draft Plan of Subdivision approval (see Appendix “I” of Report PED23232).</p>
<p>Forestry and Horticulture Section, Environmental Services Division, Public Works Department</p>	<p>There are no concerns with the Tree Management Plan as there are no trees within the municipal right-of-way. A Streetscape Plan is required as a condition of draft plan approval. A Landscape Plan would also be required through the Site Plan process.</p>	<p>A Streetscape Plan condition was included in the previous draft plan of subdivision approval as Condition No. 60 and 61 of Appendix “H” to Report PED23232. Payment of applicable street tree planting fees is addressed as Condition 2.8 of the City’s Standard Conditions of Subdivision Approval, and Site Plan Control applications, where applicable, would also require a Landscape Plan.</p>
<p>Legislative Approvals, Growth Management Plan, Planning and Economic Development Department</p>	<p>PIN Abstract would be required with the submission of a future Draft Plan of Condominium application.</p> <p>The owner and agent should be made aware that addresses will be assigned once Draft Plan Approval has been granted.</p> <p>Include a note indicating if the plan is not given approval within three years it shall lapse.</p>	<p>Noted that a PIN Abstract is required at a future Draft Plan of Condominium.</p> <p>Municipal addressing is addressed as Condition No. 136 of Appendix “I” to Report PED23232.</p> <p>Note No. 1 of Appendix “I” to Report PED23232 has been included to address the lapsing of the draft approval.</p>

	<b>Comment</b>	<b>Staff Response</b>
Niagara Peninsula Conservation Authority	<p>Satisfied that the downstream storm infrastructure has been designed to adequately convey stormwater runoff from The Crossings Phase 3 development.</p> <p>Satisfied that the downstream Summit Park stormwater management facilities provide the necessary water quality treatment and quantity controls for The Crossings Phase 3 development.</p> <p>Requires detailed grading, storm servicing, and construction sediment control drawings for review and approval.</p>	<p>Condition No. 142 of Appendix “I” of Report PED23232 has been included to ensure detailed drawings are reviewed by NPCA.</p>
Bell Canada	<p>Bell Canada has requested the appropriate easements be included to service to the subject lands.</p>	<p>This requirement will be addressed through the Standard Form Subdivision Agreement (Clause 2.06).</p>
Canada Post	<p>Owners / developers are required to notify purchasers of Centralized Mailbox locations.</p> <p>Owner agrees to work with Canada Post to determine the Centralized Mailbox locations.</p>	<p>These requirements will be addressed through the Standard Form Subdivision Agreement (Clause 1.43 f) and 2.10).</p>
Union Gas	<p>The owner / developer is required to provide to Union Gas the necessary easements and / or agreements required by Union Gas for the provision of gas services for this project, in a form satisfactory to Union Gas.</p>	<p>This requirement is addressed through the Standard Form Subdivision Agreement (Clause 1.20).</p>