

City of Ottawa 2017 TIA Guidelines Screening Form

1. Description of Proposed Development

Municipal Address	114 Isabella Street
Description of Location	South side of Isabella Street, mid-block between O'Connor Street and Metcalfe Street
Land Use Classification	Residential with first floor commercial (ATM at-grade)
Development Size (units)	19 residential units
Development Size (m ²)	
Number of Accesses and Locations	No driveway
Phase of Development	1
Buildout Year	2021

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?*		X

**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

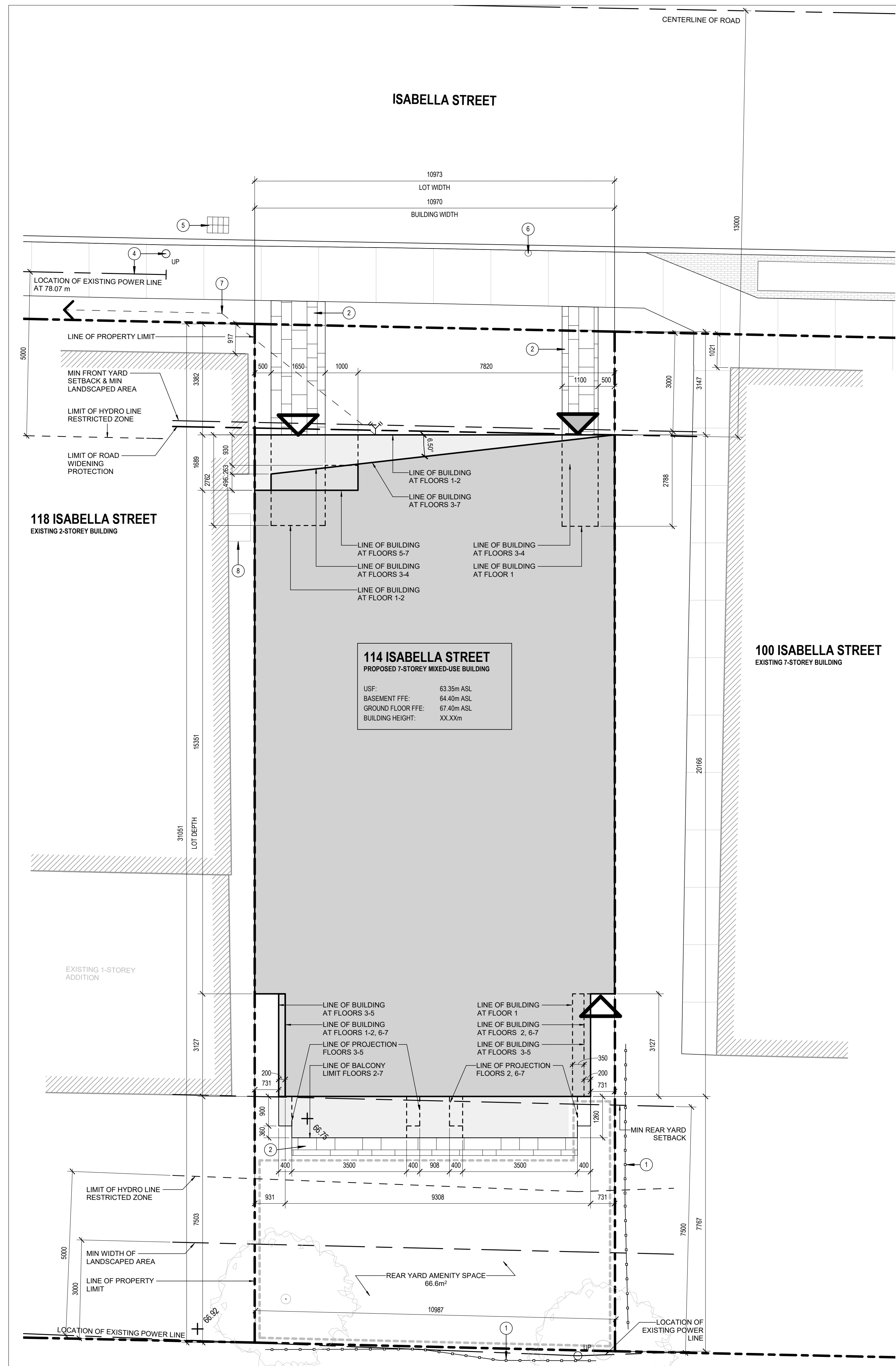
	Yes	No
Are posted speed limits on a boundary street 80 km/hr or greater?		X
Are there any horizontal/vertical curvatures on a boundary street limits sight lines at a proposed driveway?		X
Is the proposed driveway within the area of influence of an adjacent traffic signal or roundabout (i.e. within 300 m of intersection in rural conditions, or within 150 m of intersection in urban/ suburban conditions)?		X
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?		X
Does the development satisfy the Safety Trigger?		X

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).



