

October 6, 2022

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

**Attention: Mr. Mike Giampa
Sr. Engineer, Infrastructure Applications**

Dear Sir:

**Reference: 320 Lees Avenue (2 Robinson Avenue)
RMA Application
Our File No.: 119171**

A Transportation Impact Assessment (TIA), dated November 2021 and revised in March 2022 and October 2022, was submitted to the City of Ottawa in support of a Site Plan Control application for the above address. The recommended roadway modifications associated with this development include signalization of the Lees Avenue/Robinson Avenue/East Site Access intersection, restriction of the left-in and right-out movements at the Lees Avenue/West Site Access intersection, and a Type D PXO along Chapel Crescent.

The proposed modifications will include new pedestrian crossings and an eastbound left turn lane at the new signalized intersection of Lees Avenue/Robinson Avenue/East Site Access.

The City of Ottawa has recently been reviewing cycling improvements along Lees Avenue from Mann Avenue to the UOttawa Lees Campus. The City's conceptual cycling improvements shows bike lanes along Lees Avenue transitioning to shared use lanes in advance of the Chapel Crescent and Robinson Avenue back-to-back left turn lanes. As an eastbound left turn lane is required at the site's east access, it is proposed that the shared use lanes be extended further west along the extents of the proposed left turn lane.

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

- Key Plan (PDF)
- Functional Design Exhibits (PDF)
- Preliminary Cost Estimate (PDF)

A 1:500 Functional Design Plan has been included as part of the TIA report.

Contact information for the proponent is as follows:

Place Dorée Real Estate Holdings Inc.
88 Albert Street
Ottawa Ontario K1P 5E9

Attention. Mike Marcella
Email: mike@placedoree.com

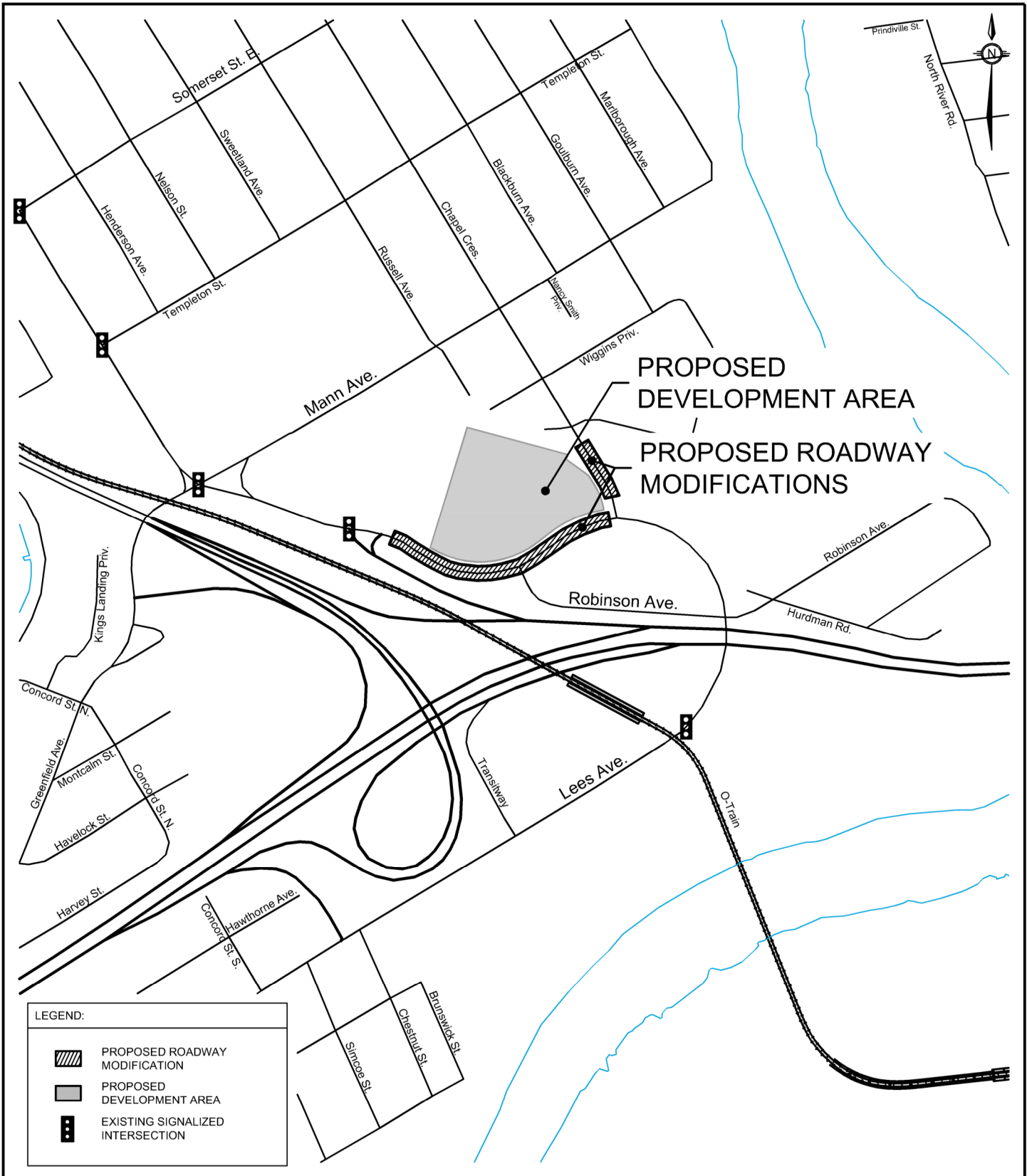
Should you require anything further please feel free to call.

