

ABSTRACTS.



2019
2019

URBAN
DESIGN
AWARDS
LONDON, ONTARIO, CANADA



200 VILLAGEWALK BLVD.

Domus Developments in association with Philip Agar Architect Inc.

ABSTRACT

Overview

Welcome to the truly unique and luxurious state-of-the-art office building at 200 Village Walk. Domus Developments was able to design a Modern office building that would provide adaptable office space for their own businesses along with other professional tenants. The building is located on the highly visible corner of Village Walk and Sunningdale Road, a short distance from the busy intersection of Richmond Street and Sunningdale Road. This location allows easy access to both the east and west side of London as well as the downtown core. Patrons of the businesses inhabiting the offices appreciate the ease of access and free on-site parking. An elevator and other features ensure a fully accessible building.

The tenants of the office building include accounting, medical, dental, land development, real estate, engineering and financial. Having the office building in the north end of London provides desirable office space for medical and financial businesses in a location where the city has high residential development and growth and the residents in the neighborhood appreciate having these resources close by.

The building is situated between current residential developments and the up-and-coming commercial space at the corner of Richmond and Sunningdale. Great thought was put into the architectural design of the office building. With the desire to compliment neighboring residential buildings and future commercial architecture a unique modern industrial design was developed. The exterior of the office building is comprised of more than

70% tinted glass in the use of floor to ceiling windows and long glass-fronted balconies which are complimented by vertical white aluminum panels and warm woodgrain cantilever canopies. The glass balconies are an important design feature as it makes the building have a more urban residential feel rather than a cold office building which ties nicely into the residential neighborhood surrounding the building. Other unique features incorporated into this industrial loft inspired office building are exposed structural steel beams that can be seen through the windows and throughout the open office spaces as well as a stunning open oak staircase from the main lobby to the 2nd floor lobby. Natural daylight and LED architectural light fixtures showcase the attractive mix of tile, wood, metal and glass finishes. The exterior grounds include outdoor patio space and walkways to the business entrances which allow patrons to easily locate the entrance they need to visit the desired business.

Emphasis on adaptable office space was front and center especially now as more and more people work from home or flex time. Many tenants have opted for larger open office spaces that include kitchen or moderate kitchen facilities for their staff. The Interior spaces are customized by the businesses who are tenants of the building. Use of glass entrance doors enhance the already modern design. Creativity of design is prevalent throughout and the unique use of finishes brings a custom look to each individual unit.

Sidewalks in the public right-of-way are met by wide pedestrian connections within the site,

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and public access points are reinforced by intensified landscaping to simplify the transition between public and private space. Pedestrian access to the building from the public realm is facilitated by direct corridors. Access is offered to vehicles off Villagewalk Boulevard, and bicycle parking is provided in proximity to building entrances. The office building contributes to the quality and character of the Upper Richmond Village with the urbanization of Sunningdale Road. We have provided a high quality, attractive building with mixed use within the community, contribute to a pedestrian-friendly live-work village and enhance the gateway with attention to landscaping and streetscape features.

Urban Design Intents:

- Providing a commercial development that, through the combination of its massing, orientation, pedestrian and vehicular entrances and material selection will blend well with existing features and align with the vision for the community
- Providing a commercial development that contributes to a visually appealing street edge along Sunningdale Road.
- Maximizing the available capacity within existing or planned infrastructure in the area.
- Implementing a land use that is consistent with the city of London Official Plan policies and direction provided by the Sunningdale North Area Plan and Urban Design Guidelines for Upper Richmond Village



505 TALBOT ST. (AZURE)

The Tricar Group

ABSTRACT

Overview

The objectives for Azure Condominiums were to bring development diversity to London's downtown; Ensure the surrounding area and its stakeholders approve of the new building; Create a quality condominium building; Provide a residential development that, through the combination of its massing, orientation, pedestrian entrances, street-level commercial spaces, architectural detailing, and material selection, will blend well with existing features and align with the vision for the location and community; Create a development that will adhere to a high standard of urban design and architectural principles, and compliment the future downtown area; Provide a public art piece that complements the building and provides an attractive interface between the property and the public realm; Maximize the available capacity within existing infrastructure; and Implement a land use that is consistent with Official Plan policies.

Azure boasts London's most modern level of urban design in a downtown highrise residential tower, setting a new standard for living in the city. At 29 storeys and 198 suites, it has become London's tallest residential tower and, with a first of its kind top floor amenity area, rooftop terrace and unique up-lighting that highlights important social causes and the holiday seasons, Azure has already become a downtown landmark. On its way to becoming the very first, privately constructed residential building in London to be LEED certified, the building is a responsible mix

of window wall, glazing and pre-cast concrete, creating an energy efficient and aesthetically appealing building. In-suite ERV's, electric vehicle charging stations, LED lighting, low flow rate plumbing fixtures and use of recycled materials have all been incorporated into the technology and design of this environmentally responsible property.

The site posed extremely tight constraints at the corner of a key downtown intersection. Directly adjacent is an historic church and to the west, an existing office building. A heritage courtyard was created to interface between the church and this new and modern development. Positive contribution to the public realm/quality of place

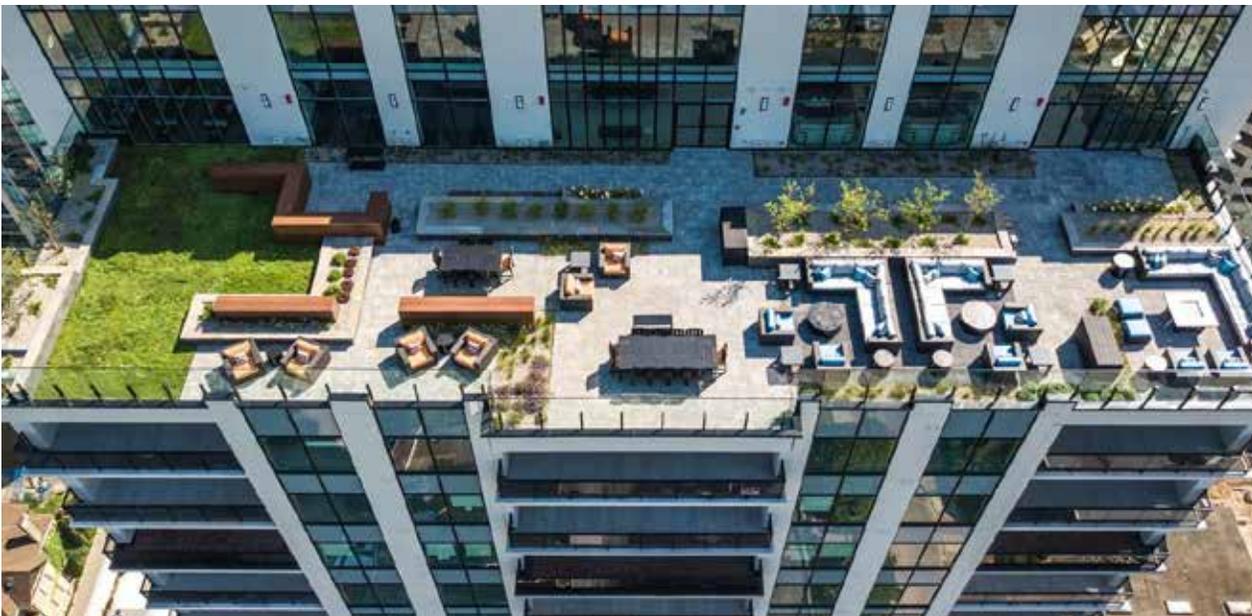
This location that includes street level commercial spaces continues the builder's commitment to the rejuvenation of the downtown London core; drawing people in to enhance the economic vibrancy with an active pedestrian connection between new and existing development. The accessibility to various modes of travel and the ease of pedestrian opportunities supports an active lifestyle and the protection of our eco footprint.

During the evening hours this building can be admired from afar as a result of its various lighting components which accent the building design. Exterior up-lighting located along the top of the structure not only creates a colourful

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façade but also provides an enhanced, local identity to our city skyline. Abundant lighting along the edges of an expansive, street level canopy also provides a prominent presence that promotes night time walkability and an added sense of security.

With 20+ options for suite layouts, plus penthouses, Azure offered floorplans to suit every type of homebuyer. Bright, extra-wide hallways and barrier free doors ensure accessibility throughout the building. Unrivalled, exclusive use amenities include 9,582 square feet of social and healthy indulgence. A residents' billiards lounge for friendly gatherings features wet-bar with high quality furnishings; a state-of-the-art golf simulator room with the latest technology; a large dining room for family celebrations and a fitness studio with the latest equipment. The social lounge spills out onto a lushly landscaped terrace with dining and lounge areas and the most incredible views of the entire city making this a unique and signature development that offers homeowners the opportunity for an active, social and superior quality lifestyle.



689 GRIFFITHS ST. (BOLER MOUNTAIN CHALET)

Architects Tillmann Ruth Robinson

ABSTRACT

Overview

For over 70 years, Boler Mountain has been a much-loved presence in the London community. A special focus on inclusivity, health and wellness has helped shape a unique winter recreation experience for all ages and abilities. Now, with the completion of a major renovation and addition to the 40-year old chalet, Boler has expanded the Mountain site onto an animated invitation to multi-sport activity across all four seasons adding activities such as yoga, mountain biking and fitness trails.

Our work with Boler began with establishing a respectful approach to the sensitive site. Inspiration emerging from the contours of the site, the local landscape and the sweeping views to the forest and hills drove our goal to embrace strong connections between the site and project design. Initial massing of the new chalet was limited to two stories, less than the height of the existing tree canopy. The final configuration of the addition also minimized the impact on tree removal.

With a footprint established, opportunities for accessible and inspiring outlooks were identified; a generous terrace at grade, and an upper viewing deck – an invitation to lunch and an outlook to the hills beyond. A sweeping front porch welcomes all visitors approaching the main entrance. The walkway, like the terrace and outdoor eating area, carefully reconciles the interface between building and the landscape.

