

Indoor Aquatic and Recreational Facility

2775 & 2785 Palladium Drive

Project Team

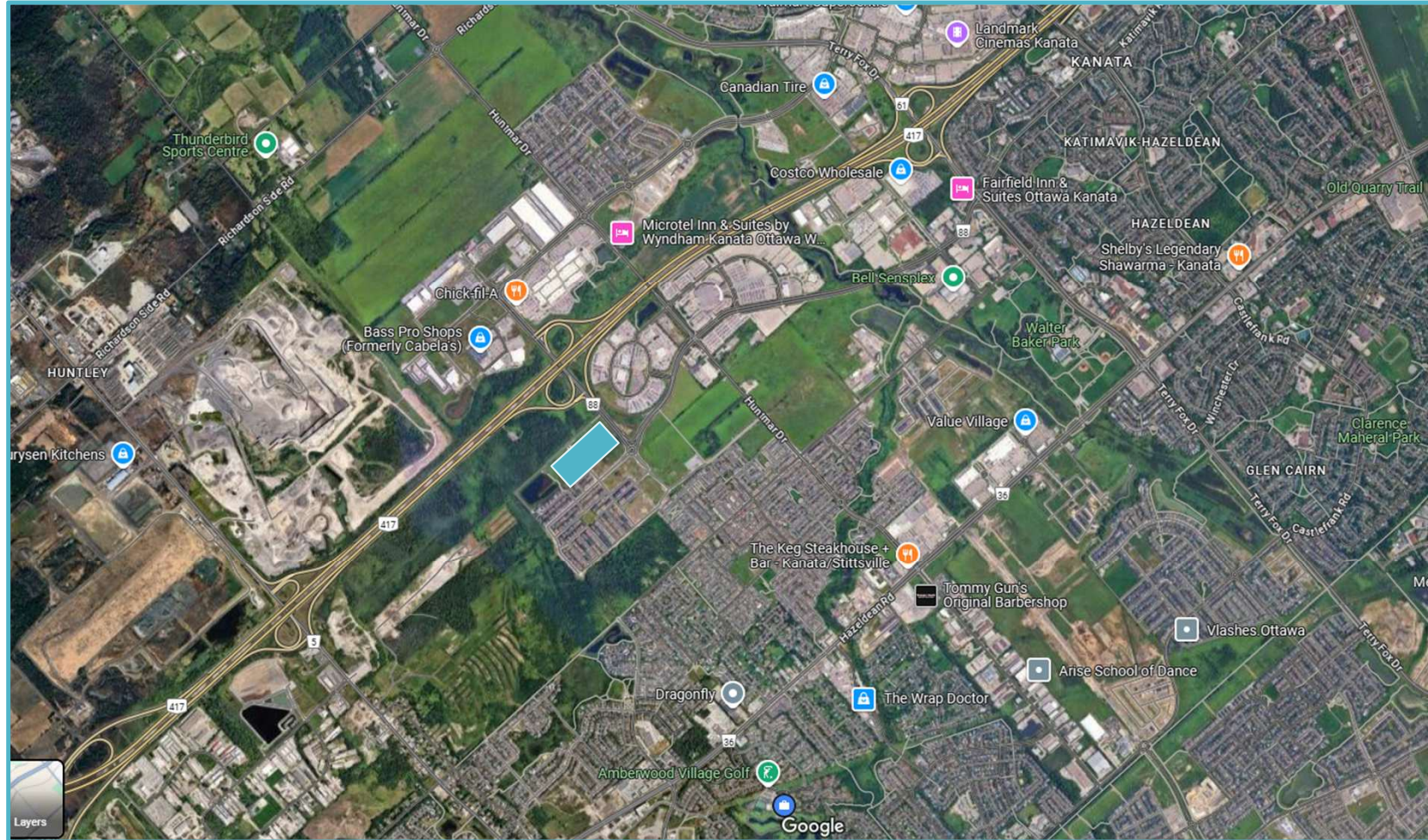
Patrick Morin – Representative of Developer

