

**PLANNING RATIONALE REPORT FOR ZONING BY-LAW AMENDMENT
AND SITE PLAN CONTROL APPLICATIONS**

**PANORAMA MEDICAL CENTRE - UPPER CANADA DRIVE - KANATA
CITY OF OTTAWA**

**PREPARED BY: P H ROBINSON CONSULTING
MARCH 2020**

This report has been prepared on behalf of 2635939 Ontario Inc. in support of a Rezoning and Site Plan Control Application for their lands at the north east corner of Palladium Drive and Upper Canada Street in the Kanata West Business Park. The legal description of the property is Block 2 Plan 4M-1627 City of Ottawa (see Survey Plan in Appendix) .

The property is located on the east side of Palladium Drive at Upper Canada Road (see Location Plan in Appendix) within Phase 3 of the Kanata West Business Park. The property is to the north of a roundabout at the junction of Campeau Drive and Palladium Drive. Surrounding land uses are primarily commercial (hotel to the south, major commercial (Cabela's sports store and the Tanger Outlets to the south and south west) and office uses to the south east. A recently constructed residential community (Arcadia) has been built approximately 700 m due east of the subject property. To the immediate north there is an orthodontic use which has recently been constructed at the northern terminus of Palladium Drive.

The subject lands have a frontage of 60.9 m on Upper Canada Street and approximately 70 m on Palladium Drive and a lot area of 4856 m².

The property is in an IP13 zone and at the present time the lands are vacant and generally flat in nature with no vegetation on site.

The intent of the proposal is to develop the lands for 2 storey medical building with a footprint of approximately 1110 m² (11950 ft²) and a total GFA of approximately 1974 m² (21250 ft²) with a proposed 82 parking spaces (see Site Plan in Appendix). The medical centre will contain both medical labs, medical practitioners and a pharmacy. The exact breakdown of internal space requirements will change due to tenants requirements however at this point in time, the intent is to have a full service pharmacy, a general practitioner (family doctor), a gynecologist and a diagnostic testing facility on the ground floor with a cardiologist clinic and other related medical space on the 2nd (upper) level.

In order to facilitate this development it will be necessary to file both a site plan application and a rezoning application.

The IP13 zone only permits a pharmacy under very limited situations and it is the intent and desire of the owners to have a full service pharmacy within the building. This pharmacy would be able to serve the tenants within the medical building and would also serve as a pharmacy in a growing area of Kanata in which there are currently no nearby pharmacies. There are many examples where a full service pharmacy is located within a medical services building including the Kanata Medical Arts Building at 99 Kakulu (Kakulu/Castlefrank). As

well, there are examples in Kanata where a medical professional is located next to a pharmacy such as at March Road/Klondike Road where the Kanata North Medical Centre is next to a Rexall Drugstore, and two locations in the Bridlewood area of Kanata where Bridlewood Medical Centre is next to the Bridlewood Drug Mart in a plaza and the Westend Family Care Clinic is next to a Shoppers Drug Mart.

At the present time, the closest pharmacy location is at the Costco building in Kanata and this is in excess of 4 km away.

A full service pharmacy at this location will not create any land use conflicts and will enhance the Kanata West Business Park and add to the businesses and services that can be provided within the Business Park for both visitors and employees of the area. One of the intents of the IP zoning is to permit service commercial (e.g. convenience store, personal service business, restaurant, automobile service station and gas bar), occupying small sites as individual occupancies or in groupings as part of a small plaza, to serve the employees of the Enterprise, Employment or General Urban Area, the general public in the immediate vicinity, and passing traffic. A pharmacy operation in this building would be an individual occupancy in the building and would serve the employees of the area, the surrounding residential areas and also passing traffic.

This location is a very convenient location for residents of the Arcadia residential development that has been built over the last few years on the east side of Huntmar Road, north of Campeau Drive for their pharmaceutical and medical space needs.

The only request through rezoning application being filed for the IP13 zone that is in place for the property is to permit a 'pharmacy' as a permitted use.

The intent of the site plan application is to build a 2 storey medical building that will have a ground floor area of 1088 m² and a total gross floor area of 1974 m² (see Appendix for the site plan drawing and architectural elevation plans) .

The maximum building height is approximately 8 m and this height will not create any negative impacts on surrounding properties..

