

WE COLLABORATE. WE COMMIT. WE CREATE!

*10 Year Anniversary*



**API**

DEVELOPMENT  
CONSULTANTS INC.  
ARCHITECTURE & PLANNING INITIATIVES



## API HAS GROWN AND SO HAVE OUR PROJECTS!

**API DEVELOPMENT CONSULTANTS INC.** was formed in 2010 with the vision of becoming the Hospitality Sector's leader in Planning, Design, and Development of hotels throughout Canada.

Today we have completed over 40 hotels. Still going strong with over 62 projects in the pipeline, our hotel experience has fostered many other projects in residential, retirement and commercial development.

API offers fully integrated project delivery and management services from concept to occupancy. Our experienced

team members provide creative solutions from in-depth analysis of existing conditions on site design, municipal approvals, landscaping, building design, hotel branding to client requirements, interior design, and construction.

We work with our clients.  
We guide. We advise. We deliver.

Our services are delivered in 5 primary phases: Site Analysis and Master Planning, Concept Design, Brand Development, Construction Document co-ordination and Project Management.



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The API TEAM and senior staff have over 400 years of combined experience in innovative design, planning & management of residential/mixed use projects, retirement & medical facilities and of course various hospitality developments.

Our TEAM has the unique ability to assist clients very early on, including the ability to assist with property pre-purchase review, analysis, financial feasibilities & masterplan development potential – All services our clients find invaluable in today's development planning markets!

Our **TEAM** provides a multi-talented and experienced foundation in the studio and on the construction site. Our firm of 35 talented members provide client's exceptional service and attention to detail.

Every team member brings reliable expertise to the project and its development process with their comprehensive knowledge and a diverse and creative approach supervised by our senior staff.

## SERVICES

- Site Assessment & Planning
- Functional Programming
- Brand Assessment to Client Program
- Budget Analysis
- System Budgeting
- Building Code Consultation
- Schematic Design for Brand Approvals
- Design Development for Team Processing
- Construction Drawing & Specification Review
- Building Permit Coordination
- Project Management
- Project Financial Administration
- Contract Administration
- LEED Consulting (Sustainable Design)
- Construction Management

TALENT.  
ENTHUSIASM.  
ADMINISTRATIVE SKILLS.  
MANAGEMENT OF RESOURCES.



St. John's, NFDL

# HILTON GARDEN INN

*Concept by Saplys Architects Inc., NLAA*

**Completion:** Summer 2019

**Type:** Residential Hotel

**Height:** 12 Storey

**Description:**

- 154 Guest Rooms/Suites
- This hotel is a new development on a great east cost waterfront
- Downtown location

**Amenities:**

- Swimming pool
- Meeting rooms
- Fitness room
- 3 executive top Hilton Honors floors
- Bar/restaurant/lounge/outdoor patio

Mississauga, ON

# SPRINGHILL SUITES

By Marriott

Concept by Saplys Architects Inc., OAA

**Projected Completion:** Fall 2020

**Type:** Residential Hotel

**Height:** 10 Storey

**Description:**

- 171 Rooms + Suites Hotel with partial basement

**Amenities:**

- Swimming pool/Fitness area
- Meeting rooms: small and large groups
- Outdoor terrace
- Grab-N-Go marketplace
- Lounge/breakfast area
- Valet service and concierge
- Close proximity to airport/shuttle provided





St. Thomas, ON  
**ST. THOMAS  
RETIREMENT HOME**

*Concept by Saplys Architects Inc., OAA*

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**Projected Completion: Fall 2020**

**Type:** Residential Seniors Living Home

**Height:** 6 Storey

**Description:**

- Spacious balconies for all demographics of seniors
- Outdoor dining area with terrace
- Contemporary modern and classic design
- Handicap accessible throughout the entire building
- Bright living quarters with upscale finishes and lighting

**Amenities:**

- Dining area
- Theatre
- Gym
- Reception/sitting area
- Games room
- Parkettes and walking paths (handicap accessible)

Hamilton, ON

# HAMPTON INN

By Hilton

Concept by Saplys Architects Inc., OAA

**Projected Completion: Summer 2020**

**Type:** Residential Hotel

**Height:** 12 Storey

**Description:**

- 140 Rooms
- Large windows provide bright rooms
- Upgraded finishes + executive amenities
- Connected lounge & business center
- Unique inner-city feel on a corner of the block

**Amenities:**

- Reception area/lounge
- Irresistible breakfast buffet
- Grab & Go treat shop
- Pool
- Gym
- Meeting rooms
- Retail/shopping and parkade
- Executive floor