Jill Trower, James Salem & Ian Willson - McRobie Architects

Jocelyn Chandler & Tim Eisner – JFSA Canada (Land Planning)

Andrew Harte & Chris Gordon – CGH Transportation

Location



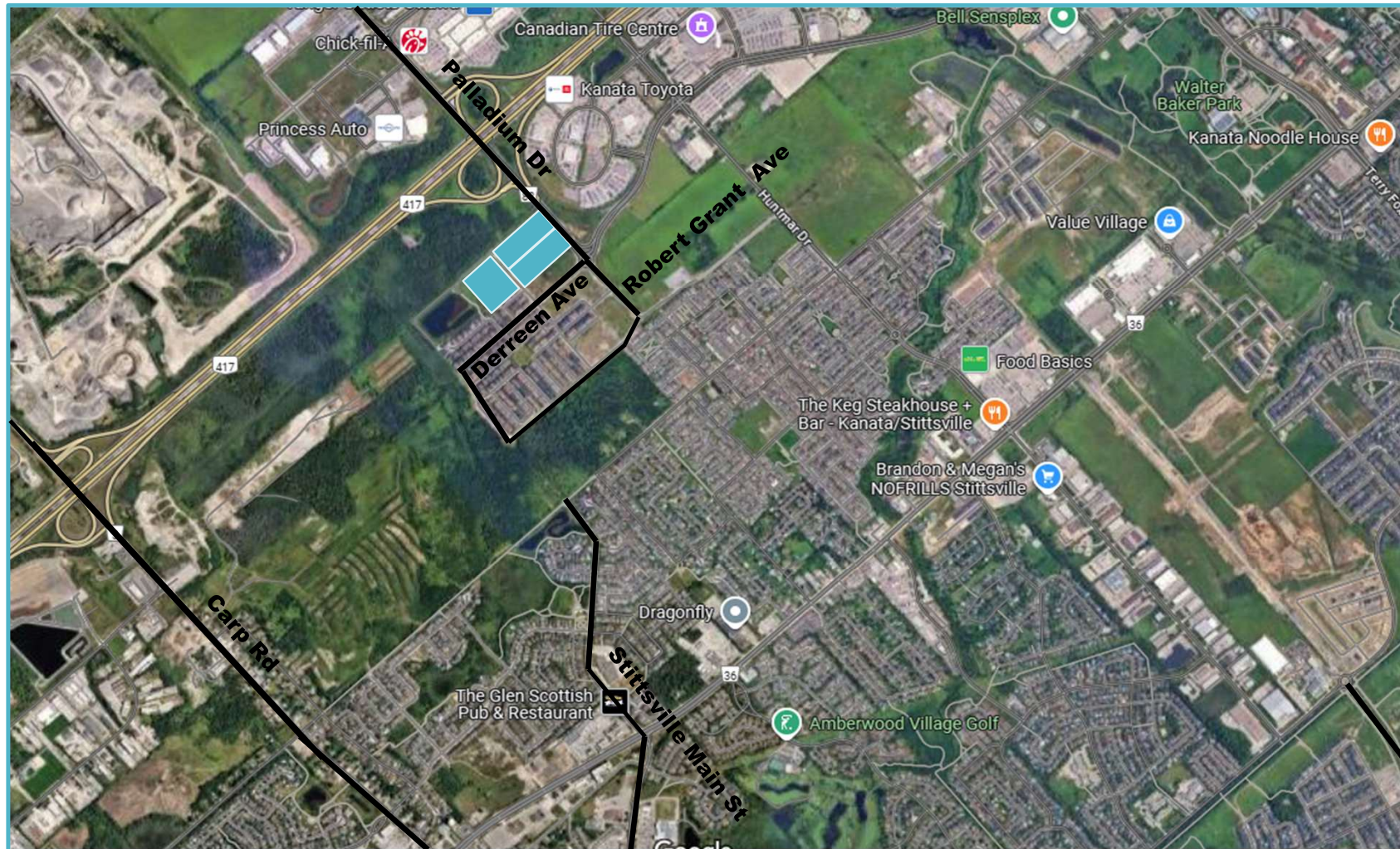
Location



Location



Existing Transportation Connections



Future Transportation Connections



Imminent — — — —

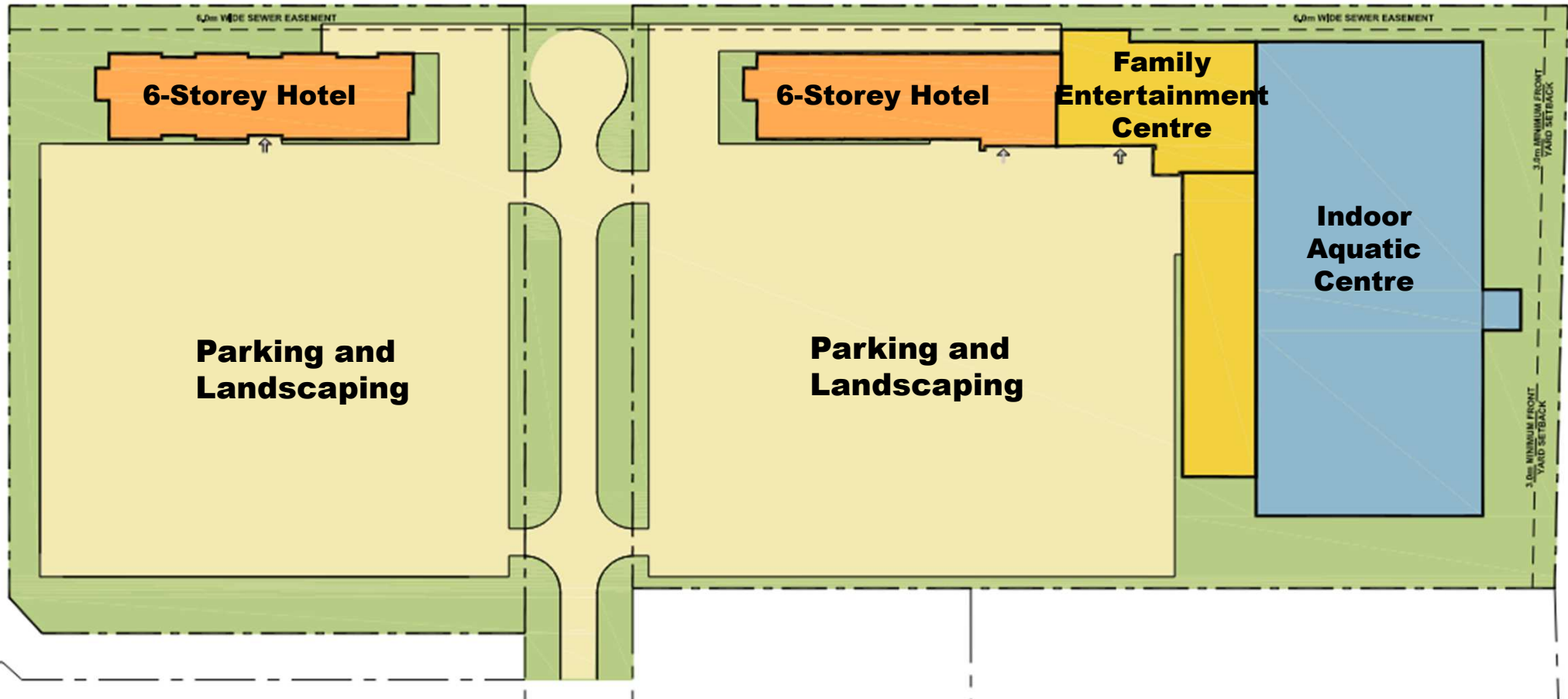
Development Driven — — — —

Development Driven - - - -

Site Plan – Conceptual



Site Plan – Conceptual



