



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
PRESENTATION DOCUMENT

SCALE

NON ÉMIS POUR
CONSTRUCTION

KEY

PROJECT :
MCDONALD'S RESTAURANT

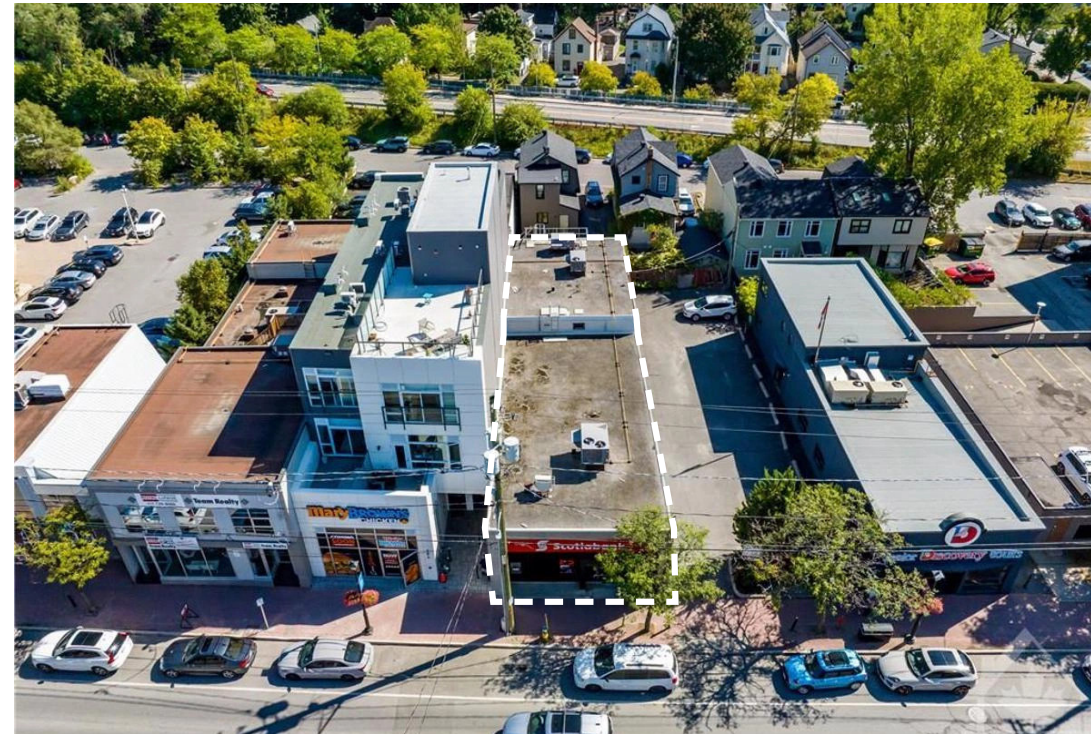
ADDRESS :
388 RICHMOND ROAD, OTTAWA, ON.

