

**DESIGN BRIEF**  
2019.03.20

ALT HOTEL  
OTTAWA MACDONALD-CARTIER  
INTERNATIONAL AIRPORT AUTHORITY



**LEMAYMICHAUD**  
ARCHITECTURE  
DESIGN

DESIGN BRIEF

Type of Application:

Legal Description:

Municipal Address:

Site area:

Building Footprint:

Building area:

FAR:

Site Plan Control

PIN 04055-0948 lot 11

1085 Airport Parkway Private,  
Ottawa, ON, K1V 9B4

7820,67 sqm

1060 sqm (Pedway excluded)

9516,45 sqm (Pedway included)

1.21



SHORT TERM  
PARKING  
STRUCTURE

PROJECT SITE

LONG TERM  
PARKING

OTTAWA AIRPORT  
TERMINAL



PURPOSE OF APPLICATION AND PROJECT DESCRIPTION

The purpose of the application is to obtain approval for the site plan proposed for the construction of a new 180-room Alt Hotel located on the south-western portion of the site, directly facing the terminal and adjacent to the short-term parking structure. This project integrates a new lay-by off Airport Parkway Private for guest arrivals and departures, as well as an entrance to the site facing Tracker Private for deliveries. The hotel is linked to the parking structure and airport terminal through a 40-metre long glazed pedestrian elevated walkway, providing a safe and convenient access for travelers and employees alike. Amenities include a hotel lobby and lounge, meeting rooms, a creative lounge, smaller meeting and individual work spaces, a restaurant as well as a gym. Taking advantage of the 360 degrees of uninterrupted views of the airport, runways and surroundings, the more public spaces are located on the top floor.



LOT : 14 319 SQ.M.



SITE INTEGRATION

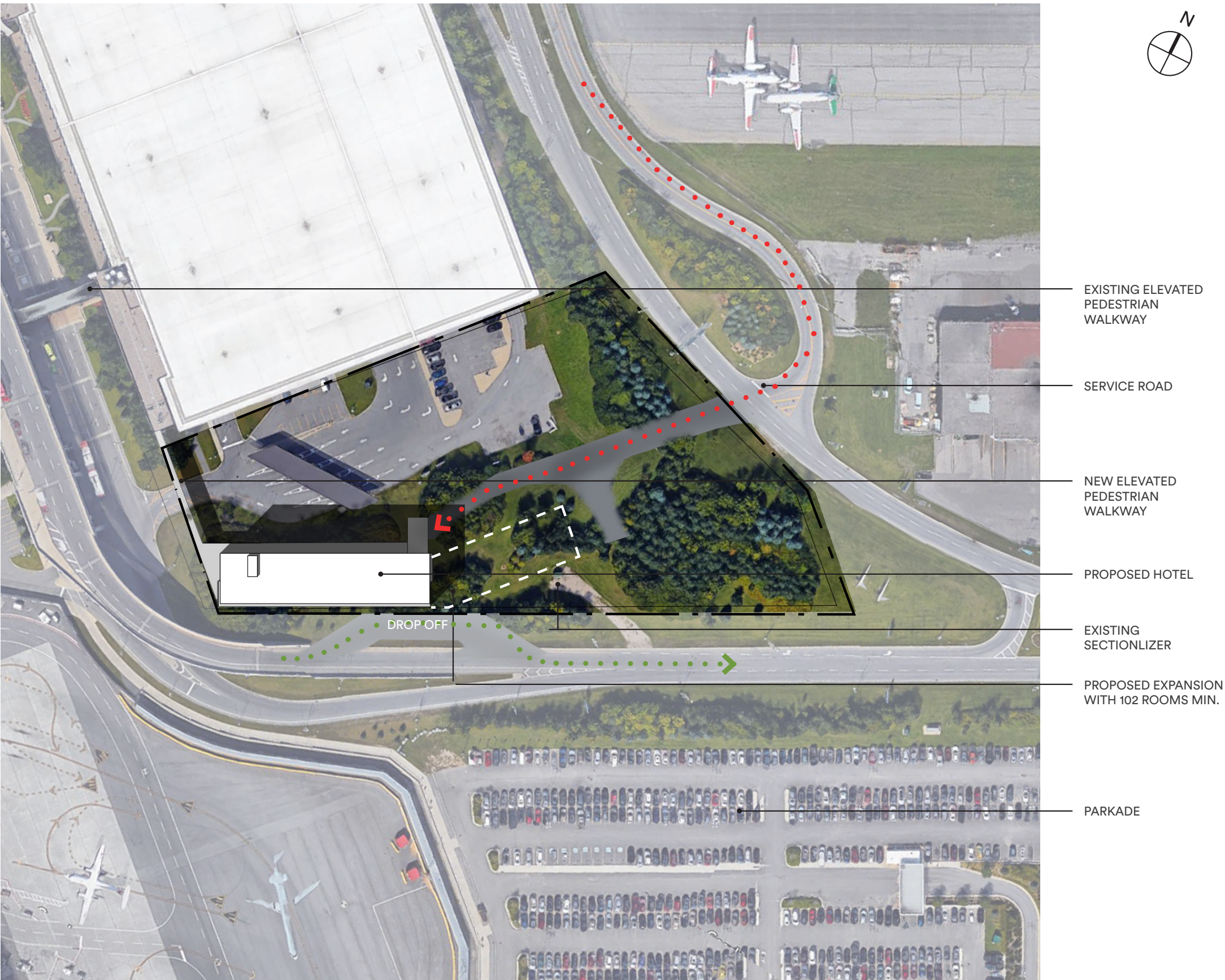
Hotel guests and employees will enjoy a direct and convenient access to the project from the terminal’s second level through a glass pedestrian walkway connected to the parking structure. The project is strategically located so that airport shuttles, taxis and any other vehicle connections will have easy access from second level of the terminal. Furthermore, the projected O-train will provide a convenient connection to the city, which remains an important element in the Alt Hotel’s philosophy focussing on environmental responsibility and green lifestyle.

