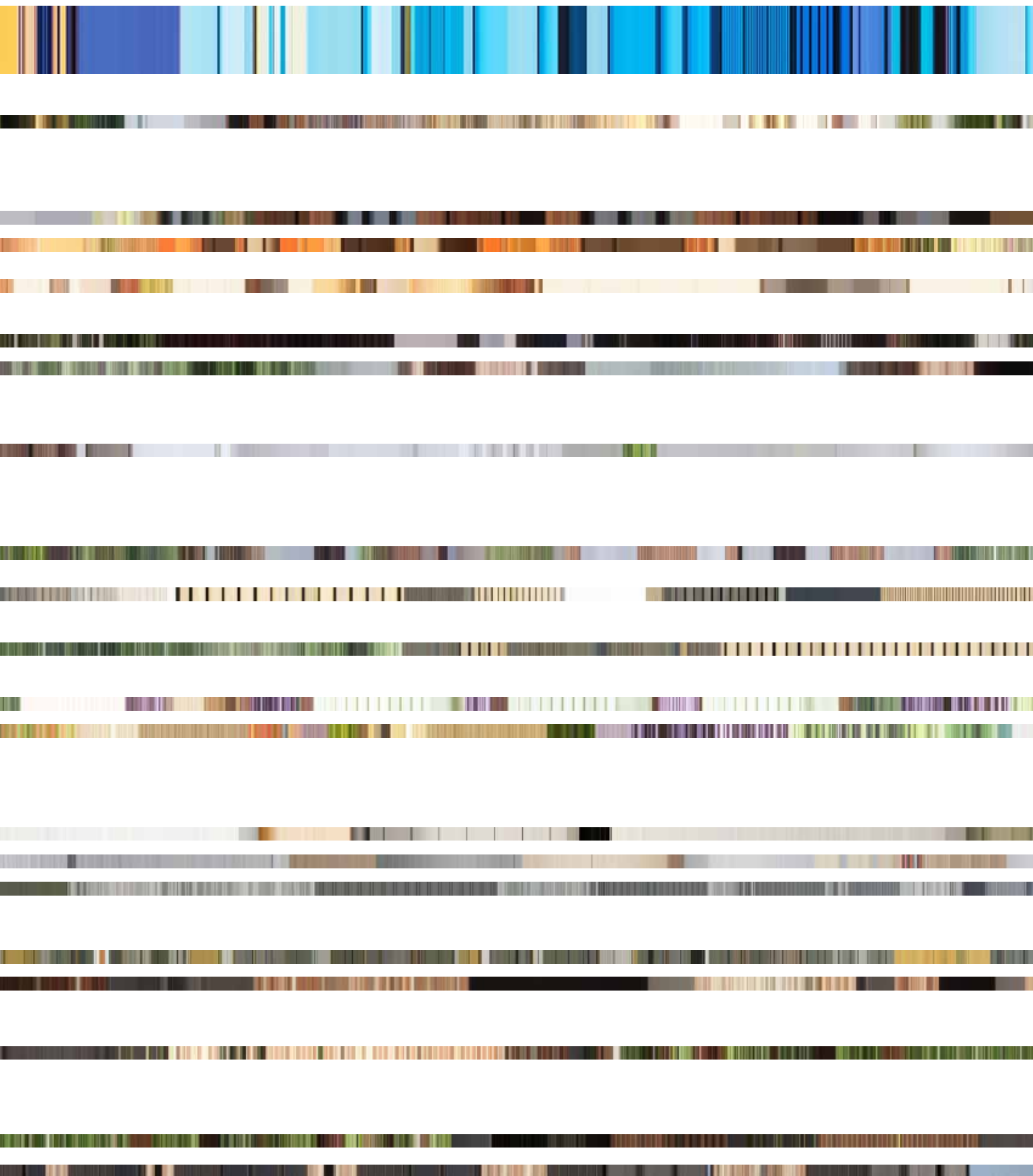


2019 'Missing Middle'
Infill Design Competition

Awards



Edmonton's appreciation for quality infill design is growing and we want you to be a part of it.

The City is excited to promote and celebrate innovative designs that are thoughtful of neighbourhood context, and advance the design ethic for infill development in Edmonton.



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Foreword



MESSAGE FROM HIS WORSHIP MAYOR DON IVESON

On behalf of the City of Edmonton, welcome to the 2019 'Missing Middle' Infill Design Competition.

Edmonton is a fast-growing city with one of the youngest populations in Canada. Smart growth requires good planning and design, and infill is one of the most important ways we can meet the future needs of our growing city. Infill is about creating balanced, evolving communities that serve all Edmontonians.

By promoting and celebrating innovation and sustainable design, this competition showcases how infill can enrich our city. Well-designed infill developments help promote more walkable streets and create more density where we need it. Most importantly, they help bring neighbours together and support thriving communities.

I'd like to thank all those who applied to this year's 'Missing Middle' Infill Design Competition. Your concepts inspire what's possible for our city's future and give people a visual representation of how great smartly designed infill can be.

I look forward to seeing the winning designs come to life in Edmonton's many communities and watching these areas thrive with people living together from all walks of life.

Yours truly,

Don Iveson
Mayor



"Making our city more child and family friendly encourages us to explore new opportunities to fill housing gaps in our communities. Building responsible infill keeps families, students, and seniors of all income levels in place, to create complete neighbourhoods."

• **Councillor Bev Esslinger**



"To create vibrant, walkable mature neighbourhoods with housing affordable to all, 'missing middle' housing is critical. For reasons both technical and cultural, we've missed out on the 'missing middle'. That has to change. This competition will help — a lot."

• **Councillor Scott McKeen**



"As Edmonton continues to grow and thrive, we rely on excellent design to continue the momentum. This competition is a tangible example of our city embracing the creativity and community spirit that runs through Edmonton to create a connected and well designed place to live."

• **Councillor Sarah Hamilton**

Competition Highlights



30

SUBMISSIONS

Endorsed by the Alberta Association of Architects (AAA), and by de facto the Royal Architectural Institute of Canada, the competition attracted local, national, and international interest. Submissions were received from Edmonton, Calgary, Toronto, Winnipeg, Vancouver, Regina, Hamilton, and even places as far away as Seattle, Oklahoma City, and London (UK). Nearly 100 renderings and 30 pro formas — representing more than half a million dollars of architectural design work — were received from applicant teams consisting of architects, builders, developers, landscape architects and other design professionals. Moving forward, the City of Edmonton will be reviewing all submissions to determine whether any ideas can be brought forward to other sites that the City of Edmonton owns.

5,437

VOTES CAST FOR THE PEOPLE'S CHOICE AWARD

From April 15 to May 3, 2019, the public had a chance to have their say — voting for their favourite design. Voters also indicated the motivations behind their vote, providing the City of Edmonton's planning staff with valuable insight around 'missing middle' housing forms.

100+

COLLABORATORS

From the City of Edmonton (City Planning, Development and Zoning Services, Planning Coordination, Real Estate, Communications and Engagement, Law) and the Alberta Association of Architects to the Royal Architectural Institute of Canada and the Spruce Avenue Community League and residents, the competition was supported and informed by a highly integrated team of internal and external stakeholders. In addition, members of the Edmonton Design Committee met with the national jury to discuss Edmonton's design challenges and opportunities — providing valuable context to help support their final decision.

115

STUDENTS ENGAGED THROUGH EDMONTON PUBLIC SCHOOLS

As part of a partnership with Edmonton Public Schools, students from schools located near the site in Spruce Avenue incorporated the design competition into their curriculum. They explored and investigated the concept of 'missing middle' housing, eventually designing housing propositions of their own. The students presented their top designs to the national jury, providing additional insight on what types of medium-density housing forms would be supported by the community-at-large.

10+

NEWS STORIES

The design competition was positively featured in The Edmonton Journal, Canadian Architect, Construction Canada, The Architects Journal (UK), CBC Edmonton, CBC Manitoba, Global Edmonton, CTV Edmonton, and local newspaper, the Rat Creek Press. In addition, it was widely shared across Canada by various architectural, construction, builder, and developer associations/organizations.

1,730

VISITS TO THE SPRUCE AVENUE STORYMAP WEBSITE

Different skill-sets and perspectives, departments, and community members were brought together to source data and think aloud about how data could be visualized for diverse audiences. The resulting product — a storymap of Spruce Avenue — was used to visually narrate the compelling story of local demographics, cultural and recreational assets, and reinvestments in the neighbourhood.

