

**PLANNING RATIONALE REPORT
4 CAMPBELL REID COURT: SITE PLAN APPLICATION
MARCH ROAD VETERINARY HOSPITAL**

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SEPTEMBER 2022**



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Introduction

This report has been prepared in support of a Site Plan Control Application for the property at 4 Campbell Reid Court. The legal description of the property is Parts of Lot 15, Concession 3, Geographic Township of March now in the City of Ottawa (P.I.N 04532-0181).

The property is located at the northeast corner of March Road and Dunrobin Road between Kanata and Dunrobin (see full sized **Location plan** in the Appendix Section).

Surrounding land uses consist of a variety of residential and some limited commercial uses (on the south end of Campbell Reid Court). There are also some institutional uses to the east (Ottawa Fire Station and Community Centre). To the west and northwest there are some estate residential subdivisions on the west side of Dunrobin Road and on the south side of March Road.

The subject property has a frontage of approximately 15.69 m (52') on the west side of Campbell Reid Court (and a lot width of 25.84 m measured at the required front yard setback), approximately 39 m (128') on the north side of March Road and approximately 90 m (296') on the east side of Dunrobin Road. The overall lot area is 7917 m² (0.79 ha) (1.96 ac).

Currently, the property contains a recently completed single family home which replaces the previous single family home on the property that had a fire and was destroyed in October 2019. (see **Fig. 3** and in the appendix section).

The intent of the Site Plan Control Application is to allow for the development of a new veterinarian facility (March Road Veterinary Hospital) on the property in addition to the recently completed house. (see **Site Plan - Fig. 1 drawing showing proposed building and elevation drawings** also in the Appendix Section). The new building has dimensions of approximately 26 m x 21 m at its maximum dimensions, a building floor area of 5037 ft² (468 m²) and a building height of 5.6m.

