



SUPPORTING DOCUMENT

PRESENTATION DOCUMENT IN SUPPORT OF THE MINOR VARIANCE APPLICATION

PROJECT: RENOVATION OF THE EXISTING BUILDING INTO A NEW MCDONALD'S RESTAURANT

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TITLE
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SCALE

NON ÉMIS POUR
CONSTRUCTION

KEY

PROJECT :
MCDONALD'S RESTAURANT

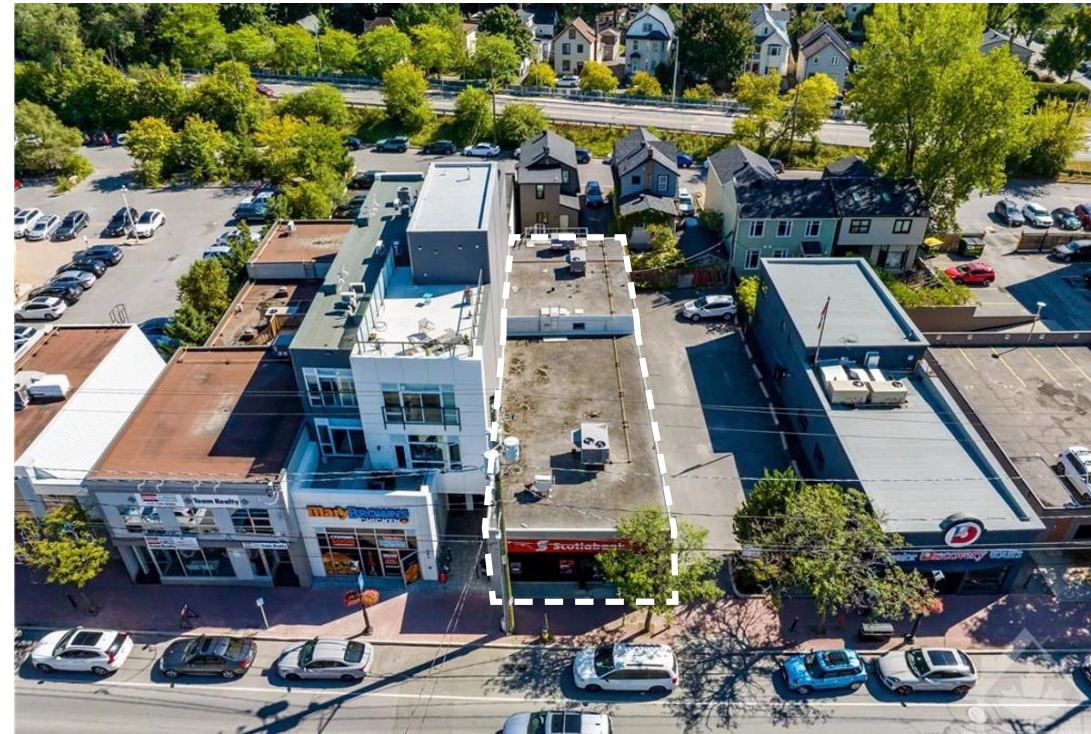
ADDRESS :
388 RICHMOND ROAD, OTTAWA, ON.

