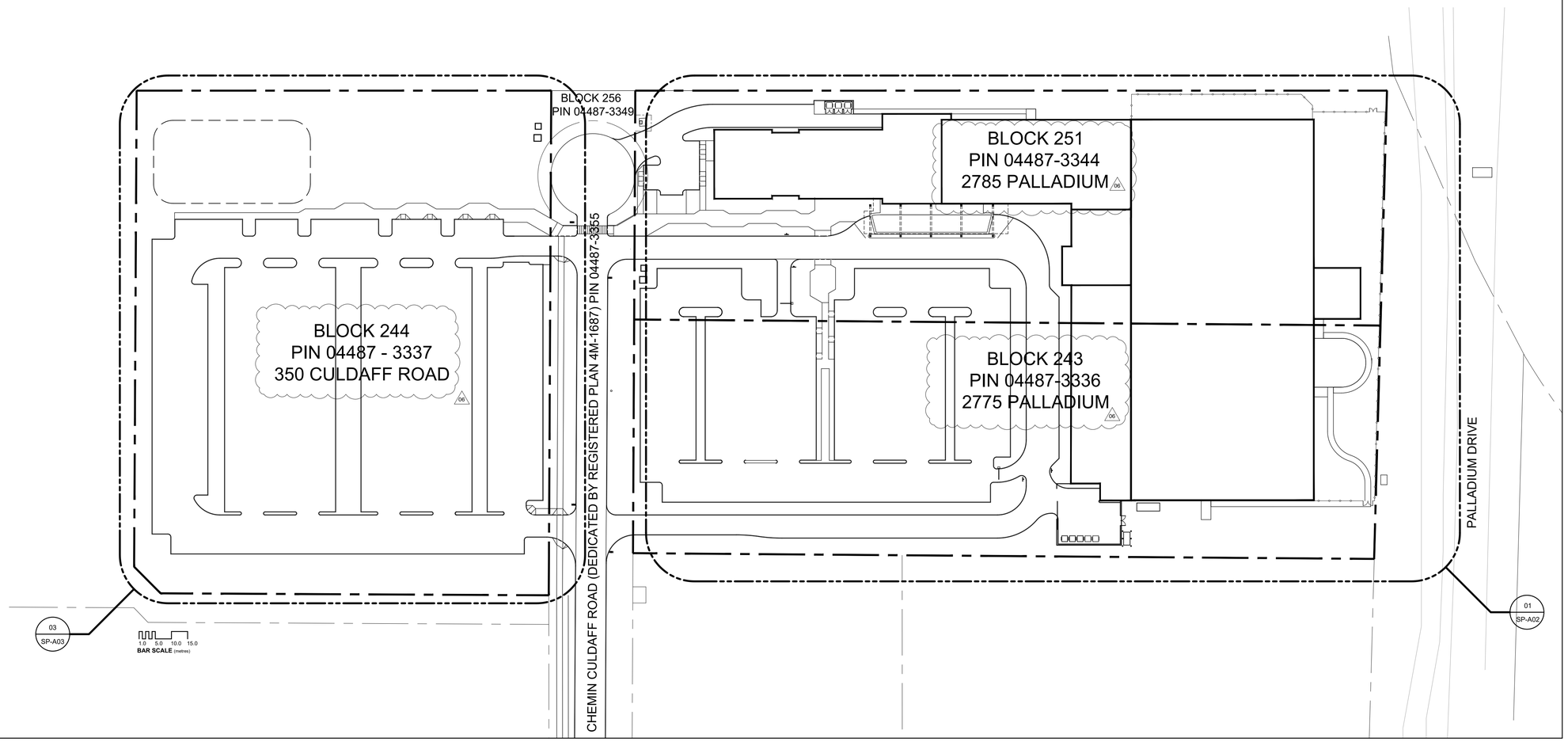


01 SP-A01 SITE PLAN - EAST AND WEST SECTORS

SCALE: 1:750

02 SP-A01 RESERVED

SCALE: NTS

SITE INFORMATION

SITE AREA: 53,236sm / 5.3ha

WEST SECTOR PARKING LOT:
AREA: 12,577sm
LANDSCAPING: 2,071sm (16.5%)

