



'Missing Middle' Infill Design Competition

2019 COMPETITION BRIEF | ENDORSED BY THE ALBERTA ASSOCIATION OF ARCHITECTS





Mayor and Councillor Endorsed

On behalf of the City of Edmonton, I invite and encourage you to submit your entries 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 needs of our growing city. In recent years, the City has worked to create better conditions for infill development, as it is essential to the long-term wellbeing of not only our mature neighbourhoods, but our city as a whole.

I would like to recognize the work of the Edmonton Design Committee, including Councillor Hamilton, in promoting design that allows communities to flourish. I would also like to recognize Councillors McKeen and Esslinger for their contributions to this competition in 2016.

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.

Thank you for your efforts, and best wishes for a successful competition.

Yours truly,

Don Iveson
Mayor





Community Endorsed



Dear Applicants,

We are the community of Spruce Avenue, located in the heart of Edmonton. We love our area because of its location — it is central, close to transit, hospitals, retail, and educational institutions. We love that it's a family-friendly area with a diverse population, and we value our neighbourhood's sense of history, which is evident in the heritage architecture and mature trees.

If you take a stroll around our neighbourhood, you would notice smaller homes with porches and stoops out front, most set far back from the street on large lots. The streets are wide and lined with big mature trees and boulevards, and we have a lot of green space. In our ample backyards, we take pride in our fruit trees and gardens, participating in the City's Communities in Bloom Program. There are two schools in the centre of the neighbourhood, and a community hall, with a playground and hockey rink beside it. We are close to three hospitals, a shopping mall, a McDonald's, and a major intersection. It is a quiet neighbourhood, except when the LRT (train) is going by and you can hear the dinging of the rail-crossing, or when there's a big concert or summer fireworks at the nearby Stadium or Exhibition Lands. In the evenings, you might hear the sounds of lawn mowers, snow blowers, power tools and hammers pounding nails as neighbours work on home improvements, and dogs barking.

We would be proud to host the winning design in our neighbourhood if it could demonstrate an innovative and pioneering approach to development, while augmenting, complementing and adding value to our neighbourhood without taking away any of the existing things that we love and value.

The winning design should promote and enhance our local businesses, while at the same time be family and neighbour friendly by encouraging more residents to “come out of their houses” and connect with each other. We would love to see a design that supports a wide variety of demographics, including people of all ages and abilities, and economic and cultural diversity. We would be proud to embrace your design if it supported safety, security, and pride in our community.

As you can tell, there is a lot to love about our neighbourhood. We are delighted to be included in the process of developing the 2019 'Missing Middle' Infill Design Competition, and for our neighbourhood to house a prototype for what good infill design can look like in our city. We're eager to see what you come up with!

Welcome to Spruce Avenue
— we hope you stay for a while!

Sincerely,

Spruce Avenue Community

Alberta Association of Architects Endorsed



The Alberta Association of Architects (AAA) has carefully reviewed the terms of this competition and has endorsed it as a single-stage open competition. The Association is very enthusiastic that the City is holding a competition in order to select a design for this important residential infill project. Our members, and architects from across the country, are encouraged to participate. This competition represents a precedent-setting opportunity to convene builders/developers and architects together to propose new and exciting 'missing middle' housing forms.

ENTRY REQUIREMENTS

Every entry will require the services of an architect in accordance with the Alberta Architects Act. Any architect who is registered in the Province of Alberta, or qualifies to be registered in Alberta through the Canadian Architectural Reciprocity Agreement, can work on a team to submit a design for judging. The AAA recognizes that the architecture profession brings innovation, expertise and significant value to this competition. In recognition of that value, the AAA expects that the architects and associated consultants will be treated fairly in regard to recognition as the project designers and in the contractual arrangements that will be negotiated at the outset of the competition process.

AAA RECOMMENDATIONS

The AAA's first responsibility is to uphold and protect the interests of the public. The Association cannot and does not set professional fees or contractual arrangements, but it does provide recommendations to the public. These recommendations are intended to ensure that the architect and consultants are able to adequately perform their professional responsibilities.