DATE:
2024-06-25

CLIENT



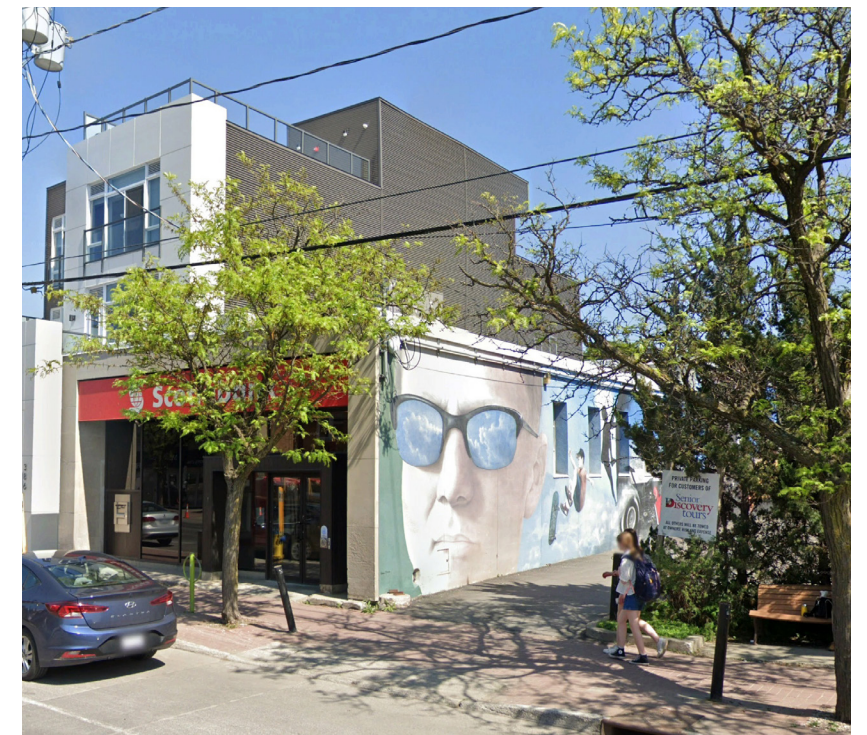
OVERVIEW OF THE EXISTING SITE



Aerial view - Google 2024



