

January 16, 2024

City of Ottawa  
Planning, Real Estate, and Economic Development Department  
110 Laurier Ave. W, 4<sup>th</sup> 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**

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A Transportation Impact Assessment (TIA), dated November 2021 and revised in March 2022, October 2022, November 2023, and January 2024, 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 a cycle track along the subject site's frontage of Lees Avenue, restriction of the right-out movement at the Lees Avenue/East Site Access/Robinson Avenue 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 City of Ottawa recently installed cycling improvements along Lees Avenue from Mann Avenue to the UOttawa Lees Campus. These improvements include a 1.5m bike lane with a 0.4m painted buffer from the Highway 417 Off-Ramp to Robinson Avenue, transitioning to shared use lanes between Robinson Avenue and Chapel Crescent, and bike lanes continuing from Chapel Crescent to approximately 80m east of Chapel Crescent.

The existing bike lanes along Lees Avenue transition 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, a cycle track is proposed in the westbound direction along the site's frontage. In the eastbound direction, it is proposed that the shared use lane 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. Kieran Waugh  
Email: kwaugh@placedoree.com

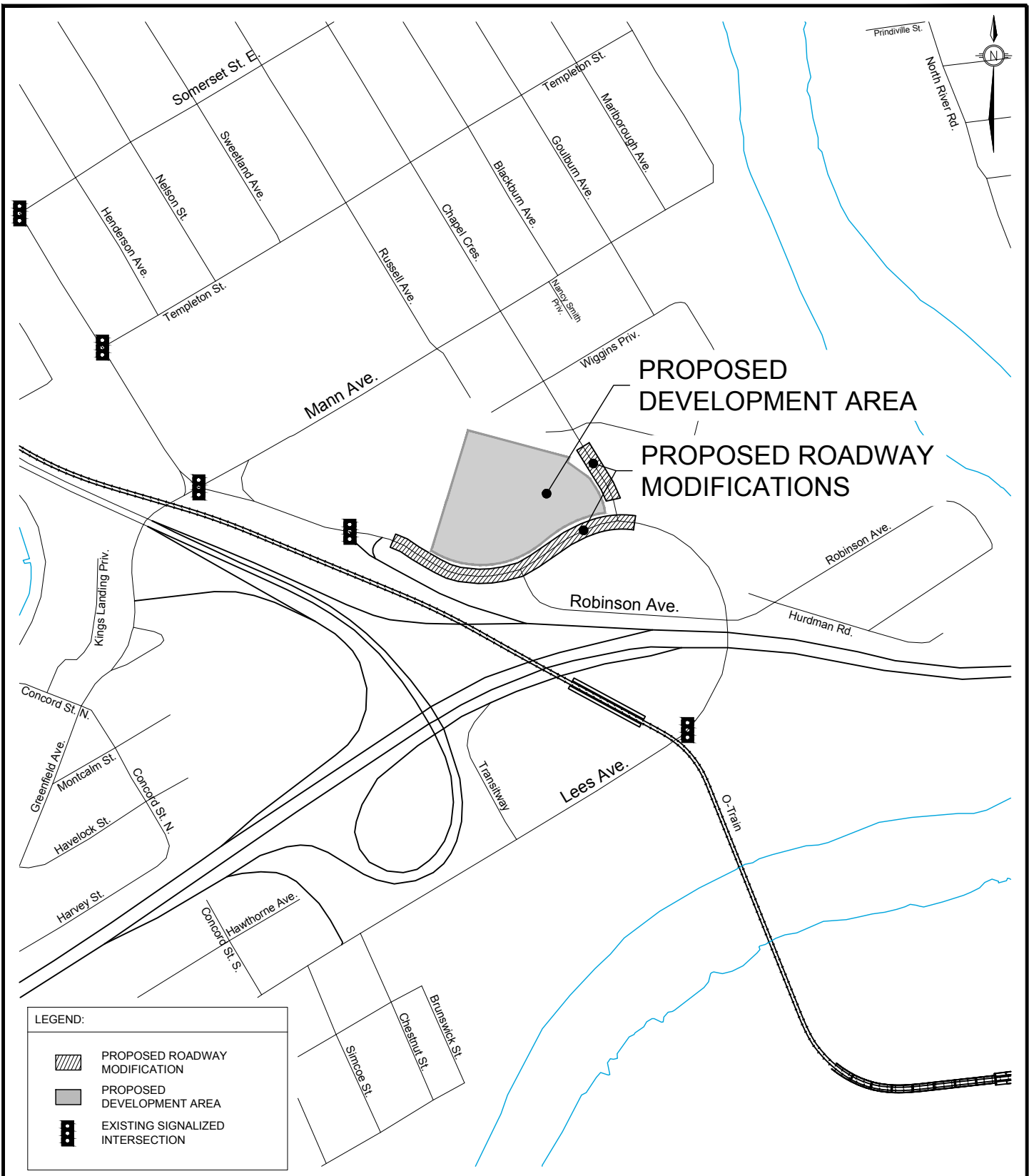
Should you require anything further please feel free to call.

