

TIA SCREENING FORM

1. Description of Proposed Development	
Municipal Address	2375 St. Laurent Boulevard, Ottawa
Description of Location	Located on the south side of St. Laurent Boulevard, approximately 460m east of Conroy Road.
Land Use Classification	IL "Light Industrial Zone"
Development Size (units)	
Development Size (m ²)	One building with a gross floor area of 1,930m ² following future development. Number of employees are 4.
Number of Accesses and Locations	One 9.0m access at west portion of the site onto St. Laurent Blvd.
Phase of Development	Two Phases (Phase 1 and Future Addition)
Buildout Year	2025

2. Trip Generation Trigger	
Land Use Type	Warehouse
Development Size	1,930m ²
Trip Generation Trigger Satisfied?	No

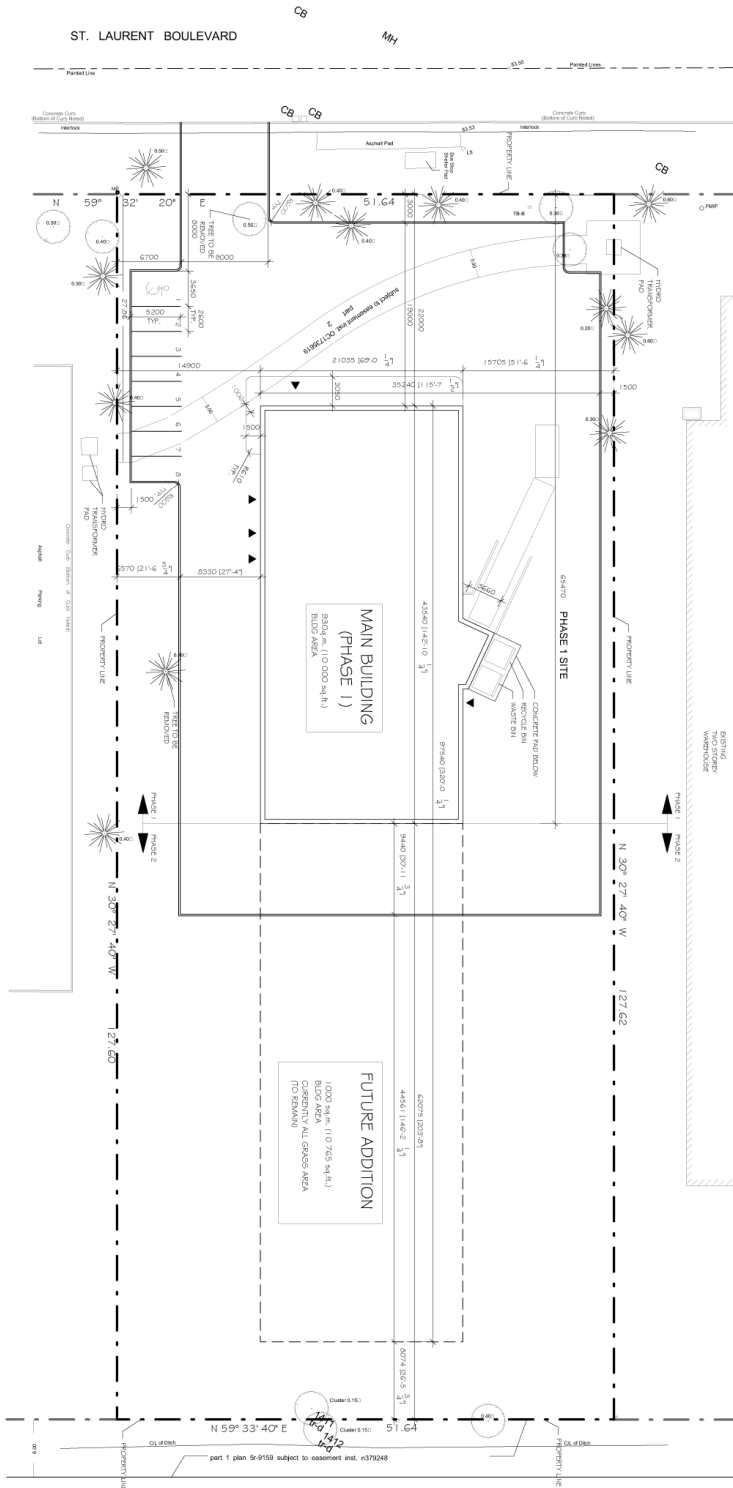
3. Location Triggers	
	Yes/No
Does the development propose a new driveway to a boundary street that is designated as part of the City's Transit Priority, Rapid Transit or Spine Bicycle Networks?	No
Is the development in a Design Priority Area (DPA) or Transit-oriented Development (TOD) zone?	No
Location Trigger Satisfied?	No

4. Safety Triggers	
	Yes/No
Are posted speed limits on a boundary road 80 km/h or greater?	No
Are there any horizontal/vertical curvatures on a boundary street which limits sight lines at a proposed driveway?	No

Is the proposed driveway within the area of influence of an adjacent traffic signal or roundabout (300 m rural conditions or 150 m urban/suburban conditions)?	No
Is the proposed driveway within the 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 a documented history of traffic operations or safety concerns on the boundary streets within 500 m of the development?	No
Does the development include a drive-thru facility?	No
Safety Trigger Satisfied?	No

5. Summary	
	Yes/No
Does the development satisfy the Trip Generation Trigger?	No
Does the development satisfy the Location Trigger?	No
Does the development satisfy the Safety Trigger?	No

SITE PLAN – Warehouse Development



HYDRO CORRIDOR
 pin 04165 - 0809