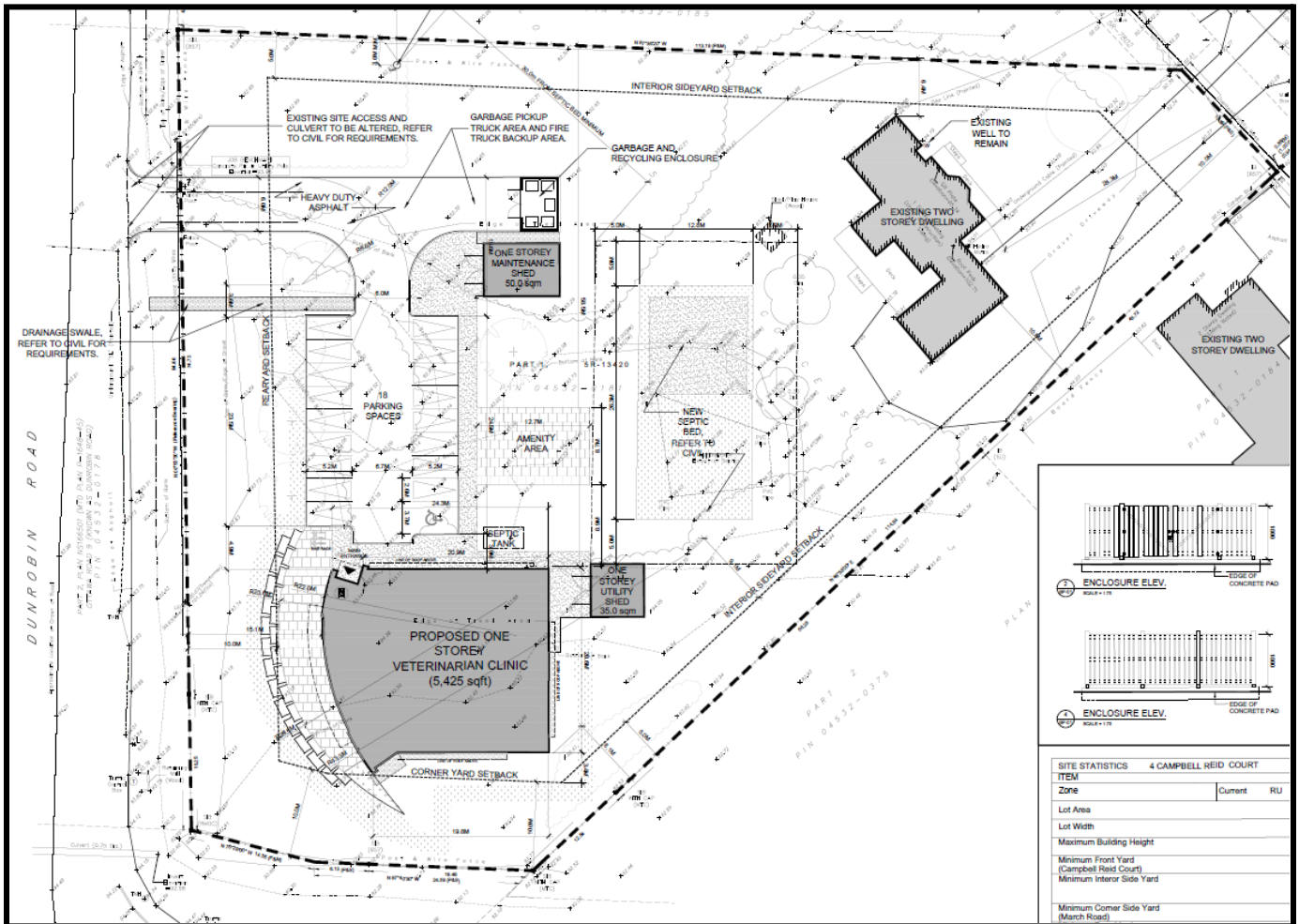


Fig. 1. Site plan of 4 Campbell Reid Court.

The property is owned by A & G Olender Holdings Ltd, and the intent is for them to operate their family owned veterinarian clinic, March Road Veterinary Hospital. That hospital has operated in Ottawa for many years at two locations (one in Kanata near March Road/Terry Fox and the other in Dunrobin). The father and son veterinarians will run this new location (the other locations will close) and the younger Dr Olender lives in the house that is located on the property. Both of these locations are in rented space and there is a desire to operate their facility on their own lands.

Design

The building sits on a concrete slab which buffers the exterior walls of the building with a walkway. The exterior west facade has a white stone veneer cladding which borders the glazed, curved portion of the facade. The medium-brown wood cantilever creates a covered rest area for users looking onto Dunrobin Rd.. The north and south facades feature medium-brown faux-wood siding with minimal glazing, with the exception of the front vestibule entrance on the north facade. The materials found on the exterior of the building are accented by dark window casements, and dark metal flashing. (see **Rendered perspectives** - in the Appendix Section). The dual slanted roof allows for an increased interior height in strategic locations and glazing along the roofline allows more natural light to enter the space.

The entrance to the building is directly adjacent to the parking lot accessible via Dunrobin Rd.. The entrance/vestibule opens into a large waiting room and receives lots of natural light from the curved wall of windows looking out onto the covered rest area and Dunrobin Rd.. The interior features a variety of veterinary-related rooms such as examination, x-ray, surgical, recovery, laboratory, research and pharmaceutical. For staff, there is a meeting room, staff room, and various offices. Medical service areas are separated from publicly accessible areas by a dividing wall located down the centre of the building with the waiting room, examination rooms, and some offices on one side, and all other veterinary uses on the other.

The architectural inspiration for this building is primarily due to its location in a rural area with sparse developments. The building was designed to take full advantage of natural light as a single-storey, low-rise building.

