

October 12, 2022

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

Attention: Mr. Mike Giampa
Project Manager, Infrastructure Applications

Dear Sir:

Reference: 4386 Rideau Valley Drive
RMA Application
Our File No.: 121153

A Transportation Impact Assessment (TIA), dated October 2022, was submitted to the City of Ottawa in support of Zoning By-Law Amendment and Draft Plan of Subdivision applications for the above address.

The recommended roadway modifications associated with this development include westbound and eastbound left turn lanes at the Bankfield Road/Colony Heights Road/Street One intersection. The proposed modifications will include a new pathway along the north side of Bankfield Road.

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

- 1:500 Functional Design (PDF)
- Key Plan (PDF)
- Functional Design Drawings (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:

Uniform Developments
117 Centrepointe Drive #300
Ottawa Ontario K2G 6P9
Canada

Attention. Ryan MacDougall
Email: rmacdougall@uniformdevelopments.com
613-225-0770

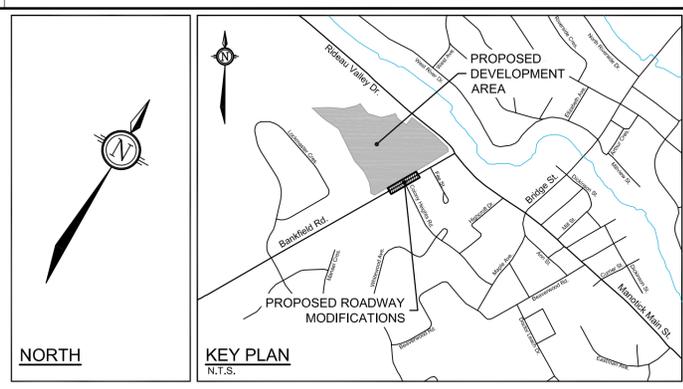
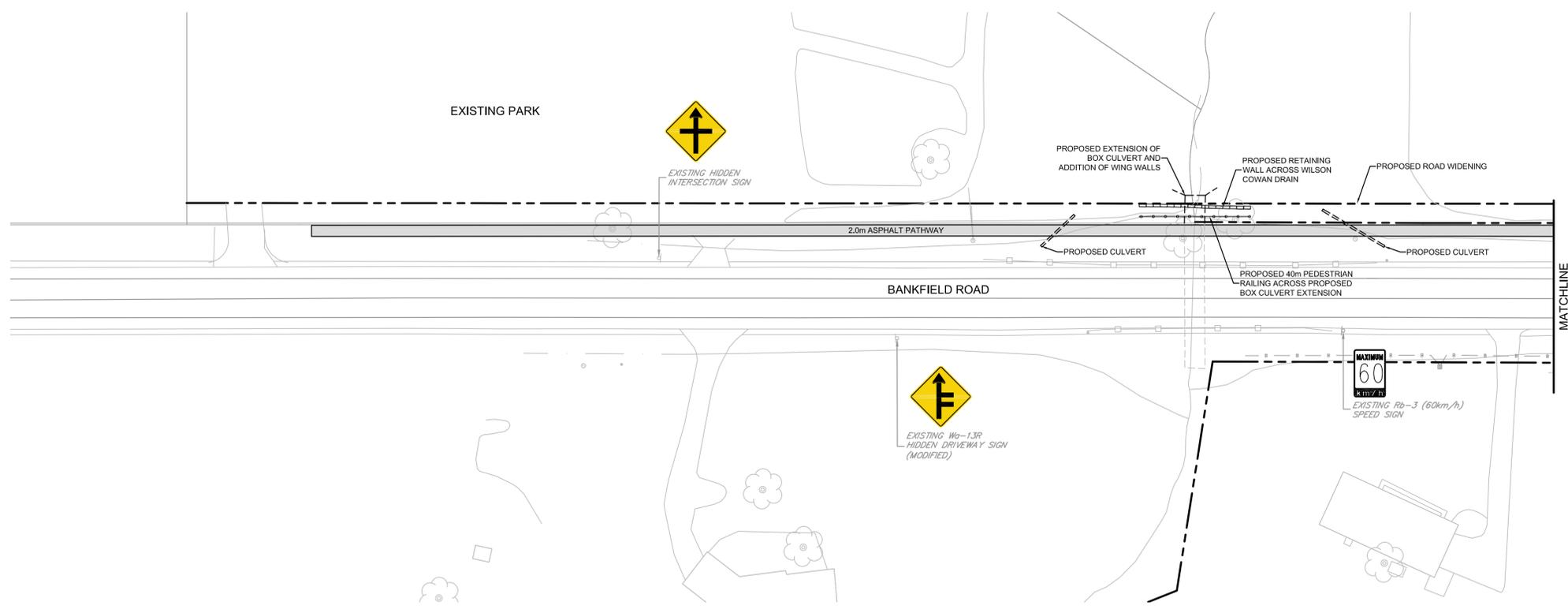
Should you require anything further please feel free to call.

