



Hotel X Toronto by Library Hotel Collection

Resort Style Boutique Hotel on Lake Ontario

HK Hotels, LLC had a design vision to create a boutique resort-style hotel in Toronto situated next to Lake Ontario that would provide spectacular views over the water and to the city's downtown core. The desirable location provided opportunities to develop a distinctive guest experience with a mix of upscale accommodations and amenities to serve the business traveler from the adjacent convention facilities – and the recreational traveler seeking a destination luxury hotel.

NORR was the Architect of Record for the main hotel, in collaboration with Design Architect Stephen B. Jacobs. The team leverage the unique location and culture in the design on balance with technology, facilities and local food and beverage, to create a specialized program that delivers real return on investment. The 28-story structure features 404 rooms, two restaurants including a rooftop lounge, rooftop pool, a cinema, conference rooms and ballroom and retail, with two levels of underground parking. Subsequent to the original design, NORR was appointed to complete the fit out of the 10XTO Athletic Club, a multi-story sports facility, as well as the Guerlain Spa, both integral features for guests and visitors at the hotel.

Set within beautiful landscape gardens, historic elements of the 1840's New Fort York, Stanley Barracks, one of Toronto's oldest buildings, and the excavated foundations of the East Enlisted Men's Barracks are featured in the landscape and building design. The highly regulated, highly visible site, surrounded by City-owned property, required management of every design component. NORR negotiated and secured multiple entitlements including heritage, archaeology, urban design, landscape and vertical airspace to finalize a site plan approval. The project was phased in multiple stages through partial conditional permits in order to commence construction before final site plan approval.

From the outset of the design and construction, an elevated all-season pedestrian walkway was planned to connect Hotel X Toronto to the adjacent Exhibition Place Convention Centre. In late 2020, the NORR-Designed 119-foot steel and glass structure, known as the Sky Bridge, was lifted into place.

CLIENT	HK Hotels, LLC
PORTFOLIO	Hospitality
SIZE	753,473 SF (70,000 SM)
LOCATION	Toronto, ON, Canada
DATE	2018
SERVICES	Architecture Structural Engineering MEP Engineering

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Hospitality

NORR's Hospitality team dreams big. Whether collaborating with a major hotel brand for the design of a cutting-edge new millennial-focused hotel concept or designing a custom boutique hotel in an urban setting, we bring the highest level of design standards and blend this with specific local requirements to successfully deliver high quality solutions customized for specific sites.

From Signature Properties to Major Brands

NORR has a rich history in the resort, entertainment and hotel market internationally having worked for some of the world's most successful brands and developers. Our portfolio reflects a full range of accommodation types, from new and dramatic luxury resorts to boutique designs and focused service hotels. We also have a core strength in the design of hotel renovation projects for major brands that achieve their business goals through increased occupancy, average daily rate and guest satisfaction.

Working Across Geographies to Deliver the Guest Experience

Large mixed-use resort, entertainment and hotel design is driven by a wide range of design specialists. NORR has great success in leading diverse, geographically remote team members to achieve a fluid roll-out of project deliverables. Our multi-disciplinary team collaborates with clients to create the next generation guest experience. We leverage the unique location and culture in the design on balance with technology, facilities and local food and beverage, to create a specialized program that deliver real return on investment.

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