9,703

WEBSITE VISITS TO EDMONTONINFILLDESIGN.CA

From December 17 to May 3, 2019, the design competition website attracted 9,703 visits. The People's Choice Award web page drew in 28,043 visits from April 15 to May 3, 2019.

Competition Overview



An increase in infill development in Edmonton over the past few years has sparked significant discussion around the look of new housing and how it fits within our existing neighbourhoods.

Questions that seek to define “character” and “contextually appropriate” designs have become front and centre. Does “contextually appropriate” mean emulating the existing vernacular of Edmonton’s post war neighbourhoods? Do contemporary designs in fact celebrate the old, by providing stark contrast of what is seen today and what was built yesterday?

Launched in 2016, the Edmonton Infill Design Competition provides an opportunity to encourage productive conversations about these questions and help the public and development community envision the possibilities for infill design. The 2016 design competition sought ideas for low-density residential infill on a hypothetical site, showing how infill could add to the character of mature and established neighbourhoods.

This year’s competition turned its gaze to medium-density, or ‘missing middle’, housing and how to make it both economically-feasible and well designed to work in Edmonton. Increasing the city’s housing choices, particularly how to integrate more housing in the ‘missing middle’ range, is an important part of the City Plan — Edmonton’s future growth strategy for a city headed towards a metropolitan area of two million people.

This year’s competition also shifted from an ideas competition to a design-build competition. Endorsed by The Alberta Association of Architects, the 2019 competition drew proposals from teams of architects and builders/developers from across Canada and abroad. Their task: design a ‘missing middle’ housing development on five City-owned parcels of land at the northeast corner of 112 Avenue and 106 Street in the Spruce Avenue neighbourhood. Their prize: the opportunity to purchase the site and build their winning design, subject to rezoning approval.

The finished development will be used to help inspire what’s possible for ‘missing middle’ housing in other parts of the city, helping to realize the “Partner to pilot innovative housing” action in Edmonton’s Infill Roadmap 2018.

As the initiative advanced, what was most interesting was the relationships that formed between builders, developers and architects, and the proposals they came up with together that pushed the envelope for design and building creativity. The City of Edmonton firmly believes that architecture plays a critical role, not only in the design of our urban fabric, but even in the very policies that regulate our built forms.

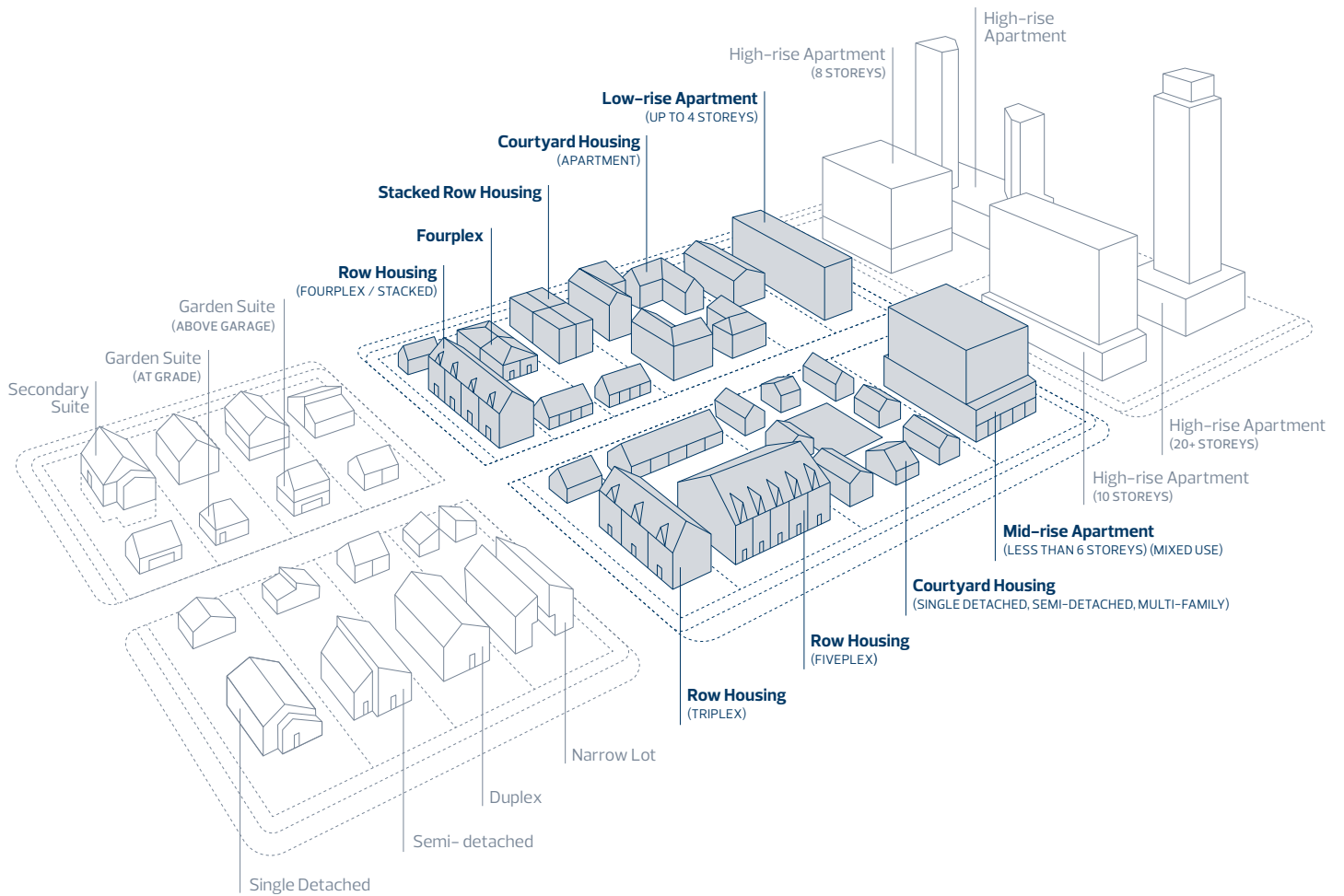
Built environments are physical manifestations of a city’s values, ideologies, traditions and cultures. How these values are translated into what people see today in their daily lives is part of the delight (and often, frustration and complication) of design.

As new plans and policy initiatives begin to contemplate the types of urban spaces and places that are needed to help people live prosperous lives, design remains a fundamental pillar in the ways in which these spaces and places are used, enjoyed, and accessed. It will be one of the cornerstones on how Edmonton is marketed and perceived by city visionaries, builders, architects, and developers from around the world.

The submissions from across the country and the range of aesthetics and uses they proposed are helping the City of Edmonton get to the heart of these discussions.



A national jury of architects, planners, and architectural critics visited Edmonton to adjudicate the Missing Middle Infill Design Competition, and spoke at a sold-out public panel event



WHAT IS 'MISSING MIDDLE' HOUSING?

The term 'missing middle' refers to multi-unit housing that falls between single detached homes and tall apartment buildings. It includes row housing, triplexes/fourplexes, stacked row housing, courtyard housing, and walk-up apartments. These housing forms are considered "missing" because there has been a decline in their development in recent decades in many cities, and they were never widely developed in Edmonton's older neighbourhoods. Encouraging this type of housing is essential for welcoming new people and homes into older neighbourhoods, and creating complete communities with a variety of housing options for people at every stage of life and income level.

INFILL IN EDMONTON

The demographic makeup of populations are evolving, and over the last forty years societal and economic challenges have driven people away from core and mature neighbourhoods to settle on suburban fringes. It is both known as “urban sprawl” and “chasing the Canadian dream.” But the slow loss of people in central neighbourhoods has cost Canadian cities billions in new infrastructure and servicing. This shift in population has, however, also inspired many municipalities, including Edmonton, to develop proactive strategies to curb sprawl and to nurture a compact form.

In 2013, the City of Edmonton launched a project called Evolving Infill that engaged more than 3000 Edmontonians. From this engagement, the City created its first Infill Roadmap: 23 actions that comprised the City of Edmonton’s work plan for advancing infill development. This plan undertook significant regulatory and policy changes in an attempt to enable affordable, diverse and well-designed housing within close proximity to quality public transit, amenities and services.

One of the actions, a review of the City’s Mature Neighbourhood Overlay (MNO), resulted in regulatory changes to height, setbacks, privacy and amenity areas. The goal of the review was to ensure that infill is developed in a manner that is sensitive to the current context of the neighbourhood and maintains the pedestrian-oriented flavour of existing streetscapes.

