

APPLICANT'S STUDY AND PLAN IDENTIFICATION LIST

Legend: **S** indicates that the study or plan is required with application submission.

A indicates that the study or plan may be required to satisfy a condition of approval/draft approval.

For information and guidance on preparing required studies and plans refer [here](#):

S/A	ENGINEERING		S/A
<input type="checkbox"/>	1. Site Servicing Plan	2. Site Servicing Study / Assessment of Adequacy of Public Services	<input type="checkbox"/>
<input type="checkbox"/>	3. Grade Control and Drainage Plan	4. Geotechnical Study / Slope Stability Study	<input type="checkbox"/>
<input type="checkbox"/>	5. Composite Utility Plan	6. Groundwater Impact Study	<input type="checkbox"/>
<input type="checkbox"/>	7. Servicing Options Report	8. Wellhead Protection Study	<input type="checkbox"/>
<input type="checkbox"/>	9. Transportation Impact Assessment (TIA)	10. Erosion and Sediment Control Plan / Brief	<input type="checkbox"/>
<input type="checkbox"/>	11. Storm water Management Report / Brief	12. Hydro geological and Terrain Analysis	<input type="checkbox"/>
<input type="checkbox"/>	13. Hydraulic Water main Analysis	14. Noise / Vibration Study	<input type="checkbox"/>
<input type="checkbox"/>	15. Roadway Modification Functional Design	16. Confederation Line Proximity Study	<input type="checkbox"/>

S/A	PLANNING / DESIGN / SURVEY		S/A
<input type="checkbox"/>	17. Draft Plan of Subdivision	18. Plan Showing Layout of Parking Garage	<input type="checkbox"/>
<input type="checkbox"/>	19. Draft Plan of Condominium	20. Planning Rationale	<input type="checkbox"/>
<input type="checkbox"/>	21. Site Plan	22. Minimum Distance Separation (MDS)	<input type="checkbox"/>
<input type="checkbox"/>	23. Concept Plan Showing Proposed Land Uses and Landscaping	24. Agrology and Soil Capability Study	<input type="checkbox"/>
<input type="checkbox"/>	25. Concept Plan Showing Ultimate Use of Land	26. Cultural Heritage Impact Statement	<input type="checkbox"/>
<input type="checkbox"/>	27. Landscape Plan	28. Archaeological Resource Assessment Requirements: S (site plan) A (subdivision, condo)	<input type="checkbox"/>
<input type="checkbox"/>	29. Survey Plan	30. Shadow Analysis	<input type="checkbox"/>
<input type="checkbox"/>	31. Architectural Building Elevation Drawings (dimensioned)	32. Design Brief (includes the Design Review Panel Submission Requirements)	<input type="checkbox"/>
<input type="checkbox"/>	33. Wind Analysis		<input type="checkbox"/>

S/A	ENVIRONMENTAL		S/A
<input type="checkbox"/>	34. Phase 1 Environmental Site Assessment	35. Impact Assessment of Adjacent Waste Disposal/Former Landfill Site	<input type="checkbox"/>
<input type="checkbox"/>	36. Phase 2 Environmental Site Assessment (depends on the outcome of Phase 1)	37. Assessment of Landform Features	<input type="checkbox"/>
<input type="checkbox"/>	38. Record of Site Condition	39. Mineral Resource Impact Assessment	<input type="checkbox"/>
<input type="checkbox"/>	40. Tree Conservation Report , may be combined with landscape plan, if appropriate	41. Environmental Impact Statement / Impact Assessment of Endangered Species	<input type="checkbox"/>
<input type="checkbox"/>	42. Mine Hazard Study / Abandoned Pit or Quarry Study	43. Integrated Environmental Review (Draft, as part of Planning Rationale)	<input type="checkbox"/>

S/A	ADDITIONAL REQUIREMENTS		S/A
S	44. Applicant's Public Consultation Strategy (may be provided as part of the Planning Rationale)	45. Site Lighting Plan	<input type="checkbox"/>
A	46. Site Lighting Certification Letter	47.	<input type="checkbox"/>

Meeting Date: February 9, 2023

Application Type: *Site Plan Control*

File Lead (Assigned Planner): Wendy Tse

Infrastructure Approvals Project Manager: Tyler Cassidy

Site Address (Municipal Address): 2865 Riverside Drive *Preliminary Assessment: 1 2 3 4 5

*One (1) indicates that considerable major revisions are required before a planning application is submitted, while five (5) suggests that proposal appears to meet the City's key land use policies and guidelines. **This assessment is purely advisory and does not consider technical aspects of the proposal or in any way guarantee application approval.**

It is important to note that the need for additional studies and plans may result during application review. If following the submission of your application, it is determined that material that is not identified in this checklist is required to achieve complete application status, in accordance with the Planning Act and Official Plan requirements, the Planning, Real Estate and Economic Development Department will notify you of outstanding material required within the required 30 day period. Mandatory pre-application consultation will not shorten the City's standard processing timelines, or guarantee that an application will be approved. It is intended to help educate and inform the applicant about submission requirements as well as municipal processes, policies, and key issues in advance of submitting a formal development application. This list is valid for one year following the meeting date. If the application is not submitted within this timeframe the applicant must again pre-consult with the Planning, Real Estate and Economic Development Department.