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Committee of Adjustment
 Received | Reçu le
2024-11-18
 City of Ottawa | Ville d'Ottawa
Comité de dérogation

November 4th 2024

File: 116260

Committee of Adjustment
 City of Ottawa
 110 Laurier Avenue West
 Ottawa, ON K1P 1J1

To Whom it May Concern,

**1771 WALKLEY ROAD, MCDONALD’S, OTTAWA
 MINOR VARIANCE APPLICATION**

We are acting as agents for McDonalds Restaurants of Canada Ltd., owners of the subject lands located on 1771 Walkley Road, Ottawa ON. On behalf of our client, we are pleased to submit, for your review, an application for Minor Variance Approval.

Proposal:

McDonald’s Restaurants of Canada Ltd. has submitted a proposal to convert the existing single-lane drive-thru into a dual-lane configuration. To accommodate this conversion, the required 7 queuing stalls before the order point will be reduced to support the addition of the second lane. This dual-lane setup does not increase traffic volume but instead optimizes the flow of existing traffic, allowing more vehicles to be held than with a single lane.

Zoning Matrix

The subject site is zoned “AM10 – Arterial Main Street”, in Zoning By-law 2008-250. Below is a zoning matrix identifying what provisions in the by-law the proposal does not conform to.

Provision	Required	Proposed
<i>S. 112 in Bylaw 2008-250 states: (ii) With order board: 7 before/at order board and a minimum total of 11 (OMB Order, File #PL080959 issued May 20, 2009)</i>	As per By-law 1-88, the required number of queuing spaces before an order point amounts to: 7	With the addition of a second lane, McDonald’s Restaurants of Canada proposes 5 queuing spaces in one lane and 4 queuing spaces in the adjacent lane.

1.0 SITE LOCATION AND CONTEXT

The subject lands are municipally known as 1771 Walkley Road (the 'development site'). Situated within the City of Ottawa, within the Ottawa-Gatineau Metropolitan Area. The subject lands are presently occupied by a McDonald’s Restaurant with an existing drive thru. The site is adjacent to a furniture retail store and a convenience shop. It is located with proximity to a signalized intersection, the development site can be accessed primarily through both Heron Road and Walkley Road.

2.0 PROPOSED DEVELOPMENT

Arcadis, retained by McDonald's Canada (referred to as the 'Client'), is to evaluate the advantages and implications of reducing the required queuing spaces to 5 in one lane and 4 in the adjacent lane. This assessment encompasses a review of the queuing availability to ascertain whether the proposed modifications will still comply with the zoning requirements outlined in the City of Ottawa's By-law 2008 – 250.

3.0 REQUESTED VARIANCES

The variances being sought in support of the proposal are as follows:

1. *As per By-law 2008-250 - (ii) With order board: 7 before/at order board and a minimum total of 11 (OMB Order, File #PL080959 issued May 20, 2009)*

That the minimum number of queuing spaces to be provided and maintained shall be reduced from 7 queuing spaces before an ordering point, to 5 in one lane and 4 in the adjacent lane.

4.0 PLANNING ANALYSIS:

1. *Maintain the general intent and purpose of the Official Plan.*

The subject Site is designated as *Outer Urban – Neighbourhoods* in the Ottawa Official Plan and is located adjacent to both Major and Minor corridors. Permitted uses within this designation include “separated residential and non-residential land uses and moderate street connectivity,” which accommodate facilities such as a restaurant with a drive-through. This proposal aims to expand a permitted use within the Official Plan while seeking a reduction in the required queuing spaces—from 7 spaces to 4 in one lane and 5 in the adjacent lane. We believe this proposal upholds the general intent and purpose of the Official Plan.

2. *Maintain the general intent and purpose of the Zoning By-law.*

The subject site is zoned AM10 – Arterial Mixed Use under Zoning Bylaw 2008-250, which permits both drive-through facilities and restaurants. As indicated in S.112 of By-law 2008-250, this site requires a total of seven queuing spaces behind an order point. The intent of this provision is to ensure sufficient queuing capacity and to prevent vehicle overflow into the lot.

The proposed reduction in queuing stalls, aligned with the latest by-law, meets this standard. Adding a second drive-through lane would increase efficiency and allow for more vehicles in the drive-through, reducing congestion without attracting additional traffic. In our view, reducing the queuing requirement to enable this additional lane would enhance the conditions the by-law aims to address. This adjustment would not only provide adequate queuing spaces but also expand the lot's efficiency and overall function. Furthermore, it is our opinion that this change would maintain the general intent and purpose of the Zoning By-law.

3. *The variance is desirable and appropriate for the development of the land.*

In our view, the requested variance is both desirable and appropriate for the development of the land, as it will enable the site to continue supporting a use permitted by the Official Plan policy framework and the applicable Zoning By-law. Additionally, reducing the required queuing spaces will allow for a second

drive-through lane, enhancing the operational efficiency and effectiveness of the existing restaurant and lot.

4. The variance is minor in nature.

In our opinion, the requested variances are minor in both quantitative and qualitative aspects. Minor nature is assessed not only numerically but also by evaluating any potential impact on the subject site and surrounding area. Quantitatively, the reduction in queuing spaces is minor, with a decrease of only three spaces in one lane and two in the adjacent lane. This adjustment still allows for additional vehicle capacity through the second lane, thereby maximizing the drive-through's efficiency. Qualitatively, we believe the variance is also minor, as it is not expected to negatively impact the site or surrounding area.

As part of a complete submission, electronic copies of the following will be provided via email to you as discussed to address comments provided above. If further hard copies are required, please advise:

- 21423-Heron-Walkley-Minor-Variance-Application-Form-2024-11-05
- 21423-Heron-Walkley-SP1.0-2024-11-05
- 21423-Heron-Walkley-Site-Survey
- TIR Not Required Confirmation Email

Please be advised that the cheque will be dropped off separate from this application, by the McDonald's Representative. We trust the above noted information addresses all concerns raised by City staff. If you have any questions or concerns, do not hesitate to contact the undersigned.

Yours truly,

ARCADIS



Zara Altakawee,
Planner III