

December 16, 2022

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

**Attention: Mr. Patrick McMahon**  
**Project Manager, Transportation Review**

Dear Mr. McMahon:

**Reference: 405 Huntmar Drive**  
**RMA Application**  
**Our File No.: 122151**

---

A Transportation Impact Assessment (TIA), dated December 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 includes a northbound left turn lane and median cut on Huntmar Drive mid-block between Campeau Drive and Paine Avenue.

The following documentation has been included within this RMA Application:

- 1:500 Functional Design (PDF)
- Key Plan (PDF)
- 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:

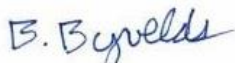
Rosefellow  
750 Marcel-Laurin, Suite 210  
Saint-Laurent, Quebec, H4M 2M4  
Canada

Attention. Julian Nini  
Email: juliann@rosefellow.com  
514-532-1080

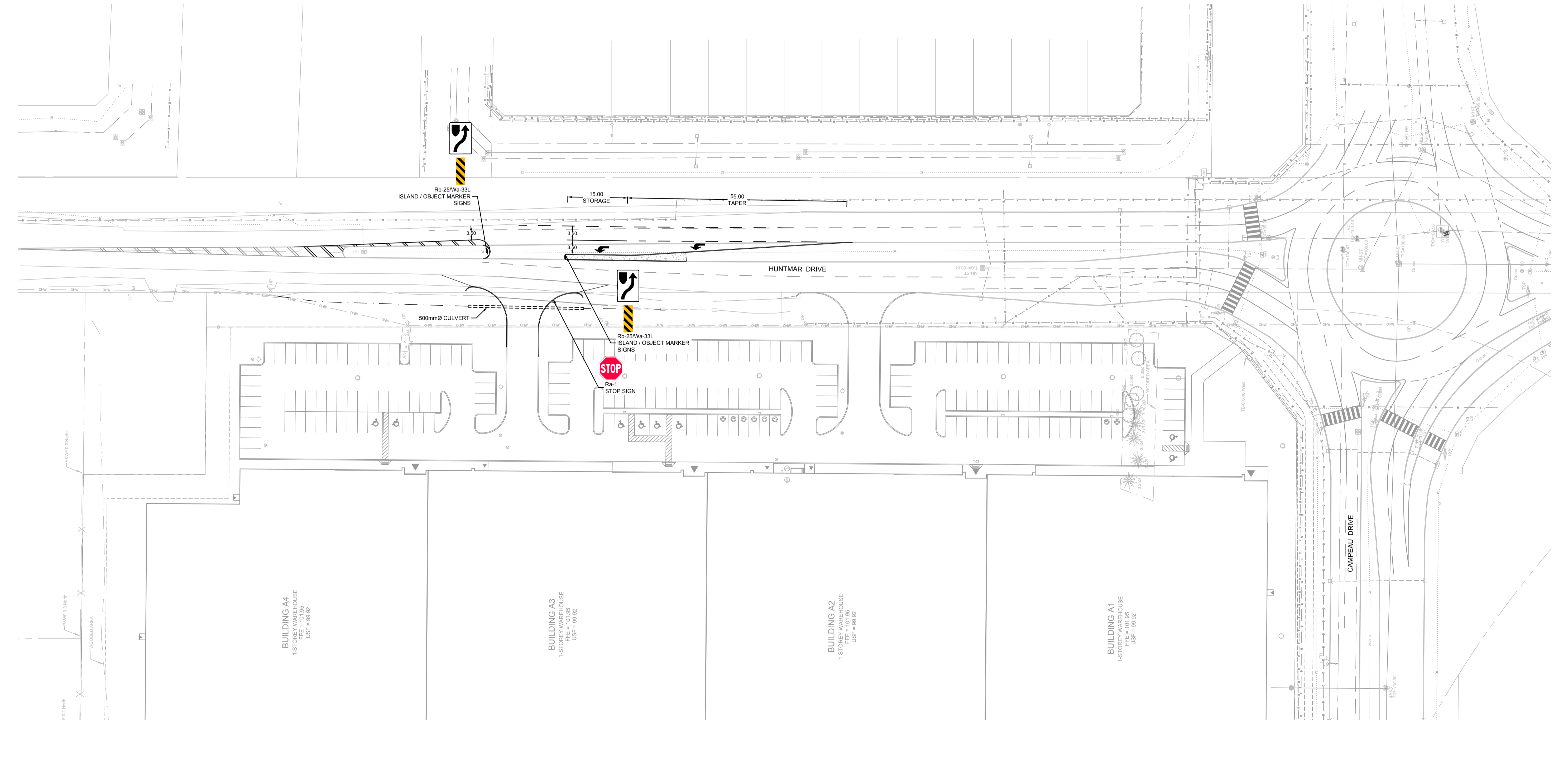
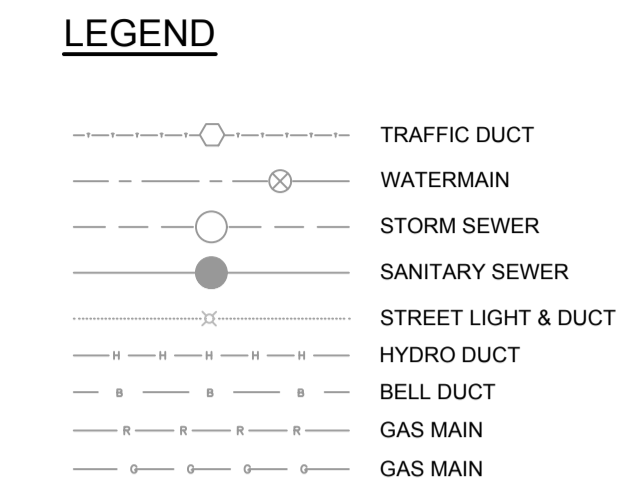
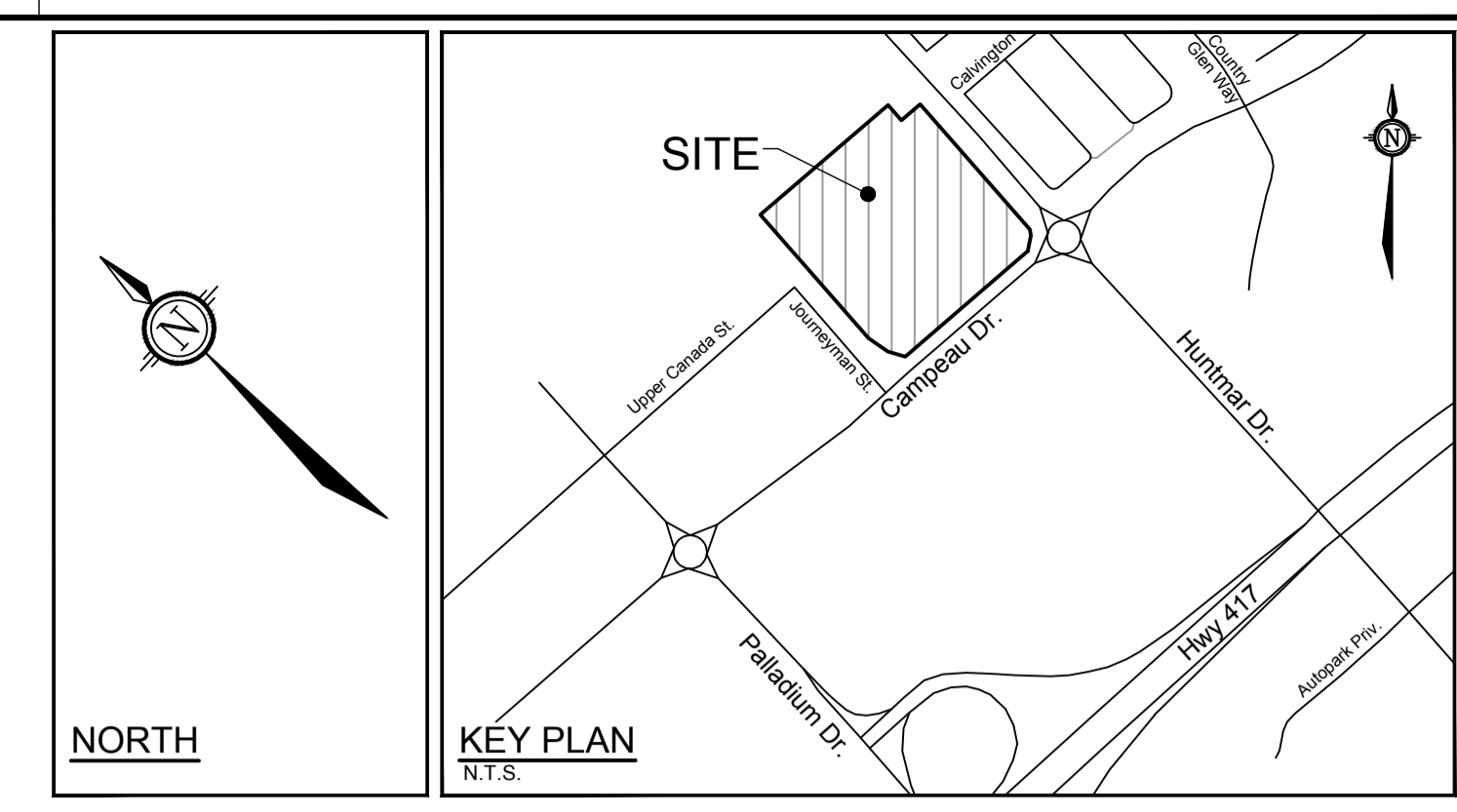
Should you require anything further please feel free to call.

