

July 24, 2024

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

**Attention: Ms. Cass Sclauzero
Planner**

Dear Ms. Cass Sclauzero

**Reference: 3459 & 3479 St Joseph Blvd
RMA Application
Novatech File No. 113020**

A Transportation Impact Assessment (TIA), dated July 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 included modifications to the OR174 eastbound on-ramp to allow for two-way traffic south of the proposed access.

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:

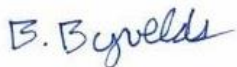
8417709 CANADA INC.
430 Boulevard de l'Hopital, Suite 310
Gatineau, Quebec, J8V 1T7
Canada

Attention: Paul-André Charbonneau
Email: paul-andre@chartro.ca

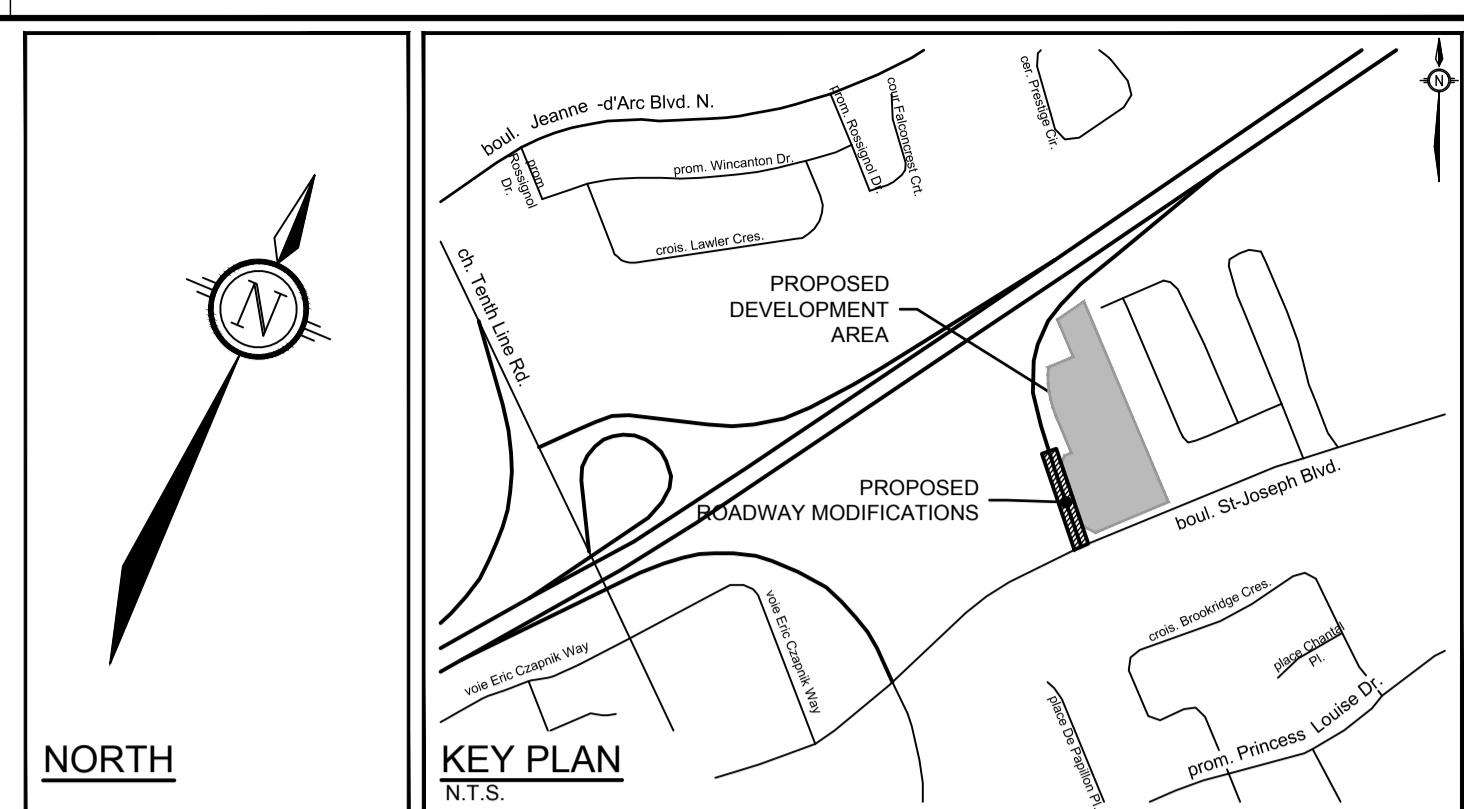
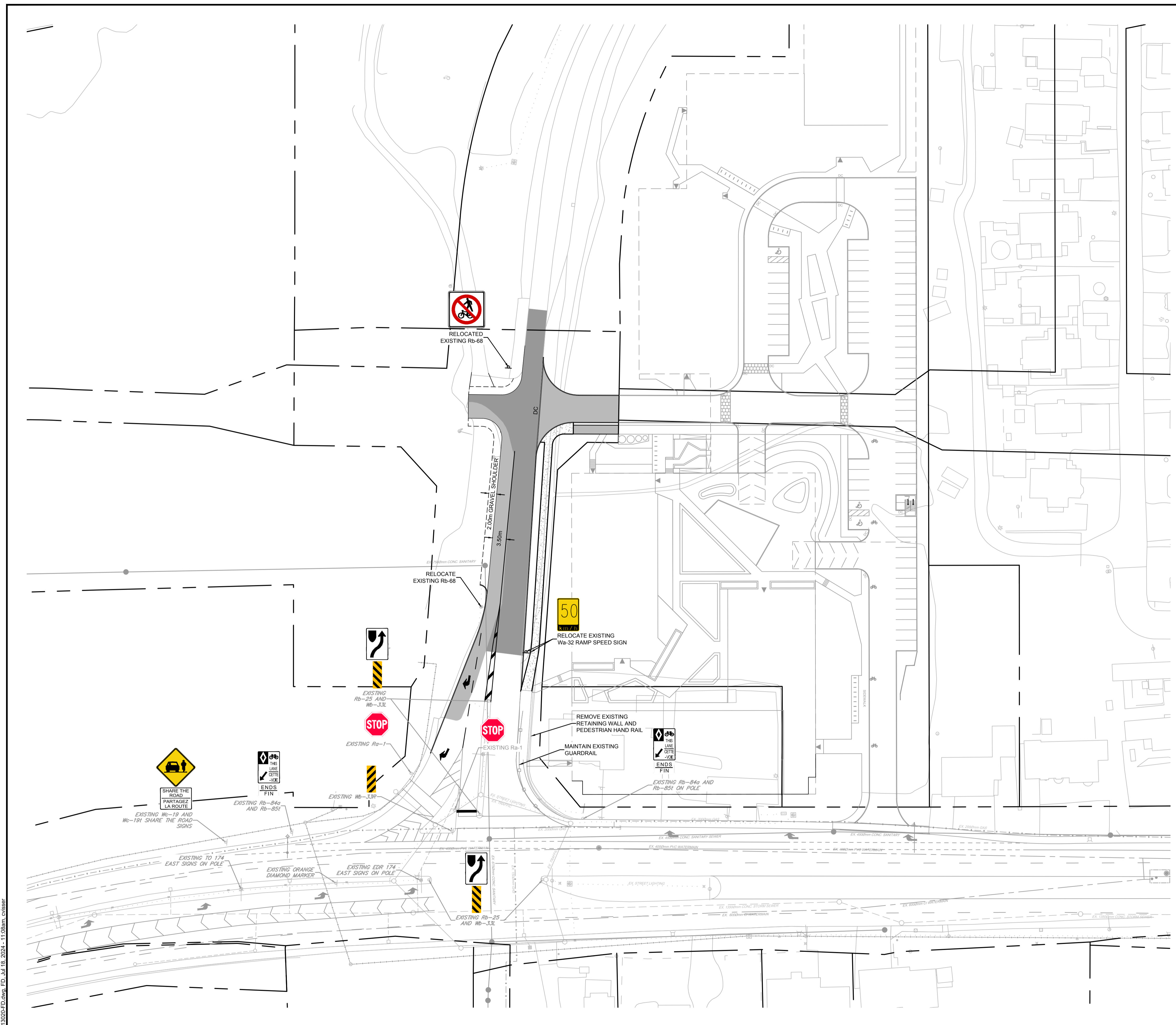
Should you require anything further please feel free to call.

