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PROJECT DESCRIPTION

Brief Description of Design Intent:

The City’s Official Plan promotes distinctive and high-quality architectural design for large-scale commercial developments. This includes the visual quality of the building but it also extends to design considerations for site landscaping, open public spaces and comfortable pedestrian environments that support both the existing character of the surrounding area and encourage quality long-term growth for the greater neighbourhood. This particular site, situated in the Suburban West Transect, is an ideal location for a unique family-focused entertainment and hospitality destination because it can be easily accessed from Highway 417, is within reach of the communities west of Ottawa and is close to the Bell Sensplex which is predicted to be a contributor to the participants at the aquatic facility.

Building Placement:

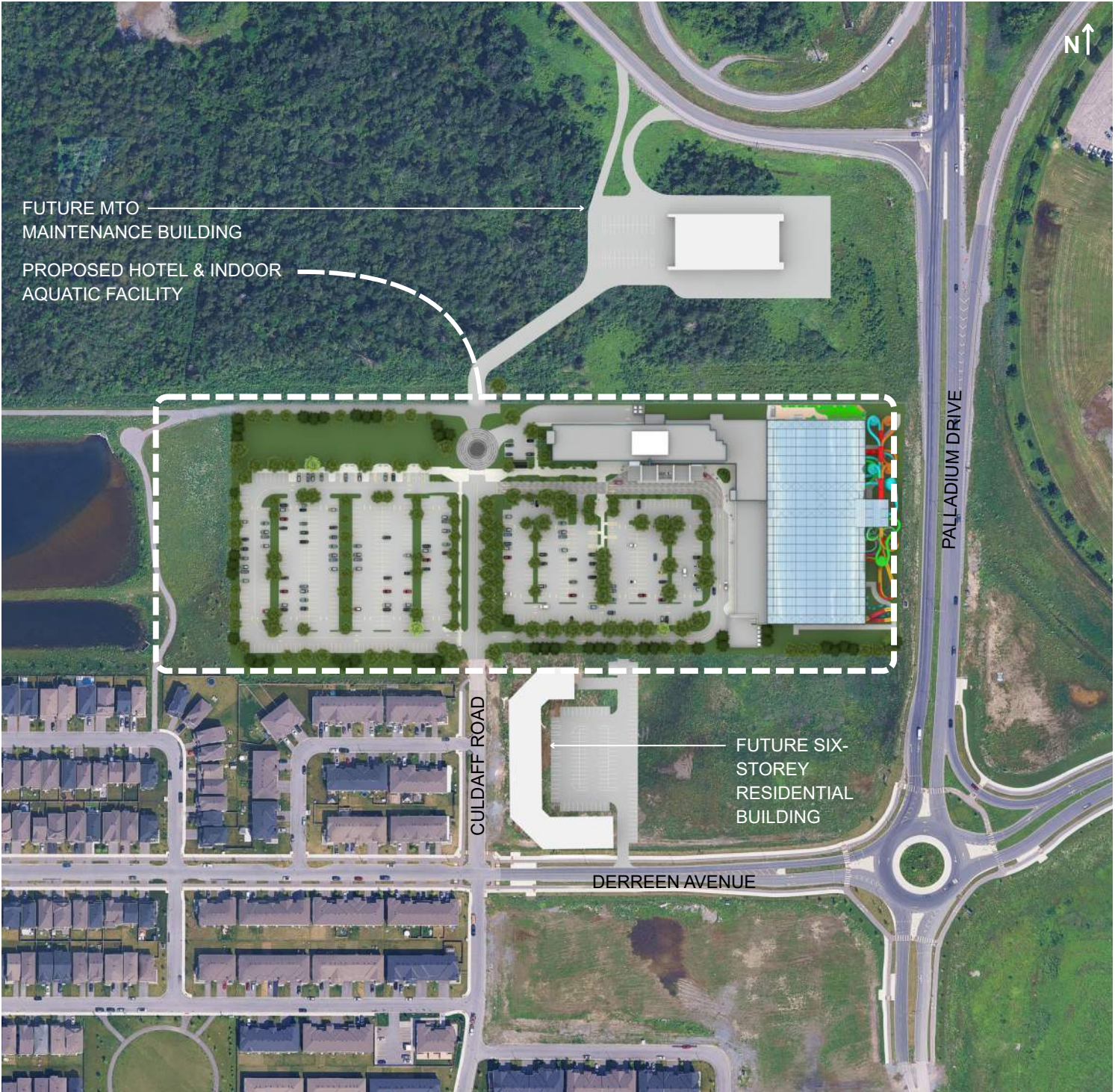
The proposed development is composed of two primary components: an indoor aquatic facility and a seven-storey hotel. These elements are connected by a shared entertainment pavilion and associated support spaces, creating a cohesive destination-oriented facility. The aquatic facility, distinguished by its unique architectural character and exterior waterslides, is strategically located along Palladium Drive to create a vibrant, high-profile streetscape. The hotel component is positioned toward the north of the site, minimizing its visual and massing impacts on the adjacent residential neighbourhoods to the south.

Pedestrians and Cyclists:

The proposed site will be served by a network of new sidewalks and multi-use pathways connecting Culdaff Road and Derreen Avenue to the indoor aquatic facility. Direct and continuous pedestrian routes provide safe and convenient access from parking areas and adjacent municipal sidewalks to the buildings. A generous sheltered area is also planned to facilitate a smooth traffic flow with drop-off and pick-up from the main entrance.