Lord Berri, Montreal, QC

## FAIRFIELD INN & SUITES

By Marriott

*Concept by Saplys Architects Inc., OAA*

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**Completion:** Spring 2019

**Type:** Residential Hotel

**Height:** 10 Storey

**Description:**

- 127 Rooms/Suites
- Close to entertainment district in old Quebec
- New up-scale Marriott design, chic design retrofitted into classic modern French Impressionist decor

**Amenities:**

- Valet pull up/underground parking
- Restaurant/bar inspired by local French cuisine
- Executive floors/meeting rooms
- Concierge service and tour guides

Ottawa, ON

# HAMPTON INN TOWER

By Hilton

Concept by Saplys Architects Inc., OAA



**Projected Completion:** Fall 2021

**Type:** Residential Hotel/Tower

**Height:** 20 Storey

**Description:**

- 3 storey podium and public area
- A central place in the region for employment, shopping and entertainment/local culture
- Integrated in the Heritage District (ByWard Market)
- 3 levels of underground and guest parking

**Amenities:**

- Beautiful 2nd floor terrace atrium restaurant and lounge
- Meeting rooms (large and small)
- 3rd storey pool/gym area/sun deck
- Ground level cafe and grab & go treat shop



## Ft. Lauderdale by the Sea, FL, United States of America

# SEASIDE VILLA'S

*Concept by Saplys Architects Inc., AIA*

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**Projected Completion: Winter 2019**

**Type:** Residential Motel/Villas - Extended Stay/Resort

**Height:** 5 Buildings, 2 Storey

**Description:**

- Newly renovated 31 suites with seaside comfort
- Close proximity to local downtown area and restaurants
- Bright newly painted exterior with seaside colour scheme

**Amenities:**

- Newly designed rectangle pool area with Tiki bar/lounge
- Tropical relaxation area with sand beach & Koi fish pond
- Street parking with beach access
- Shuffle board court/games room
- On site laundry/vending
- 2nd storey raised sun-decks with view of beach/ocean

# Kingston, ON TRU HOTEL

By Hilton

Concept by Saplys Architects Inc., OAA

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## Projected Completion:

**Type:** Residential Hotel

**Height:** 5 Storey

## Description:

- 84 Suites comprised of a mix of QQ Suites & King Suites
- Exterior uses of natural locally sourced wood and stone elements

## Amenities:

- Beautifully placed fitness & pool area
- Outdoor lounge and gas fire pit
- Game area includes video games, VR, pool tables, air-hockey & variety of board games
- Bike racks available for nearby trails and easy access
- Business center & comfort lounge located at front vestibule





Winnipeg, MB

## HILTON GARDEN INN

*Concept by Saplys Architects Inc., MAA*

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**Projected Completion: Spring 2021**

**Type:** Residential Mixed-Use Hotel Tower  
& Construction CTR.

**Height:** 19 Storey

**Description:**

- 180 Suites total
- 4 storey atrium parkade with green-roof initiative
- 360 rooftop panoramic lounge
- Ground floor retail and atrium
- Hotel valet services
- Adjacent Hampton Inn Hotel also available for guests

**Amenities:**

- Recreation area
- Conference center - 400 people
- Restaurant/Bar (ground level and rooftop)
- Meeting facilities
- Pool and gym area (shared)
- Valet parking

Bracebridge, ON (Muskoka Region)

# TRU HOTEL

By Hilton

Concept by Saplys Architects Inc., OAA

**Projected Completion: Fall 2020**

**Type:** Residential Hotel

**Height:** 5 Storey

**Description:**

- Region of Muskoka inspired design
- 84 Suites comprised of a mix of QQ Suites & King Suites
- Exterior uses of natural locally sourced wood and stone elements

**Amenities:**

- Beautifully placed fitness & pool area in serene forest atmosphere
- Outdoor lounge and gas fire pit-surrounding Muskoka evergreens
- Game area includes video games, VR, pool tables, air-hockey & variety of board games
- Bike racks available for nearby trails and easy access
- Business center & comfort lounge located at front vestibule





**Belleville, ON**

## **AVID**

**An IHG Hotel**

*Concept by Saplys Architects Inc., OAA*

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**Projected Completion: Summer 2020**

**Type:** Residential Hotel

**Height:** 6 Storey

**Description:**

- 105 Suites comprised of a mix of QQ Suites & King Suites
- Proximity to new casino/downtown
- Full technologically accessible hotel
- Modern and comfortable design, for guests that want "Price & Quality"