The architecture is intended to evoke wellness, a reflection of the building's use. This is conveyed through the use of materiality and colouring in natural palettes including elements of wood patterning, soft beige metal cladding, in the soft (blue/green) accent colours of the spandrel glazing, as well as through organic forms, including the playful weave detailing on the façade and fenestration. Window mullions would compliment this softness by themselves being anodized aluminum in colour.

The windows are large in the common areas and also at the corners to admit abundant natural lighting into interior spaces. Other windows are high level openings to facilitate ability to organize private, or semi-private, spaces within (for example exam rooms) in accordance with medical facility functions.

The landscaping will also be integral to this restorative theme with use of reed grasses native to our climate and trees surrounding parking areas (see Landscaping Plan in Appendix section). The entrance is signaled via an L-shaped canopy, providing shelter, and will continue the organic theme with wood patterned soffit. The use of sprinkled colour in accent walls and spandrel glazing, together with shallow sloping parapets and slightly skewed accent corners, help the building's relatively simple planimetric shape at gaining a certain level of liveliness.

The development calls for 82 parking spaces in total. Eighteen of these parking spaces will be immediately adjacent to the east wall of the building. The four handicapped parking spaces will be in this row parking spaces closest to the building. Further to the east are the remainder of the parking spaces. All of the parking spaces are accessible via the single vehicular access point on Upper Canada.

There will also be pedestrian access to the building from the Palladium Drive frontage with a walkway connecting the entrance of the building to the sidewalk proposed along Palladium Drive.

The parking calculations for the building require 79 parking spaces based on the most restrictive use within the building as if it was all 'medical' space. A use such as a pharmacy would only have a parking requirement of 3.4 spaces/100 m² of GFA.

The City of Ottawa parking requirements for this type of development would be:

- Total required parking = Medical space = @ 4 spaces/100 m² of GFA = 79 spaces. The development proposal being submitted calls for 82 parking spaces in total. Eighteen of these are directly in front of the building and sixty four are in a large parking area on the east side of the property with landscaped areas on the perimeter of the parking area adjacent to the property lines. Four of the provided parking spaces are handicapped spaces which is in excess of the requirements, however as it is a medical space building, it is appropriate to provide handicapped parking in excess of the zoning requirements.

A landscaping area will be provided between the lot line along Palladium Drive Merivale and the building that is approximately 10 m in width. This area is approximately 60 m in length and will allow for new planting and to provide an

attractive landscaped areas between the building and Palladium Drive. Currently, the site does not have any natural vegetation or formal landscaping.

Traffic

At the pre consult meeting that was held for this file it was indicated to us by City Staff that a traffic study/traffic analysis was not required. This is based on the distance that the property is located away from a roundabout at the intersection of Campeau/Palladium. The parking that is proposed is in excess of the zoning requirements for the use.

Zoning

Under Zoning By-law 2008-250 the subject lands are zoned IP13.

This is a zone which permits medical facilities, office uses, and personal service businesses.

The following are the key IP 13 zone provisions and how the proposed development meets these requirements.

	REQUIREMENT	PROVIDED
Minimum front yard setback	6 m	6 m
Minimum interior side yard	4 m	37.7m
Minimum rear yard	6 m	6 m
Minimum corner side yard	6 m	10.7 m
Maximum Building Height	22 m	8 m
Parking	79 spaces	82 spaces

Please note that for zoning purposes, the front lot line is considered to be Upper Canada Drive.

The existing zoning, IP 13 does not permit a full service pharmacy and would only allow very limited pharmacy space. As one of the three principals in the development is a registered pharmacist it is the intent of the zoning by law amendment being filed in conjunction with the site plan application to allow for a full service pharmacy that one of the owners will operate as his own pharmacy.

Official Plan Designation – City of Ottawa Official Plan

The site is designated Urban Employment Area in the Urban Policy Plan of the City of Ottawa Official Plan.

Lands in the Urban Employment Area designation are planned to be developed as places of business and economic activity. These will predominantly consist of a mix of offices, manufacturing, warehousing, distribution, research and development facilities. As well, uses such as health and fitness uses, doctor and dentist offices are permitted within the Urban Employment Area designation. Uses within the Urban Employment Area designation generally consist of large parcel sizes for users that require large areas for parking and the building floor plate and are usually situated close to major roads.

The proposed use of the property as a medical clinic facility complies with the Official Plan designation for the property.

