

ARCHITECT & INTERIOR DESIGNER
MCROBIE ARCHITECTS + INTERIOR DESIGNERS INC.

STRUCTURAL ENGINEER
LRL ENGINEERING

MECHANICAL & ELECTRICAL ENGINEER
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CIVIL ENGINEER
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PLANNING CONSULTANT
JFSA CANADA

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CGH TRANSPORTATION

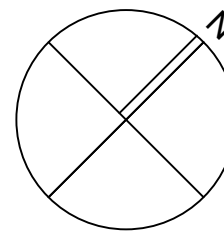
LANDSCAPE ARCHITECT
NAK DESIGNS

WATERPARK BUILDING
OPENAIRE INC.

WATERPARK AQUATICS SYSTEMS
MARTIN AQUATICS

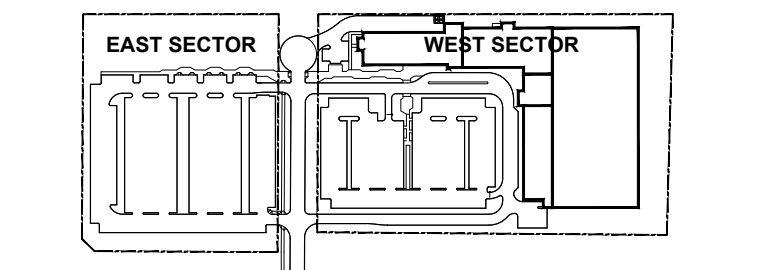
WATERPARK INTERIOR LANDSCAPING
EDSA

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

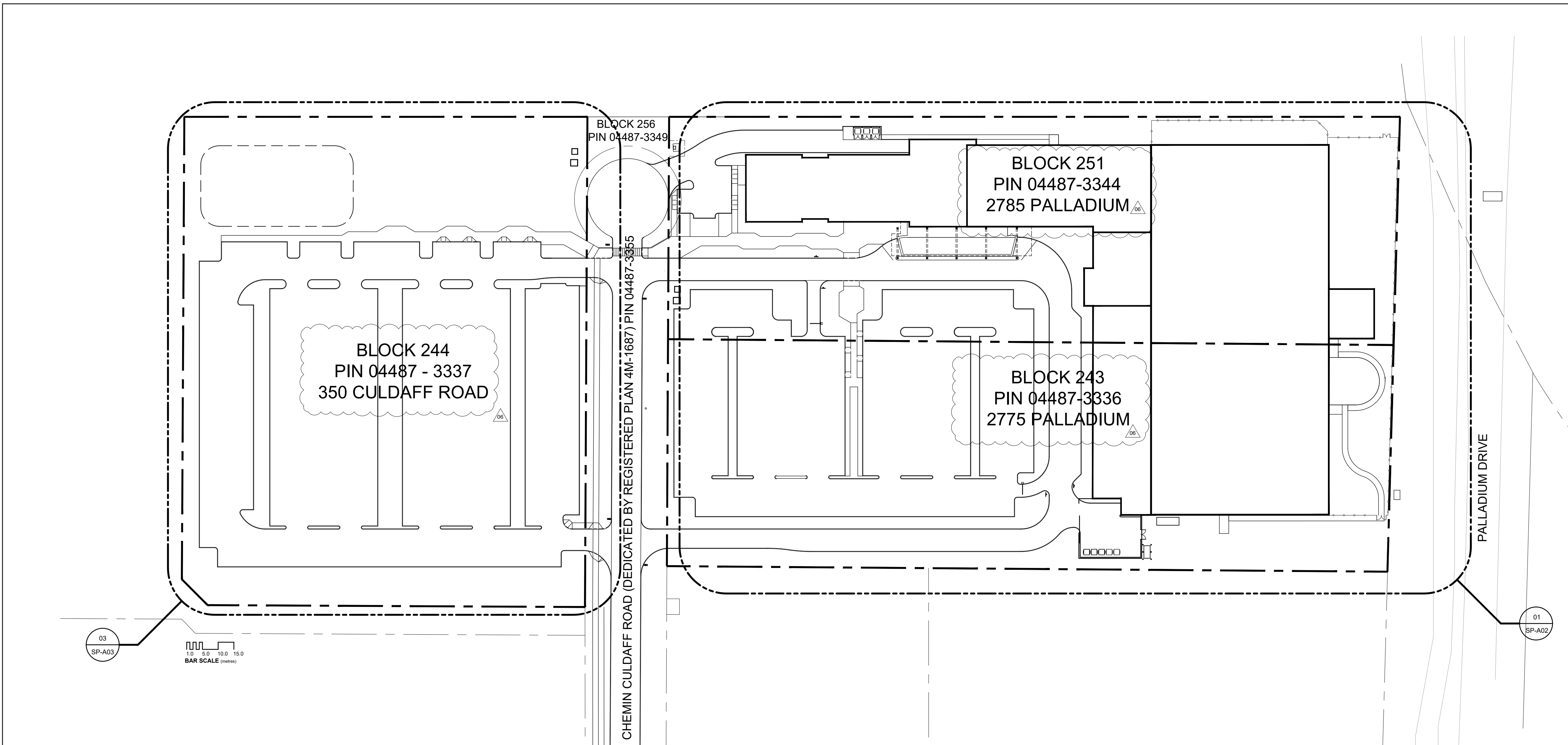
Checked
JT

Project No.
24-210

Date
JUN. 2026

Drawing No.

SP-A01



01 SITE PLAN - EAST AND WEST SECTORS
SP-A01 SCALE: 1:750

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

