NOVATECH
Engineers, Planners & Landscape Architects

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

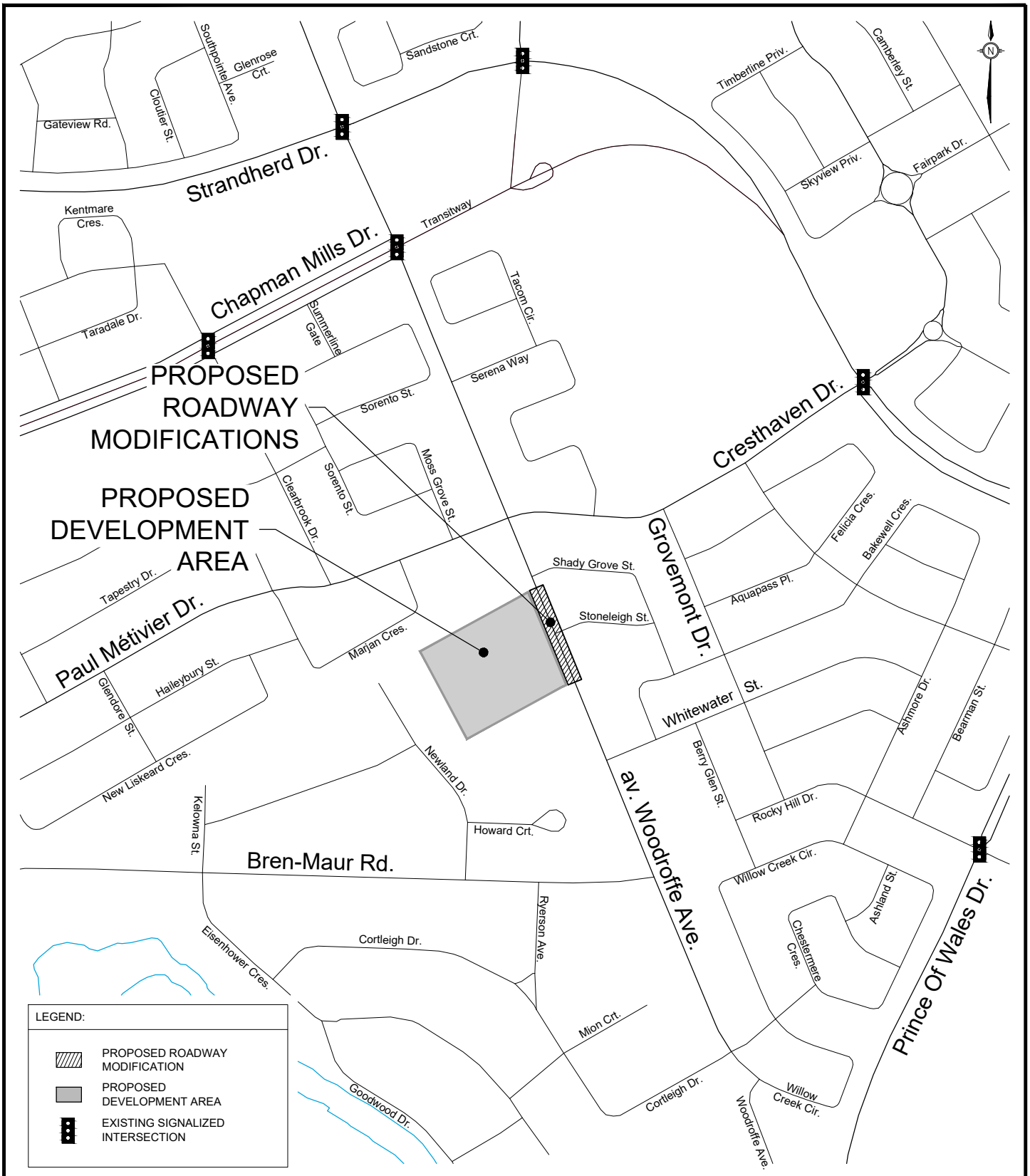
Suite 200, 240 Michael Cowpland Drive, Ottawa ON K2M 1P6 Tel: 613.254.9643 www.novatech-eng.com