DATE:
2024-06-25

CLIENT



OVERVIEW OF THE EXISTING SITE



Aerial view - Google 2024

View by drone - provided by client

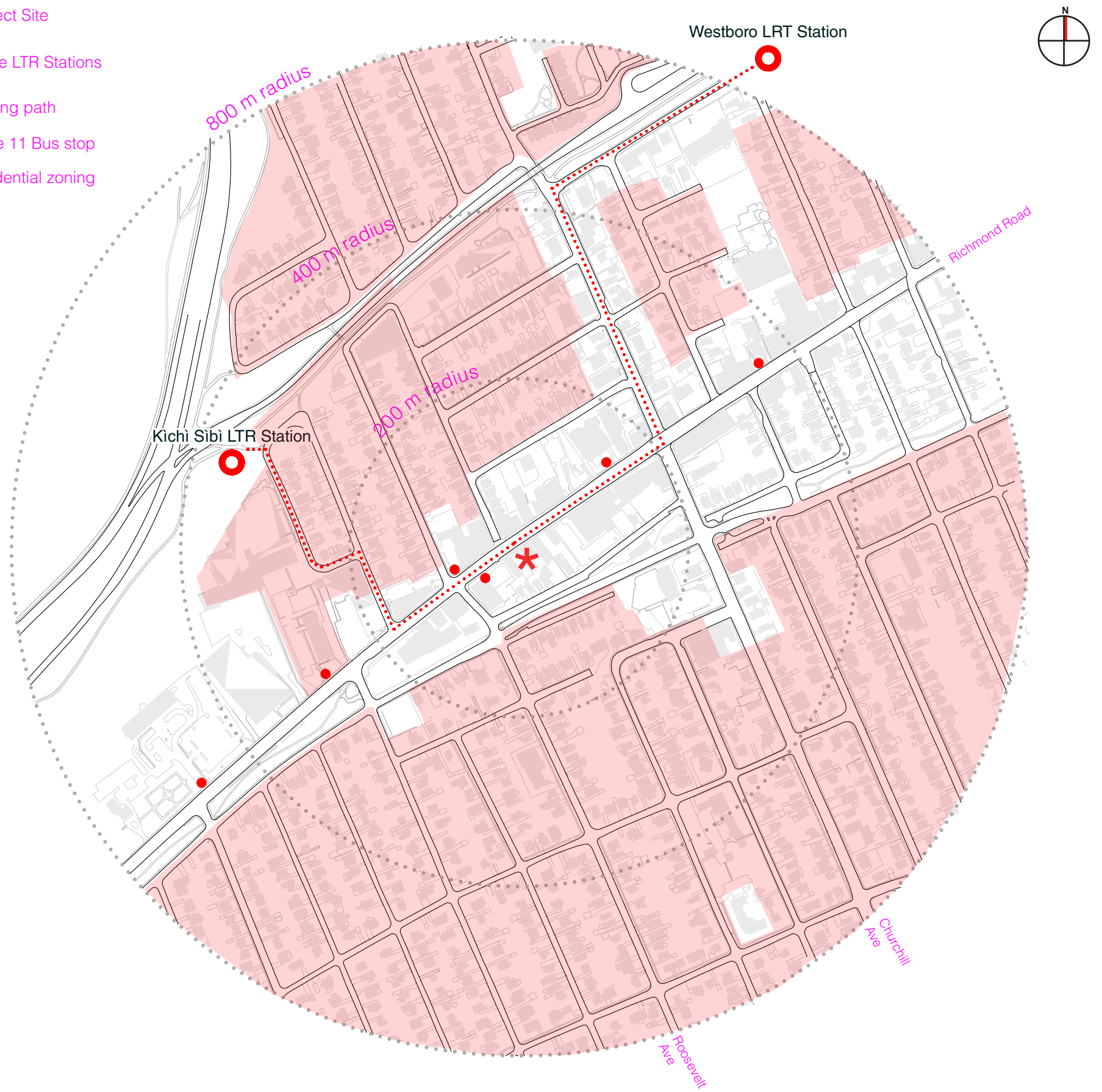
View from Richmond Road - provided by client

URBAN CONTEXT

The City of Ottawa has and is currently improving the public transit infrastructure in the Westboro neighbourhood. The Subject Site is in proximity to two future LTR transit station; Kichi Sibi Station within a 400m radius and Westboro station around an 800m radius. Additionally, 6 bus-stops are located within an 800m radius from the subject site, as the 11 bus route circulates on Richmond Road. This route is in service every 15 minutes or less on weekdays and operates 7 days per week in all time periods. 60m bus stop

The main commercial artery of Richmond Road is surrounded by a dense residential zone as indicated in the map in the grey overlay. This residential zone can be considered as a primary clientel to the businesses on Richmond Road. Therefore, although the area has a developed transit infrastructure encouraging the mobility of users, a large portion of users are already situated within an 800 meter radius from the restaurant. Hence, the users of the commercial artery are not reliant on off-street parking to be provided on the site.