**Amenities:**

- Comfortable outdoor seating for guest pick-up and drop-off and "Connected Lounge"
- Casino shuttle and surface parking
- Small pool and fitness facility
- Small outdoor seating area

Tamarac, FL, United States  
(Woodmont Golf & Country Club)

# HOME2 SUITES

By Hilton

Concept by Linas Saplys, AIA

**Projected Completion:** Fall 2020

**Type:** Residential Hotel - Extended Stay

**Height:** 5 Storey

**Description:**

- A nestled community in the County of Tamarac, surrounded by Woodmont Golf & Country Club
- A cozy extended stay hotel perfect for the golfing community and surrounded by golf course membership houses

**Amenities:**

- Pool area with sun patio/umbrellas
- Cozy outdoor deck overlooking golf course hole #1
- Fire pit BBQ area
- Golf club storage/bag drop
- Shared parking for golfers, community and hotel guests
- Putting green
- Small restaurant/bar





Whitestown, IN, United States  
**OLD CHICAGO PIZZA  
& TAPROOM  
& STAYBRIDGE SUITES**

By IHG

Concept by Linas Saplys, AIA

**Projected Completion:** Fall 2020

**Type:** Residential Hotel - Extended Stay

**Height:** 6 Storey

**Description:**

- 100 Rooms
- 5 residential floors
- 20 suites per floor
- On-site gourmet pizza brewery pub

**Amenities:**

- Pool/gym area/sun deck
- Outdoor lounge
- Business center
- Conference rooms
- Basketball court
- BBQ area
- Grab & Go shop
- Breakfast bar



Niagara Falls, ON

# HILTON GARDEN INN

Concept by Saplys Architects Inc., OAA

**Projected Completion:** Summer 2021

**Type:** Residential Hotel

**Height:** 12 Storey

**Description:**

- Elegant design with spacious public areas
- Breathtaking view of the Falls
- Modern illuminated indoor stairwell

**Amenities:**

- Spa pool and enlarged fitness area
- Luxury spa penthouse
- Outdoor patio and bar on the strip
- Conference center on top floors with 360 views
- 3 Executive floors with lounge
- Shuttle buses to Fallsview Casino





Owen Sound, ON  
**TOWNEPLACE SUITES**

By Marriott  
**& COMMERCIAL/  
RETAIL COMPLEX**

*Concept by Saplys Architects Inc., OAA*

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**Projected Completion: Fall 2020**

**Type:** Residential Hotel

**Height:** 6 Storey

**Description:**

- 100 Rooms & Suites
- Cozy country feel and spacious design

**Amenities:**

- Conference facility and restaurant/bar
- Marriott prototype designed with enlarged gym and pool area
- Shared surface parking with outdoor retail strip plaza
- Restaurant/lounge
- Business center
- Meeting rooms

Markham, ON

# HILTON HOME2 & TRU DUAL BRAND

Concept by Saplys Architects Inc., OAA

**Projected Completion:** Fall 2020

**Type:** Residential Combo Hotel

**Height:** 7 Storey

**Description:**

- 216 room hotel with shared amenities and pool/fitness area for two specific Hilton brands
- Fully Hilton "connected" hotel

**Amenities:**

- 1 level of underground parking shared with corporate office
- Restaurant/bar lounge area with outdoor patio and gas fire-pit



Markham, ON

# OFFICE BUILDING

**Projected Completion:** Summer 2021

**Type:** Commercial Office Building

**Height:** 4 Storey

**Description:**

- Ground level restaurant
- Private gym and locker rooms
- Underground parking





## Regina, SK HOTEL & RESIDENTIAL TOWER

Concept by Saplys Architects Inc., SAA

**Projected Completion:** TBD

**Type:** Commercial & Residential

**Height:** 11 Storey Hotel, 27 Storey Condominium,  
5 Storey Underground Parking Garage

**Description:**

- 140 Hotel Rooms/Suites
- 183 Apartment Suites

**Amenities:**

- **Ground Floor:** 2 storey pavilion lobby with adjacent lounge, dining area with bar, reception, administration & services, covered drop-off
- **Second Floor:** variety of conference room spaces, some with divider walls, with pre-functional space around the pavilion 2 storey lobby; business center and office area
- **Eleventh Floor:** fitness center, swimming pool, event room and outdoor tarrace