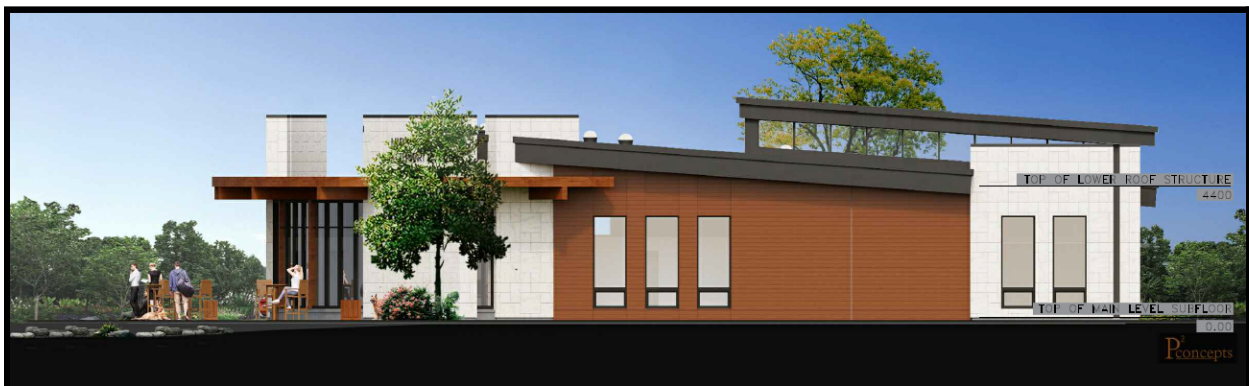


Fig. 2. South elevation of 4 Campbell Reid Crt veterinary clinic.

Site Images



Fig. 3. View looking into the property from Campbell Reid Court showing the house on the property (April 2021 photo).



Fig. 4. Photo taken on the east side of Dunrobin Road looking towards March Road from the location of the proposed site access for the Veterinarian Clinic on Dunrobin Road.



Fig 5. Photo taken from the east side of Dunrobin Road looking towards the interior of the property. This existing access is in the location of the proposed site access for the Veterinarian Clinic from Dunrobin Road. (April 2021 photo).



Fig 6. Aerial photo showing Dunrobin Rd (right) and March Rd (left) as well as the current access to the site off Dunrobin Rd with the approximate **site outline**. (Sept. 2022 photo).



Fig 7. Aerial photo showing the interior of the lot and the existing detached dwelling fronting on Campbell Reid Crt with the approximate **site outline**. (Sept. 2022 photo).

The new veterinarian clinic will have vehicular access from the east side of Dunrobin Road, approximately 90 m north of the centre of the March Road/Dunrobin Road signalised intersection. This would be a full turning movement entrance and would only serve the veterinarian facility. The existing house on the property has its vehicular access via Campbell Reid Court and the plans for this property do **not** include a vehicular connection for the veterinarian clinic clients or staff to access the site via Campbell Reid Court. A servicing study addressing the ability of the property to be serviced via private services is being filed with this Site Plan application and as well a Traffic Assessment study is being filed. No major issues or concerns were identified in the servicing study.

Architectural drawings including exterior elevation drawings and perspective drawings and landscaping and civil engineering drawings are also being filed with this Site Plan Control submission.

Zoning

Under Zoning By-law 2008-250 as amended, the subject lands are located within an RU zone (Rural Countryside Zone). This is a zone which permits an **animal hospital** and a detached **dwelling**.

An **animal hospital** is defined as a facility:

- a. operated by one or more licensed veterinarians and associated staff;
- b. providing medical, surgical, grooming or similar services solely for household pets, but may include livestock where this use is permitted in a rural or industrial zone; and
- c. providing shelter in conjunction with the hospital only during the period of recovery. (hôpital vétérinaire)

The proposed uses (detached dwelling and animal hospital) are permitted in the zoning that is in effect for this property.

The proposal meets the majority of applicable setbacks and performance standards that are in effect for this zone.

There are two (2) minor variances that will be required in order to permit the development. They are related to lot width and lot area and they would apply to any type of development being proposed on the property.

The RU zoning requires a minimum lot width of 50 metres and the property has a lot width of 25.84 m (measured at the required front yard setback of the street frontage with the smallest frontage). The property has frontage on three (3)

roads (Campbell Reid Court, Dunrobin Road and March Road) but with the frontage on Campbell Reid Court being the shortest it is considered as the lot frontage for zoning purposes. It should be noted that the other two (2) frontages (Dunrobin Road and March Road) are in excess of 50 metres.

The RU zoning also requires a minimum lot area of 8000 m² (0.8 ha, approximately 2 acres). This property is an existing lot of record and its lot area is 7917 m² (0.79 ha). This is a very small minor variance of just over 1% of the required lot area.

Both the lot width and lot area items will be the subject of a Minor Variance application as we are approaching the completion of the Site Plan Approval process.