Yours truly,

NOVATECH



Rochelle Fortier, P.Eng.
Project Engineer | Transportation/Traffic



TRANSPORTATION SERVICES DEPARTMENT

KEYPLAN
ROBINSON AVENUE & LEES AVENUE

Transportation Engineering Services

Approved By:
 Completed By: NOVATECH
 Scale: N.T.S.
 Date: OCT 2022

Drawing No.:
RMA-2022
-KEYPLAN
-TPD-???A



PROPOSED RIGHT IN,
LEFT OUT SITE ACCESS

PLANNED CITY OF OTTAWA
CYCLING IMPROVEMENTS,
SUBJECT TO CHANGE

PLANNED CITY OF OTTAWA
CYCLING IMPROVEMENTS,
SUBJECT TO CHANGE

LEES AVENUE

PROPOSED
LEFT TURN LANE

SIGNALIZED
INTERSECTION

HWY 417 OFF RAMP (WEST BOUND)

ROBINSON AVENUE

LRT CORRIDOR

LEGEND:



SIGNALIZED INTERSECTION



CONCRETE



TRANSPORTATION SERVICES
DEPARTMENT

PROPOSED ROADWAY
MODIFICATION
ROBINSON AVENUE &
LEES AVENUE

Transportation Engineering Services

Approved By:

Drawing No.:

Completed By:

NOVATECH

Scale:

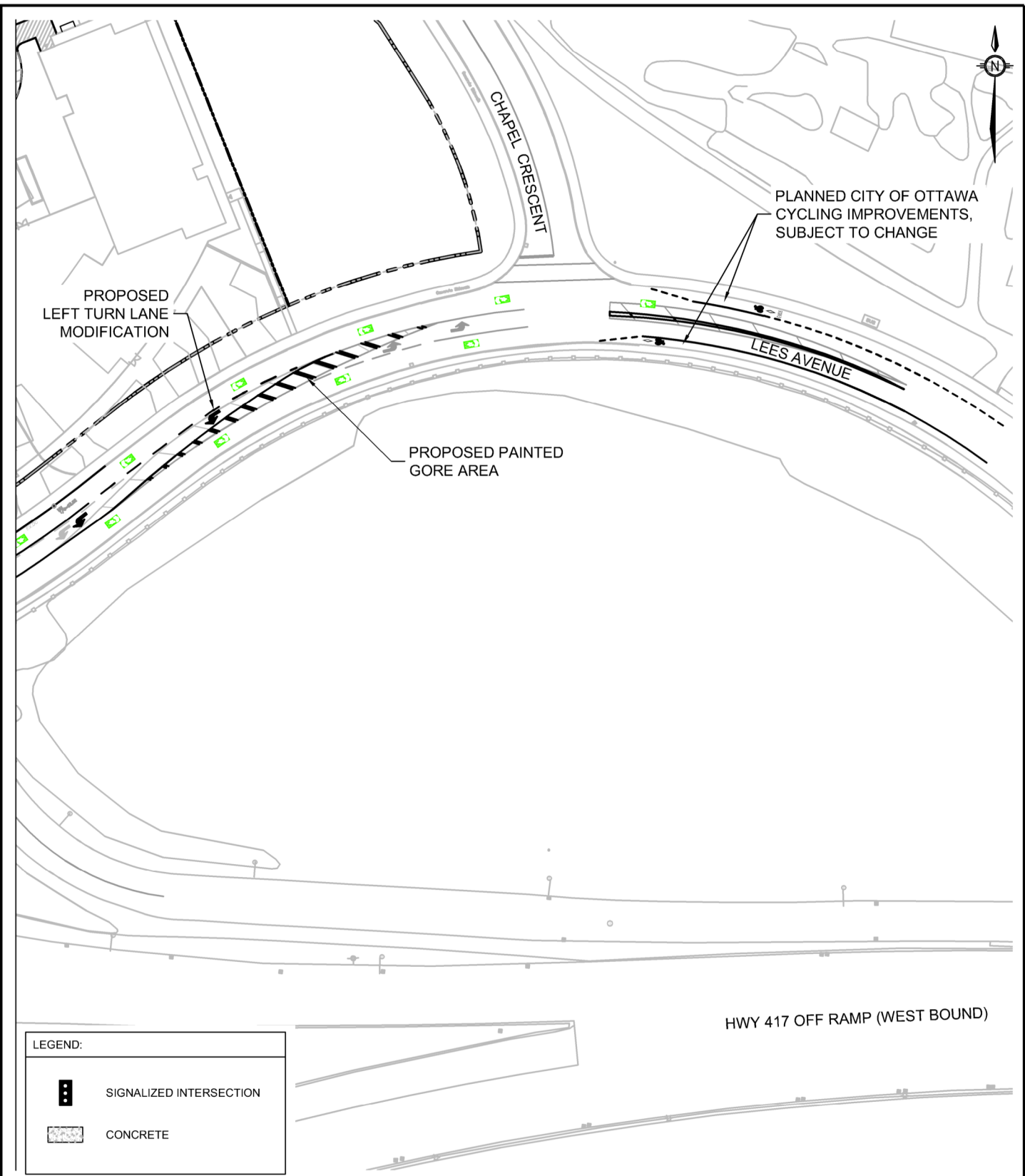
N.T.S.

