

September 26, 2025

City of Ottawa  
Planning and Growth Management Department  
110 Laurier Ave. W. 4<sup>th</sup> Floor  
Ottawa, ON K1P 1J1

**Attention: Josiane Gervais**  
**Project Manager, Transportation Approvals**

Dear Ms. Gervais:

**Reference: 3400, and 3428 Woodroffe Avenue**  
**RMA Application**  
**Our File No.: 124147**

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A Transportation Impact Assessment (TIA), dated September 25, 2025, was submitted to the City of Ottawa in support of Zoning By-law Amendment and Site Plan Control applications for the above noted address.

The recommended roadway modifications include the construction of a new sidewalk and a curb along the site frontage and a Pedestrian Crossover (PXO) of Type D – Mid-block (2-lane, 2-way).

Please find attached the required documentation to initiate the Roadway Modification Approval (RMA) process for the roadway modifications associated with the above-noted development.

- Key Plan (PDF)
- Proposed Roadway Modifications Concept Plan (PDF)
- 1:500 Functional Design Drawing (PDF)
- Preliminary Cost Estimate (PDF)

Digital copies of the drawings will be provided when City comments are provided and addressed.

Contact information for the proponent is as follows:

Phoenix Homes  
18A Bentley Avenue  
Ottawa, ON K2E 6T8

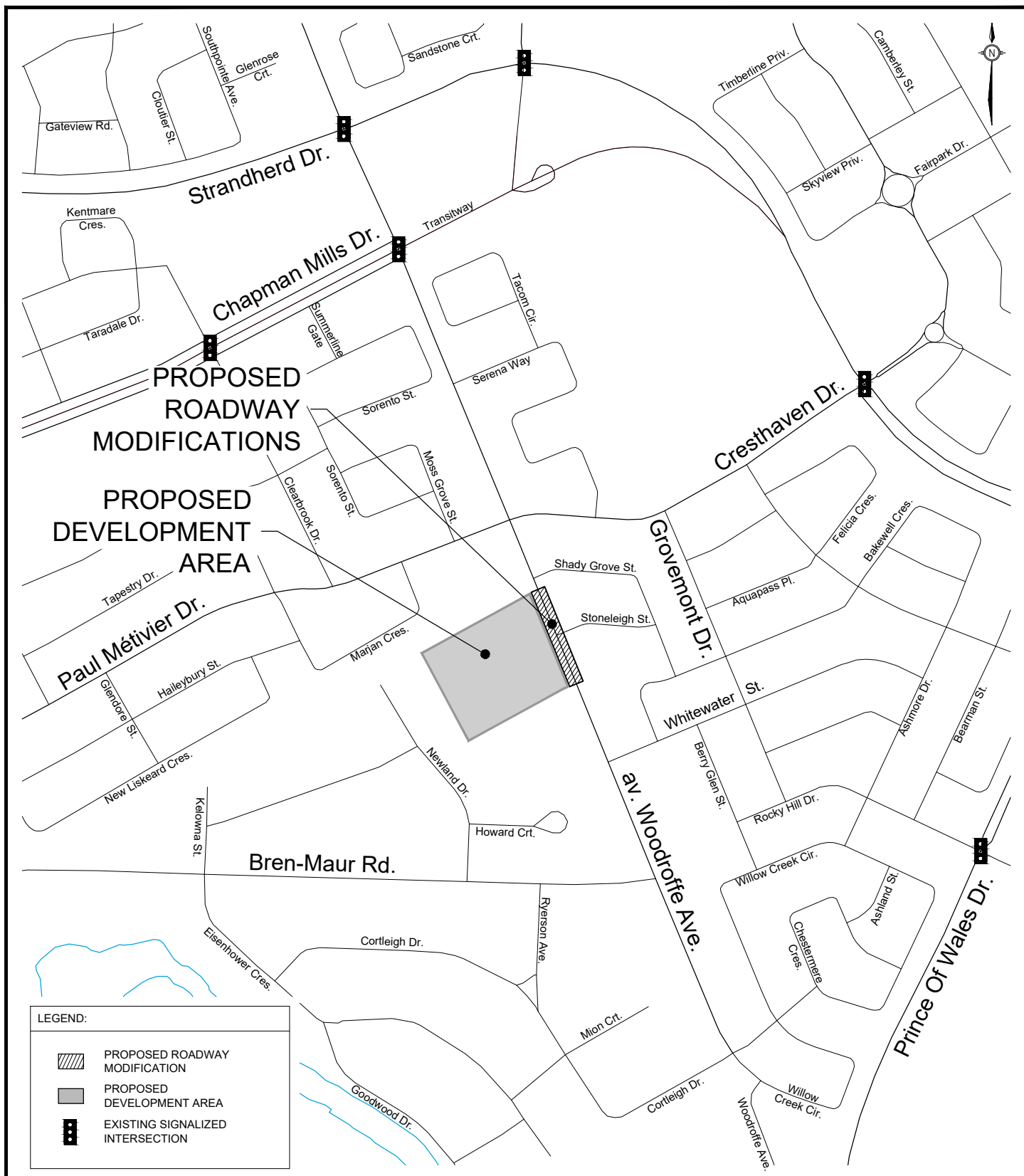
Attention: Micheal Boucher  
Email: [mboucher@phoenixhomes.ca](mailto:mboucher@phoenixhomes.ca)