As indicated in the zoning table on the site plan, the proposed building meets the performance standards related to setbacks, lot coverage and parking requirements.

The property is within an area close to both Dunrobin Road and March Road that is also zoned RU (Rural Countryside Zone) and the development of the property meets the purpose of this zoning classification which is to :

- 1) accommodate agricultural, forestry, country residential lots created by severance and other land uses characteristic of Ottawa's countryside, in areas designated as **General Rural Area, Rural Natural Features and Greenbelt Rural** in the Official Plan;*
- 2) recognize and permit this range of rural-based land uses which often have large lot or distance separation requirements; and*
- 3) regulate various types of development in manners that ensure compatibility with adjacent land uses and respect the rural context.*

A veterinarian clinic in conjunction with a single family home will be a compatible use within the RU (Rural Countryside) zoning and the only variances required are related to the shape of the property and a very small variance based on the lot area.

Provincial Policy Statement

The current Provincial Policy Statement (PPS) outlines the key matters of Provincial planning interest with respect to land use planning decisions made by municipal approval authorities. Any decisions that are made by municipal approval authorities must be consistent with the policies of the PPS. The latest version of the PPS has been in effect since May 1 2020.

The following are sections of the PPS that are applicable to additional development at 4 Campbell Reid Court and a *description* of how they are applicable

- 1.1.1 Healthy, liveable and safe communities are sustained by:
 - a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; *The proposed development on the site represents an efficient intensification of the site and will not create inefficient land use patterns in the area.*
 - c) avoiding development and land use patterns which may cause environmental or public health and safety concerns. *The development and land use pattern proposed on this site is a logical extension of the nearby residential and automotive commercial uses (UHaul dealer and automotive repair facility at the south end of Campbell Reid Court) and is in keeping with the nearby general rural residential and commercial nature of surrounding properties and will not result in environmental or safety concerns. The vehicular access to the site will not have any impact on the residential properties on Campbell Reid Court.*
- 1.1.5.5 Rural lands in municipalities. Development shall be appropriate to the infrastructure which is planned or available and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure. *The proposed building will not require any additional demand on infrastructure and will not require the expansion of any infrastructure. The building will operate on private services and does not require full municipal services to be provided.*
- 1.1.5.6 Opportunities should be retained to locate new or expanding land uses that require separation from other uses. *This area along Campbell Reid Court has developed over time into an area of rural residential and rural commercial uses that require relatively large properties. The vehicular access to this component of the property (veterinary clinic) will be separate from other uses and the traffic from the new veterinary clinic*

will only enter and exit via Dunrobin Road. The existing zoning permits the proposed uses in this area.

Official Plan Designation – City of Ottawa Official Plan

This site is within the Rural transect, designated as Rural Countryside by the New Official Plan.

The Rural transect is intended to ensure the responsible use of resources for the protection of public health and the environment while supporting economic development for rural businesses in recognition of their valuable contributions to the regional economy. Currently, it ranges from untouched natural areas and cultivated farmland, to more intense development within villages and commercial industrial areas.

The Rural Countryside designation is intended to accommodate a variety of land uses that are appropriate for a rural location, limiting the amount of residential development and support industries that serve local residents and the travelling public. The area contains uses such as farming, small-scale industries and outdoor recreation and tourism supportive uses such as golf courses, vacation properties or bed and breakfasts, as well as some low-scale residential.

Purpose

Rural Countryside lands are designated on Schedule B9 with the intent to:

- Protect and enhance rural character
- Strengthen the rural economy by permitting a diversity of uses that support the local rural community
- Limit the fragmentation of rural lands and ensure the preservation of health

This proposal satisfies the need to intensify commercial uses in the rural area. The proposed use as a veterinarian clinic supports the goal of protecting public health by providing necessary social infrastructure and increased economic development by diversifying commercial interests in the area. It maintains rural character through extensive soft landscaping and generous setbacks. In combination with the minimal hard landscaping, the extension to the existing septic bed will ensure there is minimal risk to impeding groundwater quality and quantity. The frontage of this proposal faces Campbell Reid Court in which the

landscaping around the existing detached dwelling will remain unchanged. Large areas of the frontage along Dunrobin Road will remain in their current state.