- * Subject Site
- Future LTR Stations
- ⋯ Walking path
- Route 11 Bus stop
- Residential zoning



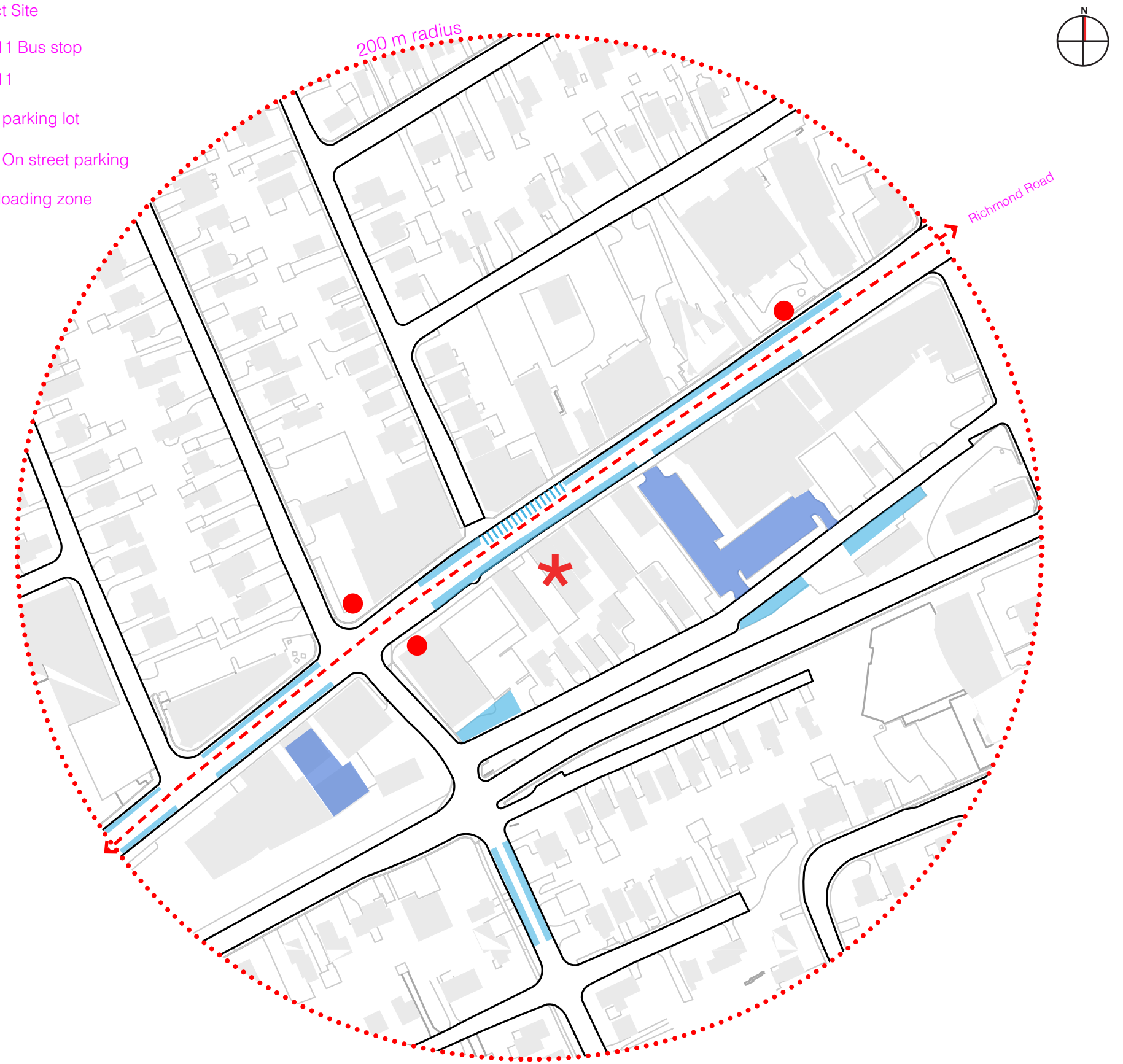
SITE CONTEXT

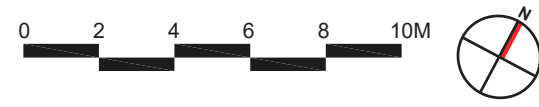
The area around the subject site, in addition to a well developed public transit infrastructure, is well resourced with existing parking spaces to accommodate the occasional parking requirement.