View by drone - provided by client



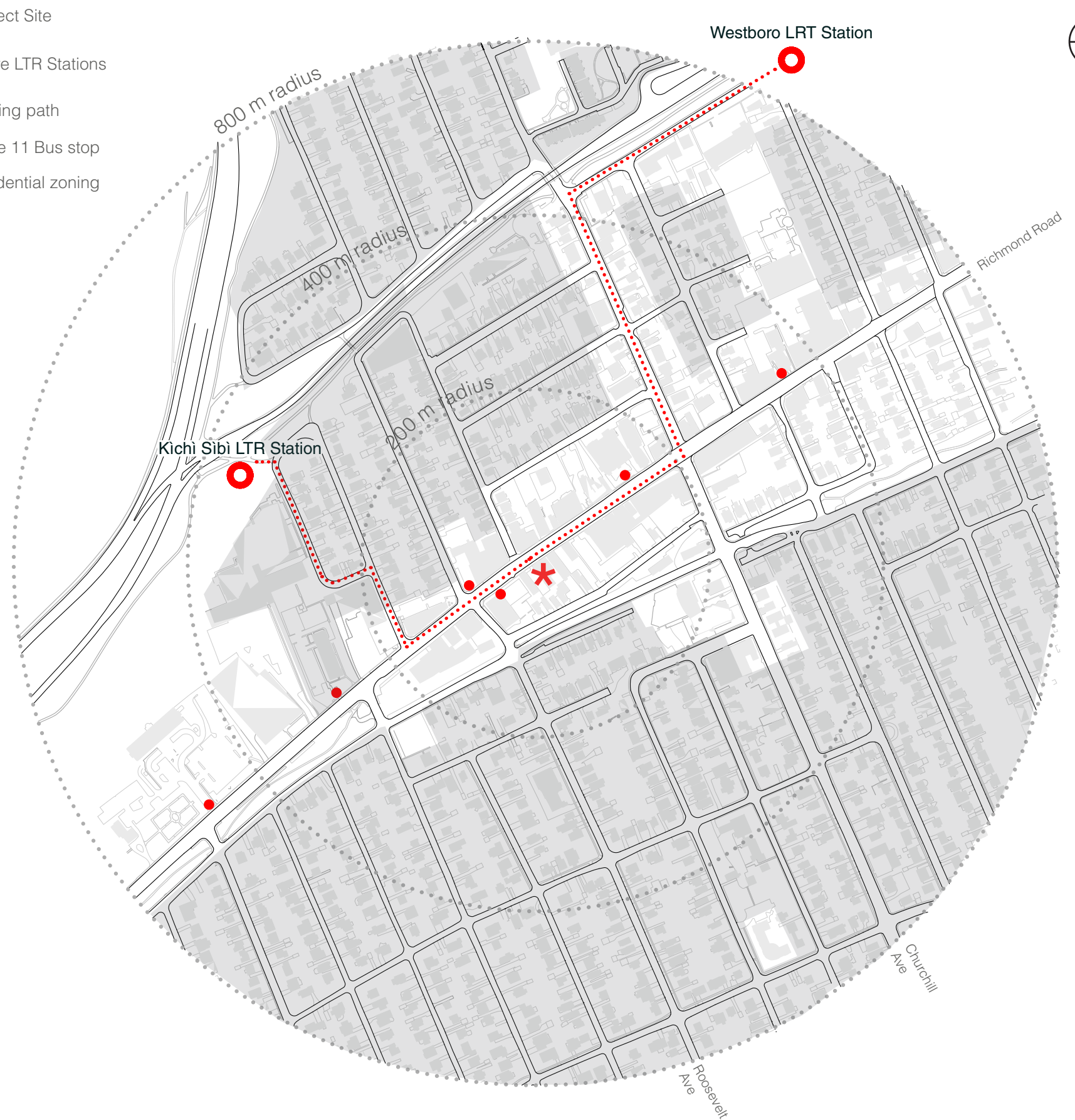
View from Richmond Road - provided by client