Date:

OCT
2022

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-TPD-???B

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LEGEND:

	SIGNALIZED INTERSECTION
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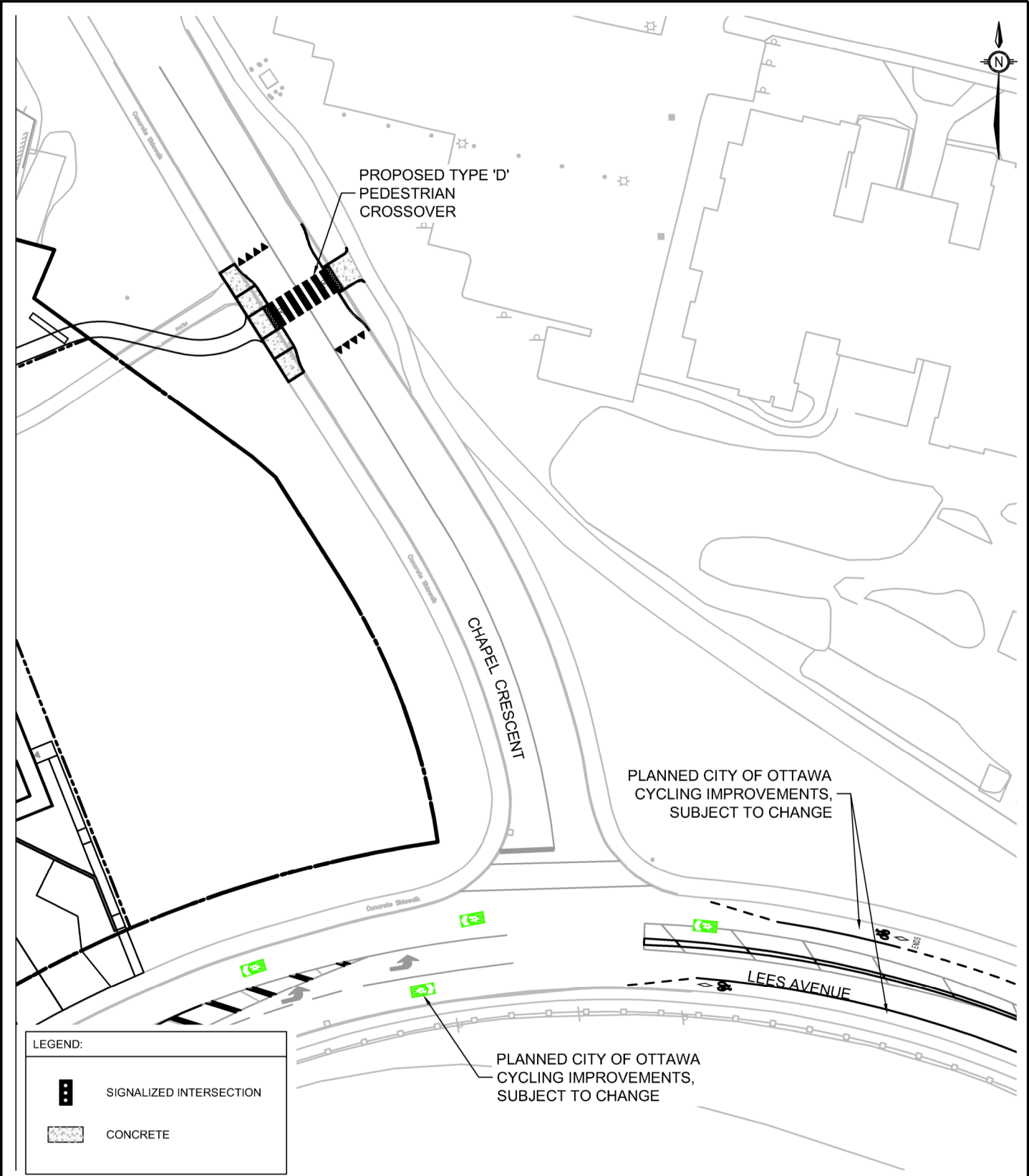


