

## City of Ottawa 2017 TIA Guidelines Screening Form

### 1. Description of Proposed Development

Municipal Address	<b>1054 Hunt Club Road</b>
Description of Location	<b>Southwest corner of Hunt Club Road/Airport Parkway Intersection</b>
Land Use Classification	<b>Residential</b>
Development Size (units)	<b>77 Units</b>
Development Size (m <sup>2</sup> )	
Number of Accesses and Locations	<b>Two right-in right-out accesses along Hunt Club Road, approved as part of previous Site Plan application in 2018</b>
Phase of Development	<b>One</b>
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 <sup>2</sup>
Industrial	5,000 m <sup>2</sup>
Fast-food restaurant or coffee shop	100 m <sup>2</sup>
Destination retail	1,000 m <sup>2</sup>
Gas station or convenience market	75 m <sup>2</sup>

*\* 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).**





KEY PLAN

ZONE GM 2443 PROVISION	REQUIRED	PROVIDED
Min Lot Width	no minimum	
Min Lot Area	no minimum	
Max Building Height	26m	+/- 22m
Min Front Yard Setback	3m	3.7m
Min Rear Yard Setback	7.5 m	20.2m
Min Interior Side Yard Setback	2.8m	23 m

AREA OF SITE:	+/- 3 631 m <sup>2</sup>
SITE COVERAGE:	+/- 983 m <sup>2</sup> = 27.1 %
GROUND PARKING AREA:	+/- 1803 m <sup>2</sup> = 49.7%
LANDSCAPED AREA (EXCLUDING PARKING):	+/- 958 m <sup>2</sup> = 26.4 %

- FOR EXISTING SITE CONDITIONS, SEE SURVEY PLAN BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., SUBMITTED SEPARATELY.
  - FOR NEW GRADES AND SITE SERVICES, SEE CIVIL ENGINEERING PLAN BY NOVATECH ENGINEERING CONSULTANTS, SUBMITTED SEPARATELY.
  - FOR PROPOSED VEGETATION AND LANDSCAPE INFORMATION, SEE LANDSCAPE ARCHITECTURE PLAN BY JAMES B. LENNOX & ASSOCIATES, SUBMITTED SEPARATELY.
- |   |   |
|---|---|
| PROPOSED GROSS FLOOR AREA:              | +/- 5 142m <sup>2</sup>                 |
| BASEMENT G.F.A.:                        | 0m <sup>2</sup>                         |
| GROUND FLOOR G.F.A.:                    | +/- 287m <sup>2</sup>                   |
| UPPER FLOORS G.F.A. (2nd to 7th floor): | +/- 4 855 m <sup>2</sup>                |
| PRIVATE AMENITY AREA:                   | +/- 30 m <sup>2</sup>                   |
| COMMUNAL AMENITY AREA (G.F.A.):         | +/- 367m <sup>2</sup>                   |
| NUMBER OF FLOORS AND BUILDING HEIGHT:   | 7 FLOORS + MECH. / +/- 25.51m           |
| DWELLING UNITS:                         | 77                                      |
| PARKING STALLS:                         | 78 (41 INSIDE / 37 OUTSIDE) + 8 VISITOR |
| PROVIDED BICYCLE STALLS:                | 39 (24 INSIDE / 15 OUTSIDE)             |
- NUMBER OF SUITES REQUIRED TO BE BARRIER-FREE:  
77 UNITS = 12 UNITS HAVE TO BE BARRIER-FREE  
THEY WILL BE DISTRIBUTED BETWEEN THE 7 FLOORS

AIRPORT PARKWAY



NOTES GÉNÉRALES / General Notes

- Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne peuvent être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
- Les dimensions apparaissant aux documents doivent être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verified by the contractor before to start the work.
- Veuillez aviser l'architecte de toute dimension erreur et/ou divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.
- Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

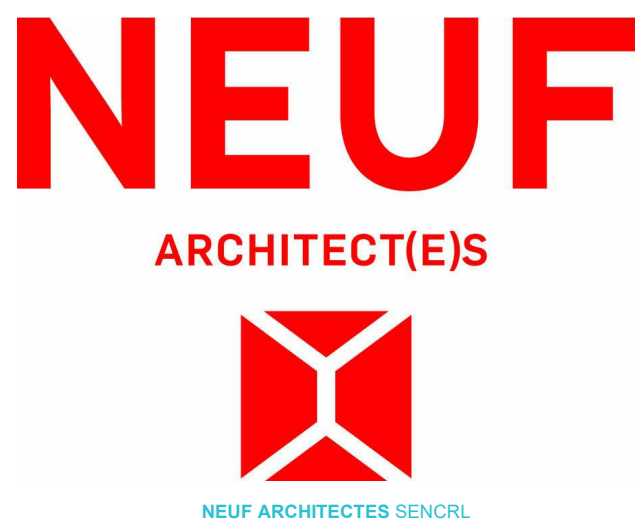
STRUCTURE Structural  
**Goodeve Structural Inc.**  
18-77, Auriga Drive, Ottawa ON K2E 7Z7  
T 613 226 4558 goodevestructural.ca

ARCHITECTURE DE PAYSAGE Landscape Architect  
**James B. Lennox & Associates**  
5332, Carling Avenue, Ottawa ON K2H 6J6  
T 613 722 5168 jbla.ca

CIVIL Civil  
**Novatech Eng. Consultants Ltd.**  
240, Michael Cowland Drive, Suite 200, Ottawa ON K2M 1P6  
T 613 234 9653 novatech-eng.com

ARCHITECTES Architect  
**NEUF architect(e)s** SENCRAL  
630, St-Jacques, Montréal QC H3B 1S6  
T 514 847 1117 NEUFarchitectes.com

SCEAU / Seal



CLIENT Client



OUVRAGE Project  
**12370 HUNT CLUB RENTAL**

EMPLACEMENT Location NO PROJET No.  
OTTAWA 12370.00

NO	RÉVISION	DATE (aa-mm-jj)
A	FOR COMMENTS	2020.03.10
B	FOR COMMENTS	2020.03.12
C	FOR COMMENTS	2020.03.30
D	FOR UDRP	2020.04.01

Preliminary  
DO NOT USE FOR  
CONSTRUCTION

DESSIN PAR Drawn by  
MT/PV  
DATE (aa.mm.jj)  
FEB 2020  
TITRE DU DESSIN Drawing Title

VÉRIFIÉ PAR Checked  
LH  
ÉCHELLE Scale  
1 : 150

**SITE PLAN AT GROUND FLOOR LEVEL**

REVISION Revision NO. DESSIN Dwg Number  
**D A201**

GROUND FLOOR PLAN  
1 : 150

1  
A201