Yours truly,

NOVATECH



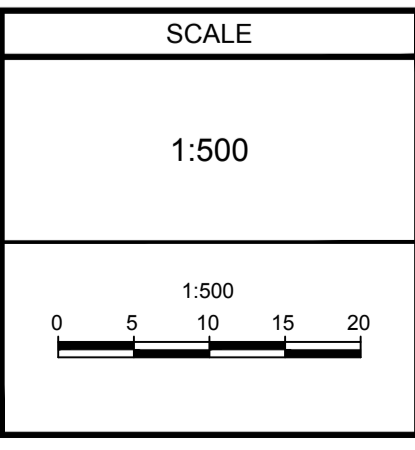
Brad Byvelds, P. Eng.
Project Manager | Transportation/Traffic



- LEGEND**
- PROPOSED ASPHALT WIDENING
 - PROPOSED ASPHALT REMOVAL AND REGRADING
 - PROPOSED CONCRETE
 - DC**
 - PROPOSED DEPRESSED CURB
 - EXISTING LIGHT STANDARD
 - EXISTING SANITARY MANHOLE
 - EXISTING STORM MANHOLE
 - EXISTING TRAFFIC MANHOLE
 - EXISTING CATCHBASIN
 - EXISTING TREE
 - EXISTING HYDRO DUCT
 - EXISTING BELL DUCT
 - EXISTING ROGERS DUCT
 - EXISTING GAS MAIN
 - EXISTING WATERMAIN
 - EXISTING STREET LIGHT DUCT
 - EXISTING GUIDERAIL

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
1.	ISSUED FOR REVIEW	JUL 12/24	BJB

