

September 25, 2025

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

Attention: Wally Dubyk
Project Manager, Infrastructure Approvals

Dear Mr. Dubyk

Reference: 335 Roosevelt Avenue
RMA Application
Our File No.: 110098

A Transportation Impact Assessment (TIA), dated June 26, 2025 and revised on September 25, 2025, was submitted to the City of Ottawa in support of Site Plan Control application for the above-mentioned property. The proposed roadway modifications have been updated to address the first round of City comments received on the Site Plan Application.

The recommended roadway modifications associated with this development include:

Roosevelt Avenue

- The extension of Roosevelt Avenue at its north end to form a cul-de-sac;
- The snow storage area at the west extents of the cul-de-sac;
- Realignment of the planned east-west Multi-Use Pathway (MUP) running along the transitway;
- The realignment and extension of the east sidewalk and cyclist transition on Roosevelt Avenue to connect to the east-west MUP running along the transitway.
- Relocation of existing Utility Pole and Guy Wire in the southwest corner of the proposed cul-de-sac.

There are other ongoing City projects in the vicinity of the subject site. These projects include:

- Light Rail Transit (LRT) Phase 2, which is scheduled for completion of construction in 2027;
- Berkley Avenue, Dominion Avenue and Tay Street Integrated Renewal, which is scheduled for construction in 2027/2028.

The 335 Roosevelt Avenue roadway works are anticipated to proceed to construction in 2028/2029. Since, these three projects are in the vicinity of each other, there are elements that are a potential conflict and require coordination. Based on the preliminary conversations with the city:

- The Berkley Avenue, Dominion Avenue and Tay Street Integrated Renewal project will be advanced in a similar timeline to the LRT work and prior to the 335 Roosevelt Avenue roadworks. The Infrastructure Services Department (ISD) will descope this portion of MUP from the LRT and would design/construct the MUP, lighting, and landscaping to the recommended alignment.
- The 335 Roosevelt Avenue roadworks will then proceed in 2028/2029 in which the cul-de-sac, snow storage area, and cyclist transition and sidewalk will be constructed.

Following the submission of the preliminary design, a new topographic survey was provided in this area. Based on the new survey, it is our understanding that the existing utility pole in the southwest corner of the proposed cul-de-sac has been relocated, and a new guy wire/anchor has recently been installed by the LRT. The relocated pole and guy wire now fall within the previously proposed driving area of the cul-de-sac. The preliminary design is infeasible without the relocation of the pole and guy wire. We have reached out to Hydro Ottawa and other utility stakeholders to coordinate the relocation of the utility pole and guy wire.

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

- Key Plan (PDF)
- Proposed Roadway Modifications (PDF)
- 1:250 Functional Design Plan (PDF)
- Preliminary Cost Estimate (PDF)
- Design/Control vehicle turning movements (PDF)

Digital copies of the drawings will be provided when the city comments are provided and addressed.

Contact information of the proponent are as follows:

Uniform Developments
117 Centerpointe Drive, Suite 300
Ottawa Ontario K2G 5X3
Canada