Yours truly,

NOVATECH

Brad Byvelds
Senior Project Manager | Transportation

Suite 200, 240 Michael Cowpland Drive, Ottawa ON K2M 1P6 Tel: 613.254.9643 www.novatech-eng.com



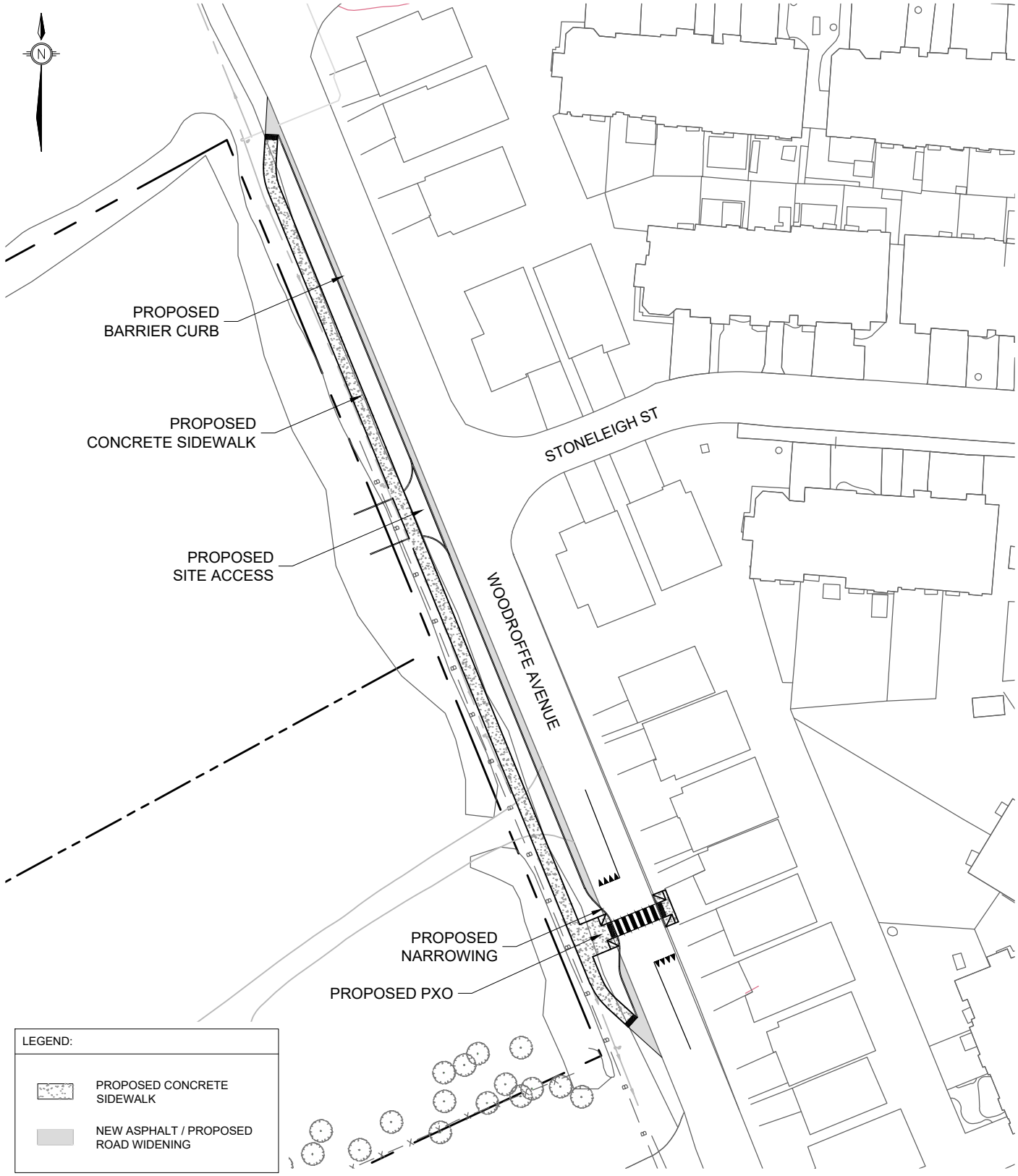
PLANNING DEVELOPMENT & BUILDING SERVICES DEPARTMENT

