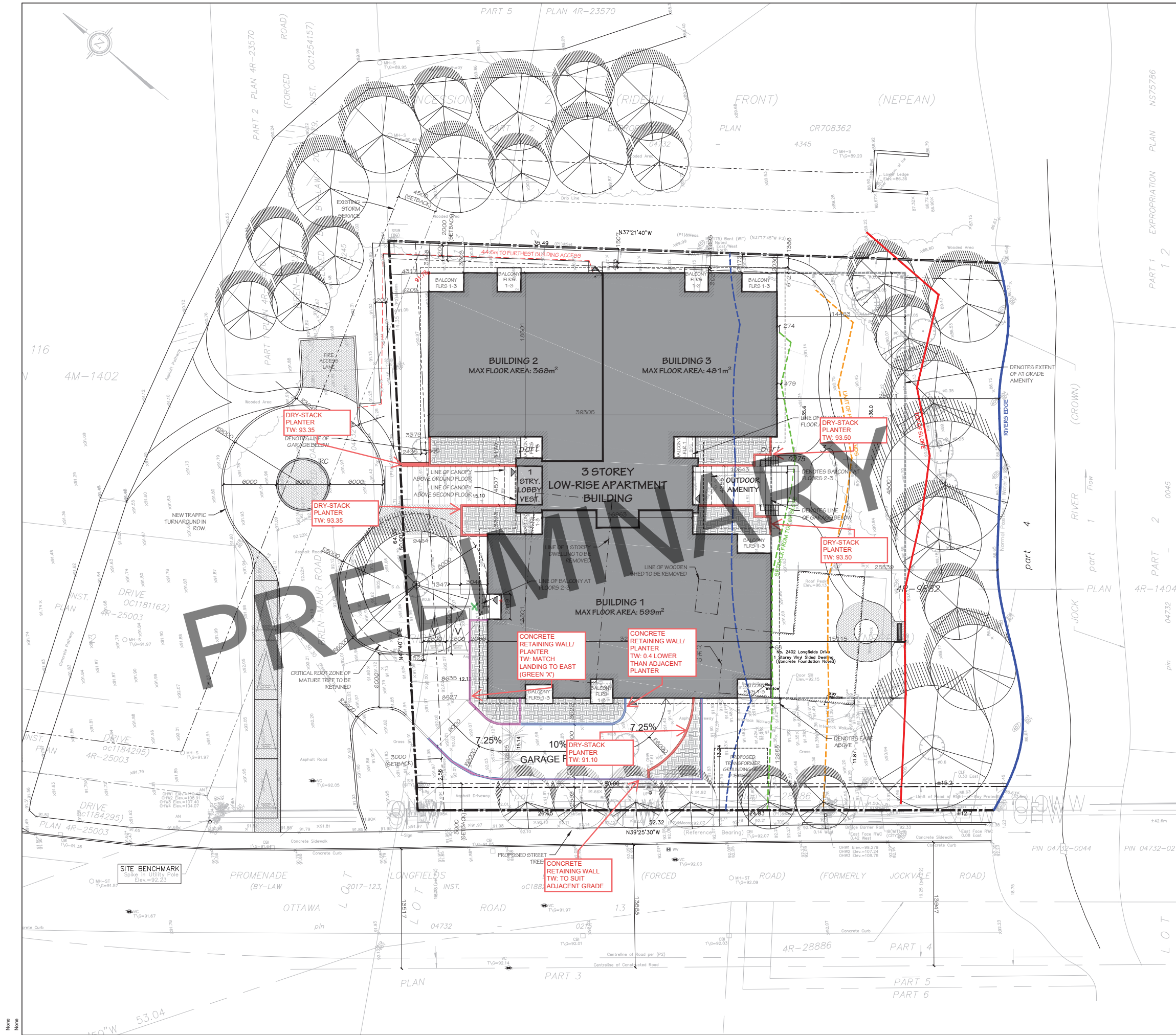


City of Ottawa 2017 Transportation Impact Assessment (TIA) Guidelines Screening Form

1. Description of Proposed Development

Municipal Address	320 Bren-Maru Rd W
Description of Location	The site is generally bound by Bren Maur Road W to the north, Longfields Drive to the west and the Jock River to the south.
	
