

# Pre-Application Public Meeting



## **P3 VETERINARY PARTNERS**

Pets. People. Practice.

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September 13, 2022

# Bringing Our Head Office, Training Facility and Emergency & Referral Facility to Burlington

September 13, 2022.



**P3 VETERINARY PARTNERS**  
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# Pets, People, Practice: P3 Veterinary Partners

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- **P3 IS THE LARGEST CANADIAN OWNED VETERINARY GROUP IN CANADA**
- **P3**
  - PETS (Best Medicine for our Patients)
  - PEOPLE (Excellence in Client Service & Teamwork)
  - PRACTICE (Best Practices in Hospital Business Administration)
    - Founded in 2015, P3 is a growing Canadian based company
    - Home Office in Oakville ON, and moving to Burlington ON
    - Currently employs over 650 associates
    - Our group of 52 hospitals will grow beyond 100 hospitals by 2025
    - Great Place to Work Certified since inception
    - Named one of Canada's Best Managed Companies in 2022 by Deloitte
- **MISSION:** To empower veterinary teams to live their passion and focus on unparalleled care for pets and the people who love them
- **VISION:** Striving to be the Best Place to Work in Veterinary Medicine
- **WE GIVE BACK**
  - Our clinics are consistent supporters of causes in their communities
  - A consistent supporter of the Oakville Milton Humane Society, Veterinarians without Borders, and others



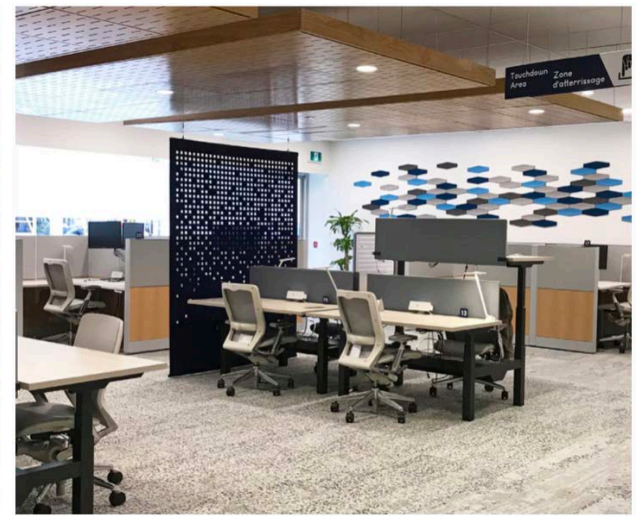
# Proposed Official Plan and Zoning By-Law Amendment

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- Demolish existing Mother Tuckers Restaurant. Proposal for a three storey building with roof terrace. GFA – 5045.25 m<sup>2</sup> (54,306.63 sq ft)
- Official Plan Amendment to permit an accessory veterinary clinic with a floor area not exceeding 30% of total building GFA in conjunction with a permitted use of a prestige head office with a training facility. The FAR is to be increased from 0.5 to 0.63.
- Zoning By-law Amendment to BC1-225 to permit an FAR of 0.63 (0.5 is permitted) and to permit a veterinary clinic with a floor area of a maximum of 30% of the total building GFA as an ancillary use.