Vehicles and Parking:

The site is accessed from Culdaff Road, which is connected to Derreen Avenue and Palladium Drive. The existing Queensway interchange north of the site is anticipated to serve as the primary access point to the street network. Dedicated parking with controlled access will serve the hotel, while the balance of the parking supply will accommodate the aquatic centre.



Project Statistics:

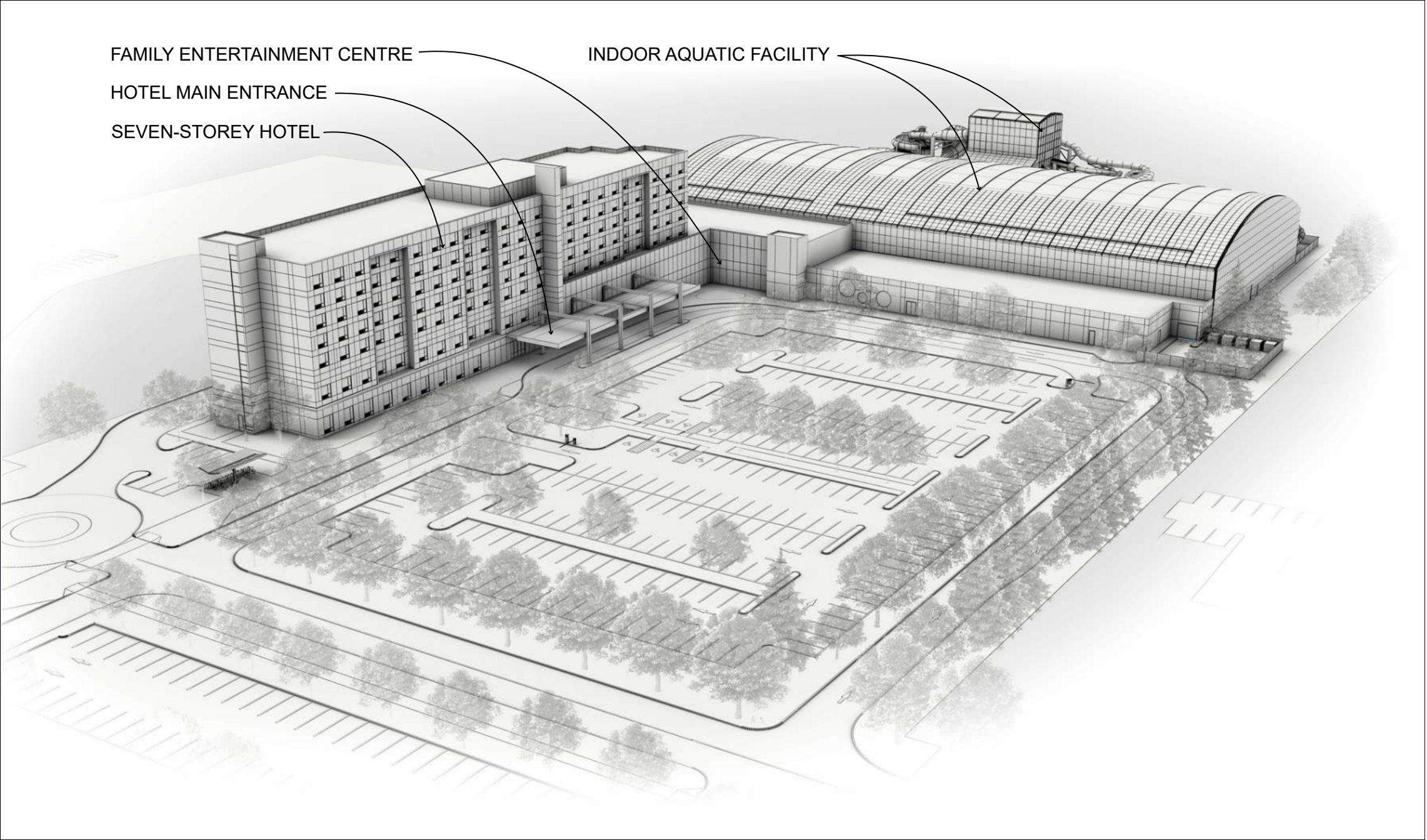
Site Area: 53,236sm / 5.3ha

Parking:  
Total spaces proposed: 704  
Barrier free spaces proposed: 20

Bicycle Parking:  
Short term bicycles proposed: 58  
Inclusive bicycles proposed: 3

Building Data:

|                              |                      |
|------------------------------|----------------------|
| Hotel (236 guest rooms):     | 13,046sm (7 Storeys) |
| Family Entertainment Centre: | 3,267sm (2 Storeys)  |
| Support:                     | 3,469sm (1 Storey)   |
| Aquatic Facility:            | 6,643sm (1 Storey)   |
| Total                        | 26,425sm / 284,436sf |





