

July 24, 2024

City of Ottawa  
Planning and Growth Management Department  
110 Laurier Ave. W, 4<sup>th</sup> 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**

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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:

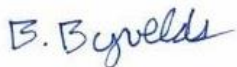
8417709 CANADA INC.  
430 Boulevard de l'Hopital, Suite 310  
Gatineau, Quebec, J8V 1T7  
Canada

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

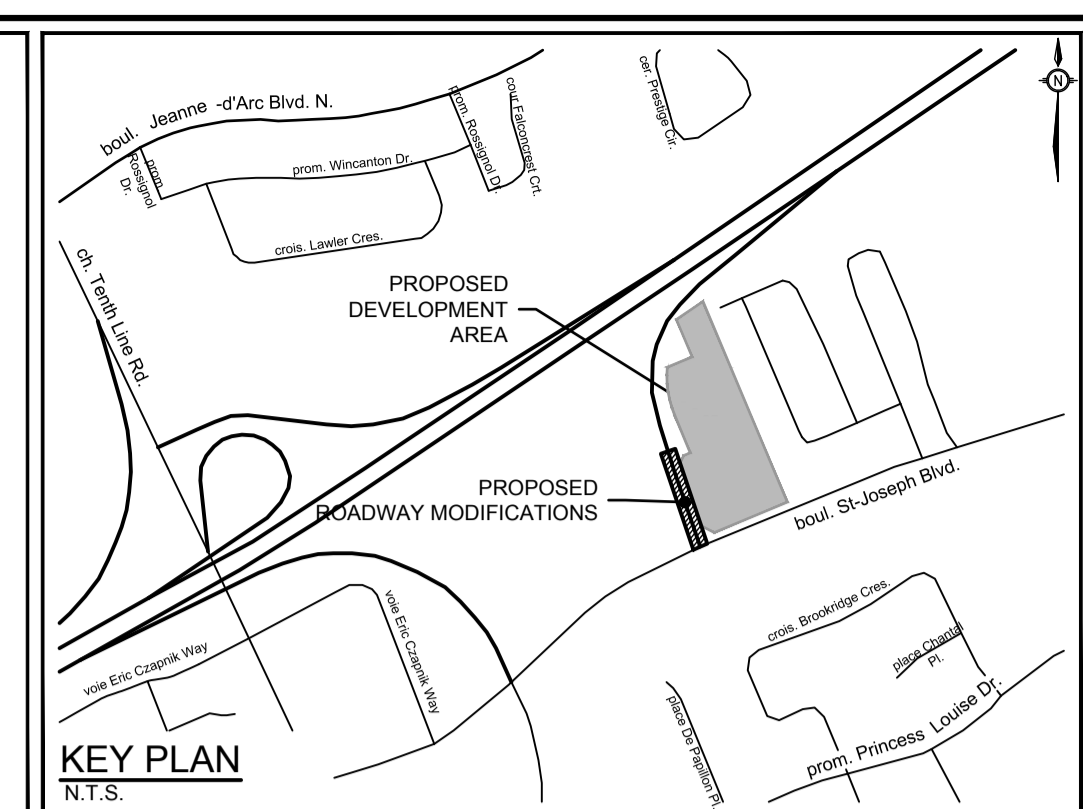
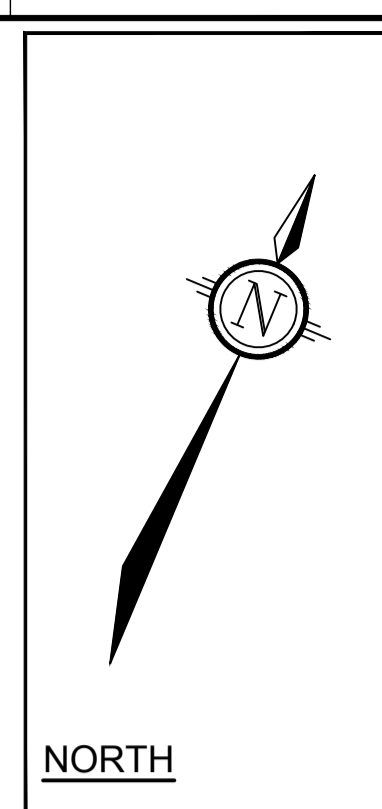
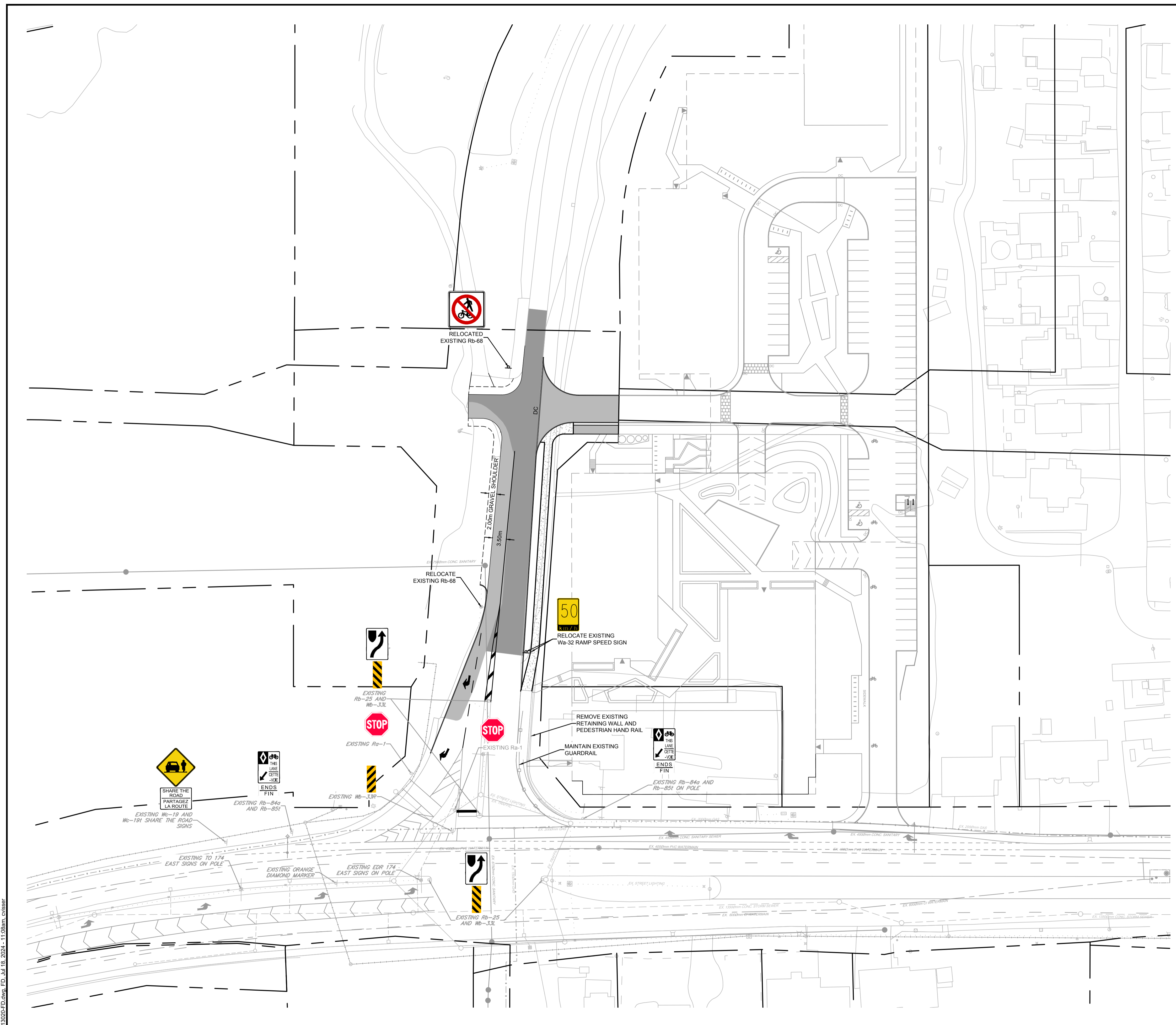
Should you require anything further please feel free to call.