03 SITE INFO. & BUILDING DATA
SP-A01 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, REGISTERED PLAN
4M-1687, CITY OF OTTAWA, SURVEYED BY ANNIS, O'SULLIVAN,
VOLLEBEKK LTD., DATED MAY 6, 2026

04 PROPERTY BOUNDARY SOURCES
SP-A01 SCALE: NTS

ZONING REVIEW BASED ON 2026-050

SCHEDULE A1 - TRANSECTS
Area E - Suburban

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 1,000sm Proposed 53,236sm

MINIMUM LOT WIDTH: Required No minimum Proposed 144m

SETBACKS:
Front yard: Required 3.0m Proposed 25.8m
Interior side yard: Required 3.0m Proposed 6.0m
Rear yard: Required 3.0m Proposed 7.137m

MAX. BUILDING HEIGHT: Permitted 27m Proposed 26.31m Hotel - top of parapet

LOT COVERAGE: Permitted 65% Proposed 21.9%

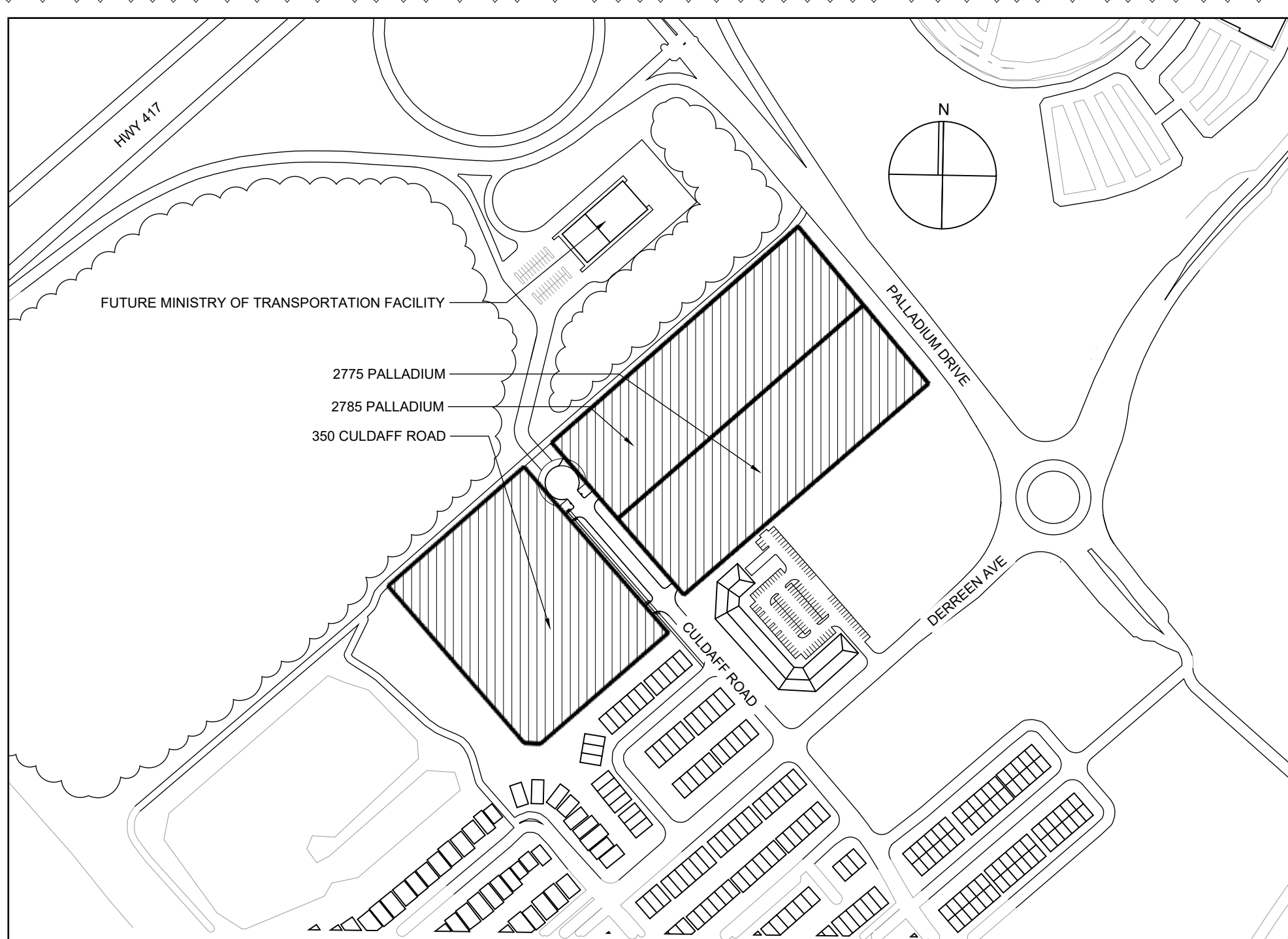
WIDTH OF LANDSCAPING: Required 3m Proposed 6m
Abutting N1-6, INZ:
All other cases: no minimum

