

September 04, 2026

City of Ottawa
Planning, Development & Building Services Department
110 Laurier Ave. W. 4th Floor
Ottawa, Ontario K1P 1J1

Attention: Ms. Josiane Gervais
Project Manager, Infrastructure Approvals

Reference: 3045 Baseline Road – Queensway Carleton Hospital Part 4 Expansion
RMA Application
Novatech File No.: 123089

A revised Transportation Impact Assessment (TIA), dated September 04, 2026, was submitted to the City of Ottawa in support of Site Plan Control application for the above-mentioned property.

The recommended roadway modifications associated with this development include:

- Widening of westbound approach (John Sutherland Drive) at Richmond Road/John Sutherland Drive intersection from two lanes to three lanes.
- Changing the phasing of the existing signalization at Richmond Road/John Sutherland Drive intersection to include a protected+permitted phase for southbound left turn movement. The southbound left turn movement currently operates under permitted phase only.
- Extension of the eastbound left turn storage lane at Baseline Road/John Sutherland Drive intersection.

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 (PDF)
- Preliminary Cost Estimate (PDF)

Digital copies of the drawings will be provided when City comments are provided and addressed.

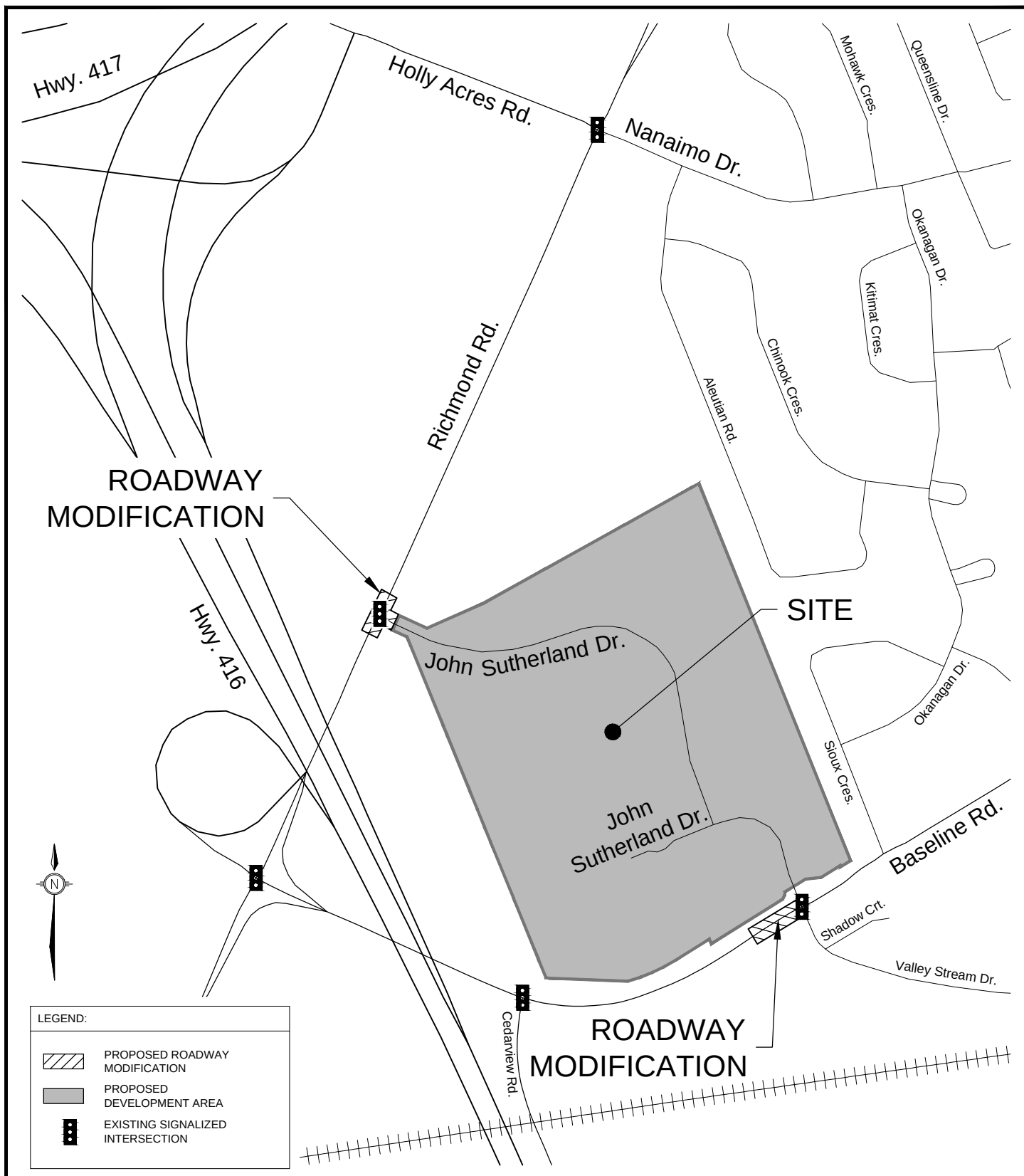
Contact information for the proponent is as follows:

Queensway Carleton Hospital
3045 Baseline Road
Ottawa, ON, K2H 8P4
Attention: Peter Thompson
Email: pthompson@gch.on.ca

NOVATECH



Brad Byvelds, P. Eng.
Senior Project Manager | Transportation



PLANNING DEVELOPMENT &
BUILDING SERVICES
DEPARTMENT

KEYPLAN
JOHN SUTHERLAND DRIVE
AT RICHMOND ROAD &
BASELINE ROAD
INTERSECTIONS

Transportation Engineering Services

Approved By:

Drawing No.:

Completed By:

NOVATECH

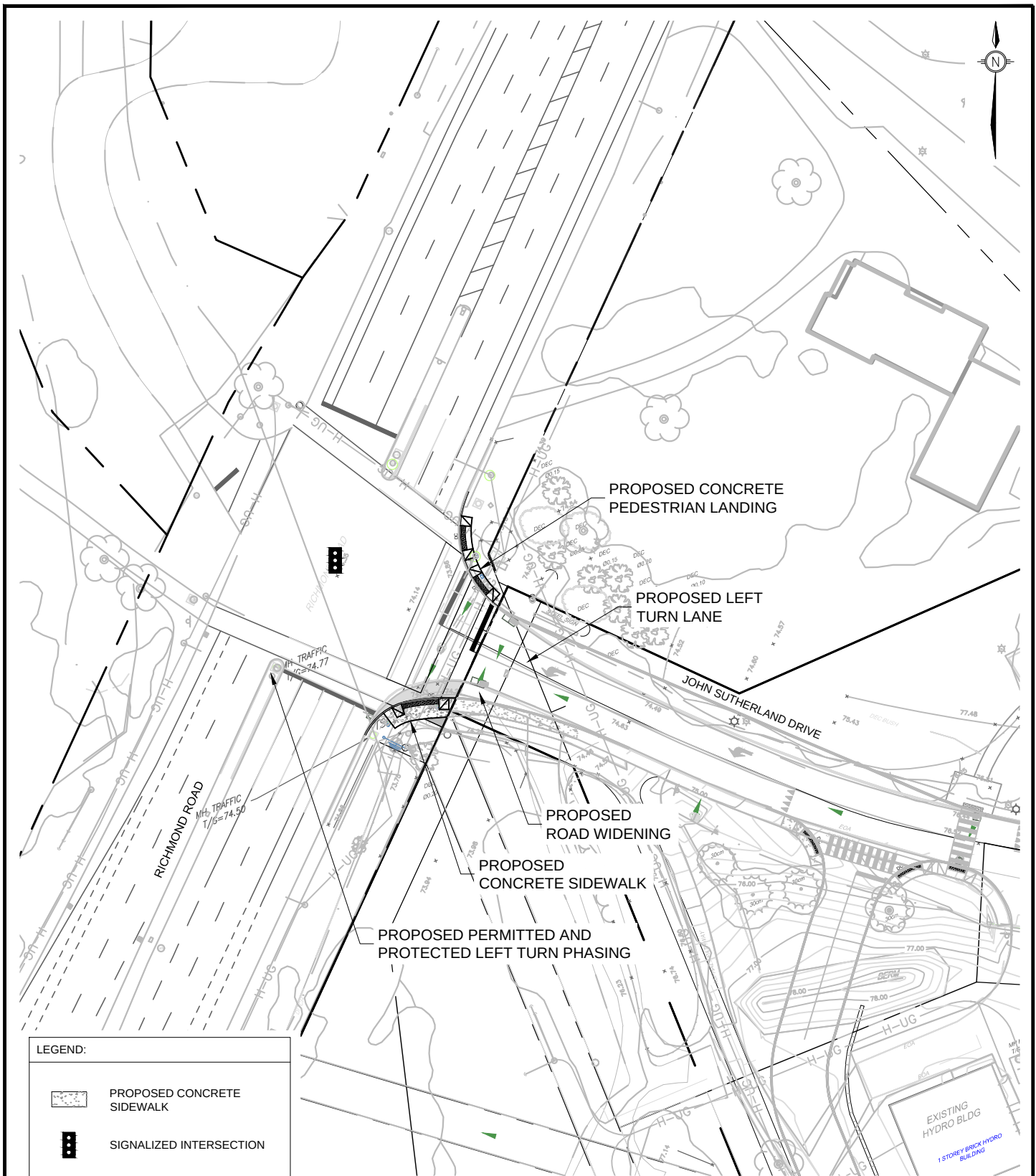
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Date:

SEPT
2026

RMA-2025
-TPD-051A



PLANNING DEVELOPMENT &
BUILDING SERVICES
DEPARTMENT

ROADWAY MODIFICATION JOHN SUTHERLAND DRIVE & RICHMOND ROAD INTERSECTION

Transportation Engineering Services

Approved By:

Drawing No.:

Completed By:

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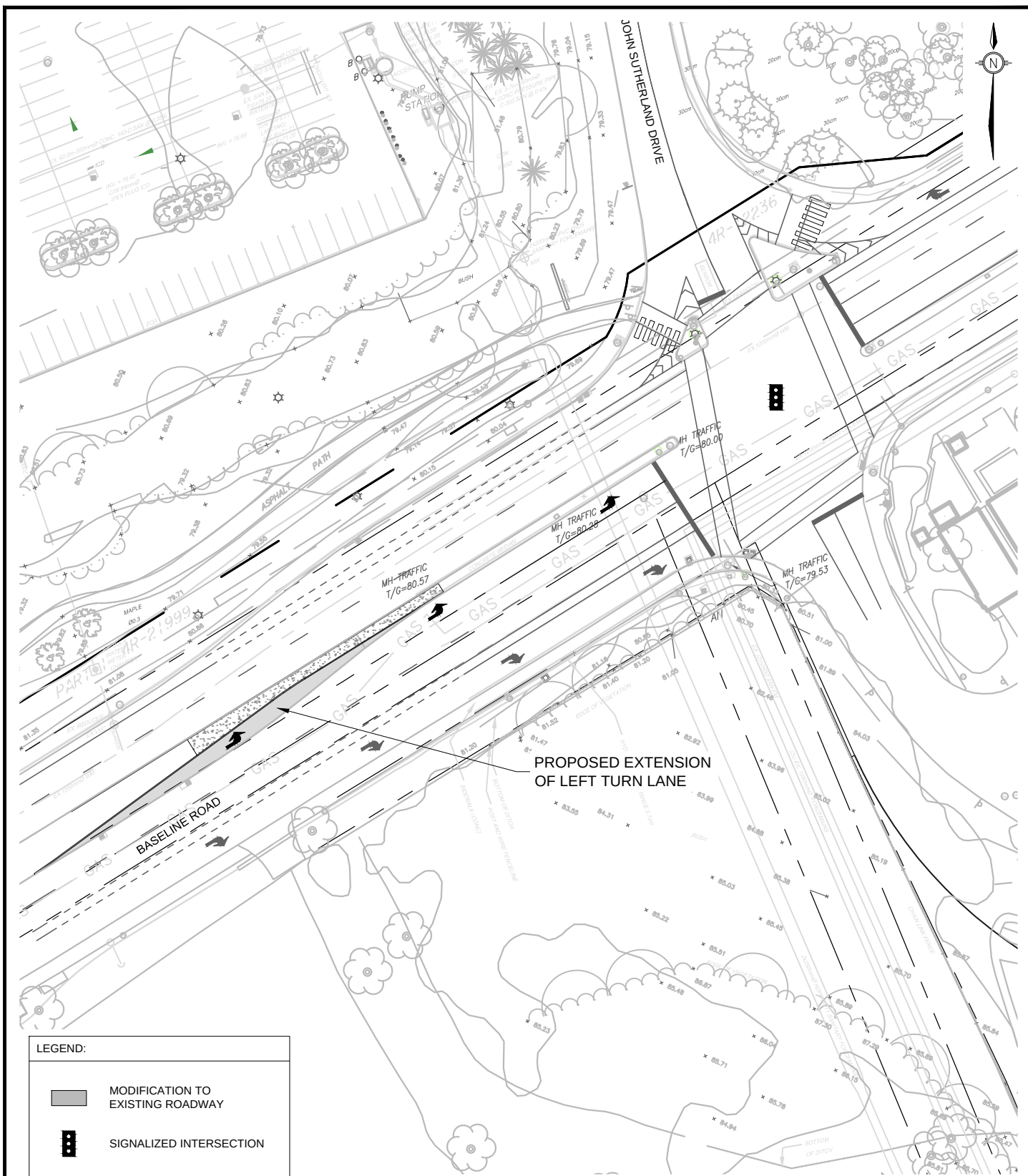