Yours truly,

NOVATECH

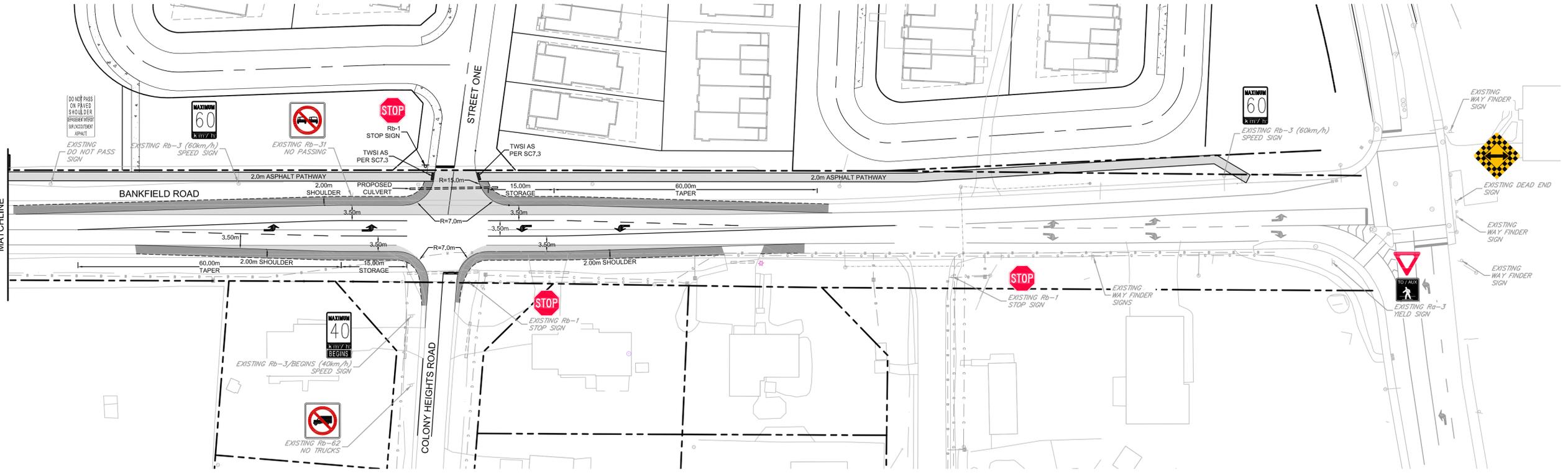


Rochelle Fortier, P.Eng.
Project Engineer | Transportation



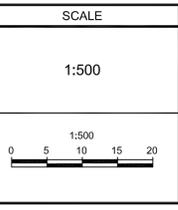
LEGEND

	PROPOSED ROAD WIDENING
	PROPOSED PAVED SHOULDER
	EXISTING BELL DUCT
	EXISTING CABLE DUCT
	EXISTING GAS MAIN
	EXISTING CULVERT