EAST SECTOR PARKING LOT:
AREA: 8,245sm
LANDSCAPING: 1,279sm (15.5%)

BUILDING DATA:

AREA CALCULATIONS:

HOTEL (238 GUEST ROOMS):	13,742sm / 147,918sf	(7 STOREYS)
FAMILY ENTERTAINMENT CENTRE:	4,444sm / 47,835sf	(2 STOREYS)
SUPPORT WING:	1,296sm / 13,950sf	(1 STOREY)
AQUATIC FACILITY:	6,636sm / 71,429sf	(1 STOREY)
TOTAL	27,823sm / 281,132sf	

06

03 SP-A01 SITE INFO. & BUILDING DATA

SCALE: NTS

PROPERTY BOUNDARY SOURCES:

PROPERTY BOUNDARY OF BLOCK 251, PIN 04487-3344 AND BLOCK 243 PIN 04487-3336 OBTAINED FROM:

TOPOGRAPHIC PLAN OF SURVEY OF BLOCKS 243 AND 251 REGISTERED PLAN 4M-1687 (GEOGRAPHIC TOWNSHIP OF HUNTLEY), CITY OF OTTAWA BY STANTEC GEOMATICS LTD., DATED MAY 20, 2022

PROPERTY BOUNDARY OF BLOCK 244, PIN 04487 - 3337 OBTAINED FROM:

TOPOGRAPHIC PLAN OF SURVEY OF BLOCK 422, REGISTED PLAN 4M-1687, CITY OF OTTAWA, SURVERYED BY ANNIS, O'SULLIVAN. VOLLEBEKK LTD., DATED MAY 6, 2026

06

04 SP-A01 PROPERTY BOUNDARY SOURCES

SCALE: NTS

ZONING REVIEW BASED ON 2026-050

SCHEDULE A1 - TRANSECTS
Area E - Suburban

06

DESIGNATION:
CURRENT: IM - (MIXED INDUSTRIAL ZONE)
PROPOSED: IM[XXXX] - (MIXED INDUSTRIAL ZONE)

SCHEDULE A4 - TRANSIT STATIONS
Not applicable - more than 600m to the nearest transit station

