

November 28, 2025

City of Ottawa
Planning, Development & Building Services Department
110 Laurier Ave. W. 4th Floor
Ottawa, Ontario K1P 1J1

Attention: Ms. Josiane Gervais
Project Manager, Infrastructure Approvals

Reference: 3045 Baseline Road – Queensway Carleton Hospital Part 4 Expansion
RMA Application
Novatech File No.: 123089

A Transportation Impact Assessment (TIA), dated November 28, 2025, was submitted to the City of Ottawa in support of Site Plan Control application for the above-mentioned property.

The recommended roadway modifications associated with this development include:

- Widening of westbound approach (John Sutherland Drive) at Richmond Road/John Sutherland Drive intersection from two lanes to three lanes.
- Changing the phasing of the existing signalization at Richmond Road/John Sutherland Drive intersection to include a protected+permitted phase for southbound left turn movement. The southbound left turn movement currently operates under permitted phase only.

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 (PDF)
- Preliminary Cost Estimate (PDF)

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

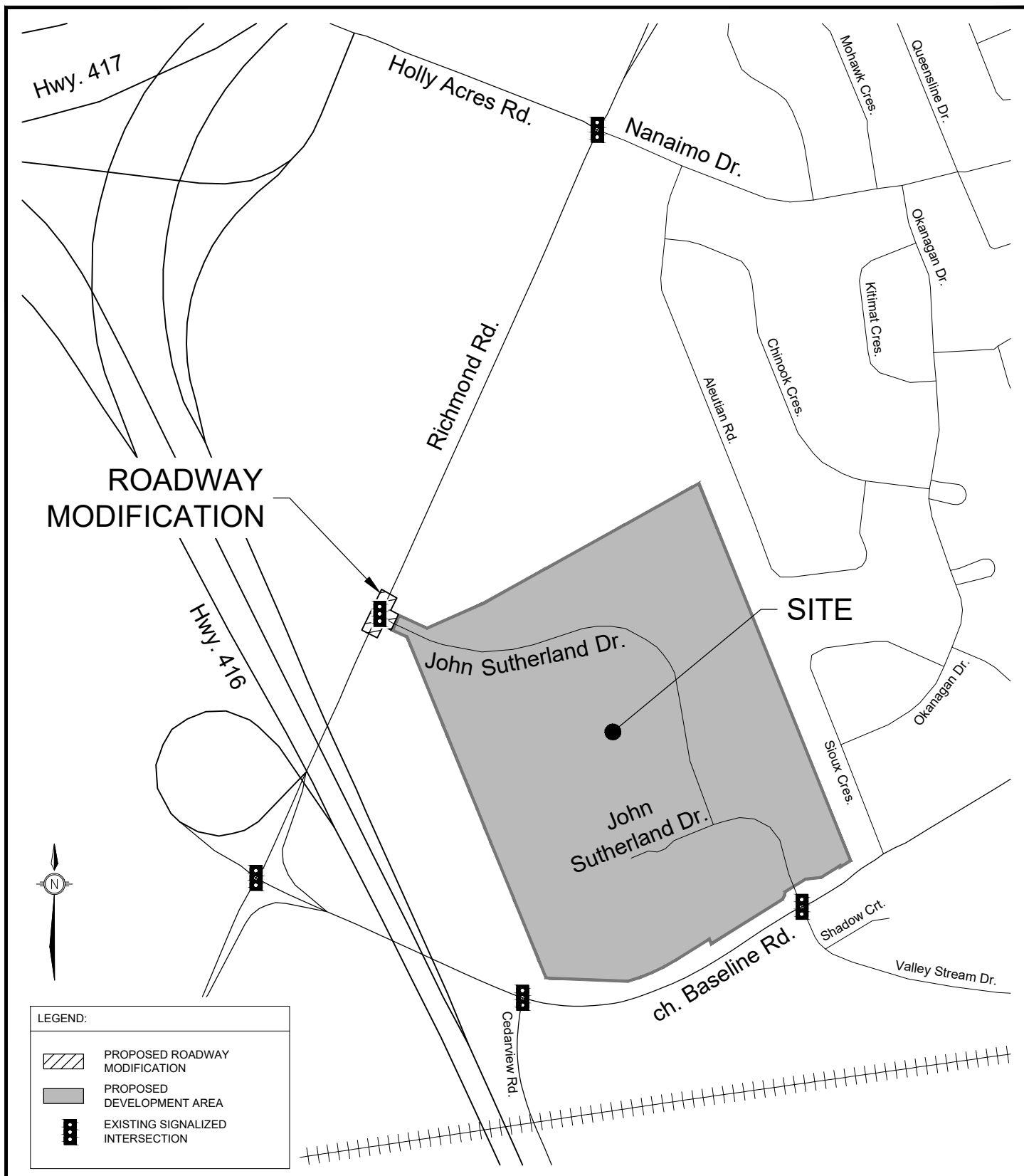
Contact information for the proponent is as follows:

Queensway Carleton Hospital
3045 Baseline Road
Ottawa, ON, K2H 8P4
Attention: Peter Thompson
Email: pthompson@gch.on.ca

NOVATECH



Brad Byvelds, P. Eng.
Senior Project Manager | Transportation



PLANNING DEVELOPMENT &
BUILDING SERVICES
DEPARTMENT

KEYPLAN

RICHMOND ROAD & JOHN SUTHERLAND DRIVE INTERSECTION

Transportation Engineering Services

Approved By:

Drawing No.:

Completed By:

NOVATECH

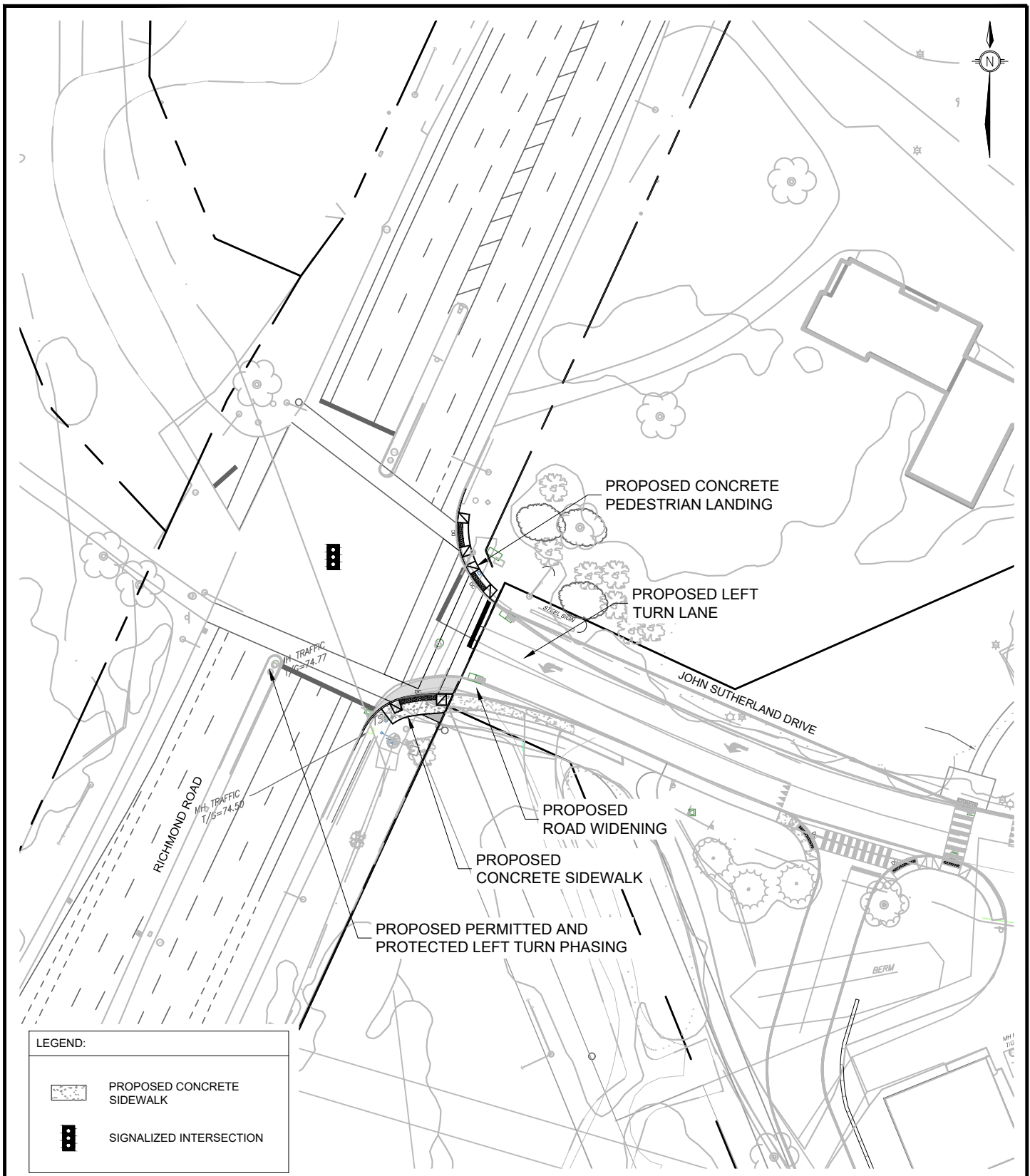
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NOVEMBER
2025