Yours truly,

**NOVATECH**



Joshua Audia, P.Eng.  
Project Engineer | Transportation



PLANNING, REAL ESTATE, AND  
ECONOMIC DEVELOPMENT  
DEPARTMENT

**KEYPLAN**  
**ROBINSON AVENUE &  
LEES AVENUE**

Transportation Engineering Services

Approved By:

Drawing No.:

Completed By:

NOVATECH

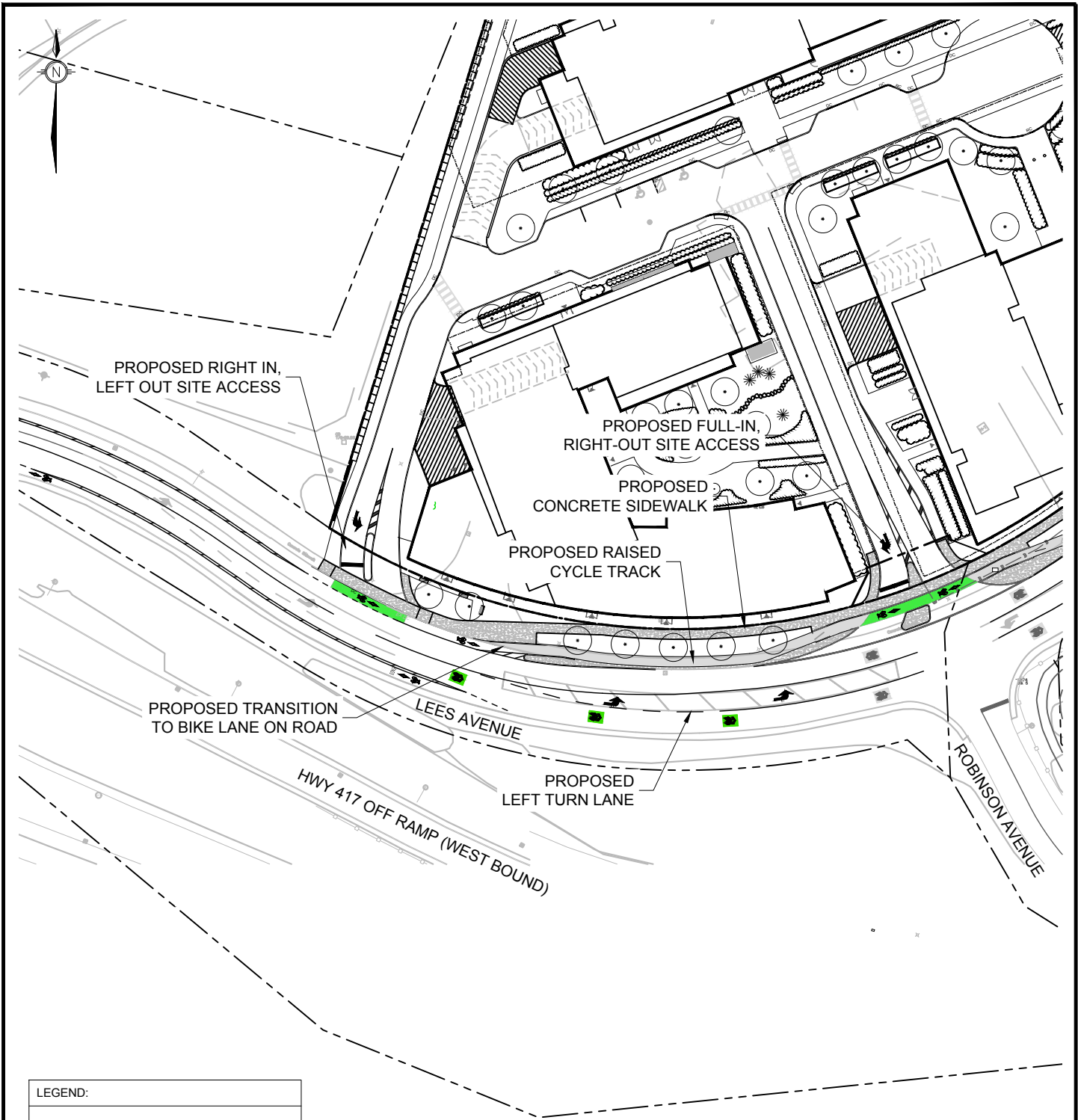