PART 6 - PARKING
Typical spaces: Required 652 Proposed 652
Barrier free spaces: Required 22 Proposed 22
Total spaces: Required 704 Proposed 704

BICYCLE PARKING
Short term bicycles: Required 58 Proposed 58
Inclusive bicycles: Required 3 Proposed 3
Total bicycles: Required 61 Proposed 61

LOADING SPACES
Required 2 Proposed 2

05 ZONING REVIEW 2026-050
SP-A01 SCALE: NTS



06 LOCATION PLAN: SUBJECT SITES
SP-A01 SCALE: NTS

02 RESERVED
SP-A01 SCALE: NTS

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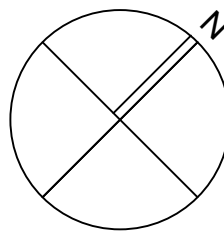
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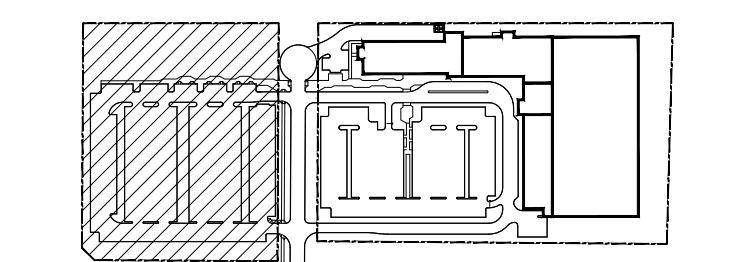
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KEY PLAN - EAST SECTOR