AERIAL VIEW OF HOTEL & INDOOR AQUATIC FACILITY



VIEW LOOKING NORTH AT AQUATIC FACILITY ALONG PALLADIUM DRIVE



VIEW LOOKING SOUTH OF AQUATIC FACILITY ALONG PALLADIUM DRIVE



VIEW AT HOTEL ALONG CULDAFF ROAD



VIEW AT HOTEL ALONG CULDAFF ROAD AND PEDESTRIAN PROMENADE



VIEW AT MAIN ENTRANCES



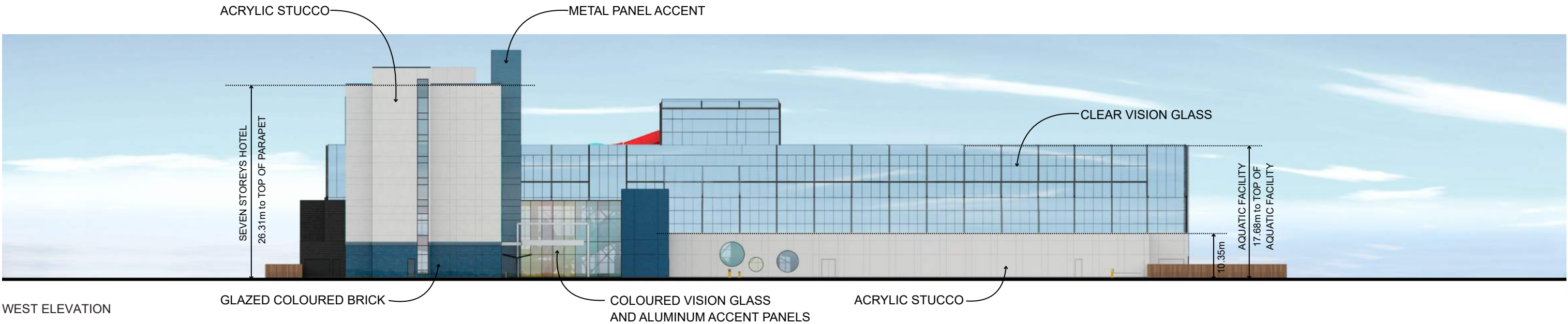
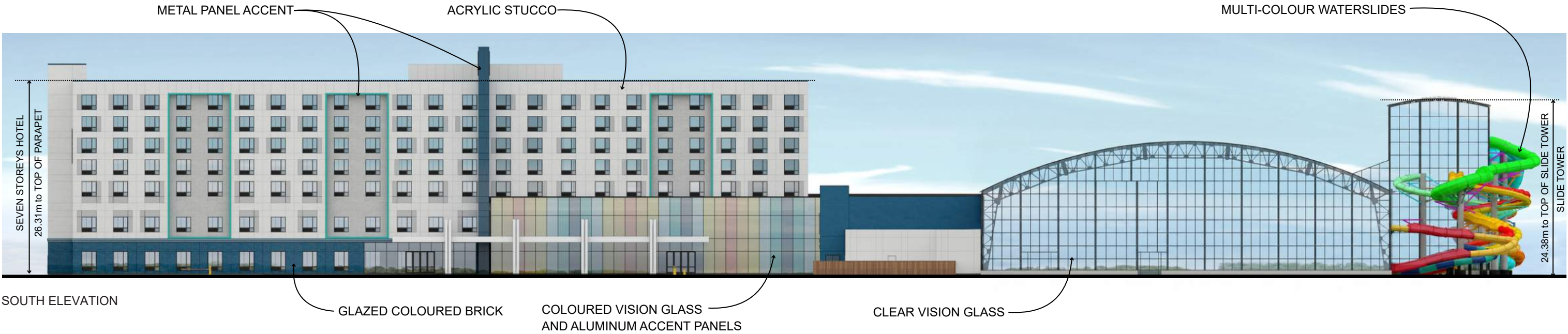
VIEW AT MAIN ENTRANCES

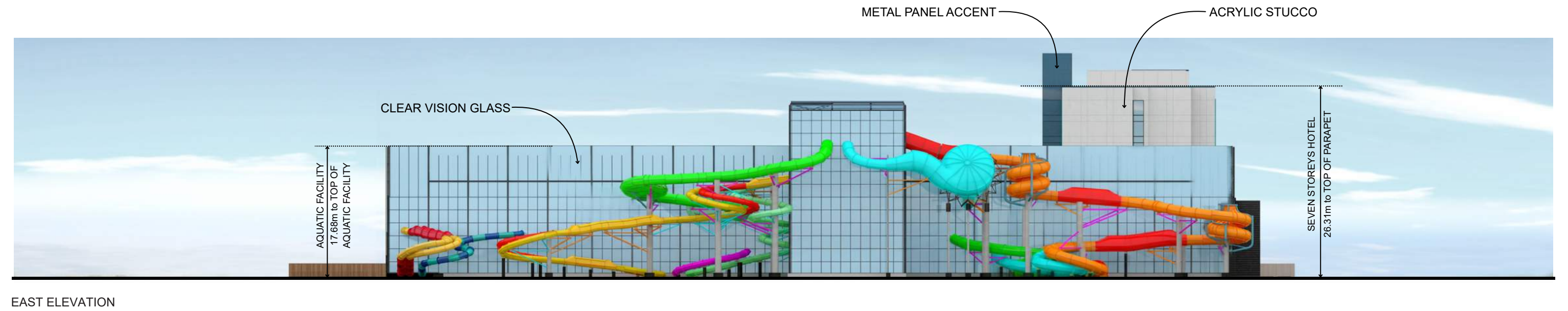


VIEW AT END OF CULDAFF ROAD



VIEW FROM DERREEN AVENUE





RESPONSE TO URBAN DESIGN DIRECTIONS IDENTIFIED AT PRE-CONSULTATION

Building Forms:

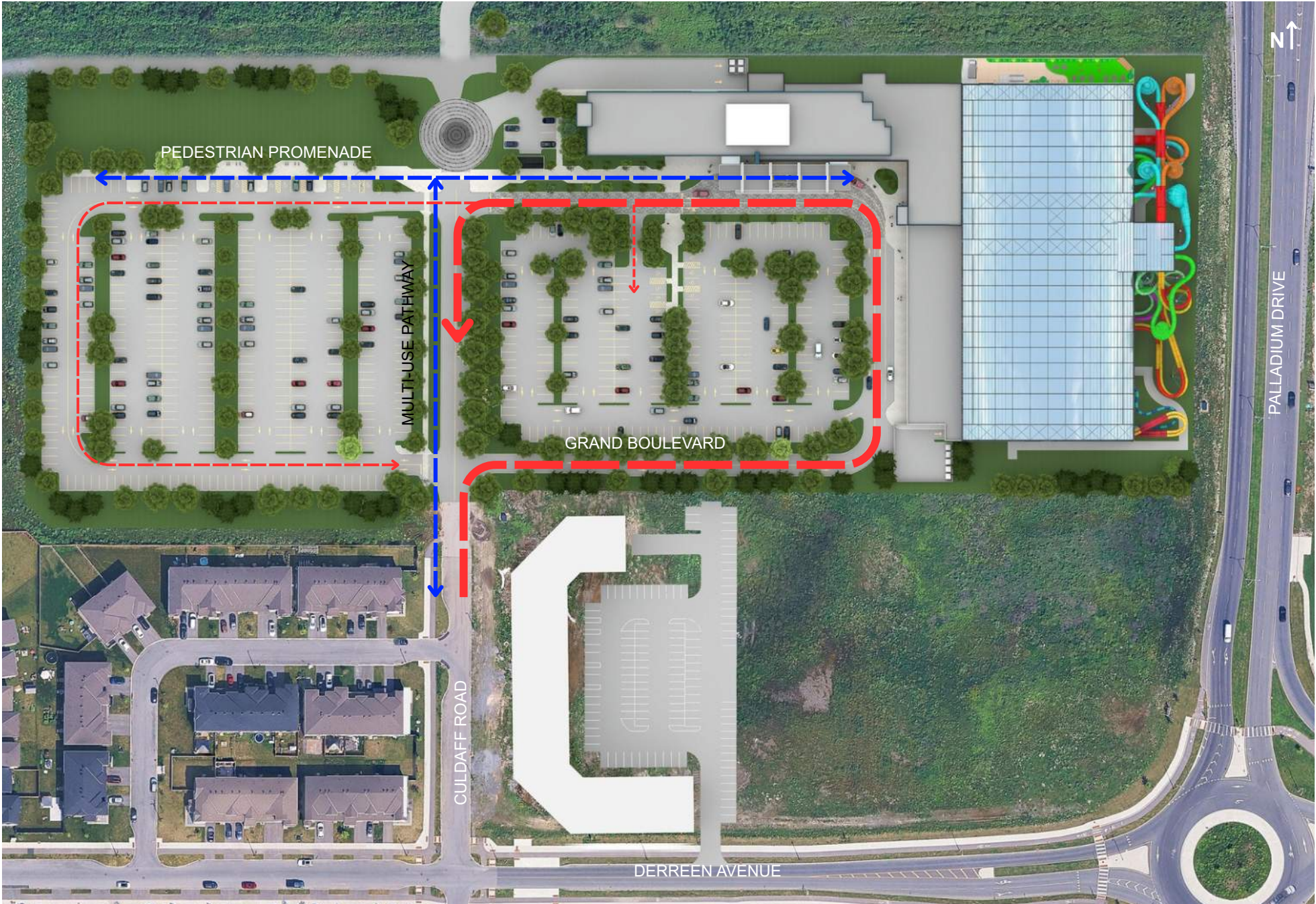
As noted earlier, the seven-storey hotel is set to the back of the property and the aquatic facility, with its colourful exterior slides, is aligned with the Palladium Drive minor corridor. Not only does this placement significantly reduce this proposal’s impact on the smaller-scale residential development to the south, it forms a cohesive architectural composition that is well articulated and brings visual interest and animation to Palladium Drive. The entrance pavilion with its double high space and colourful glass facade serves as the primary focal point of the development and the waterslide access tower echoes and complements the hotel’s height.

Site Access:

Site access is solely from Culdaff road and the multiple parking lot entry/exit points internal perimeter roads, queuing & circulation will be contained within the site. In addition, a generous pedestrian promenade, sheltered drop off area and grand boulevard will direct pedestrian and vehicular traffic on the site in an organized and functional manner.

Noise Mitigation:

The proposed development is not expected to generate any significant truck traffic since the number of deliveries required for the hotel and aquatic facilities is low. The proposed loading zones are either in the rear of the hotel or screened from view. Noise barriers with visual screens will be provided at the roof level mechanical equipment serving the aquatic facility.



RESPONSE TO URBAN DESIGN COMMENTS IDENTIFIED AT PRE-CONSULTATION

Enhanced Pedestrian & Cycling Connectivity:

There is a new proposed sidewalk along Culdaff road linked directly to a main pedestrian promenade. Featuring a variety of secure bicycle parking options, this promenade extends across the full width of the parking areas and provides a safe, convenient, and direct route to the main entrances of both the hotel and aquatic facility.

