

March 7, 2019

BY E-MAIL: wally.dubyk@ottawa.ca

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

Attention: Wally Dubyk
Project Manager, Transportation Approvals

Dear Mr. Dubyk:

Reference: 383 Albert Street & 340 Queen Street
RMA Application (Roadway Modifications along Claridge Frontage)
Our File No.: 109111

A Traffic Impact Assessment (TIA) Addendum 2 was submitted to the City of Ottawa in August 2018, in support of a Zoning By-Law Amendment and Site Plan Control application for 383 Albert Street & 340 Queen Street. A subsequent revised TIA Addendum 2 is being submitted to the City of Ottawa in February 2019 to reflect updates to the proposed concept and to address transportation comments provided by City Staff.

The roadway modifications associated with this development include the removal of the existing curb and parking lane adjacent to the site on Albert Street with a new curb alignment to provide a new access to the site, a drop off area for the proposed development and a City bus stop platform.

The existing reserved lane for buses will be removed and a new 2.0m wide sidewalk, 1.8m wide cycle track and parking lane on the opposite (southern) side of Albert Street will be created in accordance with the Albert-Slater Repurposing project. Signage will be adjusted to suit the new roadway layout.

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

- Key Plan (PDF)
- Proposed Roadway Modifications (PDF)
- Preliminary Cost Estimate (PDF)

Digital copies of the drawings will be provided when City comments are provided and addressed. The functional design drawing is included in **Appendix G** of the revised TIA Addendum 2.

Contact information for the proponent is as follows:

Neil Malhotra
Claridge Homes
210 Gladstone Avenue
Ottawa, Ontario K2P 0Y6

Email: neil.malhotra@claridgehomes.com
Tel: (613) 233-6030

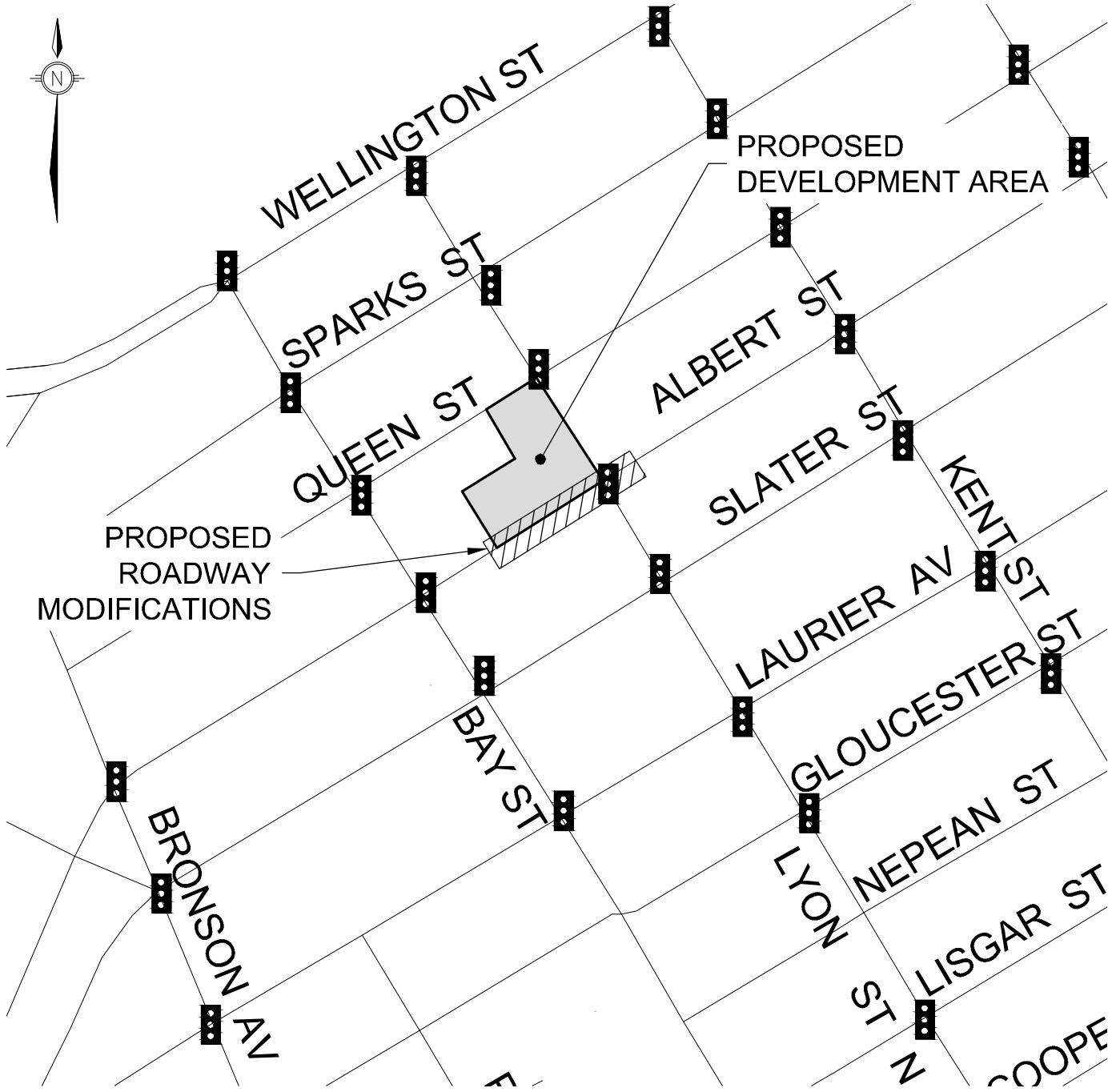
Should you require anything further please feel free to call.