Yours truly,

**NOVATECH**



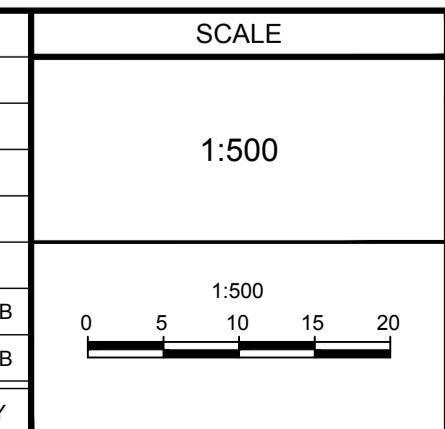
Brad Byvelds, P. Eng.  
Project Manager | Transportation/Traffic



C:\temp\AcPublish\_18928\122151-FD\_Opt2.dwg, FD, Dec 16, 2022, 9:38am, millier

**NOTE:**  
 THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, 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
2.	ISSUED FOR CITY REVIEW	DEC 16/22	BJB
1.	ISSUED FOR COORDINATION	DEC 06/22	BJB



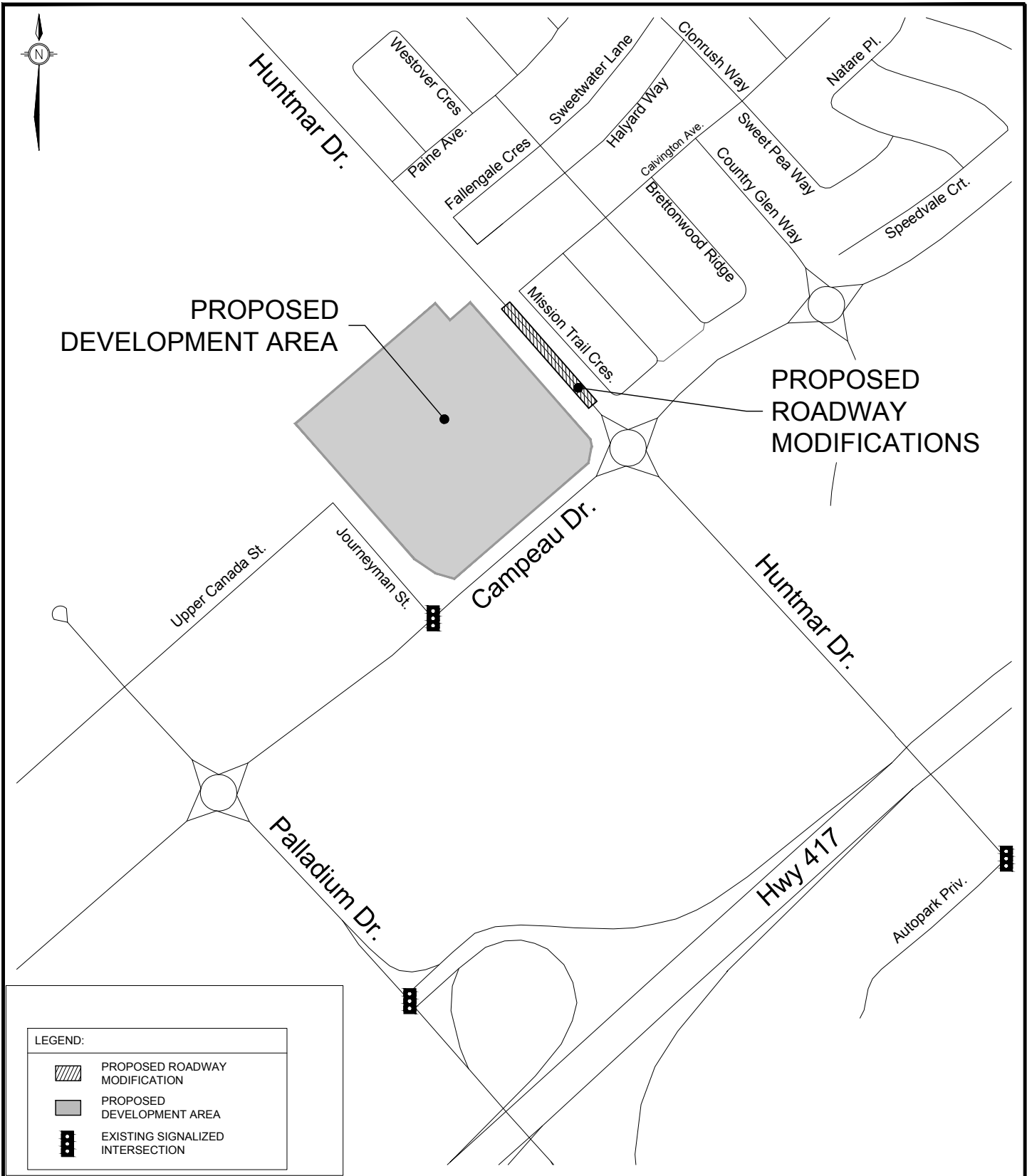
DESIGN	RCH
CHECKED	TVW
DRAWN	RCH
CHECKED	BJB
APPROVED	BJB

**FOR REVIEW ONLY**

**NOVATECH**  
 Engineers, Planners & Landscape Architects  
 Suite 200, 240 Michael Cowpland Drive  
 Ottawa, Ontario, Canada K2M 1P6

Telephone (613) 254-9643  
 Facsimile (613) 254-5867  
 Website www.novatech-eng.com

LOCATION CITY OF OTTAWA 405 HUNTMAR DRIVE		PROJECT No. 122151
DRAWING NAME FUNCTIONAL DESIGN HUNTMAR DRIVE NORTHBOUND LEFT TURN LANE		REV REV # 1
		DRAWING No. 122151-FD