**RMA-2023  
-KEYPLAN  
-TPD-041A**

Scale:



N.T.S.

Date:

JANUARY  
2024



LEGEND:

	CONCRETE
	PROPOSED TREE

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ECONOMIC DEVELOPMENT  
DEPARTMENT

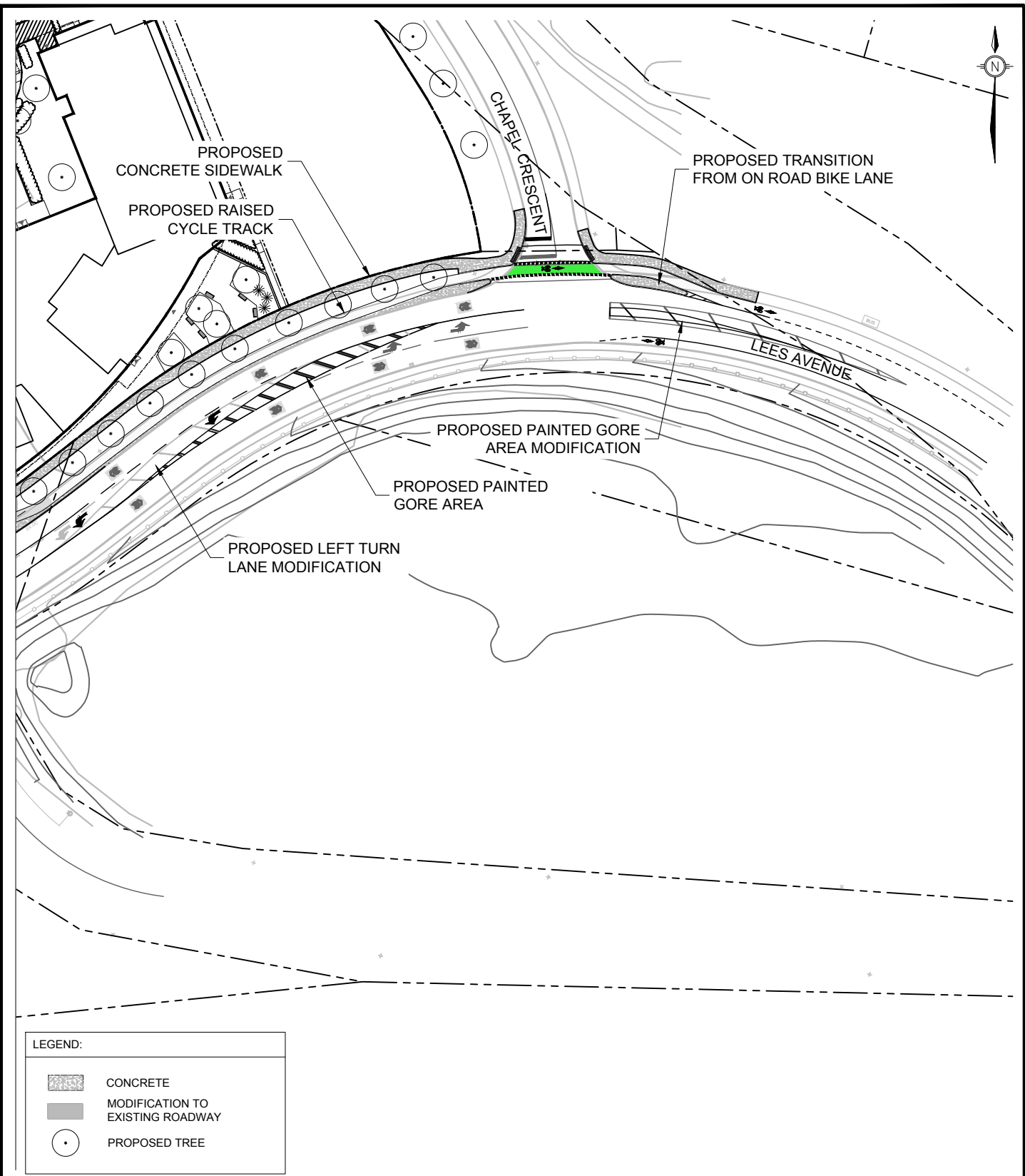
**PROPOSED ROADWAY  
MODIFICATION  
ROBINSON AVENUE &  
LEES AVENUE**

