

September 25, 2025

CONSTRUCTION MANAGEMENT PLAN - 3055 RICHMOND ROAD

Objectives

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 these Terms of Reference is to assist the applicant and staff of the Traffic Management Unit, Public Works Department to identify the expected impacts of their proposal on the City's right of way before construction starts.

- Ensure the safety of workers, residents, and the public during the construction.
- Minimize disruptions to the surrounding community.
- Comply with all relevant City of Ottawa regulations and guidelines.
- Efficiently manage construction activities to meet the project timeline.

Project Information

Project Name:	3055 Richmond Road
Location:	3055 Richmond Road
Developer:	Ottawa General Contractors
Site Plan Application Number:	No. D02-02-22-0090 and D07-12-22-0147
Construction Start Date:	Estimated April 2026
Construction End Date:	Estimated December 2027
Project Description:	Development of a 5 storey mid-rise residential building in Ottawa. The building will include 21 residential units and 9 underground vehicle parking.

Safety Measures

Safety will be a priority for this project and will be enforced to all contractors through the Construction Management Firm.

- Perform site inspections as required to ensure the safety policies and regulations are followed.
- Company Safety Policy.
- A Site-Specific Safety Plan.

Construction plan diagram.

Check List

a) Will construction require the temporary detour of a bus route?

This project will **not** impact the bus route on Richmond Road as a road encroachment is not required.

b) Will this work block a bike lane?

There is no bike lane at this property.

c) Will this work block a sidewalk?

Existing asphalt shoulder not required to be blocked.

d) Will this work require a lane of traffic to be closed?

This project does not require traffic lane closure as all staging and deliveries will be handled within the property boundaries .

Roles and Responsibilities

Applicant/Developer:

- Ensure all required information is accurately provided and submitted in a timely manner.
- Coordinate with consultants, contractors, and City staff.

Contractor:

- Role: Implement the measures outlined in the Preliminary Construction Management Plan during the construction phase.
- Responsibilities: Ensure that all construction activities adhere to the approved plan, including the safe and efficient management of the right of way. Communicate with the applicant and Traffic Management Unit regarding any changes or issues.
- Qualifications: Licensed and insured construction firm with experience in similar projects. Knowledge of safety protocols and traffic management during construction.

City Staff (Traffic Management Unit, Public Works Department):

- Role: Review and approve the Preliminary Construction Management Plan.
- Responsibilities: Ensure the plan meets all regulatory requirements and effectively mitigates impacts on the right of way. Provide guidance and feedback to the applicant as necessary.
- Qualifications: Professionals with expertise in traffic management, urban planning, and public works. Familiarity with City by-laws and regulations related to construction activities.

Additional Information

- **Developer:**

- o Ottawa General Contractors

- **Construction Management:**

- o Ottawa General Contractors

- **Contractor:**

- o Ottawa General Contractors

- **Urban Planner:**

- o WSP Canada Inc.

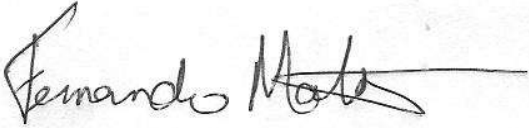
- o Nadia De Santi

- **City Project manager:**

- o City Ottawa

- o Amanda Davidson

Regards

A handwritten signature in black ink, reading "Fernando Matos". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Fernando Matos | Principal, AATO

Authorized Agent

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