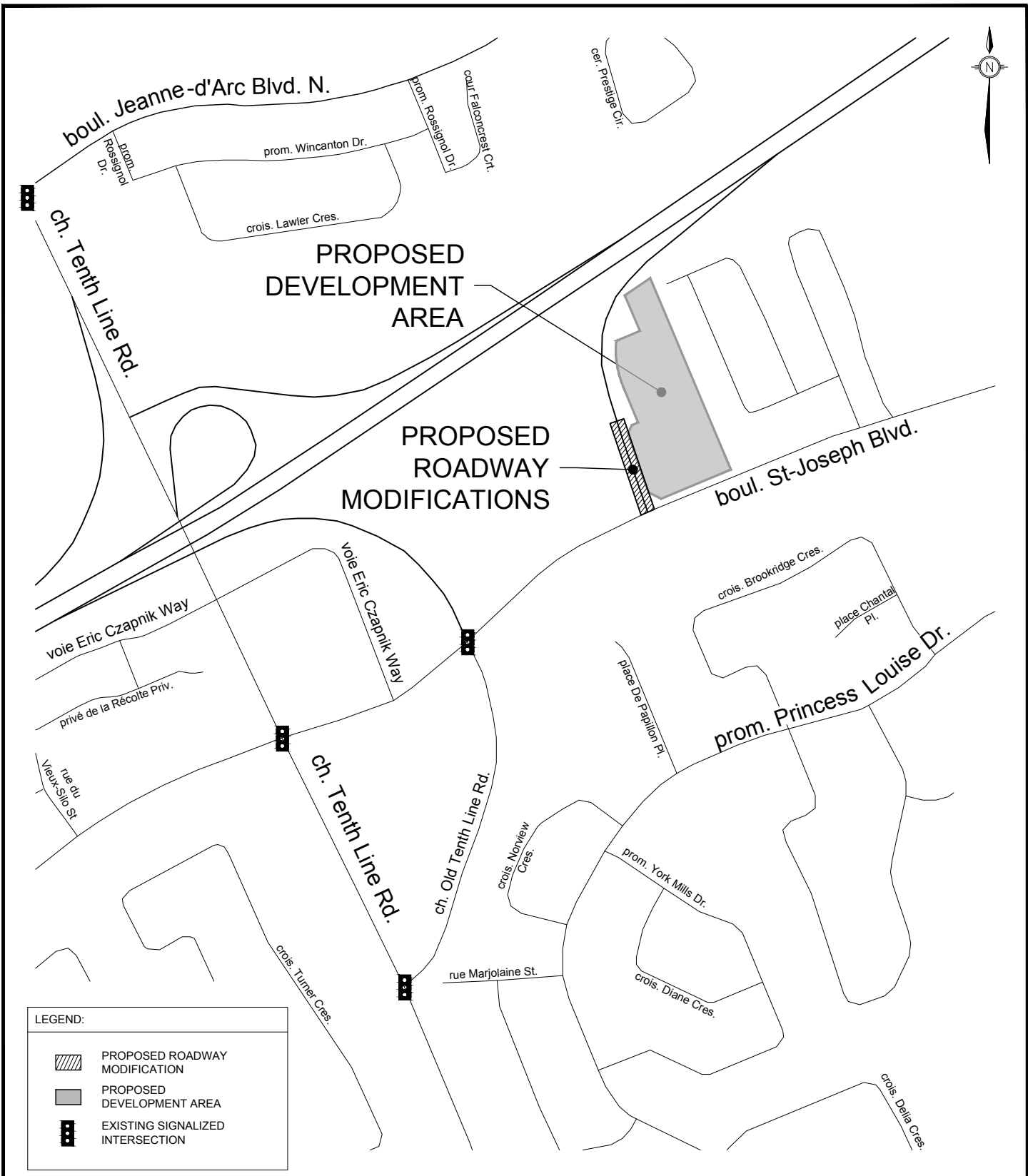


DESIGN	FOR REVIEW ONLY
RCH	
CHECKED JRA	
DRAWN RCH	
CHECKED JRA	
APPROVED BJB	

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

REFER TO _____ FOR ADDITIONAL NOTES	
LOCATION CITY OF OTTAWA NAME OF DEVELOPMENT	PROJECT No. 113020
DRAWING NAME FUNCTIONAL DESIGN	REV REV # 1