The proposed veterinarian clinic is on a property that is owned by one of the two partners in this family business and contains an existing residential building (single family home). It represents a live/work opportunity for one of the veterinarians with its mixed use components. It is located in an ideal location for these uses being on the edge of the urban area and providing for some additional uses on the property that are suitable for the property.

Consultation details

A pre consultation meeting was held on July 18, 2019 to discuss the application with City staff. As well on February 22, 2021 the owner, project development manager and the undersigned had a video meeting with the City Councillor in order to discuss the project with him and if it is deemed appropriate we will discuss with nearby property owners. The owner has recently discussed his development plans with some of the nearby neighbours to explain the scale and size and location of the proposed development on the overall property

Conclusions

The proposed development of the lands to allow for a veterinary hospital for a small local business wanting to own and operate their own building is consistent with the current zoning and New Official Plan policies for these lands.

The site represents a sensitive development that will allow for:

- a well designed contemporary building to be located within an area of rural residential and rural commercial uses that will serve the needs of this veterinarian clinic
- a building that meets the current zoning regulations in terms of setbacks, heights, parking and lot coverage. There are two (2) variances required related to the shape and size of the property and these variance applications will be filed in the near future.
- through setbacks to adjacent properties, the building proposed is at a scale that will not cause negative impacts on surrounding properties.

Through the site plan process there are a number of key engineering studies and drawings required in support of the development. These studies show that the site can be serviced under current engineering guidelines and requirements.