PROPOSED USES:
Hotel
Restaurant
Indoor Entertainment Facility
Parking Lot

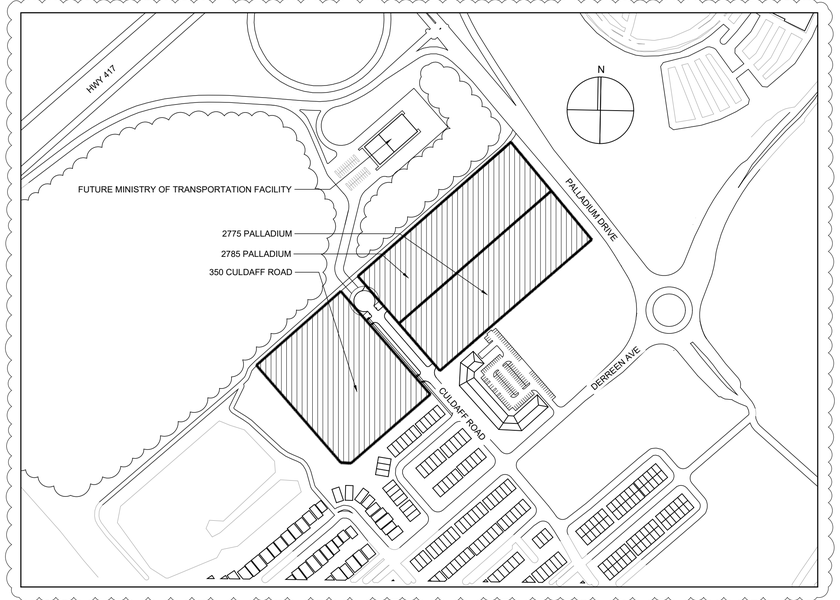
TABLE 1003 - IM [XXXX] ZONE PROVISIONS

MINIMUM LOT AREA:	**Required**	**Proposed**
	1,000sm	53,236sm
MINIMUM LOT WIDTH:	**Required**	**Proposed**
	No minimum	144m
SETBACKS:	**Required**	**Proposed**
Front yard:	3.0m	25.8m
Interior side yard:	3.0m	6.0m
Rear yard:	3.0m	7.137m
MAX. BUILDING HEIGHT:	**Permitted**	**Proposed**
All other cases:	27m	26.31m Hotel - top of parapet
LOT COVERAGE:	**Permitted**	**Proposed**
Maximum:	65%	21.9%
WIDTH OF LANDSCAPING:	**Required**	**Proposed**
Abutting N1-6, INZ:	3m	6m
All other cases:	no minimum	
PART 6 - PARKING	**Required**	**Proposed**
Typical spaces:		682
Barrier free spaces:		22
Total spaces:		704
BICYCLE PARKING	**Required**	**Proposed**
Short term bicycles:	58	58
Inclusive bicycles:	3	3
Total bicycles	61	61
LOADING SPACES	**Required**	**Proposed**
	2	2

06

05 SP-A01 ZONING REVIEW 2026-050

SCALE: NTS



06 SP-A01 LOCATION PLAN: SUBJECT SITES

SCALE: NTS

06

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CGH TRANSPORTATION

LANDSCAPE ARCHITECT
NAK DESIGNS

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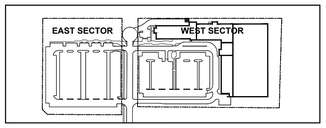
WATERPARK AQUATICS SYSTEMS
MARTIN AQUATICS

WATERPARK INTERIOR LANDSCAPING
EDSA

North

Revisions

No.	By	Description	Date
06	JT	SITE PLAN APPLICATION	2026-10-02
05	JT	ISSUED FOR REVIEW	2026-10-01
04	JT	REVISED FOR DISCUSSION	2026-08-31
03	JT	SITE PLAN APPLICATION	2026-07-15
02	JT	ISSUED FOR PRICING	2026-06-26
01	JT	ISSUED FOR DISCUSSION	2026-06-26