Yours truly,

NOVATECH



Jennifer Luong, P. Eng.
Senior Project Manager | Transportation/Traffic



LEGEND:

	EXISTING TRAFFIC CONTROL DEVICES
	PROPOSED ROADWAY MODIFICATION
	PROPOSED DEVELOPMENT AREA

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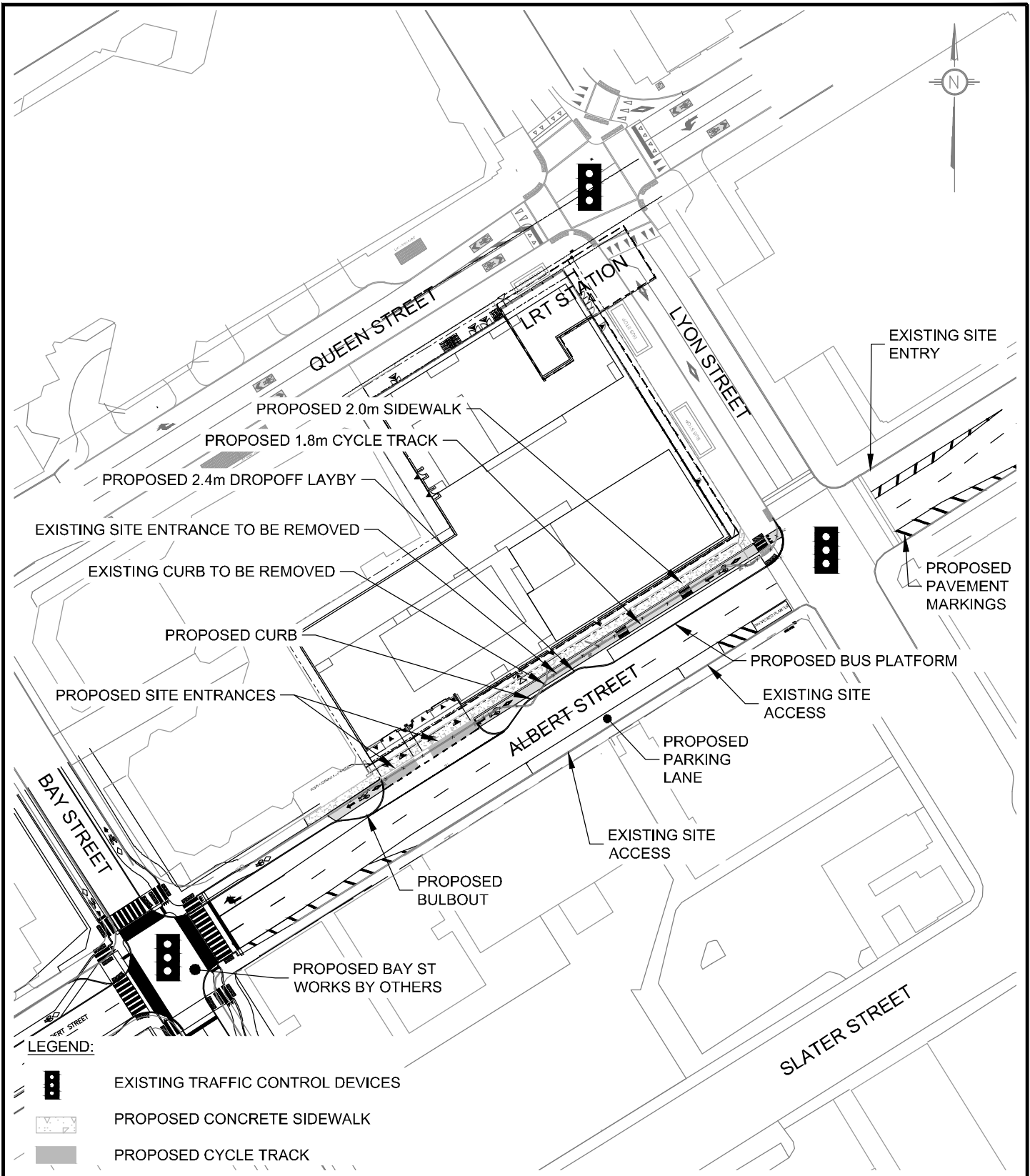


