

# September 15, 2020 PUBLIC HEARING – (rezone to C7)



**1193 St. Paul Street Hotel**

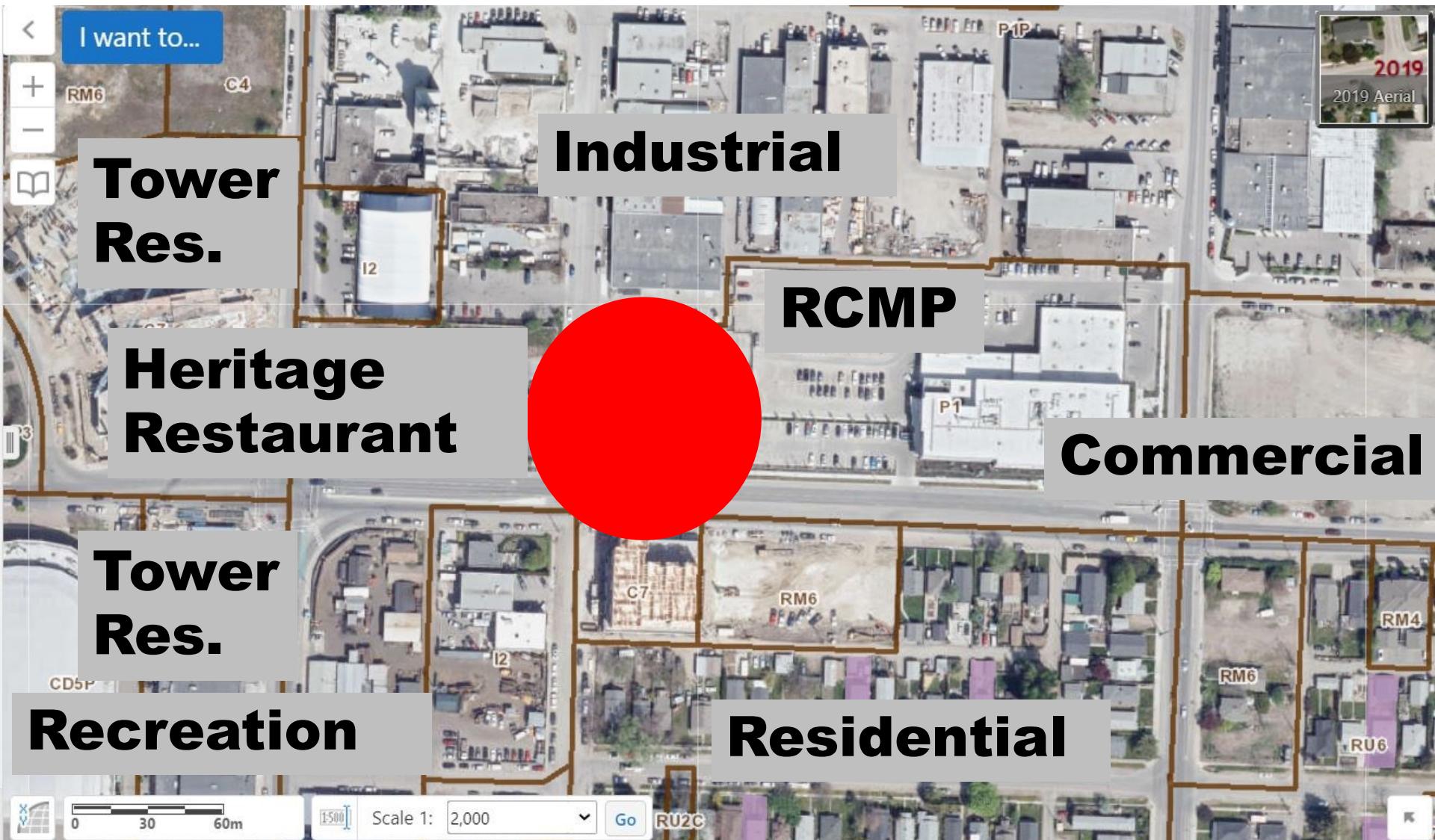