KEY PLAN - EAST AND WEST SECTORS

Project

OTTAWA INDOOR AQUATIC & RECREATION FACILITY

2775 & 2785 PALLADIUM DRIVE, OTTAWA ON

Drawing

SITE PLAN EAST AND WEST SECTORS LOCATION PLAN

Scale: 1:400

Drawn: IEW

Checked: JT

Stamp

ONTARIO ASSOCIATION OF ARCHITECTS
JILL TROWER
LICENCE
5833

Project No.: 24-210

Drawing No.: SP-A01

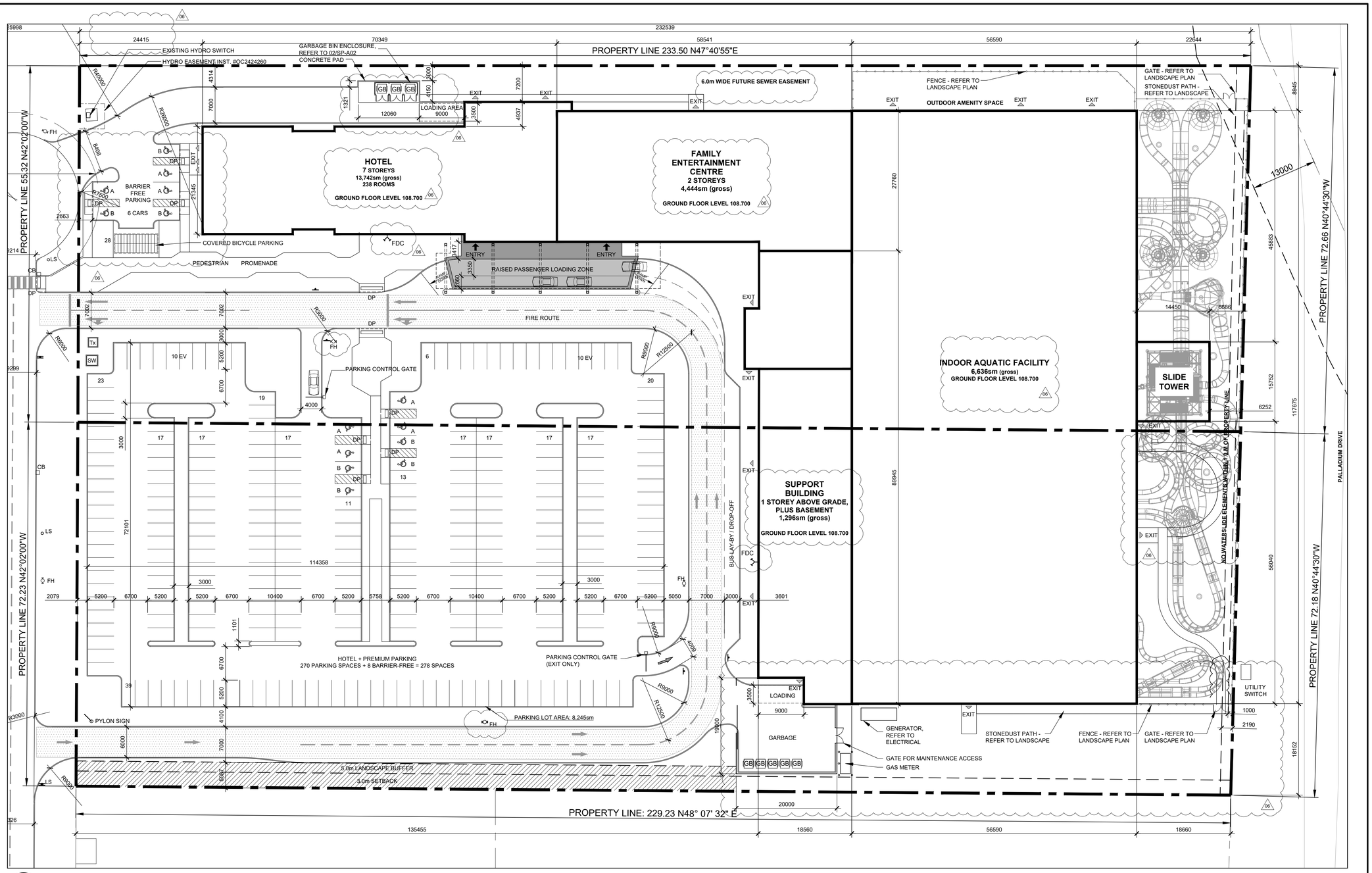
Date: JUN. 2026

D07-12-26-0085

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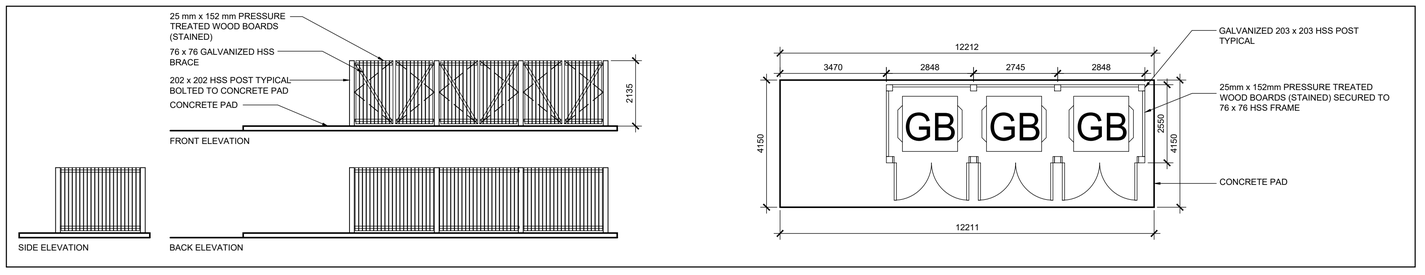
594 X 841 – PLOT A1