# 3110 South Service Road

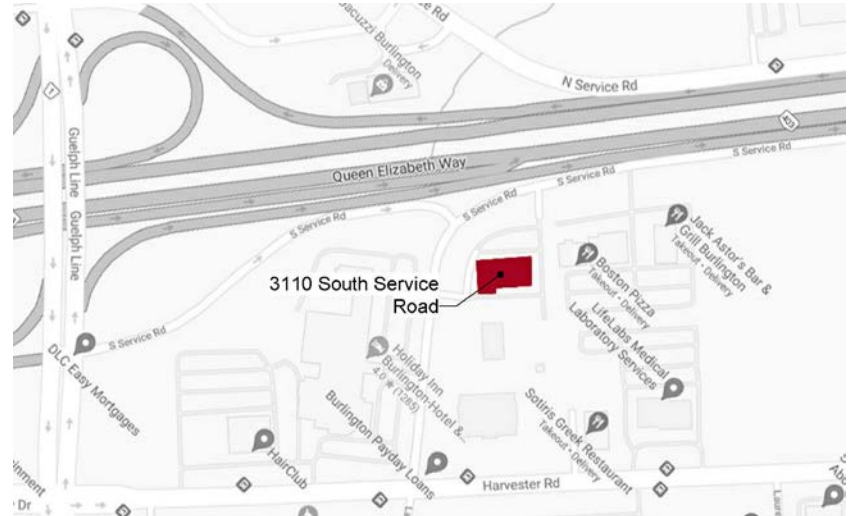


## EXAMPLES OF INTERIOR OFFICE & TRAINING SPACES



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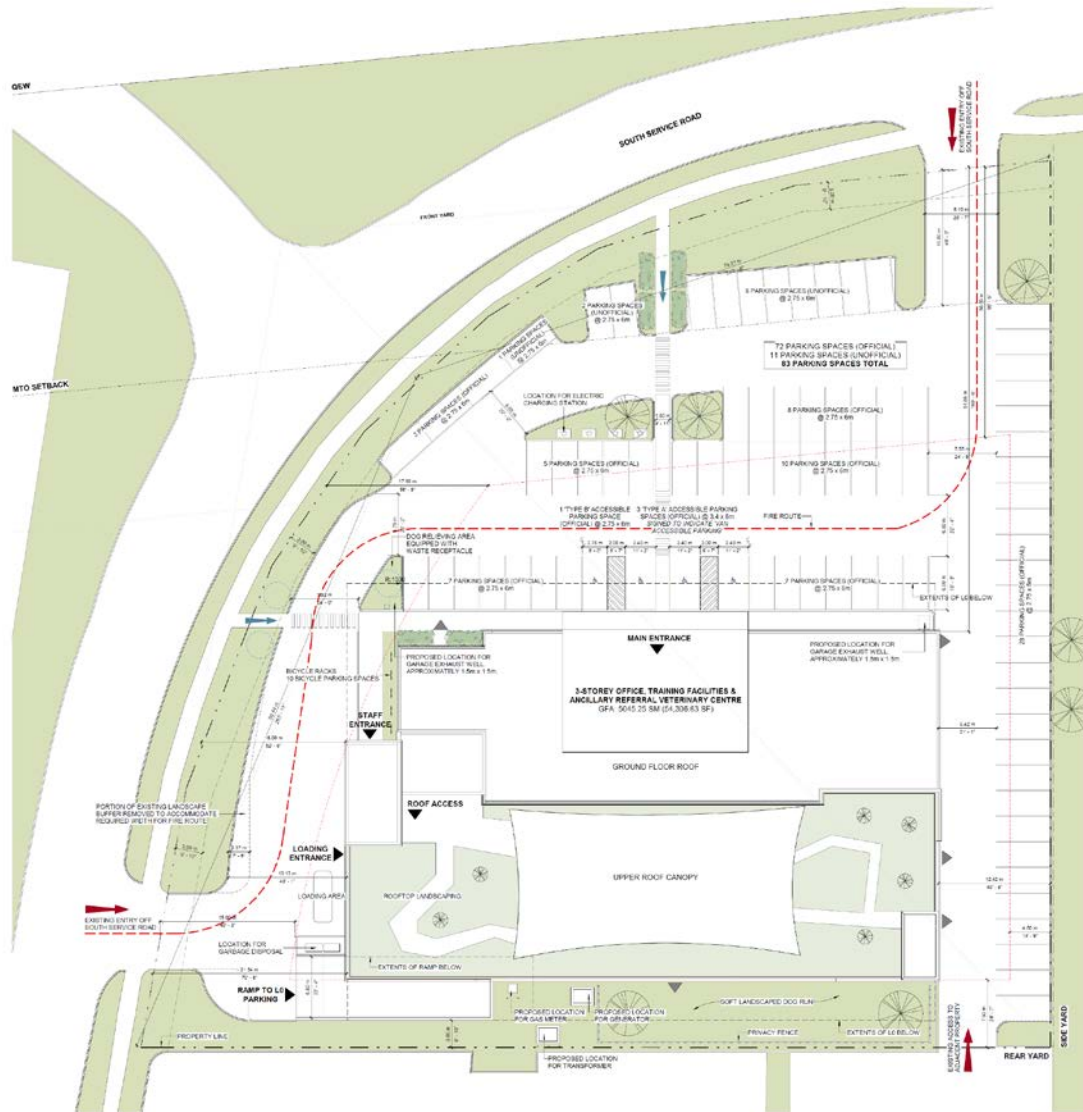
# 3110 South Service Road



