

Hyatt Place and Views Apartments _Case Study



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- + Liminal neighbourhood lacks cohesive identity and purpose
- + Busy 'stroads' surrounding site on all sides
- + Lack of privacy

Hyatt Place and the Views Apartments are located in Kelowna, BC, in the Okanagan Valley. The site is between the Landmark and Dilworth Neighborhoods in an underdeveloped area characterized by its car-oriented infrastructure more so than its buildings. The area is defined by the dissonant architecture of its many strip malls, and lacks an overarching identity as a result.

The specific site is located at the intersection of Spall Rd and Enterprise Way, two busy 'stroads' that connect North Kelowna to Downtown. A stroad is a term used to describe the bad combination of two types of vehicular pathways: a street, where urban life happens, and a road, a high speed connection between two places. Stroads are frequently dangerous and are rarely pedestrian friendly due to the frequent vehicular exits. Furthermore, due to the busy thoroughfares on multiple sides of the lot, the site feels isolated and lacks privacy.



(Top) Image of site from corner of Spall Rd (left) and Enterprise Ct (right)
 (Bottom) Image of site from corner of Enterprise Way (left) and Spall Rd (right)





+ Constrained budget due to location and context

Because the site is located in an underdeveloped area, property values are relatively low. As a result, there is a limit to how much the completed condominium can be sold for. Therefore, for the project to be financially viable, the building has extremely efficient in terms of organizational strategy, structural system, construction method and facade materiality.