PLAN #19492



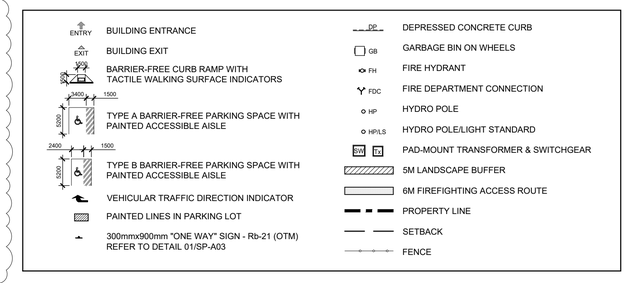
01 SITE PLAN - EAST SECTOR

SP-A02 SCALE: 1:400



02 GARBAGE ENCLOSURE PLAN AND ELEVATION

SP-A02 SCALE: 1:100



03 LEGEND

SP-A02 SCALE: NTS

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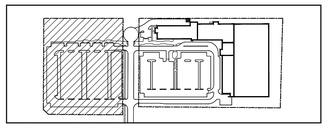
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KEY PLAN - EAST SECTOR

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OTTAWA INDOOR AQUATIC & RECREATION FACILITY

2775 & 2785 PALLADIUM DRIVE, OTTAWA ON

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SITE PLAN EAST SECTOR

Scale 1:400

Drawn IEW

Checked JT

Stamp

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LICENCE 5833

Project No. 24-210

Date JUN. 2026

Drawing No. SP-A02

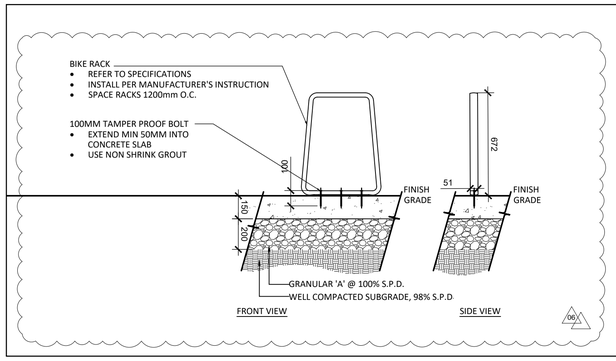
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PLAN #19492

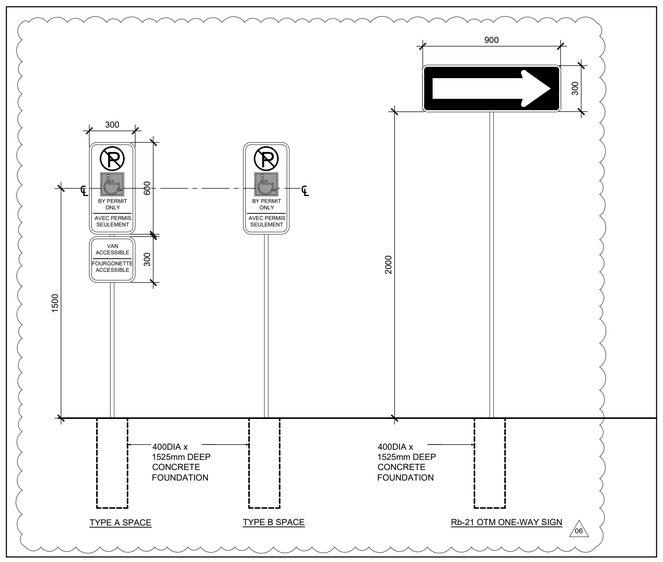
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594 X 841 – PLOT A1