O: OFFICE BUILDING  
OM: OFFICE/MEDICAL BUILDING  
R: DESTINATION RESTAURANTS  
H: HOSPITALITY



# 3110 South Service Road



1 SITE PLAN  
APR 20 1:200

SCHEDULE - AREAS BY LEVEL			
LEVEL	SM	SF	%
LEVEL 0	208.12 m <sup>2</sup>	2,240.19 ft <sup>2</sup>	4.13%
LEVEL 1	2195.78 m <sup>2</sup>	23,635.22 ft <sup>2</sup>	43.52%
LEVEL 2	1320.90 m <sup>2</sup>	14,218.09 ft <sup>2</sup>	26.18%
LEVEL 3	1320.44 m <sup>2</sup>	14,213.13 ft <sup>2</sup>	26.17%
	5045.25 m <sup>2</sup>	54,306.63 ft <sup>2</sup>	100%

SCHEDULE - TOTAL BUILDING AREA			
TYPE	SM	SF	%
1. OFFICE	2098.47 m <sup>2</sup>	22,587.78 ft <sup>2</sup>	41.59%
2. TRAINING	664.68 m <sup>2</sup>	7,154.57 ft <sup>2</sup>	13.17%
3. VET	1394.28 m <sup>2</sup>	15,007.9 ft <sup>2</sup>	27.64%
4. BUILDING SERVICES	887.82 m <sup>2</sup>	9,556.38 ft <sup>2</sup>	17.6%
	5045.25 m <sup>2</sup>	54,306.63 ft <sup>2</sup>	100%

PARKING CALCULATIONS BY FUNCTION TYPE			
ZONING TYPE	PARKING REQUIREMENT	AREA (SM)	SPACES REQUIRED
OFFICE	3 SPACES / 100 SM	2098.47 m <sup>2</sup>	62.95
TRAINING	5 SPACES / 100 SM	664.68 m <sup>2</sup>	33.23
VET	4 SPACES / 100 SM	1394.28 m <sup>2</sup>	55.77
			151.96

PARKING QUANTITIES BY LEVEL			
TYPE	LEVEL 0	GRADE	TOTAL
VEHICLE (OFFICIAL)	80	72	152
VEHICLE (UNOFFICIAL)	0	11	11
BICYCLE	24	10	34

SITE STATISTICS		
	REQUIRED	PROVIDED
ZONING	BC1-225	-
MIN. REAR YARD SETBACK	7.5 m	7.5 m
MIN. SIDE YARD SETBACK	4.5 m	12.4 m
MIN. SETBACK FOR YARD ABUTTING OTHER STREETS HAVING A DEEMED WIDTH 26M OR GREATER	15 m	16 m
MIN. SETBACK FOR YARD ABUTTING A STREET ADJACENT TO THE OE/W/403	30 m	51.6 m
MIN. LANDSCAPE AREA ABUTTING A STREET ADJACENT TO OE/W/403	15 m	15 m
MIN. LANDSCAPE AREA ABUTTING A STREET HAVING A DEEMED WIDTH OF 26M OR GREATER	6 m	6 m - 15 m
MIN. LOT WIDTH / AREA ABUTTING A STREET ADJACENT TO THE OE/W/403	60 m / 0.8 HA	74.21 m / 0.8 HA
MAX. FLOOR AREA RATIO	0.5:1	0.63:1
BUILDING HEIGHT	No maximum building height	19 m
BUILDING GROSS FLOOR AREA	-	5045.25 m <sup>2</sup>
HARDSCAPING AREA	-	300 m <sup>2</sup>
LANDSCAPING AREA	-	1950 m <sup>2</sup>
ASPHALT AREA	-	3580 m <sup>2</sup>
BICYCLE PARKING	-	34 bicycle parking spaces provided. Located at grade and Level 0.
ACCESSIBLE PARKING	6 (3 'TYPE A' & 3 'TYPE B')	6 (3 'TYPE A' & 3 'TYPE B')