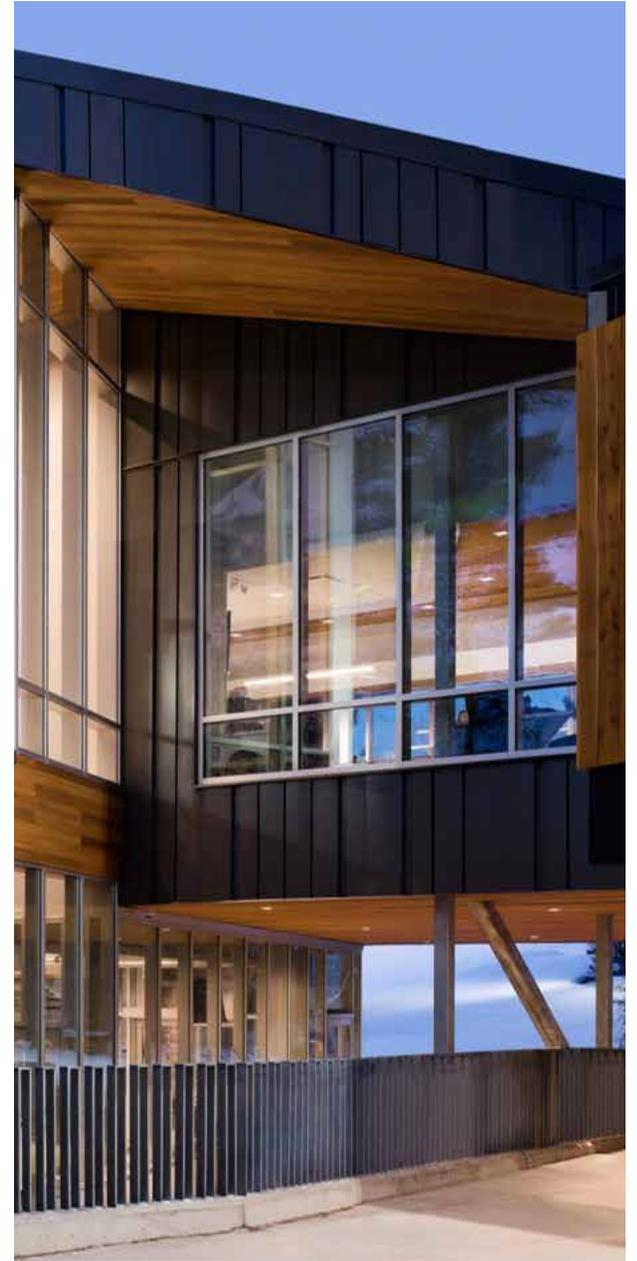
Interior spaces are configured to maximize views to nature, and welcome natural light. Traditional materials such as stone and wood speak to the history of this place as well as embody a modern ski lodge atmosphere. The inclusive design seamlessly integrates new with re-purposed existing spaces to create a new sense of permanence. Key program components that encourage gathering, such as the large fireplace and outdoor patios are located where chance encounters are sure to take place.

The project also included a number of critical stakeholders such as tenants using the kitchen and dining components. Important to the financial success of the project is the additional revenue generated by increasing Boler's capacity for hospitality services for weddings, conferences and other events. A large modern kitchen and licensed banquet hall accommodate large groups of up to 200. Smaller groups are comfortable in flexible multi-purpose rooms. Good design has been good for Boler's business. The high demand for this contemporary yet warm setting at the base of the hills speaks for the quality and uniqueness the Boler site.

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Urban Design Intents

- To create a vibrant and dynamic building that reflects the vision of Boler Mountain and symbolizes its commitment to being a premier recreational destination in southern Ontario.
- A project that not only respects the site, but celebrates nature through sensitive design interventions, connectivity and sustainability.
- Design welcoming, comfortable spaces that encourages activity and engagement for people of all ages and abilities.
- A contemporary, forward-looking building that embodies the rich history and spirit of Boler Mountain while accommodating the needs of future generations.



501 SOUTHDALE RD. W. (BOSTWICK COMMUNITY CENTRE)

MJMA in association with a+LiNK Architecture

ABSTRACT

Overview

Contribution to the public realm/quality of place: The new Bostwick Community Centre, YMCA, and Library project becomes the new social heart of an expanding peripheral community. Hockey, Library, Fitness, Aquatics all merge to create a whole greater than the sum of their parts. The triumph is not just the integration of three unique public service partners but that the space created 'in between' which becomes 'the place to be'. This space between the activities ignites and connects the diverse interests of this community.

The City of London, the Western Ontario YMCA, and the London Public Library have come together to create a unique and exceptional facility for the community to gather. The primary program includes a twin pad arena, multipurpose rooms, studios, fitness space, gymnasium, track, community kitchen and a two basin natatorium. The design maximizes benefit for each partner, recognizing a variety of operational issues specific to each including hours of operation, levels of service access, and zones beyond check-in areas. Of greatest focus is the creation of public spaces that truly define the facility as a community hub.

Site Sustainability: Site sustainability was a key driver for this project. The western site's boundary creates a substantial open-air storm channel, doubling as a headwater for the local watershed, and serving as a habitat for a variety

of flora and fauna. Rainwater is harvested from across the site and is filtered through natural bioswales, regulating precipitation flow and filtering impurities before being redirected to the storm channel. Although intensely programmed, with a large parking area and building, several surrounding spaces were planted with indigenous species to reinforce and increase areas of wildlife refuge and user repose.

Demonstration of fulfilling a clearly articulated urban design intent:

Located on the periphery of London Ontario, the Bostwick Centre is strategically situated to become the geographic and social centre of this emerging community. An underused site was selected to serve both the adjacent existing neighbourhoods as well as a new high density planned community of mid-rise residential towers assembling around it.

The building is situated at the front of the site; a lantern of activity creating strong identity and urban address. This leverages the strong street presence and visibility from the main Southdale Road with its parking disposed to the rear. Planning required the main entrance to face the main street. With the majority of users arriving from the rear, the design solution provides two entrances both arriving into the unified central hub. One entrance serves the parking with its considerable accessibility, pedestrian and drop

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off functions, while the other serves a sheltered pedestrian civic plaza facing the calmer access road to the East. This is designed as a highly visible and enticing diagonal promenade drawing you from the arterial intersection to the northeast, connecting with bus, pedestrian, and bike arrival and the existing residential communities to the north.

The building is fully integrated with the opportunities of its site. A deep drainage channel along the western edge of the site is re-naturalized to enhance and define the character of its western edge. Views from indoor and outdoor walking tracks connect with this re-naturalized feature. A full perimeter walking loop, a heavily planted sustainable parking space, centralized playground, skate and bike amenities, and generous exterior public spaces are designed to attract diverse community use. Spaces are designed to flexibly accommodate large events and interior programming that can 'spill out' of the building in good weather. A generous central pedestrian spine bisects the planning of the parking and connects through to the south end of the site to its future residential developments.



660 - 700 GARIBALDI AVE. (CINQUE)

Drewlo Holdings

ABSTRACT

Overview

Drewlo Holdings has enjoyed a long and rich history in London and our family-owned company's continued growth and advancement reflects Forest City's own evolution and development. Cinque is an intimately scaled low-rise multi-family development that was designed to be contemporary and complimentary to the surrounding area's uses. The goals in developing the five low-rise buildings were as follows:

- To improve the definition of the Adelaide St. North & Sunningdale Rd. East intersection
- To integrate the building into an established streetscape while incorporating the character of the existing community
- To contribute to the residential intensification of the neighbourhood
- To create a noise and visual screen to the high intensity area along Adelaide St. North

Recognizing the visual exposure of the location, Drewlo Holdings seized the opportunity to make an impact by implementing a high standard of urban design to Cinque. The high-profile development forms a continuous, enclosing street wall along Adelaide St. North, and creates a strong foundation for establishing a recognizable image and sense of place in the Sunningdale neighborhood. Using appropriate height and massing, Drewlo Holdings designed

the five-building complex with a sensitivity to the adjacent uses. The visual exposure of parking areas from the street has been minimized, as have the waste and service areas, which are carefully located to not detract from pedestrian connections within.

The design of the complex provides direct, comfortable, and safe connections from the building entrances to the public realm. The walkability of the development is integral for current residents' access to existing public transit, and future transit expansions. In addition, Crime Prevention Through Environmental Design (CPTED) principles were implemented to enhance safety. The design encourages greater levels of passive surveillance, while providing sidewalks of sufficient width to support planned levels of activity. Buildings are sited with frontage along Adelaide St. North and Garibaldi Ave. to provide additional "eyes on the street." Parking lots are purposefully framed by a wall of windows and surveillance through their location in the interior of the development blocks. Abundant lighting has been provided along all internal sidewalks and access control is provided through clearly identified points of entry into all buildings, defined by building materials, pathways, and lighting.

The carefully considered layout promotes connectivity and safe movement of pedestrians, cyclists, and motorists via sidewalks, walkways, and entrances to the site. The site layout is also designed with the intention of minimizing and mitigating the impact on adjacent properties while being consistent with the emerging development to the west.

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Visually, the Cinque buildings are designed with residential character and a sense of place that defines the North London intersection. The five low-rise buildings use articulation, corners of enhanced architectural detail, and expansive glass and windows; while the rhythm, repetition and patterning of materials establishes a strong sense of character. Varied rooflines, projections and recessions, and alternating tones are used to break up the buildings scale, height, and massing. The materials selected include a mix of brick and composite with an emphasis on high quality steel and glass windows. The variation of materials provides a scale relationship compatible with the surrounding uses and a streetscape environment that is appealing to pedestrians. Due to the high exposure of the development, each building was carefully designed to be visually appealing from all angles, ensuring there is no unsightly 'back-of-house' aesthetic no matter where the development is viewed from, and that there are no unpleasant shadowing impacts.

The development is further defined by a well-designed landscape plan used to demarcate spaces. Entrances to the site are framed with considered greenery that thrives in urban conditions. Prominent features such as entrances to the buildings are highlighted with appropriate plants that add visual interest, define pedestrian areas, delineate public and private spaces, improve comfort and health, offer visual screening, and improve the aesthetic quality of the neighbourhood. The landscaping also buffers Cinque from the adjacent developments while seamlessly integrating into the community's sense of place.



1030 ADELAIDE ST. S. (EMS HEADQUARTERS)

Architects Tillmann Ruth Robinson

ABSTRACT

Overview

The County of Middlesex has completed a new 45,000 square foot Emergency Medical Services Facility (EMS) that connects Middlesex County communities with the services providing healthier outcomes. New spaces for Middlesex-London's EMS include administrative offices, logistics, training, a 20-bay ambulance garage and a 2-bay working ambulance station. All are future-ready and flexible environments that anticipate a continually evolving delivery of emergency and non-emergency services.