Project

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SITE PLAN EAST SECTOR

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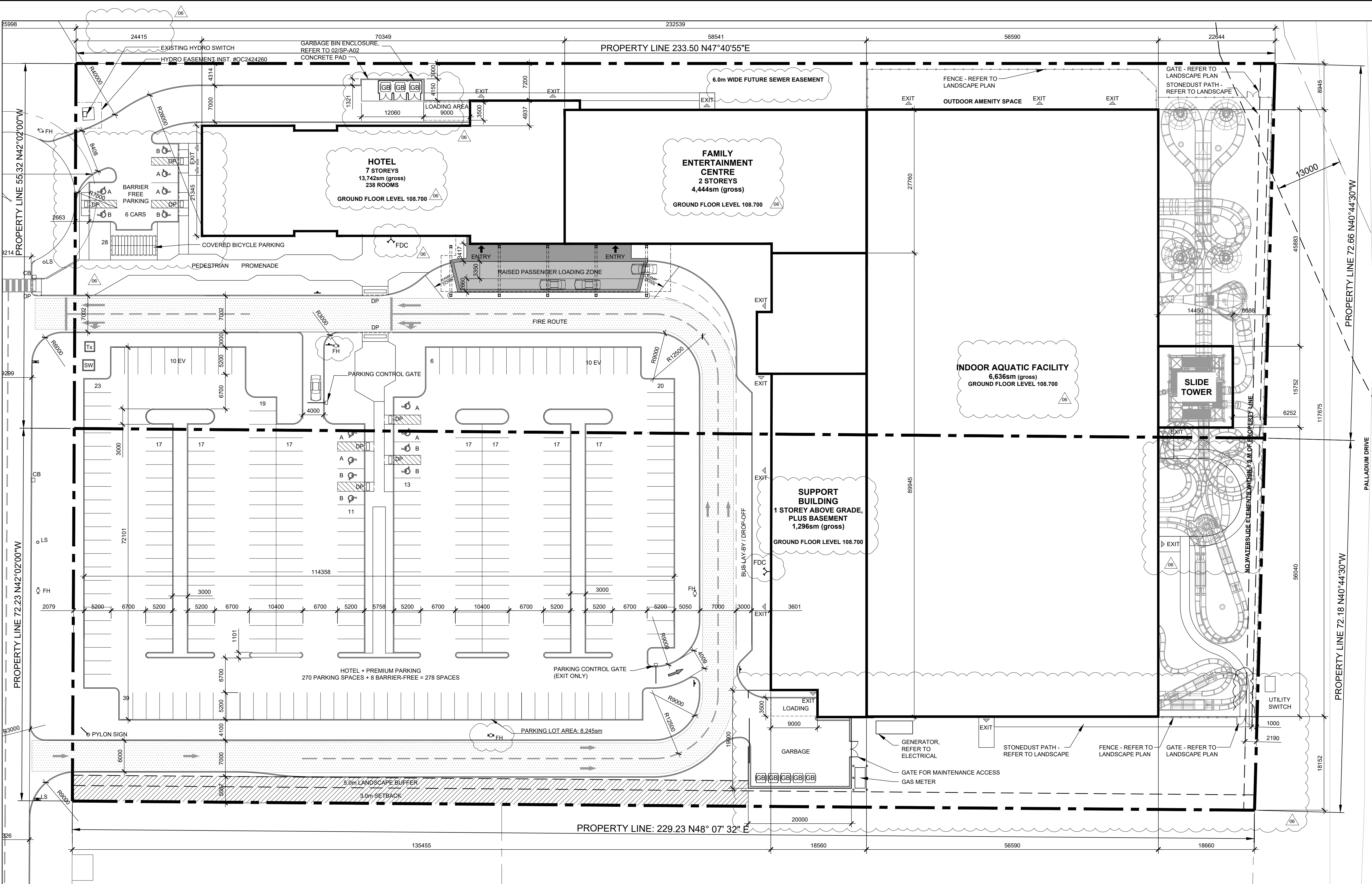
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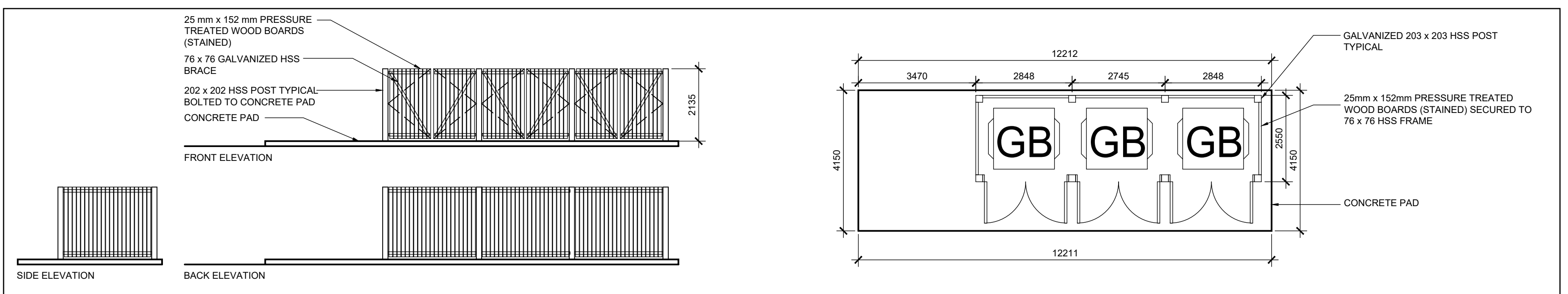
SP-A02