- SITE PLAN LEGEND**
- PROPERTY LINE
  - ZONING REQUIRED SETBACKS
  - VEHICLE ACCESS
  - PEDESTRIAN ACCESS
  - POINT OF ENTRY
  - EXIT
  - CROSSWALK  
PEDESTRIAN CROSSINGS TO INCLUDE CURB CUT WITH TWSIS.
  - ACCESS AISLES  
ACCESS AISLES ARE TO BE CLEARLY IDENTIFIED THROUGH APPROPRIATE LINE PAINTING.  
ACCESS AISLES FOR BF PARKING SPACES AT GRADE ARE TO INCLUDE A CURB RAMP AND TACTILE WALKING SURFACE INDICATOR (TWSI) LEADING TO THE WALKWAY ENTRANCE.
  - RAISED WALKWAY
  - LANDSCAPE BUFFER
  - ROOFTOP LANDSCAPING
  - FIRE ROUTE
  - GUIDE DOG HANDLER TURNING RADIUS  
MINIMUM 1500mm LEASH RADIUS

CONCEPT SITE PLAN



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# 3110 South Service Road

P3 VETERINARY PARTNERS | NATIONAL HEAD OFFICE, TRAINING FACILITIES & ANCILLARY REFERRAL VETERINARY CENTRE  
3110 SOUTH SERVICE ROAD

3110 South Service Road  
Burlington Ontario, L7N 3J3

idea  
INTEGRATED DESIGN  
ENGINEERING + ARCHITECTURE



CONCEPT RENDERING



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CONCEPT RENDERING



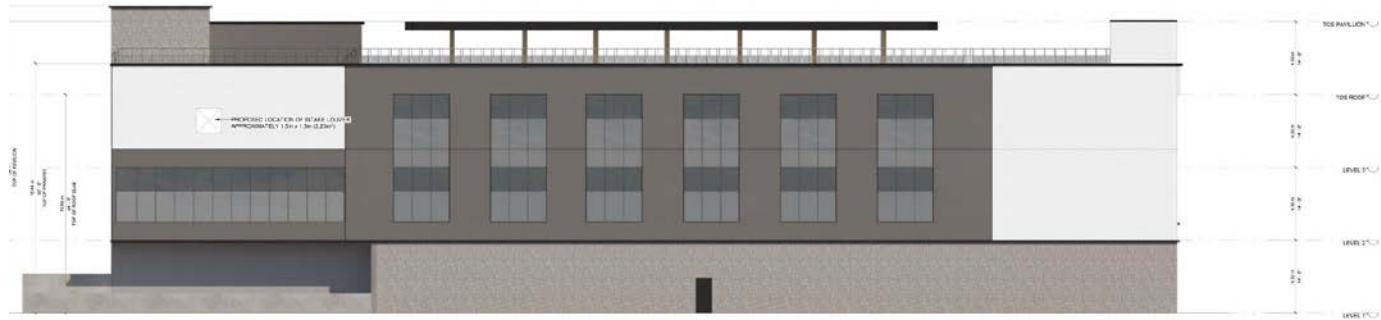
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## NORTH & SOUTH ELEVATION



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2 EAST ELEVATION  
1/10



1 WEST ELEVATION  
1/10

EAST & WEST ELEVATION



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## CONCEPT BASEMENT PARKING LEVEL PLAN

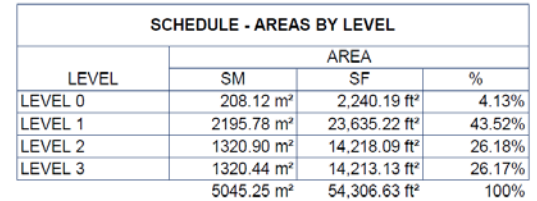
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**Best  
Workplace  
in Healthcare**