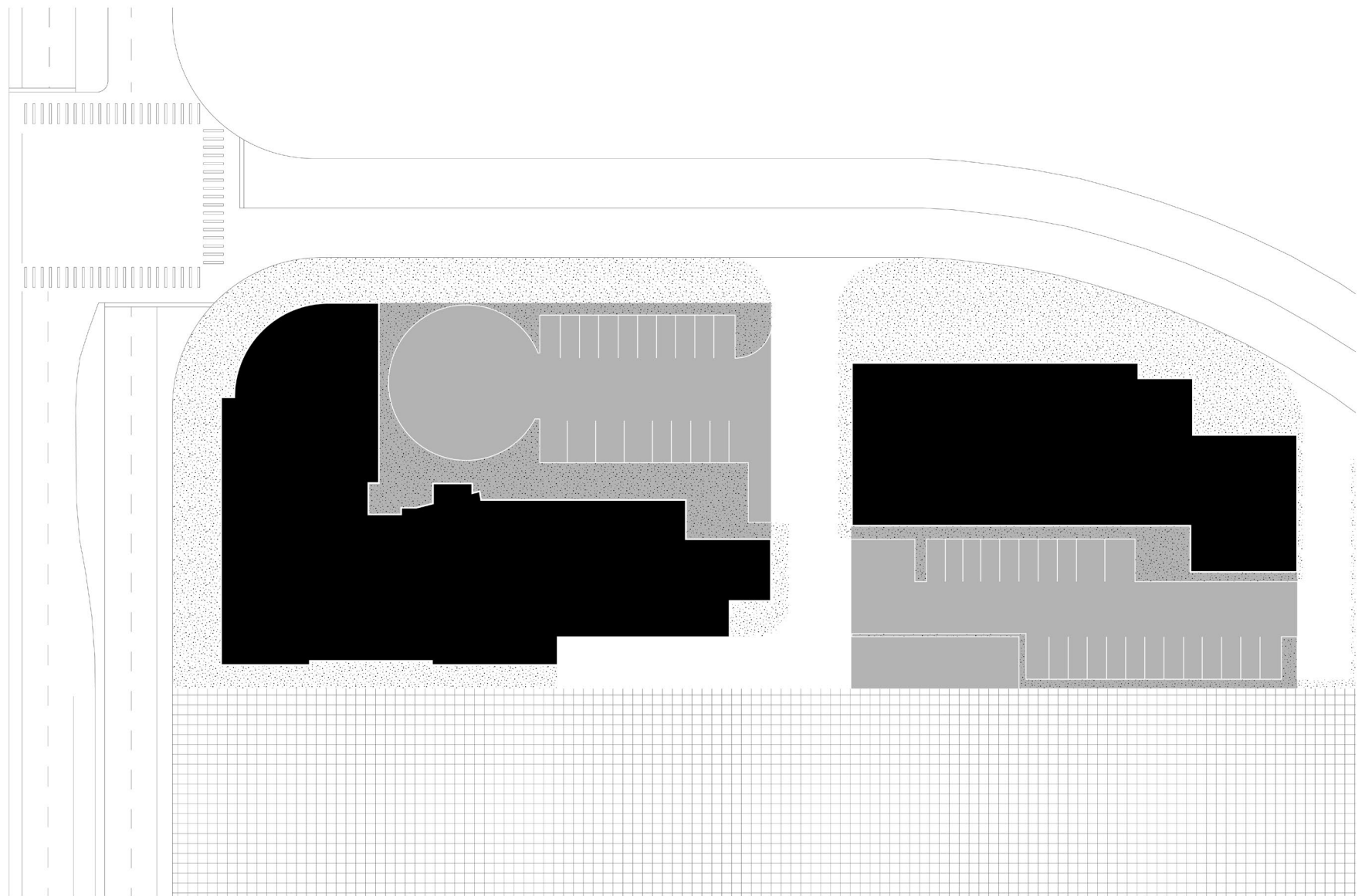


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_Solution

- + Site strategy use buildings to create privacy
- + Dynamic mixed-use program

The two L-shaped buildings are arranged to maximize privacy. The interlocking shapes create shielded zones on the site and define a clear circulation path through the site to the parking access at the rear. Two distinct zones are created: more public parking in front of the The Hyatt Place Hotel, left, and more private commercial and residential parking at the SE corner of the site. The hotel is placed along Spall Rd, with the curved public convention centre addressing and activating the corner. Meanwhile, the Views Apartment building, right, fronts Enterprise Way. The ground floor of the apartment building is all commercial, giving guests of the hotel and the apartments above a walkable dining options.



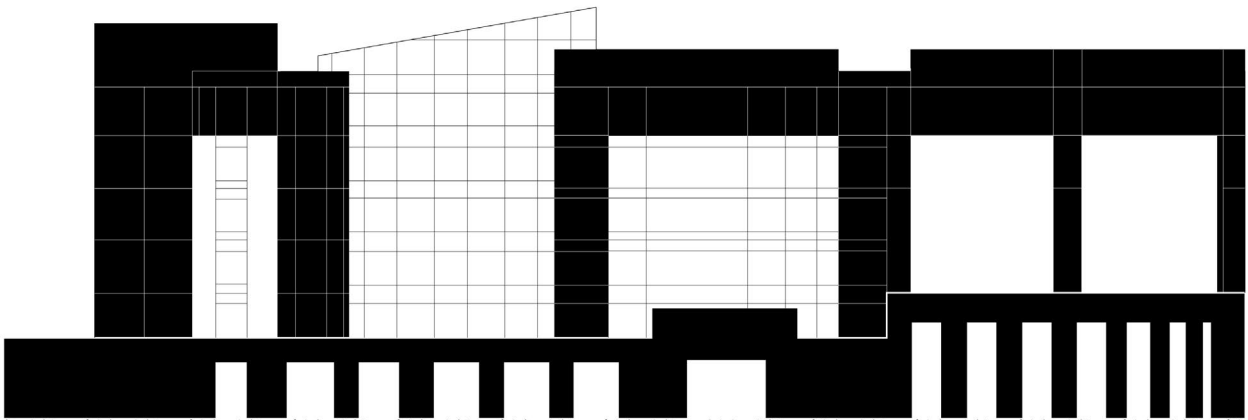
- + Adaptable nature-inspired material palette
- + Articulated facades and shared materiality create distinct identity



Kelowna is in the Okanagan Valley, which is known for its burnt orange grasses, red rocks and expansive views. The colours found in this vibrant landscape became the material inspiration for the project. The two buildings are both grounded by a heavy brick base, like the plateau of a mountain. Above, red, grey and white panels form an adaptable and articulated facade system that allows each building to be individually expressive without losing overall coherence. Sharing facade and structural systems also created an economy of materials.