Transportation Engineering Services

Approved By:		Drawing No.:
Completed By: NOVATECH		
Scale: N.T.S.	Date: JANUARY 2024	

**RMA-2023  
-TPD-041B**

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LEGEND:

	CONCRETE
	MODIFICATION TO EXISTING ROADWAY
	PROPOSED TREE



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ECONOMIC DEVELOPMENT  
DEPARTMENT

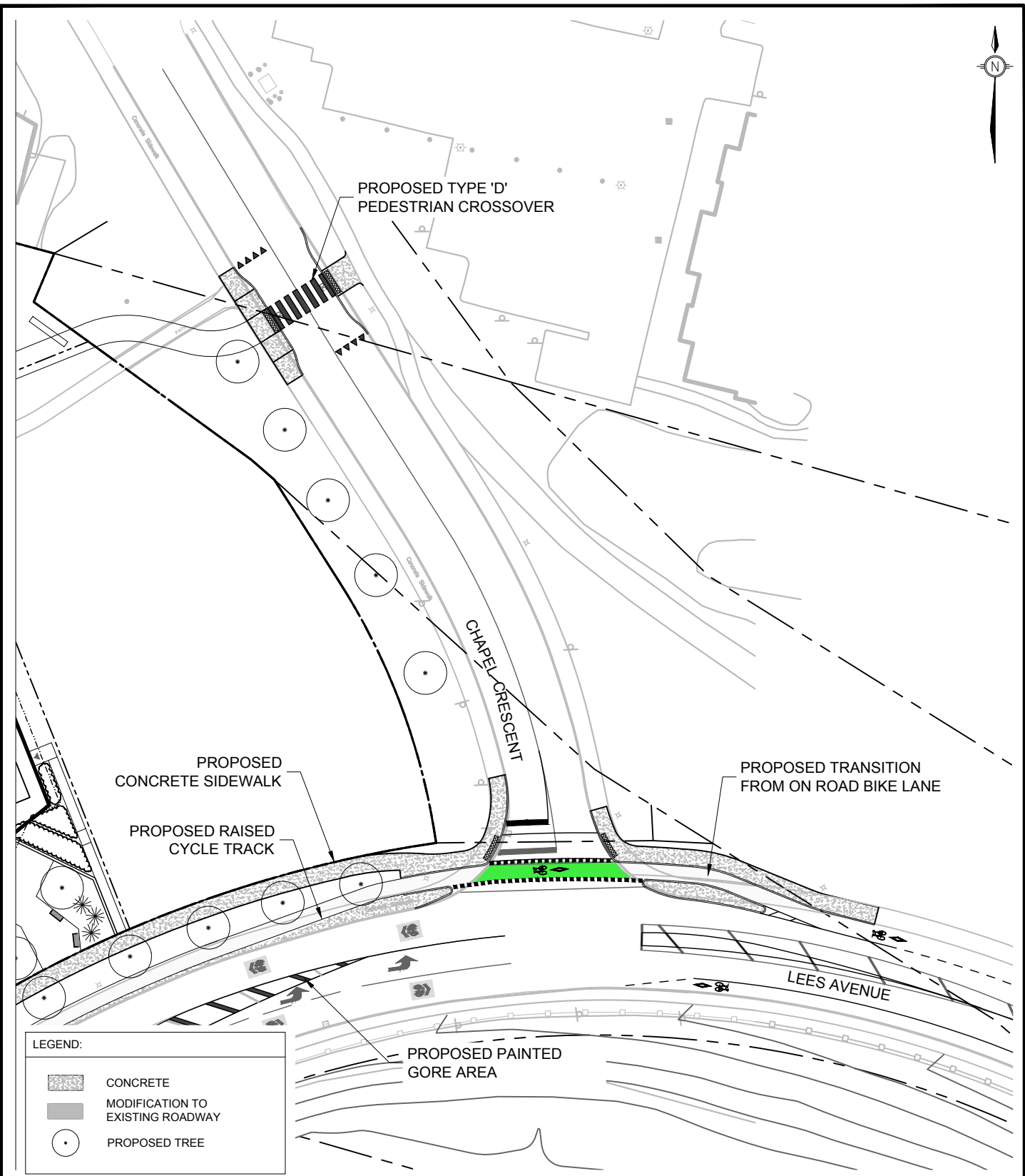
**PROPOSED ROADWAY  
MODIFICATION  
ROBINSON AVENUE &  
LEES AVENUE**

