

City of Ottawa 2017 TIA Guidelines Screening Form

1. Description of Proposed Development

Municipal Address	522 Lower Byron Avenue
Description of Location	South side of Lower Byron Avenue, approximately 115m east of Roosevelt Avenue
Land Use Classification	Residential
Development Size (units)	13 units
Development Size (m ²)	
Number of Accesses and Locations	None – No parking proposed
Phase of Development	One
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 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)?		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

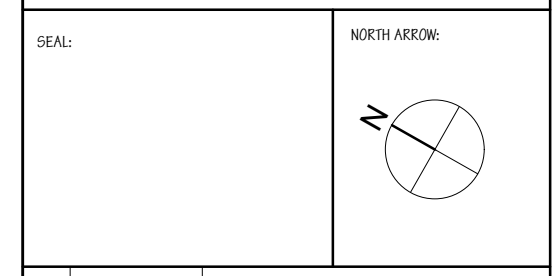
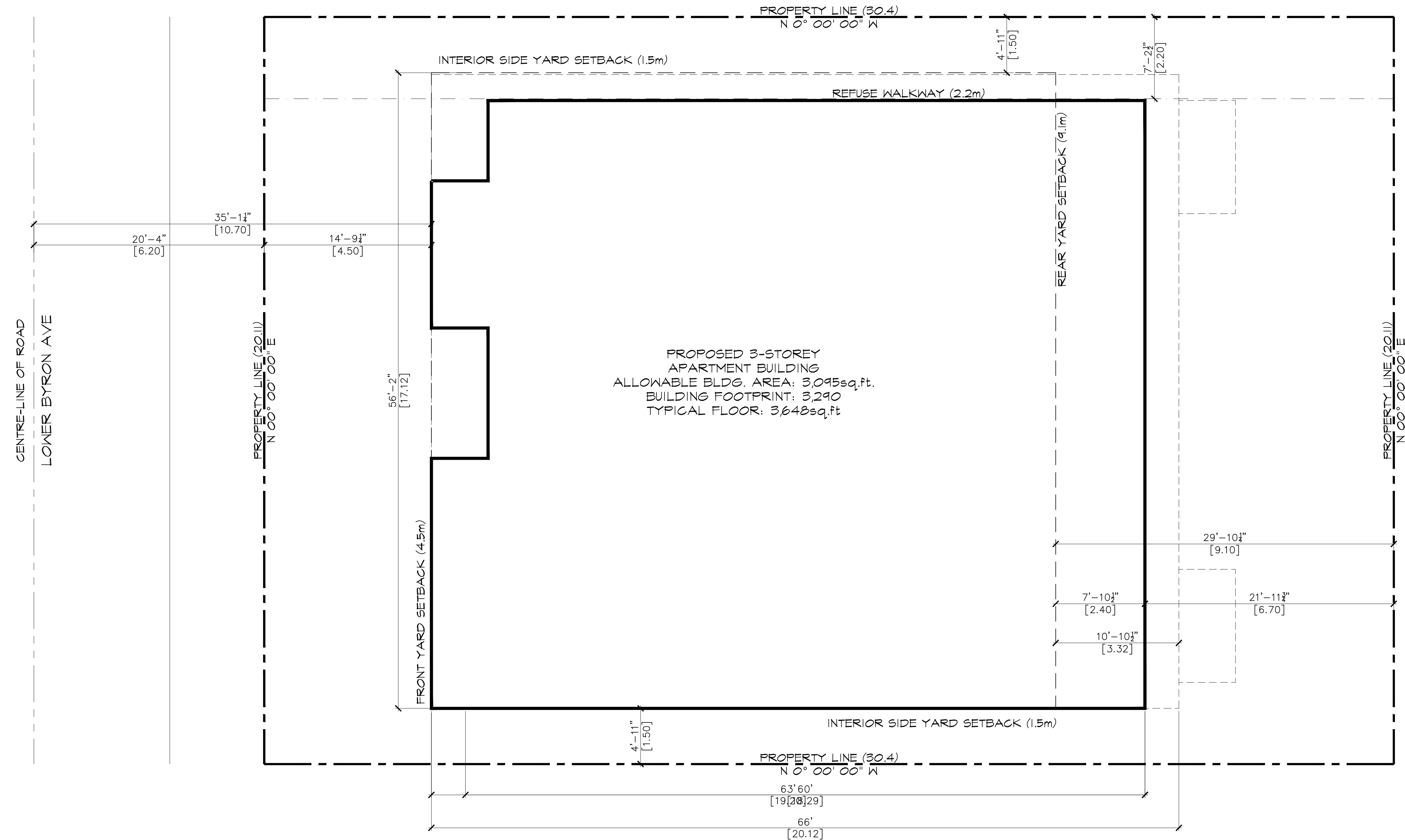
If any of the above questions were answered with 'Yes,' the Safety Trigger is satisfied.

5. Summary

	Yes	No
Does the development satisfy the Trip Generation Trigger?		x
Does the development satisfy the Location Trigger?	✓	
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).

NOTES:
 1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
 2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
 3) DO NOT SCALE DRAWINGS.
 4) ALL FOR CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
 5) NOTIFY SHAWN J. LAWRENCE ARCHITECT FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.



No.	DATE	REVISION
03	2021.03.18	ISSUED FOR REVIEW
02	2021.03.11	ISSUED FOR REVIEW
01	2021.02.19	ISSUED FOR REVIEW

No.	DATE	REVISION

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PROJECT:
BYRON APARTMENTS
 522 LOWER BYRON AVE, OTTAWA, ON

SHEET TITLE:
CONCEPT SITE PLAN

DRAWN BY: **BL** CHECKED BY: **SL**

DATE:
2021.03.18

JOB NUMBER: **SL-1052-21** SCALE: **1/4"=1'-0"**

SHEET NUMBER: **A1.0** PLAN #