

City of Ottawa 2017 TIA Guidelines Screening Form

1. Description of Proposed Development

Municipal Address	12-24 Hawthorne Avenue
Description of Location	South side of Hawthorne Avenue midblock between Colonel By Drive and Main Street
Land Use Classification	Mid-Rise Multifamily Housing
Development Size (units)	67
Development Size (m ²)	
Number of Accesses and Locations	One on Hawthorne Avenue
Phase of Development	One
Buildout Year	2025

If available, please attach a sketch of the development or site plan to this form.

2. Trip Generation Trigger

Considering the Development's Land Use type and Size (as filled out in the previous section), please refer to the Trip Generation Trigger checks below.

Land Use Type	Minimum Development Size
Single-family homes	40 units
Townhomes or apartments	90 units
Office	3,500 m ²
Industrial	5,000 m ²
Fast-food restaurant or coffee shop	100 m ²
Destination retail	1,000 m ²
Gas station or convenience market	75 m ²

** If the development has a land use type other than what is presented in the table above, estimates of person-trip generation may be made based on average trip generation characteristics represented in the current edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.*

If the proposed development size is greater than the sizes identified above, the Trip Generation Trigger is satisfied.

3. Location Triggers

	Yes	No
Does the development propose a new driveway to a boundary street that is designated as part of the City's Transit Priority, Rapid Transit or Spine Bicycle Networks?		X
Is the development in a Design Priority Area (DPA) or Transit-oriented Development (TOD) zone?*	✓	

*DPA and TOD are identified in the City of Ottawa Official Plan (DPA in Section 2.5.1 and Schedules A and B; TOD in Annex 6). See Chapter 4 for a list of City of Ottawa Planning and Engineering documents that support the completion of TIA).

If any of the above questions were answered with 'Yes,' the Location Trigger is satisfied.

4. Safety Triggers

	Yes	No
Are posted speed limits on a boundary street are 80 km/hr or greater?		X
Are there any horizontal/vertical curvatures on a boundary street limits sight lines at a proposed driveway?		X
Is the proposed driveway within the area of influence of an adjacent traffic signal or roundabout (i.e. within 300 m of intersection in rural conditions, or within 150 m of intersection in urban/ suburban conditions)?	✓	
Is the proposed driveway within auxiliary lanes of an intersection?		X
Does the proposed driveway make use of an existing median break that serves an existing site?		X
Is there is a documented history of traffic operations or safety concerns on the boundary streets within 500 m of the development?		X
Does the development include a drive-thru facility?		X

If any of the above questions were answered with 'Yes,' the Safety Trigger is satisfied.