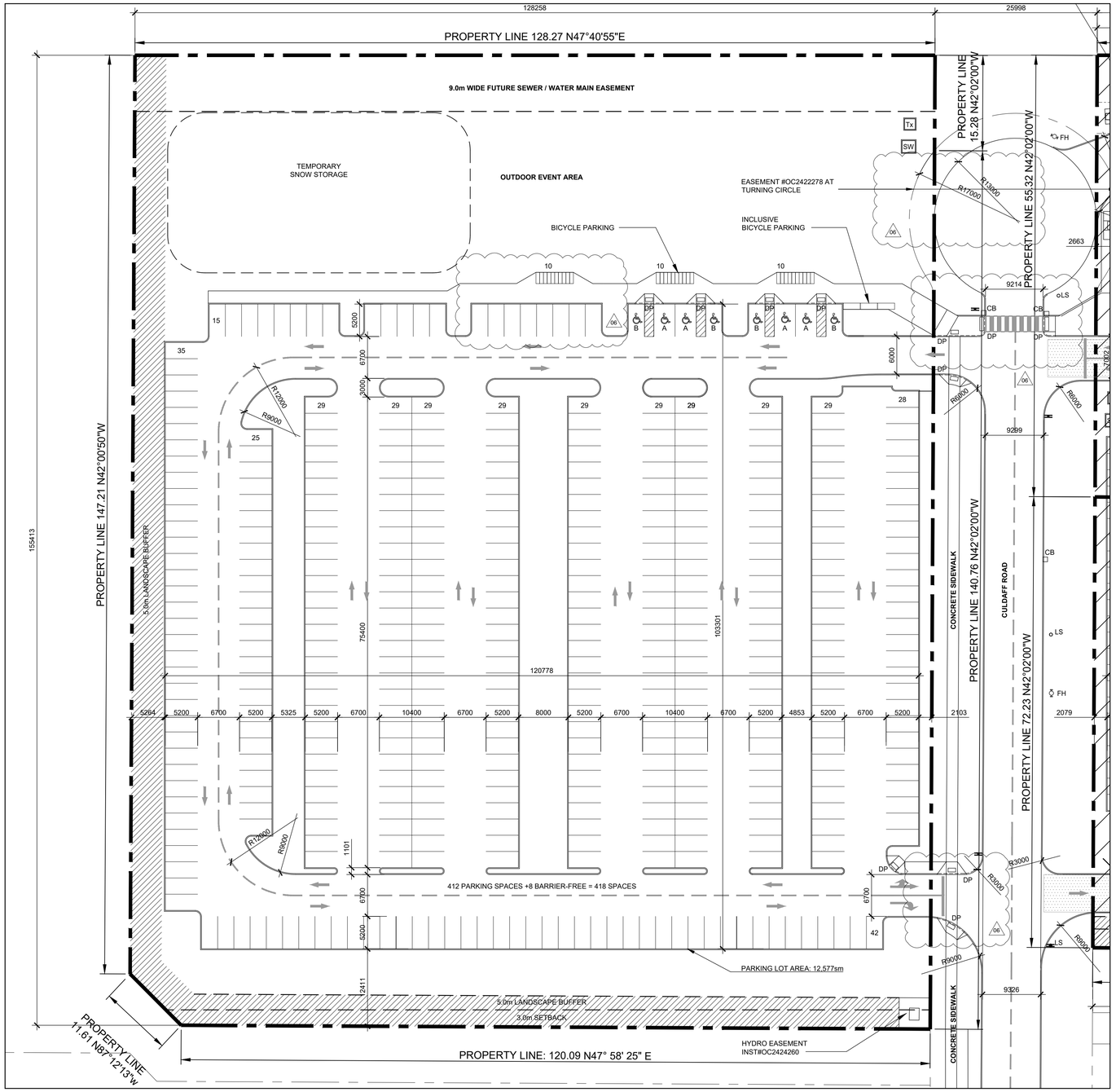
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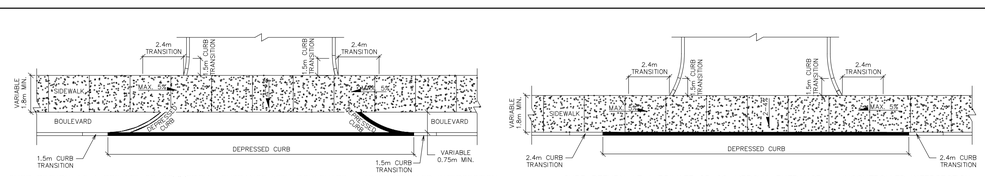
02 BICYCLE RACKS - REFER TO LANDSCAPE PLAN
SP-A03 SCALE: SP-A02



01 TYPICAL SIGN DETAILS
SP-A03 SCALE: 1:20



03 SITE PLAN - WEST SECTOR
SP-A03 SCALE: 1:400



04 CITY OF OTTAWA STANDARD DETAIL SC7.1 CURB RETURN ENTRANCES
SP-A03 SCALE: NTS

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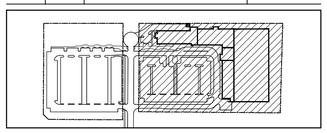
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PLAN #19492

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