

DESIGN GOALS

1. Add value to the Fork of the Thames, one of the Transformational Projects identified London's Downtown Master Plan, by creating dynamic spaces for activities throughout all seasons and hours of the day. Draw people into and through the site to the Thames. Capitalize on the energy before and after Budweiser Garden events.
2. Create a landmark building which will redefine how people think about Southwestern Ontario.
3. Create a sustainable development that will make economic sense and appeal to potential public/private partnerships.



BUILDING ORGANIZATION and MASSING

- THE COURTHOUSE AXIS
- THE VERTICAL CONNECTOR
- THE CENTRAL PASSAGE
- COMMERCIAL SPACE – Street Level
- PARKING – 344 (156 a/g)
- UPPER ATRIUM
- OFFICE SPACE - 5 Floors
- RESIDENTIAL - 20 Floors



--- COURTHOUSE AXIS    CENTRE PASSAGE    VERTICAL CONNECTOR    COMMERCIAL    RESIDENTIAL    OFFICE    PARKING

SITE ORGANIZATION

- SPATIAL SEPARATION
- STREET EDGE
- SET-BACKS
- ENTRANCES
- GATEWAYS
- RELATIONSHIP TO COURTHOUSE
- CONNECTION TO RIVER



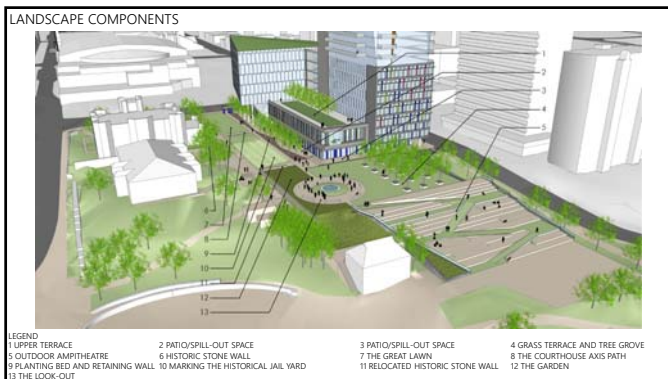
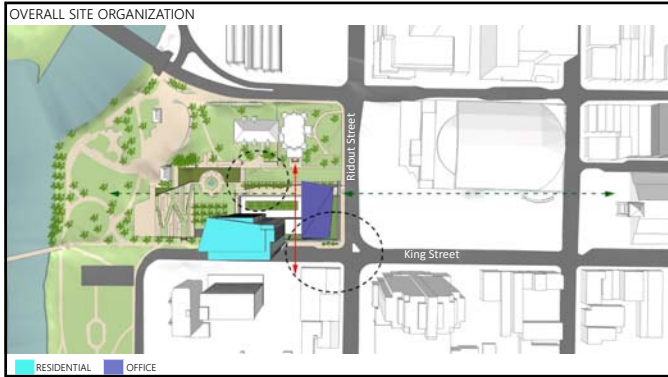
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SITE PLAN AND GROUND FLOOR PLAN



ACTIVE FRONTAGE    THE COURTHOUSE AXIS    THE MARKET LINK    EXISTING BUILDING    PROPERTY LINE

THE CENTRE PASSAGE    THE VERTICAL CONNECTOR    COMMERCIAL    RESIDENTIAL    OFFICE    PARKING    EVAPORATOR



VIEW LOOKING WEST FROM KING STREET



VIEW LOOKING WEST FROM COVENT GARDEN MARKET SQUARE



VIEW FROM THE CORNER OF RIDOUT ST. AND DUNDAS ST.



VIEW FROM THE FORKS OF THE THAMES