Yours truly,

**NOVATECH**



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



**LEGEND**

	PROPOSED ASPHALT WIDENING
	PROPOSED ASPHALT REMOVAL AND REGRADING
	PROPOSED CONCRETE
	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

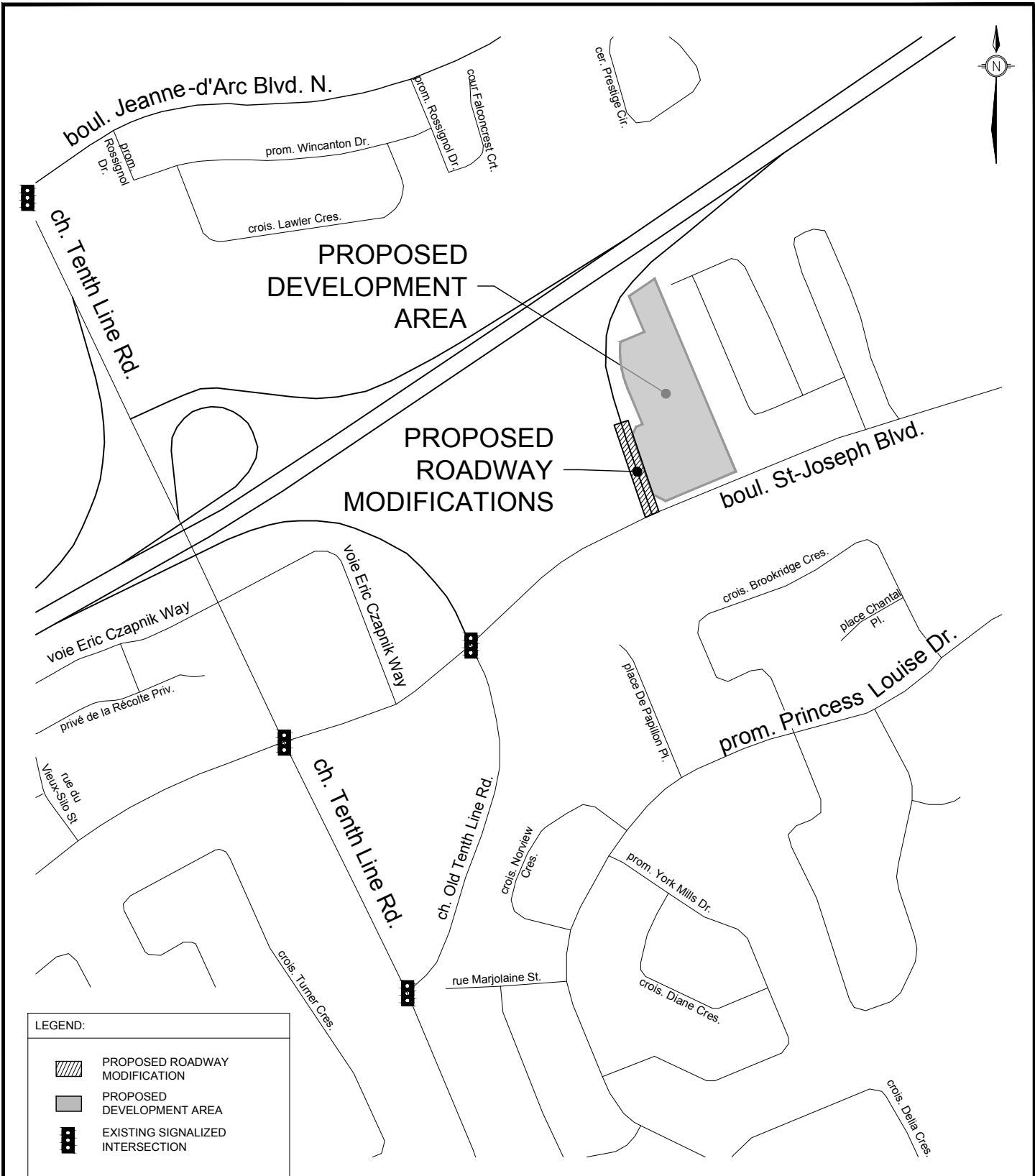
SCALE	
DESIGN	RCH
CHECKED	JRA
DRAWN	RCH
CHECKED	JRA
APPROVED	BJB

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 NAME OF DEVELOPMENT	PROJECT No. 113020
DRAWING NAME <b>FUNCTIONAL DESIGN</b>	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