Yours truly,

**NOVATECH**

*B. Byvelds*

Brad Byvelds  
Senior Project Manager | Transportation



PLANNING DEVELOPMENT &  
BUILDING SERVICES  
DEPARTMENT

### KEYPLAN

WOODROFFE AVENUE  
15m SOUTH OF SHADY  
GROVE STREET & 90m  
NORTH OF WHITEWATER  
STREET

Transportation Engineering Services

Approved By:

Drawing No.:

Completed By:

NOVATECH

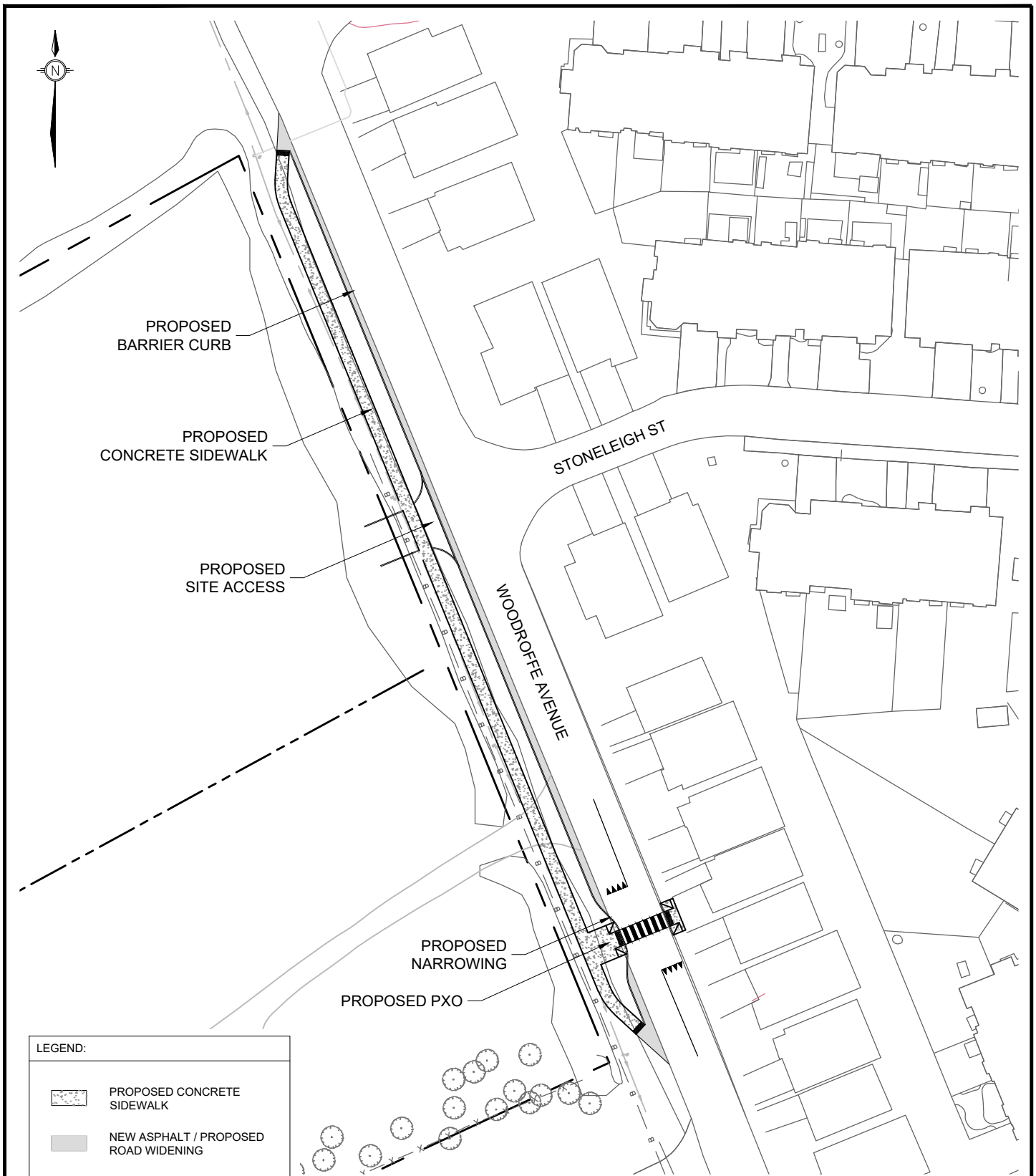
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Date:

SEPTEMBER  
2025

RMA-2025  
-TPD-???A



PLANNING DEVELOPMENT &  
BUILDING SERVICES  
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15m SOUTH OF SHADY  
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-TPD-???B



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NOTE:  
THE POSITION OF ALL POLE LINES, CONDUITS,  
WATERMAINS, SEWERS AND OTHER  
UNDERGROUND AND OVERGROUND UTILITIES AND  
STRUCTURES IS NOT NECESSARILY SHOWN ON  
THE CONTRACT DRAWINGS, AND WHERE SHOWN,  
THE ACCURACY OF THE POSITION OF SUCH  
UTILITIES AND STRUCTURES IS NOT GUARANTEED.  
BEFORE STARTING WORK, DETERMINE THE EXACT  
LOCATION OF ALL SUCH UTILITIES AND  
STRUCTURES AND ASSUME ALL LIABILITY FOR  
DAMAGE TO THEM.

| No. | REVISION          | DATE      | BY  |
|-----|-------------------|-----------|-----|
| 1.  | ISSUED FOR REVIEW | SEP 26/25 | BJB |

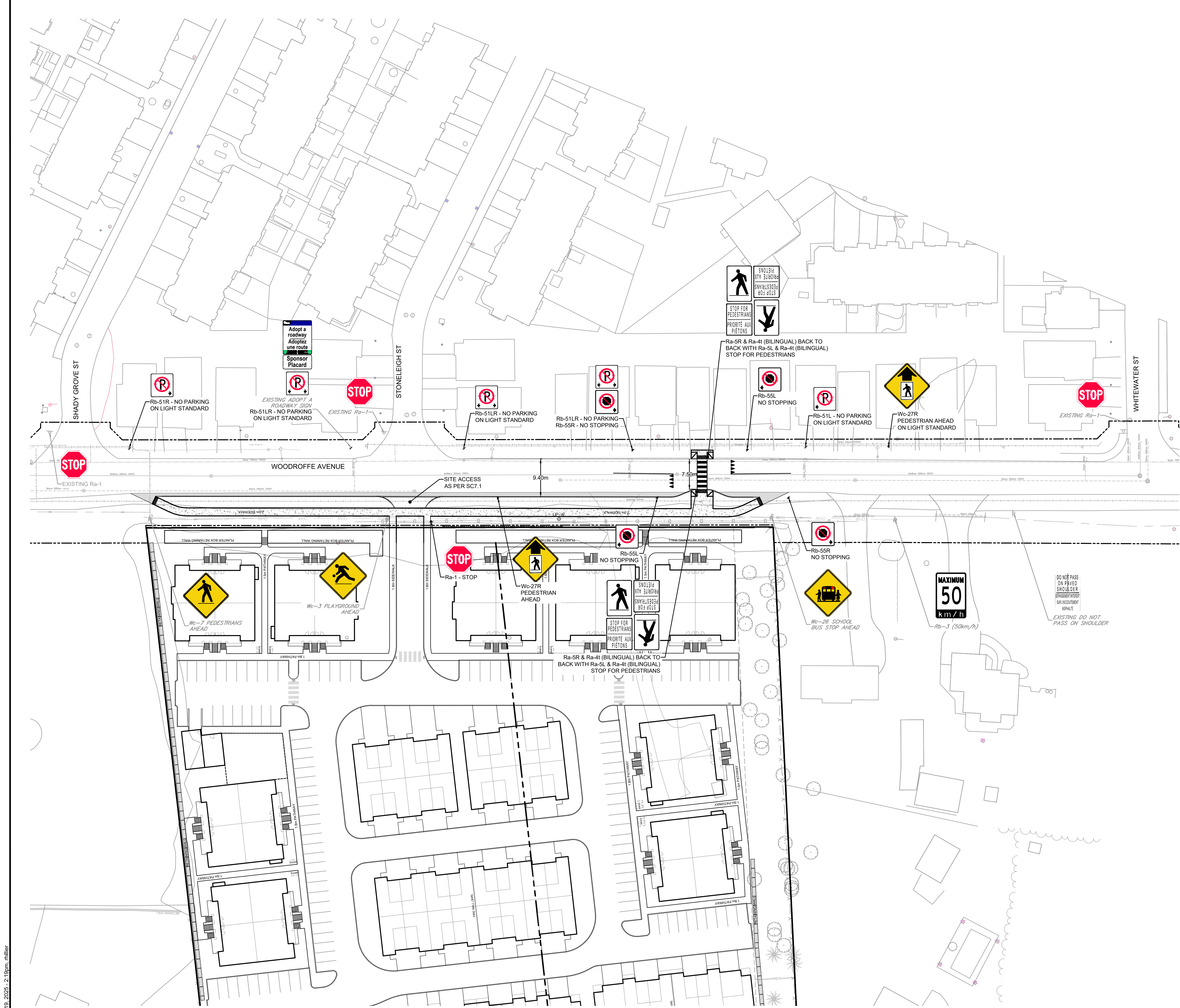
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| DESIGN   |
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| APPROVED |
| BJB      |