Additionally, several other options are available to them within a 200m radius:

1. Free on-street parking along Richmond Road, Danforth Avenue and Roosevelt Avenue.
2. An underground public paying parking lot
3. A surface level public paying parking lot








- * Subject Site
- Route 11 Bus stop
- ← - - - → Route 11
- Paying parking lot
- Paying On street parking
- ||||| Public loading zone





TITLE
SITE PLAN

SCALE
1:200

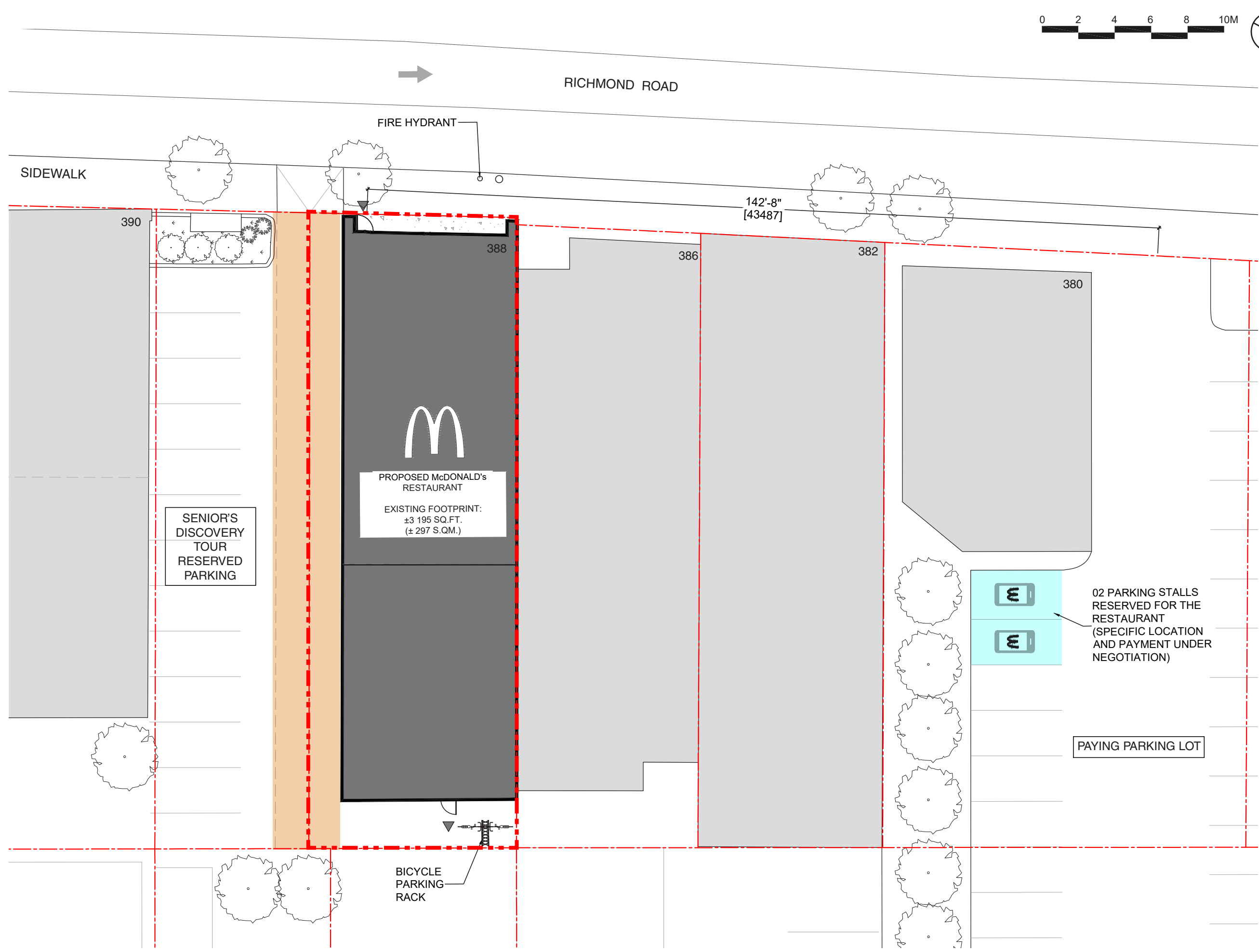
- KEY
-  LOT LINE
 -  GRASS
 -  CONCRETE
 -  RESERVED PARKING FOR THE RESTAURANT
 -  RIGHT-OF-WAY. SEE SURVEY
 -  SUBJECT BUILDING
 -  EXISTING BUILDINGS

