

MID TO HIGH RISE RESIDENTIAL Precast

INTERCONTINENTAL COMBO HOTEL



PROJECT CREDITS

OWNER

Vrancor Group

ARCHITECT OF RECORD

Saplys Architects Inc.

ENGINEER OF RECORD

M.A. Steelcon Engineering Ltd.

GENERAL CONTRACTOR

M2 Construction Management

MATERIAL SUPPLIER

Stubbe's Precast

ADDITIONAL PARTICIPANTS

- Carpenters Union Local 27
- Ironworkers Local 736
- Reimar Forming & Construction
- Sika Canada

PROJECT FACTS

LOCATION Niagara-on-the-Lake, Ontario

CONSTRUCTION START March 2017

PRECAST May 2017 – July 2017

OCCUPANCY March 2018

GENERAL DIMENSIONS

- Longest Span Length: 12 metres (39.4 linear feet)
- Building Height: 22.15 metres (72.67 linear feet)
- Storeys: Both are 6-storeys each joined by 1-storey common amenity area
- Combined Number Rooms: 174 Precast

PRODUCTS USED

- 4,553 square metres (49,000 square feet) of cladding precast wall panels
- 5,674 square metres (61,070 square feet) of loadbearing precast wall panels
- 140 square metres (1,500 square feet) of precast cornices
- 11,447 square metres (123,210 square feet) of hollow core floor slabs and solid floor slabs
- 261 square metres (2,800 square feet) of precast landings with 46 precast stairs
- 153 metres (500 linear feet) of precast columns and precast beams





The iconic dual branded InterContinental Hotels Group building consisting of the 6-storey Holiday Inn Express® and 6-storey Staybridge Suites, is located in the famous Niagara-on-the-Lake Winery Region. As one of Ontario's most beautiful towns, the area draws in millions of tourists each year.

With their light and airy look these sophisticated and eye-catching hotels appeal to a broad spectrum of guests. Total precast concrete was selected for its ability to create open spaces along with superior sound retention to meet the client's goal of capturing both guests travelling for business and pleasure.

The InterContinental Combo Hotel was built by Vrancor Hospitality Corp. and architecturally designed by API Development Consultants Inc., who specialize in hotel planning and development design throughout Canada. Stubbe's Precast used large hollowcore spans to accommodate the wide open spaces in both the Holiday Inn Express® and Staybridge Suites on the ground floor, the pool areas, and meeting rooms. The total precast concrete construction includes the basement walls in each building.

Staybridge Suites:

- 70-rooms; spacious studio or one-bedroom suites fully equipped with kitchens.

Holiday Inn Express®:

- 104-rooms; standard or two bedroom

Shared amenity space:

- Base of the two hotels
- 148 square metres (1,600 square feet) of space
- Configured into five flexible meeting rooms, all with natural light, or as event space for up to 120 guests.
- Includes a light-filled, heated indoor pool, guest laundry facilities, and two Suite Shops offering 24-hour food and beverage options.

Stubbe's Precast supplied various unique formliners and finishes to ensure each hotel maintained their respective brand. A prominent feature of the buildings' design are multiple coloured panels used throughout the façade as well

as the use of interlocking wood and 'San Diego' formliner accents.

The common amenity area at grade level linking the hotels is its own feature with various angles and large glazed facades. With these components, it was the most difficult area of the project. The precast roof system in this area is supported by a steel structure that transfer loading to adjacent precast. Coordination played a major role between the steel and Stubbe's precast detailers to ensure accuracy.

Stubbe's Precast met the challenge in the amenity area which required different panel thicknesses of 150, 254, and 560 millimetres (6, 10 and 22 inches), along with numerous small intricate pieces designed to provide the desired architectural effect.

In addition to providing the precast concrete elements, Stubbe's Precast handled installation at the rate of 4-1/2 days per floor, representing an area of 883 square metres (9,500 square feet).

On the InterContinental Combo Hotel project, total precast concrete construction offered advantages which appealed to the owner: fast erection time, as noted above, since a single supplier provided the building structure and exterior architectural finishes. Furthermore, the precast concrete components have inherent fire resistance and good STC ratings; while providing 12 metre (40 feet) spans to reduce the number of interior walls for allowing flexibility. Lastly, precast concrete offered resiliency, low maintenance, and a variety of unique finishes to meet the design intent.