CLIENT-ARCHITECT AGREEMENT

The AAA recommends the Royal Architectural Institute of Canada (RAIC), Document 6 as the fairest and most equitable form of contract that clearly outlines the roles of both the owner and the architect.

<https://www.raic.org/raic/contract-documents>





GUIDES FOR DETERMINING APPROPRIATE FEES

There are several reputable fee and scope references available throughout the industry, including those maintained by the *Royal Architectural Institute of Canada* (RAIC) and the *Consulting Architects of Alberta* (CAA) that provide balanced and comprehensive guidance on the wide array of factors and unique circumstances specific to each project that should be carefully evaluated when determining a fair and reasonable fee and developing the terms in which professional services are provided.

While the AAA does not endorse any one particular guideline, format or method for its membership to utilize, the RAIC and CAA documents adequately demonstrate the diverse range of factors and potential project delivery methods that AAA members are obligated to consider when entering into an agreement to provide professional consulting services within the exclusive areas of practice as defined in the Architects Act.

More importantly, in accordance with its fundamental legislated mandate to maintain the integrity and honour of the architectural and licensed interior design profession while protecting the public interest, the focus of the AAA is to monitor and ensure its membership adhere to a suitable standard of practice so they can ultimately fulfill their professional duty of care to the general public and their clients.

ARCHITECTS AS DEVELOPERS

In accordance with Section 38 of the Architects Act General Regulation, authorized architectural and licensed interior design entities are prohibited from providing construction services except under specific, fully-disclosed conditions:

TRADING IN BUILDING INDUSTRY

Item 38 in the Architects Act General Regulation. An authorized entity that is hired to provide professional services in respect of a project may not, without the prior written approval of the client, act as a contractor or otherwise directly or indirectly engage in the business of supplying building materials, furnishings, accessories or systems for incorporation or use in, or in association with, that project.

In order to maintain the integrity of the profession, the AAA has advised entities authorized through the Architects Act that also desire to provide construction services that their construction activities may only be provided through a unique company, independently established through the Alberta Corporate Registry system and that the roles of the professional services practice must be distinct, fully-separated and fully-disclosed to clients and potential clients. Therefore, if there are any aspects of a professional design services solicitation or professional services agreement that requires or implies that a design professional must provide the services of a construction contractor, such undertakings by AAA members would be prohibited through the authority granted to them under the Architects Act.



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Competition Purpose



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.