Conclusions

The proposed development of a new 2 storey building for a number of different medical space and pharmacy uses at 1380 Upper Canada Drive is consistent with the current zoning and Official Plan policies for the lands with the requested modification to the IP13 zoning to allow a pharmacy use in addition to the existing permitted uses.

The site represents a development that will allow for:

- a well designed contemporary building that will be located in a business park that is experiencing new development and serves the needs of the nearby residential communities
- parking that serves the proposed uses
- a new development that meets setbacks in place based on the current zoning
- buffering through setbacks to adjacent properties.
- No adverse 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 through existing service connections along Upper Canada Drive. The overall site drainage and grading has been designed based on current City guidelines (see Appendix)

Landscaping will be provided along the two street frontages and around the

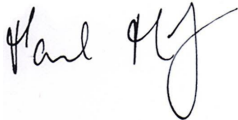
perimeter of the parking area and adjacent to the building and this will provide screening and buffering to adjacent properties.

The proposed entrance on Upper Canada Drive along the south edge of the property will be used by clients, employees and the limited deliveries for the site.

It is our opinion that the proposed development is consistent with the City of Ottawa Official Plan and Zoning By-law policies and regulations. It is being proposed at an appropriate scale of development and will be compatible with surrounding land uses and will contribute to this area of the Kanata West Business Park.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned at (613) 599 9216 or via email at probinson@probinsonconsulting.com

P H Robinson Consulting

A handwritten signature in black ink, appearing to read "Paul HJ", written in a cursive style.

Paul Robinson RPP

APPENDIX

**SITE LOCATION PLAN, SITE SURVEY, SITE PLAN AND ARCHITECTURAL
ELEVATION PLANS, ENGINEERING PLANS AND LANDSCAPE PLAN**



KEY PLAN - N.T.S.

CLIENT:
 GOVAN BROWN,
 31-200 HURSTON DRIVE,
 OTTAWA, ONTARIO K1G 4K7
 613-231-7878

OWNER:
 2633939 ONTARIO INC.

REV.	DESCRIPTION	DATE	BY
01	ISSUED FOR BIE PLAN CONTROL	12 MAR. 2020	dmf

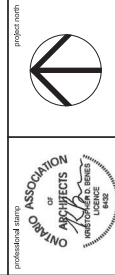
THE ARCHITECT MAKES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARE FROM FAILURE TO FOLLOW THESE CONDITIONS OF CONTRACT AND FOR PROBLEMS WHICH ARE FROM OTHER PARTIES TO CONTRACT, OR ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

IF THE RESPONSIBILITY OF THE ARCHITECT CONTRACTOR TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE CONSULTANT BEFORE WORK COMMENCES.

THE ARCHITECT CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE CODES AND REGULATIONS.

DO NOT SCALE DRAWINGS.

THESE DRAWINGS ARE NOT TO BE USED FOR CONTRACT PURPOSES. A BUILDING PERMIT IN RESPECT OF THE PROJECT HAS BEEN GRANTED BY AUTHORITIES AND THEY ARE ISSUED FOR CONSTRUCTION. COPYRIGHT RESERVED.