Driving the Conceptual Design of the Middlesex-London EMS Facility was a vision for a municipal facility of superior quality that would proudly be an identifiable home for Middlesex-London's EMS. Central to the aspirations for the look and feel of the EMS Facility is how this building responds to its site at two different scales. On a larger scale, large areas of glazing on the east and west façades are visible from Highway 401 and act as "lanterns" that are visible at night to highway traffic. At a neighbourhood scale, EMS's decision to locate on Adelaide Street breathes new life into a light industrial area in the south end of the City where existing buildings contribute very little to the public realm.

Middlesex-London EMS is a precedent for future development that sets the standard for how built form can enhance strong relationships between buildings, streets and open spaces. As an example of a strong street presence, EMS carefully balances a welcoming and transparent

street presence with the need for a safe and secure facility.

Comfort, human scale and civic pride are essential to making this a meaningful place for the individuals who provide for the personal safety of area residents. Interior spaces are designed to reduce stress and anxiety. Calming textures, natural materials, views out and the abundance of daylight contribute to emotional and psychological well-being. An exterior wellness garden enclosed by three glazed walls integrates calming, natural elements to assist staff with managing decompression and resilience following traumatic calls.

High touch finishes such as stone and wood also provide a timeless quality to the exterior and interior building elements, contributing to an elegant civic icon that proudly displays EMS's core values and mission. A well thought out balance with modern materials such as glass and metal adds a contemporary, well-crafted feel to the forward-looking Middlesex-London's EMS.

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Urban Design Intents:

- A project that symbolizes EMS's vision and commitment to care for and serve the citizens of London – Middlesex.
- A contemporary, forward-looking building that celebrates the pride and culture of the EMS.
- A design that is transparent, accessible and welcoming to the public.
- To provide a work place that is accessible safe, functional and supports the purpose and personal well-being of the EMS staff.



1151 RICHMOND ST. (UNIVERSITY COLLEGE REDEVELOPMENT)

Architects Tillmann Ruth Robinson

ABSTRACT

Overview

This renewal of the symbolic centre of Western University – University College – relies on the highest level of restoration and transformation. First envisioned by the University as the iconic representation of Western’s academic pride, this 1920’s building, once hard-pressed to provide the resources and experiences expected by 21st century learners, is once again a vibrant focus for Arts and Humanities.

Architects Tillmann Ruth Robinson began our work with Western by undertaking a thorough investigation of the existing building to understand University College’s (UC) original design and additions made over time. Thorough documentation and consideration of this information identified the clear need to replace critical elements such as windows, mechanical and electrical infrastructure. This process also lead to the conclusion that significant alterations were needed to reconnect UC’s aging learning and social spaces – both real and virtual – with Western’s reputation for providing the best student experience. Critical to the success of building alterations was the creation of a contemporary project that is sympathetic and complementary to UC’s unique, iconic heritage elements.

Thirteen programs that are part of Western’s Faculty of Arts and Humanities have come together at the renewed UC. New world-class teaching spaces and ground-breaking research facilities are fit-out with the forward-looking

communication technology needed for current learning models and methods. As important are light-filled, flexible, informal learning and social activities that encourage cross-program synergies. A series of new openings between floors are sensitively introduced between multiple levels, visually connecting contemporary commons or shared lounges where good ideas are generated and shared. A framework of generous “in between spaces” along paths of travel to formal destinations provide room for people to pause for chance encounters. New routes through the building are an important part of removing obstacles and physical barriers created over years of renovation. Realigning multiple levels, stairs and elevators to barrier-free access aligns movement with Western’s high standards of inclusivity.

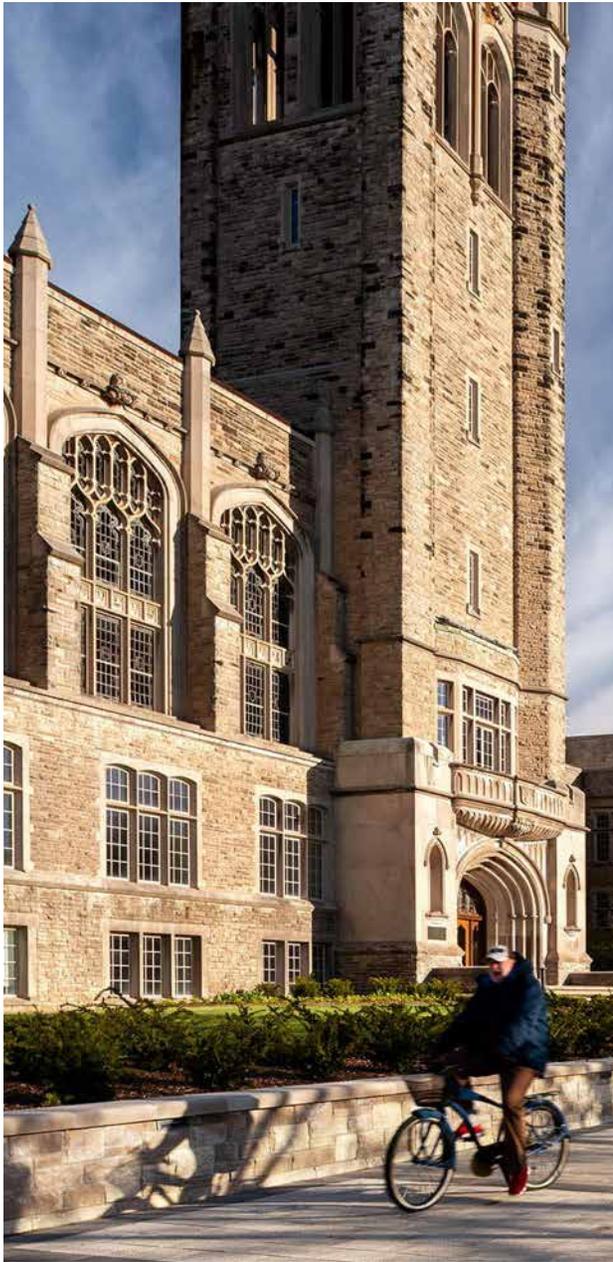
Projects of this importance and value do not come along very often for a University. UC is one of Western’s buildings that are essential to the emotional connection of students, faculty and staff. Sitting atop a hill overlooking the main campus entrance, there is no stronger image connected to Western. And, refreshing an existing campus asset aligns with Western’s commitment to address environmental challenges in meaningful ways. Interiors are significantly transformed and respectfully build upon the existing character. Spaces that are fresh and new integrate related elements to ensure they belong. The contemporary, naturally lit common space has been created by way of

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opening up 3 levels to each other. All of the existing exterior windows, once covered by ivy that had begun to invade UC’s interiors, were replaced with matching glazing. Original light fixtures discovered in a forgotten concrete bunker near the main entrance have been restored and focused on the Memorial Tower. For the first time since the sixties, University College glows at night enhancing its presence and providing safe passage to pedestrians along Kent Drive.

Urban Design Intents:

- Show respect for the iconic image of University College, leaving it better than we found it.
- Encourage collaborative synergies and boundary-crossing through meaningful shared common spaces that aligns with Western’s Principles for the Creation of Effective Common Space while preserving distinctive spaces for each program.
- Improve opportunities for persons with disabilities to be able to access the University College building by removing obstacles and physical barriers.
- Illustrate, through responsible use of available resources and materials, a story of the Faculty of Arts & Humanities commitment to our environmental, social and sustainable responsibilities.



1151 RICHMOND ST. (AMIT CHAKMA ENGINEERING BUILDING)

Perkins+Will Canada in association with Cornerstone Architecture Incorporated

ABSTRACT

Overview

The new Amit Chakma Engineering Building (ACEB) and altered Boundary Layer Wind Tunnel (BLWT) are located along Western Road, across the street from the Ivey School of Business. Strategic alterations to the BLWT were required to facilitate the development of the ACEB with the goal of creating an integrated design solution.

Urban Design Intent:

A number of contextual forces drove the design of the new Amit Chakma Engineering Building and the Boundary Layer Wind Tunnel alteration:

The ACEB was orientated along Western Road, directly across from the Ivey School of Business, helping to strengthen the campus thoroughfare as a 'gateway' to the centre of Western's campus. Students arriving from Western Road can enter the ACEB and BLWT in the south forecourt, or may also enter the ACEB through a side walk connection provided at the north atrium.

The ACEB building is itself a gateway to Western's engineering complex, where students arriving from Western Road are welcomed in the shared BLWT south forecourt. This plaza space offers students both covered and uncovered outdoor social space and is framed by the ACEB to the north, and the BLWT to the east. Once entering the ACEB main entry, large 15ft. wide corridors extend along the building's west façade. These corridors not only connect

students to the north ACEB atrium space, but are also secondary light-filled social spaces that provide spaces for student exhibition and collaboration. All corridors, stairs, landings, and lobbies in the ACEB were designed to optimize the opportunity for 'creative collisions' and are places for exchange, education and engineering exhibition.

At the north end of the west corridors is the new ACEB atrium space, which directly connects the building to the existing Spencer Engineering Building at three different levels. These connections have allowed the atrium space to seamlessly tie together the old and new engineering facilities, becoming the new 'heart' of Western's Engineering complex.

The BLWT alteration helped create enough space on site for the new ACEB. It was also an opportunity to reorganize the BLWT interior, and ensure its new plan would maximize connections to and from ACEB. The building's main entry was moved from the north façade to the south façade, giving it a more public face adjacent to the new south forecourt. A landscape garden was designed between it and the ACEB, creating a pleasant buffer between the two closely sited buildings. A north exterior connection was maintained allowing BLWT students and faculty to easily connect to the north ACEB atrium space from the outdoor north engineering court.

Architectural Excellence:

The Amit Chakma Engineering Building (ACEB) had three main streams of influence that helped guide its design and subsequent expression.

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The vertical language and stone materiality of the surrounding context were incorporated into the ACEB's exterior organization.

The more public and social lower levels + 3 story atrium space were clad in limestone and curtain wall, while the more quiet + focused upper levels were wrapped in a copper box cantilevered over the locally quarried limestone base.