KEY PLAN

383 ALBERT STREET &
340 QUEEN STREET

Design Review and Implementation

Approved By:		Drawing No.: RMA-2019 TES-???A
Completed By: NOVATECH		
Scale: N.T.S.	Date: FEBRUARY 2019	



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PLANNING AND GROWTH
MANAGEMENT

PROPOSED ROADWAY
MODIFICATIONS

**383 ALBERT STREET &
340 QUEEN STREET**

Design Review and Implementation

Approved By:		Drawing No.:
Completed By: NOVATECH		
Scale: N.T.S	Date: MARCH 2019	RMA-2019 TES-???B

**RMA PRELIMINARY COST ESTIMATE
ALBERT ST (FROM LYON ST TO 100m WEST OF LYON ST)**

ITEM NO.	ITEM	EST. QUANTITY	UNIT	UNIT RATE	TOTAL AMOUNT
SECTION A - General					
1	Traffic Management	1.0	LS	\$10,000.00	\$10,000.00
2	Erosion and Sediment Control	1.0	LS	\$1,000.00	\$1,000.00
3	Pre-Construction Inspection	1.0	LS	\$1,000.00	\$1,000.00
SUBTOTAL - SECTION A					\$12,000.00
SECTION B - Removals and Relocations					
1	Removal of Existing Curb	102.0	m	\$20.00	\$2,040.00
2	Removal of Existing Signage (incl. overhead lane signage and pole)	1.0	LS	\$1,000.00	\$1,000.00
3	Removal of Existing Asphalt	360.0	m ²	\$25.00	\$9,000.00
4	Removal of Existing Linemarking	1.0	LS	\$2,500.00	\$2,500.00
5	Removal of Existing Pay Machine	1.0	ea	\$2,000.00	\$2,000.00
6	Removal of Existing Sidewalk / Concrete Bulbout	210.0	m ²	\$15.00	\$3,150.00
7	Removal of Existing Catchbasin	3.0	ea	\$500.00	\$1,500.00
8	Relocation of Catchbasin	1.0	ea	\$3,500.00	\$3,500.00
9	Relocate Existing Signage	1.0	LS	\$500.00	\$500.00
10	Relocation of Signals Pole at Albert / Lyon	1.0	LS	\$50,000.00	\$50,000.00
11	Removal of Utility Pole	3.0	ea	\$1,000.00	\$3,000.00
12	Lighting Standard and Pole	3.0	ea	\$3,750.00	\$11,250.00
SUBTOTAL - SECTION B					\$89,440.00
SECTION C - Road Works					
1	Asphalt Roadway Reinstatement	150.0	m ²	\$150.00	\$22,500.00
2	Proposed Concrete Vehicle Entrance	28.0	m ²	\$150.00	\$4,200.00
3	Concrete Sidewalk	190.0	m ²	\$75.00	\$14,250.00
4	Concrete Boulevard and Bus Stop Landing Zone	150.0	m ²	\$65.00	\$9,750.00
5	Concrete Cycle Path	130.0	m ²	\$95.00	\$12,350.00
6	Tactile Delineation Strip (0.2m wide)	76.0	m	\$30.00	\$2,280.00
7	Concrete Barrier Curb (SC1.1)	76.0	m	\$65.00	\$4,940.00
8	Concrete Depressed Curb (SC1.1)	43.0	m	\$75.00	\$3,225.00
9	Linemarking	1.0	LS	\$3,000.00	\$3,000.00
10	Green Thermoplastic Treatment for Cycle Crossing	33.0	m ²	\$300.00	\$9,900.00
11	Tactile Walking Surface Indicators (TWSI)	2.0	ea	\$3,500.00	\$7,000.00
12	Iron Works Adjustments	1.0	LS	\$2,000.00	\$2,000.00
SUBTOTAL - SECTION C					\$95,395.00
SECTION D - Storm Sewer					
1	200mm dia. CB lead	3.0	m	\$250.00	\$750.00
2	Curb Inlet Catch Basin	2.0	ea	\$2,500.00	\$5,000.00
3	Connection to Existing	1.0	LS	\$1,000.00	\$1,000.00
SUBTOTAL - SECTION D					\$6,750.00

**RMA PRELIMINARY COST ESTIMATE
ALBERT ST (FROM LYON ST TO 100m WEST OF LYON ST)**

ITEM NO.	ITEM	EST. QUANTITY	UNIT	UNIT RATE	TOTAL AMOUNT
SECTION E - Signage					
1	Sign + Post	3.0	ea	\$350.00	\$350.00
2	Sign only	1.0	ea	\$200.00	\$200.00
3	Post only	2.0	ea	\$150.00	\$150.00
SUBTOTAL - SECTION E					\$700.00
TOTAL ESTIMATE					\$204,285.00
SOFT COSTS (20%)					\$40,857.00
CONTINGENCY (10%)					\$20,428.50
GRAND TOTAL					\$265,570.50