



P3 VETERINARY PARTNERS

Pets. People. Practice.



City of Burlington Community Planning, Regulation and Mobility Committee meeting

December 6th, 2022





**3110 South Service Road
Burlington, Ontario**

To become home to:

- P3's Home Office**
- Integrated OVC - UGuelph Training**
- Emergency & Referral Medicine**



**ONTARIO
VETERINARY COLLEGE**

P3 Veterinary Partners

MISSION

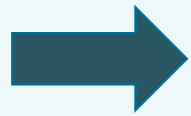
To empower veterinary teams to live their passion and focus on unparalleled care for pets and the people who love them

VISION

Striving to be the Best Place to Work in Veterinary Medicine

COMMUNITY

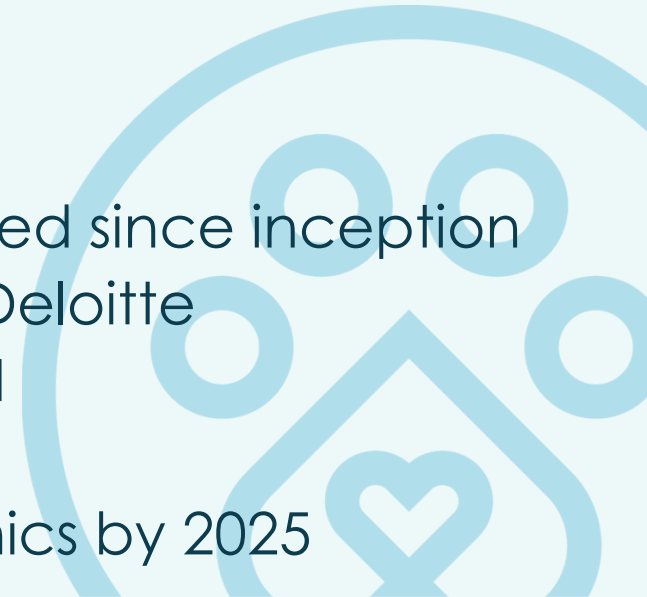
Each clinic & team are consistent supporters of local causes




Our “local” strategy is working. We are the largest Canadian Owned & Operated Group of Veterinary Clinics

FACTS

- Founded in 2015, P3 has been Great Place to Work Certified since inception
- Named one of Canada’s Best Managed Companies by Deloitte
- Home Office in Oakville ON, and moving to Burlington ON
- Employ over 650 associates
- Our group of 55 clinics is on track to grow beyond 100 clinics by 2025





Ontario Veterinary College University of Guelph

- Consistently ranked in the **Top 5 veterinary schools in the world (QS)**
- Only academic training centre in Ontario for veterinarians and specialists
- Goal: to better prepare graduates for the veterinary practice of the present and future
 - Increasing demand for training in primary care, urgent and emergency care, and specialist training
 - Increasing class size means more clinical exposure is required
- OVC wishes to partner with a nearby high-quality high-volume emergency and referral clinic to give trainees real-world experience
 - Improve range of technical and non-technical competencies at graduation



P3 Veterinary Partners & OVC - University of Guelph

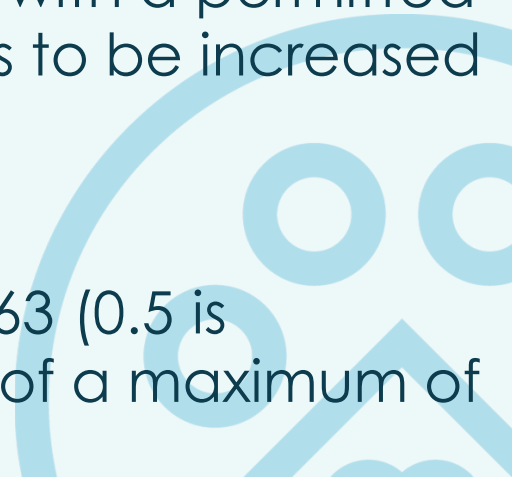
Burlington and 3110 South Service Road are Important to us:

- Ideal location for P3's **Home Office and Training Centre** as we continue to grow
- **Strategic and Central** location to serve GHTA-Guelph-Niagara
- 3110 South Service Road has the combination of neighbourhood and highway access that makes it the ideal location for a **Centre of Excellence**
- **Real-World Training** is central to providing **more and better care** to Patients and “Pet Parents”
- **Emergency and Referral Medicine is underprovided** in the GTHA