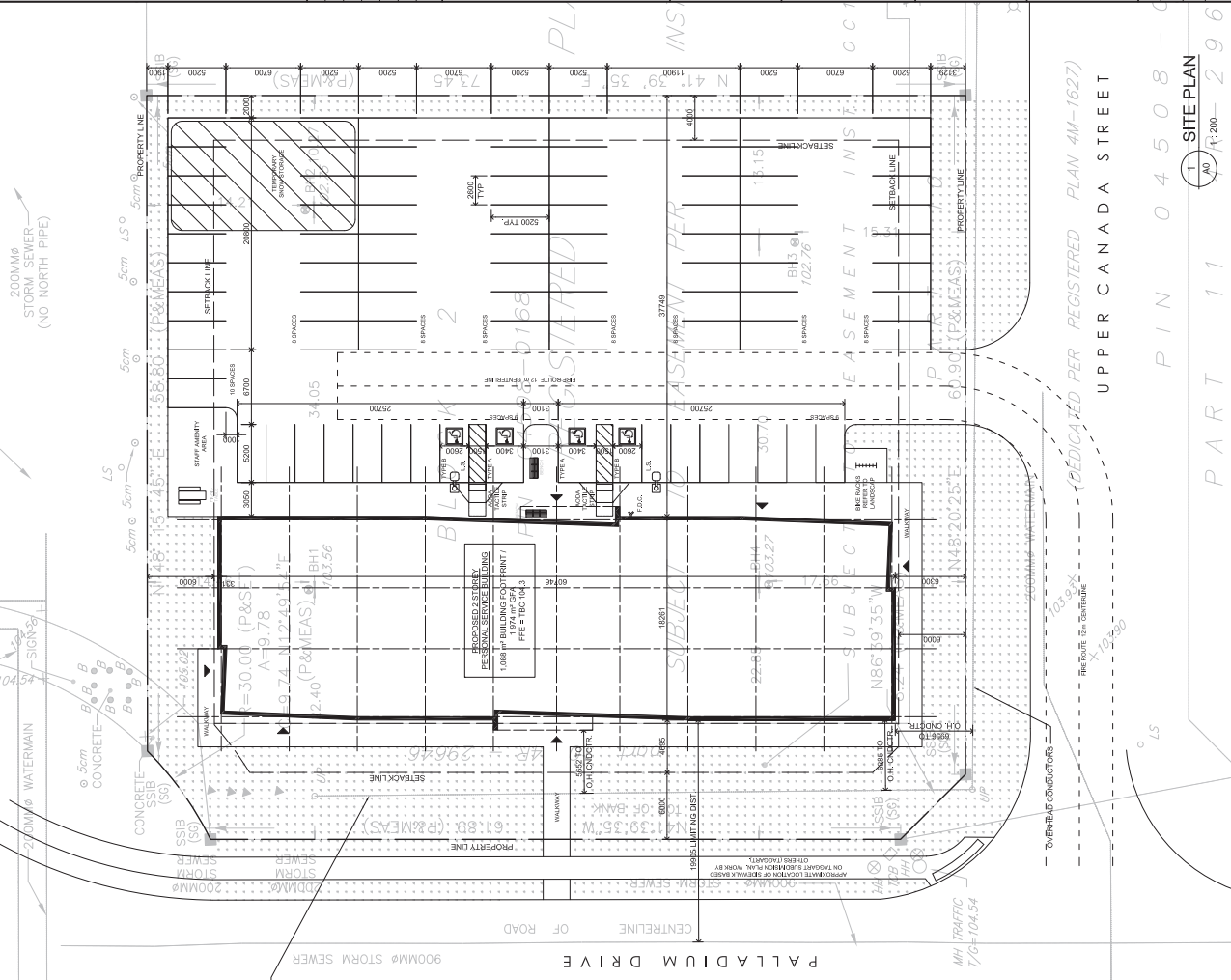


OPA open plan architects inc.
 architecture | interiors | concepts
 2305 HILARY AVE | OTTAWA | ON | K1H7Z8
 613.883.5090 | info@openplan.ca

PROJECT
 PANORAMA WELLNESS CENTRE
 3280 PALLADIUM DRIVE, OTTAWA

drawn	date	scale
approved	2020	AS SHOWN

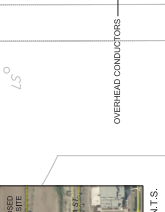
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ZONING DATA - U-1.2 ZONE

SETBACKS:
 FRONT YARD: 6.0
 CORNER SIDE YARD: 6.0
 REAR YARD: 6.0

PROVIDED:
 HANDICAP PARKING REQUIRED: 1 REQUIRED
 HANDICAP PARKING PROVIDED: 4 SPACES TOTAL (2 TYPE A / 2 TYPE B)
 BICYCLE PARKING REQUIRED: 117,000 m² of GFA = 3 SPACES
 BICYCLE PARKING PROVIDED: 10 SPACES



PARKING PROVIDED: 84 SPACES

PARKING REQUIRED: 15%
 2640 m²
 1088 m²
 1600 m²

LANDSCAPED PORTION: 2640 m²

LANDSCAPED AREA: 387 m²

PARKING REQUIRED: 15%
 4071 m² of GFA
 2411 m² of GFA
 OFFICE SPACE: 2411 m² of GFA
 RATE BASED ON MEDICAL: 79 (4 X 1.974 / 100)
 84 SPACES

