

DESIGN RATIONALE

INTENT

The intent of this development is to build a 21 storey hotel. The hotel will be comprised of 240 suites, 14 commercial units, as well as various hotel amenity and service spaces. Mechanical spaces will be located in an underground basement. All parking will be provided off-site in accordance with an agreement made with the City of Nanaimo.

NEIGHBOURHOOD CONTEXT

Located at the heart of the emerging 'Civic Precinct' of downtown Nanaimo, the hotel will complete a block consisting of the Vancouver Island Convention Centre, the Port Theatre, and the casino that is slated to be redeveloped. The site is also positioned at a transition zone between the historic commercial district and the more contemporary waterfront. Serving as a contextual intersection and central landmark gives rise to a dynamic architectural form with bold gestures that respond to the historic and civic significance of the site.

SITE PLAN CONCEPT

The unique physical characteristics of the site were utilized as basis for developing the design concept of the hotel. While the site itself is relatively flat, it abuts the rocky cliff side of Piper Park to the east and is formed into the shape of an irregular triangle by Gordon Street and Museum Way to the west. Furthermore, one of the development conditions of the site was to provide a bridge from the Convention Centre to Piper Park at three storeys above grade.

At the ground level, commercial spaces have been located along Museum Way. As the building frontage transitions to Gordon Street, another commercial space and the main hotel lobby are positioned to be accessible from the lobby for hotel guest drop off. The lobby frontage continues around Cameron Street and will face the future main entrance to the casino. The east side of the site abutting the rock face contains service functions, including loading, basement access, and an electrical substation room. The building is pulled back from the rock face to allow service access. The rock face itself will become an asset to the public realm, featuring lighting elements and providing a paved connection along the base of the park edge.

On the third level, an enclosed bridge connects from the Convention Centre to the hotel. The open walkway along the hotel frontage is covered by a cantilevered floor above. Commercial spaces on the third floor front the bridge and have a street presence from the ground level. The covered walkway bridges over to Piper Park, providing a direct connection from the Convention Centre to the park.

FORM OF DEVELOPMENT

The form and massing of the site are a direct response to the irregular shape of the site and its historic context as the former commercial inlet of Nanaimo. Prior to being gradually filled in with coal slag, the site was once part of the harbour.

The base of the building, containing commercial and hotel amenity uses, has been articulated to represent the hull of a ship. The tower portion breaks away from the base with a canted edge that tapers up to a point at the roof. Oriented towards the harbour, this edge creates a prominent form that is reminiscent of a sail, visible from the waterfront and throughout the City. The bridge connection at level three wraps around the base and cuts under the tower above, suggesting the ship is docked; anchoring the 'Civic Precinct' while tied to the Convention Centre and park.

ARCHITECTURAL CHARACTER

Being at the convergence of both historic and contemporary urban contexts, the hotel is designed to integrate with both while standing distinctly as a landmark in Nanaimo. The materials used around the base are mullionless storefront glazing interwoven with a Pacific Ashlar stone. The light, contemporary glass is contrasted with a heavier stone. The stone elements also help to integrate the base with the adjacent rock face, tying the building into the landscape.

Above the main lobby, a perforated stainless steel screen is used to clad the second and third floors. The highly reflective, textured surface creates a dynamic façade at the street level that clearly distinguishes the main entry from the other functions lining the street.

The tower is a combination of curtain wall glazing and composite metal panel. The two main faces of curtain wall are cut by a diagonal mullion. The spandrel panels at this diagonal are offset, further articulating this cut. This facet-like appearance of this surface reinforces the modern, crystalline interpretation of the sail form. The curtain wall surfaces with the most solar exposure are clad in a vertically striated aluminum screen, while the core of the tower is clad in a 'Spectra' finished metal panel. These panels shimmer from silver, to salmon, to a sea green, providing a subtle warmth to the colour palette of the building.

