

### 316 Somerset Street East Transportation Impact Assessment

**Screening Report** 

April 24, 2018

Prepared for:

TC United Group

Prepared by:

Stantec Consulting Ltd.

## 1.0 SCREENING

#### 1.1 DESCRIPTION OF PROPOSED DEVELOPMENT

Municipal Address	316 Somerset Street East
Description of Location	East of Chapel Street in the Sandy Hill Community
Land Use Classification	3-Storey Apartment Building
Development Size (units)	4 dwelling units
Development Size (m²)	Total Lot Area: 360 m <sup>2</sup>
Parking spaces	1 vehicle parking space / 6 bicycle parking spaces
Number of Accesses and Locations	1 access driveway from Somerset Street East
Phase of Development	1
Buildout Year	2018 - 2019 Buildout and Occupancy

If available, please attach a sketch of the development or site plan to this form.

316 Somerset Street East is currently a two-storey single family dwelling unit. TC United Group plans to redevelop the property to a low-rise apartment building with 4 dwelling units.

#### 1.2 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	Triggered
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 m²	×
Destination retail	1,000 m <sup>2</sup>	×
Gas station or convenience market	75 m²	×

<sup>\*</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.

### 1.3 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? *		✓

<sup>\*</sup>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.

### 1.4 SAFETY TRIGGERS

	Yes	No
Are posted speed limits on a boundary street are 80 km/hr or greater?		<b>√</b>
Are there any horizontal/vertical curvatures on a boundary street limits sight lines at a proposed driveway?		<b>√</b>
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?		<b>√</b>
Is there is a documented history of traffic operations or safety concerns on the boundary streets within 500 m of the development?		<b>√</b>
Does the development include a drive-thru facility?		<b>√</b>

