

City of Ottawa 2017 TIA Guidelines
Step 1 - Screening Form

Date: 05-Jun-23
Project Number: 2023-092
Project Reference: 2167 McGee Side Road

1.1 Description of Proposed Development	
Municipal Address	2167 McGee Side Road
Description of Location	Vacant lot at corner of McGee Side Road and John Cavanagh Drive
Land Use Classification	Rural General Industrial - Subzone 5 (Carp Rd)
Development Size	1,853 sq. m. industrial warehouse
Accesses	Two accesses, one on McGee Side Road, one on John Cavanagh Drive
Phase of Development	Single phase
Buildout Year	2025
TIA Requirement	NO TIA RECOMMENDED

1.2 Trip Generation Trigger		
Land Use Type	Industrial	
Development Size	1853	G.F.A.
Trip Generation Trigger	No	

1.3 Location Triggers		
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?	No	
Is the development in a Design Priority Area (DPA) or Transit-oriented Development (TOD) zone?	Yes	Carp Road Corridor - not recommended to be considered as a trigger . The site meets the intention of the Carp Corridor Plan
Location Trigger	Yes	

1.4. Safety Triggers		
Are posted speed limits on a boundary street 80 km/hr or greater?	No	McGee Side Road posted 70
Are there any horizontal/vertical curvatures on a boundary street limits sight lines at a proposed driveway?	No	
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)?	No	
Is the proposed driveway within auxiliary lanes of an intersection?	No	
Does the proposed driveway make use of an existing median break that serves an existing site?	No	
Is there is a documented history of traffic operations or safety concerns on the boundary streets within 500 m of the development?	No	One collision annually between 2017-2020
Does the development include a drive-thru facility?	No	
Safety Trigger	No	



TIA Plan Reports

On 14 June 2017, the Council of the City of Ottawa adopted new Transportation Impact Assessment (TIA) Guidelines. In adopting the guidelines, Council established a requirement for those preparing and delivering transportation impact assessments and reports to sign a letter of certification.

Individuals submitting TIA reports will be responsible for all aspects of development-related transportation assessment and reporting, and undertaking such work, in accordance and compliance with the City of Ottawa's Official Plan, the Transportation Master Plan and the Transportation Impact Assessment (2017) Guidelines.

By submitting the attached TIA report (and any associated documents) and signing this document, the individual acknowledges that s/he meets the four criteria listed below.

CERTIFICATION

1. I have reviewed and have a sound understanding of the objectives, needs and requirements of the City of Ottawa's Official Plan, Transportation Master Plan and the Transportation Impact Assessment (2017) Guidelines;
2. I have a sound knowledge of industry standard practice with respect to the preparation of transportation impact assessment reports, including multi modal level of service review;
3. I have substantial experience (more than 5 years) in undertaking and delivering transportation impact studies (analysis, reporting and geometric design) with strong background knowledge in transportation planning, engineering or traffic operations; and
4. I am either a licensed¹ or registered² professional in good standing, whose field of expertise [check appropriate field(s)] is either transportation engineering or transportation planning .

1,2 License of registration body that oversees the profession is required to have a code of conduct and ethics guidelines that will ensure appropriate conduct and representation for transportation planning and/or transportation engineering works.


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Dated at Ottawa this 20 day of September, 2018.
(City)

Name: Andrew Harte
(Please Print)