Key engineering features of the building, such as the steel truss engineered to support the 30 ft. cantilever and the sustainability features (roof-top solar array, grey water recovery, electrochromatic windows) contributing to ACEB's target for LEED Platinum certification, became elements of design expression. The building's interior was designed to maximize visibility into and out of the various classrooms, laboratories, and student work and collaborative spaces. Engineering systems, work and process are therefore on display throughout the ACEB, allowing the building to be a source of pride for Western's diverse engineering department.

The alterations to the BLWT house a model display area, reception, meeting and office space all organized around a re-purposed vaulted ceiling space which was converted into the main lounge and collaborative work area. The altered portion of the building was re-clad in a fibre-cement panel to compliment the pre-cast panels of the existing building while new windows provide natural light into previously underlit spaces.



4448 COLONEL TALBOT RD. (L'ARCHE LONDON)

α+LiNK Architecture Inc.

ABSTRACT

Overview

L'Arche London, founded over 20 years ago, is the local member of L'Arche International. As a community within the greater London community, L'Arche London provides homes, programs, and services for people with developmental disabilities. With three L'Arche homes located in London, the local organization realized a need for a community space for their core members, staff, volunteers and the broader community; a space to gather and bring the community together to support L'Arche programming.

The Gathering Place was designed to fulfill this need for L'Arche London and the surrounding community. Located in the southwest region of London at the corner of Colonel Talbot Road and Sunray Avenue, the new 8,500 sq.ft. centre serves the varied needs of L'Arche London with a program consisting of creative spaces, adult daycare facilities, sensory room, and community support spaces, including the L'Arche London offices. The new facility provides opportunity for users to explore their creativity, engage with neighbours and have a greater sense of being connected to the community. Situated on a large corner property, L'Arche London has the opportunity to utilize the surrounding space for outdoor programming, events and community gardens. The design of the Gathering Place was inspired by the name L'Arche, or The Ark, a concept which evokes shelter, security, and community. The building features an arched great hall for daily programming and community events, as well as craft rooms, a community

kitchen, respite rooms, a universal washroom with accessible bathing amenities and offices.

The building was designed with the core values of L'Arche in mind; connecting L'Arche members with the surrounding community. With two main building entrances; access from both Colonel Talbot Road and the rear parking lot off of Sunray Avenue, the building supports a welcoming connection to the surrounding community and acts as a transition between the arterial urban commercial corridor and the existing residential neighbourhood to the east. The dual entrance design also lends to the Gathering Place as a gateway structure between the surrounding commercial and residential neighbourhoods. As part of the Main Street Corridor in Lambeth, the design supports this designation by providing a mixed use facility that is street-oriented with small-scale intensity. The building's pitched roof form ties the past (agricultural) and present (residential) uses of the neighbourhood together along with protection of surrounding natural areas.

The building is located with a zero front yard setback, which sets a new precedent along Colonel Talbot Road, in order to highlight the main street entry and strengthen the pedestrian connection. To further support the connection to the public realm, windows are located along the west facade, including accessible seating nooks within the great hall, to connect with both the pedestrian and street traffic along Colonel Talbot Road. The building's meeting room is located at the intersection corner to support this

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connection to the public realm. Both entrances were designed with large overhangs to emulate the front porch of a home; to invite and shelter users upon entrance or exit from the building. In order to highlight the hierarchy of forms of the building's massing, the arched great hall is coated in the L'Arche 'Blue' to illustrate the focal point of the Gathering Place and relate to the archetypal house form of the neighbouring houses.

The design of the Gathering Place targeted LEED Silver, with sustainable features including rainwater harvesting, permeable paving, 'white' roofing, and reduced heat island effect in the parking area. L'Arche signage is located on both entrance facades, facing Colonel Talbot Road and the parking lot off of Sunray Avenue, for clear building identification from all access points.

The landscape concept, designed by York Urbanist Landscape Architect, starts internally to the site with an exterior piazza for both pedestrian and vehicle traffic as an extension of the interior great hall. The plantings around the parking area are both naturalized and involve a complete bioswale system including infiltration pavers and a rain garden. The backyard encompasses the transition from the piazza to the lawns and gardens including a trail through the treed area where majority of trees were retained as part of the tree preservation study. Outdoor space was allocated for L'Arche London to provide a community garden program for members and the surrounding community.



2435 BUROAK DR. (SIR ARTHUR CURRIE PUBLIC SCHOOL)

Cornerstone Architecture Incorporated

ABSTRACT

Overview

This new Elementary School, Child Care Centre and Family Centre is located to serve the expanding residential neighbourhoods in northwest London.

The site is located on Buroak Drive, just south of Foxfield District Park. The site is bordered by single family residential to the north, south, and east with vacant but soon to be developed land to the west. The site is 2.915 ha with a frontage along Buroak Drive of 195m.

To address the site, the building is located on the north end of the property with the site access and parking lot to the west. This permits maximum frontage of the building along Buroak Drive to help frame the streetscape and provide safe pedestrian access. It also allows the building to screen the parking lot as you approach the building from the Buroak Drive roundabout and Foxfield District Park.

The north building façade includes the more public program elements such as the Atrium, Administrative offices, and Learning Commons. This permits the north elevation to have a more active and engaging façade with varying materials and relief. The main entrance to the School is located at the northeast corner of the building and is organized around a landscaped forecourt which connects to the public sidewalk. The forecourt extends along the west edge of the building to connect to the Child Care and Early Years entrance, permitting

clear way-finding to each facility from the street and parking lot. A raised pedestrian crossing provides safe access to the parking lot. Since school can have very repetitive, it is important to use key elements like the atrium, administrative offices, and learning commons to animate the street-facing façade. To achieve this, a consistent approach to applying the building materials was developed to highlight the building massing and entrances. The building uses a simple and durable palette of building materials, including architectural concrete block, brick veneer, aluminum composite panel and aluminum curtain wall. The material application achieved the following objectives:

- The atrium, administrative spaces, and learning commons are clad predominantly in curtain wall with an architectural concrete block base and aluminum composite panel fascia. Detailing of the mullion caps in the curtain wall helps accent the multi-story volumes of the learning commons and atrium to add further visual interest to those elements.
- Aluminum composite panel canopies cantilever over the building entrances with integrated signage to help with way-finding and protection from the elements during drop-off and pick-up times.

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- The brick is applied at the main school volume for classrooms with punched windows, creating a simple backdrop for the more prominent common area and entrance volumes. A subtle change in brick colour at the Child Care and Family Centre provides a separate yet complimentary palette.
- The forecourt is landscaped to soften the entry sequence from the street and parking lot, and includes amenities such as bike racks and bench seating to promote active transportation and rest.

The result is a unique approach to Elementary School design which responds to the site to create a new hub for the community and contributing positively to the public realm.



2215 CALLINGHAM DR.

Domus Developments

ABSTRACT

Overview

The Meadows of Sunningdale is in the highly sought after up-and-coming Sunningdale Meadows neighborhood. In this subdivision there are a variety of single and multi-family projects. This Condominium Development is nestled between high rise apartment style condominiums and Executive single family homes. Domus Developments is proud of the intimate bungalow townhome collection which sets the standard for condominium luxury. In this picturesque community classic architecture integrates itself beautifully with manicured landscaping all in an idyllic setting.

The site was designed so home owners would have the enjoyment of stunning pond views and ease of access to the neighborhood walking paths. Buildings were positioned in order to complement the adjacent development as well as being pedestrian friendly. Thoughtful landscaping plans were made to create a parklike setting for the residents to experience. Landscaping was also used to complement city plantings along the abutting streetscapes and screen undesirable elements from public view. Now that construction is complete, the residents appreciate living in a development where the natural surroundings, pond views and the stunning west exposure sunsets are all part of their daily life. Each unit owner experiences the relaxing outdoor space directly from their condo via a private deck or patio.

The builder used unique mansard roof lines and round dormer windows to create an upscale exterior design. This along with high end finishes ensure the complex fits into the existing executive style subdivision. Extra thought was taken in developing the site design making sure the surrounding natural elements were integrated into the overall plan. The physical structure of the units have been designed to incorporate natural building materials where possible. A manufactured stone accented with stucco was used on the façade of the buildings and a natural stone retaining wall was used for the landscaping backing onto the ponds and the decks are all made out of wood with iron railings.

The 55 units offer open floor plans ranging from 2200 to 2400 square feet, all with a main floor master. Buyers also enjoy the unique feature of using attic space for additional living space in the loft. This feature provides extra square feet of usable space open to the main floor along with the high ceilings and interesting architectural details that go along with the loft design. Ten of the lots back onto the ravine / nature pond and boast amazing sunsets over the water.

BUILDINGS

Urban Design Intent:

- Provides a residential development that is compatible with the surrounding neighborhood.
- Ensures adequate pedestrian circulation that allows movement within the site as well as provides connectivity within the neighborhood and future transit.
- Creates a development that is in keeping with the approved Community Plan.
- That is in response to Placemaking Guidelines.



3970 SAVOY ST. (NO. 11 FIRE STATION)

Cornerstone Architecture Incorporated

ABSTRACT

Overview

The ongoing development of the Southwest Area necessitated the relocation of No.11 Fire Station from Westminster Drive to a new location at 3970 Savoy Street. The new location provides improved emergency service to the area through a more central location, reduced response times, and secondary support in the south end of the City.

The site is located one property in from Wharnclyffe Road with townhouses across the street, detached residential to the northwest and currently undeveloped land to the north. The site is 0.45 ha with a frontage along Savoy Street of 76m.

To address the site, the building is located on the north end with the apparatus bay perpendicular to Savoy Street to optimize access to and from the site for the fire trucks. Positioning the building to the north also permitted the building to be more integrated with the surrounding residential development while keeping the vehicular traffic and parking to the south. The parking spaces and drive aisle are screened from Savoy Street by a low landscape wall with integrated building signage, planting beds and a bio-swale which collects and cleans the stormwater run-off from the paved areas prior to releasing it into the ground.

The main building entrance is positioned north of the apparatus bay to address Savoy Street, helping to frame the existing streetscape and

provide the building with a visible presence within the community. The main entrance is then connected to the public sidewalk through a hard and soft landscaped forecourt, inclusive of two barrier-free parking spaces, which contributes to the continuity of the public realm while meeting the City of London Facility Accessibility Design Standards for an accessible public entrance.