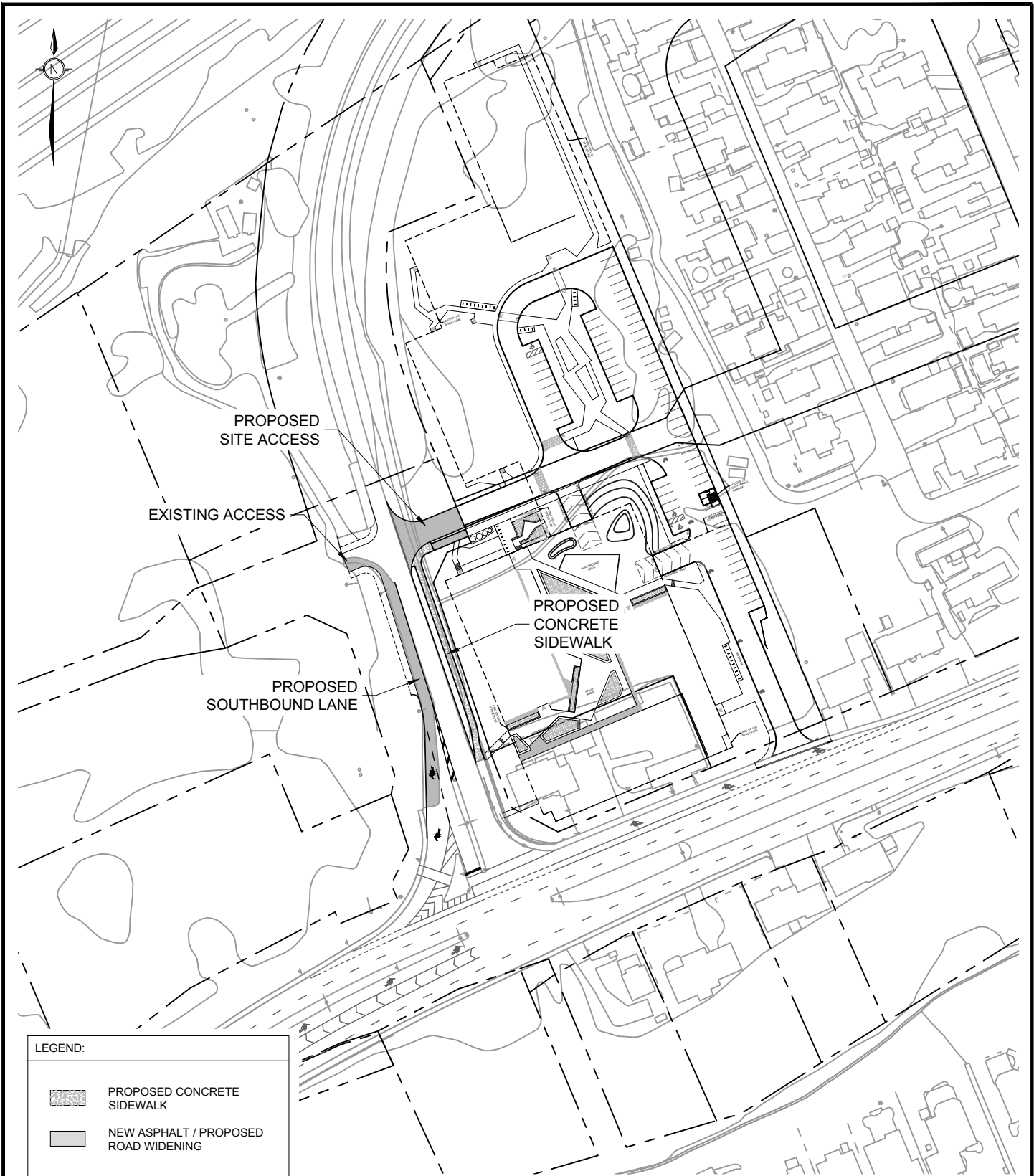
**KEYPLAN**  
**OR174 EB ON RAMP**  
**NORTH OF ST JOSEPH**  
**BOULEVARD**

Transportation Engineering Services



Approved By:  
  
Completed By:  
NOVATECH  
Scale:  
N.T.S.  
Date:  
JULY  
2024

Drawing No.:  
  
**RMA-2024**  
**-TPD-???A**

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**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
<b>SECTION A - Earthworks</b>					
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 <sup>2</sup>	\$10.00	\$8,300.00
<b>SUBTOTAL - SECTION A</b>				<b>\$17,800.00</b>	
<b>SECTION B - Road Works</b>					
1	Removals				
	a) Saw-Cut and Key Grind Existing Asphalt	40	m	\$15.00	\$600.00
	b) Existing Asphalt Removal	650	m <sup>2</sup>	\$21.00	\$13,650.00
	c) Granular A Removal	920	m <sup>2</sup>	\$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 <sup>2</sup>	\$30.00	\$8,700.00
	Granular B, Type II (300mm)	25	m <sup>2</sup>	\$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 <sup>2</sup>	\$15.00	\$18,525.00
4	40mm Superpave 12.5mm PG 58-34	1,040	m <sup>2</sup>	\$32.00	\$33,280.00
5	50mm Superpave 19.0mm PG 58-34	1,040	m <sup>2</sup>	\$35.00	\$36,400.00
6	50mm Superpave 19.0mm PG 58-34	1,040	m <sup>2</sup>	\$35.00	\$36,400.00
7	Asphalt Pathway (MUP)	25	m <sup>2</sup>	\$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 <sup>2</sup>	\$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
<b>SUBTOTAL - SECTION B</b>				<b>\$249,390.00</b>	

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

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