Official Plan

DESIGNATIONS / DÉSIGNATIONS

TC

Town Centre / Centre ville

Hub / Carrefour

Corridor - Mainstreet / Couloir - Rue principale

Corridor - Minor / Couloir - Rue principale mineure

Mixed Industrial / Industrie Mixte

Industrial and Logistics / Industrie et Logistique

Greenspace / Espace vert

Neighbourhood / Quartier

SPECIAL DISTRICT / DISTRICT PARTICULIER



Kanata North Economic District /
District économique de Kanata-Nord

TRANSIT



O-Train Station / Station de l'O-Train



Current Zoning

Industrial business park permits restaurant and hotel.



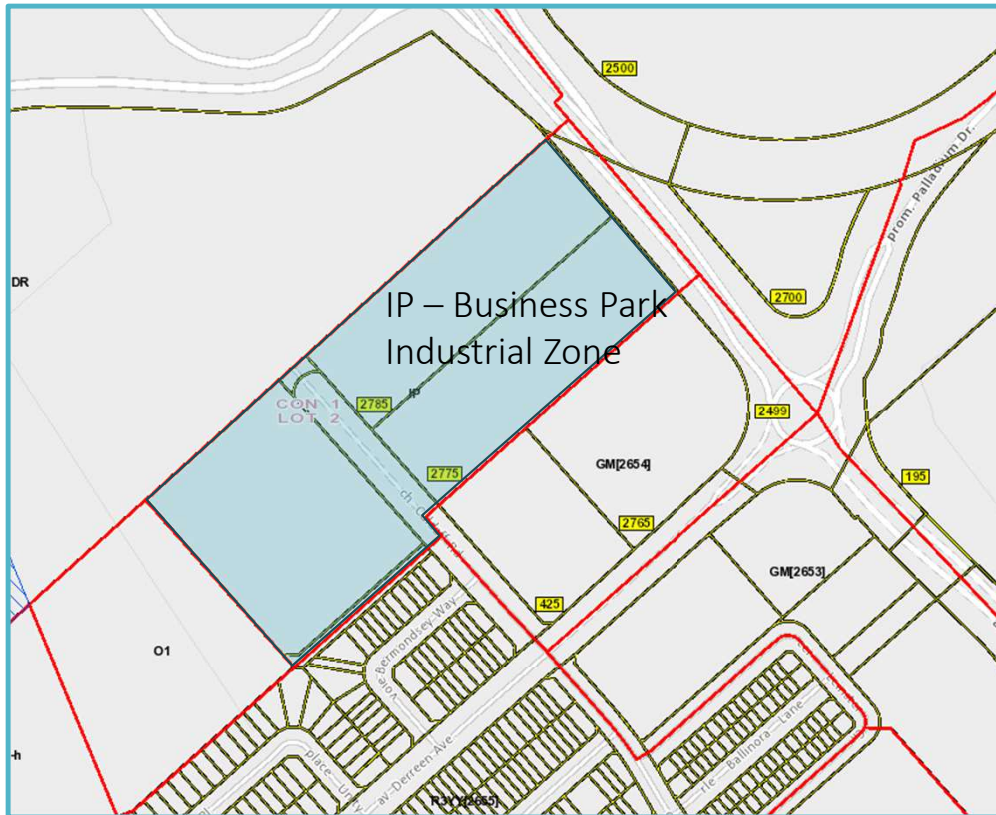
Permitted uses

automobile dealership
automobile rental establishment
broadcasting station
day care
drive-through facility
emergency service
hotel
light industrial uses
medical facility
office
personal brewing
place of assembly
printing plant
production studio
research and development centre
service and repair shop
technology industry
training centre
warehouse