**Great  
Place  
To  
Work.**

CAN  
2



SCHEDULE - TOTAL BUILDING AREA			
TYPE	AREA		
	SM	SF	%
1. OFFICE	2098.47 m²	22,587.78 ft²	41.59%
2. TRAINING	664.68 m²	7,154.57 ft²	13.17%
3. VET	1394.28 m²	15,007.9 ft²	27.64%
4. BUILDING SERVICES	887.82 m²	9,556.38 ft²	17.6%
	5045.25 m²	54,306.63 ft²	100%

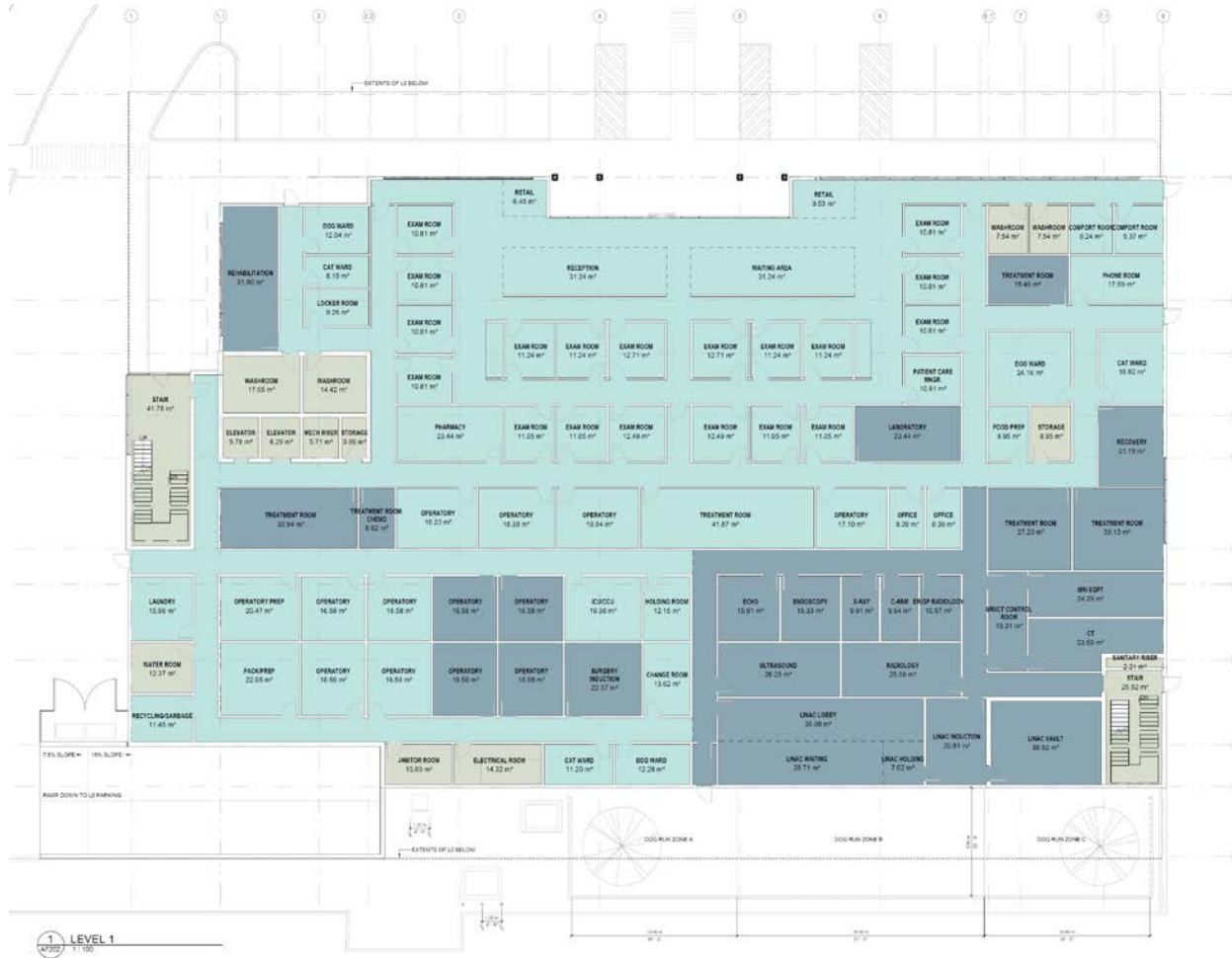
SCHEDULE - AREAS BY FUNCTION TYPE - LEVEL 00			
TYPE	AREA		
	SM	SF	%
3. VET	48.08 m²	517.55 ft²	0.95%
4. BUILDING SERVICES	160.04 m²	1,722.64 ft²	3.17%
	208.12 m²	2,240.19 ft²	4.13%