| FOR REVIEW ONLY |  |
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**NOVATECH**  
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Ottawa, Ontario, Canada K2M 1P6  
Telephone (613) 254-9643  
Facsimile (613) 254-5867  
Website www.novatech-eng.com

|                                                            |                |
|------------------------------------------------------------|----------------|
| LOCATION<br>CITY of OTTAWA<br>3400 & 3428 WOODROFFE AVENUE |                |
| DRAWING NAME<br>FUNCTIONAL DESIGN                          |                |
| PROJECT No.<br>124147                                      | REV<br>REV # 1 |
| DRAWING No.<br>124147-FD                                   |                |



**KEY PLAN**  
N.T.S.

LEGEND

- CONCRETE SIDEWALK RAMPING
- CONCRETE SIDEWALK
- TACTILE WALKING SURFACE INDICATOR (TWSI)
- DEPRESSED CURB
- BARRIER CURB
- EXISTING SANITARY MANHOLE & SEWER
- EXISTING STORM MANHOLE & SEWER
- EXISTING CATCHBASIN
- EXISTING WATERMAIN
- EXISTING HYDRANT AND VALVE
- EXISTING OVERHEAD WIRE
- EXISTING GAS MAIN
- EXISTING LIGHT STANDARD
- EXISTING STREET LIGHT DUCT
- EXISTING TREE

**3400 3428 Woodroffe  
Ave - RMA  
Cost Estimate**

| ITEM NO.                | ITEM                                                        | QUANTITY | UNIT           | UNIT RATE    | TOTAL AMOUNT |
|-------------------------|-------------------------------------------------------------|----------|----------------|--------------|--------------|
| SECTION A - General     |                                                             |          |                |              |              |
| 1                       | Traffic Management                                          | 1        | LS             | \$3,000.00   | \$10,000.00  |
| 2                       | Erosion and Sediment Control Measures                       | 1        | LS             | \$1,000.00   | \$1,000.00   |
| 3                       | Topsoil Stripping and Stockpile                             | 1,300    | m <sup>2</sup> | \$4.00       | \$5,200.00   |
| SUBTOTAL - SECTION A    |                                                             |          |                | \$16,200.00  |              |
| SECTION B - Road Works  |                                                             |          |                |              |              |
| 1                       | Removals and Relocations                                    |          |                |              |              |
|                         | a) Existing Asphalt Removal                                 | 205      | m <sup>2</sup> | \$30.00      | \$6,150.00   |
|                         | b) Asphalt Saw Cut                                          | 185      | m              | \$10.00      | \$1,850.00   |
|                         | c) Existing Sidewalk Removal                                | 15       | m <sup>2</sup> | \$120.00     | \$1,800.00   |
| 2                       | Pavement Markings                                           | 1        | LS             | \$5,000.00   | \$5,000.00   |
| 3                       | New or Relocated Signage                                    | 13       | ea             | \$150.00     | \$1,950.00   |
| 4                       | New Barrier Curb                                            | 180      | m              | \$120.00     | \$21,600.00  |
| 5                       | New Concrete Sidewalk                                       | 385      | m <sup>2</sup> | \$145.00     | \$55,825.00  |
| 6                       | New Asphalt Roadway (incl. grading, asphalt, and granulars) | 375      | m <sup>2</sup> | \$100.00     | \$37,500.00  |
| 7                       | Tactile Walking Surface Indicators                          | 5        | m <sup>2</sup> | \$1,200.00   | \$6,000.00   |
| 8                       | 600mm x 600mm PCC Catch Basin                               | 2        | ea             | \$5,000.00   | \$10,000.00  |
| 9                       | 200mm Diameter Catch Basin Lead                             | 5        | m              | \$520.00     | \$2,600.00   |
| SUBTOTAL - SECTION B    |                                                             |          |                | \$150,275.00 |              |
| SECTION C - Landscaping |                                                             |          |                |              |              |
| 1                       | Topsoil and Sod                                             | 735      | m <sup>2</sup> | \$30.00      | \$22,050.00  |
| SUBTOTAL - SECTION C    |                                                             |          |                | \$22,050.00  |              |
| TOTAL SECTIONS A-C      |                                                             |          |                | \$188,525.00 |              |
|                         | Soft Cost and Contingency (30%)                             |          |                |              | \$56,557.50  |
| TOTAL                   |                                                             |          |                | \$245,082.50 |              |