

Hampton Inn and Suites
1305 Maritime Way, Kanata, Ontario K2K0J6



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Urban Design Brief

Prepared by *Chamberlain Architect Services*



Perspective 4)

This parcel exists at 1305 Maritime Way, Kanata, Ontario with a zoning designation of MC5 H(35). The purpose of our application is to justify our intent for the site and clearly convey our sincere intentions of integrating the architectural aesthetic with the surrounding developments and environment. Our vision for the site involves bringing a vibrant Hotel to the greater Ottawa area, allowing locals and visitors alike to enjoy the amenities of the Hampton Inn and Suites directly off the Trans-Canada Highway. Our goals are to maximize the useability of 1305 Maritime Way in a conservative fashion in order to preserve the ecological integrity of the site.

The official land use designation is Mixed-Use Centre Zone subzone 5 H (35). Hotels fit under the mixed-use center zone requirements and conforms to the Official Plan as the hotel fits the description of a transit-supportive use (2015-293). The design also fits the zoning restrictions which state its compliance as a pedestrian oriented built form of a compact and efficient nature (2015-293). This is demonstrated in the apparent accessibility of the site from a pedestrian standpoint. In terms of enriching the pedestrian experience, the design will connect Maritime way to Canadian Shield Avenue, allowing point to point access between the two streets which, prior to this design would have proved a much longer journey by foot.

The proposed development incorporates the policies of the official plan through careful consideration and adaptation of the design to include the necessary requirement. These include required road widening, required landscaping (as well as additional landscaping as requested in the pre-consultation meeting), proper parking and loading areas, pedestrian walkways, water management, and accessibility to the site for emergency services. These details have been carefully considered through the design process and prioritized in accordance to the official plan and its policies. Furthermore, the effect of the architectural quality on both the immediate and larger context conforms to the existing conditions surrounding the site. In the immediate parcels adjacent to the site we can find 5 similar hotels. The Hampton Inn and Suites is planned in such a way to delicately expand the commercial context of the area without being detrimental to the environment or urban disposition of the area. The integrity behind the design provides allows for urban growth while retaining the suburban and pedestrian quality of the local.

Within the analysis of the site's immediate 100-meter radius, there is very little in the way of key destinations, transit stations, or public spaces. Within this radius we find Marriott's TownePlace Suites, a comparatively similar example to this proposal, which has been successfully incorporated into the existing urban fabric in a manner similar to our expectations of this proposal. The only other existing architecture is the Timberwalk Retirement Community across Maritime Way. This project, 1 story taller than our proposal roughly fits with the visible urban densification of the area as well. These projects, being of a similar nature, speak to the quality of the urban fabric's as being suitable for this manner of architecture, from the perspective of both scale and character.



Site Photo 1)



Site Photo 2)



Site Photo 3)



Site Photo 4)



Site Photo 5)

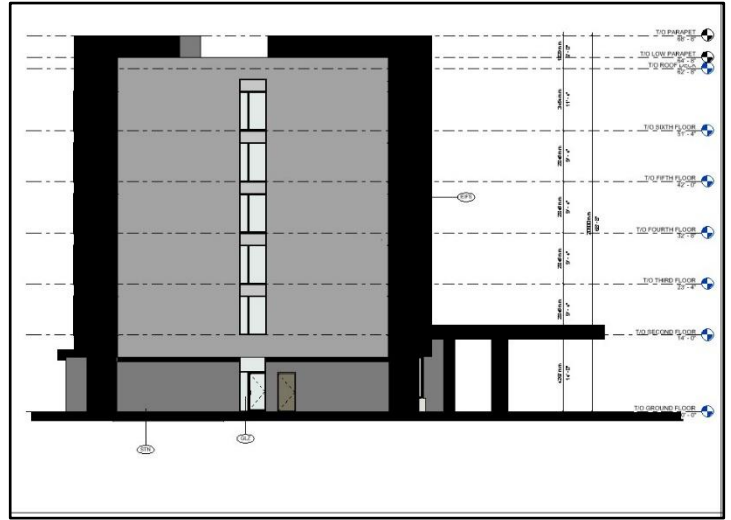


Site Photo Map)

The below elevations show this 6-story proposal and its associated dimensions. In comparison to the existing surrounding architectural infrastructure, the height of the building is modest. It is one story less than the Timberwalk Retirement Community across Maritime Way, as well as 5 floors shorter than the Premiere Suites Hotel across Great Lakes Avenue. In terms of the building's treatment of the local public realm there is no reason to expect any negative implications of the project's development. The project itself is quite self-contained from a functional standpoint, this does not imply that it does not interact with the urban fabric it simply states that it will not be detrimental to it. With adequate parking it will allow visitors to experience the area and interact with the local urban context without overcrowding urban centers and polluting the streets with rows of parked vehicles. The hotel is also situated much more on the North-South axis as opposed to the West-East axis, implying that the shadows cast on Maritime way would be considerably minimal. As the building does not behave in a wall-like fashion, it would refrain from impeding any solar exposure on Maritime Way.



South Elevation



North Elevation



East Elevation



West Elevation



Perspective 1)



Perspective 2)



Perspective 3)

From a strictly aesthetic standpoint, the material, patterns, colors, exterior signage, and lighting complies with the existing urban context. The soft orange panels complement the monotonous greys which wrap the facades, adding an element of contrast and pattern without overpowering the delicate nature of the architecture. The other factors including signage and lighting will behave in a near indistinguishable nature to the other hotels in the existing urban context.

Lastly, the most recent pre-consultation meeting raised some valid concerns which were immediately addressed and resulted in notable changes to the design and integration of the site into the larger context. Additional landscaping was added through inclusion of larger parking lot islands, without

sacrificing the required parking and emergency vehicle accessibility. This was also done around the perimeter of the property; however, it did not negatively affect the walkability of the site as sidewalks were also added to Canadian Shield Avenue, allowing the site to act as a pedestrian connection between Maritime way and Canadian Shield Avenue.