BACKGROUND

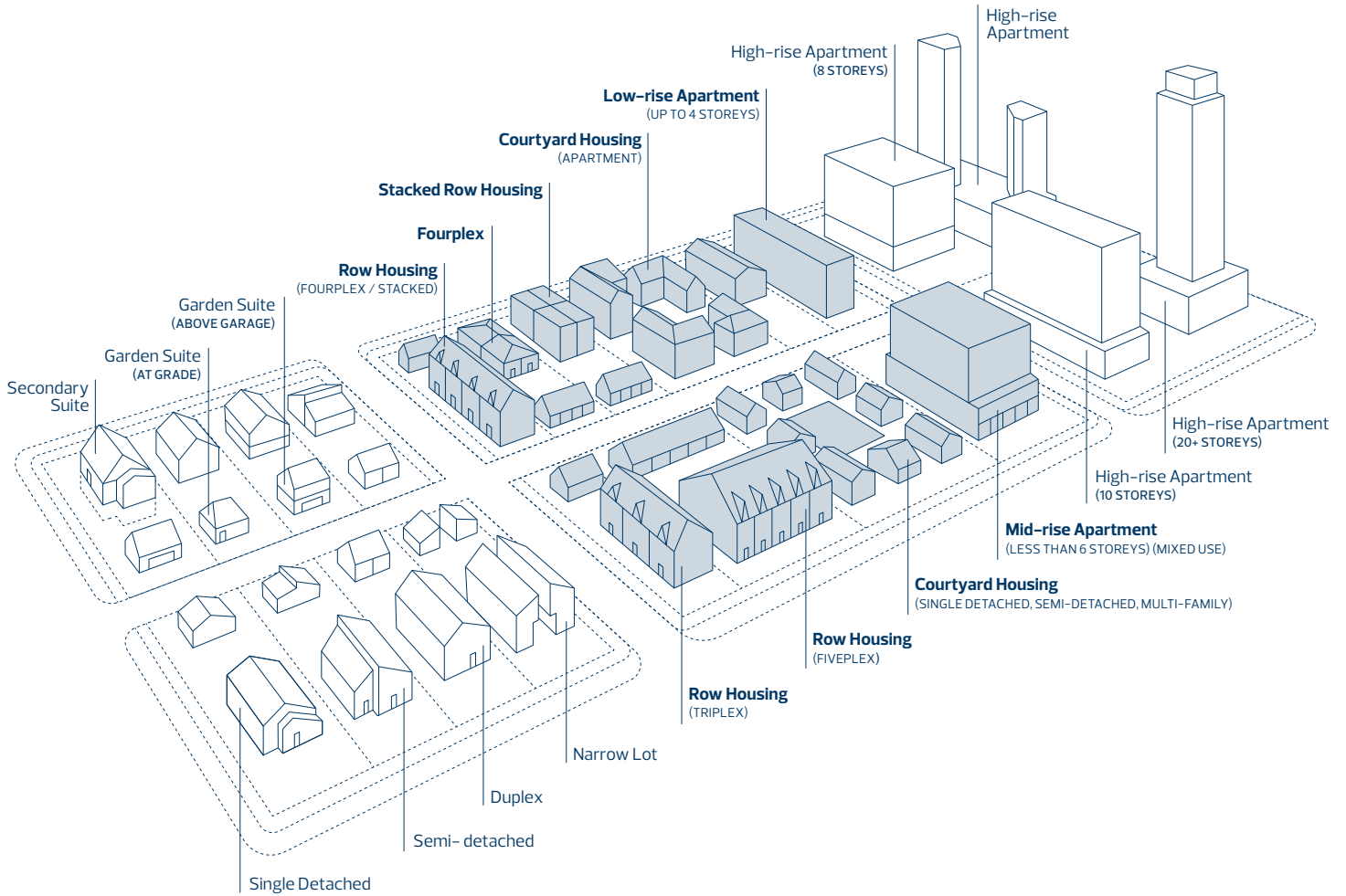
Launched in 2016, the Edmonton Infill Design Competition provides an opportunity to encourage productive conversations about infill and help the public and development community envision what's possible for infill design and inspire builders and architects to create out of the box designs that enrich our city. The competition's overarching goal is to showcase improved aesthetics of the community and how good designs can bring neighbours together.

We are at a pivotal moment in the evolution of our city. As we grow into a big city of over a million people, and the *City Plan's* vision and *Infill Roadmap 2018* moves us towards a metropolitan centre of two million, we must contemplate the kind of urban places that are needed for us to stay prosperous, healthy and climate resilient. A big part of this change is about increasing housing choices, particularly how we can integrate infill in the middle density housing form range, or the 'missing middle', into our older neighbourhoods.

COMPETITION GOAL

The 2016 competition sought ideas for low-density residential infill on a hypothetical site, showing how infill could add to the character of our mature and established neighbourhoods. The 2019 competition is an opportunity to test innovative new housing forms that will be integral to the future of Edmonton. It will focus on demonstrating how medium-density 'missing middle' housing can be both economically-feasible and well designed to work in Edmonton.

Designs will be solicited Canada-wide or internationally from multidisciplinary teams of architects and builders/developers for medium-density, 'missing middle' housing on a site of 5 lots currently owned by the City of Edmonton at the northeast corner of 112 Avenue and 106 Street in the Spruce Avenue neighbourhood. The winning team will be given the opportunity to purchase the site and build their winning design conditional upon rezoning approval. Once constructed, the prototype will be used to inspire innovative 'missing middle' infill development in other parts of the city.



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. 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

Infill isn't new to Edmonton, but the amount of redevelopment has been growing significantly in recent years. At the City of Edmonton, we want to make sure it's done in a way that's best for our city, both today and in the future.