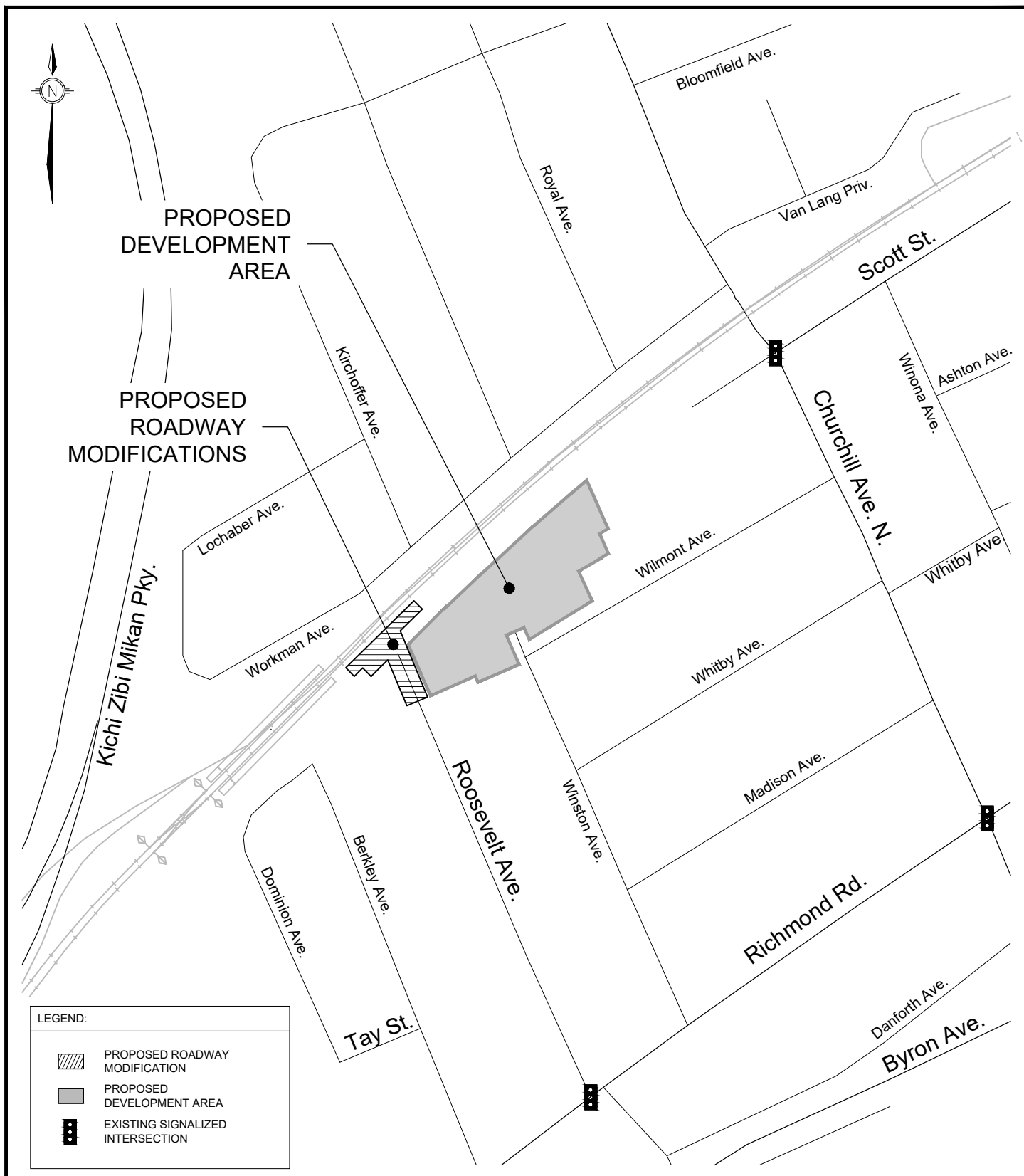
Attention: Annibale Ferro
Email: aferro@uniformdevelopments.com

Yours truly,

NOVATECH



Brad Byvelds
Senior Project Manager | Transportation



PLANNING DEVELOPMENT &
BUILDING SERVICES
DEPARTMENT

KEYPLAN ROOSEVELT AVENUE TERMINUS

Transportation Engineering Services

Approved By:

Drawing No.:

Completed By:

NOVATECH

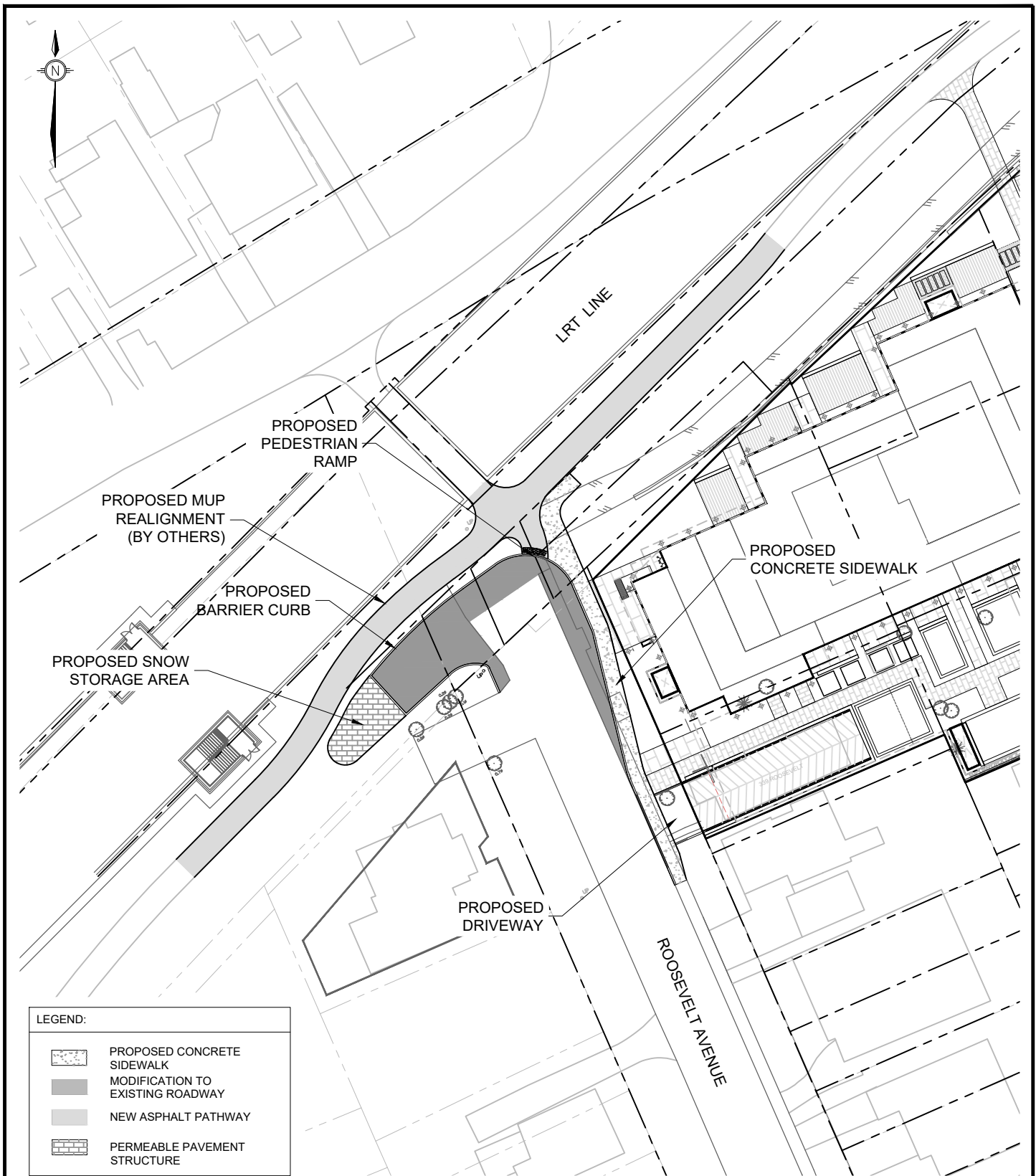
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N.T.S.

Date:

SEPTEMBER
2025

**RMA-2025
-TPD-027A**



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BUILDING SERVICES
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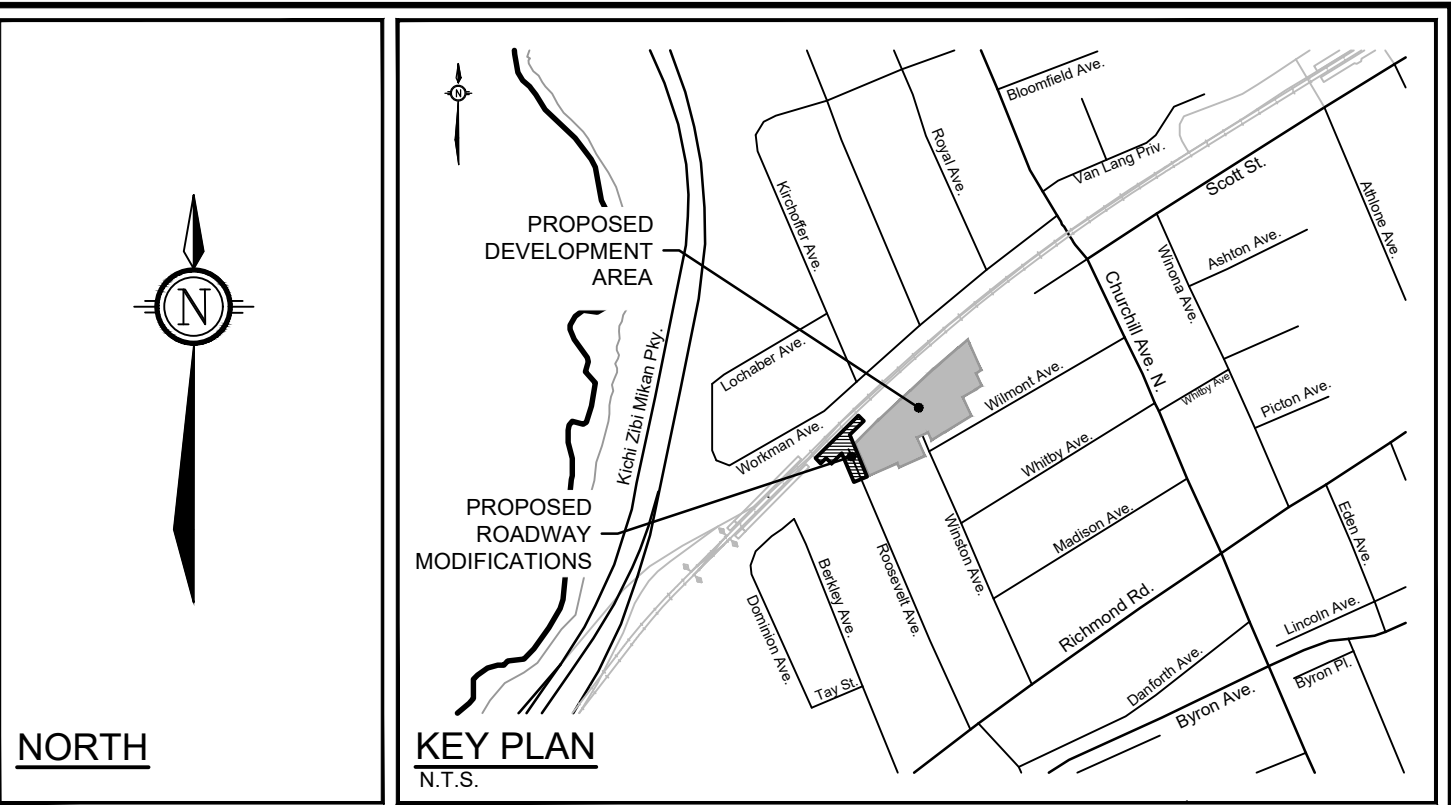
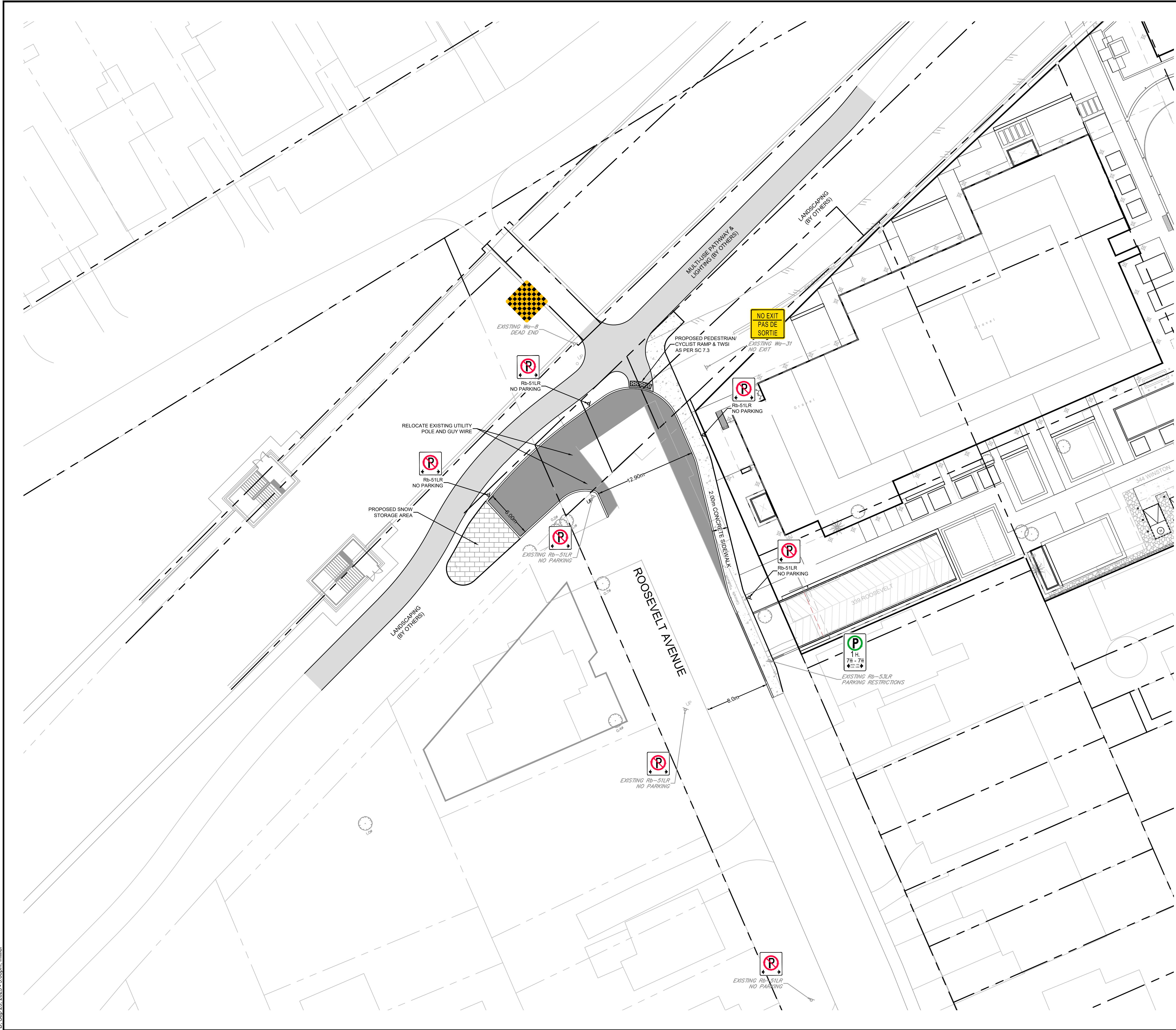
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N.T.S.