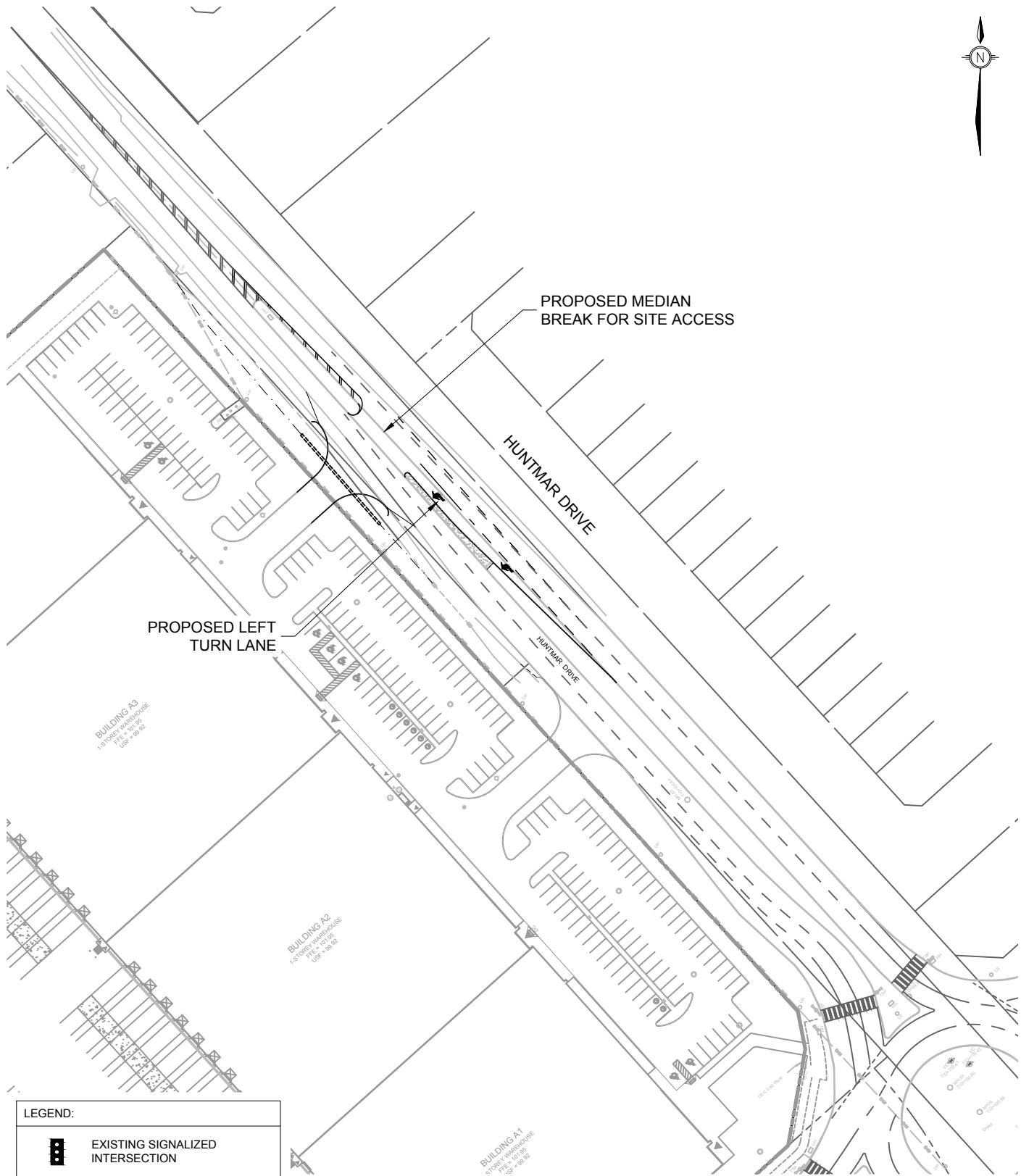
TRANSPORTATION SERVICES  
DEPARTMENT

**KEYPLAN**  
Huntmar Drive  
130m North of  
Campeau Drive & 165m  
South of Paine Avenue

Transportation Engineering Services

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

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



LEGEND:



EXISTING SIGNALIZED INTERSECTION



TRANSPORTATION SERVICES DEPARTMENT

KEYPLAN

Huntmar Drive  
130m North of  
Campeau Drive & 165m  
South of Paine Avenue

Transportation Engineering Services

Approved By: ???