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

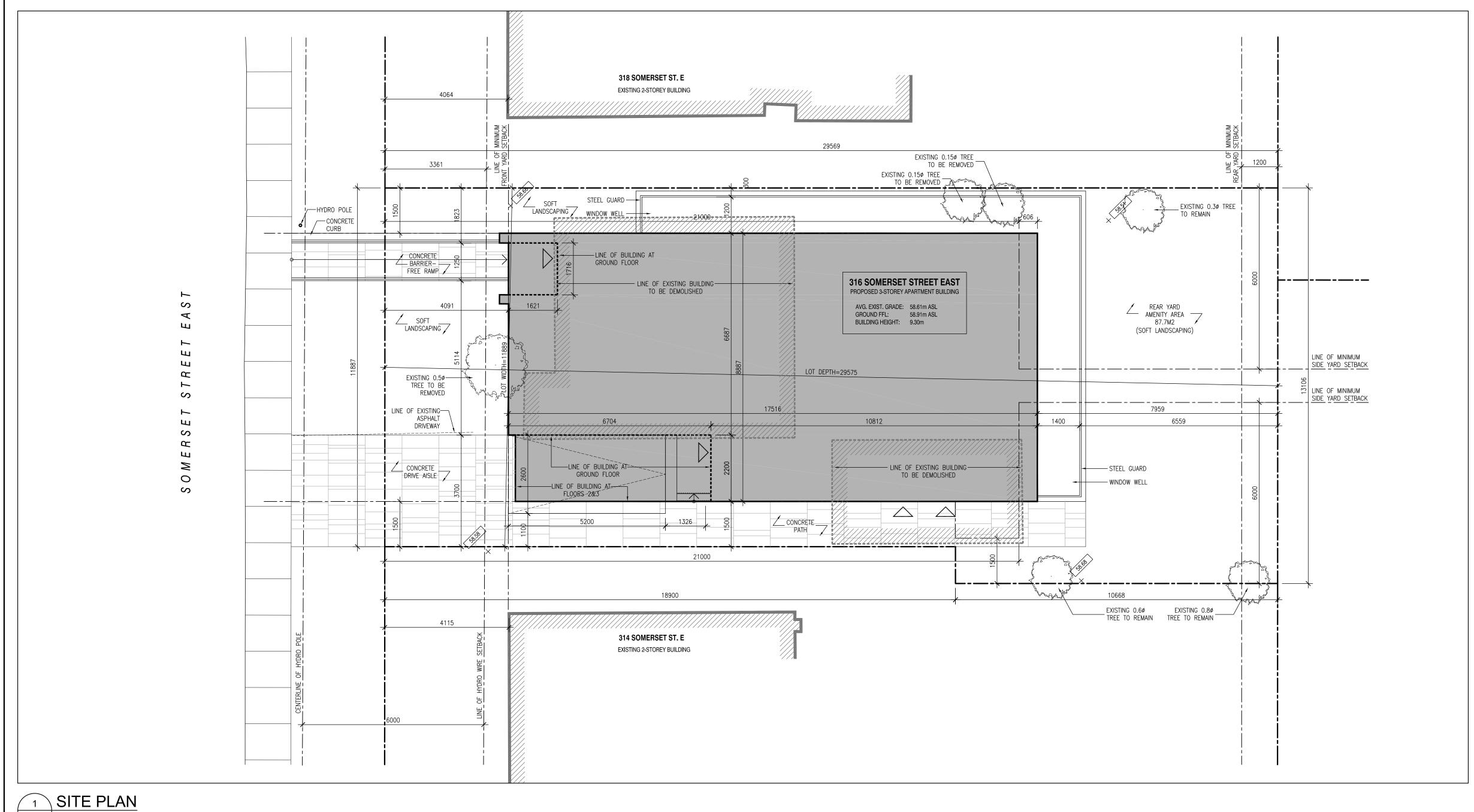
### 1.5 SUMMARY

	Yes	No
Does the development satisfy the Trip Generation Trigger?		✓
Does the development satisfy the Location Trigger?		✓
Does the development satisfy the Safety Trigger?		✓



Figure 1 – Site Location

Source: City of Ottawa eMaps



SP01 SCALE: 1:75

TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOTS 52 AND 53 REGISTERED PLAN 147991 CITY OF OTTAWA

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

## STATISTICS AND ZONING INFORMATION

ZONING DESIGNATION: R4H[480]-c ZONING REQUIREMENTS: APARTMENT DWELLING, LOW RSE

LOT AREA: LOT WIDTH: MAX. HEIGHT: FRONT YARD: The average of the front wall of the abutting properties.

INTERIOR SIDE YARD: 1.5m within 21m of front lot line, 6m beyond 21m. REAR YARD: The minimum required interior side yard setback of the abutting lot along each point of the shared lot line. (1.2m)

AVG EXST GRADE: The average of grade elevations taken along both side lot lines at the minimum required front yard setback and at the minimum required rear yard setback.

# PROJECT STATISTICS

LOT AREA: LOT WIDTH: 364.5 m<sup>2</sup>11.9m LOT DEPTH: 29.6m FRONT YARD SETBACK: 4.1m INT. SIDE YARD: REAR YARD SETBACK: 8.0m BUILDING HEIGHT: 9.3m DWELLING UNITS: 4 UNITS PARKING CALCULATION (As per Sections 101 & 102) ÀREA X OF SCHEDULE 1A

0.5sp/dwelling unit beyond 12 units PROVIDED PARKING: 1 SPACE REQUIRED VISITOR: 0 SPACES 0.1sp/dwelling unit beyond 12 units PROVIDED VISITOR: 0 SPACES

REQUIRED PARKING: 0 SPACES

TOTAL REQUIRED: 0 SPACES TOTAL PROVIDED: 1 SPACE BICYCLE PARKING CALCULATION (As per Section 111)

REQUIRED PARKING: 2 SPACES 0.5sp/dwelling unit PROVIDED PARKING: 6 SPACES

ÀREÀ B OF SCHEDUĹE 1

AMENITY AREA CALCULATION (As per Section 137) ÀREA A OF SCHEDULE 321

TOTAL AMENITY AREA REQ'D: 15m2/dwelling unit up to 8 units COMMUNAL AMENITY AREA REQ'D: 60m2 100% of area required for first 8 units TOTRAL AMENITY AREA PROVIDED: 87.7m2

PROJECT STATISTICS SCALE: NTS



**LOCATION PLAN** SCALE: NTS

TC UNITED GROUP

This drawing is the property of the Architect and may not be reproduced or used

verifying all levels and dimensions and shall report all discrepancies to the Architect

Documents including Project Manuals and the Structural, Mechanical and Electrical

Mechanical and Electrical items not clearly located will be located as directed by the

6. These documents are not to be used for construction unless specifically noted for

Drawings are not to be scaled. The Contractor is responsible for checking and

3. Upon notice in writing, the Architect will provide written/graphic clarification or

supplementary information regarding the intent of the Contract Documents. 4. The Architectural drawings are to be read in conjuction with all other Contract

. Positions of exposed or finished Mechanical or Electrical devices, fittings and

fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings.

GENERAL ARCHITECTURAL NOTES:

such purpose.

without the expressed consent of the Architect.

and obtain clarification prior to commencing work.

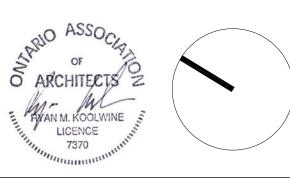
REVISION RECORD

ISSUED FOR SITE PLAN CONTROL

ISSUED FOR COORDINATION 2018-04-05 ISSUED FOR COORDINATION 2018-02-01

2018-04-05

ISSUE RECORD





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316 SOMERSET EAST

316 Somerset Street East Ottawa, ON

PROJ SCALE
1730 NOTED

drawn **LB** 

SITE PLAN & STATISTICS

REVIEWED RMK