Vehicular access to the hotel’s ground floor level is made from the south, arriving at a drop-off area for taxis, shuttles and cars, with several short term parking stalls provided. The vehicle can then continue along Airport Parkway Private to access the parking structure if needed.

Deliveries are made via an access road coming off Tracker road, arriving on the north façade of the hotel, with the site topography naturally camouflaging the area. A gabion wall was introduced along the service road to provide an interesting and more natural element between the hotel and the parking area to the north. Hotel staff have a dedicated entrance near the loading area to access to the back-of-house spaces such as employee lockers, lounge as well as housekeeping facilities.

The site topography is effectively used to bury most of the service level below which houses spaces that do not require any natural light. The building is oriented at the highest point of the berm, parallel to Airport Parkway Private. This location minimizes the land removal required or the depth of excavation, which allows for the conservation of an underground communication duct bank. The retaining wall required between the hotel ground floor and the existing parking area to the north is a gabion wall, providing a visual backdrop of a natural material when exiting the parkade further integrating the project into the site. The siting of the building and access road takes into account the natural landscape as much as possible.

Furthermore, a potential 102-room expansion towards the north-east has been identified on the site plan, showing that such an expansion would not affect the existing infrastructure.





ARCHITECTURAL CONCEPT

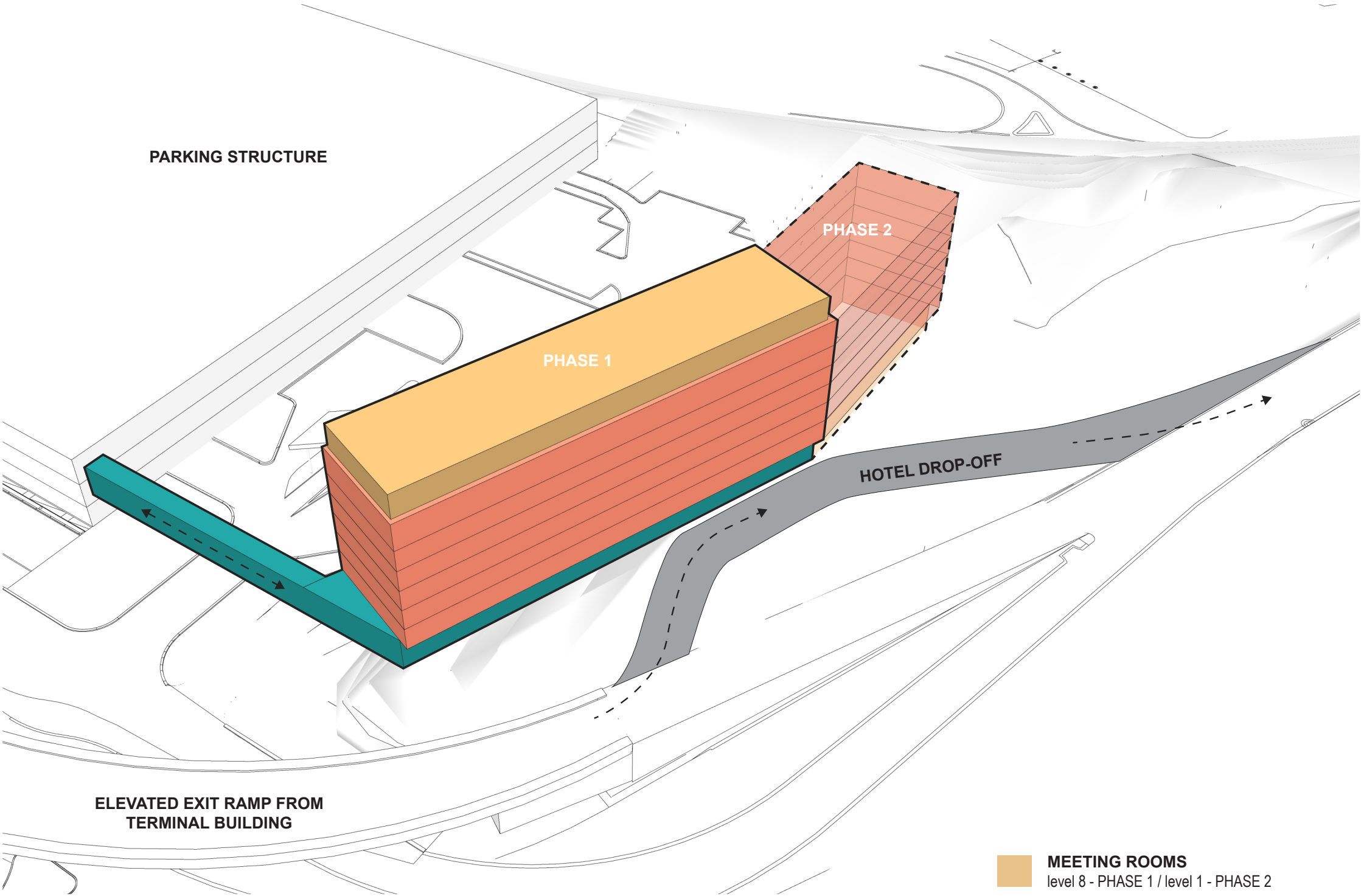
The project is articulated with three major components. The architectural expression intentionally differentiates the three elements through color, materials and transparency. The components can be described as follows:

● The podium and pedestrian walkway (ground floor with lower service level)  
The podium houses some very public functions, such as the hotel reception, lounge as well as smaller meeting spaces and individual seating areas. It also houses the required back-of-house spaces such as employee areas, administration and delivery area.

The glazed pedestrian walkway linking the terminal to the hotel extends into the public area of the hotel to the south, which reflects the intention of blending the public with the private, or the traveller with the guest. It brings the project even closer to its targeted users, with easy access and appreciated programmatic elements such as workspaces with a view on the runway as well as convenient check-in kiosks. The hotel reception, lounge and meeting spaces are found in the fully glazed portion of the podium, flooding the spaces with light and allowing these areas to participate in the bustling airport environment.

● The hotel room block (floors 2 through 7)  
This component is a darker, more opaque volume, contrasting with the glazed podium below and transparent component above. Angular precast concrete modules accentuate the rhythm of the window pattern which adds movement to the facades. A playful composition of angles, reflective panels and contrasting edges brings an originality to the design, with the ends of the building revealing a simpler treatment while remaining consistent with the overall language.

● The Conference Center and Restaurant (8th floor)  
This component is by contrast very transparent in nature allowing for uninterrupted views of the airport, runways and surroundings. The glass prism becomes a beacon in the airport skyline, inviting guests up to enjoy a day or evening away from the airport activity yet with the thrilling view. A 75-seat restaurant will serve the hotel guests as well as visitors from the terminal, and will also cater to the adjacent conference rooms available to locals and travelers alike. This component, visible from all around, becomes the “jewel” of the building.



INTERIORS

Concrete structure is often exposed, with bright and vibrant colored finishes accenting the spaces, the lobby includes reception stations, contemporary and comfortable lounge spaces as well creative meeting spaces and individual work spaces or seating. As featured in other Alt Hotels, the lobby houses an original communal art piece.