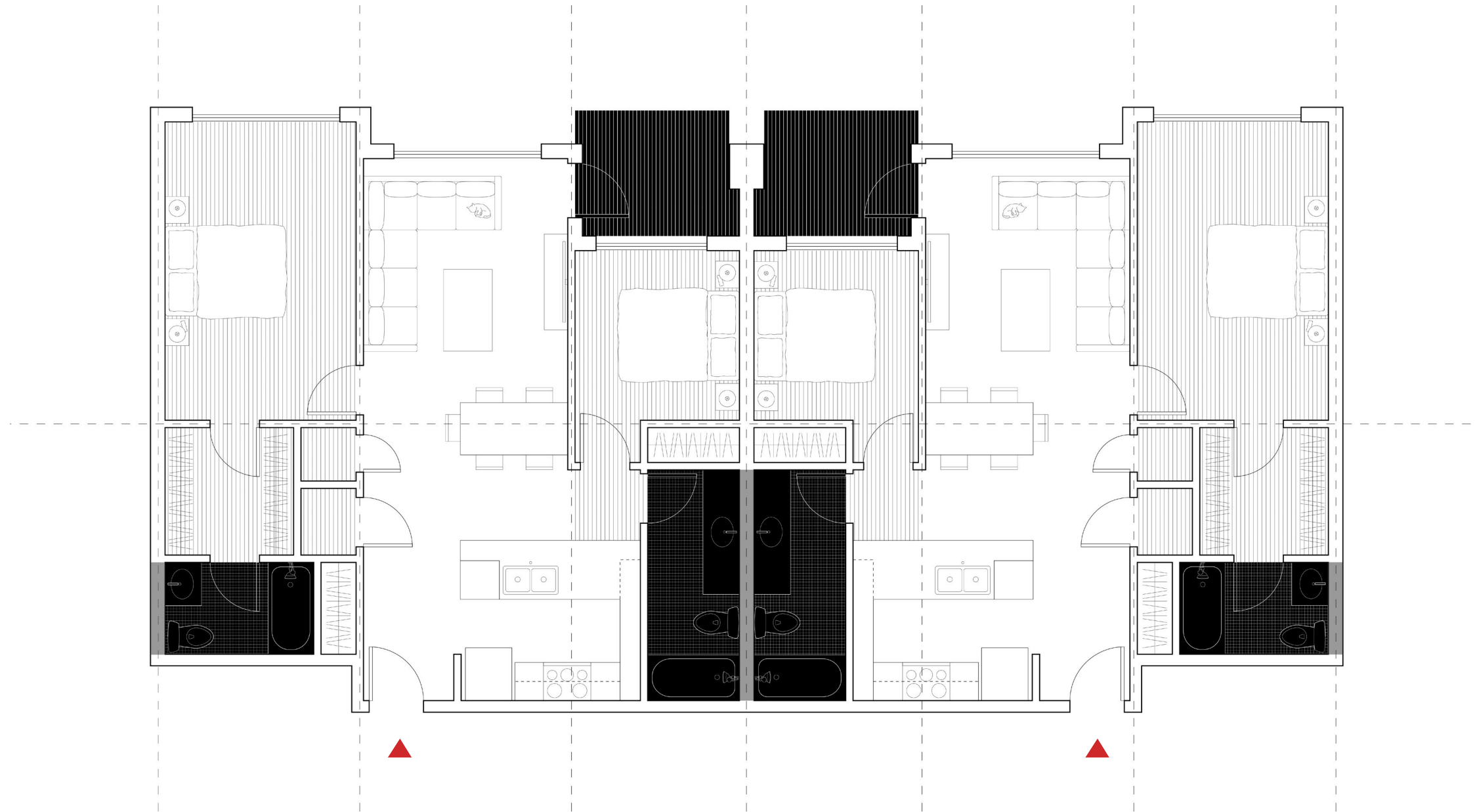
Views Apartments



Hyatt Place Hotel

Spall Rd

- + Balconies create privacy and provide outdoor living space
- + Efficient unit layout with shared wet walls and logical grid



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_Result



- + Cohesive yet individual building identities
- + Building siting and program creates sheltered areas
- + Cost-effective shared material palette
- + Public and commercial programs around perimeter

