



# **PRELIMINARY CONSTRUCTION MANAGEMENT PLAN**

## **298 Axis Way – Trails Edge (Phase 3)**

**Prepared By**  
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## PRELIMINARY CONSTRUCTION MANAGEMENT 298 AXIS WAY – TRAILS EDGE (PHASE 3)

**Date:** January 6, 2025  
**Project Name:** Trails Edge (Phase 3)  
**Location:** 298 Axis Way, Ottawa, ON  
**Applicant / Developer:** Minto Canada  
**Site Plan Application Number:** D07-12-24-0164

### PURPOSE

A Preliminary Construction Management Plan checklist is a document that shows a development proposal's anticipated impacts to all modes of transportation and all elements in the right of way during construction. The purpose of this document is to assist the applicant and staff of Traffic Management Unit, Public Works Department to identify the expected impacts of their proposal on the City's right of way before construction starts.

### PROJECT DESCRIPTION

The proposed development consists of 200 low-rise dwelling units comprised of 4 blocks of back-to-back townhouses with attached garages (40 units) and 8 blocks of stacked dwellings (160 units) with 176 parking spaces. The development proposes four internal private streets and two connections to the public road network. One full movement connection to Axis Way and one right-in right-out connection to Fern Casey Street.

The development's below-grade elements (servicing and utilities) are proposed to be constructed in one phase and the above-grade structures constructed in 2-3 phases. Items specific to City of Ottawa transportation and right-of-way access have been identified in **Figure 1**.

### CHECKLIST

	Preliminary Construction Management Plan Checklist Questions	Applicant's Response
1	Will Construction require the temporary detour of a bus route?	From preliminary review of adjacent bus routes, Brian Coburn Boulevard and Fern Casey Street have been identified as existing or future bus routes. <b>No interruption or temporary detour of a bus route is required.</b>
2	Will this Work block a bike lane?	There is an on-street bike lane located on the west side of Fern Casey Street. Short-term closures are expected for isolated activities. Permanent closure of a portion of the bike lane is anticipated, to facilitate a road entrance into the site.

		The location, frequency and duration of the closures will be coordinated with City Staff and approved in accordance with road cut permit requirements.
3	Will this work block a sidewalk?	<p>There is a sidewalk located on the west side of Fern Casey Street. Short-term closures are expected for isolated activities. Permanent closure of a portion of the sidewalk on Fern Casey Street is anticipated to facilitate a road entrance into the site.</p> <p>The location, frequency and duration of the closures will be coordinated with City Staff and approved in accordance with road cut permit requirements.</p>
4	Will this work require a lane of traffic to be closed?	<p>As shown on the preliminary construction management plan, it is anticipated that all work will occur within the site and <b>no traffic lane closures will be required.</b></p> <p>Construction truck traffic is anticipated to travel along Brian Coburn Boulevard, Renaud Road and Fern Casey Street. Limited construction traffic may be required on a portion of Axis Way. Entrance/exit from Fern Casey Street is proposed to be a right-in right-out access, no left turns from Fern Casey Street into the Subject Site are proposed.</p> <p>A road cut permit is anticipated for the proposed road connection to Fern Casey Street. Prior to issuance of the permit, the construction management plan will be revised to identify further details such as specific location, traffic control plan, temporary signage, duration of closures, in accordance with the road cut permit requirements.</p> <p>Application for road cut permits are anticipated to be submitted and managed by the civil subcontractor.</p>

**Figure 1 – Site Plan During Construction**