Date:

SEPTEMBER
2025

RMA-2025
-TPD-027B

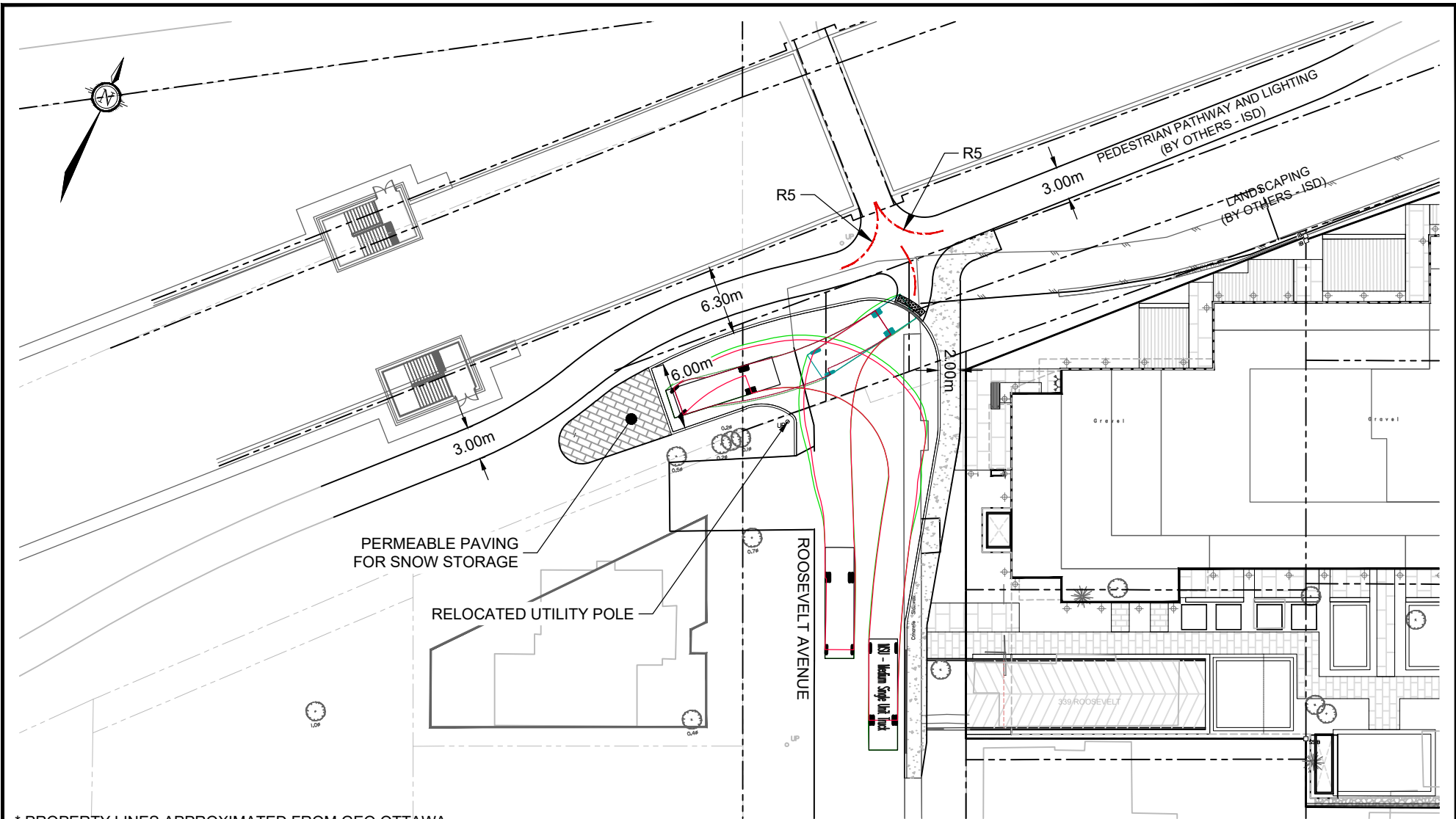


- LEGEND**
- PROPOSED ROAD WIDENING
 - PROPOSED ASPHALT PATHWAY
 - PROPOSED PERMEABLE PAVEMENT STRUCTURE
 - CONCRETE SIDEWALK
 - TACTILE WALKING SURFACE INDICATOR (TWSI)
 - DEPRESSED CURB
 - BARRIER CURB
 - EXISTING SANITARY MANHOLE & SEWER
 - EXISTING STORM MANHOLE & SEWER
 - EXISTING WATERMAIN
 - EXISTING CATCHBASIN
 - EXISTING FENCE
 - EXISTING HYDRANT AND VALVE
 - EXISTING OVERHEAD WIRE
 - EXISTING UTILITY POLE
 - EXISTING TREE

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.											SCALE		DESIGN		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 335 ROOSEVELT AVENUE DRAWING NAME PROJECT No. 124147 REV REV # 2 DRAWING No. 124147-FD			
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ITEM NO.	ITEM	QUANTITY	UNIT	UNIT RATE	TOTAL AMOUNT
SECTION A - General					
1	Traffic Management	1	LS	\$3,000.00	\$3,000.00
2	Erosion and Sediment Control Measures	1	LS	\$1,000.00	\$1,000.00
3	Topsoil Stripping	435	m ²	\$25.00	\$10,875.00
SUBTOTAL - SECTION A				\$14,875.00	
SECTION B - Road Works					
1	Removals and Relocations				
	a) Existing Asphalt Removal	55	m ²	\$30.00	\$1,650.00
	b) Asphalt Saw Cut	55	m	\$10.00	\$550.00
	c) Existing Curb Removal	40	m	\$100.00	\$4,000.00
	d) Existing Sidewalk Removal	60	m ²	\$120.00	\$7,200.00
	e) Hydrant Relocation	1	LS	\$5,000.00	\$5,000.00
	f) Existing Catch Basin Relocation	1	LS	\$3,000.00	\$3,000.00
3	New or Relocated Signage	6	ea	\$150.00	\$900.00
4	New Barrier Curb	90	m	\$120.00	\$10,800.00
5	New Concrete Sidewalk	100	m ²	\$145.00	\$14,500.00
6	New Asphalt Pathway	15	m ²	\$80.00	\$1,200.00
7	New Asphalt Roadway (incl. grading, asphalt, and granulars)	265	m ²	\$100.00	\$26,500.00
8	Tactile Walking Surface Indicators	2	m ²	\$1,200.00	\$2,400.00
9	Snow Storage Area (Permeable Pavement/material)	50	m ²	\$190.00	\$9,500.00
SUBTOTAL - SECTION B				\$87,200.00	
SECTION C - Utilities					
1	Relocate Existing Hydro Pole and Guy Wire	1	ea	\$15,000.00	\$15,000.00
SUBTOTAL - SECTION C				\$15,000.00	
SECTION D - Landscaping					
1	Topsoil and Sod	105	m ²	\$30.00	\$3,150.00
SUBTOTAL - SECTION D				\$3,150.00	
TOTAL SECTIONS A-D				\$120,225.00	
	Soft Cost and Contingency (30%)				\$36,067.50
TOTAL				\$156,292.50	

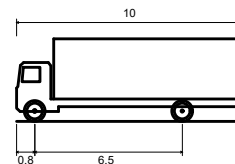


* PROPERTY LINES APPROXIMATED FROM GEO OTTAWA



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



MSU - Medium Single Unit Truck

Overall Length	10.000m
Overall Width	2.600m
Overall Body Height	3.650m
Min Body Ground Clearance	0.445m
Track Width	2.600m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	11.100m