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







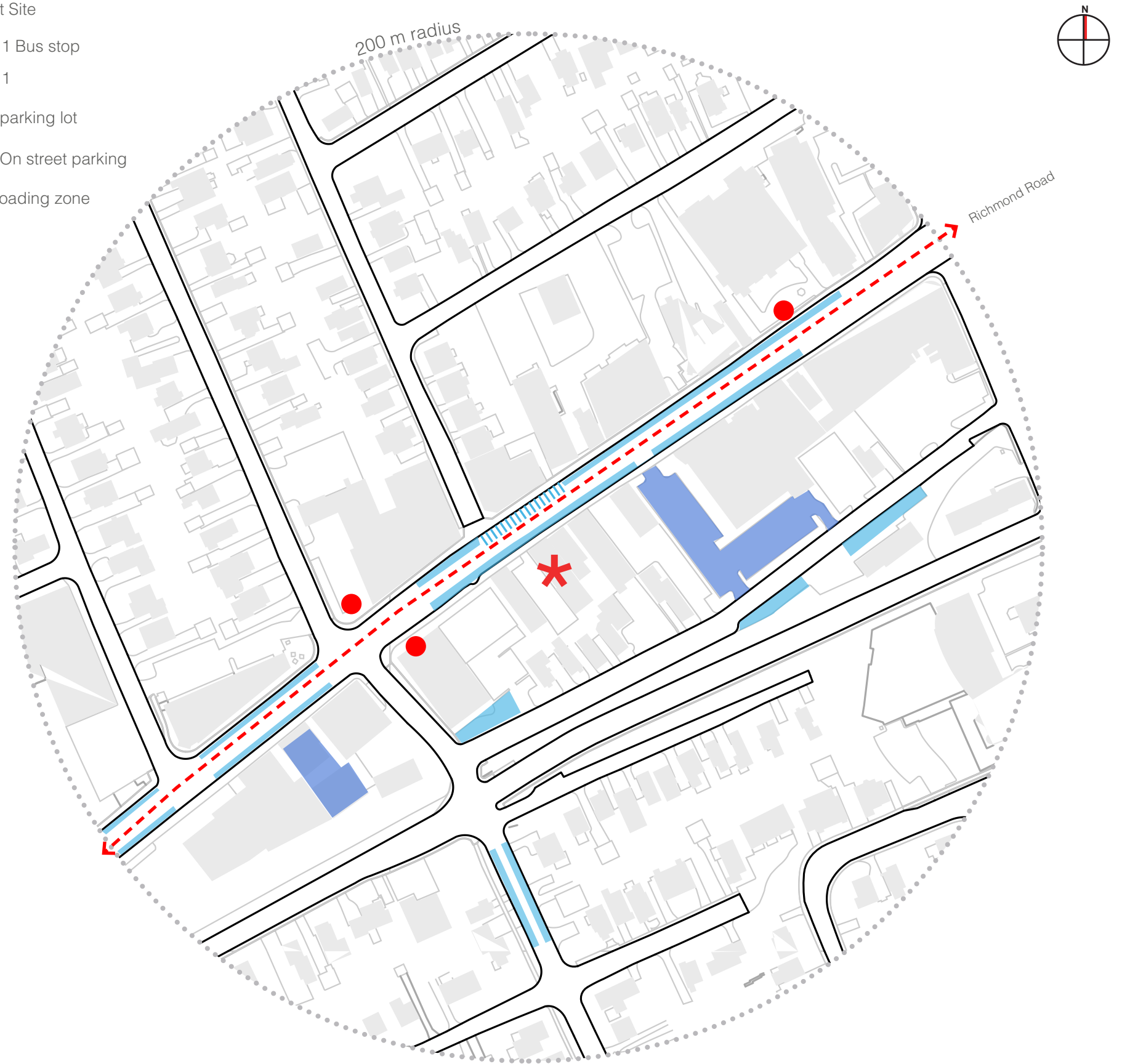
SITE CONTEXT

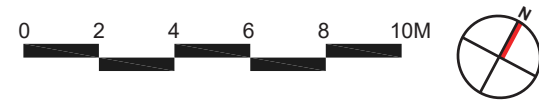
The area around the subject site, in addition to a well developed public transit infrastructure, is well resourced with existing parking spaces