

City of Ottawa 2017 TIA Guidelines Screening Form

1. Description of Proposed Development

Municipal Address	1485 Upper Canada Street
Description of Location	South and east of Upper Canada Street, north of Campeau Drive
Land Use Classification	Warehousing
Development Size (units)	
Development Size (m ²)	8,130 m² (87,500 ft²)
Number of Accesses and Locations	Three full-movement accesses to Upper Canada Street and two full-movement accesses to Campeau Drive
Phase of Development	1
Buildout Year	2023/2024

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

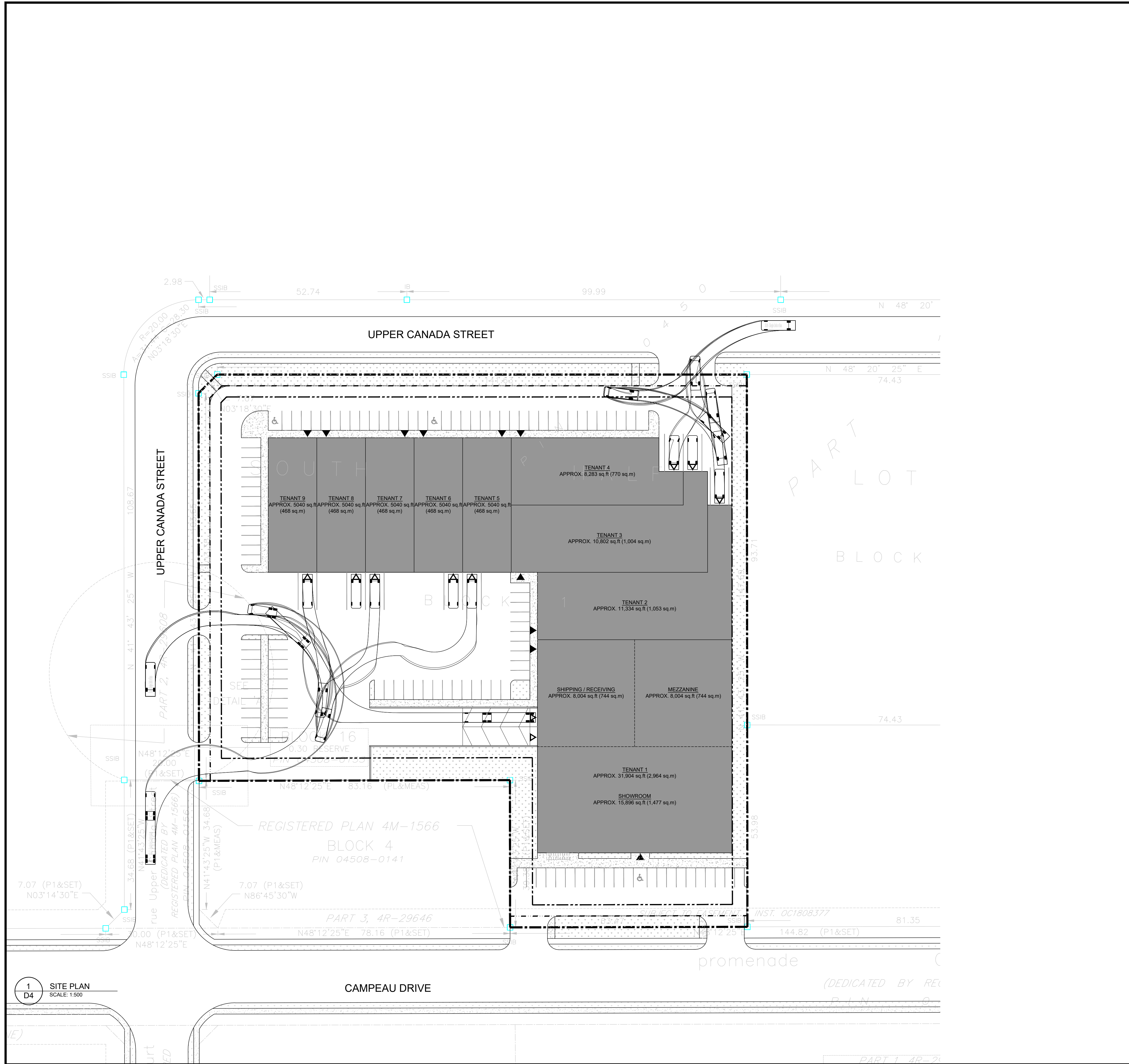
	Yes	No
Are posted speed limits on a boundary street 80 km/hr or greater?		X
Are there any horizontal/vertical curvatures on a boundary street limits sight lines at a proposed driveway?		X
Is the proposed driveway within the area of influence of an adjacent traffic signal or roundabout (i.e. within 300 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?		
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).