5 SITE PLAN
SP-01 SCALE: 1: 75



4 LOCATION PLAN
SP-01 SCALE: N.T.S.

SITE & PROJECT STATISTICS	
GENERAL INFORMATION	
Zoning:	GMA F(3.0)
Min. Lot Area:	No minimum
Max. Building Height:	23.5 m for buildings located on properties abutting the South side of Isabella Street
Min. Front Yard:	3 m
Min. Rear Yard:	7.5 m from any portion of a rear lot line abutting a residential zone
Min. Int. Side Yard:	No minimum
PROJECT STATISTICS	
Lot Area:	341.05 m ²
Building Height:	XXX.XX m
Front Yard:	3.15 m
Rear Yard:	7.5 m
Int. Side Yard:	0 m
Number of Proposed Units:	19 Units
Retail GFA:	3.02 m ²
PARKING CALCULATION	
As per Section 101	
Required Parking:	4 spaces
Within Area X on Schedule 1A	0 spaces for first 7 units - Section 101(3)
0.5 spaces / unit for 8 units - Table 101	0 spaces for first 500m ² non-residential - Section 101(3)(ii)
0 spaces for first 7 units - Table 101	
Total Resident Parking Provided:	0 spaces
VISITOR PARKING CALCULATION	
As per Section 102	
Required Visitor Parking:	1 spaces
Within Area X on Schedule 1A	0 spaces for first 12 units - Section 102(2)
0.1 spaces/unit for 7 units - Table 102	
Total Visitor Parking Provided:	0 spaces
BICYCLE PARKING CALCULATION	
As per Table 111A	
Required Residential Parking:	10 spaces
0.5 spaces/unit for 20 units Section 111A(b)(i)	
Required Non-residential Parking:	0 spaces
1 space/1500m ² of gross floor area 111A(i)	
Total Parking Provided:	20 spaces
AMENITY AREA CALCULATION	
As per Table 137	
Total Amenity Area Req'd:	114 m ²
6m ² /unit @ 20units	
Communal Amenity Req'd:	57 m ²
Min of 50% of Total Amenity Area	
Communal Amenity Provided:	66.6 m ²
Rear Yard Amenity Spaces:	66.6 m ²
Private Amenity Area Provided:	71.9 m ²
Level 01:	15.67 m ²
Level 02:	8.82 m ²
Level 03:	10.47 m ²
Level 04:	8.82 m ²
Level 05:	8.82 m ²
Level 06:	10.47 m ²
Level 07:	8.82 m ²
Total Amenity Area Provided:	138.5 m ²
GROSS FLOOR AREA CALCULATION	
Level 01:	68.76 m ²
Level 02:	152.97 m ²
Level 03:	153.03 m ²
Level 04:	153.03 m ²
Level 05:	151.20 m ²
Level 06:	151.20 m ²
Level 07:	151.20 m ²
Gross Floor Area:	981.38 m ²
Lot Area:	341.05 m ²
Floor Space Index:	3
Permitted Gross Floor Area:	1023.15 m ²
Proposed Building Area:	981.38 m ² (2.88 FSI)

2 ZONING
SP-01 SCALE: N.T.S.

PLAN OF SURVEY OF
LOT 32
REGISTERED PLAN 35403
CITY OF OTTAWA
H.K.KEN SHIPMAN SURVEYING LTD. 2019

SURVEY INFO
SCALE: N.T.S.

- SITE PLAN SYMBOLS LEGEND**
- BUILDING ENTRANCE
 - BUILDING EXIT
 - BICYCLE PARKING
 - UTILITY POLE
 - SIAMESE CONNECTION
 - EXISTING ELEVATION

SYMBOLS LEGEND
SCALE: N.T.S.

- 1 EXISTING BOARD FENCE
- 2 INTERLOCKING CONCRETE PAVERS
- 4 EXISTING POWER LINE TERMINATES AT EXISTING UTILITY POLE
- 5 EXISTING CATCH BASIN
- 6 EXISTING METAL SIGN POST
- 7 35 m TO FIRE HYDRANT
- 8 EXISTING AC UNIT

KEYNOTE LEGEND
SCALE: N.T.S.