to accommodate the occasional parking requirement.

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

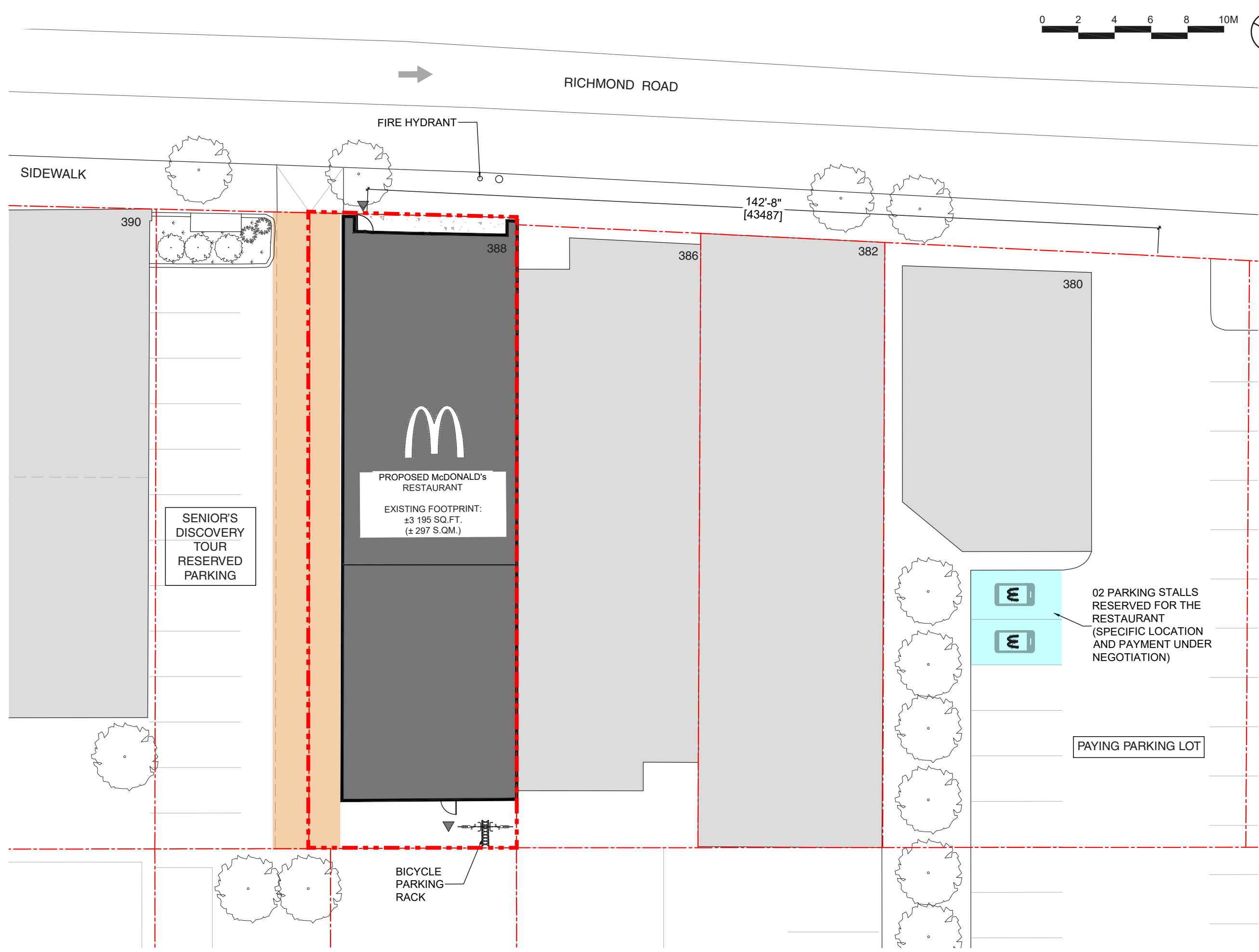
- KEY
- LOT LINE
 - GRASS
 - CONCRETE
 - RESERVED PARKING FOR THE RESTAURANT
 - RIGHT-OF-WAY. SEE SURVEY
 - SUBJECT BUILDING
 - EXISTING BUILDINGS

