

CITY OF OTTAWA
ROAD MODIFICATION
APPROVAL UNDER DELEGATED AUTHORITY

RMA-2024-TPD-044

DATE: Dec 31st, 2025

RECOMMENDATIONS

- Staff recommend road works at 5494-5510 Boundary Street to construct a signalized intersection, a southbound right-turn lane, a northbound left-turn lane, and sidewalks as described in this report.

LOCATION

- 5494-5510 Boundary Street, Ward 20, see Attachment 1.

BACKGROUND

- The proposed development consists of a cross-dock warehouse facility containing a total of 5,600 m² of gross floor area (GFA) including the warehouse and loading docks.
- A total of 96 loading dock spaces, 55 tractor parking spaces, 134 trailer parking spaces, and 141 vehicle parking spaces will be provided within the subject site.
- The site will provide a full movement access through the proposed signalized intersection on Boundary Road, approximately 240m north of Indcum Road.
- A full movement access will be provided on Boundary Road, approximately 100m south of the proposed signalized access.
- The development will be constructed in a single phase. The development is tentatively scheduled to be operational in 2027.

COMPLIANCE WITH THE ROAD SAFETY ACTION PLAN

The recommendations summarized in this report could help achieve the following objectives from the City's 2020-2024 Road Safety Action Plan:

Improving road safety for vulnerable users (pedestrians, cyclists, and motorcyclists) by implementing:

- Ladder markings: Implement high-visibility ladder markings at 10 locations.
- Pedestrian safety enhancements: Implement low-cost measures to address pedestrian safety issues at one location.
- Joined pedestrian signal phasing: Continue to install signal timing feature to allow the walk signal to appear when a vehicle detection triggers the traffic signal to change to side street green, where appropriate.

Improving road safety at intersections by implementing:

Protected left turns: Implement protected left turn phasing when warranted.

COMPLIANCE WITH THE TRANSPORTATION MASTER PLAN

The recommendations summarized in this report will help achieve the following objectives from the City's updated Transportation Master Plan:

Theme 4: Respond to Change

- Policy 4-1: Monitor and respond to changing travel patterns
- Policy 4-3: Improve performance and adaptability of the transportation system

Theme 6: Maximize Walkability

- Policy 6-2: Improve and expand the pedestrian network
- Policy 6-4: Make it easier to cross the road
- Policy 6-7: Improve the quality, security, and vibrancy of the pedestrian network

Theme 10: Manage the Curb, Parking, and the Movement of Goods

- Policy 10-3: Design streets to accommodate trucks and active users

MODIFICATION OUTCOMES - BENEFITS AND IMPACTS

Potential Benefits

- The proposed sidewalks and crosswalks at a signalized intersection will provide a safe crossing along Boundary Road.
- Installation of auxiliary lanes will provide turning vehicles with a queueing space to improve efficiency and potential reduce collisions at the intersection.

Potential Impacts

- Removal of on-street parking along the gravel shoulder.

EXISTING ROAD CONDITIONS

- Boundary Road is two-lane urban arterial road with paved shoulders and has a posted speed limit of 80 km/h.
- Boundary Road is a truck route and an emergency route.
- OC Transpo does not provide service to this area.

PROPOSED ROAD MODIFICATIONS

- It must be emphasized that the following road modifications (see Attachment 2) are conceptual and intended only to illustrate the proposed function. The approval of any detailed design of the road modifications stemming from this report will be subject to the City's detailed design review process.
- The detailed design review process will include requirements for roadside safety provisions, center medians, utility relocations, street lighting, drainage and other needs as deemed appropriate by the City.
- Any required easements or property requirements identified to implement the project as a result of the approved design review process will be the responsibility of the applicant to secure at their cost, to the satisfaction of the City of Ottawa.

Proposed Road Modifications:

- A signalized intersection at the site access and Boundary Road. The intersection will include crosswalks at all vehicular approaches.
- A southbound right-turn lane with a vehicle storage length of 70m.
- A northbound left-turn lane with a vehicle storage length of 70m.
- Sidewalks along the west side of Boundary Road along the site frontage.

FINANCIAL COMMENTS

- The total estimated cost for the work is \$1,463,878.00 including engineering, construction, and contingency. Funds will be provided by the developer.
- Additional annual operating and maintenance costs are estimated at approximately \$16,400.