GENERAL ARCHITECTURAL NOTES:
1. This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
2. Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
3. Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents.
4. The Architectural Drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
5. Positions of proposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
6. These documents are not to be used for construction unless specifically noted for such purpose.

ISSUE	DESCRIPTION	DATE
4	ISSUED FOR COORDINATION	2020-02-11
3	ISSUED FOR COORDINATION	2020-01-28
2	ISSUED FOR COORDINATION	2020-01-22
1	ISSUED FOR COORDINATION	2019-11-20

ISSUE RECORD



Project1 Studio Incorporated
1613.884.9339 | mail@project1studio.ca

114 ISABELLA STREET
114 Isabella Street
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
1912	NOTED	AP	RMK

SITE PLAN

SP-01

TDM Measures Checklist:
Residential Developments (multi-family, condominium or subdivision)

Legend	
BASIC	The measure is generally feasible and effective, and in most cases would benefit the development and its users
BETTER	The measure could maximize support for users of sustainable modes, and optimize development performance
★	The measure is one of the most dependably effective tools to encourage the use of sustainable modes

TDM measures: Residential developments		Check if proposed & add descriptions
1. TDM PROGRAM MANAGEMENT		
1.1 Program coordinator		
BASIC	★ 1.1.1 Designate an internal coordinator, or contract with an external coordinator	<input type="checkbox"/>
1.2 Travel surveys		
BETTER	1.2.1 Conduct periodic surveys to identify travel-related behaviours, attitudes, challenges and solutions, and to track progress	<input type="checkbox"/>
2. WALKING AND CYCLING		
2.1 Information on walking/cycling routes & destinations		
BASIC	2.1.1 Display local area maps with walking/cycling access routes and key destinations at major entrances (<i>multi-family, condominium</i>)	<input type="checkbox"/>
2.2 Bicycle skills training		
BETTER	2.2.1 Offer on-site cycling courses for residents, or subsidize off-site courses	<input type="checkbox"/>

TDM measures: <i>Residential developments</i>		Check if proposed & add descriptions
3. TRANSIT		
3.1 Transit information		
BASIC	3.1.1 Display relevant transit schedules and route maps at entrances (<i>multi-family, condominium</i>)	<input type="checkbox"/>
BETTER	3.1.2 Provide real-time arrival information display at entrances (<i>multi-family, condominium</i>)	<input type="checkbox"/>
3.2 Transit fare incentives		
BASIC ★	3.2.1 Offer PRESTO cards preloaded with one monthly transit pass on residence purchase/move-in, to encourage residents to use transit	<input checked="" type="checkbox"/>
BETTER	3.2.2 Offer at least one year of free monthly transit passes on residence purchase/move-in	<input type="checkbox"/>
3.3 Enhanced public transit service		
BETTER ★	3.3.1 Contract with OC Transpo to provide early transit services until regular services are warranted by occupancy levels (<i>subdivision</i>)	<input type="checkbox"/>
3.4 Private transit service		
BETTER	3.4.1 Provide shuttle service for seniors homes or lifestyle communities (e.g. scheduled mall or supermarket runs)	<input type="checkbox"/>
4. CARSHARING & BIKESHARING		
4.1 Bikeshare stations & memberships		
BETTER	4.1.1 Contract with provider to install on-site bikeshare station (<i>multi-family</i>)	<input type="checkbox"/>
BETTER	4.1.2 Provide residents with bikeshare memberships, either free or subsidized (<i>multi-family</i>)	<input type="checkbox"/>
4.2 Carshare vehicles & memberships		
BETTER	4.2.1 Contract with provider to install on-site carshare vehicles and promote their use by residents	<input type="checkbox"/>
BETTER	4.2.2 Provide residents with carshare memberships, either free or subsidized	<input type="checkbox"/>
5. PARKING		
5.1 Priced parking		
BASIC ★	5.1.1 Unbundle parking cost from purchase price (<i>condominium</i>)	<input type="checkbox"/>
BASIC ★	5.1.2 Unbundle parking cost from monthly rent (<i>multi-family</i>)	<input type="checkbox"/> no parking provided on-site

TDM measures: <i>Residential developments</i>		Check if proposed & add descriptions
6. TDM MARKETING & COMMUNICATIONS		
6.1 Multimodal travel information		
BASIC ★	6.1.1 Provide a multimodal travel option information package to new residents	<input checked="" type="checkbox"/>
6.2 Personalized trip planning		
BETTER ★	6.2.1 Offer personalized trip planning to new residents	<input type="checkbox"/>