Land Use Classification	Residential
Development Size (units)	35
Development Size (m ²)	N/A
Number of Accesses and Locations	One (1) full movement access off of Bren-Maur Road West
Phase of Development	Single Phase
Buildout Year	2028

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



SURVEY INFORMATION TAKEN FROM:

SURVEYOR'S REAL PROPERTY REPORT
PART 1 PLAN OF PART OF LOTS 12 AND 13
CONCESSION 2 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
ANIS OSULLIVAN VOLLEBEK LTD. 2024

ZONING SUMMARY

R4Z (SECTIONS 161-162, TABLE 162A)

	REQUIRED	PROVIDED
MINIMUM LOT WIDTH (m)	18 m MIN.	61.8 m
MINIMUM LOT AREA (m ²)	450 m ² MIN.	4,283.9 m ²
MINIMUM FRONT YARD (m)	3.0 m MIN.	3.3 m
MINIMUM CORNER SIDE YARD (m)	3.0 m MIN.	12.6 m
MINIMUM INTERIOR SIDE YARD (m)	3 m MIN. (FOOTCOTE 6 DOES NOT APPLY)	2 m
MINIMUM REAR YARD (m)	6 m MIN.	25 m
MAXIMUM BUILDING HEIGHT (m)	15 m	13.5 m

PERMITTED PROJECTIONS INTO YARDS (SECTIONS 162-163)

	REQUIRED	PROVIDED
(2) EAVES, EAVE-THROUGH AND GUTTERS	1m (max proj.) 0.3m (min to roof)	0.6m 2.4 m
(5) FIRE ESCAPES, OPEN STAIRWAYS, STOOD, LANDING, STEPS AND RAMPS	1m (max proj.) 0.3m (min to roof) NO LIMIT (max proj.) 2m (max proj.)	0.7m 1.3 m 0.5 m 0.31 m
(6) (b) (i)	1m (max to roof)	1.6 m

PARKING, QUEUING AND LOADING PROVISIONS (SECTIONS 120-114)

MINIMUM PARKING SPACE RATES (TABLE 107)

	REQUIRED	PROVIDED
(R1.1) DWELLING LOW-RISE APARTMENT	42 SPACES (25 units x 1.5)	41 SPACES

MINIMUM VISITOR PARKING SPACE RATES (TABLE 102)

	REQUIRED	PROVIDED
APARTMENT DWELLING, LOW-RISE OR MID-HIGH-RISE	7 SPACES (25 units x 0.2)	6 SPACES

BICYCLE PARKING SPACE RATES (TABLE 111a)

	REQUIRED	PROVIDED
(b) (i)	18 SPACES (25 units x 0.7)	20 SPACES (10 x 10' standard)

RESIDENTIAL PROVISIONS (SECTIONS 120-148)

AMENITY AREA (TABLE 137) (35 LOW-RISE APARTMENT DWELLINGS)

	REQUIRED	PROVIDED
TOTAL AMENITY AREA	198m ² (25 units x 7.92 m ²)	1,072m ²
TOTAL COMMUNAL AMENITY AREA	99m ² (25 units x 3.96 m ²)	815m ²
TOTAL PRIVATE AMENITY AREA	N/A	257m ²

SITE STATISTICS

SITE COVERAGE

	REQUIRED	PROVIDED
TOTAL LOT AREA (m ²)	4,283.9 m ²	4,283.9 m ²
BUILDING AREA (m ²) (% LOT COVERAGE)	1,460 m ² / 34.1%	1,460 m ² / 34.1%
TOTAL HARD LANDSCAPING AREA (m ²) (% LOT COVERAGE)	### m ² / ###%	### m ² / ###%
TOTAL SOFT LANDSCAPING AREA (m ²) (% LOT COVERAGE)	### m ² / ###%	### m ² / ###%
TOTAL ARCHITECTURAL ELEMENTS (m ²) (% LOT COVERAGE)	### m ² / ###%	### m ² / ###%
TOTAL OPEN LANDSCAPE SPACE (m ²) (% LOT COVERAGE)	### m ² / ###%	### m ² / ###%
VEHICULAR SURFACE AREA (m ²) (% LOT COVERAGE)	### m ² / ###%	### m ² / ###%

SOLID WASTE STORAGE AND DISPOSAL

	REQUIRED	PROVIDED
GARBAGE	(35 UNITS X 0.231) 8 YARDS	8 YARDS (2x4yard)
FIBRE	(35 UNITS X 0.0621) 3 YARDS	3 YARDS (1x3yard)
G.M.P	(35 UNITS X 0.018) 1 YARD	2 YARDS (1x2yard)
ORGANICS	1 X 24OL CART	2 X 24OL CART

BUILDING STATISTICS

	REQUIRED	PROVIDED
GROSS FLOOR AREA	4,954.0 m ²	4,954.0 m ²
LEASABLE FLOOR AREA	3,741.0 m ²	3,741.0 m ²
BUILDING AREA	1,460.0 m ²	1,460.0 m ²
BELOW GRADE AREA (PARKING GARAGE)	1,743.5 m ²	1,743.5 m ²
TOTAL AMENITY AREA	1,072.0 m ²	1,072.0 m ²