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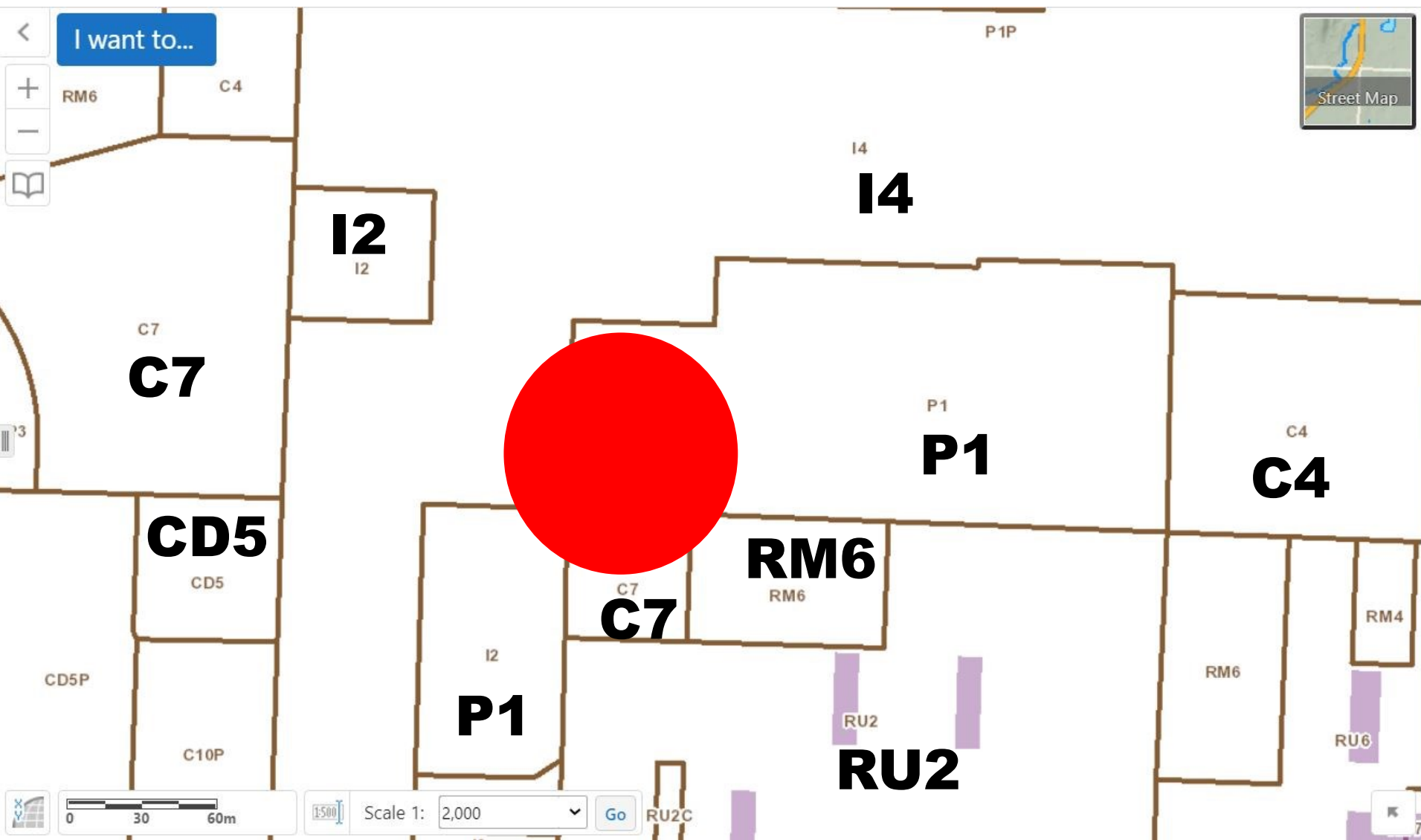