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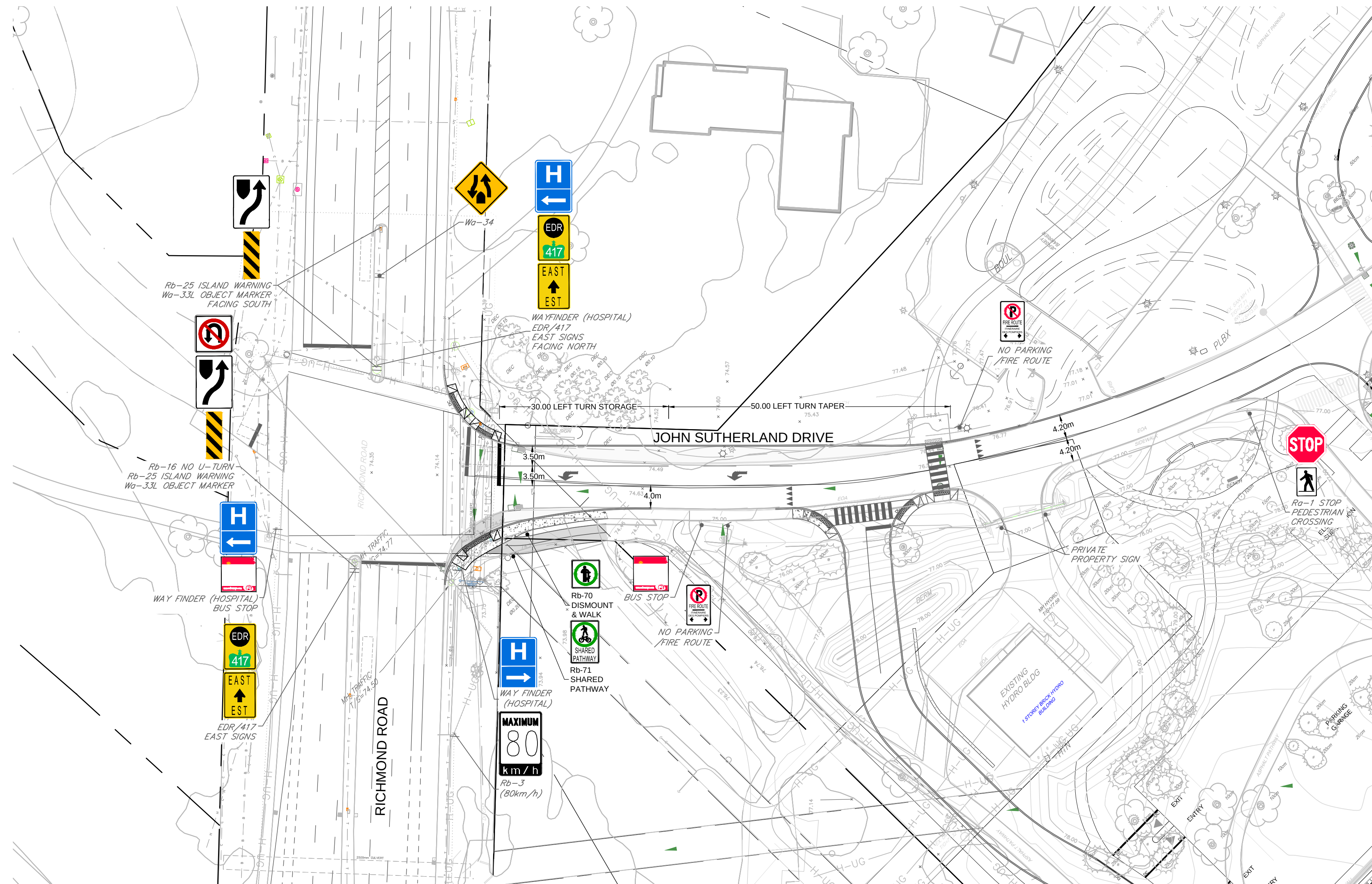
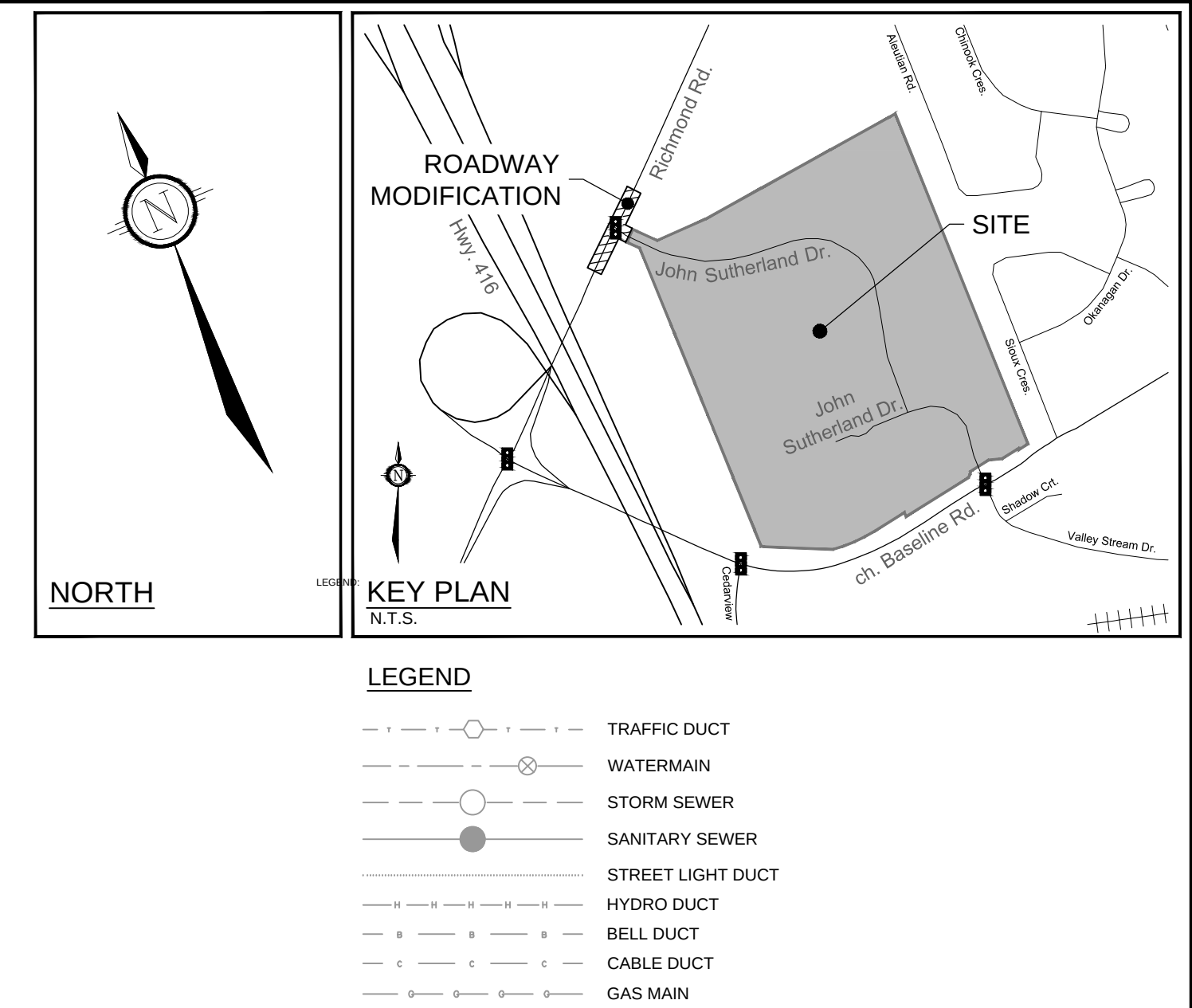
RMA-2025
-TPD-051B