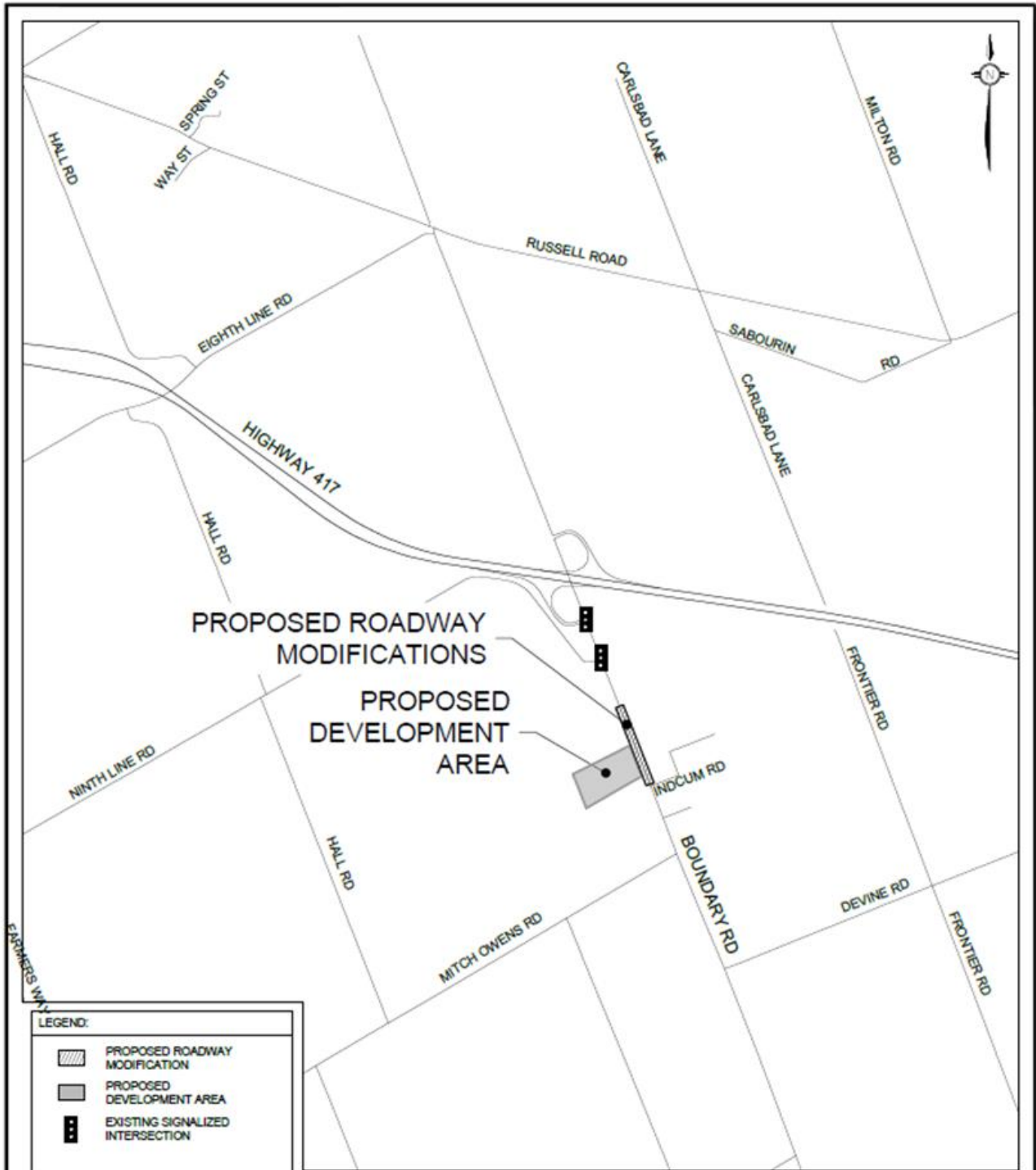
CONSULTATIONS

- Preliminary approval received from Program Manager of Transportation Engineering Services on 31st March 2026.
- Posted on the City of Ottawa website for public consultation from April 1st, 2026 to April 17th, 2026.
- Concurrence received from Ward Councillor via email on April 10, 2026.
- Final approval given on 20 April 2026 by the Program Manager of Transportation Engineering Services, under the delegated authority of the Director of Transportation Planning.

