

September 26, 2025

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

Attention: Josiane Gervais
Project Manager, Transportation Approvals

Dear Ms. Gervais:

Reference: 3400, and 3428 Woodroffe Avenue
RMA Application
Our File No.: 124147

A Transportation Impact Assessment (TIA), dated September 25, 2025, was submitted to the City of Ottawa in support of Zoning By-law Amendment and Site Plan Control applications for the above noted address.

The recommended roadway modifications include the construction of a new sidewalk and a curb along the site frontage and a Pedestrian Crossover (PXO) of Type D – Mid-block (2-lane, 2-way).

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 Concept Plan (PDF)
- 1:500 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:

Phoenix Homes
18A Bentley Avenue
Ottawa, ON K2E 6T8

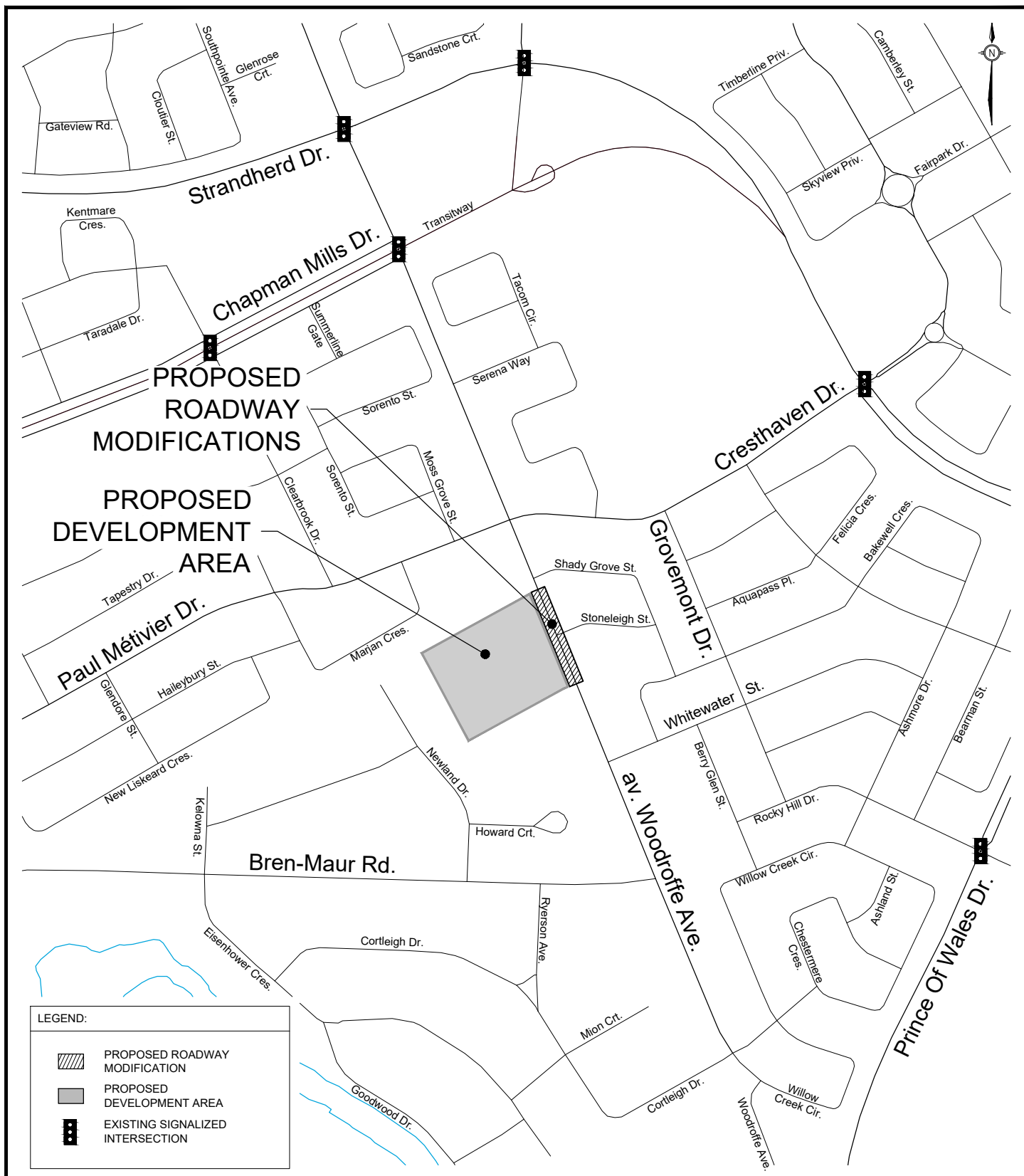
Attention: Micheal Boucher
Email: mboucher@phoenixhomes.ca