OVERHEAD CONDUCTORS
 250MM WATERMAIN
 250MM SANITARY SEWER
 900MM STORM SEWER

REGISTERED PER (DEDICATED PER PLAN 4M-1566)
 PIN 04508 - 0159

REGISTERED PER (DEDICATED PER PLAN 4M-1627)
 PIN 04508 - 296

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ITEM	DESCRIPTION	BC REFERENCE	COMMENTS
1	PROJECT LOCATION	1.1	1.1.1 TO 1.1.4
2	PROJECT DESCRIPTION	2.1	2.1.1 TO 2.1.4
3	OWNER INFORMATION	3.1	3.1.1 TO 3.1.4
4	PRELIMINARY DESIGN	4.1	4.1.1 TO 4.1.4
5	CONSTRUCTION	5.1	5.1.1 TO 5.1.4
6	PERFORMANCE CATEGORY	6.1	6.1.1 TO 6.1.4
7	SEISMIC DESIGN	7.1	7.1.1 TO 7.1.4
8	WIND LOADS	8.1	8.1.1 TO 8.1.4
9	ENVIRONMENTAL DESIGN	9.1	9.1.1 TO 9.1.4
10	ENERGY EFFICIENCY	10.1	10.1.1 TO 10.1.4
11	ACCESSIBILITY	11.1	11.1.1 TO 11.1.4
12	FINISHES	12.1	12.1.1 TO 12.1.4
13	MECHANICAL	13.1	13.1.1 TO 13.1.4
14	ELECTRICAL	14.1	14.1.1 TO 14.1.4
15	PLUMBING	15.1	15.1.1 TO 15.1.4
16	HAZARDOUS WASTE	16.1	16.1.1 TO 16.1.4
17	ASBESTOS	17.1	17.1.1 TO 17.1.4
18	LEAD	18.1	18.1.1 TO 18.1.4
19	PCB	19.1	19.1.1 TO 19.1.4
20	OTHER CONTAMINANTS	20.1	20.1.1 TO 20.1.4
21	ENVIRONMENTAL IMPACT STATEMENT	21.1	21.1.1 TO 21.1.4
22	ENVIRONMENTAL MONITORING	22.1	22.1.1 TO 22.1.4
23	ENVIRONMENTAL RESTORATION	23.1	23.1.1 TO 23.1.4
24	ENVIRONMENTAL MANAGEMENT	24.1	24.1.1 TO 24.1.4
25	ENVIRONMENTAL REPORTING	25.1	25.1.1 TO 25.1.4
26	ENVIRONMENTAL RECORDS	26.1	26.1.1 TO 26.1.4
27	ENVIRONMENTAL ARCHIVES	27.1	27.1.1 TO 27.1.4
28	ENVIRONMENTAL LIABILITY	28.1	28.1.1 TO 28.1.4
29	ENVIRONMENTAL RISK	29.1	29.1.1 TO 29.1.4
30	ENVIRONMENTAL RESILIENCE	30.1	30.1.1 TO 30.1.4
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136	ENVIRONMENTAL RECONSTRUCTION	136.1	136.1.1 TO 136.1.4

NO.	DATE	REVISION
1	10/20/20	ISSUED FOR PERMIT APPLICATION
2	11/11/20	ISSUED FOR PERMIT APPLICATION
3	11/11/20	ISSUED FOR PERMIT APPLICATION
4	11/11/20	ISSUED FOR PERMIT APPLICATION
5	11/11/20	ISSUED FOR PERMIT APPLICATION
6	11/11/20	ISSUED FOR PERMIT APPLICATION
7	11/11/20	ISSUED FOR PERMIT APPLICATION
8	11/11/20	ISSUED FOR PERMIT APPLICATION
9	11/11/20	ISSUED FOR PERMIT APPLICATION
10	11/11/20	ISSUED FOR PERMIT APPLICATION

NO.	DATE	REVISION
1	10/20/20	ISSUED FOR PERMIT APPLICATION
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GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND BRING ANY DISCREPANCY TO THE ATTENTION OF THE ENGINEER.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE REGULATIONS AND BEST PRACTICES OF THE CITY OF OTTAWA.
- THE LOCATION OF UTILITIES, WHERE SHOWN, IS APPROXIMATE ONLY, AND THE EXACT LOCATION MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION.
- THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR THEIR ADEQUATE PROTECTION FROM DAMAGE.
- ALL MATERIALS TO BE INSTALLED, MAINTAINED AND STONE REPAIRED AS NECESSARY THROUGHOUT CONSTRUCTION.
- ALL MATERIALS SHALL BE STORED ON THE PROPERTY, AND NOT ON THE STREET OR IN AN ADJACENT DRIVEWAY.
- ANY DISTURBANCE, DAMAGE OR TRACKING TO BE CLEANED BY THE CONTRACTOR TO THE SATISFACTION OF THE CONSULTANT OR CITY OF OTTAWA STAFF.