35

## Hamilton, ON CAROLINE & KING STREET CONDO TOWER

Concept by Saplys Architects Inc., OAA

**Projected Completion:** TBD

**Type:** Mixed-Use Residential

**Height:** 37 Storey

**Description:**

**6 Storey Podium:**

- Retail at ground floor (10,000 sq ft)
- 5 parking garage floors

**31 Storey Tower:**

- 1 Amenities floor
- 15 hotel floors
- 15 residential floors

**Amenities:**

- Restaurant/shopping floors
- Gym/pool for condo residence
- Grocery store
- Sky-lounge/viewing deck
- Balconies
- 5th floor terrace

36



Mississauga, ON

# CORPORATE OFFICE WITH HELIPAD

Concept by Saplys Architects Inc., OAA

**Projected Completion: Fall 2020**

**Type:** Commercial Office

**Height:** 6 Storey

**Description:**

- Helicopter pad on level 7 with lounge
- Ground floor accommodates a common lobby, a future small café space, bike storage, and fitness club
- Cafeteria and small retail coffee shops
- Large lobby/security desk/lounge
- Indoor atrium and waterfall
- 24 hr security desk





Ottawa, ON

# ALGONQUIN COLLEGE OF APPLIED ARTS & TECHNOLOGY

## Student Residence

*Concept by Saplys Architects Inc., OAA*

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**Projected Completion: Summer 2021**

**Type:** Residential

**Height:** 14 Stories (Includes ground floor retail space and 14th floor amenity space)

**Description:**

- One level of underground parking and surface parking
- 140 suites c/w kitchen and living rooms incorporating a variety of 2, 3 and 4 bedroom units
- 460 beds each with ensuite bathroom

**Amenities:**

- Study lounge
- Games room/cinemas
- Board rooms/party room
- Gym/yoga studio

Davis Drive, ON  
**NEWMARKET  
APARTMENT**

Concept by Saplys Architects Inc., OAA



**Completed Project:** 2017

**Type:** Residential Condo

**Height:** 15 Storey

**Description:**

- 224 Units, mixed 1, 2, 3 bedroom

**Amenities:**

- Locker rooms
- Garbage room
- Office & maintenance rooms
- Moving room
- Gym/sauna/steam room/yoga studio
- Party room/conference rooms
- BBQ pario area
- Games room
- Library and cards lounge





## Sudbury, ON

# SENIORS RETIREMENT RESIDENCE

*Concept by Saplys Architects Inc., OAA*

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**Projected Completion:** Fall 2020

**Type:** Residential Seniors Living

**Height:** 6 Storey

**Description:**

- 137 Units
- Spacious balconies
- Natural sloped conditions were integrated to maximize the use of land
- Relaxing earth-toned colours provide a relaxing environment
- Welcoming entrance for all patrons
- Locally-sourced glacier valley stone elements

**Amenities:**

- Theatre
- Dining area
- Gaming/Activity room
- Spacious fitness courtyard provides calming connection to nature



## Brantford, ON **ECHO PARK RESIDENCES**

Concept by Fabiani Architect Ltd., OAA

**Projected Completion:** Winter 2020

**Type:** Residential

**Height:** 1 Storey & 2 Storey

**Description:**

- 123 condo town homes
- Modern design

Milton, ON

## **ABBEYS ON THE SIXTEENTH**

Hallawest Development Inc.

Concept by Fabiani Architect Ltd., OAA

**Projected Completion:** Winter 2020

**Type:** Residential

**Height:** 3 Storey

**Description:**

- 151 urban townhomes backing onto Sixteen Mile Creek
- Central common amenity area



## Burlington, ON **CENTRAL PARK TOWNS**

Concept by Fabiani Architect Ltd., OAA

**Projected Completion:** Fall 2019

**Type:** Residential/Townhouse

**Height:** 3 Storey

**Description:**

- Upscale townhomes
- Centrally located in the heart of Roseland
- 2 car garages
- High end finishes
- Private neighbourhood
- Welland sequence
- Large windows

Burlington, ON

## IVY CONDOMINIUMS

Concept by Fabiani Architect Ltd., OAA

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**Project Completion:** Winter 2018

**Type:** Residential

**Height:** 3 Storey

**Description:**

- 25 condo stacked townhomes
- 3 commercial units



## Hamilton, ON THE TANNERY CONDOS

Concept by Fabiani Architect Ltd., OAA

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**Project Completion:** Winter 2018

**Type:** Residential

**Height:** 3 Storey

**Description:**

- 40 townhouses built in a mix of stacked, back to back, and 2 storey retail units
- 5 commercial retail units



**API DEVELOPMENT CONSULTANTS INC**  
Architecture & Planning Initiatives

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