Due to the high exposure of the site from multiple directions, each building elevation required careful consideration to limit any unsightly 'back-of-house' condition. To achieve this, a consistent approach to applying the building materials was developed to highlight the building massing and entrances. The building uses a simple and durable palette of building materials, including architectural concrete block, aluminum composite panel and aluminum curtain wall. The material application achieved the following objectives:

- The architectural concrete block creates a durable, low maintenance base in keeping with the use of masonry in neighbouring residential buildings.
- The aluminum composite panel 'wraps' the apparatus bay, north and south wings with canopy extensions to highlight the key building components and identify the building entrances.

BUILDINGS

- The soffits use a wood-look aluminum siding to create a sense of warmth at the pedestrian scale as one approaches and enters the building. The wood-look is referenced the mature trees which line the northeast edge of the site.
- The glazing, ranging from vision glass to opaque spandrel glass, is applied strategically to further identify entrances while providing key views in and out of the building. The Savoy Street façade of the Apparatus Bay is completely glazed to act as a display case for the Fire Trucks to the community.
- The front drive way is designed to be deep enough to permit the Fire Trucks to pull out of the Apparatus Bay for cleaning as well as community events where neighbours can interact with the Fire Fighters and the trucks.

The result is a unique approach to Fire Station design which responds to the site, using it to its advantage to optimize response times while contributing positively to the public realm and host community.



1212 CORONATION DR.

(ST. JOHN CATHOLIC ELEMENTARY FRENCH IMMERSION SCHOOL)

Cornerstone Architecture Incorporated

ABSTRACT

Overview

St. John Catholic Elementary French Immersion School and Child Care Centre is located in a newly developed neighbourhood in the northwest area of London. The new 50,000 square foot replacement school offers 500 students from Kindergarten to Grade 8 with an upgraded and innovative learning facility.

The site is located at 1212 Coronation Drive, south of Gainsborough Road and east of Hyde Park Road within London's Hyde Park Community. The school is bordered by single family homes on the north and west property lines and is directly adjacent to Maple Grove Park to the east.

The building is located in the north east corner of the site, close to the street line which gives the north façade a prominent presence along Coronation Drive and allows the building to stand as a prominent focal point within this growing community. The parking lot is located on the west side of the site acting as a buffer between the new school to the east and the residential lots to the west. It also provides direct access from the parking lot to the school, child care centre, playground and soccer field. The site is bordered on the south and west property lines by fence; however, the east property line was left open to allow for circulation between the school and Maple Grove Park.

The main building entrance off the north west corner of the building is connected to the

parking lot and vehicle lay-by off Coronation Drive by an entrance forecourt, which allows for safe and efficient student drop-off. The entrance is highlighted by a double height atrium space with a cross off the east façade to reflect the Catholic faith of the student population. Locating the atrium and Learning Commons on the north façade allows two of the most active student spaces to be visual from the street, adding importance and interest to the streetscape.

The architectural treatment of the new school and child care centre responds to the program areas while addressing the exposure to Coronation Drive; creating the presence of a public building while responding to its residential context and exterior park surroundings achieving the following objectives:

- The atrium is a double height structure, glazed on the north west corner to highlight the main building entrance from both Coronation Drive and the parking lot. A single storey height canopy leads from the Atrium and extends from the north façade to create a sheltered area at the entrance of the school.
- The Learning Commons and Multi-Purpose Room are articulated as a one and a half storey high volume that addresses Coronation Drive. This lower height mass along the street serves to blend the two storey school into the scale of its single home residential context. This prominent

BUILDINGS

facade consists of glazing, contrasting masonry and aluminum composite panel that is used to highlight the school name on this exposed facade.

- The east half of the building is a two storey mass that contains classrooms. The stacked classrooms contain punched windows that are aligned and accentuated with vertical bands of contrasting masonry. The verticality of this architectural facade treatment elongates this two storey mass, giving the school a prominent presence within this residential community. The glazing along the east façade that addresses Maple Grove Park adds interest to this exposed building face and encourages visual interaction between the classrooms and the park.

St. John French Immersion School is a school design which responds to its residential context to serve as a community hub for local residents and the greater community of London.



759 CLEARVIEW CRES.

Skinner & Skinner Architects Inc.

ABSTRACT

Overview

The infill home at 759 Clearview Crescent celebrates contemporary design, while complimenting the modern influenced character felt throughout the distinct neighbourhood. The street and surrounding houses were developed primarily in the late 1970's through to the 1990's with the goal of creating a community where custom architectural homes express the vision of their occupants while embracing the naturalized riverside landscape. Rather than expressing a consistent style or language, the area reflects a contemporary and eclectic mix of well-designed one and two storey houses.

The new single-family residence is a one-storey, barrier free home for a senior couple. The design is articulated to fit with the neighbourhood by way of its front courtyard, flat roof, and orientation of garage, expansive glazing, materials, and natural landscaping. The residence assumes an L shape, common to the area. The north facing side of the house, and its main façade, promotes an interesting streetscape. The garage entrance runs perpendicular to the street, eliminating a façade dominated by a large garage door. The L shape forms the basis for an outdoor courtyard space, formed by two sides of the house and enhanced by landscaping and courtyard walls. Adjacent to another contemporary home, the courtyard is designed as an interior yard, commonly found in the area, and allows for privacy for both properties. The sidewalls of the house extend to the back providing garden privacy from neighbours and the adjacent street.

The low and linear form provides a subtle massing set into the natural environment. The 2,700 sq. ft. three-bedroom house features an open concept with the majority of glazing facing the south-east view of the river. Fenestration, on all sides, is balanced for privacy, natural light and aesthetics. Entrances and fenestration are key design elements that allow for privacy from the public streetscape and a connection to nature through relating interior and exterior spaces. Front entrances in the neighbourhood are commonly recessed from the façade and feature large overhangs for shelter. Solid front doors with floor to ceiling glass sidelights offer both privacy and a connection to the street. The residence relates these characteristics in featuring a recessed front entrance, roof overhang to provide shelter, and front door entrance with sidelights.

The roof overhang of the house is customized to suit specific functions at given locations around the house, relating form to function for the home and its specific environment. For example, the front entrance overhang projects out 8 ft. to highlight the entrance of the house while providing shelter from the elements and a modern 'front porch' sensibility in relation to the street. The roof extends out 4 ft. from the south facing glazed wall to allow for sun shading from intense summer heat gain while promoting passive solar heat gain in winter. The roof extends over a rear screened-in-porch and provides complete protection from the elements. The west facing side of the house, facing MacKellar Avenue, takes into account the owner's requirement for privacy while articulating an interesting composition of windows, a side entrance feature, roof overhang

BUILDINGS (SMALL SCALE RESIDENTIAL)

and garage, purposefully stepped back, to break up the façade and provide additional interest. The style of the house is modern, yet its large roof overhangs provide a link to the past and future. Many contemporary dwellings lack the use of such traditional design devices that enable the expression of geometric simplicity and passive solar heating and cooling.

The dark brick blends into the landscape and compliments the tones of the adjacent houses. Significant amounts of glazing reflect the green and hues of the natural surroundings. Trees selected to supplement the existing landscape include river birch, redbud, dogwood and cedar. The deep earthen toned brick colour allows the built form to be in harmony with the changing, seasonal foliage of these species and for nature to be celebrated.

Extensive landscaping has been designed specifically to complement the existing, mature vegetation of the area including both native and cultivated landscapes. The existing streetscape is well established with large street trees and lush front gardens, both manicured and naturalized, with plant diversity. The adjacent Thames River valley to the south is a mixture of mature native vegetation and volunteer regrowth resembling a naturalized landscape. The intent of the landscape is to provide a stylized wilderness, both within the property and along the perimeter edges, while respecting the maturity and naturalized character of the existing context. An existing cedar hedge along McKellar Avenue is retained as well as four large mature coniferous trees located at the northwest corner of the site.



495 ST. JAMES STREET

Skinner & Skinner Architects Inc.

ABSTRACT

Overview

The renovation and addition to the century home on Saint James Street, in London's Old North Neighbourhood, involved the creation of new spaces and forms rooted in influences from the original building and its urban setting. The structure and materials of the existing home were in need of complete renewal.

The functional program of the clients, better suited to modern day living, expands the small floor plan with an addition, extending from the original building into the rear garden. The form and typology of the existing, steep sloped roof, partially housing the second floor, is extended in the formal addition, to create a uniform exterior shape and harmonize rather than contrast with the proportion and scale of the original form.

The new street elevation distils traditional elements from the porch, front door, bay window, second floor bedroom window, and roof, into a composition of simple function and elegance. The newly elongated exterior side elevations, formed with horizontal wood-siding, are interrupted with contrasting vertical elements, to break up the visual line. At west, a large existing gable serves as inspiration for a two-storey interior volume. A set of stacked windows rhythmically extending all the way up the gable, is repeated at the point of the addition. Stacked windows carry up the two-storey space and subtly define the connection between the existing building and the addition. At east, the façade is punctuated by a new side entrance and feature chimney.

In three key interior spaces – dining room, kitchen and living room – expansive two-story volumes are formed, creating a rhythm and loft-like atmosphere with views from the main and second floor bedrooms, over the rear garden. The expansive volumes of the kitchen area expose the double height rear brick wall of the original house and new two-storey addition.

A new, detached garage is concealed at the rear of the property. Its side wall forms a garden courtyard space for the new home. The overall design focuses on retaining the existing scale, position and character of the original home, in relation to other neighbourhood houses, while introducing new spaces and forms in an intensification that speaks to both traditional and modern sensibilities.

BUILDINGS
(SMALL SCALE RESIDENTIAL)



GREENWAY PARK (FOLLOWING IN HIS FOOTSTEPS)

LeuWebb Projects

ABSTRACT

Overview

What would Terry Fox want? In many of the interviews recorded during his journey, he deferred attention from his own heroism to speak about the potential courage we all hold — our collective ability to achieve greatness. Left unspoken was the superhuman example he set, the bravery and perseverance celebrated and commemorated with *Following in his Footsteps*, an immersive new landscape artwork along the Terry Fox Parkway in Greenway Park, London.

Designed to inspire a unique experience for each visitor, each element of the pathway acts as a visual reference to the Terry Fox story, thought-provoking not only during the annual Terry Fox Run, but throughout the year. This work of art is designed to be experienced at the human scale and includes:

- Two visually striking signposts mapping the cities and distances of the Marathon of Hope (in their original Imperial units as referenced by Terry in his diary);
- Boulders from east and west of London, representing Terry's cross-Canada route;
- A patterned ground surface evocative of Terry's iconic running gait and including shoe prints to intensify the visual memory of his presence at the site; and
- Living elements: strategically blooming plantings native to regions across Canada.

