



**FAIRFIELD HOTEL, RITA ROAD, QUESNEL BC
DEVELOPMENT PERMIT APPLICATION**

DESIGN RATIONALE

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1.0 OVERVIEW

The goal of this project is to finish developing the site by building a four-story hotel of medium density. This will help to recover the remaining value of the site.

We are confident that all significant elements required by the planning department have been addressed in this design. We have paid special attention to the interface with the adjacent properties.

We believe that the entire design team has been extremely creative in arriving at a financially viable and workable solution.

2.0 PROJECT DESCRIPTION

The four-story building covers an area of approximately 4,250 square meters and has been designed with a strong focus on sustainability and adaptability. The building's facade has been strategically positioned to maximize solar exposure and implemented with eco-friendly strategies. The hotel offers a range of amenities, including meeting spaces, a lobby, a fitness center, and surface parking. The building comprises a total of 79 guest rooms.

In developing the project, we have taken into account the attractiveness and walkability of the local area.

3.0 SITE AND PARKING ACCESS

There will be 80 surface parking spots outside the proposed building. We have taken into account the design and width of the road to ensure that emergency and delivery vehicles, maintenance vehicles, and garbage trucks can easily access the site. The entrance to the site will be from Rita Road and Balsam Avenue. We will use concrete additives, perimeter drainage, and vertical drainage planes to address any water table issues.

We have provided 8 Short-Term Bicycle Parking spaces near the front and rear entrances, so they can be easily observed.

4.0 VARIANCE:

The maximum allowable height for the C-4 zone is 12 meters or three storeys. However, we have proposed a four-storey building for the site, and we suggest that the City of Quesnel approve the variance for the following reasons:

1. We believe that the proposed number of storeys would be a great fit for this site based on the height and function of surrounding buildings, as well as the proposed front setback and size of the property.
2. A four-storey building would allow for more density and provide additional space on the property for other projects, such as multifamily apartments or commercial buildings.
3. A four-storey building would be more visually appealing for the area and could encourage the development of more quality buildings in the future.
4. We believe that the design quality of this project could inspire other future developments nearby, benefiting the neighbourhood and the city of Quesnel and satisfying the need for more hotels in the town.

5.0 URBAN CONNECTIVITY AND SUSTAINABILITY

IBA Architecture has reviewed the *Sustainability Checklist* in preparation for the project and has included as many options as possible for consideration at this time. Many existing amenities are within walking distance. This unique four-storey building, with a mix of standard king, Standard queen/queen standard and corner queen/queen guest rooms, will add to the diversity of guestroom options available for the visitors. This properly designed and detailed building will reduce heating and cooling loads, increase air quality, and reduce energy consumption.

The future envelope details will prevent water and moisture ingress yet still allow the assemblies to dry, which will prevent mould growth. Providing windows in all occupied spaces allows natural daylighting, reducing the energy consumption required for illumination. Operable windows also allow for natural ventilation, thus reducing the need for mechanical ventilation to provide fresh air and adding "liveability."

Extensive use of materials from natural sources is used to the largest extent possible and thereby reduces the carbon footprint accordingly. A properly designed and detailed building will also reduce heating and cooling loads, increase air quality, and reduce energy consumption.

Windows will be specified to have appropriate shading and glazing coefficients to utilize the summer sun by blocking the heat while still allowing the winter sun to penetrate, reducing cooling and heating loads in the summer and winter seasons, respectively. Providing windows in all of the occupied spaces allows natural daylight and views reducing the energy consumption required for illumination. Operable windows on opposite sides allow for cross

ventilation and allow residents to naturally ventilate the units reducing the demand for mechanical ventilation to provide fresh air.

Carefully selected landscaping material will help reduce the project's use of water. This will prove an attractive, colourful and interesting variety of grass, shrubs and large trees for shade, privacy and path definition.

Efforts have been made to visually join to it by paying attention to the building's shape and orientation.

6.0 CRIME PREVENTION

The intentions of CPTED have been addressed in the following ways: well-maintained entrances and frontages are intended to promote pride in ownership amongst the building users and allied businesses. This will discourage vandalism, encourage surveillance and improve overall site maintenance. The walk-up, pedestrian-friendly and ground-oriented entrance has been provided to reinforce this principle.

The design of the building and landscaping promote natural surveillance and do not provide opportunistic hiding spaces. The entrances are clearly visible from the street and the social lifestyle of the site will help promote further surveillance and territorial reinforcement. Separating private, semi-private and public spaces will be achieved with overall landscaping and finish materials to separate and comfort the residents and visitors. Large windows help to provide eyes to the street and surrounding areas. To support interaction and familiarity among the residents and users, an abundance of common outdoor space has been provided.

Front landscape lighting to the streetscape and pathways will be clearly lit, designed to illuminate users' faces and provide illumination levels that do not create high contrast areas that could potentially conceal offenders.

Trees will be planted in the center of the roof patios to make the space more desirable and promote guest usage. Changes in materials will define the transition from public common space to guestroom floors, and guardrails and trees will clearly define the boundary between the common and private outdoor space.

7.0 LANDSCAPE

The Developer has selected Lazzarin Svisdahl Landscape Architects Ltd. to create an interesting and articulate landscape solution that responds to the project's architectural style. This will also complement the governing character which has been previously established in the surrounding area. A number of the shrubs, both annual and perennial, have been selected with these elements in mind, and they appear as border plantings, plantings in pots and in shrub beds throughout the site and on the patios in special groupings to accentuate calmness, and to create focus points for the residents, visitors and staff.

Special attention was placed on the connection to the adjacent park, which should provide a style of development which is highly desirable within the Quesnel city community.

This unique and attractive project will endure due to its sense of community and its prominent streetscape and its connection to the surrounding neighborhood. It also provides well-thought-out external traffic patterns.

8.0 SUMMARY

The Developer, IBA and the Marriott Hotel design team believe that the project's design quality is exceptional and can serve as an inspiration for other upcoming developments in the neighbourhood, ultimately benefiting the community. The proposed project will satisfy the need for more hotels in Quesnel and enhance the city's appeal.

We also desire this project to be one of many to be built in an area critical to the continued sustainability and growth of the City of Quesnel.

We look forward to your enthusiastic support and recognition for all the project brings to our community.

9.0 APPENDIX AND ATTACHMENTS

- Owner's Undertaking
- Owner's Appointment of Agency
- Geotechnical Report
- D.P Application Documents
- Topographic survey (in architectural drawings set)
- State of Title Certificate
- Small and large-scale drawings (Architecture, Landscape)

10.0 Project Perspectives:



END