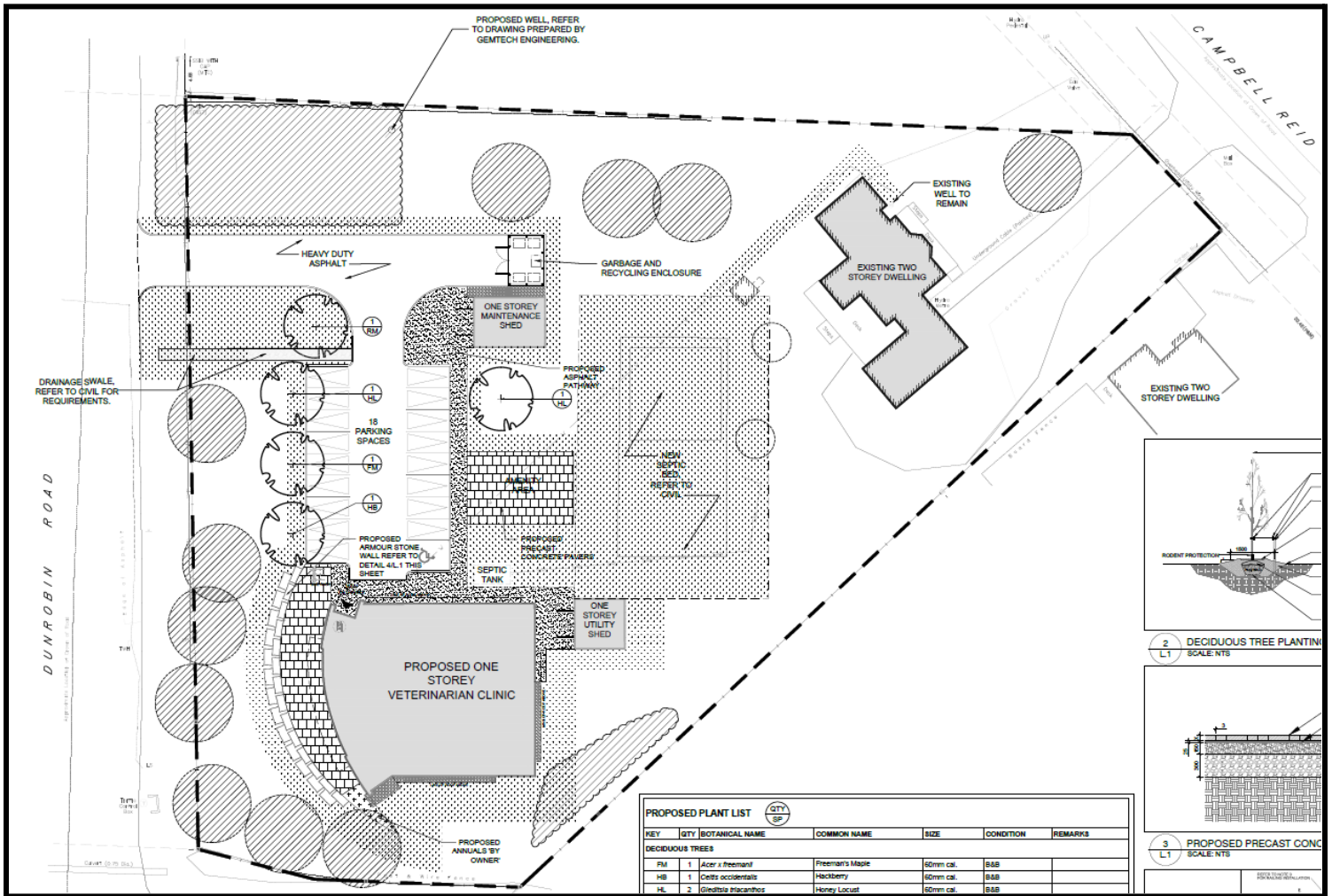


Fig. 8. Landscape Plan of 4 Campbell Reid Ct.

Sodded areas will be provided in the required yards to provide screening and buffering to adjacent properties as shown in the landscaping plan above. Additional planting will be provided around the perimeter of the building and next to the new parking area. The proposed building height of this development is less than the permitted maximum building height as outlined in the Zoning By-Law. The traffic assessment for this proposal indicates that the proposed access and traffic would have a minor impact on the adjacent roads triggering no requirement for roadway modifications. It also states that the width of the municipal road frontage onto Campbell Reid Court is 15.7 m which would not provide sufficient width for the single-family home and an access road to the clinic. Therefore, access to the clinic will be through one full access on Dunrobin Road in order to not direct traffic related to the veterinary hospital component of the overall property via Campbell Reid Court. The existing wooded area at the north end of

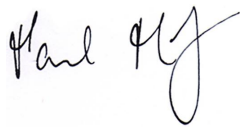
P. H. Robinson Consulting
Urban Planning, Consulting and Project Management

the site and along the majority of the properties southern and western property lines will also remain in their current state.

It is our opinion that the proposed development is consistent with the Provincial Policy Statement and the City of Ottawa Official Plan and relevant zoning regulations and represents good planning.

It is being proposed at an appropriate scale of development and is compatible with surrounding land uses and will contribute to the nearby community.

P H Robinson Consulting

A handwritten signature in black ink, appearing to read 'Paul Robinson', with a stylized flourish at the end.