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SIDEWALK

RICHMOND ROAD

FIRE HYDRANT

142'-8"
[43487]

390

388

386

382

380

SENIOR'S
DISCOVERY
TOUR
RESERVED
PARKING

PROPOSED McDONALD'S
RESTAURANT
EXISTING FOOTPRINT:
±3 195 SQ.FT.
(± 297 S.Q.M.)

PAYING PARKING LOT

02 PARKING STALLS
RESERVED FOR THE
RESTAURANT
(SPECIFIC LOCATION
AND PAYMENT UNDER
NEGOTIATION)

BICYCLE
PARKING
RACK

TITLE
EXISTING FLOOR PLANS
FOR REFERENCE

SCALE

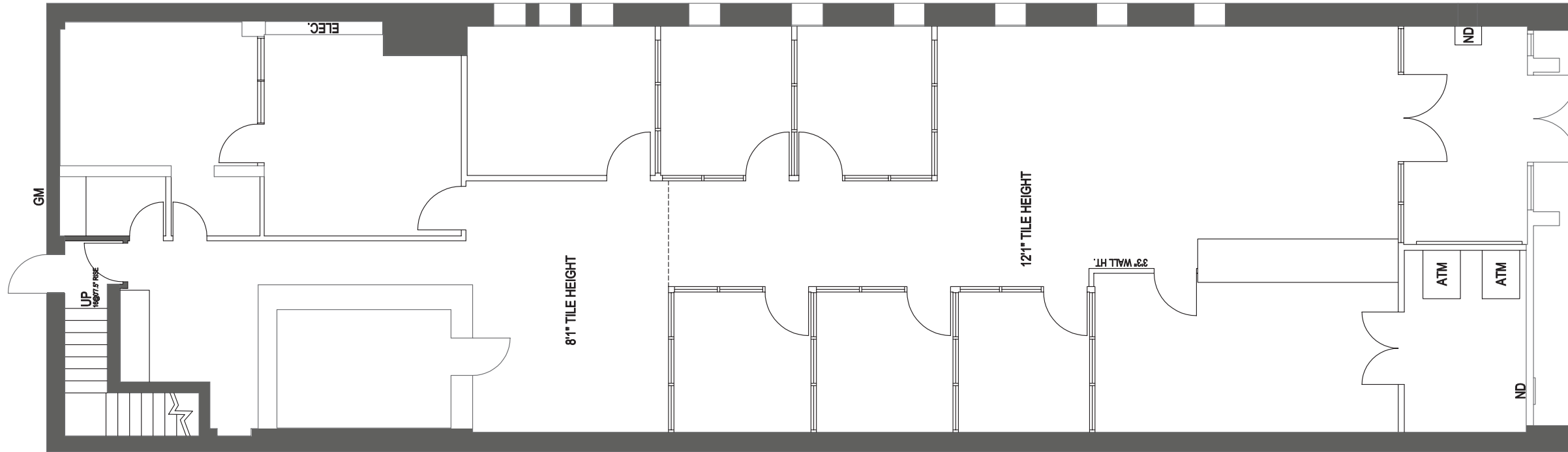
KEY
■ EXISTING WALLS

PROJECT :
McDONALD'S RESTAURANT

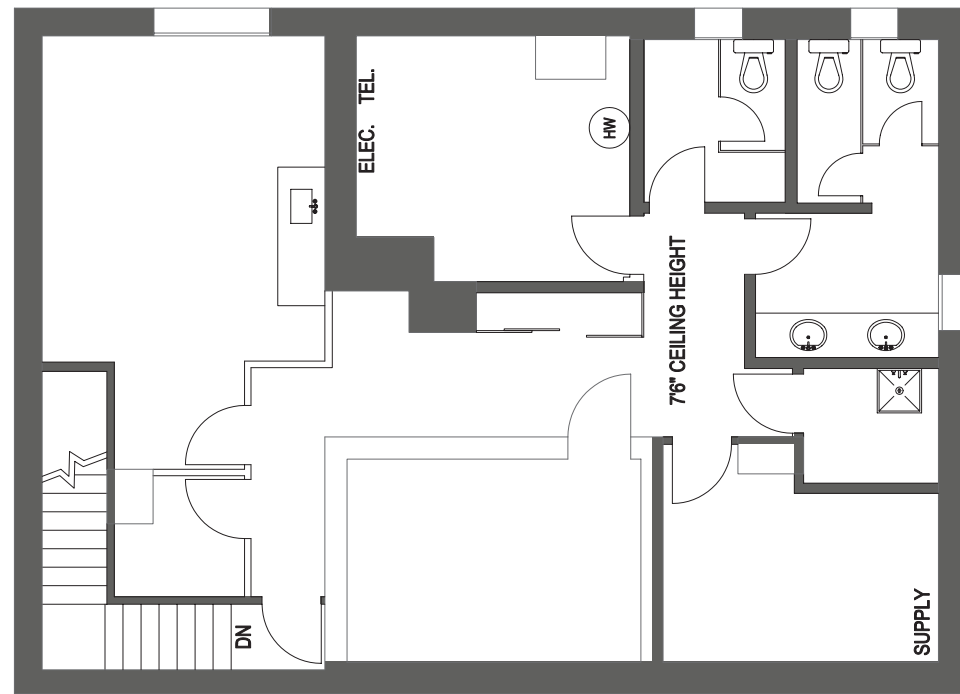
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EXISTING GROUND FLOOR PLAN