Today, most of that first Roadmap has been completed, but there’s still more to do. In July 2018, the City of Edmonton adopted Infill Roadmap 2018, which contains a set of 25 additional actions to enable and encourage infill and welcome more people and new homes into the city’s older neighbourhoods.

The Infill Roadmap 2018 takes a strategic focus on the ‘missing middle’ — multi-unit, medium-density housing such as row housing, and low-rise apartments. In the coming years, continued improvements in the design, efficiency, and diversity of infill homes is anticipated.

The City of Edmonton is excited to see how the innovations and best practices that come out of this competition will improve the quality of infill development in Edmonton.

WHAT OTHERS HAVE SAID

“Genius. This new design competition by the City of Edmonton was a stroke of genius ... We have streets and streets of single-family homes — one box per family — and that’s good, but maybe there are other options. Just like families, maybe one size doesn’t fit all. That’s why I’m excited about Edmonton’s new ‘Missing Middle’ infill design competition launched over the holidays and running until March. Architects and developers from across Canada and the world can compete to propose the most innovative, lovely-looking, medium-density project. The winner gets to buy five city-owned lots to build it.”

• **Elise Stolte, *The Edmonton Journal***

“The Alberta Association of Architects was very pleased to endorse this architectural design competition and the efforts of the City of Edmonton to engage in a genuine consultation process to obtain professional endorsement. The resulting competition terms of reference respected the principles of the Architects Act thus protecting the interests of the public and included measures where participants could be fairly compensated for their efforts. The profession and the public alike benefit from open competitions where the best ideas are solicited from architects and are judged by a national jury of accomplished urban design professionals. We are convinced that the careful process that the City has followed, including extensive community involvement, has led to the selection of a precedent-setting project that will make the city and neighbourhood proud, and will be an example of how the City can encourage excellent design and professional engagement to address the complex issues associated with urban densification.”

• **Alberta Association of Architects**

Jury Commentary



- Top submissions used rational planning techniques, integrating clarity of form and space to create a simple design solution with an impactful message to the community.
- While the competition brief set a minimum of 15 dwelling units, preferred submissions featured a range between 30 and 60 that were sensitively integrated to create a respectful relationship with the community.
- Proposals that featured housing typologies like row houses, garden apartments, courtyard housing and cottage courts, were considered to have massing that responded effectively to the neighbourhood context of adjacent single-family homes.
- Favoured schemes created a strong connection to the streetscape by positioning buildings closer to the public activity on the sidewalk and maintaining multiple entry points into the site.
- Favoured designs featured a combination of well-conceived semi-public and private “people places” such as courtyards, outdoor kitchens, and community gardens for tenants to convene.
- Top submissions responded to local demographics and neighbourhood features, considering criteria such as accessibility, affordability, intergenerational housing, access to community amenity spaces, and sustainability.
- Architectural quality including the use of high quality, durable materials and thoughtful landscaping were thoroughly considered and were highlighted as continued areas of focus for the next phase of the design competition.
- The competition was a well-intentioned, well-executed process that brought developers, builders and architects together to propose creative ideas to advance the City’s goal of enabling and encouraging ‘missing middle’ housing.

“As our city grows, we will need to provide people with options on how they would like to live, move, work and play. This competition has been a spark of creativity in Edmonton’s built form. Context is so important to infill and the City of Edmonton worked hard to ensure it was close to high-frequency transit, retail and medical services. We are excited to see the next steps in this competition and how we can take the innovation that has come out of this to other projects.”

• **Infill Development in Edmonton Association (IDEA)**

“I appreciate that the city is building and creating new ideas for infill development through this design competition, in collaboration with developers and architects. The City’s infill team has been very insightful and adaptive, and were proactive in considering our input and incorporating them into their design competition plans. I look forward to future ideas and partnerships with them. Please keep building on this momentum.”

• **Mitch Compri, developer**

“We are thankful for this partnership with the ‘Missing Middle’ Infill Design Competition, as it challenged our students to work on a real-life problem as if they were city planners themselves. When discussing what housing could work in the neighbourhood, students took on research, engagement, and project management responsibilities. Teachers used this challenge to bring their curriculum alive and integrated their students work into a variety of subjects. For example, when teaching fractions, one teacher asked, ‘How much of your floor plan is the kitchen?’ This was a creative way to get our students to think about the city in which they live, and the neighbourhoods that could welcome more people and prosperity.”

• **Regena Mitzel, Edmonton Public Schools**

Competition Scenario



SCENARIO

“Five City-owned parcels of land [in the Spruce Avenue neighbourhood] are up for redevelopment. The existing single-storey bungalows on these parcels were built in the 1950s. With LRT and local amenities nearby, the land represents a significant opportunity to invest and innovate. The challenge is to add value to the land and to the neighbourhood, by designing a multi-unit housing proposal that will not only work within the existing neighbourhood, but also respond to local market conditions.

These parcels of land are owned by the City of Edmonton have been declared as surplus land. The land will be sold to the winning design team, pending the conclusion of the ‘Missing Middle’ Infill Design Competition, the negotiation of sale with the City, and meeting the conditions in the sales contract. The market prospects, as predicted by the City of Edmonton, are excellent. There are four single-family houses remaining on the lot, currently rented at market value. The tenants have been advised of this project and leases will not be renewed when appropriate.” (Competition Brief, page 6)