Building Services & Utilities:

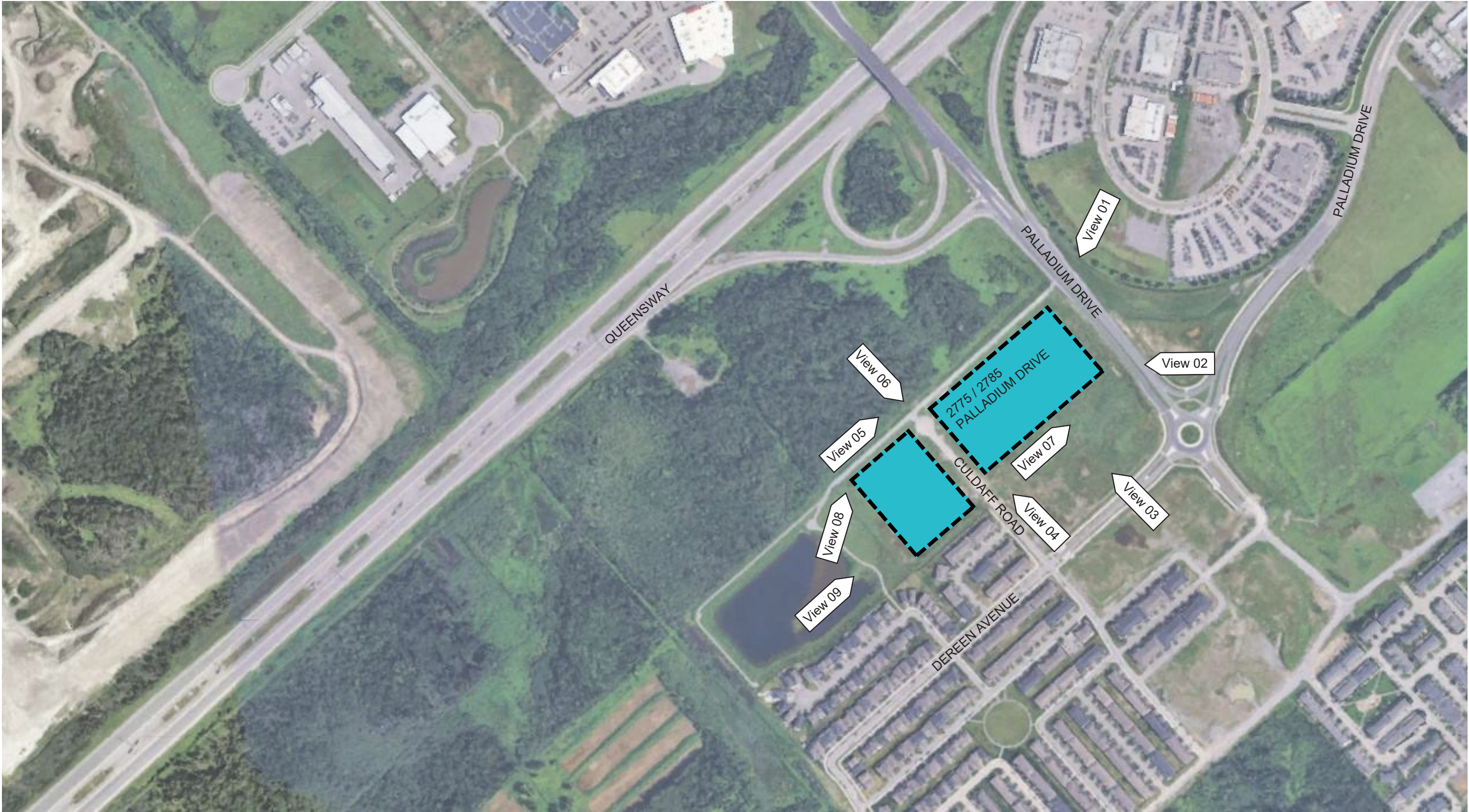
The primary loading and service areas for the development are strategically located behind the seven-storey hotel building, minimizing their visibility from public streets and allowing the prominent building façades to remain free of service-related functions. A smaller loading and garbage/recycling area serving the aquatic facility is discreetly positioned and screened from public view through the use of landscaping.

Building Height:

The proposed building height has been carefully planned by the design and Ownership team. In the early design stage two hotels were being considered. It was later decided that the development could be adequately served by one hotel. The target number of hotel rooms is 236 rooms. In order to provide that quantity of rooms the hotel building was lengthened and seven storeys were planned instead of six. It is not practical to extend the hotel on the ground plane as it would place a large quantity of parking too far from the building, the ground floor space for the family entertainment centre would have to be reduced in size and it would increase the cost of foundations for a larger building footprint.

The hotel has been located to the north side of the site to minimize any impact to adjacent properties. The closest residential property is over 100 metres from location of the hotel and has recently been approved for a six-storey apartment building. The height and mass of the hotel are appropriate given the adjacent context of a major thoroughfare, Palladium Drive.





VIEW ALONG PALLADIUM DRIVE LOOKING SOUTH (VIEW 01)



VIEW ALONG DERREEN AVENUE LOOKING NORTH (VIEW 03)



VIEW ALONG PALLADIUM DRIVE LOOKING WEST (VIEW 02)

VIEW ALONG CULDAFF ROAD LOOKING NORTH (VIEW 04)

VIEW ALONG REAR LINE OF SITE LOOKING EAST (VIEW 05)



VIEW ALONG CULDAFF ROAD LOOKING EAST (VIEW 07)



VIEW ALONG CULDAFF ROAD LOOKING SOUTH (VIEW 06)

VIEWS ALONG REAR LINE OF SITE (VIEWS 08 & 09)



