

925 MAIN STREET WEST & LONGWOOD ROAD SOUTH - Initial OPA/ZBA Application

**Complete Application Requirement Checklist
Official Plan & Zoning By-law Amendment Applications**

	Study / Material Name	Official Plan Amendment				Zoning By-law Amendment				Comments
		Minimum	Locational	Proposal Based	Discretionary	Minimum	Locational	Proposal Based	Discretionary	
1	Affordable Housing Report / Rental Conversion Assessment			✓				✓		
2	Aggregate Resource Assessment			✓						
3	Aggregate/Mineral Resource Analysis			✓						
4	Agricultural Impact Assessment		✓				✓			
5	Air Drainage Analysis Brief		✓				✓			
6	Air Quality Study		✓				✓			
7	Archaeological Assessment		✓				✓			
8	Channel Design and Geofluvial Assessment		✓				✓			
9	Chloride Impact Study				✓				✓	
10	Complete Application Compliance Summary / Summary Response to Formal Consultation Comments	✓				✓				Included. Prepared by UrbanSolutions.
11	Concept Plan	✓				✓				Included. Materials included within Architectural Package prepared by KNYMH Architects dated June 23, 2026.
12	Construction Management Plan									
13	Contaminant Management Plan				✓				✓	
14	Cost Recovery Agreement	✓				✓				Included. Material within Official Plan and Zoning By-law Amendment application form enclosed.
15	Cultural Heritage Assessment – Documentation and Salvage Plan				✓				✓	
16	Cultural Heritage Impact Assessment		✓				✓			
17	Cut and Fill Analysis				✓				✓	
18	Cycling Route Analysis	✓				✓				Not required as per Formal Consultation Waiver issued by City of Hamilton dated August 6, 2024.
19	Design Review Panel Summary of Advice and Response		✓	✓			✓	✓		Included. Identified to be included on FC Waiver. Design Review Panel held December 12, 2024. Summary issued by City of Hamilton enclosed and Response prepared by UrbanSolutions enclosed and dated December 12, 2024.
20	Draft Official Plan Amendment/Draft Zoning By-law Amendment	✓				✓				Included. Prepared by UrbanSolutions enclosed.
21	Dust Impact Analysis				✓				✓	
22	Elevations	✓				✓				Included. Materials included within Architectural Package prepared by KNYMH Architects dated June 23, 2026.
23	Energy and Environmental Assessment Report			✓				✓		
24	Environmental Impact Statement (EIS) and Summary of Environmentally significant Areas Impact Evaluation Group Comments (where applicable)		✓				✓			
25	Environmental Site Assessment and/or Record of Site Condition		✓	✓			✓	✓		
26	Erosion and Sediment Control Plan				✓				✓	
27	Erosion Hazard Assessment		✓				✓			
28	Farm Economics Report				✓				✓	
29	Financial Impact Analysis & Financial Strategy				✓				✓	
30	Fish Habitat Assessment		✓				✓			
31	Floodline Delineation Study/ Hydraulic Analysis		✓				✓			
32	Full Disclosure Report				✓				✓	
33	Functional Servicing Report	✓				✓				Included. Materials included within Functional Servicing & Stormwater Management Report prepared by S. Llewellyn & Associates dated June 2026.
34	General Vegetation Inventory	✓				✓				Not required as per Formal Consultation Waiver issued by City of Hamilton dated August 6, 2024.
35	Grading Plan	✓				✓				Included. Materials included within Grading & Servicing Plans prepared by S. Llewellyn & Associates dated June 22, 2026.
36	Housing Report			✓				✓		