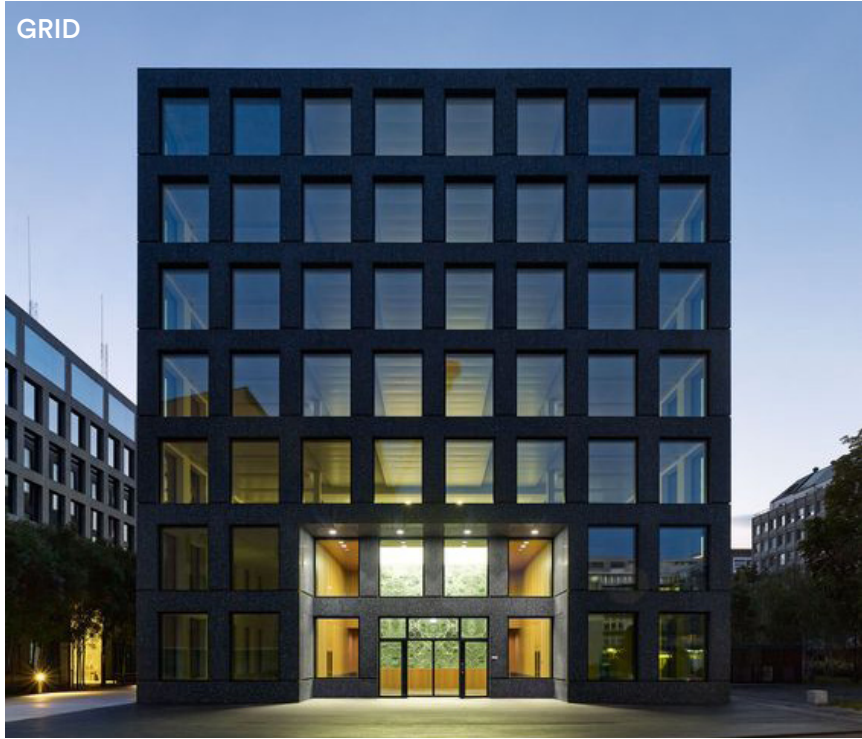
The guestrooms offer a unique and contemporary design including features such as spa-quality prefabricated washroom modules, a glass shower wall visible from the bedroom, local artwork as well as warm, natural finishes.

- MEETING ROOMS  
level 8 - PHASE 1 / level 1 - PHASE 2
- PHASE 2 - 102 ROOMS min.  
level 2 - 7
- PHASE 1 - 180 ROOMS  
level 2 - 7
- HOTEL LOBBY & BACK OF HOUSE  
level 1 - PHASE 1
- HOTEL SERVICES  
level 0 - PHASE 1