KEYPLAN

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

Transportation Engineering Services

Approved By:	Drawing No.:
Completed By: NOVATECH	RMA-2025 -TPD-???A
Scale: N.T.S.	Date: SEPTEMBER 2025



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.: RMA-2025 -TPD-???B
Completed By: NOVATECH	
Scale: N.T.S.	Date: SEPTEMBER 2025

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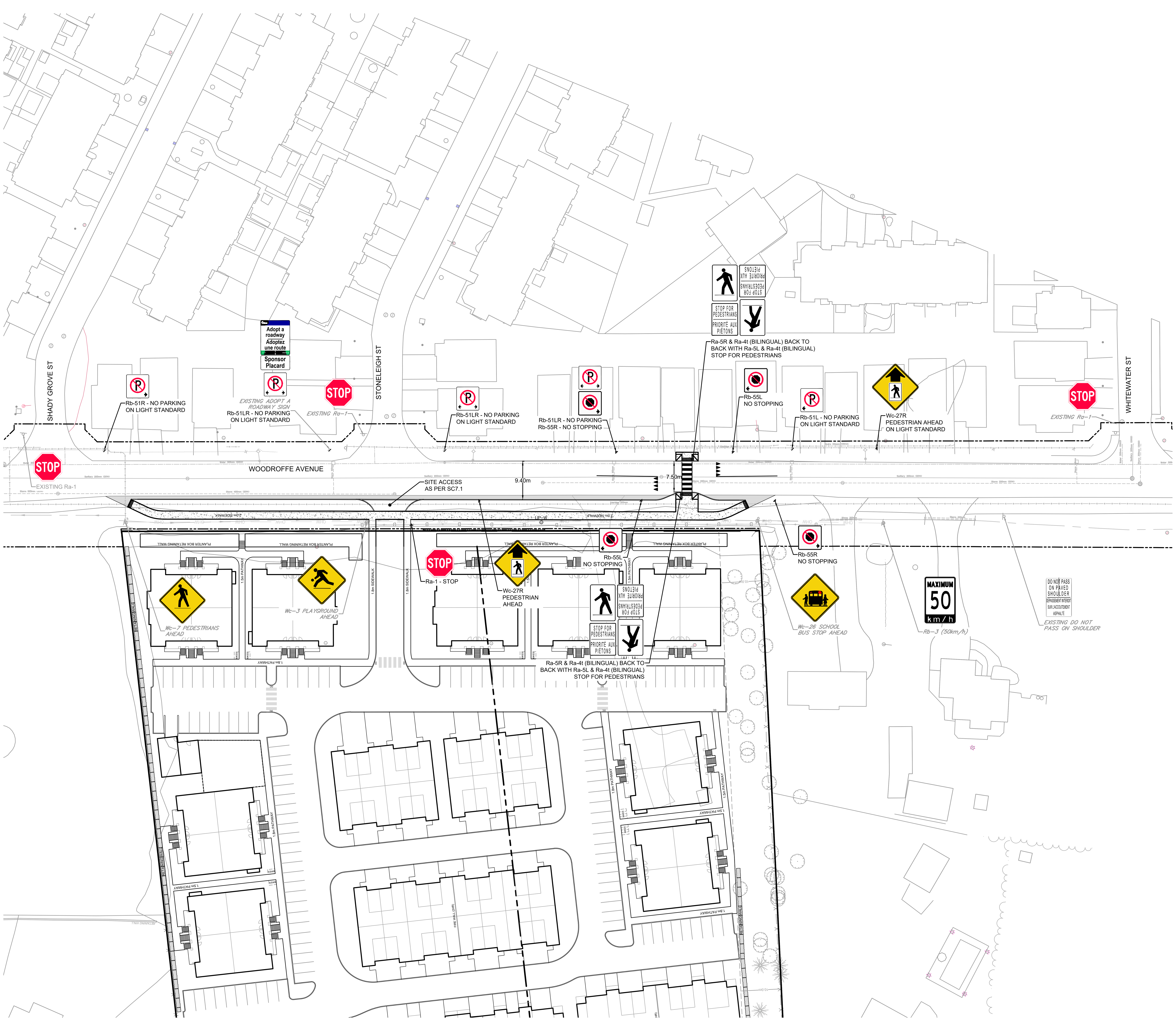
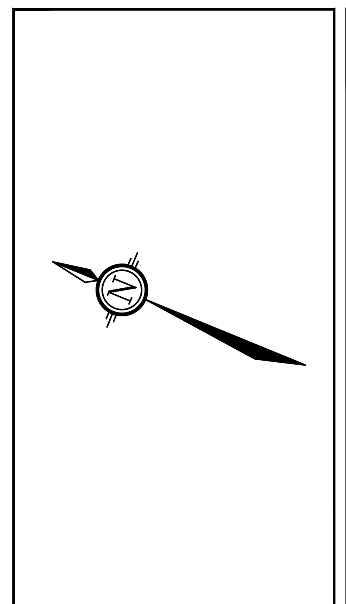
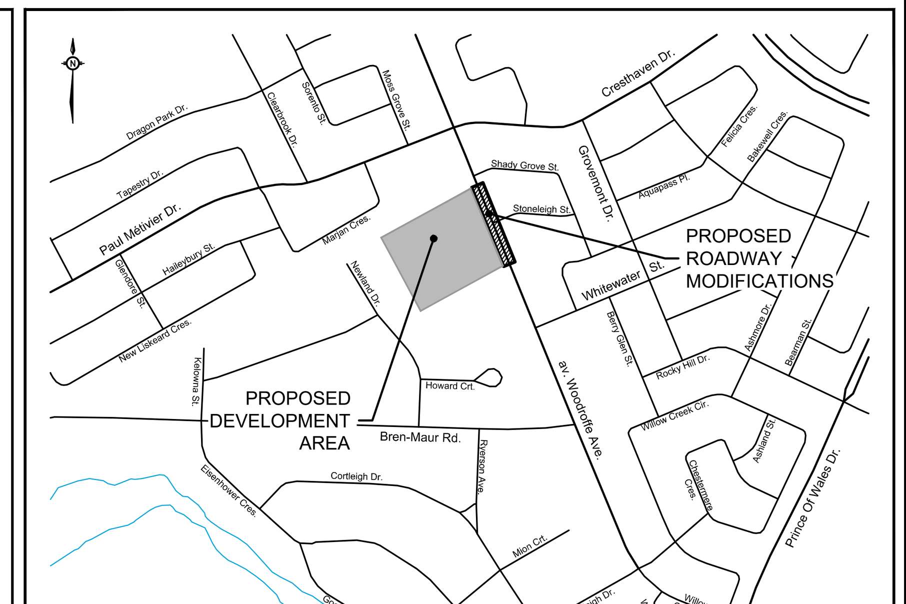




NORTH



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

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.

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No.	REVISION	DATE	BY
1.	ISSUED FOR REVIEW	SEP 26/25	BJB

SCALE 1:500

1:500 — 0 5 10 15 20

DESIGN RCH
CHECKED MT
DRAWN RCH
CHECKED MT
APPROVED BJB

FOR REVIEW ONLY

NOVATECH
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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

PLANA1.DWG - 841mmx594mm

Prepared: September 2025

3400 3428 Woodroffe Ave - RMA
Cost Estimate

Project No. 124147

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**