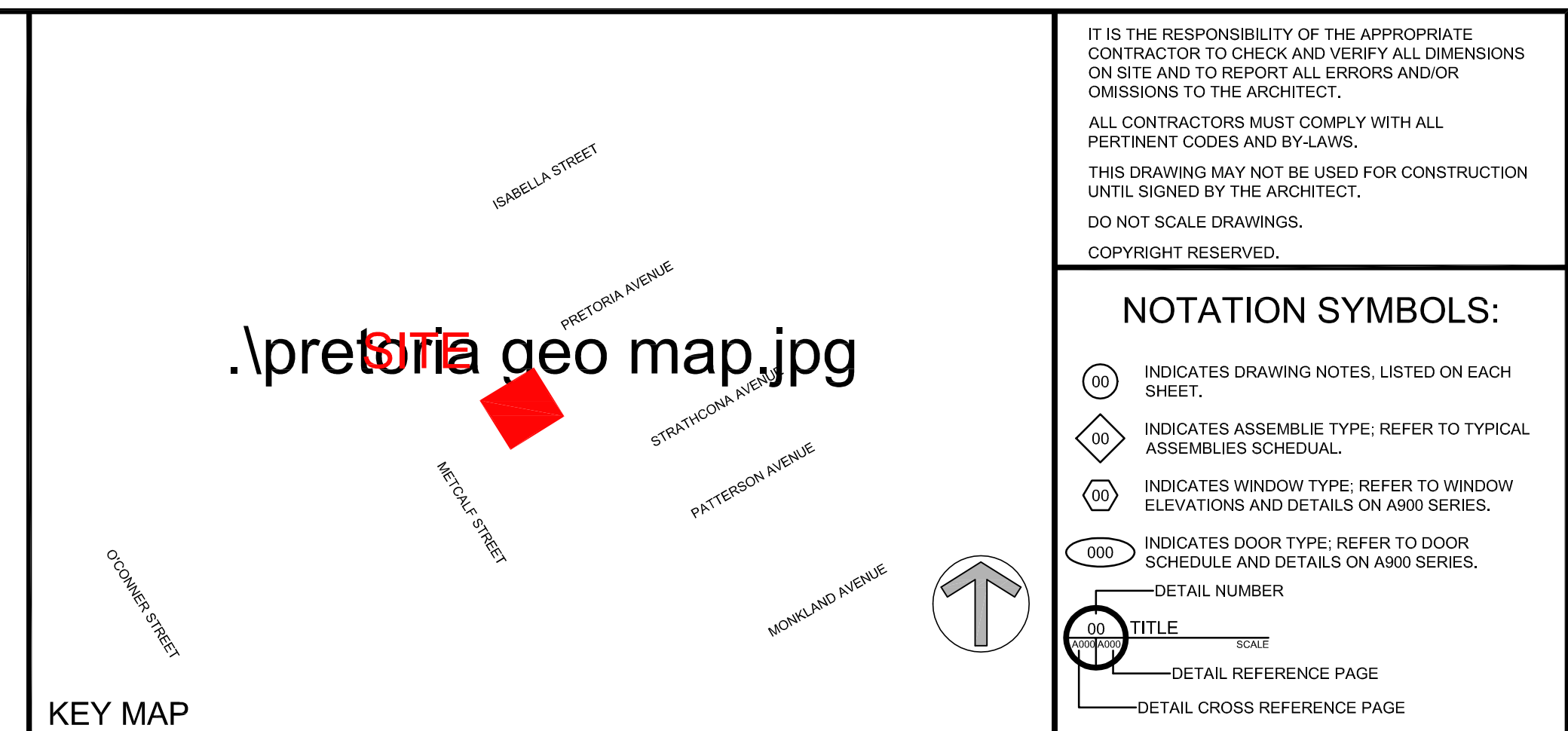
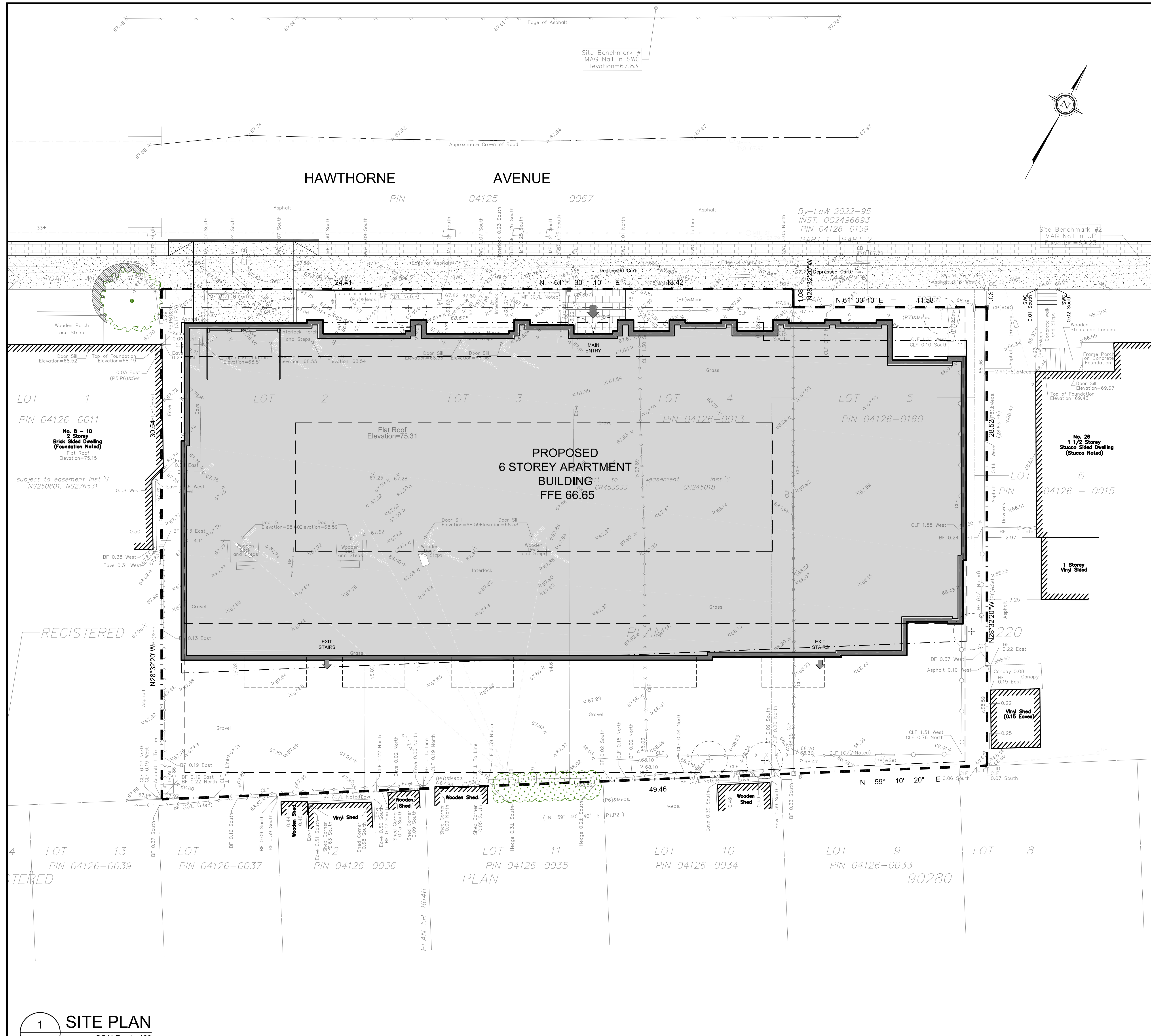
5. Summary