The two signposts in patriotic red and white identify the Terry Fox Parkway for visitors. Using a unique landscaping pattern of paving stone and concrete, the arrangement is at once evocative of Terry's rhythmic hop-hop-step that has become synonymous with the Marathon of Hope. These elements provide memorable images for visitors and combine to enhance the character of this area of the park.

Following in his Footsteps transforms through the seasons and alongside the steady flow of the nearby Thames River. As a result of the vegetation components of the artwork — hearty plantings native to different regions across Canada — a visitor's experience will take on different aspects of Terry's journey depending on the time of year.

The beginning of his journey is marked by the early spring-blooming Wild Lupine, a native of Newfoundland, visually referencing the marathon's inauguration on April 12, 1980 in St. John's. In the heat of summer, we're reminded of Terry's historic visit to London, as the Lance Leaf *Coreopsis* and Butterfly Weed erupt in colour, commemorating his July 17, 1980 stop in the city.

Whether during the annual Run in September, when the joyousness of the crowds that greeted Terry is felt as the participating runners gather and carry on his mission, or on a quiet, cool morning in the spring, when the path takes on a contemplative tone and reminds us of Terry's

PUBLIC REALM ENHANCEMENTS

solitude as he moved through long stretches of the quiet Canadian landscape, *Following in his Footsteps* combines the renewing and restorative hope of a garden with the evocative power of art to help us feel for a moment what it may have been like to walk in his footsteps.



1151 RICHMOND ST. (KENT DRIVE PEDESTRIAN WALKWAY)

Architects Tillmann Ruth Robinson

ABSTRACT

Overview

Western University has recently embarked on an open space strategy that will establish a core precinct on campus, within which priority in design, function and use will be given to the pedestrian. The overall initiative to achieve a pedestrian-oriented campus will change the emphasis on roadway treatments within the campus. The improvements envisioned to the access corridors across the campus will prioritize pedestrian connections by distinguishing them from other nearby modal movements, while providing appropriate surface materials, landscaping, signage and amenities to create a safe, accessible and comfortable network for pedestrians.

As this strategy was being developed the renovation and modernization of University College was underway. The \$21 million project was focused solely on the building, but not long after construction had begun the University asked architects Tillmann Ruth Robinson to look at improving the environment outside the building, especially the main east façade and Kent Drive with the open space strategy in mind. This was the first project on campus to put the elements of Western's vision into practice.

Kent Drive is laid out across the entire east face of University College running parallel in a north-south direction. Kent Drive was an active vehicle roadway with parking for about 45 cars. The conflict between students, faculty and staff with the automobile had existed for decades.

Lighting was poor and the overgrowth of the vegetation added to the feeling of an unsafe and not terribly welcoming environment. Architects Tillmann Ruth Robinson made some bold moves to remove the ivy from the building and some aging trees coupled with the removal of vehicles from Kent Drive. Collaborating in this effort was Arthur Lierman Landscape Architecture and Yuna Hur Lighting Design.

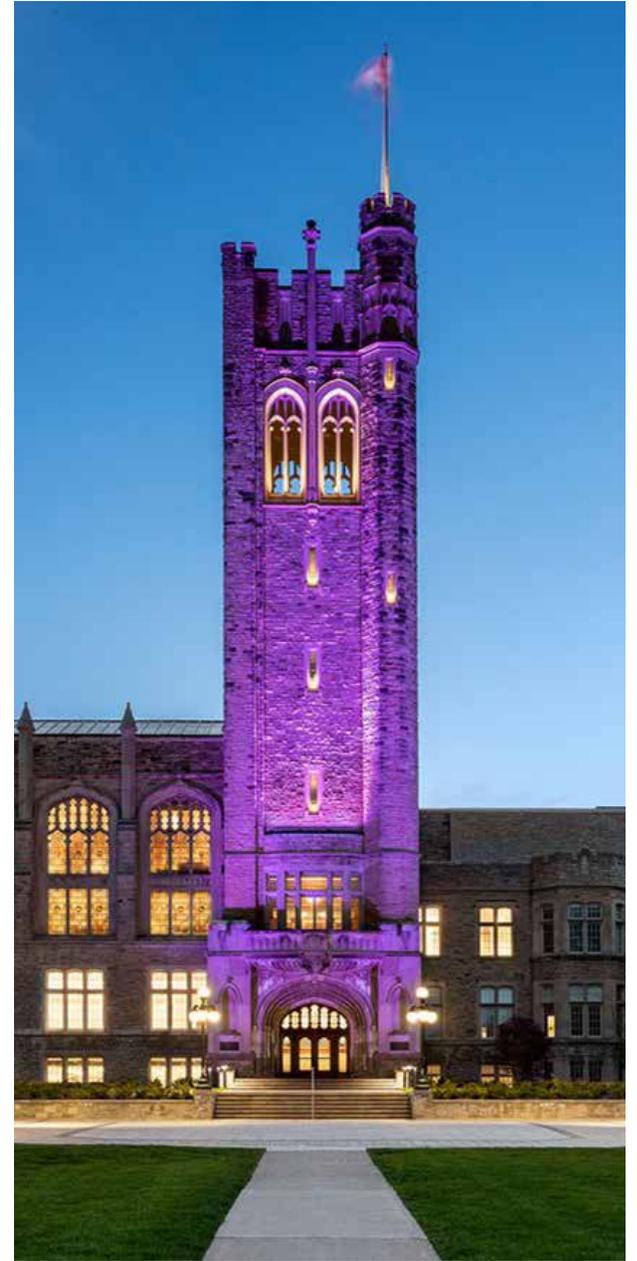
As University College is the original and iconic building on campus, it was imperative that the landscaping, lighting and material selections complimented and not compete with this majestic building. The design team was also certain that there needed to be places of interest along Kent Drive that would allow the community to relax, read and enjoy the setting atop University Hill at any hour of the day.

The existing asphalt roadway was removed and replaced with a simple stone paver pattern that could be easily replaced elsewhere on campus. A new stone retaining wall at seating height, complete with in-wall lighting and power was built up on the west side of the Drive. At the north end of Kent Drive, a reading garden was designed utilizing reclaimed stone pavers from work previously completed at Althouse College a few years earlier. The reading garden is located at a redeveloped barrier-free entrance and is augmented with new plantings, low-level lighting and delightful red furniture which contrasts wonderfully with the greenery.

PUBLIC SPACE AND LANDSCAPE

At the formal entry below the Memorial Tower of University College, the concrete steps and walkway have been removed and replaced with large natural stone pavers. Western's crest has been sandblasted into the stone pavers, just in front of this important entry point. Where Kent Drive intersects with this entry sequence is an oversized forecourt, which allows for large gatherings and is set to become "the place" for class photographs and convocation memories. Two existing concrete light bunkers have been refurbished and focused onto the Memorial Tower creating a delightful setting in the evening hours. New tree plantings and vegetation have been selected and placed so that overtime they will blend with and not overwhelm University College.

The people space that has been created is a beautiful extension of University College while optimizing all of the key ingredients of Western's open space strategy. The quality of the space is best experienced in person, anytime of day.



250 HORTON ST. (POCKET PARK)

Arthur Lierman Landscape Architecture

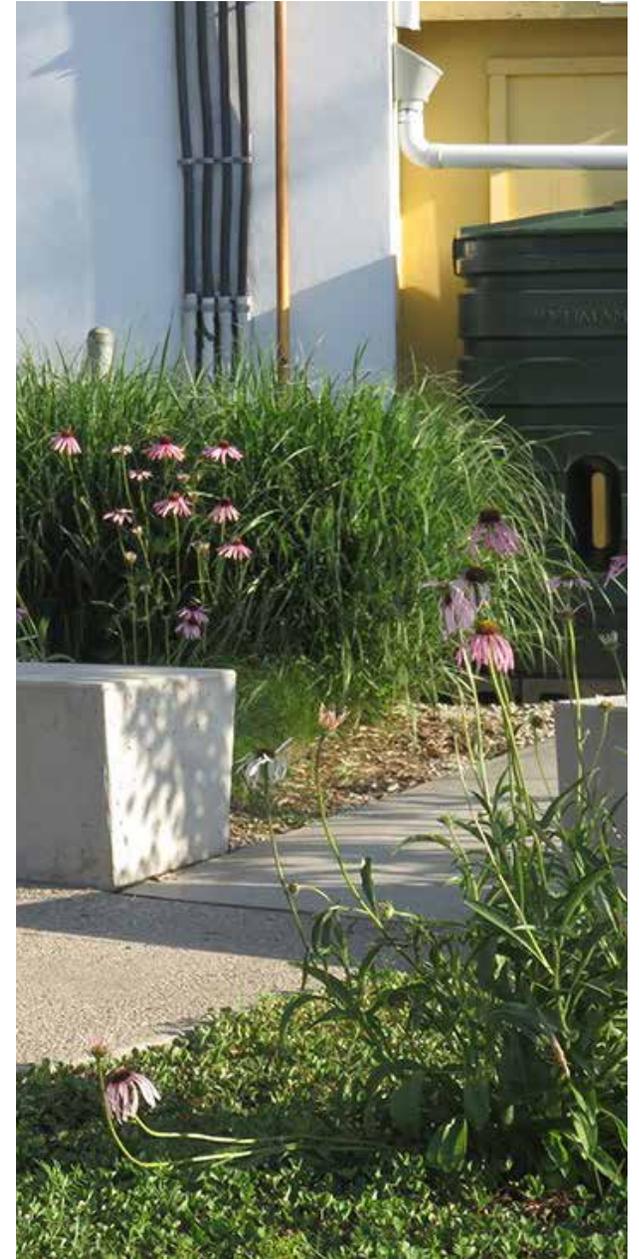
ABSTRACT

Overview

A tiny, undeveloped, City of London remnant space required an urban acupuncture design approach to rejuvenate its purpose and meaning. Collaborative efforts with the City of London Planning - Environmental & Parks Planning Division, the SoHo Community Association and the Forest City Gallery staged a design charrette to determine the space's design objectives and goals to awaken a spirit of place and purpose.