37	Hydrogeological Study			✓				✓		Included. Identified to be included on FC Waiver. Hydrogeological Investigated prepared by Landtek Limited dated May 8, 2026.
38	Impact Assessment for new Private Waste Disposal Sites			✓				✓		
39	Karst Assessment/Karst Contingency Plan		✓				✓			
40	Land Use Compatibility Study			✓				✓		
41	Land Use in the Vicinity of Existing Pipelines Study		✓				✓			
42	Land Use/Commercial Needs and Impact Assessment			✓				✓		
43	Landfill Impact Assessment		✓	✓			✓	✓		
44	Landscape Plan	✓				✓				Included. Materials included in Landscape Set prepared by Whitehouse Urban Design dated June 22, 2026.
45	Light Impact Assessment			✓				✓		
46	Limit of Core Areas or Limit of Conservation Authority Regulated Area		✓				✓			
47	Linkage Assessment		✓				✓			
48	Market Impact Study			✓				✓		
49	Master Drainage Plan				✓				✓	
50	Materials Palette or Imagery				✓				✓	
51	Meander Belt Assessment				✓				✓	
52	Minimum Distance Separation Calculation				✓				✓	
53	Ministry of the Environment Conservation and Parks - Environmental Compliance Approval				✓				✓	
54	Modern Roundabout and Neighbourhood Roundabout Analysis				✓				✓	
55	Neighbourhood Traffic Calming Options Report		✓				✓			
56	Noise Impact Studies (Noise Feasibility and/or Detailed Noise Study)		✓	✓			✓	✓		Included. Identified to be included on FC Waiver. Noise and Vibration Impact Study Addendum prepared by Thornton Tomasetti dated June 10, 2026.
57	Nutrient Management Study				✓				✓	
58	Odour Impact Assessment		✓	✓			✓	✓		
59	On-Street Parking Plan				✓				✓	
60	Parking Analysis/Study				✓				✓	
61	Pedestrian Route and Sidewalk Analysis	✓					✓			Not required as per Formal Consultation Waiver issued by City of Hamilton dated August 6, 2024.
62	Planning Justification Report	✓					✓			Included. Planning Justification Report prepared by UrbanSolutions dated June 2026.
63	Planning Brief / Development Brief				✓				✓	
64	Pre-Technical Conservation Authority Review				✓				✓	
65	Public Consultation Summary and Comment Response Report	✓					✓			Included. Public Consultation Summary and Response prepared by UrbanSolutions dated June 26, 2026.
66	Recreation Feasibility Study				✓				✓	
67	Recreation Needs Assessment				✓				✓	
68	Restoration Plan				✓				✓	
69	Right of Way Impact Assessment			✓				✓		
70	Roadway/Development Safety Audit								✓	
71	School Accommodation Issues Assessment				✓				✓	
72	School and City Recreation Facility and Outdoor Recreation/Parks Issues Assessment				✓				✓	
73	Servicing Plan				✓				✓	Included. Identified to be included on FC Waiver. Materials included within Grading & Servicing Plans prepared by S. Llewellyn & Associates dated June 22, 2026.
74	Shoreline Assessment Study/Coastal Engineers Study		✓				✓			
75	Site Lighting Plan									
76	Site Plan and Floor Plans									
77	Slope Stability Study and Report		✓				✓			
78	Soil Management Plan									
79	Soils/Geotechnical Study			✓					✓	Included/ Geotechnical Report prepared by Landtek Limited dated June 26, 2026
80	Species Habitat Assessment		✓				✓			
81	Storm Water Management Report/Plan and/or update to an existing Storm Water Management Plan.	✓				✓				Included. Materials included within Functional Servicing & Stormwater Management Report prepared by S. Llewellyn & Associates dated June 2026.
82	Sub-watershed Plan and/or update to an existing Subwatershed Plan				✓				✓	
83	Sun/Shadow Study			✓				✓		Included. Identified to be included on FC Waiver. Shadow Study prepared by KNYMH Architects dated March 26, 2026.

84	Survey Plan (Real Property Report)	✓					✓			Included. Survey Plan prepared by A.T. McLaren dated December 9, 2019.
85	Transit Assessment	✓					✓			Not required as per Formal Consultation Waiver issued by City of Hamilton dated August 6, 2024.
86	Transportation Demand Management Options Report			✓					✓	
87	Transportation Impact Study	✓					✓			Included. Transportation Impact Study prepared by NexTrans Consulting Engineers dated June 2026.
88	Tree Management Plan/Study (City-owned trees and / or within 3 metres of ROW)	✓					✓			Included. Materials included in Landscape Set prepared by Whitehouse Urban Design dated
89	Tree Protection Plan (Private trees)	✓					✓			Included. Materials included in Landscape Set prepared by Whitehouse Urban Design dated June 22, 2026.
90	Urban Design or Architectural Guidelines with Control Architect									
91	Urban Design Report/ Brief			✓				✓		
92	Vibration Study		✓				✓			
93	Visual Impact Assessment		✓	✓			✓	✓		
94	Water and Wastewater Servicing Study	✓					✓			Included. Materials included within Functional Servicing & Stormwater Management Report prepared by S. Llewellyn & Associates dated June 2026.
95	Watermain Hydraulic Analysis						✓			Included. Identified to be included on FC Waiver. Watermain Hydraulic Analysis prepared by CIMA+ dated June 25, 2026.
96	Water Well Survey and Contingency Plan		✓				✓			
97	Wildland Fire Assessment (OPA 167)									
98	Wind Study			✓				✓		Included. Identified to be included on FC Waiver. Pedestrian Wind Tunnel Study Report prepared by Gnobi Consulting dated June 9, 2026.
99	Zoning Compliance Review								✓	Included. Identified to be included on FC Waiver. Zoning Compliance Review completed and issued by City of Hamilton dated May 14, 2026.
100	3D Model			✓				✓		