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 CITY REVIEW	OCT 12/22	BJB



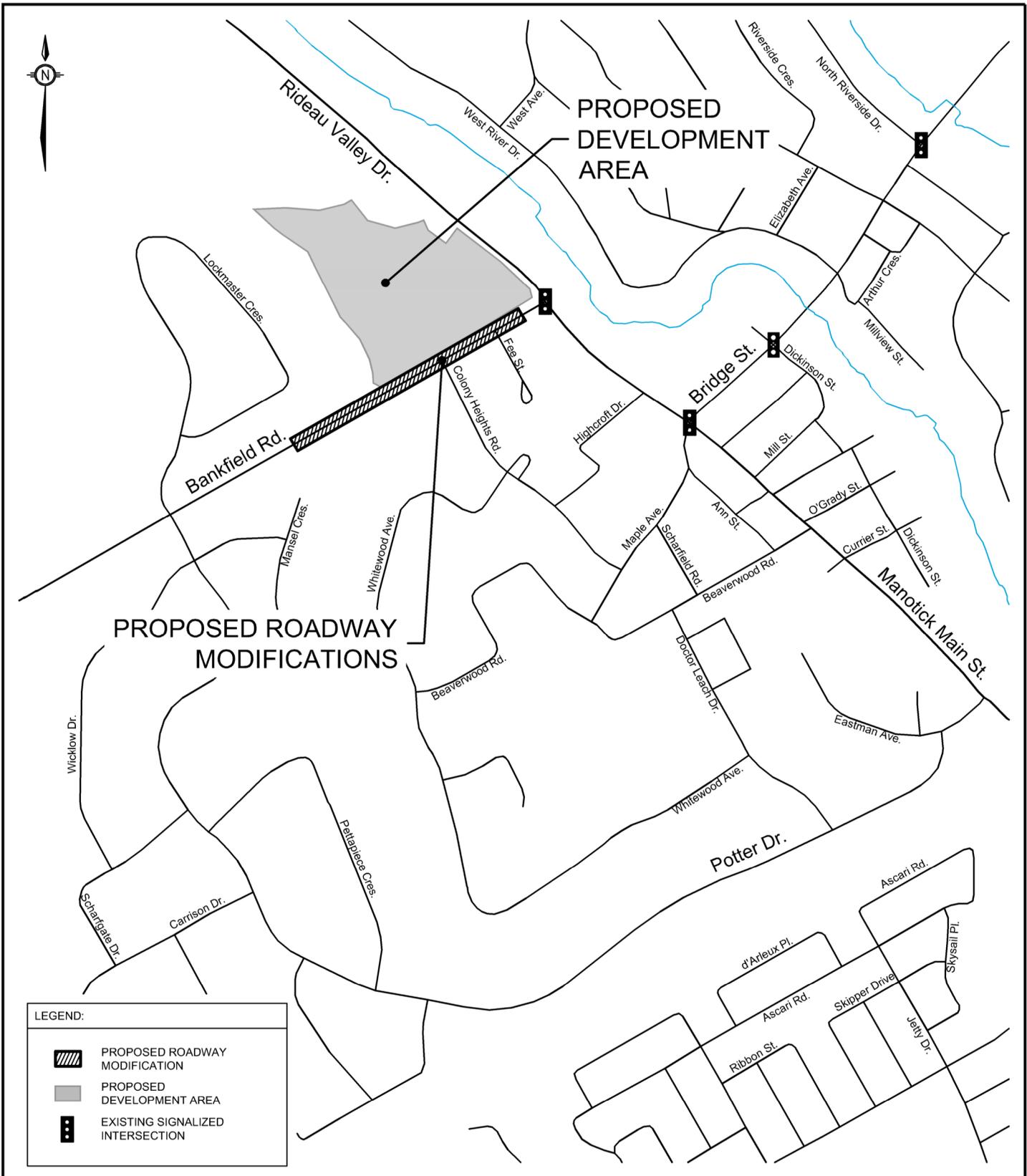
DESIGN	RCH
CHECKED	RAF
DRAWN	RCH
CHECKED	RAF
APPROVED	BJB

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 BANKFIELD ROAD - ROADWAY MODIFICATION	PROJECT No. 121153
DRAWING NAME FUNCTIONAL DESIGN	REV REV # 1
	DRAWING No. 121153-FD

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TRANSPORTATION SERVICES DEPARTMENT