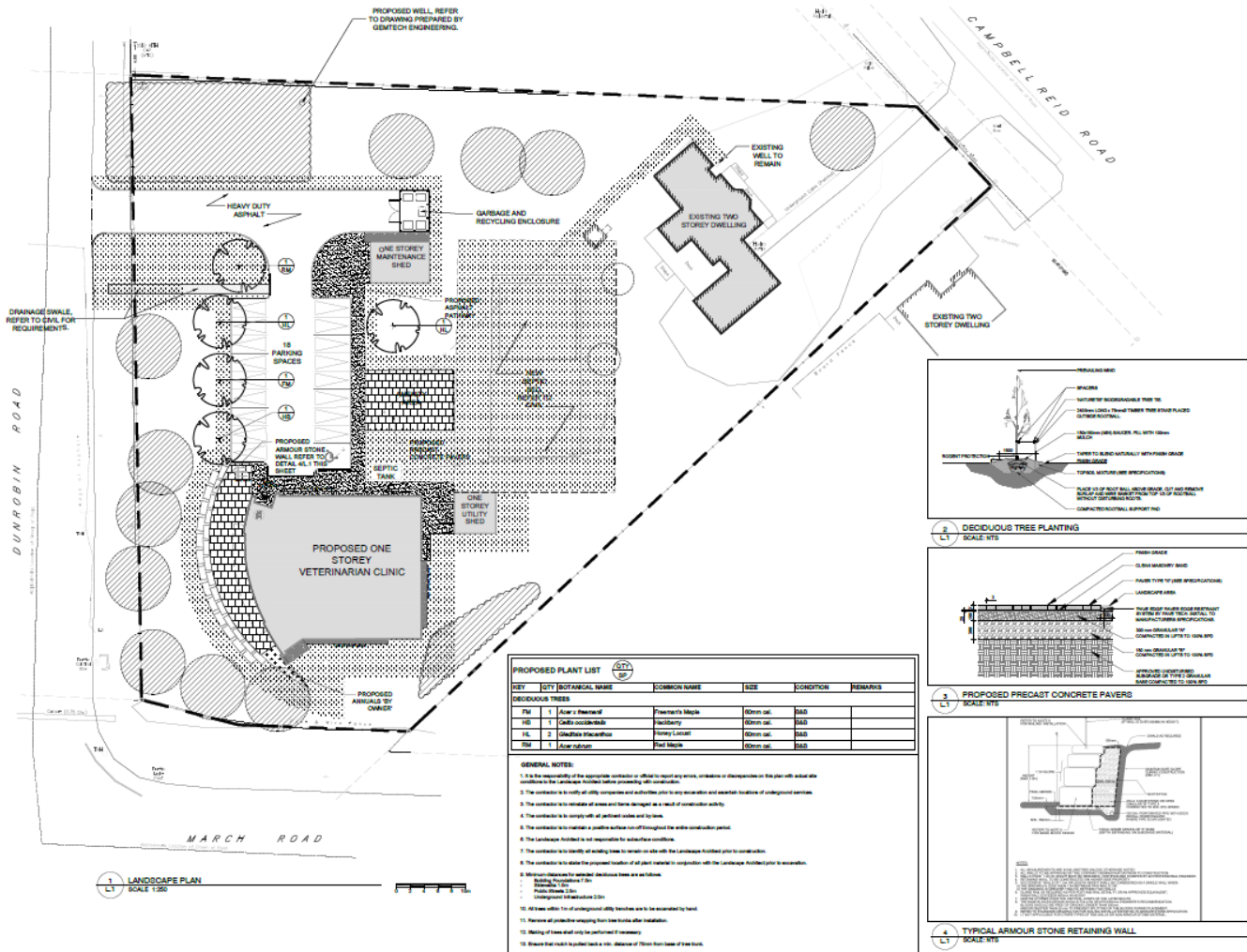
Paul Robinson RPP

Appendix

**LOCATION PLAN
SURVEY PLAN
LANDSCAPE PLAN
SITE PHOTOS
SITE PLAN
RENDERED PERSPECTIVES**



Location Plan of 4 Campbell Reid Crt.



CLIENT
A & G OLENDER HOLDINGS LTD.

CONSULTANTS
D2 concepts
ARCH-NOVA Design Inc.

PROJECT
4 CAMPBELL REID COURT, KANATA ON

DATE
AUGUST 2021

PROJECT NO.
PH000017

DRAWING NO.
L.1

SCALE
AS SHOWN

DATE
AUGUST 2021

PROJECT NO.
PH000017

DRAWING NO.
L.1

SCALE
AS SHOWN

Landscape Plan of 4 Campbell Reid Ct.



Site photo of 4 Campbell Reid Court from inside property lines looking at Dunrobin Rd.