LEGEND:



ROADWAY MODIFICATION JOHN SUTHERLAND DRIVE & BASELINE ROAD INTERSECTION

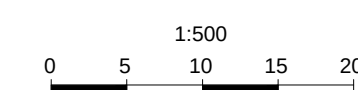


NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

2.	ISSUED FOR CITY REVIEW	SEPT 4/26	B3
1.	ISSUED FOR CITY REVIEW	JUN 29/26	B3
No.	REVISION	DATE	BY

SCALE

1:500



DESIGN

BJB

APPROVED

RCH

BJB

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MT
ED

FOR REVIEW ONLY



LOCATION	
CITY of OTTAWA	
QUEENSWAY CARLETON HOSPITAL CAMPUS	

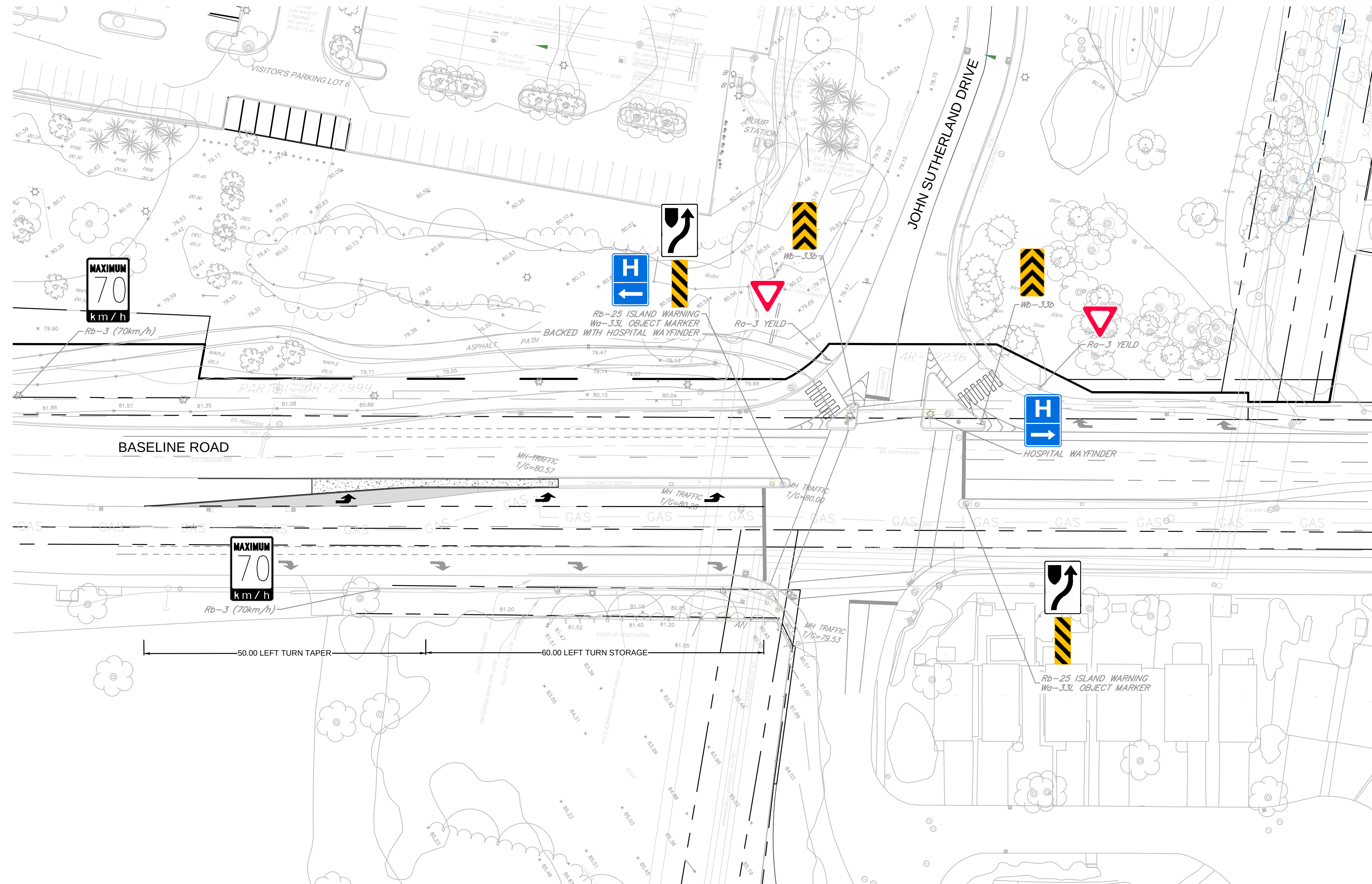
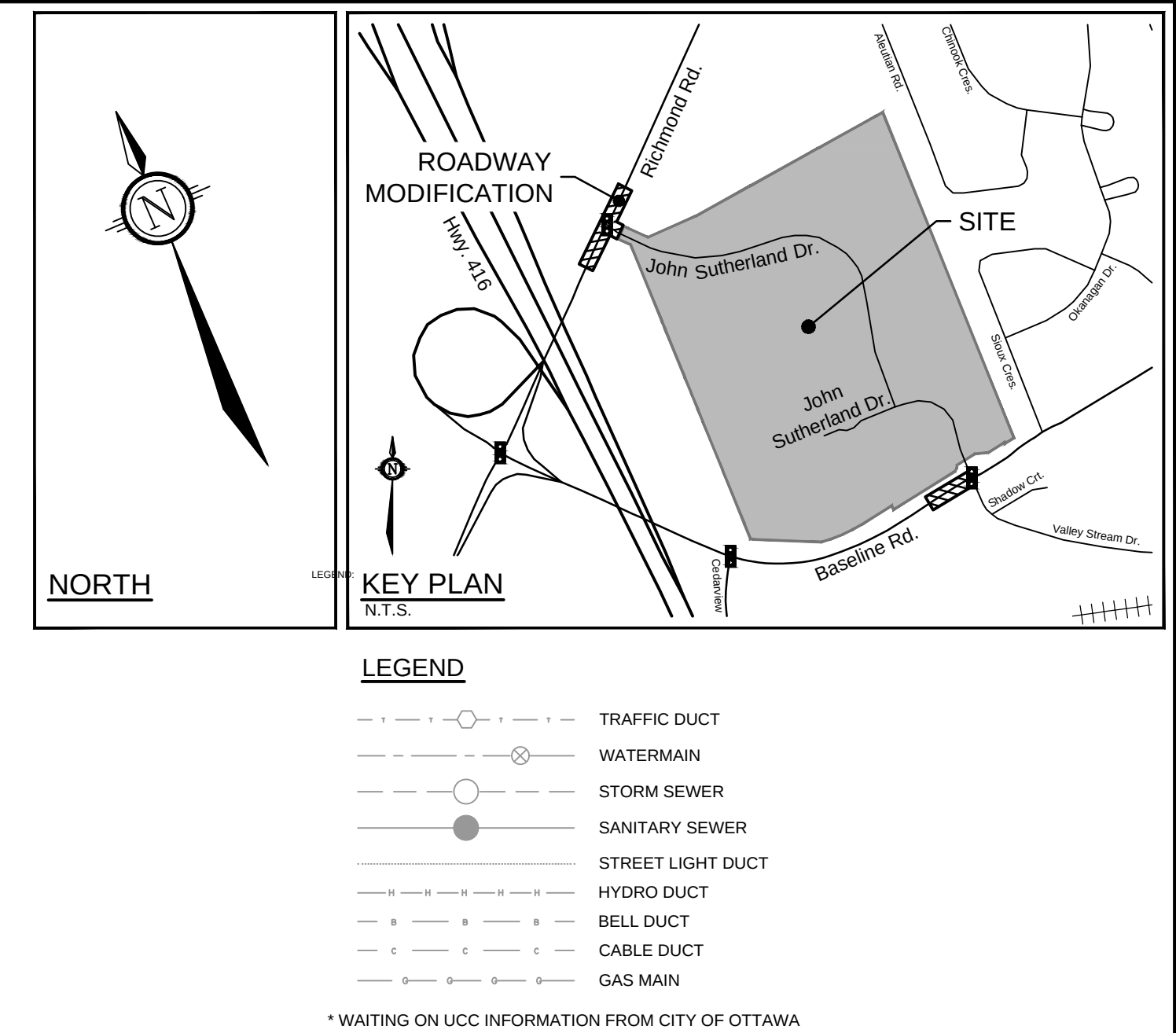
DRAWING NAME

FUNCTIONAL DESIGN
RICHMOND ROAD
& JOHN SUTHERLAND DRIVE

PROJECT No. _____

EV

DRAWING No.