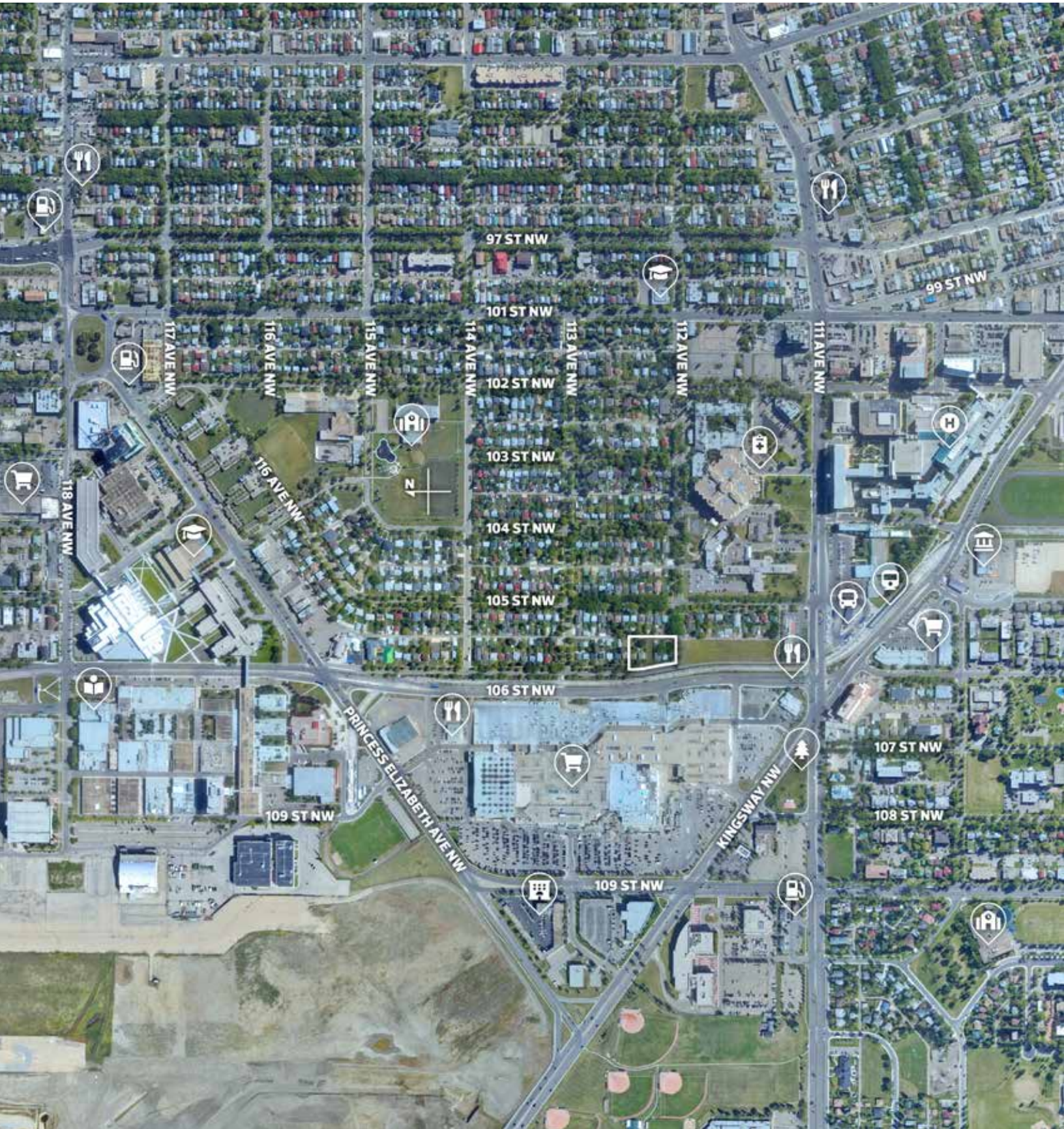
ABOUT SPRUCE AVENUE

The Spruce Avenue neighbourhood is located just north of Edmonton’s downtown. As of 2016, Spruce Avenue has a population of over 1,800 people, with most residents between the ages of 20 to 34 years and 50 to 64 years. In Edmonton’s early days, Namayo Avenue (97 Street) and 1st Street (101 Street) were principal thoroughfares for individuals traveling between Edmonton’s downtown and destinations to the north. As a result, the area’s oldest residences are located along these streets, while newer residences are situated in the western portion of the neighbourhood.

The residential section of the neighbourhood is oriented along grid patterned streets lined with mature trees while two central schools and a park site anchor the community. Residents have access to a variety of services within the immediate vicinity and are also well-connected to other parts of the city by nearby transit hubs and arterial roadways that surround the community. These connections are well-used by residents as over half of Spruce Avenue residents used a personal vehicle (as either a driver or passenger) to get to work in 2016 and over one third of residents walked or took public transit.

There are many ties to the neighbourhood’s past, including a current Community History Project and designated historical buildings throughout the neighbourhood. However, there are also opportunities for change in and around the neighbourhood. From large-scale redevelopment and expansion projects, such as Blatchford and the Norwood CapitalCare Redevelopment projects, to smaller-scale infill occurring within the neighbourhood, Spruce Avenue continues to evolve as a unique and charming community.





Design Objectives



The competition sought to recognize the following:

- Contextual multi-unit, medium-density ('missing middle') designs for mature neighbourhoods in Edmonton
- Innovation and creativity in design
- Financial viability and buildability
- Design for livability for a range of users and abilities, including individuals, couples, single families with or without children, extended family groups and seniors
- Design for environmental, social and economic sustainability
- Climate resilient design

EVALUATION CRITERIA

Awards were adjudicated based on their consideration of three evaluation criteria categories — Basic and Technical Requirements, Design Criteria, and Other Criteria.

A Technical Committee reviewed the submissions for compliance in the Basic and Technical category, passing along any comments to the jury. Once vetted for general eligibility requirements and financial viability, the National Jury were responsible for selecting the winning submissions that most completely satisfied all of the criteria categories.

*Spruce Avenue design competition site
(view from west looking east)*



BASIC AND TECHNICAL REQUIREMENTS

Height

The proposed development may reach a maximum height of 4 storeys. Heights of up to 6 storeys will be considered with appropriate rationale.

Number of Dwelling Units

The proposed development shall include at least 15 dwelling units. For purposes of this competition, a dwelling unit shall mean a self contained unit comprised of one or more rooms accommodating sitting, sleeping, sanitary facilities, and a principal kitchen for food preparation, cooking, and serving.

Financial Viability

The proposed development shall demonstrate, using clear financial tools such as a pro forma, how the design is financially viable.

Buildability

The proposed development shall adhere to all applicable building codes, including the Alberta Building Code.

Sanitary & Storm Design Brief and Impact to the Existing Drainage Network (1-page memorandum)



DESIGN CRITERIA

Architectural Quality

The proposed development shall illustrate creativity and excellence in design (e.g. quality and durability of materials, balance between design and functionality, attention to architectural details, and exemplify safety standards like Crime Prevention Through Environmental Design (CPTED), and visible and unique design).

Relationship to Context

The proposed development shall consider and integrate with its immediate surroundings and broader neighbourhood context (e.g. relationship to streetscape, compatibility with adjacent properties, access to amenities/services, articulation and building transition, consideration of pre-1960s era housing and examples of design in the neighbourhood (e.g. peaked roof lines) and balance with introduction of modern design).

OTHER CRITERIA

Submissions shall meet two or more of the following criteria, as defined by the competition guidelines:

Affordability

Defined as market-accessible housing that enables current residents to remain in the community, while aiming to attract new residents. The aim of this criteria is to provide a mix of housing opportunities that support low to medium income households entering either rental or homeownership markets.

Sustainability

Defined as consideration of any of the following: enhancement of natural systems, energy efficiency, landscaping/drainage opportunities, usage of environmentally-friendly building materials, minimized impact of parking, and consideration of sun/wind/snow/temperature variability and how those factors will change due to climate change, net zero, solar panels, garden/green space.

Accessibility/Visitability

Defined as design that can be accessed and enjoyed by a broad range of users, regardless of age and ability: (a) barrier-free design and/or (b) universal design. For example, flexible design so people can move and age-in-place.

Intergenerational Housing

Defined as adaptable spaces (mix of housing unit sizes and types) that can accommodate different users (child friendly, aging-in-place, students, etc.) at different stages of life and different household compositions.

Amenities

May be, and not limited to, any of the following: green space, courtyard space, retail/restaurants, bike storage, fruit trees, community gardens, public art, and streetscaping - public, private or semi-private. Amenities may also support community connectivity.

Winter Design

Defined as projects that work year-round, not just for summer conditions, applying design principles like: blocking wind, maximizing exposure to sunshine through orientation and design, use of colour, strategic use of creative lighting, and provision of infrastructure that supports desired winter life. A review of the City of Edmonton's Winter Design Guidelines will be of benefit.

Community Involvement



The 'Missing Middle' Infill Design Competition criteria were created with input from the Spruce Avenue Community League and Spruce Avenue residents.

Prior to the start of the competition, residents participated in a community workshop to refine the criteria that was used to evaluate submissions to the 'Missing Middle' Infill Design Competition. Residents also shared their thoughts on local neighbourhood context and other community values that they wanted applicant teams to consider. The full 'What We Heard Report' is online at edmontoninfilldesign.ca.



COMMUNITY ADVISORS

Two residents from the community were selected as Community Advisors to ensure that community perspectives provided by the Spruce Avenue Community League and Spruce Avenue community were considered during the jury deliberations. They also served as liaisons between the Spruce Avenue Community League and residents, and the City of Edmonton's 'Missing Middle' Infill Design Competition team (consisting solely of City of Edmonton staff).

JOSHUA CULLING

Joshua Culling is the Vice President of the Spruce Avenue Community League. He is in the final year of his Master of Science in Urban and Regional Planning program at the University of Alberta. He lives in a semi-detached infill with his wife, son and Boston Terrier.

JONATHAN HLEWKA

Jonathan Hlewka is a member of the Spruce Avenue Community League. He lives with his partner, Sarah, in a bungalow built in 1947 near the 'Missing Middle' Infill Design Competition site. Jon graduated from NAIT in 2013 and is currently an Instrumentation Technician. Jon is passionate about green spaces, especially in urban communities and is always looking for ways to be more eco-conscious.

“Nice ArcGIS work. It makes the competition more interesting. There’s only one real, decent, way to get the full grasp of the design site: genius loci. You set the bar high. I hope other city planners around the country follow suit. It will make our lives easier and city dwellers’ conditions better in the long run.”

**• Jean-Daniel Grob,
Jean-Daniel Grob architecte Inc.**

NEIGHBOURHOOD PROFILE AND CONTEXT ANALYSIS

Since the competition invited architectural innovation and talent from across the nation, it was necessary to provide context of Spruce Avenue so that applicant teams, builders, architects, and developers outside of Edmonton could get a sense of the neighbourhood’s flavour. To achieve this, a storymap of the “Neighbourhood Profile and Context Analysis” of Spruce Avenue was developed.



1st Place Award The Goodweather

PART & PARCEL, STUDIO NORTH, AND GRAVITY ARCHITECTURE



In the heart of Spruce Avenue, with nearby parks, education institutions, shopping centres, and healthcare facilities, the proposed development is ideally positioned to offer a high standard of living for its residents while integrating into the existing fabric of the established community. Catering to students, families, and seniors, The Goodweather brings people from various walks of life together. The aim is to address the current mismatch between Edmonton's existing housing stock and its shifting demographics. This proposal intends to serve a growing demand for affordable, accessible, intergenerational living.