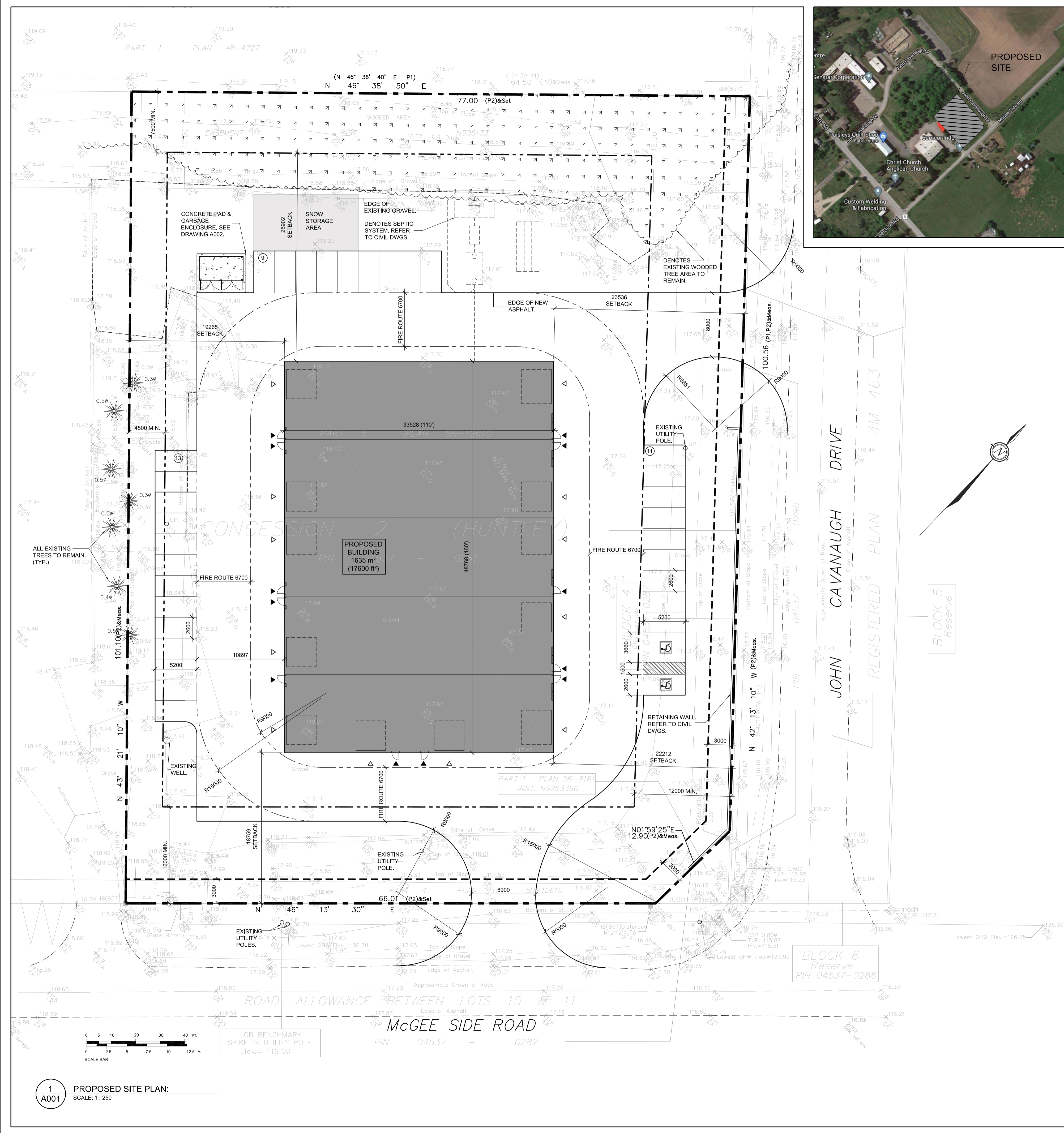
Professional Title: Professional Engineer



Signature of Individual certifier that s/he meets the above four criteria

Office Contact Information (Please Print)
Address: 6 Plaza Court
City / Postal Code: Ottawa / K2H 7W1
Telephone / Extension: (613) 697-3797
E-Mail Address: Andrew.Harte@CGHTransportation.com





LEGEND

- — — — — PROPERTY BOUNDARY LINE.
- — — — — SET BACK LINE
- — — — — LANDSCAPE BUFFER
- — — — — FIRE ROUT LINES
- PROPOSED BUILDING
- ASPHALT
- CONCRETE SURFACE. REFER TO CIVIL DWGS.
- LANDSCAPED AREA
- WOODED LANDSCAPED AREA
- ▲ MAN DOOR LOCATIONS.
- △ O/H DOOR LOCATIONS
- ▭ CONCRETE CURB RAMP C/W TWSI

GENERAL NOTES:

- REFER TO SURVEYOR'S REAL PROPERTY REPORT PART 1 PLAN OF PART OF LOT 11, CONCESSION 2, (GEOGRAPHIC TOWNSHIP OF HUNTLEY) CITY OF OTTAWA, SURVEYED BY ANNIS, OSULLIVAN, VOLLEBECK LTD. ONTARIO LAND SURVEYORS.