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**idea**  
INTEGRATED DESIGN  
ENGINEERING • ARCHITECTURE



SCHEDULE - AREAS BY LEVEL			
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1. OFFICE	2098.47 m <sup>2</sup>	22,587.78 ft <sup>2</sup>	41.59%
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3. VET	1394.28 m <sup>2</sup>	15,007.9 ft <sup>2</sup>	27.64%
4. BUILDING SERVICES	887.82 m <sup>2</sup>	9,556.38 ft <sup>2</sup>	17.6%
	5045.25 m <sup>2</sup>	54,306.63 ft <sup>2</sup>	100%

SCHEDULE - AREAS BY FUNCTION TYPE - LEVEL 01			
TYPE	AREA		
	SM	SF	%
2. TRAINING	664.68 m <sup>2</sup>	7,154.57 ft <sup>2</sup>	13.17%
3. VET	1346.20 m <sup>2</sup>	14,490.35 ft <sup>2</sup>	26.68%
4. BUILDING SERVICES	184.91 m <sup>2</sup>	1,990.31 ft <sup>2</sup>	3.66%
	2195.78 m <sup>2</sup>	23,635.22 ft <sup>2</sup>	43.52%

CONCEPT GROUND FLOOR PLAN

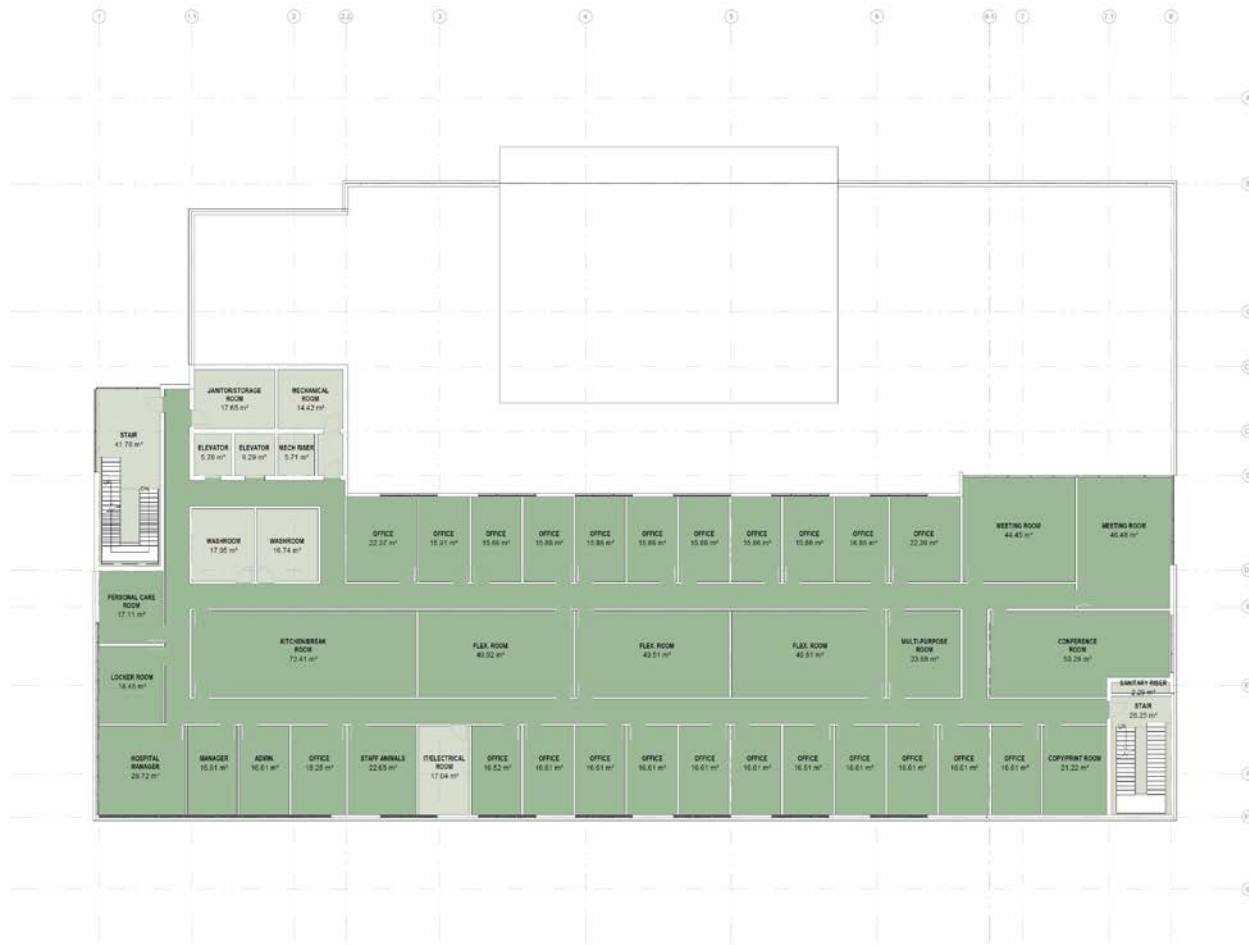


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4. BUILDING SERVICES	887.82 m <sup>2</sup>	9,556.38 ft <sup>2</sup>	17.6%
	5045.25 m <sup>2</sup>	54,306.63 ft <sup>2</sup>	100%

SCHEDULE - AREAS BY FUNCTION TYPE - LEVEL 02			
TYPE	AREA		
	SM	SF	%
1. OFFICE	1145.92 m <sup>2</sup>	12,334.56 ft <sup>2</sup>	22.71%
4. BUILDING SERVICES	174.98 m <sup>2</sup>	1,883.52 ft <sup>2</sup>	3.47%
	1320.90 m <sup>2</sup>	14,218.09 ft <sup>2</sup>	26.18%

1 LEVEL 2  
 AP023 1:100

## CONCEPT SECOND FLOOR PLAN



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## CONCEPT THIRD FLOOR PLAN