EROSION & SEDIMENT CONTROL

PRE-CONSTRUCTION

- PRIOR TO ANY REMOVAL OF SOIL AND CONSTRUCTION.
- INSTALL SILT FENCE (GEO-TEXTILE) AS NOTED.
- INSTALL FILTER CLOTH OVER ALL MANHOLES.
- ALL EXCAVATIONS SHALL BE PROTECTED FROM EROSION.
- CONTROL MEASURES TO BE INSPECTED ONCE INSTALLED.

CONSTRUCTION

- MINIMIZE THE EXTENT OF DISTURBED AREAS.
- PROTECT DISTURBED AREAS OF RUNOFF.
- MAINTAIN DISTURBED AREAS WITHIN A REASONABLE PERIOD OF TIME.
- INSPECT SILT FENCE REGULARLY DURING CONSTRUCTION. CLEAN AND REPAIR, AS REQUIRED.
- CONTROL DUST DURING CONSTRUCTION.

AFTER CONSTRUCTION

- PROVIDE PERMANENT COVER TO DISTURBED AREAS (I.E. TORSION AND SEED).
- REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL ITEMS (SILT FENCE, STRAW BALE FLOW CHECK DAMS AND FILTER CLOTHS) ONCE DISTURBED AREAS HAVE BEEN REINSTATED.

INSPECTIONS

- EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED UPON COMPLETION.
- CONTROL MEASURES ARE TO BE INSPECTED WEEKLY.

DEVELOPER TO BE RESPONSIBLE FOR INSTALLATION, INSPECTIONS AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES LISTED ABOVE. THE DESCRIBED EROSION & SEDIMENT CONTROL PLAN IS A "LIVING DOCUMENT".