ATTACHMENTS

- Attachment 1 – Key Plan
- Attachment 2 – Proposed Road Modifications

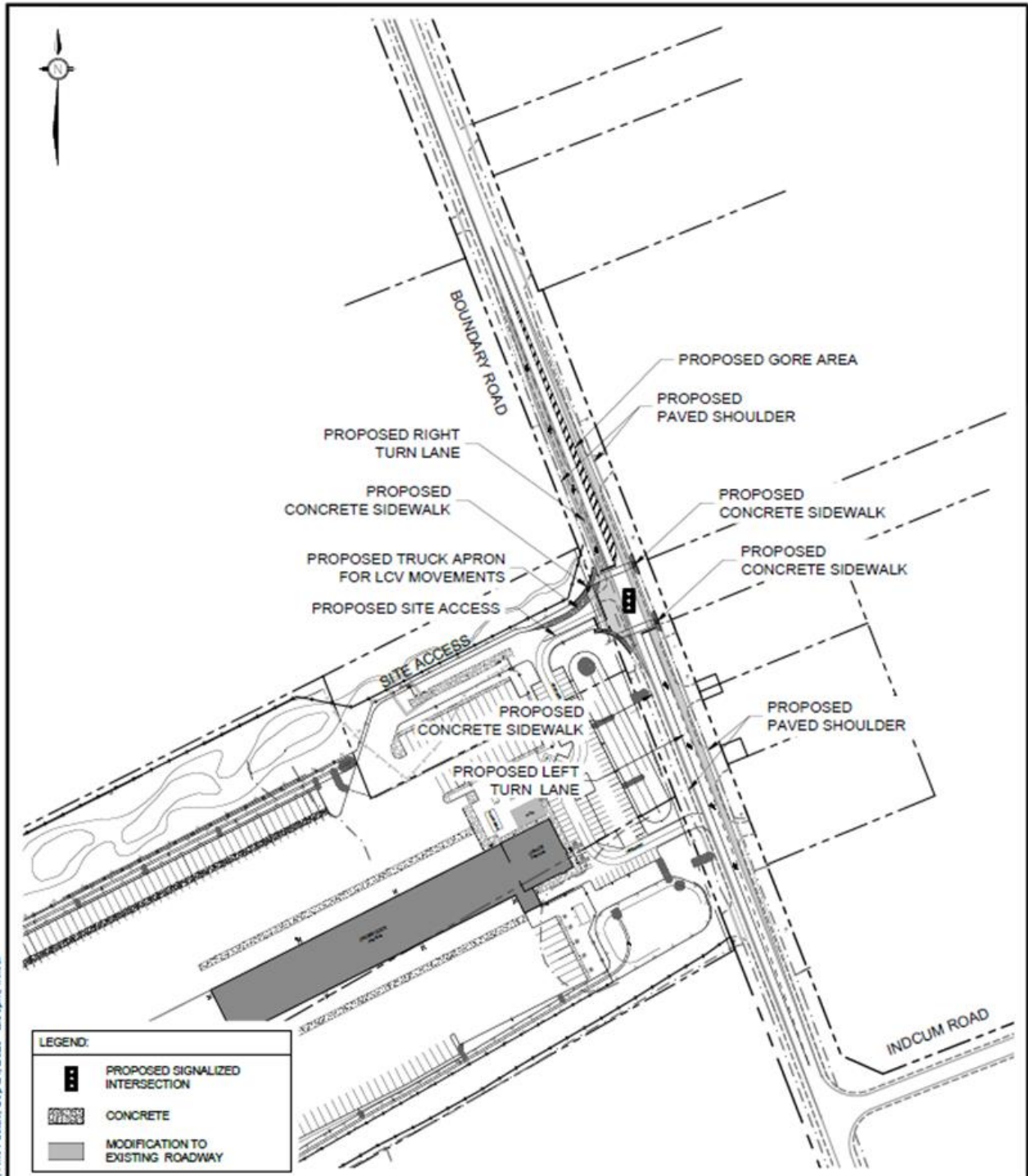
KEY PLAN (RMA-2024-TPD-044)ATTACHMENT 1




**PLANNING, DEVELOPMENT,
AND BUILDING SERVICES**

KEYPLAN
5494, 5500, 5510
BOUNDARY ROAD

Transportation Engineering Services	
Approved By: B. Conrod	Drawing No.:
Completed By: NOVATECH	RMA-2024 -TPD-044A
Scale: N.T.S.	



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LEGEND:	
	PROPOSED SIGNALIZED INTERSECTION
	CONCRETE
	MODIFICATION TO EXISTING ROADWAY



**PROPOSED ROADWAY
MODIFICATION**
5494, 5500, 5510
BOUNDARY ROAD

Transportation Engineering Services

Approved By:
B. Conrod

Completed By:
NOVATECH

Scale:
N.T.S.

Drawing No.:

**RMA-2024
-TPD-044B**

Date:
OCTOBER
2025