01 SITE PLAN - EAST SECTOR

SP-A02

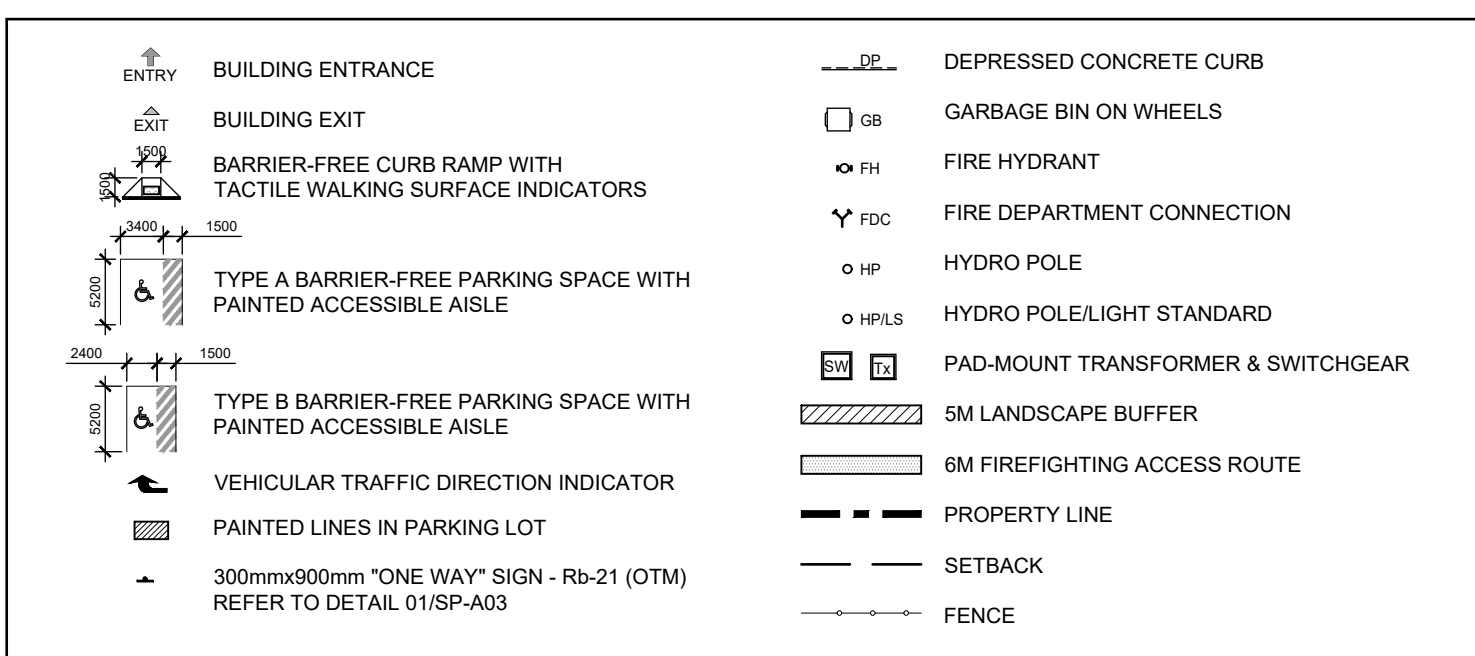
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02 GARBAGE ENCLOSURE PLAN AND ELEVATION

