



ROCKVILLE ENG INC
323 Coventry Road, unit 7
Ottawa, ON K1K 3X6
613 710 7727
Email : info@rockvilleenginc.com
www.rockvilleenginc.com

INNOVATIVE ENGINEERING DESIGN & CONSTRUCTION FOR VALUE ENGINEERED PROJECT DELIVERY
OCTOBER 25th 2022

**RE: PLANNING RATIONALE, DESIGN STATEMENT AND ENVIRONMENTAL REVIEW
STATEMENT- 2430 DON REID DRIVE, OTTAWA- MINOR ZONING AMENDMENT
FOR PROPOSED ACCESSORY PHARMACY TO MEDICAL OFFICE
PRE-CONSULTATION FILE # PC2022-0193**

Attn: Planning, Infrastructure and Economic Development Dept
Development Review – City of Ottawa

1.0 Introduction

This Planning Rationale and Integrated Environmental Review Statement outlines the proposed interior renovation project to convert an existing office space to an ancillary pharmacy to existing medical offices. It is prepared in support of the required minor zoning amendment application and demonstrates that the proposal is consistent with relevant provincial and municipal policy documents. The property is zoned IL and is a 2-storey 25,000sf fully serviced commercial building. The proposed pharmacy is 768sf which consists 3% of the total floor area.

2.0 Policy and Regulatory Framework

The site is located in the outer urban transect of the 2021 approved Official Plan and is designated Industrial and Logistics with the Evolving Neighborhood Overlay. Policy 6.4.3 of the approved Official Plan does not permit uses that conflict with the operation of traditional heavy and light industrial uses. The property is zoned Light Industrial, IL. Retail uses, such as pharmacy are not considered an accessory by the Zoning By-Law interpretation but will be considered an ancillary as per Official Plan interpretation. Section 3.6.5 (Urban

Employment Area) permit as stated thus “Ancillary uses consisting of a single occupancy on an individual pad shall be limited to 750 m² of gross floor area. Alternative and area specific limitations may be determined through a municipally-initiated Zoning By-law Amendment that analyses the appropriate size and application of ancillary uses relative to the circumstances and attributes of the different Urban Employment Areas to their surrounding community. The Zoning By-law shall establish an individual occupancy and a cumulative total gross floor area limit for ancillary uses. Amendments to either the individual or cumulative limits above shall assess whether the use with the proposed floor space is ancillary to the subject Urban Employment Area”.

The other factor for determining the permissibility of the ancillary use is that the business park allows for limited, small-scale amount of non-industrial use on the area, provided it supports the employees of the area. The change of use application associated with the proposed pharmacy aligns with this policy.

Integrated Environmental Review Statement

An Integrated Environmental Review Statement is normally prepared as part of planning rationale as required under Section 4.7 of the Official Plan. Its purpose is to demonstrate how supporting studies influence the project design with respect to effects on the environment and compliance with the appropriate policies of Section 4 of the Official Plan.

The proposed pharmacy is 768sf and consists 3% of the total floor area of the 2-storey 25,000 sf building currently occupied by medical offices and several other professional offices. The project is an interior renovation of an existing office space for use as an ancillary pharmacy to existing medical offices. The proposed space conversion to pharmacy will result in reduced demand (or unchanged demand) on the building services due to reduced staffing compared to previous use.

This is no exterior component (SWM, Sanitary sewer or landscape) associated with the project design, therefore there no anticipated impact on the environment.

Design Statement

This design statement is prepared in support of the required minor zoning amendment application the proposed interior renovation project to convert an existing office space to an ancillary pharmacy to existing medical offices at 2430 Don Reid drive located in a municipal business park. The zoning by-law designation is Light industrial (IL).

The property is in site designated Industrial and Logistics with the Evolving Neighbourhood Overlay in the Official Plan Policy 6.4.3. The project is considered an ancillary as per Official Plan interpretation. Section 3.6.5 (Urban Employment Area) permit as stated thus “Ancillary uses consisting of a single occupancy on an individual pad shall be limited to 750 m² of gross floor area. Alternative and

area specific limitations may be determined through a municipally-initiated Zoning By-law Amendment that analyses the appropriate size and application of ancillary uses relative to the circumstances and attributes of the different Urban Employment Areas to their surrounding community. The Zoning By-law shall establish an individual occupancy and a cumulative total gross floor area limit for ancillary uses".

The design is proposed as an interior renovation project to convert an existing office space to an ancillary pharmacy to existing medical offices and the patients.

Public Consultation Strategy

The project is an interior renovation project to convert an existing office space to an ancillary pharmacy to existing medical offices. This is no exterior component (SWM, Sanitary sewer or landscape etc) associated with the project design and there no requirement for public consultation.

Conclusion

Based on the stated analysis, it can be concluded that the proposed minor zoning amendment application is consistent with the policies, goals and objectives of the Provincial Policy Statement and the City of Ottawa Official Plan. The proposed use of the pharmacy is an appropriate land use in this location.

J. C. Enendu, P.Eng