	DRAWING No. 113020-FD

M:\2013\113020\CAD\Design\Figures\Figures\113020-FD.dwg, FD, Jul 18, 2024, 11:08am, Cressier



TRANSPORTATION SERVICES
DEPARTMENT

KEYPLAN
OR174 EB ON RAMP
NORTH OF ST JOSEPH
BOULEVARD

Transportation Engineering Services

Approved By:

Completed By: NOVATECH

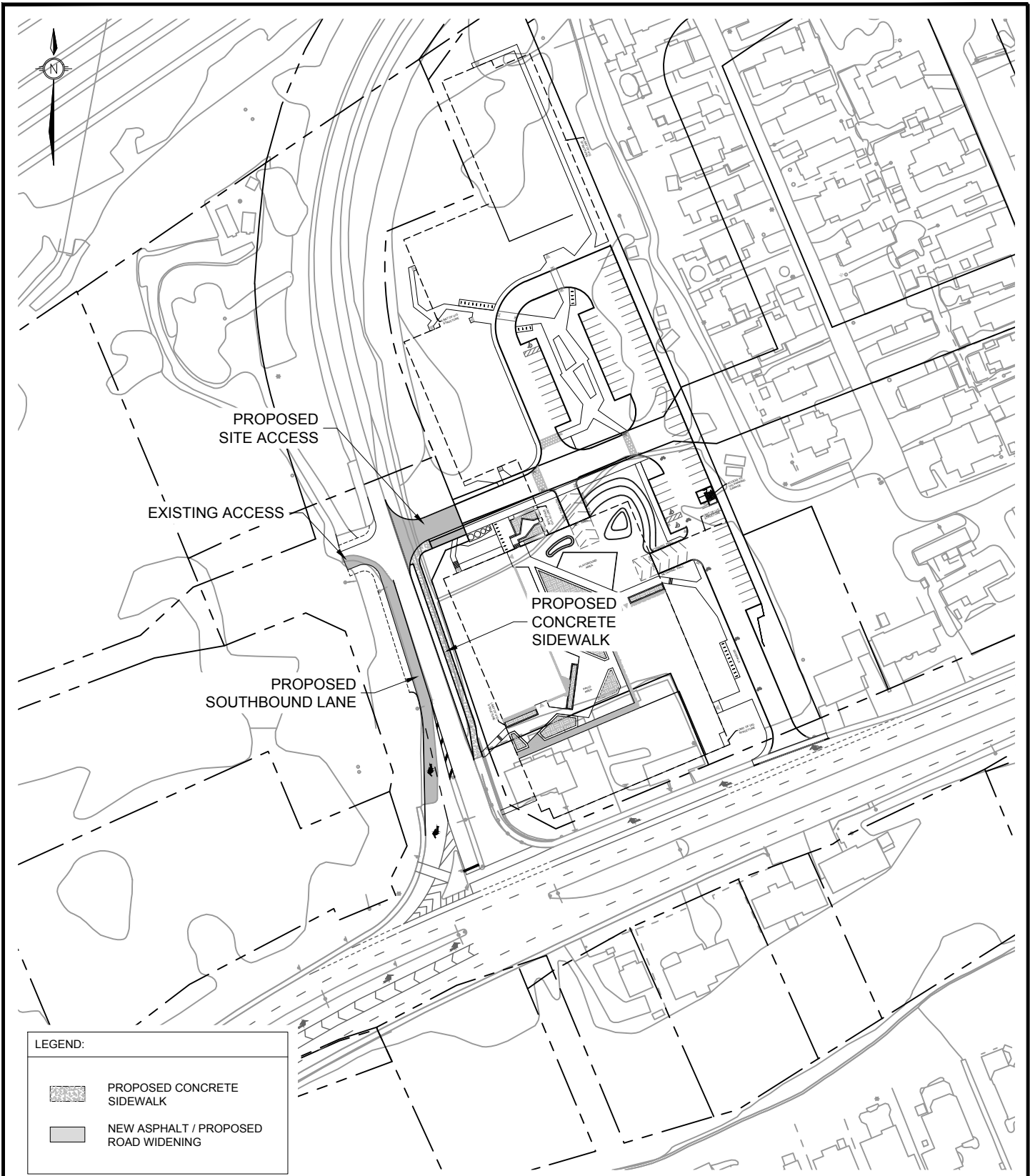
Scale: N.T.S.