SP-A02

SCALE: 1:100



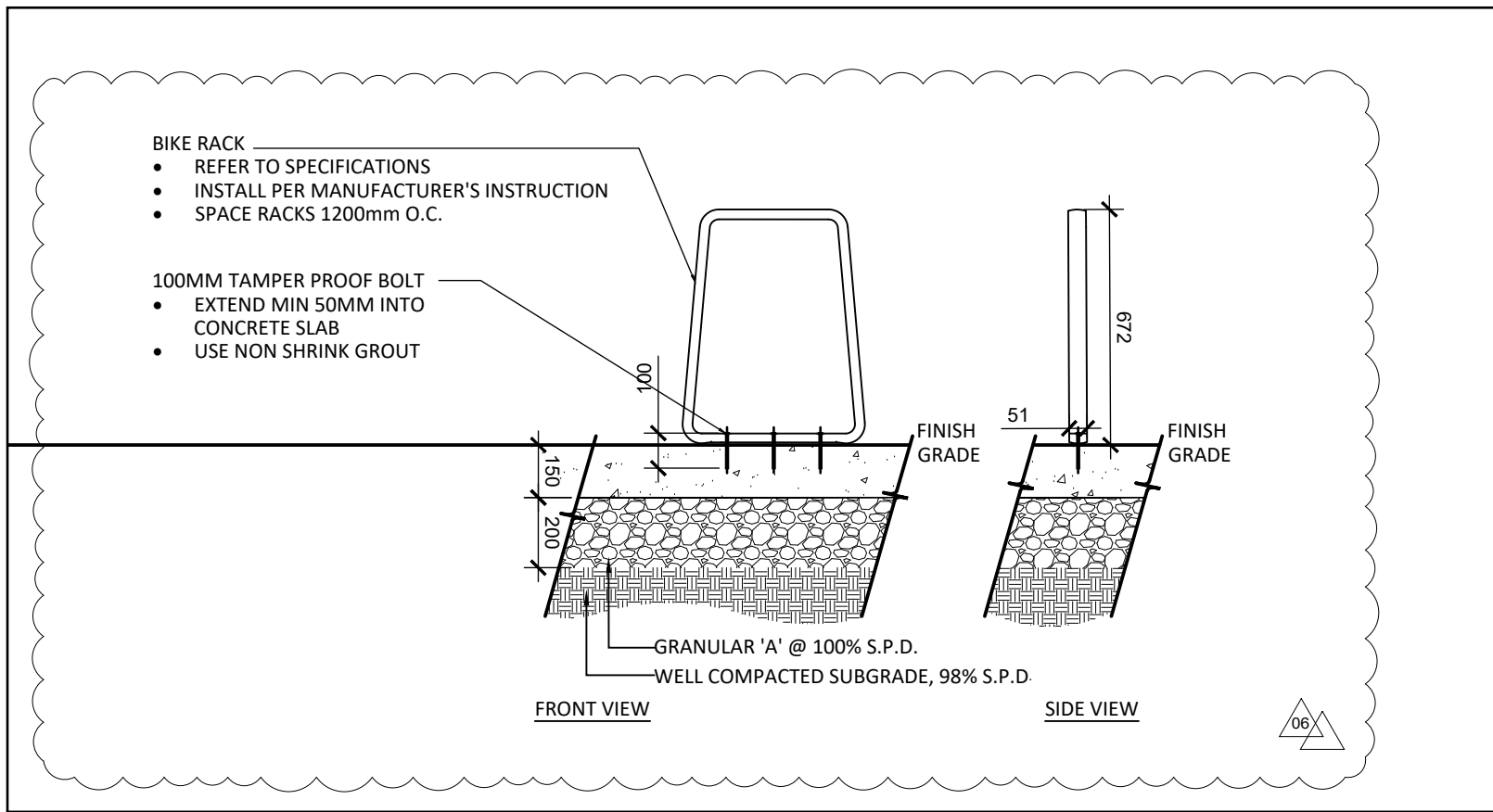
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SP-A02