SITE DATA:

BUILDING AREA: 1635m²

GROSS FLOOR AREA: (City of Ottawa Zoning Bylaw) Gross floor area means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding:

- floor area occupied by shared mechanical, service and electrical equipment that serve the building; (By-law 2008-326)
- common hallways; corridors; stairwells, elevator shafts and other voids; steps and landings; (By-law 2008-326)
- bicycle parking; motor vehicle parking or loading facilities;
- common laundry, storage and washroom facilities that serve the building or tenants;
- common storage areas that are accessory to the principal use of the building; (By-law 2008-326)
- common amenity area and play areas accessory to a principle use on the lot; and (By-law 2008-326)
- living quarters for a caretaker of the building.

GROUND FLOOR AREA (1635m²) + MEZZANINES (218m²)
 NEW INDUSTRIAL BUILDING: 1853m²
TOTAL 1853m²

GROSS AREA: (Ontario Building Code definition); The total area of all floors above grade measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of firewalls, except that, in any occupancy other than a residential occupancy, where an access or a building service penetrates a firewall, measurements shall not be taken to the centre line of such firewall.

GROUND FLOOR AREA (1635m²) + MEZZANINES (218m²)
 NEW INDUSTRIAL BUILDING: 1853m²
TOTAL 1853m²

ZONING:

1.0 ZONING DESIGNATIONS (Part 13):
 RG - RURAL GENERAL INDUSTRIAL ZONE

2.0 ZONING PROVISIONS:
 RG5 SUBZONES - CARP ROAD CORRIDOR :

	REQUIRED	PROVIDED
MINIMUM LOT WIDTH (m):	30	66.01
MINIMUM LOT AREA (m ²):	4000	7.622
MINIMUM FRONT YARD SETBACK (m):	12	18.759
MINIMUM REAR YARD SETBACK (m):	7.5	25.902
MINIMUM INTERIOR SIDE YARD SETBACK (m):	4.5	19.265
MINIMUM CORNER SIDE YARD SETBACK (m):	12	22.212
MAXIMUM PRINCIPAL BUILDING HEIGHT (m):	15	8.2
MAXIMUM LOT COVERAGE (%):	50	21.45
LANDSCAPED AREA (%):	50	78.55
MINIMUM LANDSCAPING ABUTTING A STREET (m):	3	3
MINIMUM LANDSCAPING ALL OTHER CASES (m):	0	0

3.0 PARKING (Section 101):
 AREA D ON SCHEDULE 1A.
 Minimum Required:
 WAREHOUSE/LIGHT INDUSTRIAL: 15 (0.8/100m² of GFA)
 TOTAL 15

Provided:
 STANDARD SPACE: 21
 BARRIER-FREE: 2
 TOTAL 33

4.0 BICYCLE PARKING (Section 111):
 Not Required as per section 111 (1): **NOT PROVIDED**

5.0 LOADING (Section 113):
 Not required as per table 113A. **NOT PROVIDED**

6.0 ACCESSIBLE PARKING PROVISION REQUIREMENTS
 (Parking Bylaw 2017-301, PART C Section 111):

Minimum Required: ? TYPE B PARKING SPACE
 Provided: ? TYPE A PARKING SPACE

CLIENT

DBM CONSULTING INC.

ISSUE	DESCRIPTION	DATE
04	FOR SITE PLAN CONTROL REVISIONS	05/06/2023
03	REVISED AS PER CIVIL COMMENTS	22/03/2023
02	REVISED AS PER CLIENT COMMENTS	16/02/2023
01	FOR CLIENT DISCUSSION	10/02/2023

PROFESSIONAL STAMP

PROJECT NORTH

2167 MCGEE SIDE RD,
INDUSTRIAL BUILDING

PROPOSED
SITE PLAN

PROJECT No: 060	REVISION: 03
DRAWN: SL	DATE: FEBRUARY 2023
APPROVED:	SCALE: AS SHOWN
DRAWING No:	A001

PLAN NO. 18432

D07-12-21-0027