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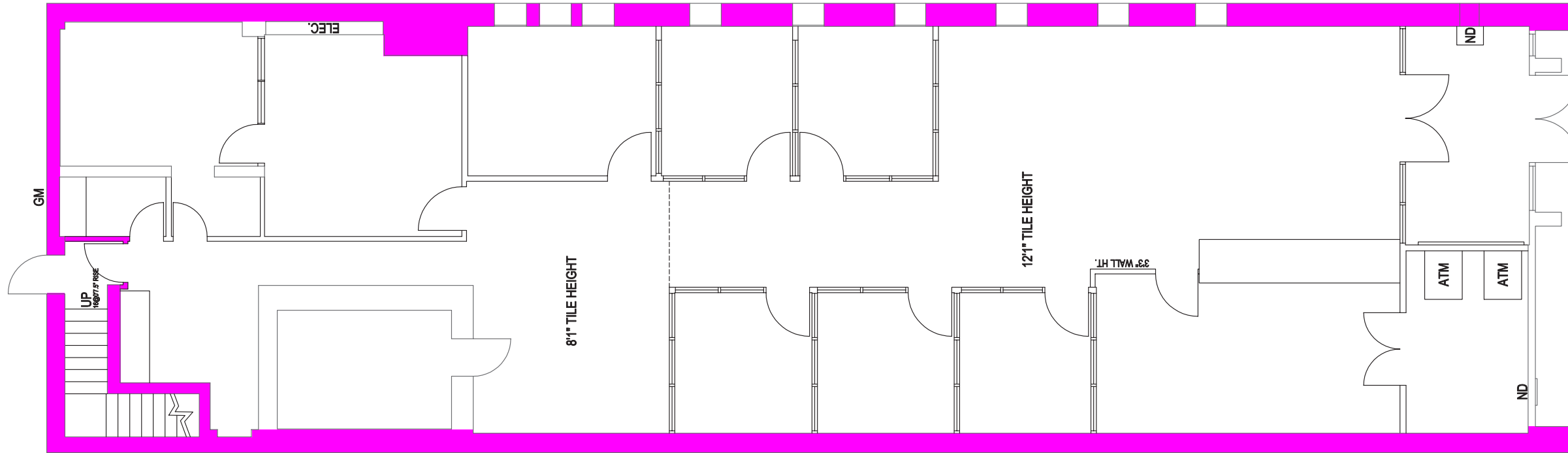
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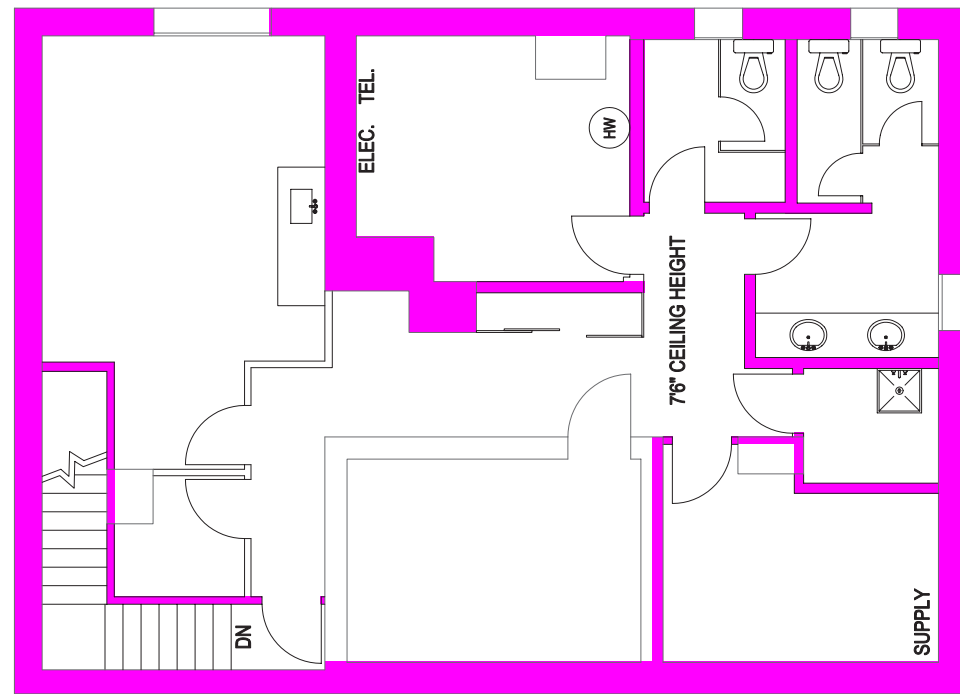
TITLE
EXISTING FLOOR PLANS
FOR REFERENCE

SCALE

KEY
EXISTING WALLS



EXISTING GROUND FLOOR PLAN



EXISTING SECOND FLOOR PLAN

NOTE: PLANS PROVIDED BY THE CLIENT.