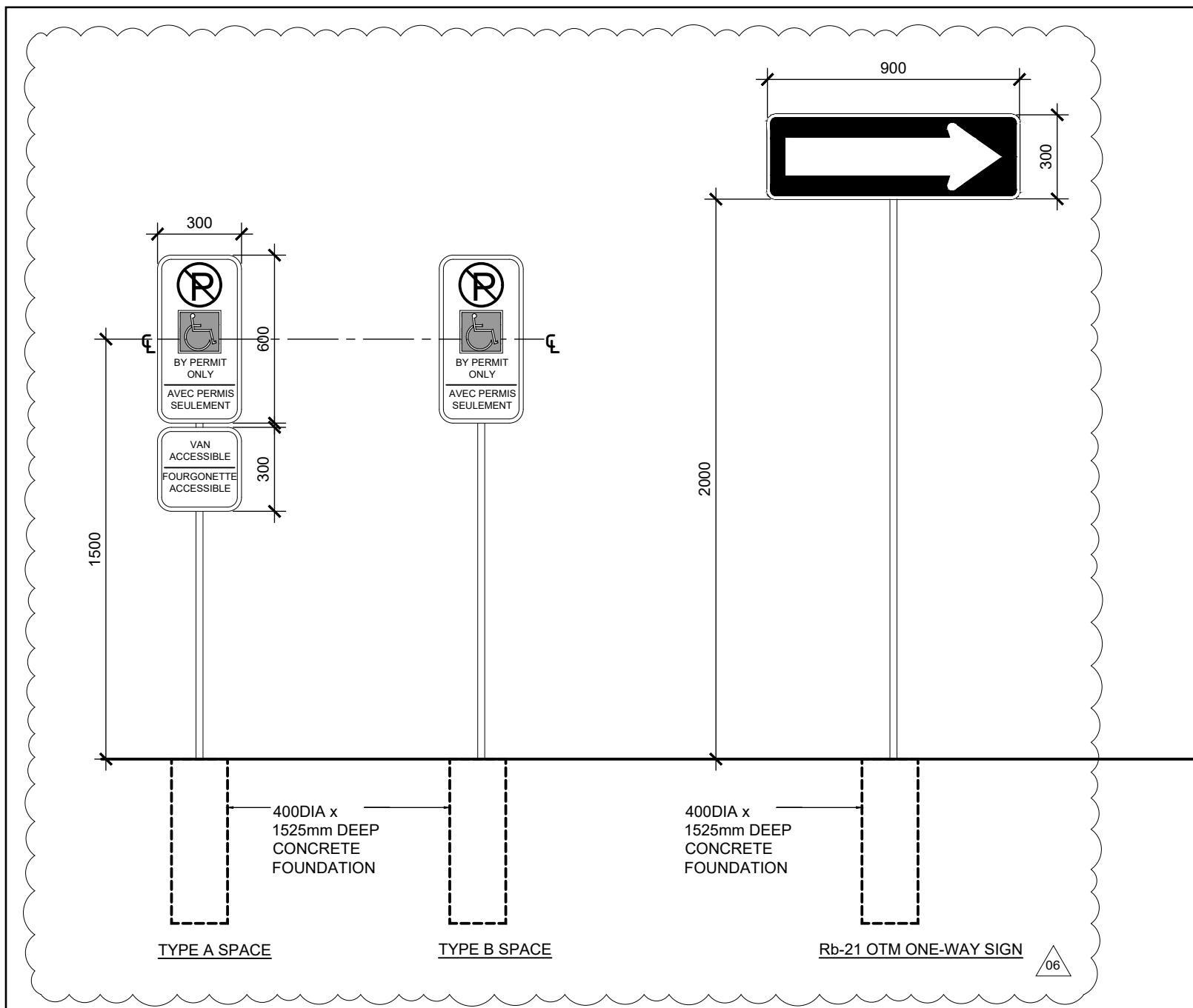
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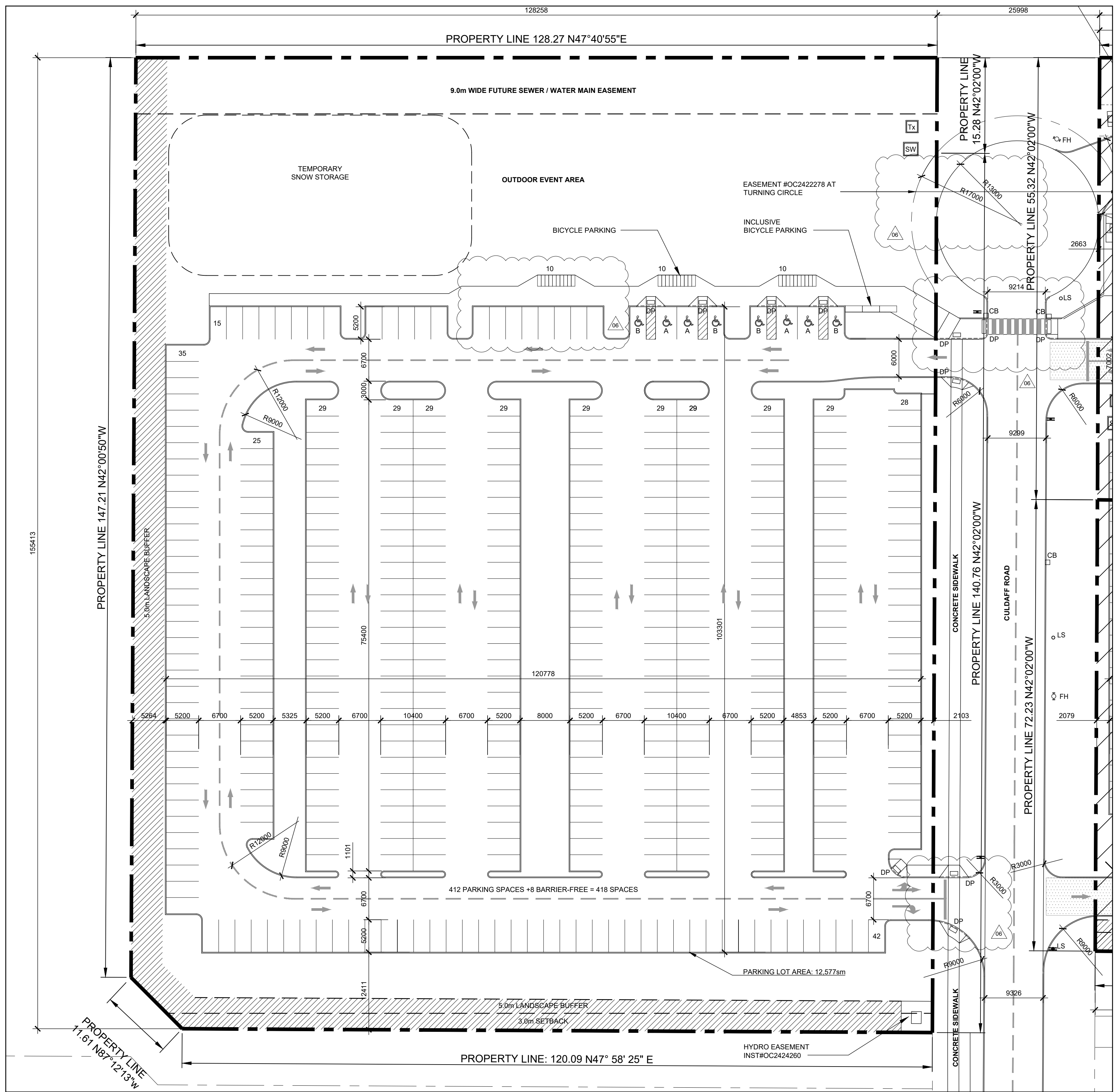
05 RESERVED
SP-A03 SCALE: SP-A02