The design outcome is an inviting, angular organic insertion of paving and seatwalls that dissect the site with enveloping layers of native plants providing a lush backdrop. Entry thresholds are defined by the broken seatwalls with a small patch of clover balancing the public space between the paved arteries connecting to the streetscape. The converging hardscape features are complemented with amenities including a chess table, bicycle rack and recycling station. The landscape consists of a variety of drought tolerant plant species as well as some edibles that embody the desired native and urban agricultural goals. A large water harvesting tank is connected to the adjacent building's downspout to collect rainwater for the landscape to be tended by the community.

PUBLIC SPACE
AND LANDSCAPE



340 YORK ST.

Arthur Lierman Landscape Architecture

ABSTRACT

Overview

The City of London design guidelines for this highly visible gateway corner leading into downtown London stipulated that it be a transitional and temporary civic space 'installation'; not a parkette. The 'installation' was to furnish a Forest City theme employing modular elements that could be reutilized after the expected lifespan of the space expires in 5 - 7 years, have no seating, and to be visually engaging and relatively maintenance-free year-round.

A collection of familiar downtown fixtures, including the white 'flower pot' urns and metal trees, were refurbished and arranged in overlapping grids, providing a shifting sense of movement through the space and establishing a structured order. Thirteen metal trees, representing southern Ontario tree species and embodying a Forest City reference, were painted cobalt blue and organized into three distinct Ontario tree zones to form a legible and compelling grove that anchors the space. During the evening hours the space is illuminated and animated by the glowing white urns that invite interaction and engage the public realm.

Two lime green artificial grass panels enliven the ground plane by sharply contrasting against the metal trees and the dark natural tones of the hardscape surfaces. A permeable black granite chips and dust surface wraps along the building backdrop edges creating an informal and secondary spatial dimension. Large black urns with sculpted evergreen trees frame the north, east and south sides spatially delineating vehicular accessible limits to accommodate 'pop-up' events. Passing through the space are two converging paved hallways which employ pedestrian 'desire lines' that bisect and link the space and edges.

A foyer composed of three circular mild steel planters defines the Wellington Streetscape and reinforces the gateway route. The steel planters provide human scale and visual richness afforded by their mounded form and rusty patina with permanent and seasonal landscapes. A large circular mild steel planter positioned off-kilter at the southeast corner is bisected by a diagonal hallway that merges and intimately interacts with the landscape.

PUBLIC SPACE AND LANDSCAPE



194 DUNDAS ST.

Architects Tillmann Ruth Robinson

ABSTRACT

Overview

Nestled into the streetscape of downtown London, 194 Dundas has a vibrant past beginning in 1938 as the entry lobby for Loew's Century Theatre. The long decorative lobby leading to the theatre space was outfitted in terrazzo and brass floors, ornate plaster moldings on the walls, curved ceilings, complete with custom display frames for production posters and large mirrors with lattice detailing, illuminated with crystal chandeliers. The Century closed its doors and after going through several business transitions it fell into desperate need of repair and refurbishment. 194 Dundas required a creative and adaptive reuse—a second life that fulfills the needs of today's Londoner while upholding its heritage designation.

Background

The building sat in ill repair for a number of years; no longer safe to be inside due to a crumbling structure and a leaking roof. In 2011, architects Tillmann Ruth Robinson began renovating the space next door, 192 Dundas Street, for Century Mews Inc.—creating a unique co-working space. Century Mews also owns 194 Dundas, and when tech business, Mobials, needed more office space downtown, Century Mews asked architects Tillmann Ruth Robinson to bring life back into 194 Dundas by way of an extensive adaptation and refurbishment.

The original Century Theatre required some modifications to make it suitable as a work space. The original lobby floor elevation rose 6 feet from Dundas towards the end of the lobby corridor—leveling the floor was necessary. People can still enjoy the original terrazzo and mosaic flooring through two glass-covered vignettes in the floor, as well as fully-exposed mosaic in the front foyer, beneath one of the restored original chandeliers. The original display frames are now back as painted glass writable surfaces at the ready for ideation. Within the double height space, a new mezzanine was added. It is on this second floor where 192 and 194 Dundas connect and provide Mobials with even more office space. All of the plaster molding was reconstructed to match the original. Painting the walls and molding all white puts focus on the original form and structure, establishing uniformity throughout the newly partitioned spaces. Glass and mirrors on the walls provide a surface for light to reflect, brightening and enlarging the space.

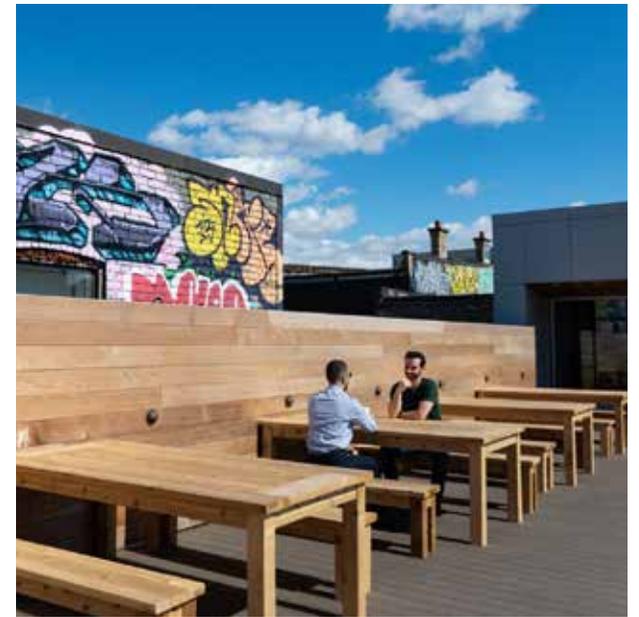
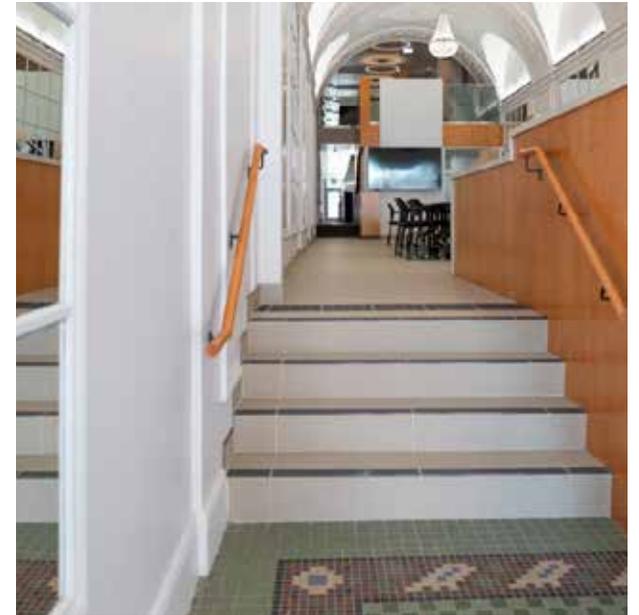
The building is closely knit into the fabric of downtown London, physically and historically. It was intrinsically important to integrate 194 Dundas back into the streetscape, fixing and polishing its façade. The large and low-sitting window on Dundas Street lets in the maximum amount of natural light and also allows people to peek into the activity within. Opening up the building to the street in this way, lets new energy and life back into the building, connecting it to the streetscape. On the third floor the rooftop patio, connected to a new kitchen, is a relaxing space for staff to enjoy, entertain and share

ADAPTIVE REUSE OR REHABILITATION

the ambiance of London's urban skyline. The revitalization of 194 Dundas provides a place where people go to work, but also where they make connections everyday with one another and with their City. Once again, 194 Dundas is bringing prosperity and new energy into the downtown core of London.

Urban Design Intents

- Re-establish 194 Dundas' significance as a heritage property.
- Rebuild the crumbled and decaying interior and exterior, restoring its original design elements, carrying history forward.
- Add elements that make the space functional as a tech business, marrying the new with the restored seamlessly.
- Develop the building exterior to invite the public's view inside from the street, connecting the interior space with Dundas Street.



130 DUNDAS ST.

Diamond Schmitt Architects and Phil Agar Architect, Architects in Joint Venture

ABSTRACT

Overview

Fanshawe College acquired the former Kingsmill Department Store Building in downtown London to anchor the second phase of the college's downtown campus. Situated within the city-designated Downtown Heritage Conservation District, the building, which is now home to the Schools of Tourism, Hospitality and Culinary Arts and Information Technology, retains its street character on Dundas Street. The front three- and four-storey facades of the existing building was retained and a six-storey infill structure was built behind the original facades creating additional floors above. The addition is discretely set back from the street to minimize their presence on the heritage designated street.

The 10,600sm (114,000sf) building transforms the historic department store into a vibrant urban campus to welcome 1,600 students, staff and faculty while retaining its street character fronting Dundas Street. Significant architectural elements and materials of the former structure have been incorporated, both inside and out. The limestone façade was refurbished and the adjacent brick façade was entirely removed to be cleaned and repaired and then rebuilt to the original design – brick by brick. All windows were replaced with bronze aluminum frames and insulated units to improve efficiency. Minor changes at street level included increasing transparency to connect the building's interior with street activity while staying true to the original character of the existing facades. The \$66.2 million campus is the largest single project by southwestern Ontario's biggest community college.

The three-storey addition above the original building includes a glass façade enlivened by colourful metal and glass panels in Fanshawe's colours and varying densities of glazing frit to signify the presence of the school but not to overpower the heritage facades below. The transparent volume is divided into two to acknowledge the two different facades below.

While the setback of the addition preserves the heritage frontage of the historic structure true to the context of its neighbourhood it also creates three terraces on the fourth floor for student and faculty use which include a trellis wall for plants to climb and green roof areas.

Animating the street at grade is a fully functioning 80-seat teaching restaurant partially run by students which is open to the public. The ground floor also features a two-storey biofilter living wall, amphitheatre seating, a large lobby that can host events adjacent to the restaurant, a display case for IT students to showcase work and an open corridor that links the Dundas and Carling Street entrances.

The building site is 55-metres long and narrow, so in order to bring in daylight and enhance the transparency the north and south facades above the existing are primarily made of glass, a three storey light well is located on the west façade and a staircase in the centre of the building with a skylight above descends to the second-floor main event space. Another stairwell continues from the main event space connecting to the main lobby's triple storey atrium and the adjacent living wall.