REVISIONS

NO.	DATE	DESCRIPTION
1	SEP. 4, 2013	DEVELOPMENT PERMIT APPLICATION

GORDON STREET HOTEL

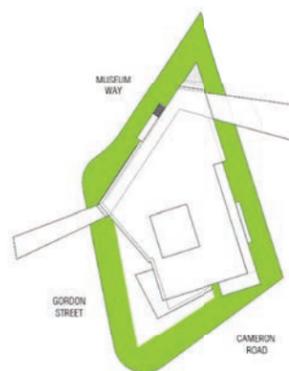
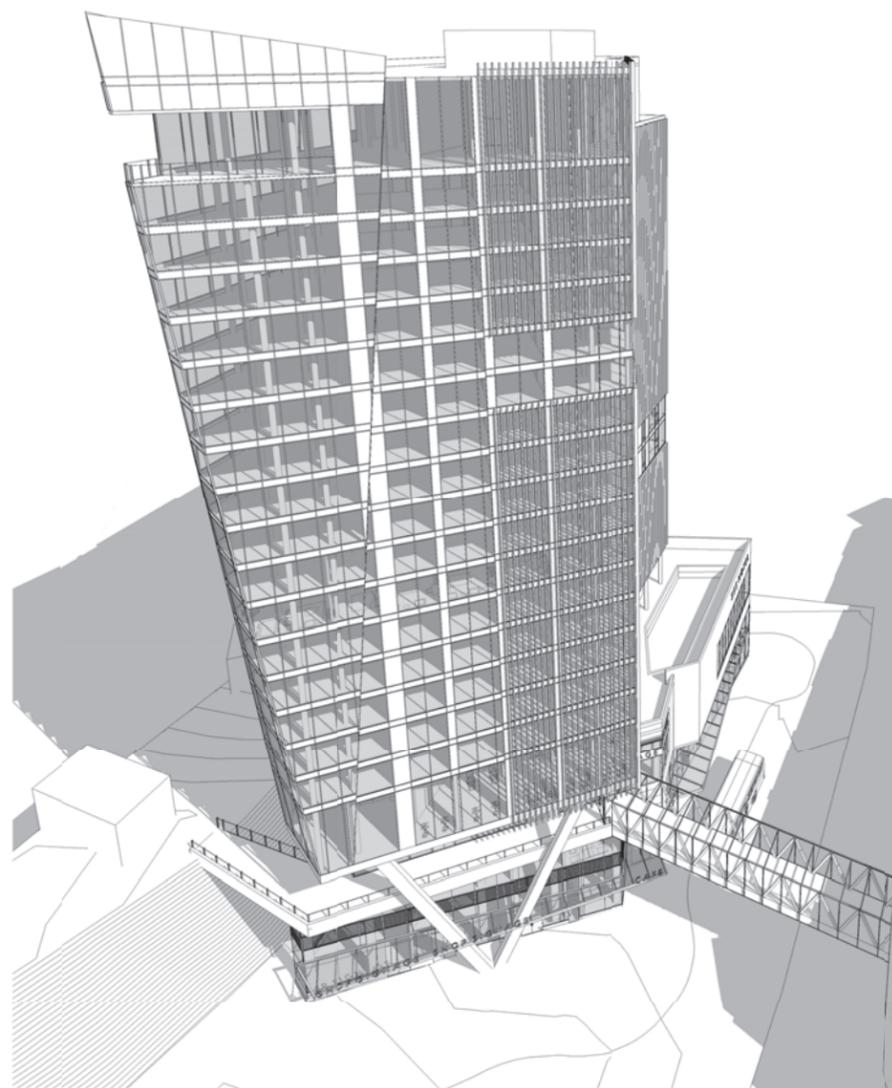
DEVELOPMENT PERMIT

DESIGN RATIONALE

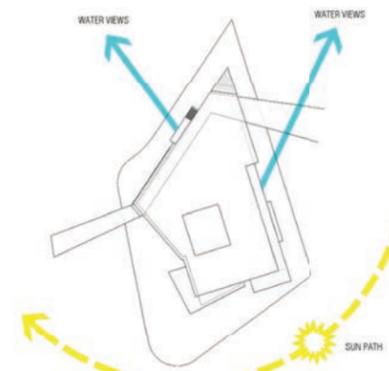
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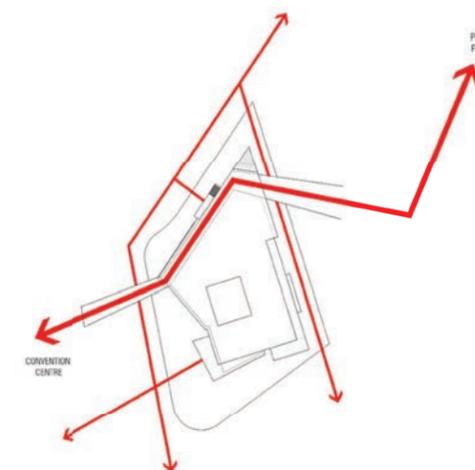
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PUBLIC REALM



ORIENTATION



CONNECTIVITY