The Goodweather synthesizes a variety of existing typologies into a new, exciting configuration that brings together many demographics and generations into one pocket community. In total, there are 56 dwellings: 14 townhouses designed for young families, 21 single bedroom loft dwellings for students and young professionals, and 21 ground level dwellings designed for seniors. There are 14 single car garages and 6 guest parking stalls, all accessed from the alley. Since the location is so close to amenities and public transit and exists within the Transit Oriented Development (TOD) zone, parking is reduced to take advantage of its well-connected site and to increase density.

At once architecturally modern while being sensitive to the historic quality of the surrounding neighbourhood, the design of the proposed development takes its cues directly from the demographics of the local community. It is comprised of two rows of housing that run north to south along the site, with a shared courtyard between them.

The student/young professional oriented dwellings, are along the east side of the property, facing towards the shared courtyard, and cater to the lifestyles of students and people taking the LRT downtown. Close to the NAIT campus, these dwellings provide a walkable alternative to living in residence for students. Accessed by stairs from the shared courtyard, the dwellings are compact and efficient, yet spacious. The layout is long and linear, with a double height space above the dining and living rooms. The second level loft has a full bathroom, closet, and bedroom that overlooks the living space below.

The family oriented dwellings are situated along 106 Street and are accessed from the shared courtyard. With two to three bedrooms, two and a half bathrooms, and an open kitchen/dining/living arrangement, the townhouses offer families the room to grow. Like all the other dwellings, the townhouses have views to both the shared courtyard and towards 106 Street. Each townhouse has its own oversized single car garage that faces the alley.

The ground level senior oriented dwellings are all accessible and barrier free. These dwellings are small, efficiently designed spaces that offer room for one to two people to live. The front door is on 106 Street, with patio doors that face on to the courtyard. The design incorporates high contrast interior finishes, grab bars, and universally accessible bathrooms. A continuous millwork wall runs the length of the dwelling and serves the adjacent rooms from the entry through to the bedroom.

Unlike typical condominiums, all of the dwellings have a front door accessed from the outside, and does away with unnecessary corridors and lobbies. All of the dwellings have entries to the shared courtyard, providing access to shared amenities and strengthening the sense of community.

The courtyard opens up to the south allowing for maximum sunlight penetration in to the courtyard and both facades of all of the dwellings. The southeast corner of the courtyard is punctuated by a community space that includes a small community hall and daycare. The courtyard will serve the entire community as a large backyard, with plenty of spaces for sitting, gathering, and for kids to play. It will also have a community garden that all the residents can benefit from.

Facade: Detailed perforated metal railings animate the balconies, giving depth and character to the facades. Depicting local flora such as mountain ash and Alberta rose, the railings aim to fit within the eclectic fabric of the community. These perforated railings flow throughout the project, found inside and outside of all of the dwellings, creating a unique characteristic trait that helps define The Goodweather. The facades of the buildings are clad in standing seam metal and knotty cedar. The cedar



is strategically placed on surfaces that will receive minimal direct sunlight and rain, and will add a natural warmth to the building.

Form and Massing: The design incorporates simple forms that shift and overlap each other creating an uncomplicated, yet dynamic façade. Gabled rooflines are used to help relate to the context of the surrounding historic neighbourhood.



JURY COMMENTARY

This scheme provides a contextually responsive design which may be translated into a tangible community asset due to its high degree of construction viability and replicable design elements.



SUBMISSION HIGHLIGHTS

- Contextually sensitive and respectful of neighbours and the larger Spruce Avenue community
- “Polite” scheme with good “urban manners”
- Responds to neighbourhood demographics, incorporating opportunities for intergenerational living
- Provides well-conceived semi-private spaces and amenities, such as courtyards
- Activates the street by situating residences close to the sidewalk

ADDITIONAL INSIGHTS

- Use of stairs may be limited to allow for a more accessible space
- Further refinement of the design elements such as landscape and materials may be explored



2nd Place Award **Bricolage**

LECKIE STUDIO ARCHITECTURE + DESIGN INC



Bricolage is a French term roughly meaning 'do-it-yourself', and in artistic terms it refers to construction or creation from a diverse range of 'available things'. The project title reflects both the architectural approach to the project as a hybrid work architecture, as well as the opportunities for occupants to have agency in the community gardens and configuration of the dwelling units.

The architectural approach is derived from both the form and materiality of 'available things' that immediately surround the site. The pitched roof forms are a response to the post-war character of the detached single-family residential neighbourhood, and the scale of the massing has been articulated to correspond to the size of the neighbourhood homes. The brick cladding is a durable material which is used quite successfully in the nearby Kingsway Mall. The standing-seam metal roofing is a robust material that with withstand the Edmonton winters. The program organization, massing, building form, and materiality are all designed with consideration for the City of Edmonton's Winter Design Guidelines while also addressing the specific opportunities and constraints of the site.

The project proposes a variation of the stacked rowhouse typology, providing ground-oriented dwelling units accessed from the street, the lane, as well as a common courtyard which is raised one full floor above natural grade. The three-and-a-half storey project provides 48 dwelling units on the site — an equal mix of studio, one bedroom, two bedroom, and three bedroom units — with a Net Floor Area Ratio of 1.25. A full level of underground parking — accessed from the lane — provides a sheltered space for vehicle parking, bike storage, and utilities. The studio units can be internally connected to units above or below, affording opportunities for intergenerational living. The ground floor studio units are ideal for aging parents, and the entry transition can be fitted with a ramp for accessibility and other minor adjustments to meet universal design standards required for aging-in-place.

The unit layouts (with the exception of the studio units) are designed to have vertical spatial separation between living and sleeping spaces,

and all are accessed directly from the public realm. Stacking the dwelling units vertically creates the opportunity for a landscaped courtyard which serves as a community amenity space, while also facilitating daylighting and passive ventilation for all units. All suites have covered exterior terraces adjacent to the living spaces, and glazed openings are situated with intention to align with the requirements of the functional program, while also creating a highly energy efficient building envelope. Transitions between public and private spaces are designed for privacy and security, while also taking into account snow management during the winter months. The perforated brick landscape wall that brackets the north end of the courtyard creates a protective barrier against the strong Edmonton winds, while also maintaining a low form of massing on the site. The distributed massing, combined with a large side yard setback, reduces shading on the neighbouring property to the north.

The integration of solar voltaic roof panels on the south-facing roof pitches creates a renewable energy program that is suitable for the climate in Edmonton year-round. The green courtyard space is envisioned to be a productive landscape, with community garden plots and fruit trees — a mix of hardscape and softscape. A small pavilion sits at the north end of the courtyard — providing elevator and stair access to the parking area below, as well as a communal kitchen and gathering space. The standardization and modularity of the building form makes the project an ideal candidate for prefabrication techniques — this would result in efficiencies in the construction schedule and opportunities for increased quality control during construction.

The proposed development is classified as a Stacked Row Housing typology, as described in Section 12800.210 of the Edmonton Zoning ByLaw — RA7 Low Rise Apartment Zone. However, the proposed density of 1.25 FSR excludes parking, interior/ exterior circulation, and landscape. The proposal exceeds the maximum allowable density of 140 Dwellings/HA ((Section 12800.210.4.2a), which would amount to an allowable 39.8 units for the 0.2844 HA site. The proposed density would be allowable under a rezoning to DC2, if relaxation is not attainable under RA7 zoning.



The proposal seeks relaxations on front and rear setbacks for the creation of a 715 sq. m amenity space in the form of a productive courtyard community garden (Section 12800.210.7,8). The maximum building height is 12.6 m, in conformance with the 16 m maximum height allowance for pitched roofs (Section 12800.210.4.5).

JURY COMMENTARY

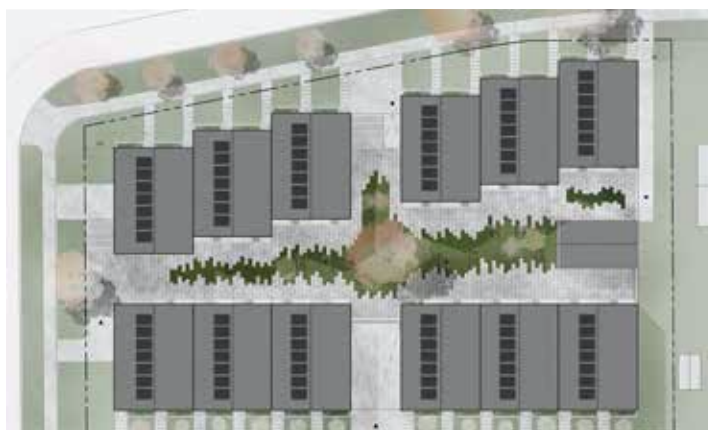
This submission provides a twist on classic urbanism through its marriage of high quality and durable materials and simple, elegant shape.