EXISTING SECOND FLOOR PLAN

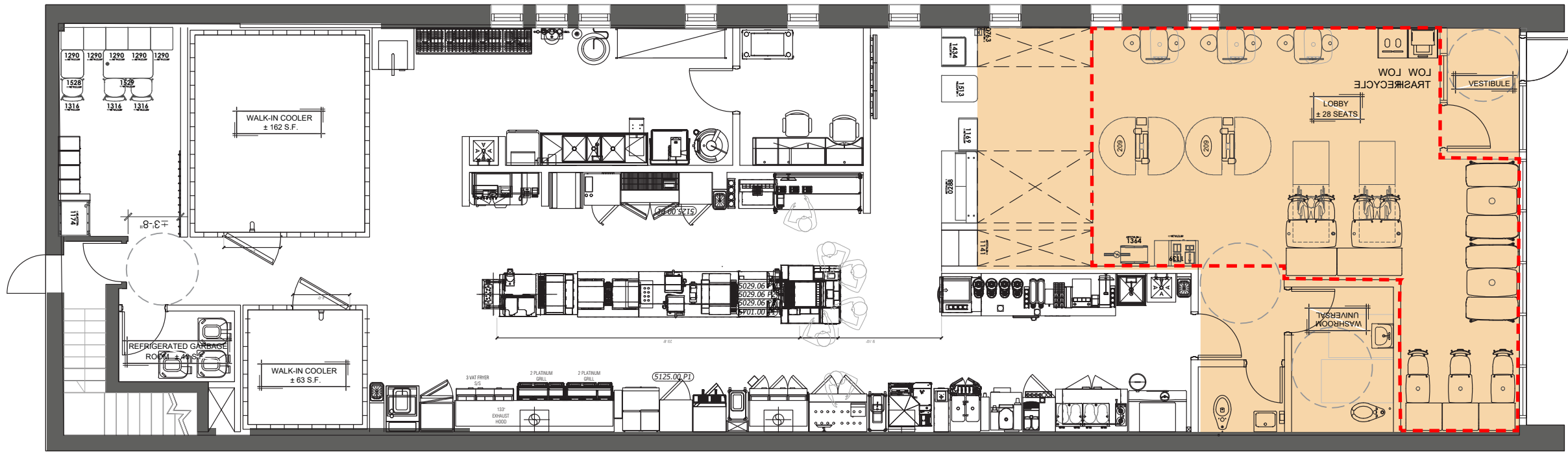
NOTE: PLANS PROVIDED BY THE CLIENT.

RICHMOND ROAD

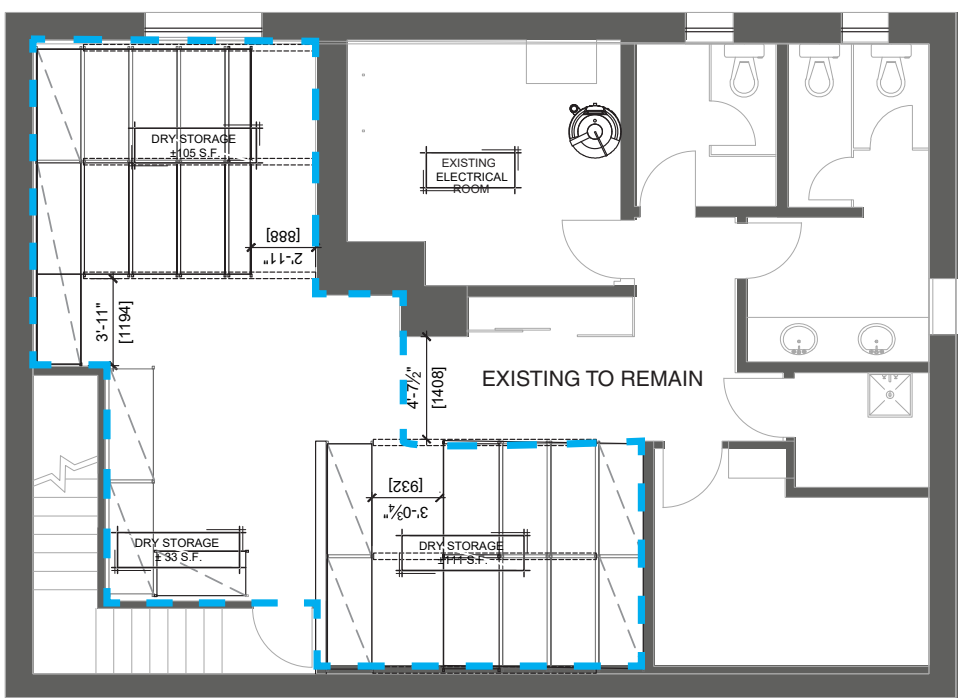
TITLE
PROPOSED FLOOR PLANS
FOR REFERENCE

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

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MAIN FACADE GIVING ONTO RICHMOND ROAD



RIGHT ELEVATION

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