UNIT BREAKDOWN

	REQUIRED	PROVIDED
1 - BED	7 (20%)	7 (20%)
1 - BED + DEN	1 (3%)	1 (3%)
2 - BED	3 (8%)	3 (8%)
2 - BED	24 (69%)	24 (69%)
TOTAL	35 (100%)	35 (100%)

PARKING AND LOCKERS

	REQUIRED	PROVIDED
VEHICLE PARKING	47 (41 RESIDENT - 6 VISITOR)	47 (41 RESIDENT - 6 VISITOR)
BIKE PARKING	20	20
STORAGE LOCKERS	28	28

DRAWING LEGEND

GRAPHIC SCALE

0m 5m 10m 20m

KEY PLAN - NTS

PROJECT CONSULTANTS

DEVELOPER / OWNER

UNIFORM DEVELOPMENTS
117 CENTREPOINTE DRIVE, SUITE 300
OTTAWA, ON K2G 5V2
CONTACT: JAMISON CLIFF
PHONE: (613) 238-7200 x107

ARCHITECT

HOBIN ARCHITECTURE INC.
63 PAMILLA STREET
OTTAWA, ON K1S 3K7
CONTACT: JAMISON CLIFF
PHONE: (613) 238-7200 x107

PLANNING

FORNEM
420 OGDONK ST
OTTAWA, ON K2P 1K4
CONTACT: JACOB BOLDUC
PHONE: (613) 542-5454 x236

LANDSCAPE

NOVATON
240 MICHAEL COWPLAND DRIVE SUITE 200
OTTAWA, ON K2M 1P9
CONTACT: SCOTT COVELL
PHONE: (613) 254-8643 x305

TRAFFIC

ARCADIS
333 PRESTON ST. SUITE 500
OTTAWA, ON K1S 0M4
CONTACT: EVAN MAGUIRE
PHONE: (613) 795-5610

CIVIL

ARCADIS
333 PRESTON ST. SUITE 500
OTTAWA, ON K1S 0M4
CONTACT: EVAN MAGUIRE
PHONE: (613) 795-5610

SURVEYOR

ANIS OSULLIVAN VOLLEBEK LTD.
14 CONCORSE GATE, SUITE 500
OTTAWA, ON K2E 7S6
CONTACT: ANDREW SHEPHERD
PHONE: (613) 727-4352 x226

GEOTECHNICAL

PATERSON GROUP INC.
9 AUBURN DRIVE
OTTAWA, ON K2E 7T8
CONTACT: SCOTT S. DENNIS
PHONE: (613) 238-7301

ENVIRONMENTAL

MUNCASTER ENVIRONMENTAL PLANNING INC.
431 BUCHANAN DESCENT
OTTAWA, ON K1T 1T2
CONTACT: DENISE MUNCASTER
PHONE: (613) xxx-xxxx

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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HOBIN ARCHITECTURE

PROJECT/LOCATION:

320 BREN MAUR LOW-RISE APARTMENT

320 BREN MAUR

DRAWING TITLE:

SITE PLAN

DRAWN BY: JD **DATE:** 24/05/19 **SCALE:** 1:200

PROJECT: 2308

DRAWING NO.: A1.01

REVISION NO.: xxxxxxxx

City Plan No.: xxxxxxxx

File Number: xxxxxxxxxxxx

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.

Table notes:

1. Table 2, Table 3 & Table 4 TRANS Trip Generation Manual
2. Institute of Transportation Engineers (ITE) Trip Generation Manual 11.1 Ed.

Land Use Type	Minimum Development Size
Single-family homes	60 units
Multi-Use Family (Low-Rise) ¹	90 units
Multi-Use Family (High-Rise) ¹	150 units
Office ²	1,400 m ²
Industrial ²	7,000 m ²
Fast-food restaurant or coffee shop ²	110 m ²
Destination retail ²	1,800 m ²
Gas station or convenience market ²	90 m ²

Based on the above, the Trip Generation Trigger is not satisfied.

¹ Hubs are identified in Schedules B1 to B8 of the City of Ottawa Official Plan. PMTSAs are identified in Schedule C1 of the Official Plan. DPAs are identified in Schedule C7A and C7B of the Official Plan. See Chapter 4 for a list of City of Ottawa Planning and Engineering documents that support the completion of TIA.

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 Network, Rapid Transit network or Cross-Town Bikeways?		X
Is the development in a Hub, a Protected Major Transit Station Area (PMTSA), or a Design Priority Area (DPA)? ¹		X

Based on the above, the Location Trigger is not 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?		X
Does the development include a drive-thru facility?		X

Based on the above, the Safety Trigger is not 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

Based on the results of the TIA Screening Form, the Trip Generation, Location and Safety Triggers are not satisfied. As such, a TIA is not required for the proposed development.