

DESIGN RATIONALE

Jan 24, 2018

Location and Context:

The proposed development site is located on the north side of Pender Street between Hornby and Howe Streets. It lies within Sub-Area 1 - Financial District of the Downtown District zoning area. The permitted density is FSR 9.0 with an additional 15% for the portion of the building having a floor to floor dimension of less than 10ft and used for guest accommodation. The development is a small lot mid-block infill project between a 1980's office building with a brick façade to the west and the new "Exchange" building to the east. The Jameson House residential / office complex is located across the lane to the north and several office buildings across the street to the south.

Project Description:

The proposed project is for a new 13 storey - 106 room hotel with underground parking. The hotel will have a restaurant on the ground floor, lobby access from Pender Street and a vehicular drop-off area on the lane side. The two levels of underground parking will be accessed from the lane via a vehicular elevator operated by valet service only. A restaurant on the ground floor and a rooftop garden will provide amenities for the hotel.

Architectural Design:

The building exterior has a sleek modern look congruent with the urban context of the site. Having a narrow site frontage and flanked by strongly articulated buildings, a glazed window wall elevation is proposed for the building exterior animated with a playful pattern of colored accent panels. A sculptural arc at the base of the building acts as an architectural feature that defines the hotel entrance and engages pedestrians' gaze. A very light glass canopy provides shelter from the elements. The restaurant will have a folding glass wall system that can be opened during the summer and will animate the street.

At about the 4th floor level of the proposed hotel, the adjacent 'The Exchange' building is set back from the project's southeast property line exposing the building's side elevation. The concrete wall here is articulated with reveals that continue the pattern lines of the mullions of the front window façade. The colored accent metal panels that articulate the main elevation are also repeated on this side. A recess in the middle of the building helps to provide relief and visual interest.

On the roof level, a rooftop deck/ garden serves as amenity space for the guests. An extensive roof garden, reflecting pool, seating and sheltered seating area is proposed.

The hotel will service the business and tourism community alike. The project will infill the block and add to the fabric and development of the street. Consistent with the Land Use and the Development Policies and Guidelines of the District, the hotel access and restaurant on Pender Street will engage the street and animate the pedestrian experience.

Proximity and privacy to Jameson House:

Across the lane from the proposed development is the Jameson House - a 37 storey mixed-use commercial/residential tower. The residential units start on the 14th floor at elevation 199ft (60.65m). The unit that faces the proposed hotel has guardrail height window sills overlooking the proposed hotel with the main living room balconies facing the north direction - hence not the hotel.

The proposed building is 13 storeys, with a height of 139.42ft (42.49m). The building height has been adjusted to minimize impact to the views and privacy on the residential units in the Jameson building. The following measures have been taken:

- The last floor of the hotel, the 13th floor, is 7ft (2.16m) lower than the residential units in the Jameson, at elevation 191.92ft (58.49m). This floor is setback from the lane façade and is 55.5ft (16.9m) from the Jameson building.
- The roof deck has two sections. The south side facing Pender Street provides an amenity seating area for the guests. The north portion will have an extensive green roof with no public access providing a landscaped view for the overlooking building occupants. The parapet of the roof is glazed to maintain transparency.

Variances:

Parking for the hotel will be provided only by valet service. Hence variance is requested for the number of parking stalls provided.

Two possible layouts are provided for the parking levels.

- Option 1 shows the number of vehicles provided if none are parked in tandem: the variance requested for this option is for 11 stalls
- Option 2 shows the possible number of stalls if parked in tandem. The variance requested for this option is for 6 stalls.