## 1 – SITE ANALYSIS



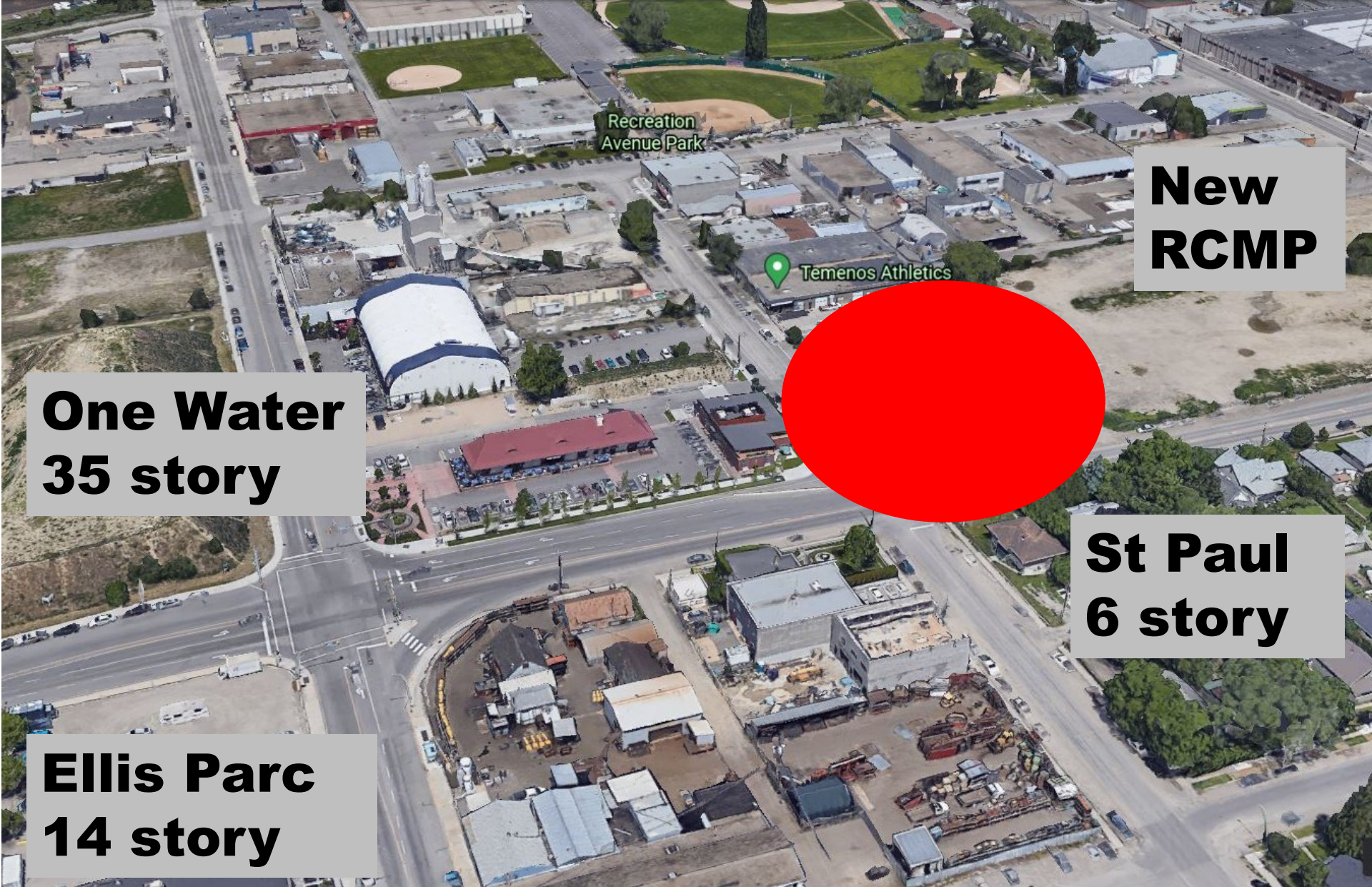


**Location – City Mapping & Land Use**



**Location Plan – Zoning (“transitional”)**





**aerial context – walkable & affordable**





**One Water**

**RCMP**

**Site**

**street context – very tall neighbors**



# Ellis Parc – from south



**ARCHITECTURAL DESIGN:**  
**Brick panels, strip windows, irregular piers**



# Ellis Parc – view from east



**ARCHITECTURAL DESIGN:**  
**Spandrel glass, irregular piers & windows**



# One Water – from east



**ARCHITECTURAL DESIGN:  
Multiple setbacks and jogs – to reduce scale**

# Central Station – Metro Liquor

**ARCHITECTURAL DESIGN:**  
**Modern commercial w/heritage centerpiece**



# View Southwest - Active Development



**DESIGN:**  
**Undergoing redevelopment**



# 1215 St Paul – New Condos



**ARCHITECTURAL DESIGN: 'modern'**  
**Vertical detailing, brick with white and gray**



# 1215 St Paul Proposal



**ARCHITECTURAL DESIGN: “heritage modern”**  
**Vertical detailing, brick with white and gray**



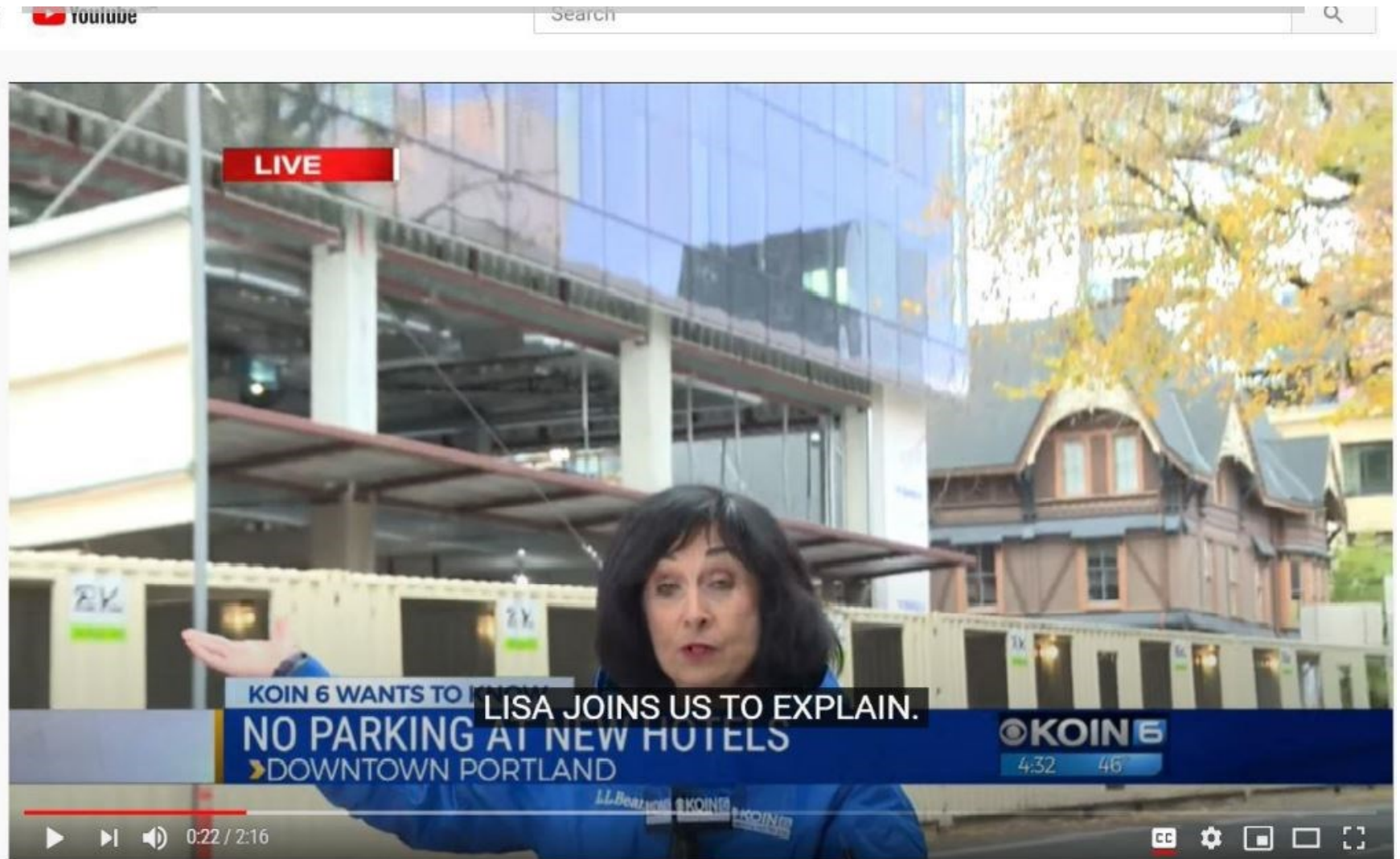
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# 2 – HOTEL PARKING



# Portland News 2017 – Hotels No Parking



New trend has hotels built without parking lots

178 views • Nov 3, 2017

1 1 SHARE SAVE ...



# Portland News 2017 – Hotels No Parking

PORTLAND, Ore. (KOIN) — There's a building boom for hotels in downtown Portland, but many are going up without on-site parking for guests.

One lot on SW 10th and Alder that is currently home to food carts will soon become a new hotel, Moxy, Marriott brand. There will be about 200 rooms and no parking spots.

