

City of Ottawa 2017 TIA Guidelines

Date

2023.04.03

TIA Screening Form

Project

CT Greenbank Expansion

Project Number

908979-40034

Results of Screening	Yes/No
Development Satisfies the Trip Generation Trigger	No
Development Satisfies the Location Trigger	Yes
Development Satisfies the Safety Trigger	No

Module 1.1 - Description of Proposed Development	
Municipal Address	2501 Greenbank Road
Description of location	Existing Canadian Tire located in the northeast quadrant of Greenbank/Strandherd
Land Use	Commercial-Retail
Development Size	Existing : ~85,300 sq. ft. Proposed: +~14,400 sq.ft. of retail and warehouse
Number of Accesses and Locations	Existing Shared Access to Greenbank (Traffic Signal) Existing Right in Right out Access to Strandherd
Development Phasing	Single Phase Expansion
Buildout Year	2023
Sketch Plan / Site Plan	See attached

Module 1.2 - Trip Generation Trigger		
Land Use Type 1 (Retail Expansion)	Destination Retail	
Development Size	674	sq. m
Trip Generation Trigger Met?	No	
Land Use Type 2 (Additional Warehouse Space)	Industrial	
Development Size	559	sq. m
Trip Generation Trigger Met?	No	

Module 1.3 - Location Triggers	
Development Proposes a new driveway to a boundary street that is designated as part of the City's Transit Priority, Rapid Transit, or Spine Bicycle Networks (See Sheet 3)	No
Development is in a Design Priority Area (DPA) or Transit-oriented Development (TOD) zone. (See Sheet 3)	Yes
Location Trigger Met?	Yes

Module 1.4 - Safety Triggers		
Posted Speed Limit on any boundary road	<80	km/h
Horizontal / Vertical Curvature on a boundary street limits sight lines at a proposed driveway	No	
A proposed driveway is 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) or within auxiliary lanes of an intersection;	No	No changes to driveway or access scheme
A proposed driveway makes use of an existing median break that serves an existing site	No	
There is a documented history of traffic operations or safety concerns on the boundary streets within 500 m of the development	No	
The development includes a drive-thru facility	No	
Safety Trigger Met?	No	