GENERAL SITE PLAN NOTES:

PROPERTY BOUNDARY INFORMATION, AND TOPOGRAPHIC INFORMATION DERIVED FROM SURVEYOR'S REAL PROPERTY REPORT 4M-XXXX, CITY OF OTTAWA, PREPARED BY STANTEC GEOMATICS LTD., SIGNED AND DATED XX.XXXXX, 2019

SITE AND BUILDING DATA:

SITE AREA	18,383m ²
NEW BUILDING AREA	8,130m ²
BUILDING HEIGHT	7.2m

GENERAL NOTES:

- FOR PAVED SURFACES, GRADING, SITE SERVICING, DRAINAGE EROSION AND SEDIMENT CONTROL, REFER TO CIVIL DRAWINGS.
- FOR PLANTING DETAILS, REFER TO LANDSCAPE DRAWINGS.

GROSS BUILDING AREA:

- (ONTARIO BUILDING CODE DEFINITION) THE TOTAL AREA OF ALL FLOORS ABOVE GRADE MEASURED BETWEEN THE OUTSIDE SURFACES OF EXTERIOR WALLS.
- GROSS FLOOR AREA (CITY OF OTTAWA ZONING BYLAW DEFINITION FOR THE PURPOSE OF DETERMINING PARKING REQUIREMENTS); GROSS LEASABLE FLOOR AREA MEANS THE TOTAL FLOOR AREA DESIGNED FOR TENANT OCCUPANCY AND EXCLUSIVE USE, MEASURED FROM THE INTERIORS OF OUTSIDE WALLS EXCLUDING FLOOR AREA OCCUPIED BY PARTY WALLS AND EXCLUDING:
 - FLOOR AREA OCCUPIED BY SHARED MECHANICAL, SERVICE AND ELECTRICAL EQUIPMENT THAT SERVE THE BUILDING; (BY-LAW 2008-328)
 - 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 2008-328)
 - 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.

GENERAL NOTES:

- DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED, WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE; REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
- GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE; GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
- ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
- DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

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ISSUE RECORD:

NO.	DESCRIPTION	DATE
1	FOR CLIENT REVIEW	2022/05/12
2	FOR CLIENT APPROVAL	2022/08/09

ZONING:

ZONING DESIGNATIONS (PART 11):
ZONE IP13 - BUSINESS PARK INDUSTRIAL ZONE

ZONING PROVISIONS

SETBACKS (SECTIONS 205 AND 206):
FRONT YARD & CORNER SIDE YARD: 6.0m MINIMUM
INTERIOR SIDE YARD: 4.0m MINIMUM
REAR YARD: 6.0m MINIMUM

BUILDING HEIGHT:
MAXIMUM: 22m
PROPOSED: 7.2m

LANDSCAPING (SECTION 205):
ABUTTING A STREET: 3.0m MINIMUM
NOT ABUTTING A STREET: NO MINIMUM

VEHICLE PARKING (SECTION 101): SCHEDULE 1A - AREA C

MINIMUM REQUIRED:	96
NUMBER PROVIDED:	118

BICYCLE PARKING (SECTION 111):

MINIMUM REQUIRED:	12
NUMBER PROVIDED:	12

LOADING ZONE (SECTION 113):

MINIMUM REQUIRED:	1
NUMBER PROVIDED:	11

PARKING FOR THE PHYSICALLY DISABLED (PARKING BYLAW 2005-530, SECTION 111):

MINIMUM REQUIRED:	1
NUMBER PROVIDED:	3

DRAWING LEGEND:

- ▲ LOCATION OF PEDESTRIAN DOORS
- ▲ LOCATION OF VEHICULAR DOORS
- EXISTING LIGHT STANDARD
- ⊗ EXISTING FIRE HYDRANT
- PROPERTY LINE
- - - PROPERTY SET BACK LINE
- · - · - LANDSCAPE SET BACK LINE
- · · · · 90m FIRE TRUCK BACK-UP SPACE
- OUTLINE OF PROPOSED BUILDING
- SOFT LANDSCAPING, REFER TO LANDSCAPING DRAWINGS
- CONCRETE WALKING SURFACE, REFER TO CIVIL DRAWINGS
- ▨ EXTENT OF NEW FIRE ACCESS ROUTE c/w HEAVY DUTY ASPHALT, REFER TO CIVIL DRAWINGS

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PROJECT TITLE
KONSON WAREHOUSE
OTTAWA, ON

DRAWING TITLE
SITE PLAN
PRELIMINARY DESIGN - 6

DATE	DRAWN	JOB NO.	DRAWING NO.
APRIL 2022	BR	3482	D6
SCALE AS NOTED	REVIEWED TO		

ARCHITECTURAL