RICHMOND ROAD

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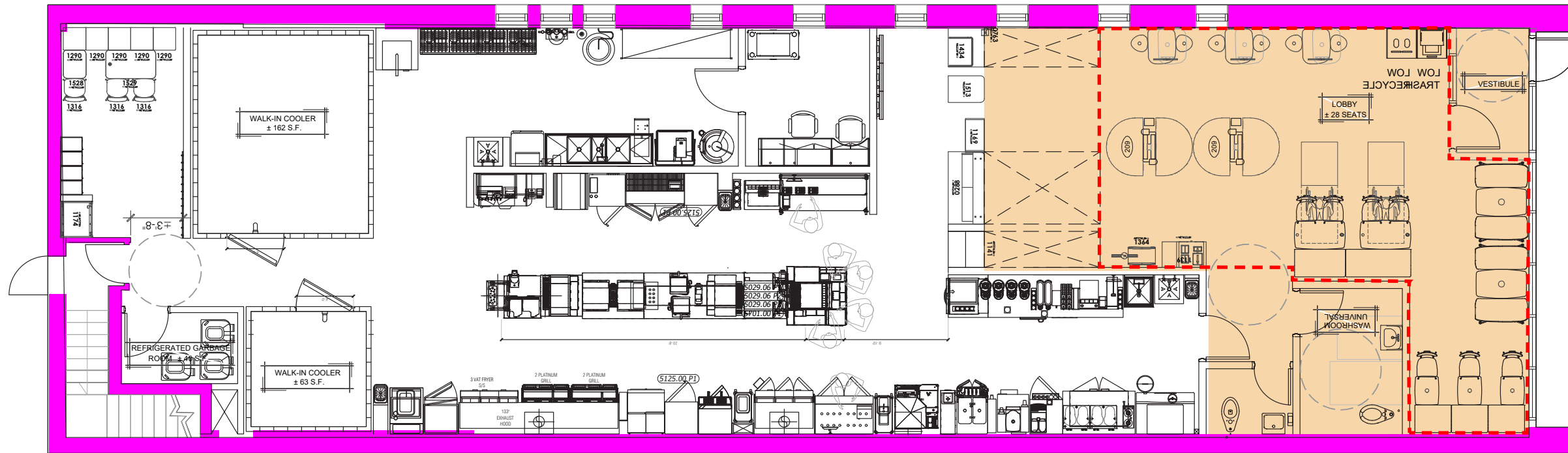
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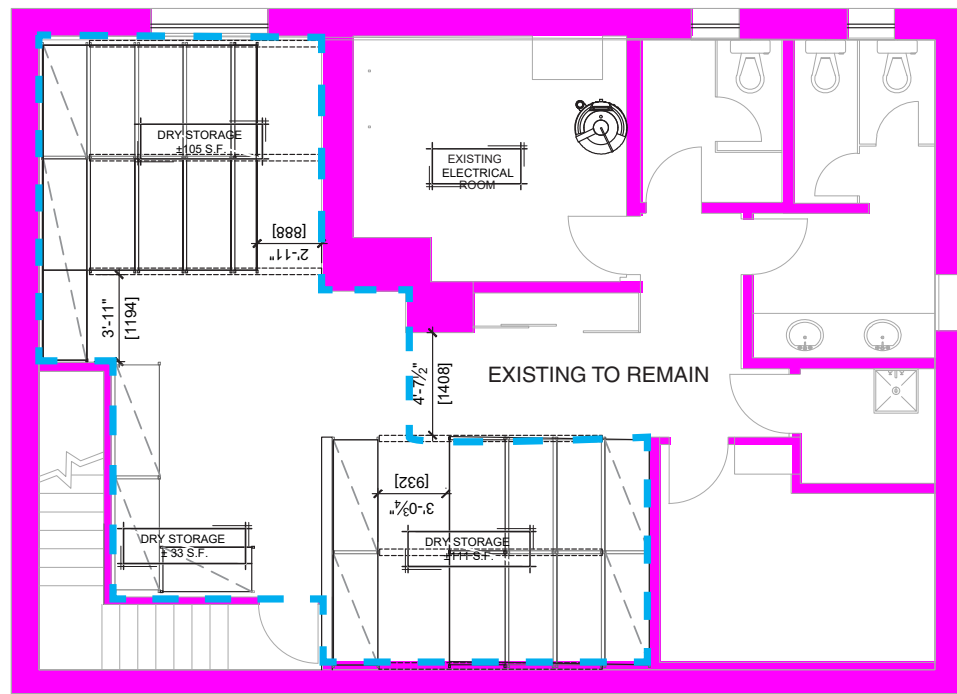
TITLE
PROPOSED FLOOR PLANS
FOR REFERENCE