335 ROOSEVELT AVENUE

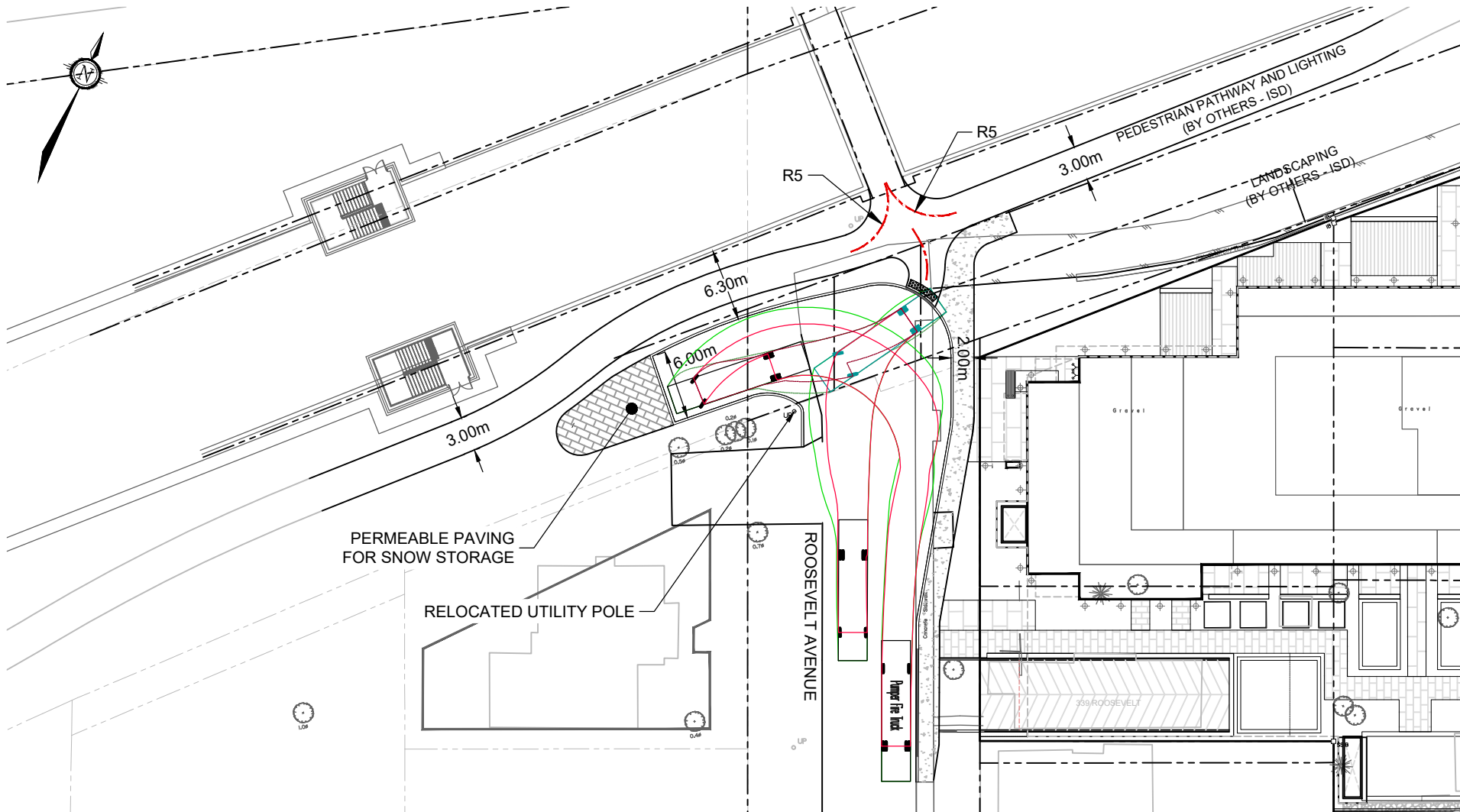
TURNING MOVEMENT
(MSU / GARBAGE TRUCK)

SCALE 1 : 500

DATE SEP 2025

JOB 110098

FIGURE FIGURE 1

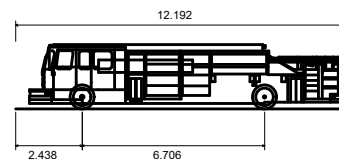


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Pumper Fire Truck

Overall Length	12.192m
Overall Width	2.489m
Overall Body Height	2.361m
Min Body Ground Clearance	0.200m
Track Width	2.489m
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