	Yes	No
Does the development satisfy the Trip Generation Trigger?		X
Does the development satisfy the Location Trigger?	✓	
Does the development satisfy the Safety Trigger?	✓	



Transportation Impact Assessment Screening Form

If none of the triggers are satisfied, the TIA Study is complete. If one or more of the triggers is satisfied, the TIA Study must continue into the next stage (Screening and Scoping).



- ### DRAWING NOTES
- PROPERTY LINE
 - BUILDING SETBACKS
 - PAD MOUNTED HYDRO TRANSFORMER
 - DEPRESSED CURB & SIDEWALK TO CITY STANDARDS
 - 2.0 M WIDE SIDEWALK & CURB TO CITY STANDARDS
 - ASPHALT DRIVE WAY WITH 150 BARRIER CURBS
 - REPLACE EXISTING DEPRESSED CURB WITH BARRIER CURB TO CITY STANDARDS
 - BICYCLE PARKING SPACE
 - EXISTING FIRE HYDRANT
 - OUTLINE OF UNDERGROUND PARKING LEVEL
 - EXISTING RETAINING WALL
 - EXISTING RETAINING WALL TO BE REMOVED
 - EXISTING TREE TO REMAIN
 - EXISTING CHAIN LINK FENCE
 - EXPOSED FOUNDATION WALL OF PARKING LEVEL
 - EXISTING TIMBER FRAMED PLANTER TO BE REMOVED
 - LOW UNIT PRECAST CONCRETE LANDSCAPE WALL
 - EXISTING TREE TO BE REMOVED
 - SOFT LANDSCAPING
 - 1.2 M HT. WOOD PRIVACY FENCE
 - EXISTING BOARD FENCE
 - OUTLINE OF BUILDING ABOVE
 - BALCONY ABOVE
 - PRIVACY SCREEN
 - EXISTING TIMBER PLANTER - ALTER AS REQUIRED
 - EXISTING BUILDING TO BE REMOVED
 - NATURAL GAS EQUIPMENT
 - STORM WATER TANK WITH ACCESS COVER & OVERFLOW CATCH BASIN - SEE CIVIL PLAN
 - SIAMSESE CONNECTION
 - CAST IN PLACE PLANTER WALL

PROJECT INFORMATION

ZONING	TM12(1839) H(14.5)
SITE AREA	1,093.0 sq. m. (11,765) sq. ft.
BUILDING HEIGHT	14.5 m.
FRONT YARD SETBACK - MAXIMUM	3.0 m.
FRONT YARD SETBACK - MINIMUM	2.0 m.
FRONT YARD SETBACK ABOVE 15m OR 4m FL.	+2.0 m.
INTERIOR YARD SETBACK	1.2 m.
REAR YARD SETBACK	7.5 m.
REAR YARD ANGULAR PLANE	45% @ 15 m
PARKING AREA "Y" - AFTER 12 UNITS	0.5 per unit
VISITOR PARKING AREA "Y" - AFTER 12 UNITS	0.1 per unit
BICYCLE PARKING	0.5 per unit
AMENITY SPACE (6.0 m ² PER UNIT)	360.0 m ²