SUBMISSION HIGHLIGHTS

- Useable gathering spaces such as a community garden and communal kitchen
- Urban form and massing which reflects characteristics of surrounding homes
- Use of brick creates longevity of the built form
- Integrated landscape design

ADDITIONAL INSIGHTS

- Residences may be located closer to the sidewalk to generate connections to the activity on the street
- Material sourcing may represent a challenge to sustainability and affordability
- Lowering buildings to grade and reducing steep entrances into the amenity spaces may improve accessibility



3rd Place Award **Spectrum**

REDBRICK GROUP OF COMPANIES AND SPECTACLE



'Missing Middle' assumes there is an ideal sweet spot between downtown tower and suburban house models. This project takes the position that people want to live on various points across this spectrum, and that a range of diverse living units will create a more vibrant mixed community, greater inclusivity, and greater accessibility. A spectrum of density across the site transitions to the low neighbouring houses and rises up to a landmark on the southwest corner.

Buildability: The buildings will all be treated as if they are separate buildings from a foundation and structural perspective. This enables these buildings to be built in phases if needed, and to be easily constructed out of wood. This team loves working with wood for its affordability, sustainability, and design capabilities. Due to the simplicity of the design, this project lends itself nicely to modular or panelized construction methods which will increase construction efficiencies, reduce waste on site, and significantly reduce construction timelines.

Financial Viability: The project is viable from both a residential rental apartment financial scenario, and a condo development scenario. In the current market conditions, a rental apartment project is the most viable option due to the higher numbers of condo listings at this time, however due to the wide range of unit sizes available the condo prices vary with several affordable options under \$150,000 which are attractive in the current market. The rental rates vary starting from \$700 for a studio. The simplicity and repetition of the designs allow us to build this project at an affordable price while still meeting high standards for quality.

Range/Diversity of Users: This team strongly believes in building projects that support complete, diverse, communities, and this project achieves that all in one project. Healthy communities are diverse communities with diverse housing options. There are units designed for families, students, professionals, and seniors with barrier free friendly design, and interior and exterior shared spaces to bring them all together as a community.

Environmental, Social, and Economic Sustainability: The goal is to construct the development 40-50% more efficient than building code requirements. Focusing on first reducing the buildings energy consumption will be a top priority with investment in the building envelope and mechanical systems. Spectrum uses environmentally-conscious materials throughout, including materials high in recycled content, low in VOC emissions, and as renewable as possible.

Access to natural light and the natural outdoor environment is crucial for the mental health of residents. Spectrum has more exterior façade than a typical building – most units have multiple facades. The checkered building form creates many outdoor courtyards that both allow light into the residences, as provide private outdoor space. Most at-grade units have independent access from the exterior.

Unlike other developments which typically only have 3-4 repetitive floor plans, Spectrum has over 20 floor plans of all shapes and sizes for different demographics and ages. This gives residents a wide variety of choices for floor plans, affordable price options, and the ability to move within the development as their needs change. This assists in giving the residents within the building stability in their living situation as they are not required to move when their situation changes. It also gives other residents within the larger community more diverse housing options to move into when their house no longer meets their needs, all while staying in a community they love.





JURY COMMENTARY

This scheme represents an innovative approach to site layout by distributing densities and amenity spaces through a unique “checkerboard” development pattern and basic massing, which supports affordability and sustainability.



SUBMISSION HIGHLIGHTS

- Integration of varied housing typology including apartments, row houses, and single detached homes
- Clear concept that acknowledges both the street and avenue
- Reduction of front setbacks and clustering of built form generates a “good neighbour” relationship with the community

ADDITIONAL INSIGHTS

- Further articulation of materials may be considered
- Configuration of courtyards may pose impediments to good winter design
- Zero-parking proposal that supports and reinforces active transportation
- Shifting dwelling units to the ground level may be considered to improve programming solutions



Honourable Mention

S.A.M. (Spruce Avenue Mews)

PRIMAVERA DEVELOPMENT GROUP INC., RPK ARCHITECTS LTD.,
MCELHANNEY CONSULTING SERVICES LTD., AND SYNERGY PROJECTS LTD.

In developing SAM, this team started by reviewing existing neighbourhood typologies. Wanting a heterogeneous feel to the project, they began by amplifying what was historically on and around the site. By compressing and stacking the previous single-family homes, converting garages into laneway apartments and by creating a form that transitions from the existing and proposed adjacent large-scale development to the scale of the existing neighborhood, a new hybrid started to emerge.

Along the main street frontages, one and two-bedroom apartment units connect SAM to the street, providing oversight for the neighbourhood and ground floor amenity space for their occupants. Above these, townhouses, accessible via a central courtyard, maintain a modest three storey overall height. Along the laneway, single storey units with the potential of being interconnected are stacked, creating live-work units along the alley in the form of laneway cottages. The low profile of these units permits plenty of access to sunlight and privacy for the single-family homes across the alley to the east. This type of vertical and horizontal transition is similar at SAM's corners.

Between the street facing and laneway units, there is a raised courtyard which reduces the scale of the inward facing housing typologies and minimizes the impact of on-site parking by enclosing it. This semi-private space is fully accessible via a low angle ramp along the north edge of the site and by elevator and stair at the southwest corner. The choice to ramp down to the north creates a more sympathetic edge for the existing property to the north allowing for natural vegetation and large tree stands to be the major visual focus for both sets of neighbours, new and old.

The townhouses and stacked laneway cottage homes rely on access through the courtyard to their entries. This ensures that the courtyard will be an active, accessible and communal space promoting contact between neighbours whether casually passing through the space or making use of the various gathering and programming spaces. The live-work units along the lane activate the property's edge while respecting existing neighborhood use and vernacular with dedicated visitor parking adjacent to each of them.

SAM's residents and visitors will enjoy easy access to the Kingsway transit hub. The location is within easy walking and biking distance from numerous retail locations and from several employment and educational hubs. The project will provide secure bike parking and storage at no cost, a limited number of free visitor stalls and a limited number of private stalls for rent within ratios of 1 stall per unit and less than 0.5 stalls per bedroom.

All units will be either fully accessible or main floor visitable utilizing measures such as level thresholds from the street or the courtyard. The main floor of every unit will be fully accessible including an accessible washroom.

To maximize stewardship and community oversight, the project maintains a 3-meter setback at all edges accommodating parallel parking along the lane, semi-private patios along the street and avenue, and a respectful side yard. SAM's FAR is 1.3 within a building form that has purposely been maintained under 10 meters. Within this envelope, SAM will provide 25 units with a total of 52 full-size bedrooms.

The variety and orientation of unit sizes and locations are meant to encourage and nurture intergenerational living within the project and within individual units which range from one to three bedrooms with potential for four. Washroom, as well as kitchen configurations, have been detailed to reflect the needs of family units, young professionals and shared student accommodation.

While SAM is proposed as a rental project as an attempt to maximize its affordability and flexibility for residents, there has also been an awareness to create a typology that could readily adapt to other locations within the city and to sites with varying dimensions. As such the proforma was stress-tested to ensure the model is as robust financially as it is physically whether the project is retained, sold as a rental property or sold as market strata-units.

To facilitate wayfinding, individual unit addressing is proposed for each unit in the project either from the street, the avenue, the lane or the courtyard. This desire for identifiable addressing is reflected in the choice of Mews in the project name and the use of Spruce trees reinforces the neighbourhood connection.



Architecturally, each individual unit typology has been treated distinctly but with complementary materials to unify the project. The use of vertical panelization and articulation in the façade and roof structures further unifies the overall language while lightening the visual impact of the project. The use of brick at the main floor helps to ground SAM creating a counterpoint to the details above.

Townhouse unit balconies deliver both private amenity space and weather protection for the unit entries below. The project massing, architecture and building entry details are all seamlessly orchestrated to enhance visual and physical interaction for all seasons. In addition to meeting the current version of all applicable codes, with some interpretation, circulation and sight lines and lighting will all meet or exceed CPTED requirements.