Transportation Engineering Services

Approved By:	
Completed By: NOVATECH	
Scale: N.T.S.	Date: JANUARY 2024

Drawing No.:

**RMA-2023  
-TPD-041C**



**LEGEND:**

- CONCRETE
- MODIFICATION TO EXISTING ROADWAY
- PROPOSED TREE

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ECONOMIC DEVELOPMENT  
DEPARTMENT

**PROPOSED ROADWAY  
MODIFICATION  
CHAPEL CRESCENT &  
LEES AVENUE**

Transportation Engineering Services

Approved By:	
Completed By: NOVATECH	
Scale: N.T.S.	Date: JANUARY 2024

Drawing No.:  
  
**RMA-2023  
-TPD-041D**

**2 Robinson Avenue  
Roadway Modifications  
(By proponent)**

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT RATE	TOTAL AMOUNT
<b>SECTION A - General</b>					
1	Traffic Management	0.75	LS	\$20,000.00	\$15,000.00
2	Erosion and Sediment Control Measures	0.70	LS	\$5,000.00	\$3,500.00
<b>SUBTOTAL - SECTION A</b>					<b>\$18,500.00</b>
<b>SECTION B - Road Works</b>					
1	Removals				
	a) Existing Asphalt Access Removal	205	m <sup>2</sup>	\$30.00	\$6,150.00
	b) Existing Curb Removal	175	m	\$25.00	\$4,375.00
	c) Existing Sidewalk Removal	325	m <sup>2</sup>	\$30.00	\$9,750.00
	d) Existing Tree Removal	7	ea	\$1,500.00	\$10,500.00
	e) Earth Excavation	405	m <sup>2</sup>	\$20.00	\$8,100.00
2	Removal of Existing Pavement Markings	1	LS	\$3,000.00	\$3,000.00
3	New Depressed Curb	35	m	\$80.00	\$2,800.00
4	New Barrier Curb	145	m	\$80.00	\$11,600.00
5	New Concrete Sidewalk	405	m <sup>2</sup>	\$120.00	\$48,600.00
6	New Cycle Track (incl. 50mm asphalt and 150mm Granular A)	200	m <sup>2</sup>	\$40.00	\$8,000.00
7	Thermoplastic Treatment for Cycle Crossing and Supersharrows	2	ea	\$5,000.00	\$10,000.00
8	Line Painting	1	LS	\$5,000.00	\$5,000.00
9	Proposed Roadway Entrance (incl. grading, removals, asphalt and granulars)	230	m <sup>2</sup>	\$150.00	\$34,500.00
10	Concrete Access Island and Inner Boulevard c/w Granular Base	100	m <sup>2</sup>	\$120.00	\$12,000.00
11	New Signage	18	ea	\$500.00	\$9,000.00
<b>SUBTOTAL - SECTION B</b>					<b>\$183,375.00</b>
<b>SECTION C - Utilities</b>					
1	Ex. Light Standard Removal and Relocation	2	ea	\$7,500.00	\$15,000.00
<b>SUBTOTAL - SECTION C</b>					<b>\$15,000.00</b>

