

List of Technical Studies to inform the Bronte Creek Meadows Area-Specific Plan

The following is a list of technical studies required to inform the Bronte Creek Meadows Area-Specific Plan. This list is adapted from an overall list from the landowner, and has been informed by city staff requirements and input.

Some studies have been submitted and the city continues to work with the landowner and their consultants to get remaining work submitted to inform the project.

As technical studies are submitted by the landowner, the City will identify the technical studies requiring peer review, at the expense of the landowner.

- Environmental Impact Assessment
 - o Development Limits Mapping
 - o Existing Conditions Report
- Subwatershed Study / Master Environmental Servicing Study
 - o Functional Servicing Report
 - o Stormwater Management Report
 - o Fluvial Geomorphological Assessment
 - o Hydrogeological Assessment
 - o Geotechnical Assessment
 - o Pre and Post Development Technical Memo
- BCM's role in Regional Urban Structure & City's Urban Structure, City-Wide Growth Considerations
- Determination of Residential and Employment Needs for BCM
- BCM land use pattern / breakdown
- Planning Rationale Brief
 - o Community Infrastructure Strategy
 - o Housing Impact Statement (scoped)
- Sustainability Study
- Urban Design Strategy
 - o Conceptual Shadow Analysis Study
 - o Conceptual Angular Plane Study
 - o ROW cross sections
 - o Trails Network Plan
 - o Landscape Concept Plan
- Public Consultation Strategy
 - o Response to Public Comments
- Noise and Vibration
- Land Use Compatibility – Air Quality Assessment
- Phase I ESA / Phase II ESA
- Archaeological Assessment
- Financial Impact Study
- Transportation Impact Assessment
 - o Conceptual Transit Routes Plan

- Arborist Report
 - o Tree Inventory and Protection Plan
- Forest Management Plan
- Forest Edge Management Plan
- Phasing and Implementation Plan