Yours truly,

NOVATECH

B. Byvelds

Brad Byvelds
Senior Project Manager | Transportation



PLANNING DEVELOPMENT &
BUILDING SERVICES
DEPARTMENT

KEYPLAN

WOODROFFE AVENUE
15m SOUTH OF SHADY
GROVE STREET & 90m
NORTH OF WHITEWATER
STREET

Transportation Engineering Services

Approved By:

Drawing No.:

Completed By:

NOVATECH

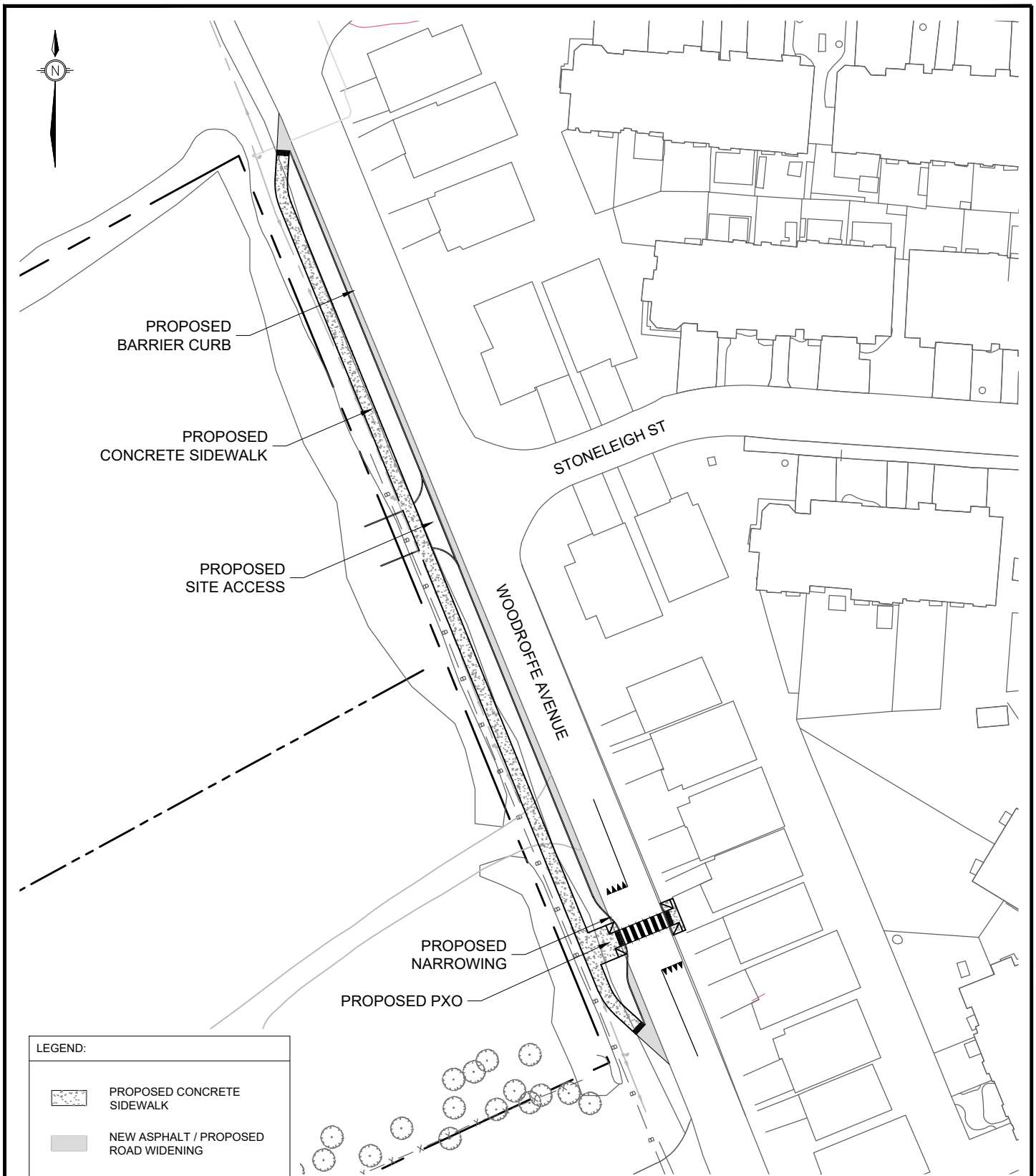
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Date:

SEPTEMBER
2025

RMA-2025
-TPD-???A



PLANNING DEVELOPMENT &
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KEYPLAN

WOODROFFE AVENUE
15m SOUTH OF SHADY
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Transportation Engineering Services

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RMA-2025
-TPD-???B

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NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS,
WATERMAINS, 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	SEP 26/25	BJB

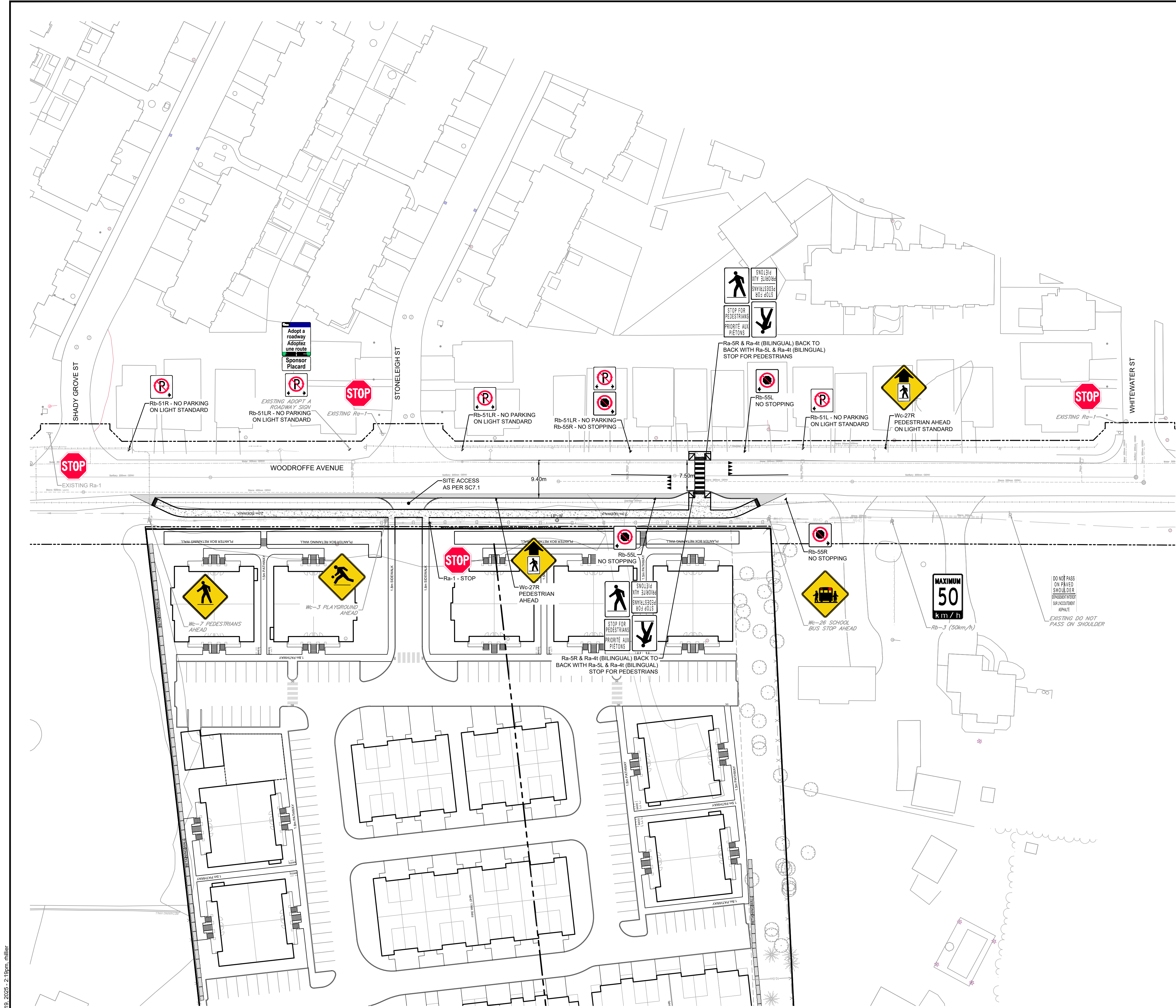
SCALE
1:500
0 5 10 15 20

DESIGN
RCH
CHECKED
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DRAWN
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CHECKED
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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 3400 & 3428 WOODROFFE AVENUE	
DRAWING NAME FUNCTIONAL DESIGN	
PROJECT No. 124147	REV REV # 1
DRAWING No. 124147-FD	



KEY PLAN
N.T.S.

LEGEND

- CONCRETE SIDEWALK RAMPING
- CONCRETE SIDEWALK
- TACTILE WALKING SURFACE INDICATOR (TWSI)
- DEPRESSED CURB
- BARRIER CURB
- EXISTING SANITARY MANHOLE & SEWER
- EXISTING STORM MANHOLE & SEWER
- EXISTING CATCHBASIN
- EXISTING WATERMAIN
- EXISTING HYDRANT AND VALVE
- EXISTING OVERHEAD WIRE
- EXISTING GAS MAIN
- EXISTING LIGHT STANDARD
- EXISTING STREET LIGHT DUCT