RMA-2025
-TPD-???A



PLANNING DEVELOPMENT &
BUILDING SERVICES
DEPARTMENT

ROADWAY MODIFICATION RICHMOND ROAD & JOHN SUTHERLAND DRIVE INTERSECTION

Transportation Engineering Services

Approved By:

Drawing No.:

Completed By:

NOVATECH

Scale:

N.T.S.

Date:

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2025

RMA-2025
-TPD-???B

3045 Baseline Road
Queensway Carleton Hospital
Part 4 Expansion
RMA Cost Estimate

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT RATE	TOTAL AMOUNT
SECTION A - General					
1	Traffic Management	1	LS	\$10,000.00	\$10,000.00
2	Erosion and Sediment Control Measures	1	LS	\$5,000.00	\$5,000.00
3	Topsoil and Sod Removal	120	m ²	\$20.00	\$2,400.00
SUBTOTAL - SECTION A				\$17,400.00	
SECTION B - Road Works					
1	Removals and Relocations				
	a) Existing Asphalt Removal	20	m ²	\$30.00	\$600.00
	b) Asphalt Saw Cut	20	m	\$10.00	\$200.00
	c) Existing Curb Removal	40	m	\$25.00	\$1,000.00
	d) Existing Sidewalk Removal	25	m ²	\$30.00	\$750.00
2	Pavement Markings	1	LS	\$1,000.00	\$1,000.00
3	New Barrier Curb	40	m	\$120.00	\$4,800.00
4	New Concrete Sidewalk	50	m ²	\$120.00	\$6,000.00
6	New Asphalt Roadway (incl. grading, asphalt, and granulars)	30	m ²	\$120.00	\$3,600.00
7	Tactile Walking Surface Indicators	10	m ²	\$800.00	\$8,000.00
8	Signal Head Replacement to add protected+permitted phase for SBL movement	1	ea	\$50,000*	\$50,000.00
SUBTOTAL - SECTION B				\$75,950.00	
SECTION C - Landscaping					
1	Topsoil and Seed	90	m ²	\$10.00	\$900.00
SUBTOTAL - SECTION C				\$900.00	
TOTAL SECTIONS A-C				\$94,250.00	
	Soft Cost and Contingency (30%)				\$28,275.00
TOTAL				\$122,525.00	

*: Signal head replacement cost to be confirmed by the city