Year-round and Winter City Design has been applied to SAM's built-form, courtyard communal areas, landscape (e.g. form, texture, colour, continuity, accent and rhythm, hardiness and seasonal variety) and site furnishing, features and materials to establish a safe, secure, accessible and comfortable environment for SAM's residents, visitors and neighbours.



JURY COMMENTARY

This submission presents a rational plan with thoughtful consideration of outdoor amenity spaces which provide interactivity between the public and private realm.

SUBMISSION HIGHLIGHTS

- Creates a positive interaction with the street at every edge
- Clever use of above grade parking with courtyard
- Inclusion of usable community spaces such as an outdoor kitchen and living room

ADDITIONAL INSIGHTS

- Scale of the west facade may be reconsidered to better respond to neighbouring context
- Materials and colour may be reconsidered to further enhance longevity



People's Choice Award

Treehouse Community

POSTMARK DEVELOPMENT CO., HOLO BLOK ARCHITECTURE INC., GROUND3 INC.,
DESIGN WORKS ENGINEERING & INSPECTIONS LTD., AND RAHMAAN HAMEED STUDIOS INC.

The concept is premised on using prefabricated mass timber modules, arranged to mimic a tree canopy structure. Coincidentally, this is referred to as the habitat zone. The project is more dense at the bottom and progressively tapers at the top, similar to a tree canopy.

Key themes associated with a canopy are prevalent. The use of exposed mass timber creates a literal material connection. The inclusion of wood screening and irregularly spaced cladding creates a breathable, light, structure. The integration of a central spine allows for light infiltration while the configuration of units mimics the behavior of leaves by manipulating light patterns within common areas, orienting toward natural light and serving as infrastructure to collect water.

Basic/Technical Requirements: The 23-unit mixed-use proposal is 5 storeys. This is done to reinforce the canopy-like structure but regard is given to the impact of exceeding 4 storeys. The fifth storey is located centrally on the site. Impacts related to privacy and sunlight are mitigated by this configuration. The proposal would be less impactful than a consistent 4 storey structure built to the limits of the RA7 zone/applicable overlay.

Architectural Quality: The proposal achieves high quality materiality through the use of mass timber prefabrication and factory assembly. Pre-assembled modular units are craned on site which improves quality, flexibility, and avoids the impact of inclement weather. The project employs brick in public areas of the development to provide added durability.

Functionality and design are balanced through a strong prevailing concept, livable dwellings, and appealing commercial spaces. The project responds to CPTED strategies by orienting dwellings toward the public uses and providing unobstructed views from commercial spaces. There is natural surveillance from many vantage points. A clear delineation is created between public and private spaces through literal barriers and implicit landscaped ones.

Relationship to Context: The project generally conforms to the RA7 zone/applicable overlay in relation to setbacks and stepbacks. The central

axis through the site pulls the community towards the commercial uses. Contextually, the proposal provides a transition between the single family residential neighbourhood and the Norwood Redevelopment to the south. The project is designed to be an amenity for residents and Norwood patrons.

The building mass is well articulated and mimics peaked rooflines through the arrangement of stacked modular units. Similar to the 1960s era housing in the area, visual interest is achieved utilizing a consistent palette. The proposal blends traditional vernacular with modern applications.

Affordability: The 23 units are composed of four lofts, eight 1-bedroom, eight 2-bedroom, and three 3-bedroom dwellings. The mix of units provides a variety of options for different familial situations. To make the dwellings affordable, prefabrication is utilized to minimize costs without compromising quality.

Sustainability: Natural ventilation, daylighting, and water reclamation are promoted through project configuration. By increasing the exterior exposure of each dwelling, there are more opportunities for cross ventilation and fenestration. In addition, large surfaces of roof and balconies collect water, stored in a cistern, for use throughout the project.

The project utilizes arguably the most renewable building product in mass timber. Given the prefabrication and modularity of the dwellings, waste and the carbon footprint associated with the project are minimized.

The proposal contains the minimum required number of parking stalls for the dwellings. Visitor parking is suggested on street given the large site frontage. The development provides for TOD parking requirements for the commercial uses, notwithstanding its distance marginally outside of the 200m threshold.

Stormwater Management: The design incorporates Low Impact Development (LID) design principles to encourage infiltration of all stormwater runoff on site, minimizing the impact on the combined sewer system, in the event of a large storm. LID



uses design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source. Components that are included in the design are permeable paving, soil cells, rain gardens and rain water harvesting.

Accessibility/Visitability: Every unit is visitable by individuals of all abilities. Even units that are two storeys only have private bedrooms located on the second floor. The development is served by an elevator which further enables accessibility.

Intergenerational Housing: 9% of the units in the development are barrier-free. Furthermore, an additional 9% could be made barrier-free by the introduction of a lift to serve the interior stair and several suites could be used to accommodate scenarios where only one occupant requires barrier-free living. The mix of suite types means that individuals at all stages of life and household compositions could call the project home for a significant portion of their life. Individuals could either age-in-place or move between units as their circumstances require.

Amenities: The proposal contains several amenities for all user types. They include semi-private rooftop terraces for residents, fully private outdoor amenity spaces for each dwelling, a community garden for commercial and residential uses, and the public pocket park. Given the mixed-use nature of the development, we anticipate a café, restaurant, or retail application would be suitable for the commercial spaces.

Moreover, public bike parking is integrated into the landscape design and private secure bike storage is provided within the development. The proposal also includes interactive public art, designed by a local artist to showcase something truly Edmonton.

Winter Design: The development embraces winter living. The abundance of interior amenity space available to residents, flooded with natural daylighting through the glazed spine, encourages resident interaction. In addition, commercial spaces are configured to encourage access from the exterior. This activates the site during winter months where on-site residents still need to engage the site to visit the commercial uses.

Landscaping provides windbreaks and the development is oriented Southeast to Northwest to maximize available daylighting into the public realm pocket park. Public art is proposed to introduce liveliness and colour, offsetting the darkness of winter. Commercial uses remain actively vibrant in the sheltered microclimate created by the project siting.



All Submissions



The following submissions passed a review by the competition's Technical Committee — demonstrating eligibility for the People's Choice Award. They were determined as being financially viable and as meeting criteria, such as height and minimum dwelling units. Their proposals can be accessed at edmontoninfilldesign.ca.



S.A.M. (Spruce Avenue Mews)

Primavera Development Group Inc., RPK Architects Ltd., McElhanney Consulting Services Ltd., and Synergy Projects Ltd.



Spruce Avenue Mews

Michael Wieczorek, Marc Boutin and Yves Poitras



Transitioning the Edge

Todd Brooks



106NW112

Davignon Martin Architecture + Interior Design



The Confluence on Spruce Avenue

Veneto Homes, Planworks Architecture, and Donna Brown Landscapes



Seniors Co-housing with Optional Student Rooms and a Montessori School

TransGlobe Holdings Ltd. (Jason H. Shi, President) and BIOS Architecture Corp (Desmond Burke, Director)



Treehouse Community

Postmark Development Co., Holo Blok Architecture Inc., Ground3 Inc., Design Works Engineering & Inspections Ltd., and Rahmaan Hameed Studios Inc.



The K5-Zer-0 Project

VNC Homes Ltd. and Kelvin Hamilton Architecture Inc.



Evolution of Laneway and Street Front Housing

CDR/Alair Homes Edmonton, Norbom Architect Ltd., Planterra Landscapes, TWS Engineering Ltd., Pals Surveys & Geomatics Corp., and Enviromatics Group



Spectrum

RedBrick Group of Companies and SPECTACLE



CommonPlace

MIZA Architects Inc.



The Goodweather

Part & Parcel, Studio North, and Gravity Architecture



Urban Mews

Abbey Lane Inc. and Barry Johns



We Found It!

Maclab Development Group and Next Architecture



Spruce Avenue Stack House

Mark Woytiuk and Armen Mamourian



Flexful Mix

Tamon Architecture Inc.