Date: JULY 2024



Drawing No.:

RMA-2024
-TPD-???A

C:\temp\AcPublisher_18244113020-FD.dwg, RMA-DET, Jul 12, 2024 - 1:22pm, millier



LEGEND:

-  PROPOSED CONCRETE SIDEWALK
-  NEW ASPHALT / PROPOSED ROAD WIDENING



TRANSPORTATION SERVICES
DEPARTMENT

**PROPOSED ROADWAY
MODIFICATION**
**OR174 EB ON RAMP
NORTH OF ST JOSEPH
BOULEVARD**

Transportation Engineering Services

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

**RMA-2024
-TPD-???B**

**OR174 EB ON-RAMP
NORTH OF ST. JOSEPH BLVD
RMA COST ESTIMATE**

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT RATE	TOTAL AMOUNT
SECTION A - Earthworks					
1	Traffic Management	1	LS	\$7,000.00	\$7,000.00
2	Erosion and Sediment Control	1	LS	\$2,500.00	\$2,500.00
3	Topsoil Stripping	830	m ²	\$10.00	\$8,300.00
SUBTOTAL - SECTION A				\$17,800.00	
SECTION B - Road Works					
1	Removals				
	a) Saw-Cut and Key Grind Existing Asphalt	40	m	\$15.00	\$600.00
	b) Existing Asphalt Removal	650	m ²	\$21.00	\$13,650.00
	c) Granular A Removal	920	m ²	\$30.00	\$27,600.00
	d) Existing Retaining Wall and Hand Rail	1	LS	\$8,000.00	\$8,000.00
2	Granular B, Type II (450mm)	290	m ²	\$30.00	\$8,700.00
	Granular B, Type II (300mm)	25	m ²	\$20.00	\$500.00
	Granular B, Type II (To Regrade Roadway)	615	t	\$30.00	\$18,450.00
3	Granular A (150mm)	1,235	m ²	\$15.00	\$18,525.00
4	40mm Superpave 12.5mm PG 58-34	1,040	m ²	\$32.00	\$33,280.00
5	50mm Superpave 19.0mm PG 58-34	1,040	m ²	\$35.00	\$36,400.00
6	50mm Superpave 19.0mm PG 58-34	1,040	m ²	\$35.00	\$36,400.00
7	Asphalt Pathway (MUP)	25	m ²	\$40.00	\$1,000.00
8	New Curb				
	a) Barrier	155	m	\$125.00	\$19,375.00
	b) Depressed	20	m	\$125.00	\$2,500.00
9	Concrete Sidewalk (Incl. Granulars)	150	m ²	\$145.00	\$21,750.00
10	Pavement Symbols	2	ea	\$180.00	\$360.00
11	Pavement Markings	130	m	\$10.00	\$1,300.00
12	Signage				
	a) Removal and Relocation of New Signage	2	LS	\$500.00	\$1,000.00
SUBTOTAL - SECTION B				\$249,390.00	

**OR174 EB ON-RAMP
NORTH OF ST. JOSEPH BLVD
RMA COST ESTIMATE**

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT RATE	TOTAL AMOUNT
SECTION C - Landscaping					
1	Topsoil and Seed	365	m ²	\$13.00	\$4,745.00
SUBTOTAL - SECTION C					\$4,745.00
TOTAL SECTIONS A-C					\$271,935.00
	Soft Cost and Contingency (30%)				\$81,580.50
TOTAL					\$353,515.50