- EXISTING TREE

**3400 3428 Woodroffe
Ave - RMA
Cost Estimate**

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT RATE	TOTAL AMOUNT
SECTION A - General					
1	Traffic Management	1	LS	\$3,000.00	\$10,000.00
2	Erosion and Sediment Control Measures	1	LS	\$1,000.00	\$1,000.00
3	Topsoil Stripping and Stockpile	1,300	m ²	\$4.00	\$5,200.00
SUBTOTAL - SECTION A				\$16,200.00	
SECTION B - Road Works					
1	Removals and Relocations				
	a) Existing Asphalt Removal	205	m ²	\$30.00	\$6,150.00
	b) Asphalt Saw Cut	185	m	\$10.00	\$1,850.00
	c) Existing Sidewalk Removal	15	m ²	\$120.00	\$1,800.00
2	Pavement Markings	1	LS	\$5,000.00	\$5,000.00
3	New or Relocated Signage	13	ea	\$150.00	\$1,950.00
4	New Barrier Curb	180	m	\$120.00	\$21,600.00
5	New Concrete Sidewalk	385	m ²	\$145.00	\$55,825.00
6	New Asphalt Roadway (incl. grading, asphalt, and granulars)	375	m ²	\$100.00	\$37,500.00
7	Tactile Walking Surface Indicators	5	m ²	\$1,200.00	\$6,000.00
8	600mm x 600mm PCC Catch Basin	2	ea	\$5,000.00	\$10,000.00
9	200mm Diameter Catch Basin Lead	5	m	\$520.00	\$2,600.00
SUBTOTAL - SECTION B				\$150,275.00	
SECTION C - Landscaping					
1	Topsoil and Sod	735	m ²	\$30.00	\$22,050.00
SUBTOTAL - SECTION C				\$22,050.00	
TOTAL SECTIONS A-C				\$188,525.00	
	Soft Cost and Contingency (30%)				\$56,557.50
TOTAL				\$245,082.50	