In 2013, we launched a project called Evolving Infill. From this, we created our Infill Roadmap: 23 actions that comprised the City's work plan for advancing infill development. Today, most of that Roadmap has been completed, but there's still more to do.

In July 2018, we 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 Edmonton'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 we expect to see continued improvements in the design, efficiencies, and diversity of infill homes. We're excited to see how the innovations and best practices that come out of this competition will improve the quality of infill development in Edmonton.



SPRUCE AVENUE NEIGHBOURHOOD

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.

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Edmonton Profile



EDMONTON HISTORY AND DEMOGRAPHICS

The City of Edmonton was incorporated in 1904 and became the capital of Alberta shortly afterwards. From the 1910s through the 1930s, growth in the economy supported an influx in population and development. During this stage of development, Edmonton began operation of the first licensed airfield in Canada; creating a major distribution base for goods and services sent to Northern Canada and establishing Edmonton as the “Gateway to the North”. The 1940s and 50s saw a boom in Alberta oil development, with the first major oil discovery near the town of Leduc, just minutes from the City of Edmonton. With another oil boom in the 1970s and 80s, Edmonton’s new status as the “Oil Capital of Canada” helped to further increase the City’s population growth and development.

In recent years, the City of Edmonton has seen rapid development and redevelopment with new residential developments established along the City’s periphery and a number of new commercial and residential projects developing in the core and mature neighbourhoods surrounding it.

As the provincial capital, Edmonton houses a large number of public sector employees. It has two universities, a number of colleges, and a technical school that is the largest apprenticeship trainer in Canada. Edmonton has a young population and continues to grow at a rate above the Canadian average, with a population expected to exceed 1 million by 2024.





CLIMATE

Edmonton is the northernmost metropolitan area in Canada and experiences extreme seasonal temperature variations. While summer temperatures can exceed 30°C, winter temperatures commonly drop below -20°C for extended periods. Winter can last between 6 and 7 months, beginning in mid-to late October and extending into April. Given Edmonton's high latitude, daylight length varies greatly; it is daylight for over 17 hours at the summer solstice, but only about 7 ½ hours at the winter solstice. Building design and construction must be responsive to the large role that the unique climate and extreme weather conditions play in the lives of Edmontonians. Through a recent City Council approved *WinterCity Strategy*, Edmontonians are looking to reclaim the joy of winter and embrace the season and its wonder.

Historical climate records show the world is warming at unprecedented rates. Local records show the Edmonton region has been warming significantly faster than the observed global rate. Scientists predict that Edmonton will be exposed to higher temperatures, drier summers, more extreme precipitation events, more variable and severe extreme weather events, and an overall warmer and drier climate. It is important to note that, even though temperatures are expected to increase and minimum temperatures may not be as cold as previously experienced or occur as often, Edmonton will continue to experience periods of cold weather, and will still experience the typical extreme seasonal temperature variations. You can learn more about Edmonton's current and future climate at <https://www.edmonton.ca/resilientedmonton>.

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Competition Parameters



SCENARIO

Five City-owned parcels of land 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.

SITE DETAILS

These parcels of land are owned by the City of Edmonton and 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.

STREET ADDRESS

- 11219 – 106 Street NW
- 11215 – 106 Street NW
- 11211 – 106 Street NW
- 11207 – 106 Street NW
- 10524 – 112 Avenue NW

LEGAL DESCRIPTION

Lot 1-5, Block 5A, Plan 686HW

COST OF LAND

~\$1.7M. The subject properties will be appraised using a Direct Comparison Approach, providing pertinent market support for the valuation, based on a highest and best use of *RA7 Low Rise Apartment Zoning*. The ultimate sale price will be negotiated with the competition winner based on market values for the use proposed in the competition submission.



SITE IS DEEMED SELL AS-IS

The City of Edmonton's Real Estate Advisory Committee (REAC), a non-binding advisory committee that advises the City on the best and highest use of their land, previously reviewed this site and advised the City to sell as-is.

DEMOLITION OF EXISTING HOMES

There are 4 single-family homes on the site that will need to be demolished. Specifics of demolition may be negotiated during the sales agreement phase.