3110 South Service Road  
Burlington Ontario, L7N 3J3

INTEGRATED DESIGN  
ENGINEERING + ARCHITECTURE



SCHEDULE - AREAS BY LEVEL			
LEVEL	AREA		
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LEVEL 0	208.12 m²	2,240.19 ft²	4.13%
LEVEL 1	2195.78 m²	23,635.22 ft²	43.52%
LEVEL 2	1320.90 m²	14,218.09 ft²	26.18%
LEVEL 3	1320.44 m²	14,213.13 ft²	26.17%
	5045.25 m²	54,306.63 ft²	100%

SCHEDULE - TOTAL BUILDING AREA			
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1. OFFICE	2098.47 m²	22,587.78 ft²	41.59%
2. TRAINING	664.68 m²	7,154.57 ft²	13.17%
3. VET	1394.28 m²	15,007.9 ft²	27.64%
4. BUILDING SERVICES	887.82 m²	9,556.38 ft²	17.6%
	5045.25 m²	54,306.63 ft²	100%

SCHEDULE - AREAS BY FUNCTION TYPE - LEVEL 03			
TYPE	AREA		
	SM	SF	%
1. OFFICE	952.55 m²	10,253.21 ft²	18.88%
4. BUILDING SERVICES	367.89 m²	3,959.91 ft²	7.29%
	1320.44 m²	14,213.13 ft²	26.17%

# 3110 South Service Road

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- + Arborist Report
- + Urban Design Brief
- + Flood Plain Study
- + Geotechnical Study
- + Environmental Assessment
- + Landscape Design
- + Traffic Impact Study
- + Parking Study
- + Grading and Servicing Study
- + Stormwater Management Study
- + Acoustical & Noise Study

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## BACKGROUND STUDIES UNDERTAKEN



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Questions & Answers