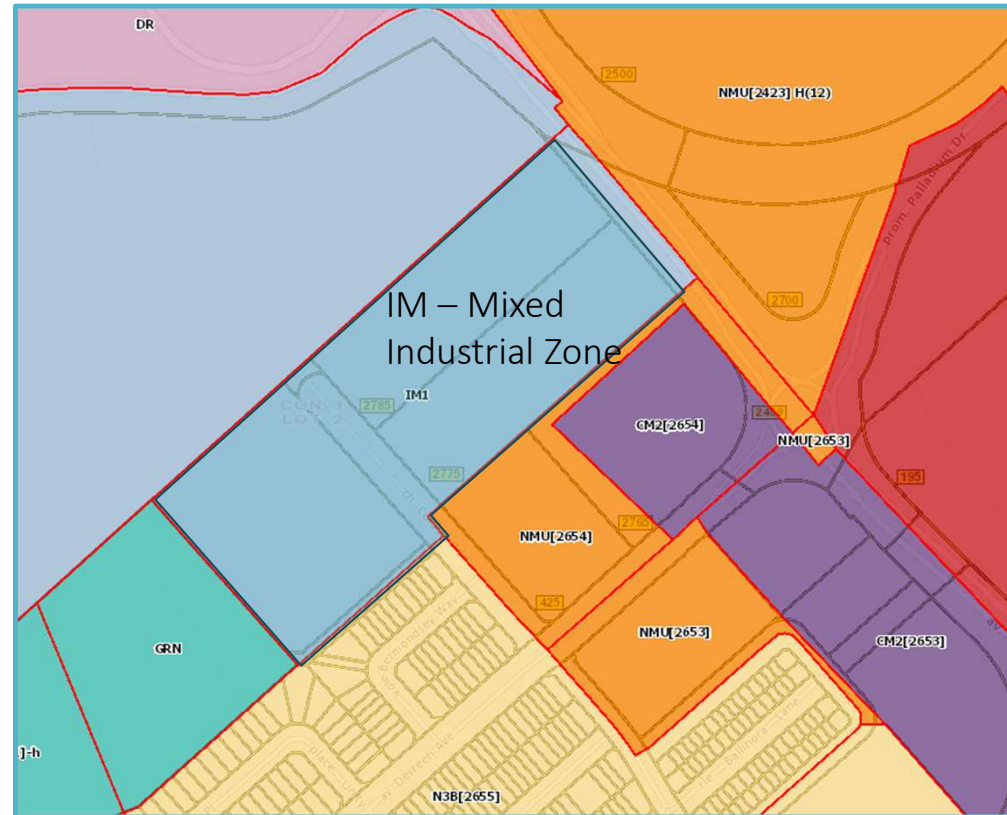
animal care establishment
animal hospital
automobile service station
bank
bank machine
bar
car wash
convenience store
gas bar
instructional facility
park
personal service business
post office
recreational and athletic facility
restaurant

Zoning

Current: Industrial business park permits restaurant and hotel.



2026 Draft Zoning: Mixed Industrial



Planning Act Applications

Pre-consultation with Planning staff February 5, 2025

Official Plan Amendment is recommended but is not required. There is limited policy regarding this use within the Official Plan.

Zoning:

- Currently **Business Park Industrial** (IP)
- Proposed **General Mixed Use** (GM) zone
- Draft 2026 Zoning By-law update - the site will likely be rezoned to a **Mixed Industrial** (IM) zone. The proposed uses would continue to be permitted under the IM zone

Project will require **Site Plan Control** that will confirm site operation and design details such as parking, storm water management, etc.

Local Economic Benefits

All-season indoor aquatic center including:

- two 150-room hotels,
- a restaurant and
- a family entertainment centre

Local suppliers and construction materials will be purchased for project

Contributions to municipal tax base

Employment

Construction jobs: 445

Range of permanent and seasonal jobs

Permanent full time equivalent jobs: 270

Source of youth and entry level employment opportunities

Skilled positions in hospitality management, finance, and marketing

Hospitality: guest services, housekeepers

Recreation: lifeguards

Food and beverage services, kitchen staff

Thank you for joining us today!