335 ROOSEVELT AVENUE

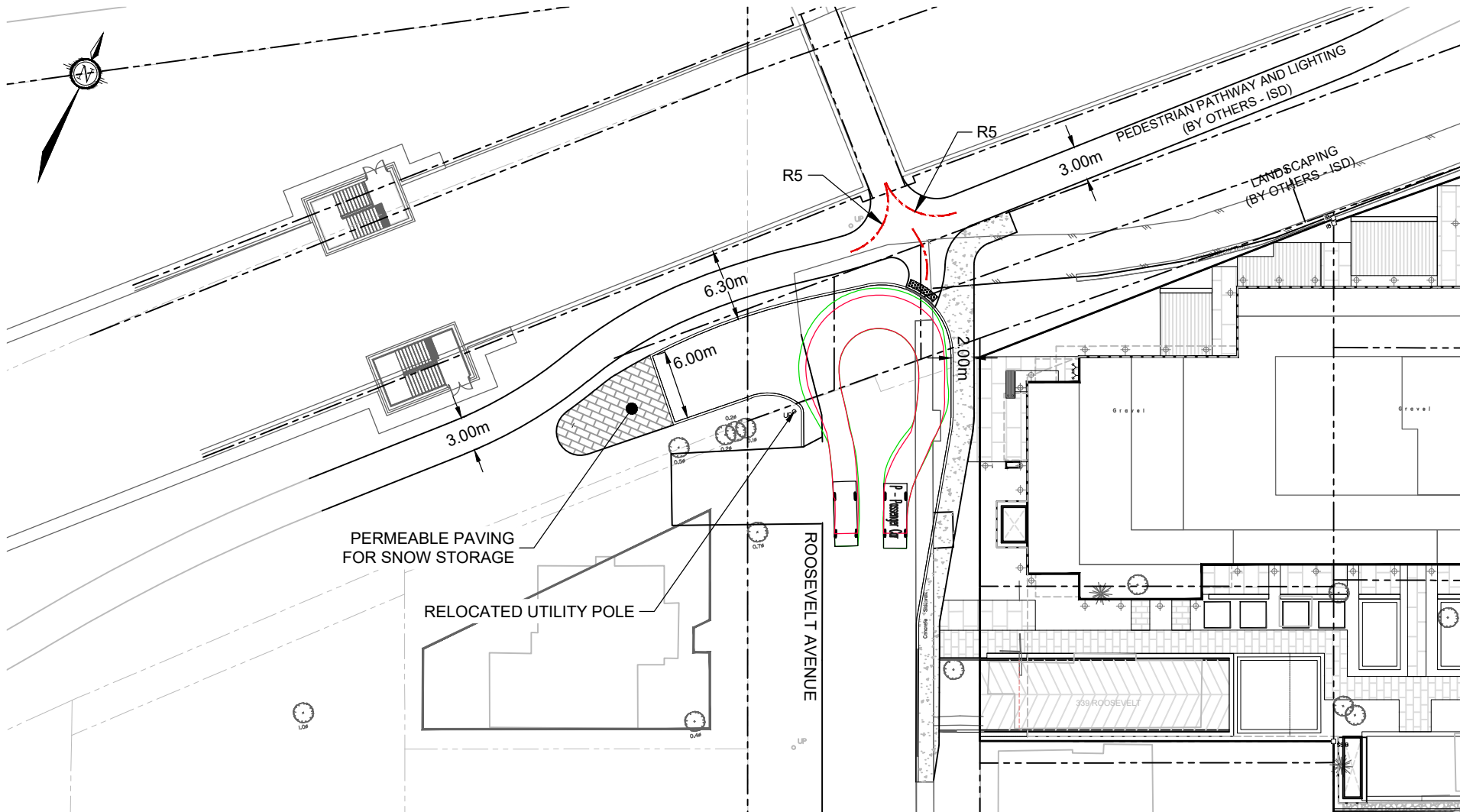
TURNING MOVEMENT (FIRE TRUCK)

SCALE 1 : 500 0 5m 10m 20m

DATE SEP 2025

JOB 110098

FIGURE FIGURE 2

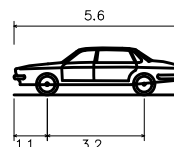


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P - Passenger Car

Overall Length	5.600m
Overall Width	2.000m
Overall Body Height	1.555m
Min Body Ground Clearance	0.340m
Track Width	2.000m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	6.300m

335 ROOSEVELT AVENUE

TURNING MOVEMENT
(P-CAR)

SCALE 1 : 500

DATE SEP 2025 JOB 110098 FIGURE 3