Social Structure

Mick Graham (Singletree Builders), SAS Architecture Ltd. – 1080 Architecture, Planning and Interiors, Rockel Designs, Kira Homeak (SASA), Meagan Florizone (1080), and Jessica Gibson (1080)



COLEVEL

Brad Kennedy, Joao de Deus, Janick Biron, Shea Gibson, and Jonathan Lawrence



Neighbourhood Impact

Mick Graham (Singletree Builders), SAS Architecture Ltd. – 1080 Architecture, Planning and Interiors, Rockel Designs, Kira Homeak (SASA), Meagan Florizone (1080), and Jessica Gibson (1080)



Spruce Avenue Collective

Dan Rusler



Nordvest

Bolt Offsite Ltd., Jayson Hood, Fedir Trokhymenko, and Jordan Konopasky



3lms

JAG Form, Jon Astolfi, Mark Porter, and Marlon Joseph



Sociaal Huis

Ed Gooch (EFG Architects Inc.), Kevin Eidick, and Ryan Eidick



Patchwork

DIALOG and Equity Residential



Bricolage

Leckie Studio Architecture + Design Inc.

The following submissions were not advanced by the competition’s Technical Committee, as they did not meet eligibility requirements. While these submissions were not eligible for awards, they are acknowledged for their design inspiration. Their proposals can be accessed at edmontoninfilldesign.ca.



Connected Layers

Cam McDonald (Right At Home Housing), Cynthia Dovell, Lindsay Farr and Therese Martinez-Yu (AVID Architecture), Shafraaz Kaba (Ask for a Better World), Chelsey Jersak (Situare), Dnyanesh Deshpande, Lucas Sherwin and Jared Candlish (GSA Consulting Inc.), Lara Pinchbeck (Lara Pinchbeck Research and Design), Peter Amerongen, Stuart Fix and Kelly Fordice (Renü Engineering), Patrick Hallonquist (Scheffer Andrew), Micheal Borland, Nicole Muhly, and Julian Wylegly.



MIDI

RNDSQR and 5468796 Architecture



Hygge House

Ben Gardner and Kara Jebbink



Pears Point

Peter Kalven, FarMor Architecture, Sara McCartney, Laura Lambert, and Milton Davis



BXYZ Inter-Generational Housing

MTA Urban Design Architecture Interior Design

Competition Adjudication



Judging took place in 2 stages: a preliminary review by the Technical Committee and a final review by the National Jury.

TECHNICAL COMMITTEE

A Technical Committee reviewed all submissions to confirm they had met eligibility/submissions requirements as outlined in the Competition Brief. Submissions that did not meet these baseline requirements were not advanced to the jury. The full Technical Committee process is outlined in the Competition Brief.

The Technical Committee consisted of the following City of Edmonton staff: Daniel Boric (chair), James Sande, Ken Morris, Kenneth Yeung, Shamim Begum, Patrick Nha Nguyen and Michael Doyle, in addition to the Community Advisors: Joshua Culling and Jonathan Hlewka.

PROFESSIONAL ADVISOR

The Professional Advisor assisted the City of Edmonton and Alberta Association of Architects in developing an equitable, fair and transparent competition process – detailing uniform conditions throughout, such as submission requirements, mandatory information, and terms of disqualification.

NATIONAL JURY

The jury reviewed all eligible submissions for their design innovation, creativity and excellence, in addition to the commentary by the Technical Committee, awarding the top 3 proposals with cash prizes – as first, second and third place award winners.

PROFESSIONAL ADVISOR



David Murray

ARCHITECT

Edmonton, Alberta

David Murray is a member of the Alberta Association of Architects and a Fellow of the Royal Architectural Institute of Canada. He has been a professional advisor for several city-sponsored competitions in the past including the 2016 Infill Design Competition and the 2011 Park Pavilions Design Competition, as well as the 2004 University of Alberta Housing Union Building Skylight Competition.

David and his team won the 1985 River Valley Design Competition and since that time has gained numerous awards in his practice as a heritage professional in Alberta.

NATIONAL JURY



Talbot Sweetapple

ARCHITECT

Halifax, Nova Scotia

Talbot is from St. John's, Newfoundland. In 1989, he attended Dalhousie University in Halifax, Nova Scotia and received a Bachelor of Arts with a major in Philosophy. In 1997, he graduated with a Master of Architecture as a Sexton Scholar in the Faculty of Architecture at the Technical University of Nova Scotia.

He also received the American Institute of Architects Medal. After working in both Berlin and Toronto, Talbot joined Brian MacKay-Lyons Architecture Urban Design in 1999. He then partnered with Brian in 2005 to form MacKay-Lyons Sweetapple Architects Limited. In 2014, MacKay-Lyons Sweetapple Architects won the Royal Architectural Institute of Canada Firm Award. Talbot has held several visiting Professorships at leading universities and is currently a Professor of Practice at Dalhousie University's Faculty of Architecture. Talbot was named Fellow of the Royal Architectural Institute of Canada in 2018.



Alex Bozikovic
ARCHITECTURAL CRITIC
Toronto, Ontario

Alex Bozikovic is The Globe and Mail's architecture critic. He has won a National Magazine Award and has also written for publications such as Azure, Dwell and Wallpaper. He is an author of Toronto Architecture: A City Guide (McClelland and Stewart, 2017).

Alex is also the co-editor for "House Divided: How the Missing Middle Will Solve Toronto's Affordability Crisis" — which speaks to the necessity for infill development.



Hazel Borys
PLANNER
Winnipeg, Manitoba

Hazel Borys is President of PlaceMakers, LLC in the US and PlaceMakers, Inc., in Canada, city planning firms working to advance the livability conversation. She guides governments around the world through land use law reforms — allowing walkable, mixed-use, compact, resilient places to develop by-right — and helps developers get things built under the increasingly prevalent form-based by-laws of the new economy. Hazel is an engineer with an MBA in finance and marketing. She is the organizer of the Placemaking@Work webinar education series, CodesStudy.org coauthor, and PlaceShakers.com blogger. Hazel serves as a board member on both the Transect Codes Council and the Winnipeg Foundation.



Renée Daoust
ARCHITECT
Montreal, Quebec

Renée Daoust, together with her partner Réal Lestage, founded Daoust Lestage in 1988. Educated as an architect and urban designer, Renée is widely recognized for her commitment to high quality, well considered urban and architectural projects that integrate design at all scales, from the city to the object.

In 2013 Renée was named membre émérite of l'Ordre des urbanistes du Québec and in 2010 was named a Fellow of the Royal Architectural Institute of Canada. Renee has taught at l'Université de Montréal and the Harvard University Graduate School of Design and is a frequent guest critic and lecturer at universities across Canada.

In 2016, Renée Daoust and Réal Lestage were awarded the Prix Ernest-Cormier, the highest distinction awarded by the Government of Quebec in the fields of Architecture and Design. One of only a few women to assume a leadership role in the architectural and urban planning community, Renée, together with her partner and a strong and well-established staff contributes to the creation of spaces of varied scales through thoughtful multidisciplinary reflection.



Gene Dub
ARCHITECT
Edmonton, Alberta

Gene Dub has served as an Edmonton City Councillor, an architect, a public commentator on civic design, a developer and a conservator of heritage buildings. He founded Dub Architects Limited in 1974.

Gene Dub's best-known architectural design is Edmonton's City Hall, completed in 1993, which has since become a recognizable symbol for Edmonton's City Government and a focal point for Edmonton's civic square. Gene Dub's development company Five Oaks Inc. has preserved over a dozen historic buildings in Edmonton, often through adaptive reuse as a stimulus to urban revitalization. For this effort Gene Dub was the recipient of the 2014 Historical Recognition Award by the Edmonton Historical Board and two Heritage Canada Awards. He was inducted into the City of Edmonton Hall of Fame in 2011.

Dub Architects Ltd. has been recognized for the design of housing projects by the Edmonton Design Awards, The Alberta Association of Architects Awards, The Prairie Design Awards, and the World Architecture News (WAN) Awards.

Acknowledgements



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Councillor Bev Esslinger
Councillor Sarah Hamilton
Councillor Scott McKeen

Spruce Avenue Community League, in particular:

Verna Henry Stainthorp
Wesley Andreas

Spruce Avenue Community Advisors

Jonathan Hlewka
Joshua Culling

Spruce Avenue Residents

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Randy Krebs

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Elsa Lam
Giovanna Boniface
Mike Brennan

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Mitch Compri
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Dariusz Kucy
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Stuart York
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Victoria Gromyko
Ziad Baroudy



“The Spruce Avenue community has been given a rare opportunity to be chosen to participate in a competition to create a unique housing concept which has the potential to foster growth in our community. We have been very pleased with the interest shown by architects and builders and are eagerly awaiting the announcement of the winning design.”

- SPRUCE AVENUE COMMUNITY LEAGUE



CITY OF EDMONTON
2019 'MISSING MIDDLE' INFILL DESIGN COMPETITION

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