Proposed Official Plan and Zoning By-Law Amendment

- Demolish existing Mother Tuckers Restaurant. Proposal for a three storey building with roof terrace. GFA – 5045.25 m² (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.
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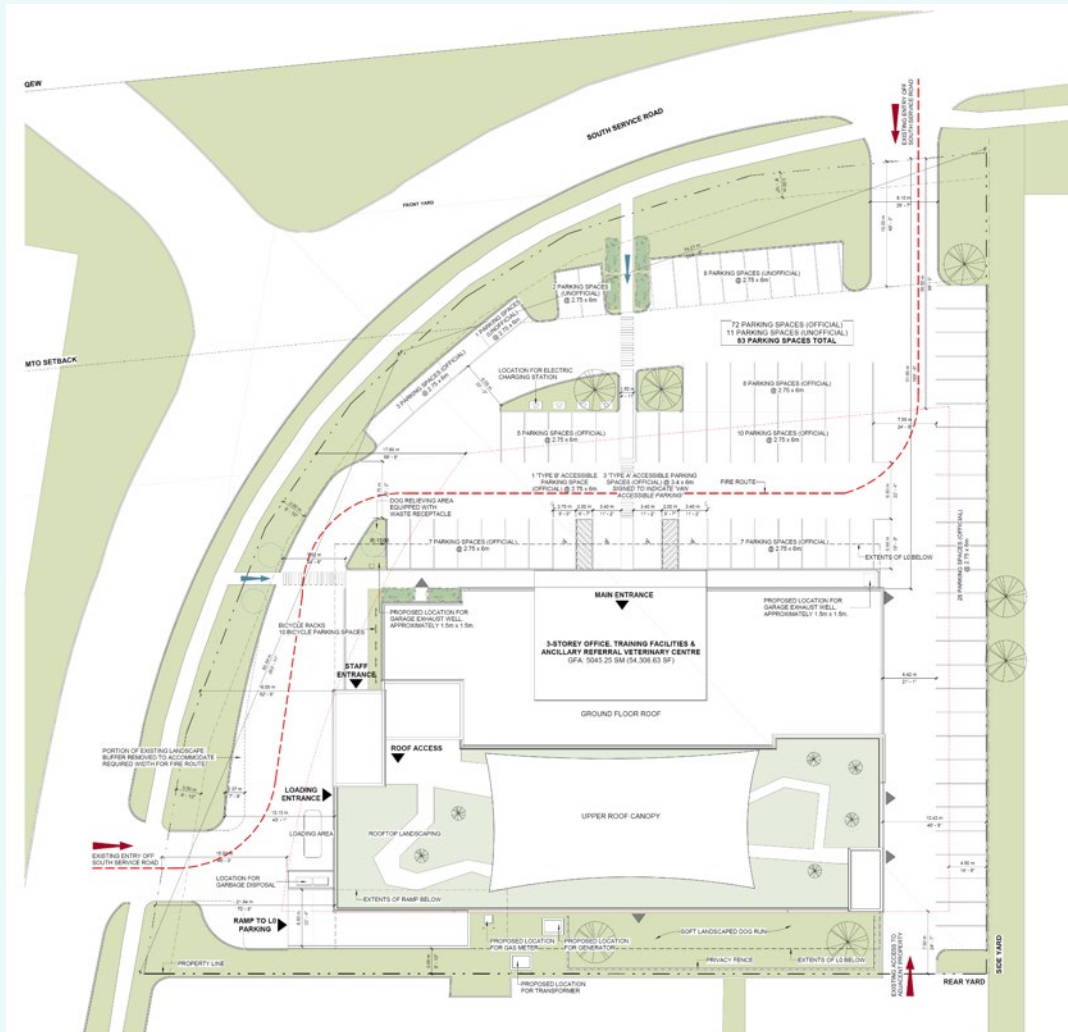
3110 South Service Road Location Plan



3110 South Service Road Concept Rendering



3110 South Service Road Concept Site Plan



1 SITE PLAN
A1100 1:200

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

SCHEDULE - TOTAL BUILDING AREA			
TYPE	SM	AREA SF	%
1. OFFICE	2096.47 m ²	22,587.78 ft ²	41.59%
2. TRAINING	664.68 m ²	7,154.57 ft ²	13.17%
3. VET	1394.28 m ²	15,007.9 ft ²	27.64%
4. BUILDING SERVICES	887.82 m ²	9,556.38 ft ²	17.6%
	5045.25 m ²	54,306.63 ft ²	100%

PARKING CALCULATIONS BY FUNCTION TYPE			
ZONING TYPE	PARKING REQUIREMENT	AREA (SM)	SPACES REQUIRED
OFFICE	3 SPACES / 100 SM	2096.47 m ²	62.95
TRAINING	5 SPACES / 100 SM	664.68 m ²	33.23
VET	4 SPACES / 100 SM	1394.28 m ²	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 GEW/403	30 m	51.6 m
MIN. LANDSCAPE AREA ABUTTING A STREET ADJACENT TO GEW/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 GEW/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 ²
HARDSCAPING AREA	-	300 m ²
LANDSCAPING AREA	-	1950 m ²
ASPHALT AREA	-	3580 m ²
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 TWSI'S.
- 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

3110 South Service Road Proposed Building Elevations



3110 South Service Road Background Studies Undertaken

- + 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



3110 South Service Road Concept Rendering





Thank you