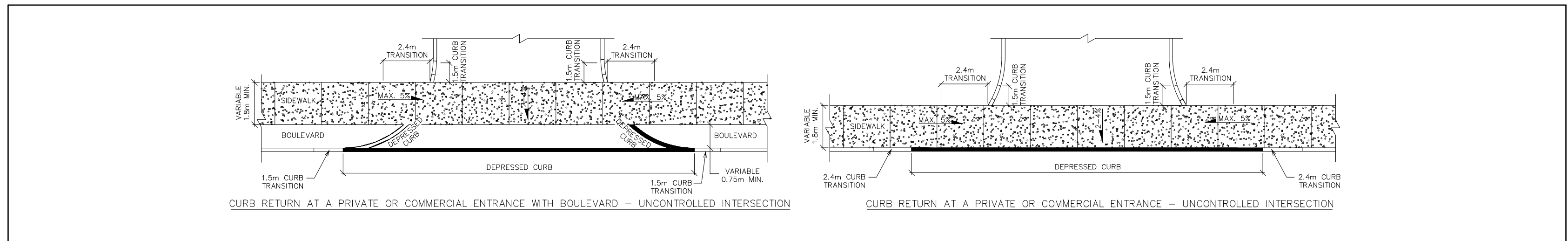
02 BICYCLE RACKS - REFER TO LANDSCAPE PLAN
SP-A03 SCALE: SP-A02



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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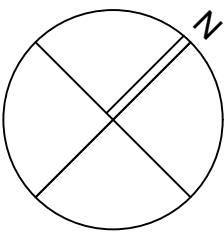
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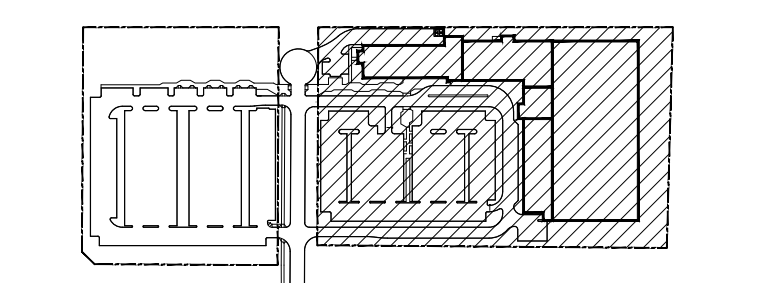
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