PROJECT STATISTICS

BUILDING HEIGHT	20.0 M
BUILDING HEIGHT - STOREY'S	6
AVERAGE MEAN GRADE (GEO. ELEV.)	00.00
FRONT YARD SETBACK	1.0 m
INTERIOR YARD SETBACK	1.2 m
REAR YARD SETBACK	7.0 m

GROSS BUILDING - AREAS (CITY OF OTTAWA ZONING AREA)

BASEMENT LEVEL	0.0 sq. m.	0.0 sq. ft.
GROUND FLOOR	912 sq. m.	982 sq. ft.
2nd to 5th FLOOR	4 x 472.3 sq. m.	1,416.7 sq. m.
	4 x 5,083 sq. ft.	15,249 sq. ft.
6th FLOOR	396.5 sq. m.	4,268 sq. ft.
TOTAL AREA	2,376.0 sq. m.	25,582 sq. ft.

UNIT STATISTICS

STUDIO UNIT	67
ONE BEDROOM UNIT	
TWO BEDROOM UNIT	
TOTAL	67

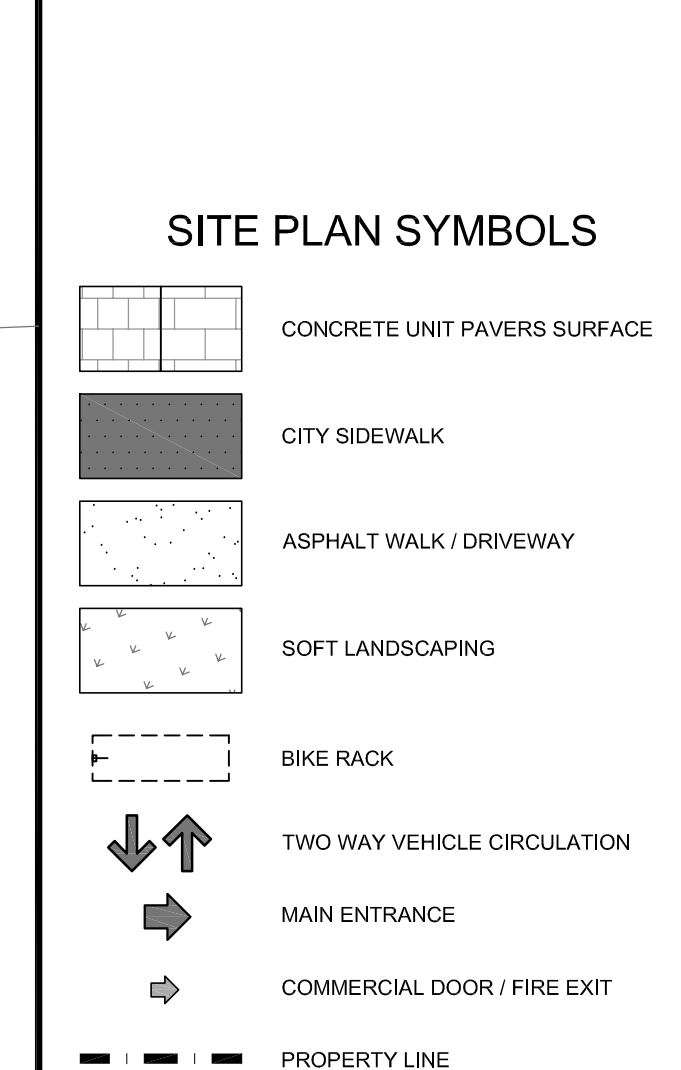
CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE	-0.5 PER DWELLING UNIT (AFTER 12 UNITS)
VISITOR	-0.1 PER DWELLING UNIT (AFTER 12 UNITS)
TOTAL	

PROVIDED

RESIDENCE	
VISITOR	
TOTAL	



REVISIONS:

No.	DESCRIPTION	DATE
1	ISSUED FOR CONSULTANT REVIEW	Aug 22
2	ISSUED FOR DESIGN CONCEPT	

CLIENT:

.jbnh new logo.jpg
107 Pretoria Ave. Ottawa, Ontario

ARCHITECT:

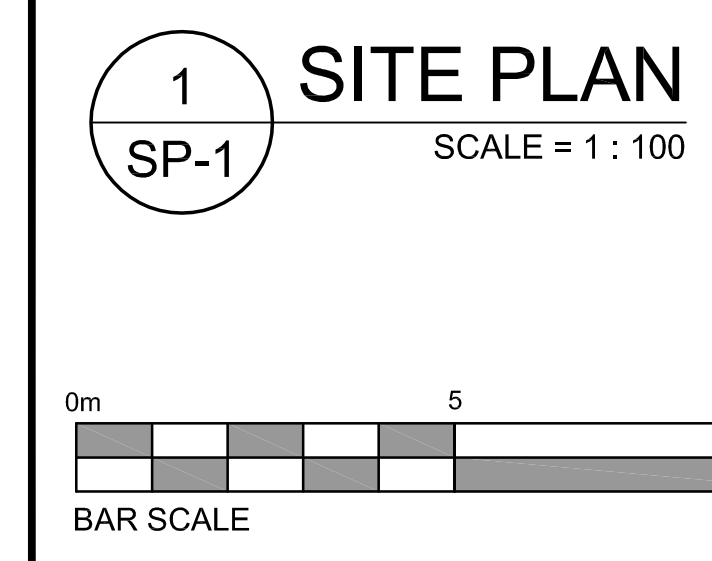
rla/architecture
roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 #rarchitectur.ca

PROJECT TITLE:

18 HAWTHORNE AVENUE
OTTAWA ONTARIO

SHEET TITLE:

SITE PLAN



LEGAL DESCRIPTION TOPOGRAPHIC PLAN OF SURVEY OF LOTS 1 AND 2 (SOUTH PRETORIA AVENUE) REGISTERED PLAN 53786 CITY OF OTTAWA	SURVEYOR Farley, Smith & Denis Surveying Ltd. 10-190 Colonnade Road Ottawa, Ontario K2E 7J5 Office: 613 727-8226 Fax: 613 727-1823 Cell: 613 862-1287 E-Mail: jleslie@bellnet.ca	LANDSCAPE ARCHITECT Kallala Design 26 O'Rourke Road Low, Quebec, J0X 2C0 Tel: (819) 775-6705 Email: kallaladesign@xplornet.com	CIVIL ENGINEER Novatech Eng. Consultants Limited 200 - 240 Michael Cowpland Drive Ottawa, Ontario, K2M 1P6 Tel: 613 254-9643 Fax: 613 254-5867 Email: c.ruddle@novatech-eng.com	URBAN PLANNER FoTenn Consultants Inc. 223 McLeod Street Ottawa, ON Canada, K2P 0Z8 Tel: (613) 730-5709 Fax: (613) 730-1136 E-Mail: nitsche@fotenn.com	PROJECT DEVELOPER JB Holdings Inc. 107 Pretoria Ave. Ottawa, Ontario K1S 1W8 Tel: (613) 695-6767 Cell: (613) 239-2777 Email: john@jbpa.ca
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BUILDING CONSTRUCTION AREAS

PARKING LEVEL	967.3 sq. m.	10,412 sq. ft.
GROUND FLOOR	629.6 sq. m.	6,766 sq. ft.
2nd to 5th FLOOR	4 x 628.8 sq. m.	2,495.4 sq. m.
	4 x 6,716 sq. ft.	26,860 sq. ft.
6th FLOOR	521.5 sq. m.	5,613 sq. ft.
TOTAL AREA (ABOVE GROUND)	1,556.3 sq. m.	16,752 sq. ft.

AMENITY SPACE

EXTERIOR AT GRADE =	
2nd FLOOR PRIVATE PATIO =	
BASEMENT COMMUNAL INTERIOR =	
PRIVATE BALCONIES =	
PRIVATE DECKS (6th FLOOR) =	
TOTAL =	
TOTAL COMMUNAL =	
REQUIRED - 6.0M ² PER UNIT (48) =	
REQUIRED COMMUNAL @ 50% =	

DRAWN:

R.V.	CHECKED R.V.
SCALE: 1:100	SHEET No.
PROJECT No. 2207	SP-1