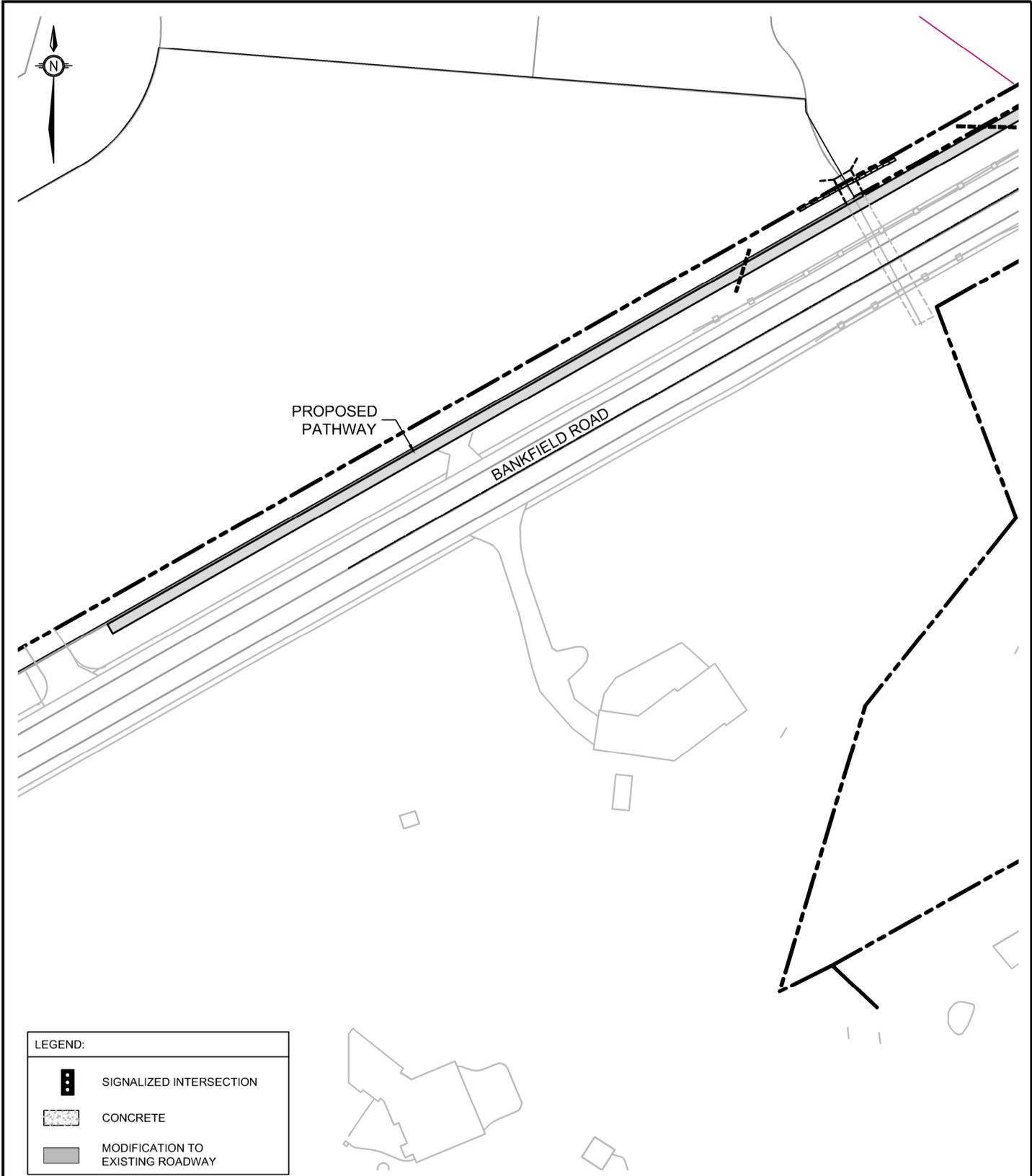
KEYPLAN
BANKFIELD ROAD
 25m WEST OF
 RIDEAU VALLEY DRIVE
 TO 320m WEST OF
 COLONY HEIGHTS ROAD