**2 Robinson Avenue  
Roadway Modifications  
(By proponent)**

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT RATE	TOTAL AMOUNT
<b>SECTION D - Landscaping</b>					
1	Sodding (incl. watering)	175	m <sup>2</sup>	\$15.00	\$2,625.00
2	New Street Trees (pending landscape design)	8	ea	\$750.00	\$6,000.00
<b>SUBTOTAL - SECTION D</b>					<b>\$8,625.00</b>
<b>TOTAL SECTIONS A-D</b>					<b>\$225,500.00</b>
	Soft Cost and Contingency (30%)				\$67,650.00
<b>TOTAL</b>					<b>\$293,150.00</b>



**2 Robinson Avenue  
Roadway Modifications  
(By City of Ottawa)**

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT RATE	TOTAL AMOUNT
<b>SECTION A - General</b>					
1	Traffic Management	0.25	LS	\$20,000.00	\$5,000.00
2	Erosion and Sediment Control Measures	0.30	LS	\$5,000.00	\$1,500.00
<b>SUBTOTAL - SECTION A</b>				<b>\$6,500.00</b>	
<b>SECTION B - Road Works</b>					
1	Removals				
	a) Existing Curb Removal	140	m	\$25.00	\$3,500.00
	b) Existing Sidewalk Removal	275	m <sup>2</sup>	\$30.00	\$8,250.00
	c) Existing Tree Removal	8	ea	\$1,500.00	\$12,000.00
	d) Earth Excavation	240	m <sup>2</sup>	\$20.00	\$4,800.00
2	Removal of Existing Pavement Markings	1	LS	\$3,000.00	\$3,000.00
3	New Depressed Curb	10	m	\$80.00	\$800.00
4	New Barrier Curb	195	m	\$80.00	\$15,600.00
5	New Concrete Sidewalk	240	m <sup>2</sup>	\$120.00	\$28,800.00
6	New Cycle Track (incl. 50mm asphalt and 150mm Granular A)	160	m <sup>2</sup>	\$40.00	\$6,400.00
7	Asphalt Roadway Widening (incl. grading, removals, asphalt and granulars)	30	m <sup>2</sup>	\$150.00	\$4,500.00
8	Tactile Walking Surface Indicator (TWSI)	2	ea	\$3,500.00	\$7,000.00
9	Thermoplastic Treatment for Cycle Crossing	1	ea	\$5,000.00	\$5,000.00
10	Concrete Inner Boulevard c/w Granular Base	55	m <sup>2</sup>	\$120.00	\$6,600.00
11	New Signage	1	ea	\$500.00	\$500.00
<b>SUBTOTAL - SECTION B</b>				<b>\$106,750.00</b>	
<b>SECTION C - Utilities</b>					
1	Ex. Light Standard Removal and Relocation	1	ea	\$7,500.00	\$7,500.00
<b>SUBTOTAL - SECTION C</b>				<b>\$7,500.00</b>	

**2 Robinson Avenue  
Roadway Modifications  
(By City of Ottawa)**

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT RATE	TOTAL AMOUNT
<b>SECTION D - Landscaping</b>					
1	Sodding (incl. watering)	185	m <sup>2</sup>	\$15.00	\$2,775.00
2	New Street Trees (pending landscape design)	9	ea	\$750.00	\$6,750.00
<b>SUBTOTAL - SECTION D</b>					<b>\$9,525.00</b>
<b>TOTAL SECTIONS A-D</b>					<b>\$130,275.00</b>
	Soft Cost and Contingency (30%)				\$39,082.50
<b>TOTAL</b>					<b>\$169,357.50</b>