"We're seeing 3-4,000 rooms coming to just downtown over a 3-4 year period, in that, the hotel products that are coming in are a lot of specialty brands, a lot of boutiques ..." said Steve Faulstick with Travel Portland.

This is a trend not only for Portland hotels but in many other major cities. It's not just Portland pushing visitors to use public transportation.

City code also exempts buildings if the property is within 500 feet of a street with frequent transit that much of downtown Portland.

"I think you see for hotel developers, the investment to be in the parking business just isn't as lucrative as to focus on the hotel part," Faulstick said.

It also has to do with who's going to hotels these days.

"A lot of hotels aren't being built with big banquet rooms, a lot of meeting space, so the need to accommodate day parkers for events isn't there from a lot of new hotels coming in," Faulstick said.

More meetings are being held in offices, restaurants and the Convention Center instead of hotels.



## Downtown Hotels - Parking

*“Hotel brands that we are in early discussions with have indicated that on site parking for a downtown hotel is not a requirement. They understand that less parking is required for downtown hotels and that downtown areas typically have available parking to satisfy whatever demand there is.”,*

*- Ken Webster*



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## 3 – DESIGN (hotels)



# Holiday Inn – highway / “car oriented”





# Kanata – highway / “car oriented”





# Past Projects (m+m) 2004 - 2018



**CANNERY LOFTS:**  
2006 Woodworks  
**Best Multi-Family (BC)**

**LAUREL:**  
2011 Heritage BC  
**Honor Award**

**2012 Heritage Canada**  
**Prix d 'Excellence**





# Thank you

