

City of Ottawa 2017 TIA Guidelines Screening Form

1. Description of Proposed Development

Municipal Address	2555 Sheffield
Description of Location	East of Sheffield/Bantree
Land Use Classification	warehouse
Development Size (units)	
Development Size (m ²)	5,755 sq.m. replacing 4,000 sq.m.
Number of Accesses and Locations	1 access 20m south of Bantree, 1 access 50m south of Bantree, 1 access 60m north of Bantree
Phase of Development	
Buildout Year	

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 m²
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?		✓
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

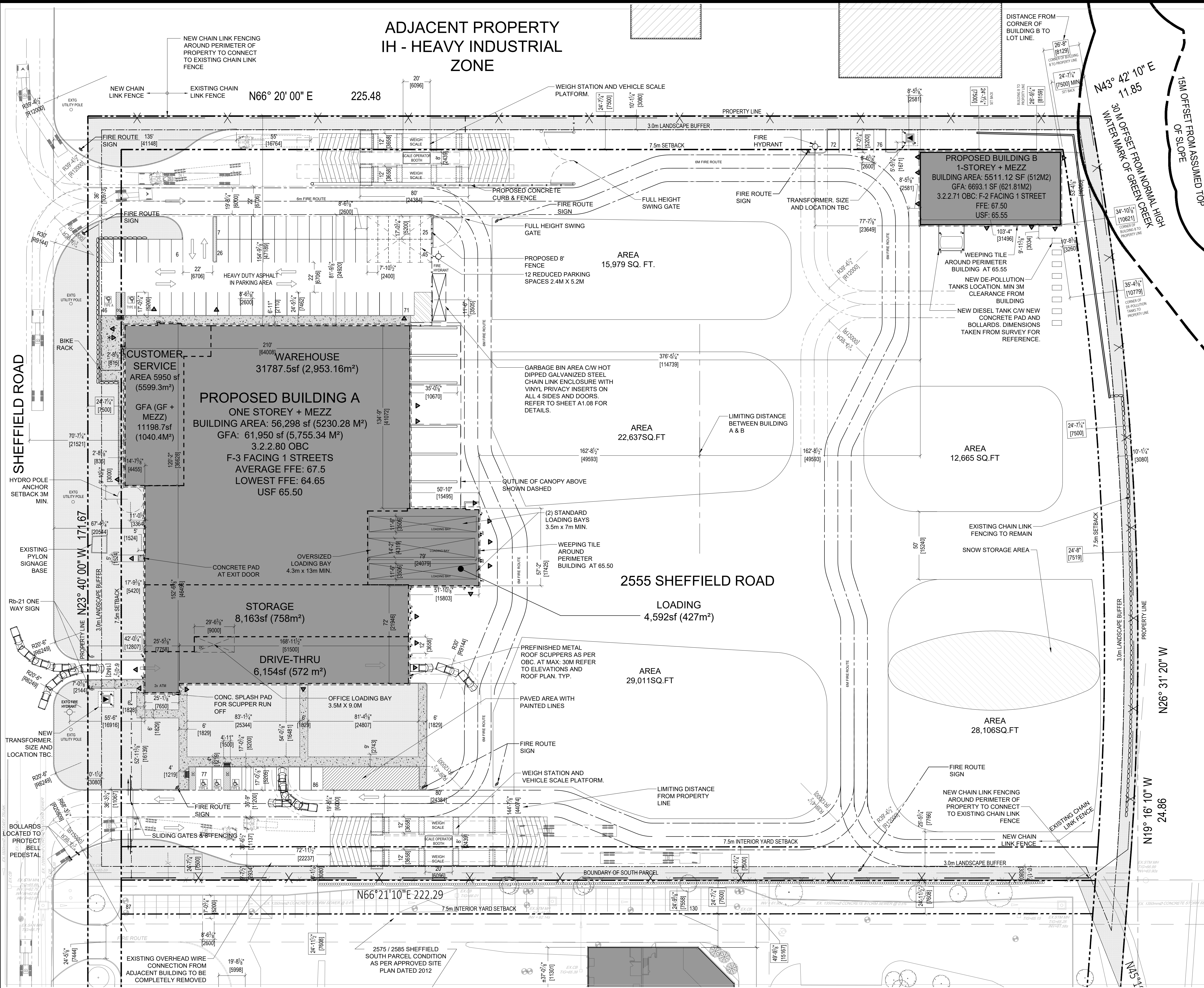
	Yes	No
Are posted speed limits on a boundary street are 80 km/hr or greater?		✓
Are there any horizontal/vertical curvatures on a boundary street limits sight lines at a proposed driveway?		✓
Is the proposed driveway within the area of influence of an adjacent traffic signal or roundabout (i.e. within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

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?		✓
Does the development satisfy the Location Trigger?		✓
Does the development satisfy the Safety Trigger?	✓	

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).