ADAPTIVE REUSE OR REHABILITATION

The academic program provides five culinary labs, one mixology lab, a raked-seating demonstration lecture theatre, a teaching restaurant, four classrooms and 11 computer labs. It also provides five open lounge areas and four open study areas for students, two student lounge rooms and a number of meetings rooms for student and faculty collaboration. While not pursuing LEED certification, the building employs many sustainability initiatives including increased energy efficiency, water conservation and the use of recycled materials.

The former Kingsmill's department store dates to the late 19th-century and was a fixture of city life in London. The stone facade and metal canopy on Dundas Street have been preserved while the adjacent red brick annex was taken down, restored and replaced and a new black awning (to replace the original), matches the black granite which was restored at street level. Other original features incorporated in the design include reclaimed wood joists, a tin ceiling and locally made yellow brick. The pneumatic tube messaging system which was restored and made functional again and the original store safe are both on display.



627 MAITLAND ST.

Zedd Architecture

ABSTRACT

Overview

This modern looking office conversion on the edge of the Woodfield and Piccadilly neighborhoods was originally the home to London Bolt and Hinge Works from the early 1900's. From 1950 to 1978, the site was occupied by Eberhard and Shrives Limited, an iron and steel company. It is from this industrial past that the Iron Works Building takes its name. In 1978, the building was converted into studios and classrooms for the D'Arcy Lane School of Massage where they provided practical training until 2017. Canadian Commercial Development took over ownership in 2017.

The original building structure was added to over the years and resulted in four distinct compartments constructed in a variety of methods and materials. Woodframing, reinforced concrete block, structural steel and precast concrete were all covered over in drywall in a maze-like interior of studios and classrooms. On the exterior, the graffiti marked block and aluminum siding covering the majority of the buildings had numerous 'boarded-up' openings and was an eyesore in the community. Sharing a lot line with the rail tracks, the building became a spot known for drug use.

Rehabilitation and restoration were required inside and out. After several meetings on site with the consultant engineering team, a detailed code review and financial analysis were completed, it was determined that an adaptive reuse of the existing structures was the best option. Building systems and services were completely upgraded, and the commercial appeal of the building was greatly improved by dividing the building into several office and commercial units with street front access.

The custom perforated aluminum panels over top of the black painted existing block give the building a shimmering, translucent quality. Large energy efficient glass storefronts invite users to enter each unit underneath sleek steel canopies that give a nod to the building's industrial past. Metal cladding materials were used creatively to break up the length of the building and provide visual interest to occupants and passersby.

Situated in between two populated low-rise density neighborhoods, the industrious history of the site is preserved in a modern retro-fit for a new era of entrepreneurs and business owners requiring modern office space in the health and wellness, financial, professional services and technology sectors.

ADAPTIVE REUSE OR
REHABILITATION



105 WHARNCLIFFE RD. S.

Skinner & Skinner Architects Inc.

ADAPTIVE REUSE OR
REHABILITATION

ABSTRACT

Overview

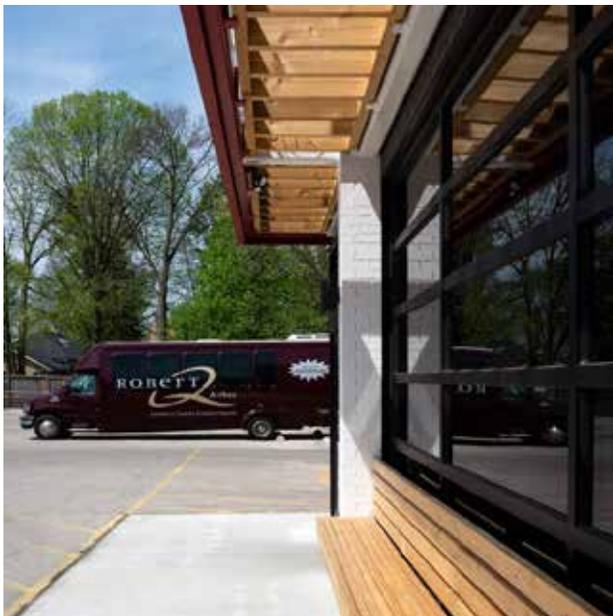
The Robert Q Travel & Airbus Terminal stands prominently on one of London's primary arterial routes. A recognized landmark for Londoners over several decades, the mid-century modern design functioned originally as a Canadian Tire building. While the location and services provided by Robert Q Travel have served the company well, Skinner & Skinner Architects Inc. was retained to revitalize the façade and define the building more clearly as a terminal and point of embarkation for travelers.

The building's orientation presented a unique design challenge as the main entrance and original service bays face south, perpendicular to the street. A large masonry wall lines the sidewalk in place of a typical entrance. While functional for transporting passengers, architectural expression was required to better articulate the distinct services offered within the building, provide greater flow to egresses, and enhance the pedestrian environment for arrivals and departures.

The design solution brings new life to the building by making the overall structure light and lyrical. The large brick base is articulated in fresh white, from beige tones. The roof is made to float by delineating its underside with a dark band, providing a shadow and sense of separation between the two masses. The original architecture of the structural, recast concrete rafters is revealed and articulated in white, expressing rhythm and movement.

Clear and simple signals define the separate, functional elements of the travel versus airbus services, previously often confused. Egresses are widened, above which large signage in branded colours indicates the distinct services. Expansive glass window walls visually connect interior service and lounge areas for airbus passengers with exterior passenger loading zones. The exterior pedestrian experience is defined by a pergola and large sitting bench, which serves as an exterior room. Lighting along the façade is used to highlight and further demarcate entrances to various functional areas, while creating a warm atmosphere for those outside.

The masonry wall that forms the street façade features the large company logo and address. Flagpoles signal the entrance, and international nature of the building's activities while providing a vertical balance to the horizontal mass of the building. Carefully articulated landscaping provides a natural aesthetic and wayfinding for travelers from the parking area, into the building, and to and from transit vehicles.



100 KELLOGG LANE (THE FACTORY)

matter architectural studio inc.

ABSTRACT

Overview

Originally a factory for Kellogg's Canada, this long-time London landmark was purchased by its new owners with one ambitious concept in mind, to create Canada's largest entertainment complex! With that said, The Factory is truly a one of a kind project and experience for those who choose to visit. The 16,260 m² (175,000 ft²) facility houses the highest indoor ropes course in North America, a 20,000 sq. ft. trampoline park, an intense warrior course, a 75+ game arcade, virtual reality, escape rooms, an indoor kids' playground and a fully licensed restaurant. The completion of this adaptive reuse project has provided London's "Old East Village" with an amazing opportunity for additional growth and change. Based on these factors local/national media have dubbed this transformation as "one of the most ambitious urban regeneration projects in London Ontario's history".

In December of 2014 Kellogg's Canada ran its last lines of production in London, Ontario - thus - ending a 100 year tradition of food processing in the region. The ubiquitous nature of processing plants in Canada closing and laying dormant for years was a serious possibility for this property. When the new owners purchased the building the exterior/interior rehabilitation required was extensive. Converting a legacy cereal processing plant into a world class amusement park presented its own exclusive set of challenges. We began our work by meticulously documenting the existing building condition. Not only did we measure all

16,260 m² (175,000 ft²) of the project but we also documented existing spaces filled with miles of steel structure and existing piping. Some of these decommissioned "artifacts" would remain to help us tell the story of the buildings history for years to come.

The design intent for The Factory began with a lengthy conversation about the buildings history and contemporary interjection. It was important to everyone involved that we strike a fine balance between the existing character of the facility and what people would expect when they arrive at a world class facility. The project was also critical - and the first step - to the overall success of the holistic 100 Kellogg Lane Redevelopment.

Immediately visible on the exterior of the building is the primary contribution to the public realm - the new "face" of The Factory. This 220 m² (2,400 ft²) monumental staircase and barrier free ramp design sets the tone for you trip to the facility. It's scale, appearance and materiality were all carefully orchestrated to provide a modern aesthetic that respected the context of the existing building/site. The use of raw steel and exposed metal decking allowed for a clean appearance with detailing that is reminiscent to the south building elevation.

Furthermore, the inclusion of new landscaping and exterior public seating areas was intended to help soften the feel of the elevations as you

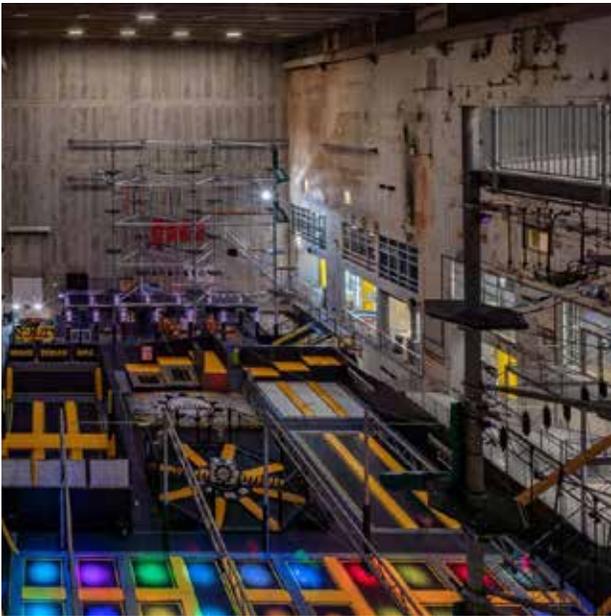
ADAPTIVE REUSE OR REHABILITATION

approach the building. Items such as custom planter boxes, integrated gardens, landscape retaining walls and paving stones were used to achieve this design goal.

Upon entering the facility you are greeted with a sparring view of the revised concourse and "hero room". The spaces are visually connected by the removal of walls where it was safe to do so. The result is a rhythmic space that has been juxtaposed by modern items such as lighting, flooring and furniture.

What is also noticeable in all the spaces of The Factory is the attention to retaining its industrial fl air. Decommissioned ducting, hydraulics systems and even stains from the Fruit Loops food colouring can be found inside. This was all intentional and has been further augmented by the installation of television screens that tell the story of the buildings past (and share images of what was there prior to the construction).

Lastly, as noted in the Urban Design Intent, The Factory is the first phase of a multi-year, 65 million dollar, redevelopment for the 100 Kellogg Land property. With this cornerstone phase complete the owners are one step closer to providing London, Ontario (and the surrounding region) with a world-class experience will revolutionize the way people shop, dine, work, stay, and play.



2019

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