AERIAL VIEW OF HOTEL & INDOOR AQUATIC FACILITY



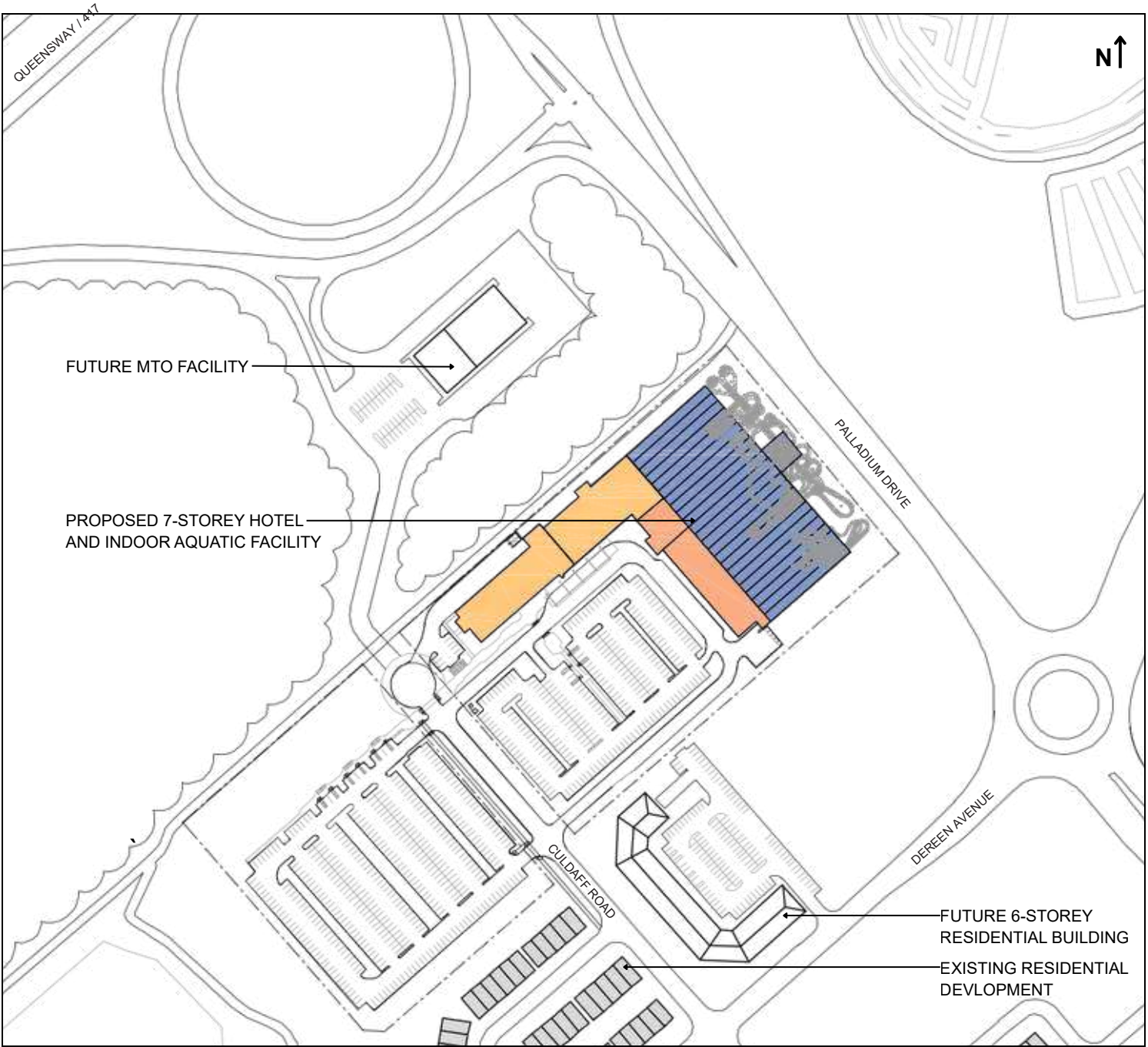
AERIAL VIEW OF HOTEL & INDOOR AQUATIC FACILITY

Characteristics of Adjacent Streets and Public Realm:

The subject property is currently vacant and is bordered by undeveloped MTO lands along Highway 417 to the north and Palladium Drive to the east. The surrounding area is characterized by a mix of large-format commercial developments, including automotive dealerships and related commercial uses, together with expanding residential neighbourhoods to the south. This evolving context reflects the area's transition into a prominent mixed-use corridor serving both local residents and external visitors.

Future and Current Development Proposals on Adjacent Properties:

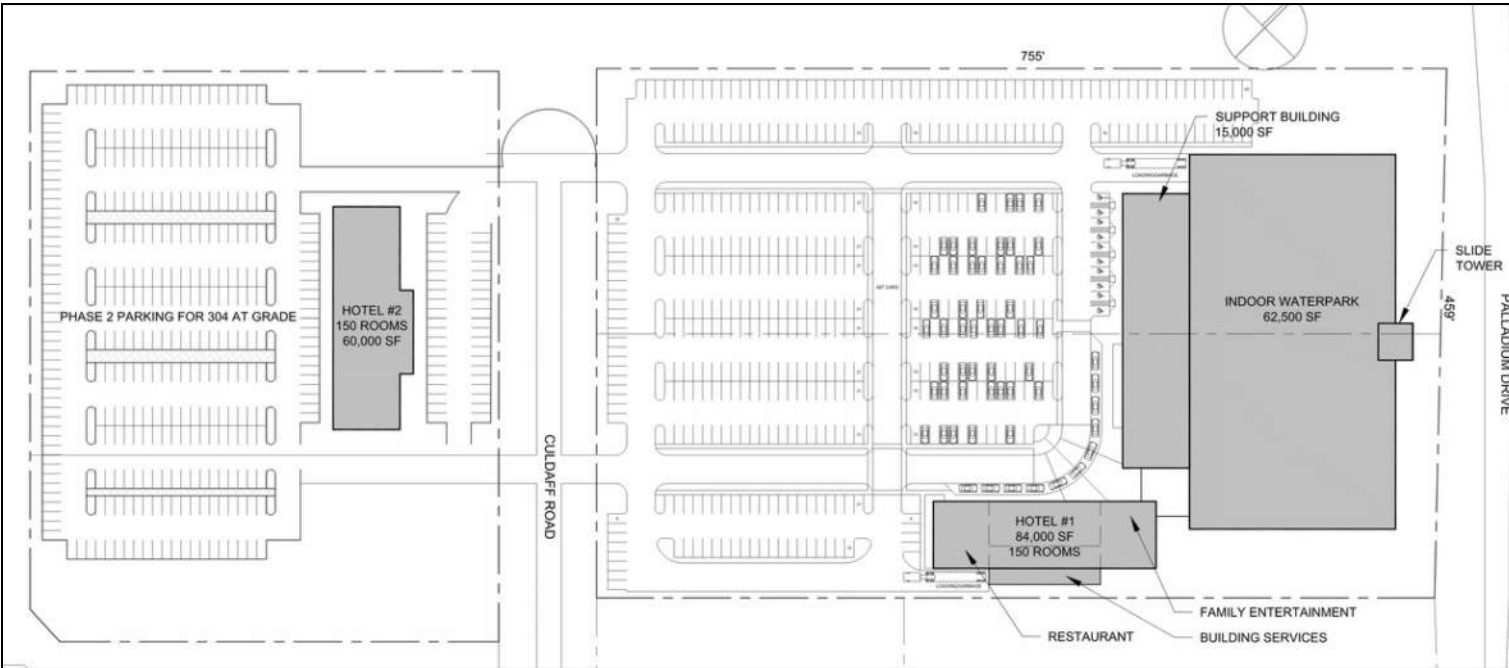
In addition to the emerging low-rise residential development located south of Derreen Avenue, several planned developments are anticipated within the surrounding area. These include a proposed MTO maintenance facility to the northeast of the site and a planned six-storey, 177-unit residential building at the corner of Culdaff Road and Derreen Avenue.



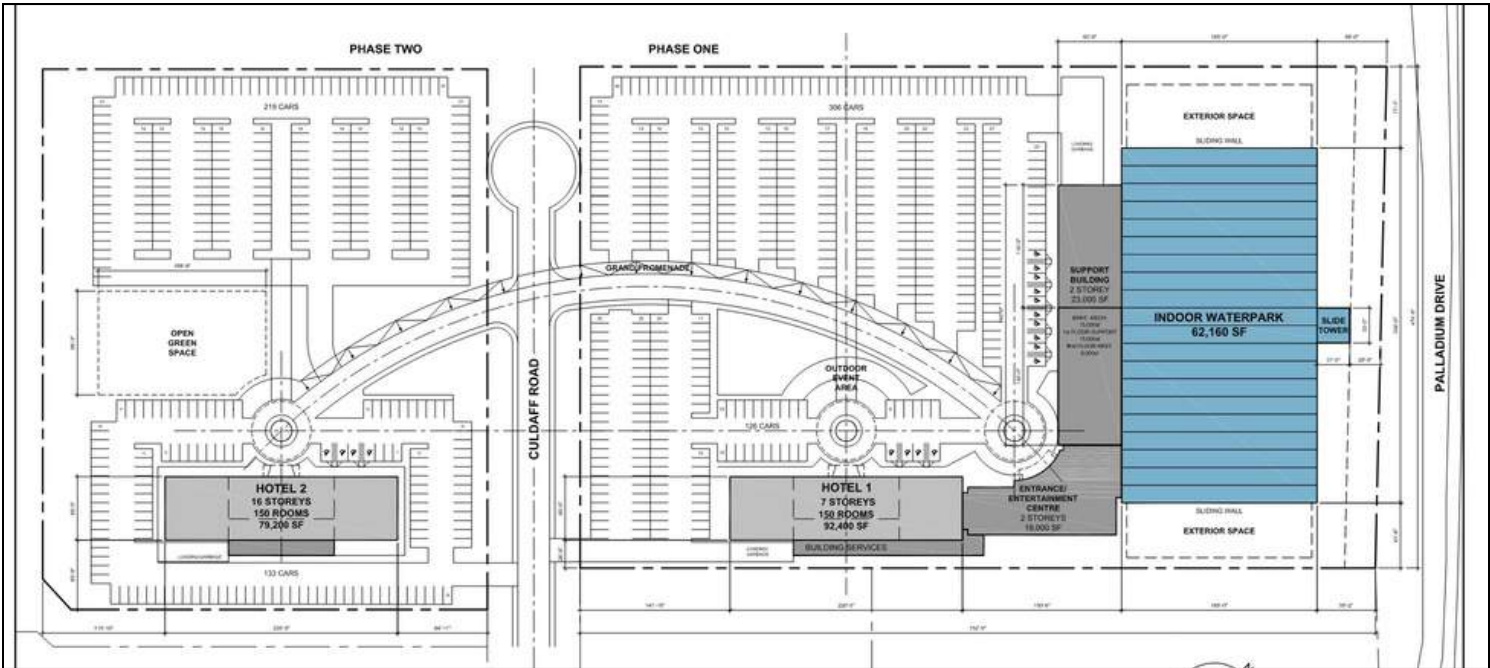
Alternative Site Plan Options:

In the earliest design of the site the indoor aquatic facility was placed along Palladium Drive due to the high visibility of the location which provides an opportunity to animate the street. One hotel was placed at a ninety degree angle adjacent to the indoor aquatic facility and parallel to the south property line of the east property of the development. A second hotel was placed on the west property. A drive aisle leading from Culdaff Road to the principal buildings was identified, and parking was arranged around all the buildings.