CURRENT ZONING

Currently, the site is zoned *RF3*, which is a Small Scale Infill Development Zone (e.g. including regulations like maximum height, which is 3 storeys), with a *Mature Neighbourhood Overlay*.

**REZONING**

As medium-density housing types are not permitted under the current zone, a rezoning application will be required. The City anticipates a rezoning to a *(DC2) Site Specific Development Control Provision* in order to accommodate unique building proposals that would not otherwise fit into a conventional *residential zone*. The purpose of a DC2 is to provide for direct control over a specific proposed development where any other Zone would be inappropriate or inadequate. The *Transit Oriented Development (TOD) Policy and Guidelines* may be referenced.

SIZE OF LOTS

0.69 acres (30,169 f² or 2,844.5 m²).

FRONTAGE

220 ft or 67.1 m or 44 ft per lot, with an average depth of 137 ft or 41.8 m. The northernmost depth is 150 ft. or 45.7 m and the southernmost depth is 119 ft. or 5.7 m.

ACCESS

- Frontage on 106 Street (service road)
- Flanking on 112 Avenue (local road)
- Rear (alley)
- 106 St. (service road) is separated from 106 St. (arterial) by LRT tracks

TOPOGRAPHY

Relatively flat, consistent with neighbouring properties; catch basins in roadways for surface drainage; no evidence of poor drainage in Environmental Site Assessment.

SERVICES

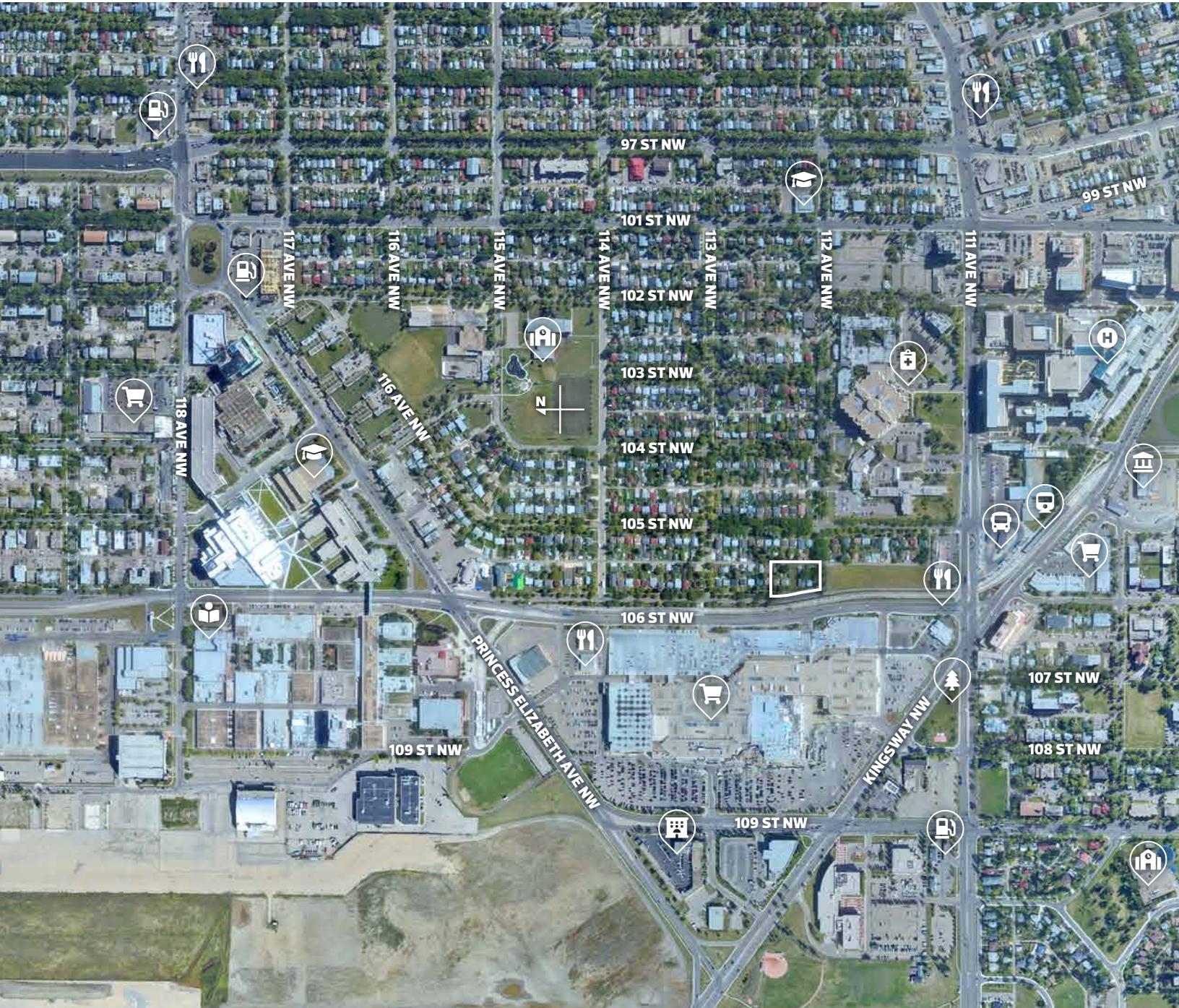
Available within the adjacent road and lane. New connections are likely to be required based upon development design, and are subject to approval. Maps and details to be provided to those who register to submit to the 'Missing Middle' Infill Design Competition.