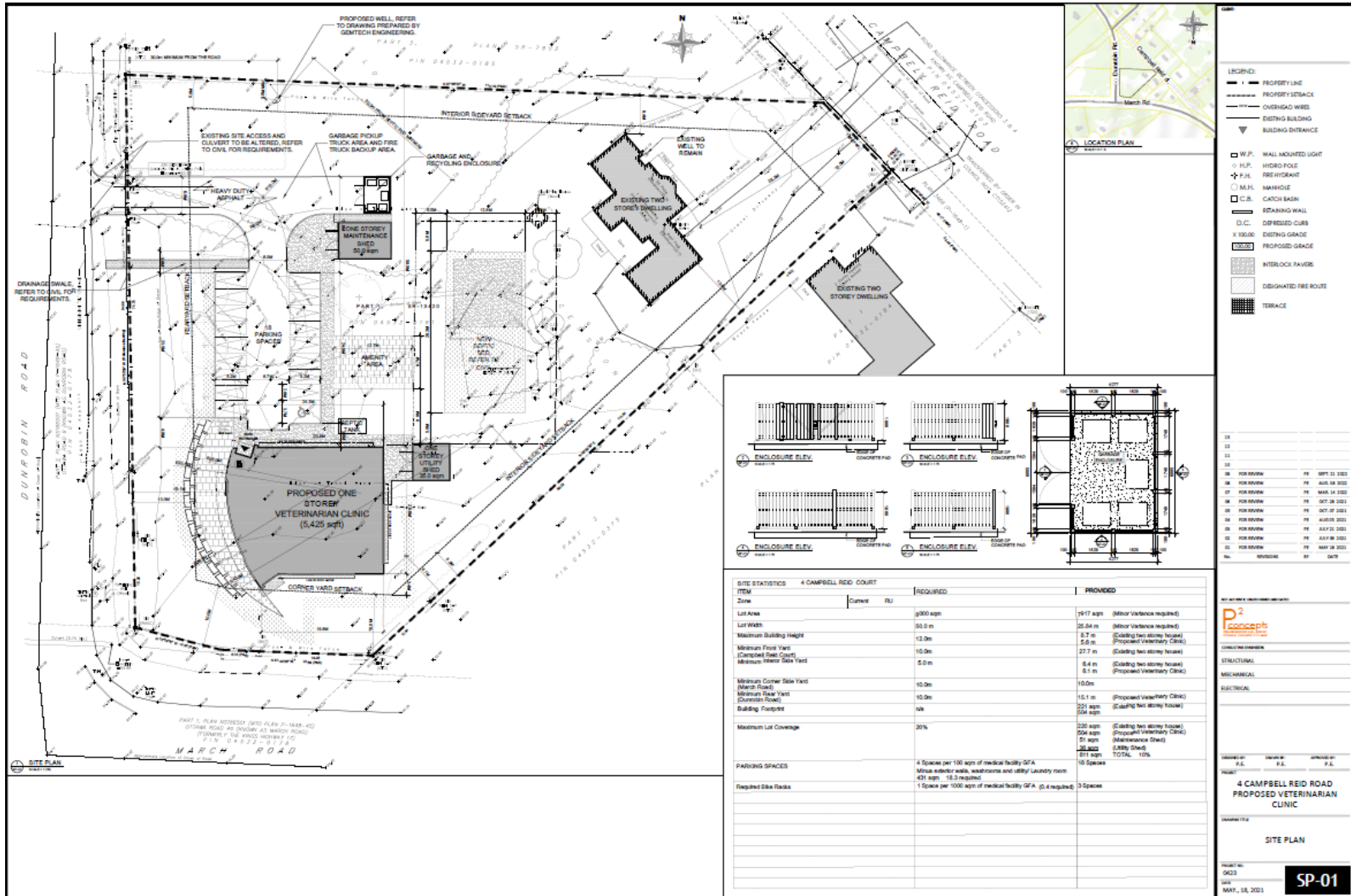
Site photo of Dunrobin Rd. looking north towards Dunrobin Rd. at Campbell Reid Crt.



Site photo of Dunrobin Rd. looking south towards Dunrobin Rd. at March Rd.



Site photo of the existing house at 4 Campbell Reid Ct. rebuilt after the fire in 2019.



Site plan of 4 Campbell Reid Court.



1 PERSPECTIVE VIEW 1
PV-01 SCALE N/A



2 PERSPECTIVE VIEW 2
PV-01 SCALE N/A

Rendered perspectives of 4 Campbell Reid Crt. Perspective 1 shows the west elevation, perspective 2 shows the northwest elevation.



1 PERSPECTIVE VIEW 3
PV-03 SCALE: N/A



2 PERSPECTIVE VIEW 4
PV-04 SCALE: N/A

Rendered perspectives of 4 Campbell Reid Crt. Perspective 3 shows the south and east elevations, perspective 4 shows the north and east elevations.



1 PERSPECTIVE VIEW 5
SCALE: N/A



2 PERSPECTIVE VIEW 6
SCALE: N/A

Rendered perspectives of 4 Campbell Reid Crt. Perspective 5 shows north elevation, and perspective 6 shows the south and west elevations.