LEGEND

- PROPOSED BUILDING LOCATION
- EXISTING NEIGHBORING BUILDINGS
- LANDSCAPED AREA
- NEW CONCRETE/ SIDEWALK
- BARRIER FREE PARKING CLEARANCE
- CURB
- DEPRESSED CURB
- NEW TREE/ VEGETATION (REFER TO LANDSCAPE PLAN FOR TYPE, SIZE AND LOCATION)
- EXISTING TREE (VEGETATION IS FOR REFERENCE ONLY. REFER TO LANDSCAPE PLAN)
- BARRIER FREE PARKING
- INTERIOR PARKING
- CATCH BASIN
- SIAMSESE CONNECTION
- ENTRANCE/ EXIT LOCATION
- TRANSFORMER
- FENCE & GATE
- MAN HOLE COVER
- UTILITY POLE
- FIRE HYDRANT
- NLS (NEW LIGHT STANDARD, REFER TO ELECTRICAL)
- BOLLARD
- NEW CHAIN-LINK FENCE
- DIMENSION HIGHLIGHTED WITH SQUARE FRAME INDICATES SETBACK DIMENSION
- BARRIER FREE PARKING SPACES AND TRANSFER SPACE. REFER TO SITE DETAILS ON A1.08
- BARRIER FREE DEPRESSED CURB WITH TACTILE SURFACE

LEGAL DESCRIPTION OF PROPERTY:
 BLOCK 1
 REGISTERED PLAN 4M-1303
 CITY OF OTTAWA
 SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD.
 ONTARIO LAND SURVEYORS

1. Contractor must verify all job dimensions, all drawings, details, specifications and report any discrepancies to owners before proceeding with work.
 2. All drawings and specifications are instruments of service and the property of the architects which must be returned at the completion of the work, and may not be reproduced without their written permission.

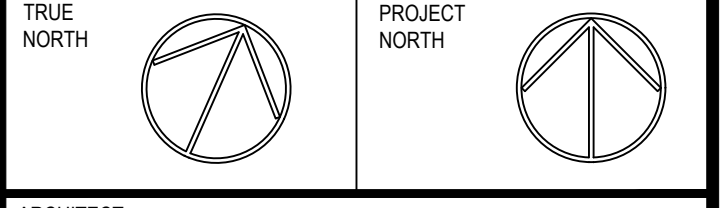
ref	description	date
02	ISSUED FOR SPC RESPONSE 2	2020-03-13
01	ISSUED FOR SPC RESPONSE 1	2020-01-17

revisions



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PROJECT & LOCATION
METAL RECYCLING PLANT
 2555 SHEFFIELD ROAD
 OTTAWA, ONT.

OFFICE FILE NUMBER
 19023

TITLE OF DRAWING
NORTH PARCEL PROPOSED SITE PLAN

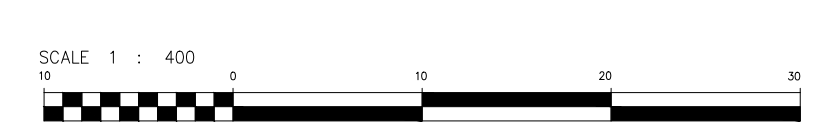
SCALE:
 1:400

DATE:
 MARCH 2019

DRAWN BY:
 GL. SH. CC. AA

A1.06

SITE PLAN: NORTH PARCEL
 SCALE: 1:400



BOUNDARY INFORMATION FOR NORTH PARCEL FROM SURVEY BY:
 ANNIS, O'SULLIVAN, VOLLEBECK LTD.
 ONTARIO LAND SURVEYORS
 COMPLETED ON APRIL 04, 2019 REFER TO SHEET A1.04