UPPER CANADA STREET

MUD MAT DETAIL

SCALE: 1:100

EROSION & SEDIMENT CONTROL

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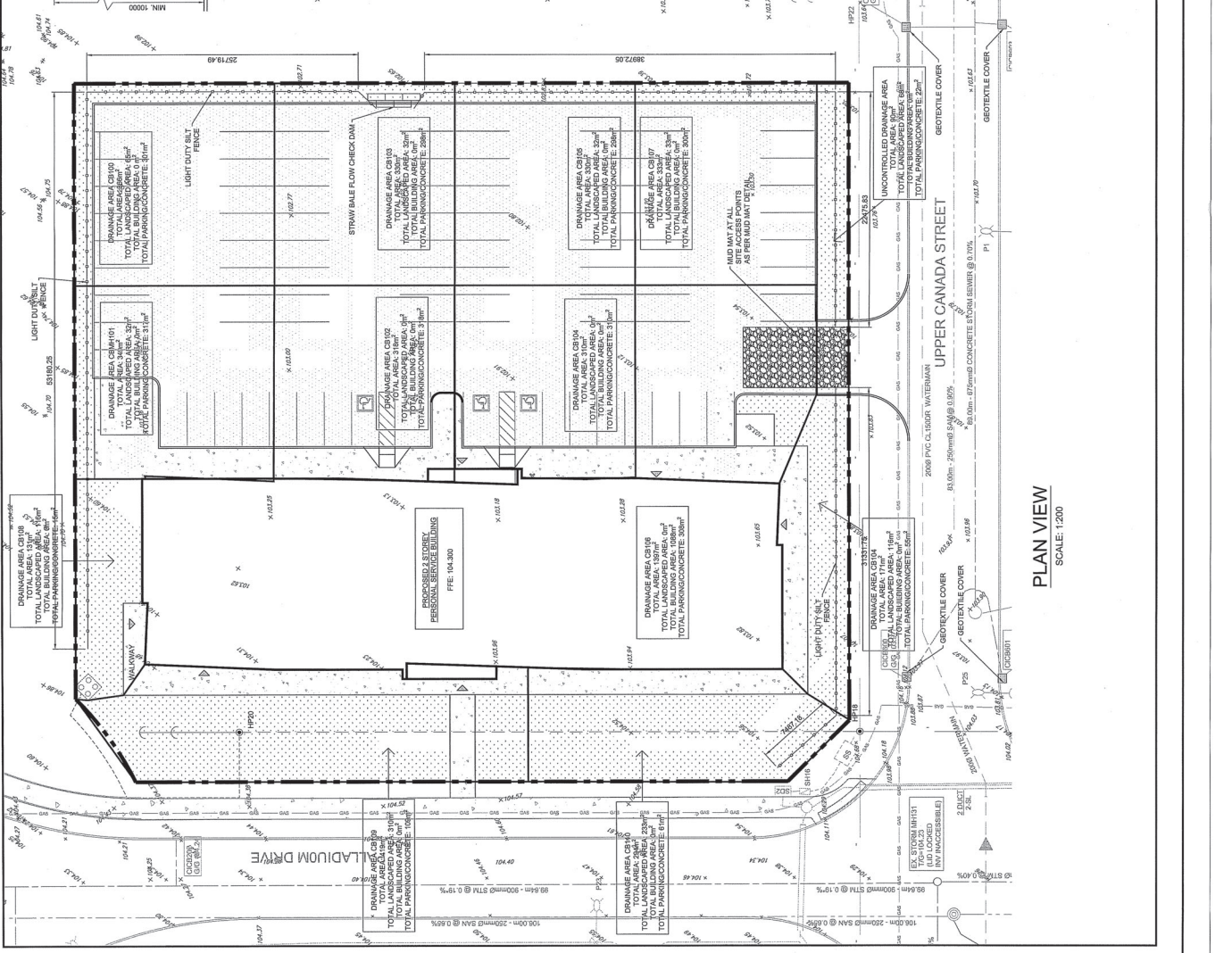
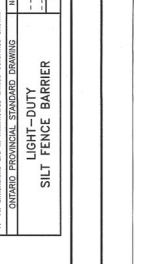
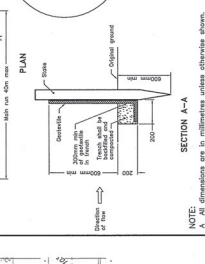
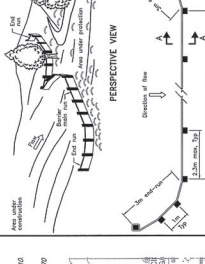
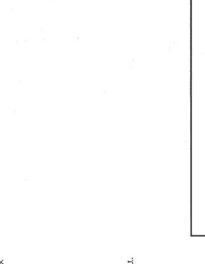
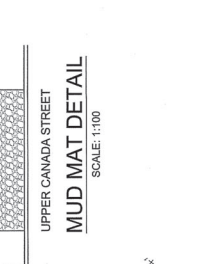
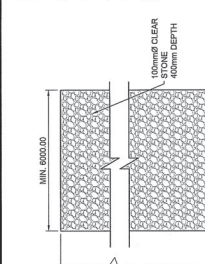
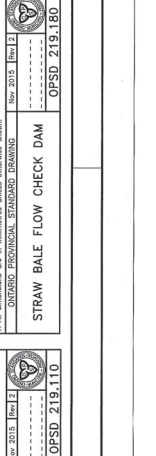
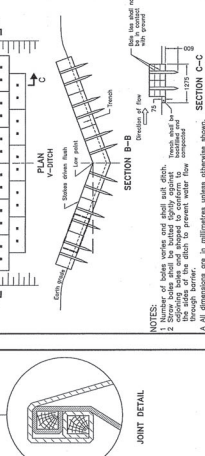
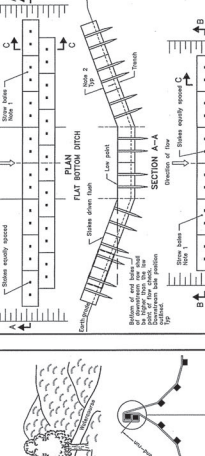
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STRAW BALE FLOW CHECK DAM

OPSD - 219.1.80

LIGHT-DUTY SILT FENCE BARRIER

OPSD - 219.1.110

PLAN VIEW

SCALE: 1:200

UPPER CANADA STREET

2000 P.V.C. CULVERT WATERWAY

83.00m - 250mm S&N @ 0.65%

85.00m - 450mm CONCRETE STORM SEWER @ 0.70%

EROSION & SEDIMENT CONTROL PLAN

OPSD - 219.1.80

OPSD - 219.1.110

PLAN VIEW

SCALE: 1:200

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OPSA open plan

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Ottawa, ON K1G 4K7

Tel: 613-837-4725

Fax: 613-837-4726

www.opsa.com

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Ottawa, ON K1G 4K7

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