Transportation Engineering Services

Approved By:
 Completed By: NOVATECH
 Scale: N.T.S.
 Date: OCTOBER 2022

Drawing No.:
RMA-2021-TPD-???A

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LEGEND:	
	SIGNALIZED INTERSECTION
	CONCRETE
	MODIFICATION TO EXISTING ROADWAY



TRANSPORTATION SERVICES
DEPARTMENT

**PROPOSED ROADWAY
MODIFICATION**

**BANKFIELD ROAD
25m WEST OF
RIDEAU VALLEY DRIVE
TO 320m WEST OF
COLONY HEIGHTS ROAD**

Transportation Engineering Services

Approved By: ???

Drawing No.:

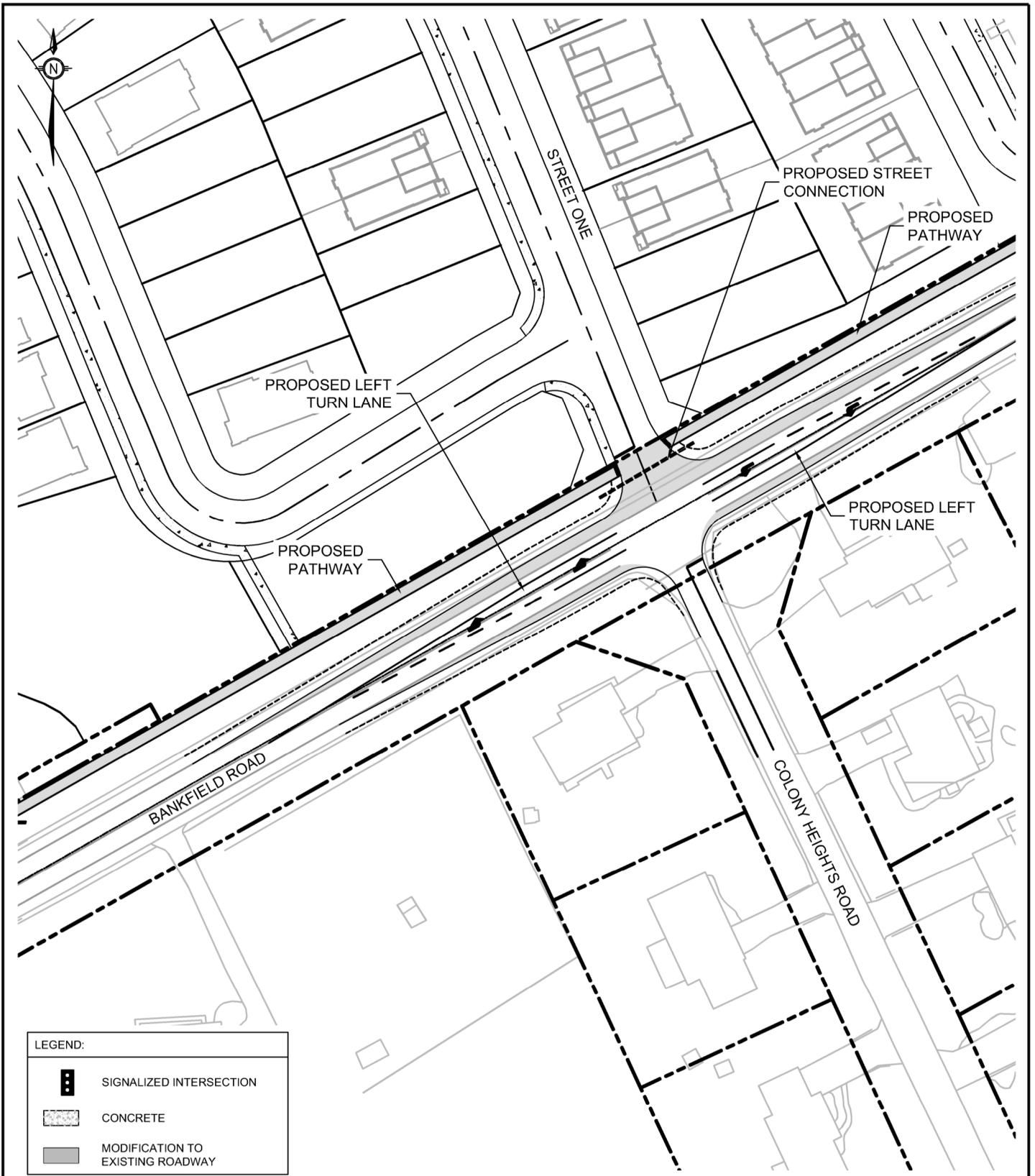
Completed By: NOVATECH

**RMA-2021
-TPD-???B**

Scale:
N.T.S.

Date:
OCTOBER
2022

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LEGEND:	
	SIGNALIZED INTERSECTION
	CONCRETE
	MODIFICATION TO EXISTING ROADWAY



TRANSPORTATION SERVICES
DEPARTMENT

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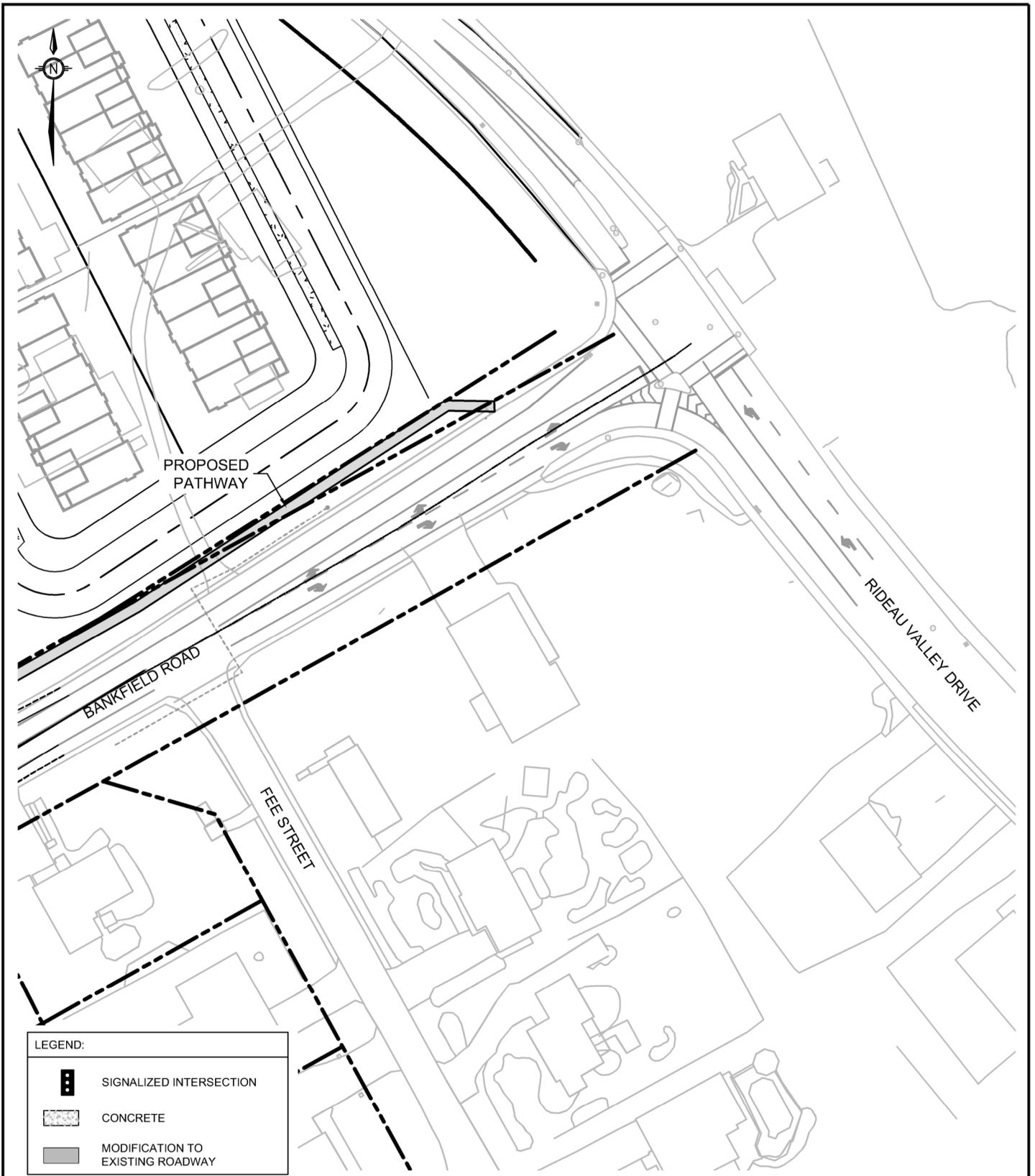
Transportation Engineering Services