TRANSPORTATION SERVICES
DEPARTMENT



**PROPOSED ROADWAY
MODIFICATION**
**ROBINSON AVENUE &
LEES AVENUE**

Transportation Engineering Services	
Approved By:	Drawing No.:
Completed By: NOVATECH	RMA-2022 -TPD-???C
Scale: N.T.S.	

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LEGEND:

-  SIGNALIZED INTERSECTION
-  CONCRETE



TRANSPORTATION SERVICES
DEPARTMENT

**PROPOSED ROADWAY
MODIFICATION
CHapel Crescent &
LEES AVENUE**

Transportation Engineering Services

Approved By:
Completed By: NOVATECH
Scale: N.T.S. Date: OCT 2022

Drawing No.:
**RMA-2022
-TPD-???D**

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT RATE	TOTAL AMOUNT
SECTION A - General					
1	Traffic Management	1.00	LS	\$20,000.00	\$20,000.00
2	Erosion and Sediment Control Measures	1.00	LS	\$5,000.00	\$5,000.00
SUBTOTAL - SECTION A				\$25,000.00	
SECTION B - Road Works					
1	Removals				
	a) Existing Sidewalk Removal	109	m ²	\$30.00	\$3,270.00
	b) Existing Curb Removal	105	m	\$25.00	\$2,625.00
	c) Saw-Cut of Asphalt	107	m	\$8.00	\$856.00
2	Removal of Existing Pavement Markings	1	LS	\$3,000.00	\$3,000.00
3	New Depressed Curb	62	m	\$80.00	\$4,960.00
4	New Barrier Curb	71	m	\$80.00	\$5,680.00
5	New Concrete Sidewalk	122	m ²	\$120.00	\$14,640.00
6	Tactile Walking Surface Indicator (TWSI)	10	ea.	\$3,500.00	\$35,000.00
7	Guiderail Adjustment (Southeast Corner Lees/Robinson)	1	LS	\$10,000.00	\$10,000.00
8	Line Painting	1	LS	\$5,000.00	\$5,000.00
9	Proposed Roadway Entrance (incl. grading, removals, asphalt and granulars)	143	m ²	\$150.00	\$ 21,450.00
10	Concrete Median/Island c/w Granular Base	6	m ²	\$120.00	\$ 720.00
11	New Signage	13	ea	\$500.00	\$ 6,500.00
SUBTOTAL - SECTION B				\$113,701.00	
SECTION C - Utilities					
1	Signalization (incl. civil works, hardware, and streetlighting)	1	LS	\$350,000.00	\$350,000.00
2	Ex. Light Standard Removal and Relocation	2	ea	\$7,500.00	\$ 15,000.00
3	Ex. Catchbasin Removal and Replacement (incl. lead and connection to existing)	1	ea	\$10,000.00	\$ 10,000.00
SUBTOTAL - SECTION C				\$375,000.00	
SECTION D - Landscaping					
1	General Landscaping and Reinstatement	1	LS	\$5,000.00	\$5,000.00
SUBTOTAL - SECTION D				\$5,000.00	

**2 Robinson Avenue
Roadway Modifications**

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT RATE	TOTAL AMOUNT
TOTAL SECTIONS A-D					\$518,701.00
	Soft Cost and Contingency (30%)				\$155,610.30
TOTAL					\$674,311.30