SCALE

- KEY
- INTERVENTION LIMIT
 - LOBBY
 - CUSTOMER-ACCESSIBLE AREA
 - EXISTING WALLS



RICHMOND ROAD



GROSS FLOOR AREA GROUND FLOOR:	±2870 SQ.FT (±266 SQ.M)
GROSS FLOOR AREA SECOND FLOOR:	±1072 SQ.FT (±100 SQ.M)
TOTAL GFA (SEE NOTE):	±3942 SQ.FT (±366 SQ.M)
LOBBY AREA :	±466 SQ.FT (±43 SQ.M)
CUSTOMER-ACCESSIBLE AREA:	± 879 SQ.FT (±82 SQ.M)
SEATING :	± 28 SEATS
NOTE: THE GFA HAS BEEN CALCULATED FROM THE INTERIORS OF OUTSIDE WALLS EXCLUDING THE AREA OCCUPIED BY THE ENCLOSED STAIRCASE	

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FRONT FACADE - RICHMOND ROAD



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RIGHT FACADE

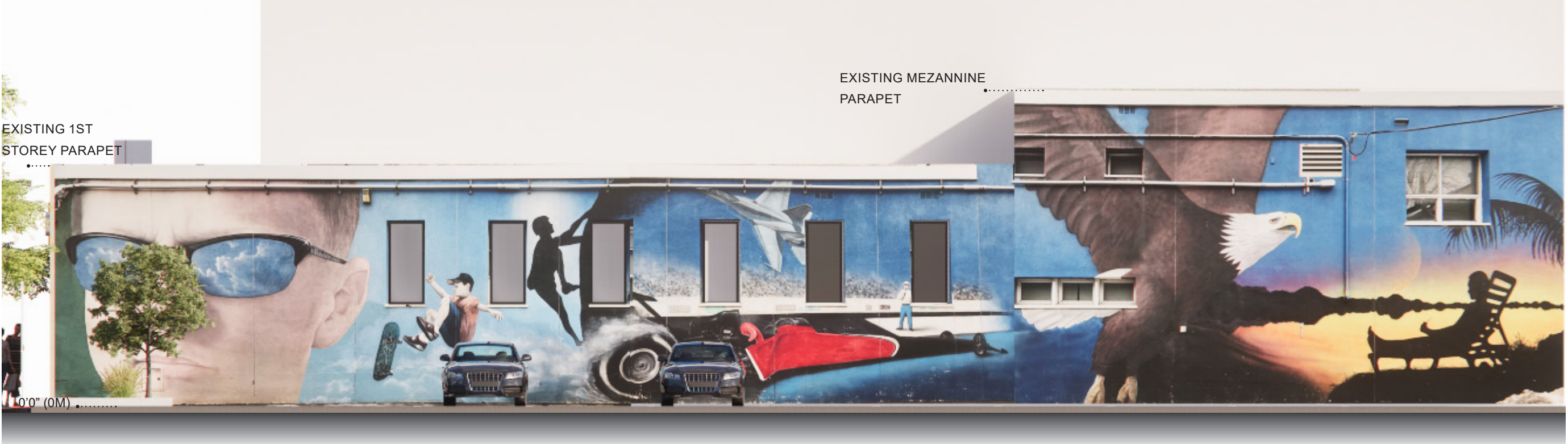
TITLE
ELEVATIONS
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MAIN FACADE GIVING ONTO RICHMOND ROAD



RIGHT ELEVATION

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