



## City of Ottawa 2017 TIA Guidelines Screening Form

### 1. Description of Proposed Development

Municipal Address	3861 & 3865 Old Richmond Road
Description of Location	Anglican Diocese of Ottawa Christ Church (Bells Corners)
Land Use Classification	Minor Institutional Zone, Subzone B (I1B)
Development Size (units)	35 affordable housing units, 72m <sup>2</sup> food bank, 193m <sup>2</sup> community resource centre, 61m <sup>2</sup> community room, existing church
Development Size (m <sup>2</sup> )	
Number of Accesses and Locations	1 x existing for 3861 Old Richmond Road to be shared
Phase of Development	Single Phase
Buildout Year	2020

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 <sup>2</sup>
Industrial	5,000 m <sup>2</sup>
Fast-food restaurant or coffee shop	100 m <sup>2</sup>
Destination retail	1,000 m <sup>2</sup>
Gas station or convenience market	75 m <sup>2</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.

Estimated 30-45 peak hour person-trips



## Transportation Impact Assessment Guidelines

### 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 new driveways
Is the development in a Design Priority Area (DPA) or Transit-oriented Development (TOD) zone?*		No

\*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 are 80 km/hr or greater?		No, 40km/h
Are there any horizontal/vertical curvatures on a boundary street limits sight lines at a proposed driveway?		No
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)?		No new driveways
Is the proposed driveway within 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 is 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

**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?		No
Does the development satisfy the Location Trigger?		No
Does the development satisfy the Safety Trigger?		No

**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).**

SURVEY INFORMATION TAKEN FROM:  
DRAFT PLAN OF SURVEY OF  
PART OF LOT 35  
CONCESSION 4  
(RIDEAU FRONT) NEPEAN  
CITY OF OTTAWA  
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

GROSS FLOOR AREA

USE	GFA (SQ.M.)	UNITS
WOCRC (COMMUNITY RESOURCE CENTRE)	210	
FAMSAC	94	
<b>SUBTOTAL</b>	<b>304</b>	
AFFORDABLE HOUSING (35UNITS)	2780	35
<b>TOTAL</b>	<b>3084</b>	<b>35</b>

PARKING REQUIREMENTS

PARKING		REQUIRED	PROPOSED
CHURCH (355 SQ.M. GFA Of Assembly Space )	10 /100m2 of assembly space	45	45
WOCRC (210 SQ.M.) Shared with Church	2.2 /100m2	4.6	5
FAMSAC (94 SQ.M.) Shared with Church	2.2 /100m2	2.2	3
VISITOR PARKING (RESIDENTIAL) Shared with Church	0.2 / UNIT	7	7
<b>SUBTOTAL</b>		<b>58.8</b>	<b>60</b>
AFFORDABLE HOUSING (35UNITS)	1 / UNIT	35	35
<b>TOTAL</b>		<b>93.8</b>	<b>95</b>

BICYCLE PARKING REQUIREMENTS

BICYCLE PARKING (INDOOR)		REQUIRED	PROPOSED
WOCRC & FAMSAC	1 / 250 SQ. M.	1.2	2
AFFORDABLE HOUSING (35UNITS)	0.5 / UNIT	17.5	22
<b>TOTAL</b>		<b>18.7</b>	<b>24</b>