Approved By:		???
Completed By:		NOVATECH
Scale:	Date:	
N.T.S.	OCTOBER 2022	

Drawing No.:

**RMA-2021
-TPD-???C**

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TRANSPORTATION SERVICES
DEPARTMENT

**PROPOSED ROADWAY
MODIFICATION**

**BANKFIELD ROAD
25m WEST OF
RIDEAU VALLEY DRIVE
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Scale:	Date:	
N.T.S.	OCTOBER 2022	

Drawing No.:

**RMA-2021
-TPD-???**

STINSON LANDS - BANKFIELD ROAD ROAD MODIFICATION COST ESTIMATE					
NO.	DESCRIPTION	UNIT	QTY	UNIT RATE	COST
SECTION A - GENERAL & EARTHWORKS					
1	Excavation & Sub-grade Prep	LS	1	\$60,000.00	\$60,000.00
2	Topsoil and Seeding in Boulevards	m ²	4800	\$9.00	\$43,200.00
3	Ditch Re-grading and re-ditching	m	600	\$60.00	\$36,000.00
4	Subdrain	m	450	\$70.00	\$31,500.00
5	Retaining Wall and Railing	m ²	70	\$1,200.00	\$84,000.00
6	Box Culvert Extension & New Wingwalls	LS	1	\$75,000.00	\$75,000.00
7	Traffic Control	LS	1	\$19,000.00	\$19,000.00
Section A Total					\$348,700.00
SECTION B - ROADWAYS					
1	Granular "B" - Type II				
	i) 600mm thickness	m ²	2600	\$20.00	\$52,000.00
2	Granular "A"				
	i) 150mm thickness	m ²	2600	\$30.00	\$78,000.00
3	Asphalt (PG 58-34)				
	i) 50mm Base Course Level D (SP 19.0mm, PG 63-34)	m ²	1805	\$17.00	\$30,685.00
	ii) 40mm Surface Course (SP 12.5mm, PG 63-34)	m ²	1805	\$16.50	\$29,782.50
4	Curb				
	i) Barrier Curb as per SC 1.1	m	25	\$70.00	\$1,750.00
5	Recreational Pathway (2.0m platform)				
	i) Filter Fabric	m ²	1800	\$3.00	\$5,400.00
	ii) 200mm Granular "A"	m ²	1560	\$35.00	\$54,600.00
	iii) 50mm Asphalt HL 3	m ²	1200	\$30.00	\$36,000.00
	iv) 600mm Culverts (7.6m each)	ea	3	\$5,000.00	\$15,000.00
6	Asphalt Cut and Key	m	400	\$10.00	\$4,000.00
7	Line Painting	LS	1	\$5,000.00	\$5,000.00
Section B Total					\$312,217.50
SECTION C - UTILITIES					
1	Duct Crossings				
	i) 2x100mm Rigid Duct, Concrete Encased	m	30	\$225.00	\$6,750.00
2	Streetlighting				
	i) Concrete Streetlight Base, Pole, & Fixture	ea	6	\$4,975.00	\$29,850.00
	ii) 75mm dia. PVC Streetlight Duct	m	210	\$40.00	\$8,400.00
Section C Total					\$45,000.00
Total Sections A-C					\$705,917.50
Soft Costs & Contingency (30%)					\$211,775.25
Grand Total					\$917,692.75