The second site plan version proposed a more substantial Family Entertainment Centre to link together the hotel and the indoor aquatic facility. It indicated that the hotel on the western property would be close to and parallel to the south property line.



Site Plan - Version 1 - 15 November 2024



Site Plan - Version 2A - 5 December 2024

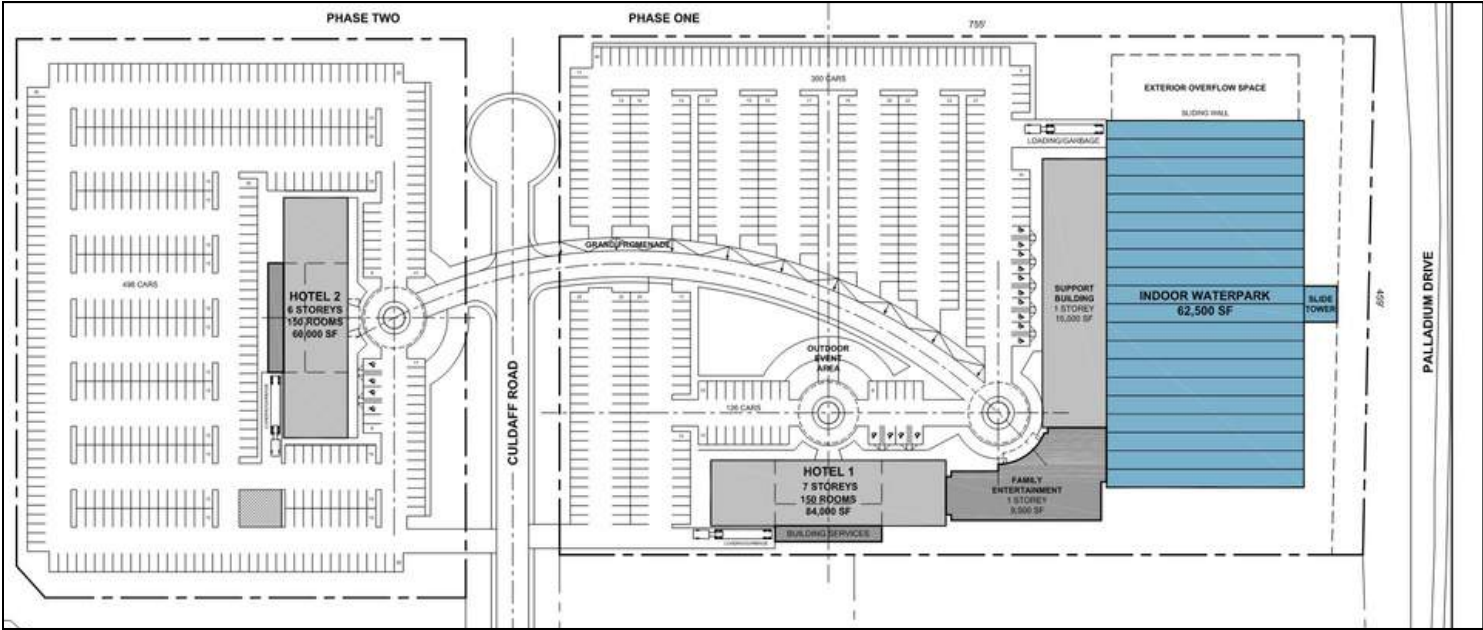
Alternative Site Plan Options:

In an alternative iteration of the site plan the hotel on the western property was moved away from the south property line. A coloured version of this site plan was shown to the City of Ottawa in the pre-consultation meeting.

The site plan was subsequently revisited to move the hotels and the family entertainment centre to the north end of both properties in order to provide the greatest distance possible to the adjacent residential property uses. The present and proposed site plan retains that configuration of buildings lining the north and east property lines of the east property, but the proposed hotel on the west property is no longer present in the plan.



Site Plan - Version 2B - colour version shown to City of Ottawa at pre-consultation meeting



Site Plan - Version 2B - 5 December 2024



Site Plan - Version 3 - 19 June 2025

**Massing of the Proposed Development in the Existing Context:**

The development site is in an area that has seen consistent growth with a mixture of development massing in the last 25 years. The existing development in the area include single family homes with low massing to the south and west, and the low massing and density of the Palladium Auto Park to the north-west. As mentioned previously there is a multi-unit residential development planned for the site along the southern property line; it will be 6 storeys in height and will feature a gable roof with massing details typical in multi-unit residential buildings, complete with dormer and peaked roofs. It should be mentioned that the larger context includes developments of substantial massing including the Canadian Tire Centre, the Tanger Outlets, the Bell Sensplex and several other large commercial, industrial and retail establishments.

**Response to Abutting Public Realm Conditions Beyond the Site Boundaries:**

The proposed hotel, family entertainment centre and indoor aquatic facility of this proposal have been designed to be visual pleasing and harmonious within the immediate and general area. The proposed hotel and indoor aquatic facility will enliven that section of Palladium Drive, which is currently undeveloped and unremarkable, with a compelling presence.