Drawing No.:

Completed By: NOVATECH

RMA-2022  
-TPD-???B

Scale: N.T.S.  
Date: DECEMBER 2022

## 405 HUNTMAR DRIVE SITE ACCESS RMA COST ESTIMATE

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT RATE	TOTAL AMOUNT
<b>SECTION A - Earthworks</b>					
1	Traffic Management (A020.01)	1	LS	\$5,000.00	\$5,000.00
2	Erosion and Sediment Control (A040.01)	1	LS	\$2,500.00	\$2,500.00
3	Topsoil Stripping and Stockpile (T020.01)	177	m <sup>3</sup>	\$8.60	\$1,522.20
4	Realign and Regrade Existing Ditch (including any existing culvert realignments)	67	m	\$35.00	\$2,345.00
<b>SUBTOTAL - SECTION A</b>				<b>\$11,367.20</b>	
<b>SECTION B - Storm Sewer</b>					
1	525mm HDPE Culvert (E200.03)	29.0	m	\$370.21	\$10,736.09
<b>SUBTOTAL - SECTION B</b>				<b>\$10,736.09</b>	
<b>SECTION C - Road Works</b>					
1	Roadway Filter Fabric (Provisional) (L190.01)	200	m <sup>2</sup>	\$3.49	\$698.00
2	Subexcavation (Provisional) (L120.01)	20	m <sup>3</sup>	\$52.88	\$1,057.60
<b>Arterial Roadway</b>					
3	Granular B, Type II (450mm)	399	t	\$30.63	\$12,217.42
4	Granular A (150mm)	199	t	\$43.17	\$8,594.67
5	40mm Superpave 12.5mm PG 58-34 (L380.11)	58	t	\$223.01	\$12,916.03
6	50mm Superpave 19.0mm PG 58-34 (L390.02)	48	t	\$246.17	\$11,901.83
7	50mm Superpave 19.0mm PG 58-34 (L390.02)	48	t	\$246.17	\$11,901.83
8	Barrier Curb (L260.01)	82	m	\$126.45	\$10,368.90
9	Monolithic Concrete Median per SC10 (L250.14)	52	m <sup>2</sup>	\$162.55	\$8,452.60
10	Removals				
	a) Saw-Cut and Key Grind Existing Asphalt (N020.05)	40	m <sup>2</sup>	\$4.81	\$191.49
	b) Removal Gravel Shoulder (N020.011)	40	m <sup>3</sup>	\$20.75	\$830.00
	c) Removal of Existing Concrete Curb (incl. grass median)	144	m	\$30.62	\$4,409.28
	d) Obliteration of Existing Paint Lines	92	m	\$5.00	\$460.00
11	Line Painting				
	a) Pavement Markings	240	m	\$5.50	\$1,320.00
	b) Pavement Symbols	2	ea	\$180.00	\$360.00
12	New Traffic Signs	3	ea	\$150.00	\$450.00
<b>SUBTOTAL - SECTION C</b>				<b>\$85,679.64</b>	

**405 HUNTMAR DRIVE SITE ACCESS  
RMA COST ESTIMATE**

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT RATE	TOTAL AMOUNT
<b>SECTION D - Utilities</b>					
1	Streetlight Relocation	1	ea	\$5,500.00	\$5,500.00
2	Utility Pole Overhead Line Adjustment	1	ea	\$5,000.00	\$5,000.00
<b>SUBTOTAL - SECTION D</b>					<b>\$10,500.00</b>
<b>SECTION E - Landscaping</b>					
1	Topsoil (Imported, 100mm Thick, incl. median) (T020.03)	47	m <sup>3</sup>	\$120.19	\$5,703.02
2	Seed and Mulch (Hydraulic, incl. median) (T040.01)	475	m <sup>2</sup>	\$7.95	\$3,772.28
<b>SUBTOTAL - SECTION E</b>					<b>\$9,475.29</b>
<b>TOTAL SECTIONS A-E</b>					<b>\$127,758.22</b>
<b>SOFT COSTS AND CONTINGENCY (30%)</b>					<b>\$38,327.47</b>
<b>TOTAL</b>					<b>\$166,085.68</b>