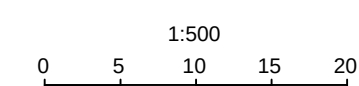


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No.	REVISION	DATE	BY

SCALE

1:500



DESIGN

RCH

CHECK

BJB

DRAWING

RCH

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MT

APPRO

555

FOR REVIEW ONLY

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Ottawa, Ontario, Canada K2M 1P6

Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
CITY of OTTAWA
QUEENSWAY CARLETON HOSPITAL CAMPUS

DRAWING NAME

FUNCTIONAL DESIGN
BASELINE ROAD
& JOHN SUTHERLAND DRIVE

PROJECT No.

3089-00

B514.1

DRAWING No.

9-FD2

3045 Baseline Road
Queensway Carleton Hospital
Part 4 Expansion
RMA Cost Estimate

Location: Richmond Road/John Sutherland Drive

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT RATE	TOTAL AMOUNT
SECTION A - General					
1	Traffic Management	1	LS	\$10,000.00	\$10,000.00
2	Erosion and Sediment Control Measures	1	LS	\$5,000.00	\$5,000.00
3	Topsoil and Sod Removal	120	m ²	\$20.00	\$2,400.00
SUBTOTAL - SECTION A				\$17,400.00	
SECTION B - Road Works					
1	Removals and Relocations				
	a) Existing Asphalt Removal	20	m ²	\$30.00	\$600.00
	b) Asphalt Saw Cut	20	m	\$10.00	\$200.00
	c) Existing Curb Removal	40	m	\$25.00	\$1,000.00
	d) Existing Sidewalk Removal	25	m ²	\$30.00	\$750.00
2	Pavement Markings	1	LS	\$1,000.00	\$1,000.00
3	New Barrier Curb	40	m	\$120.00	\$4,800.00
4	New Concrete Sidewalk	50	m ²	\$120.00	\$6,000.00
6	New Asphalt Roadway (incl. grading, asphalt, and granulars)	30	m ²	\$120.00	\$3,600.00
7	Tactile Walking Surface Indicators	10	m ²	\$800.00	\$8,000.00
8	Signal Head Replacement to add protected+permitted phase for SBL movement	1	ea	\$50,000*	\$50,000.00
SUBTOTAL - SECTION B				\$75,950.00	
SECTION C - Landscaping					
1	Topsoil and Seed	90	m ²	\$10.00	\$900.00
SUBTOTAL - SECTION C				\$900.00	
TOTAL SECTIONS A-C				\$94,250.00	
	Soft Cost and Contingency (30%)				\$28,275.00
TOTAL				\$122,525.00	

*: Signal head replacement cost to be confirmed by the city

3045 Baseline Road
Queensway Carleton Hospital
Part 4 Expansion
RMA Cost Estimate

Location: Baseline Road/John Sutherland Drive - Eastbound Left Turn Lane

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT RATE	TOTAL AMOUNT
SECTION A - General					
1	Traffic Management	1	LS	\$5,000.00	\$5,000.00
2	Erosion and Sediment Control Measures	1	LS	\$2,000.00	\$2,000.00
3	Topsoil and Sod Removal	100	m²	\$20.00	\$2,000.00
SUBTOTAL - SECTION A				\$9,000.00	
SECTION B - Road Works					
1	Removals and Relocations				
	a) Existing Asphalt Removal	70	m²	\$30.00	\$2,100.00
	b) Asphalt Saw Cut	40	m	\$10.00	\$400.00
	c) Existing Curb Removal	70	m	\$25.00	\$1,750.00
	d) Existing Concrete Median Removal	25	m²	\$30.00	\$750.00
2	Pavement Markings	1	LS	\$1,000.00	\$1,000.00
3	New Barrier Curb	70	m	\$120.00	\$8,400.00
4	New Concrete Median	45	m²	\$120.00	\$5,400.00
5	New Asphalt Roadway (incl. grading, asphalt, and granulars)	160	m²	\$120.00	\$19,200.00
SUBTOTAL - SECTION B				\$39,000.00	
SECTION C - Landscaping					
1	Topsoil and Seed	25	m²	\$10.00	\$250.00
SUBTOTAL - SECTION C				\$250.00	
TOTAL SECTIONS A-C				\$48,250.00	
	Soft Cost and Contingency (30%)				\$14,475.00
TOTAL				\$62,725.00	