INSPIRATION

GRID



REFLECTION



CURVE



ANGULATION







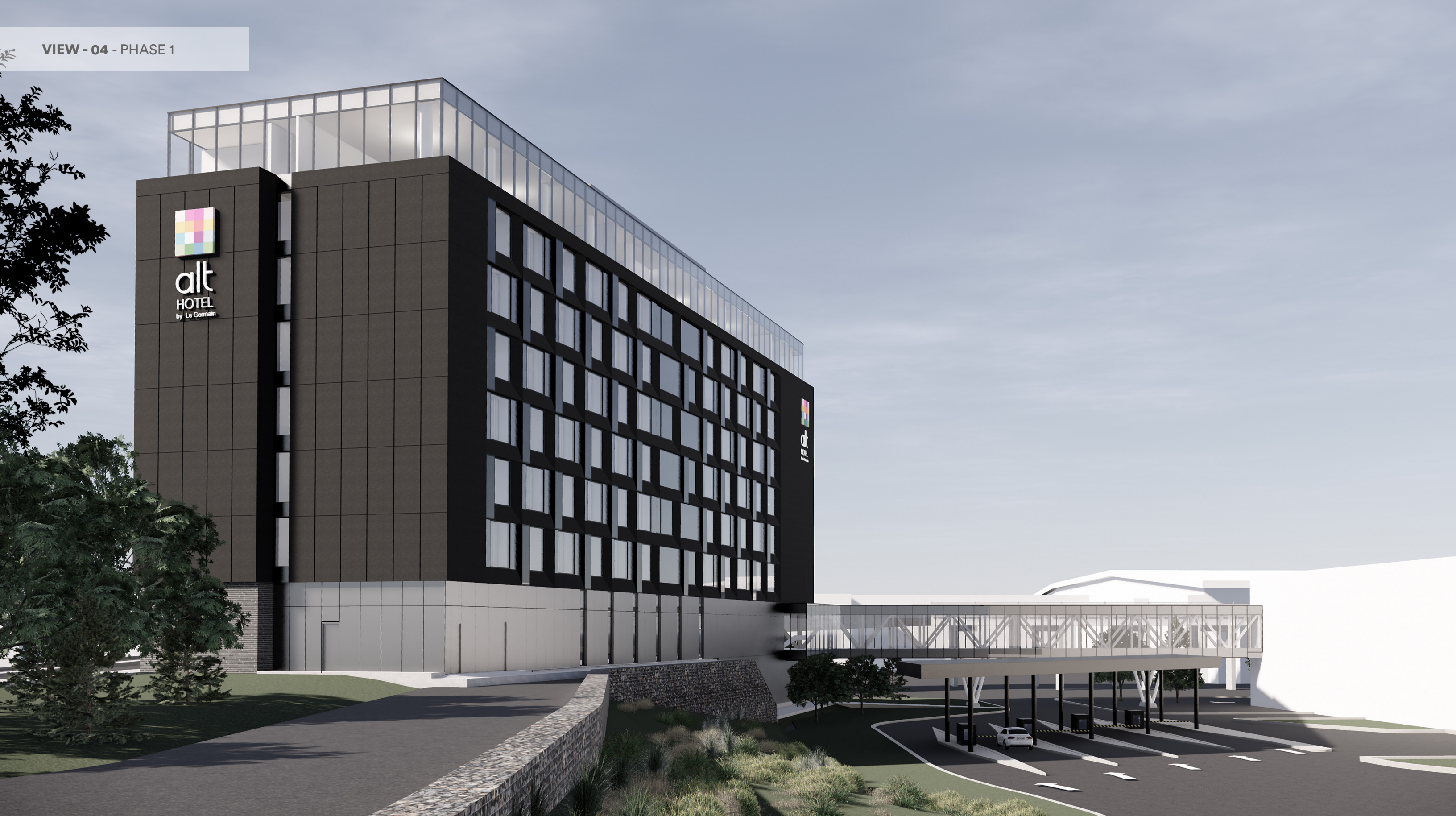
















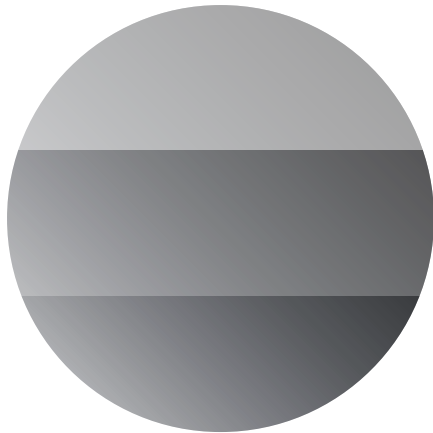




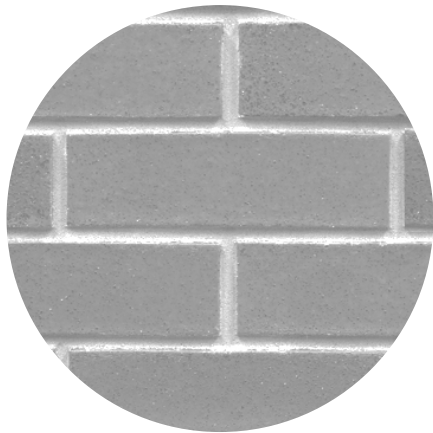




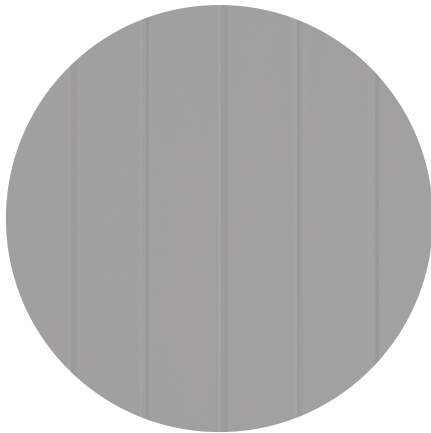
C1 Precast concrete  
Color : Dark Grey



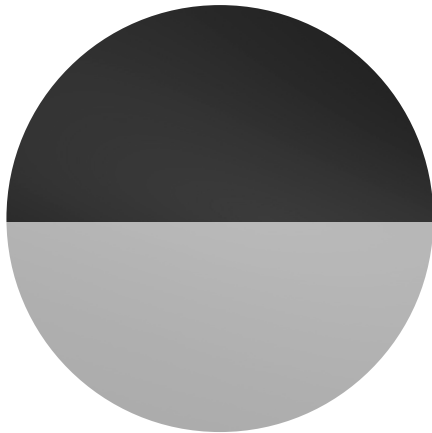
G1 Glass  
G2 Spandrel Glass  
Color : Dark grey  
G3 Spandrel Glass  
Color : Black mirror



BR1 Brick : *Shouldice - Tapestry*  
Color : *Executive Grey*



M1 Steel Cladding : *Vickwest - AD300*  
Color : Light Grey



M2 Aluminium panels  
Color : Dark grey  
M3 Aluminium panels  
Color : Light grey



CONCEPT - FACADE

Precast concrete  
Color : Dark Grey





ELEVATION



SOUTH

M2

BR1



ELEVATION



NORTH

M3



ELEVATIONS



EAST



WEST