GARBAGE COLLECTION

Lane

ENVIRONMENTAL CONSIDERATIONS

No soil contamination or other suspected site considerations; the existing boulevard trees along 106 St. (service road) are young (<10) as the original elms were removed as part of the LRT project. The existing boulevard trees along 112 Avenue are likely over 70-year old elm trees. All existing City-owned trees must be protected and maintained as part of the scenario. There are also several mature trees located on the private site, and where feasible, maintaining these private trees would be considered an asset, especially if they could be included into thoughtful site design.





SITE CONTEXT

This is a post-war residential neighbourhood, with streets forming a grid pattern, lined with mature boulevard trees, and rear lane access. The site faces onto Kingsway Mall and is within walking distance to the LRT, NAIT, the Royal Alexandra Hospital as well as the Glenrose Foundation and CapitalCare Norwood Centre. The neighbourhood is primarily low density residential with recent additions such as row housing along some of the avenues. In addition, there are some medium density developments primarily along 97 Street and Princess Elizabeth Avenue. The community has experienced moderate levels of renovation and redevelopment over the last few decades. Neighbouring properties include 1950s bungalows to the north, and east, [CapitalCare Norwood Redevelopment Project](#) to the south.

DATA PACKAGE

Base data will be sent to competition applicants following successful registration and proof of fee payment. Base data will include CAD and shapefile drawings of the site and technical information in electronic format for the use of the entrants. A full itemized list of what base data will be available to paid registrants is listed as Appendix A to this Competition Brief.

NEIGHBOURHOOD PROFILE AND CONTEXT ANALYSIS

A [neighbourhood profile and context analysis](#) features the following info:

SITE INFORMATION

- Site location
- Ward information
- Zoning and overlays

NEIGHBOURHOOD CONTEXT

- Age and density of homes
- Nearby schools, playgrounds, parks & libraries
- Walking trails
- Nearby services (commercial, hospitals, institutional)

MOVEMENT AND INFRASTRUCTURE

- Street block design
- Walking and cycling: walkability, crosswalks, bike network
- Public transportation: Light Rapid Transit (LRT) stations, bus stops and transit centres
- Personal vehicle: major roads, barriers to accessing the neighbourhood

REINVESTMENT SNAPSHOT

- Summary of nearby projects (includes Metro Line LRT, Neighbourhood Renewal, Blatchford, CapitalCare Norwood Redevelopment Project)
- Current permit activity in the neighbourhood (development and building)

NEIGHBOURHOOD EVOLUTION

- Neighbourhood history
- Link to neighbourhood demographic information

INCENTIVES

The property will likely require a rezoning to [DC2 Site Specific Direct Development Control Provision](#) to accommodate the winning design after the competition award.

The City will waive the rezoning application costs (e.g. \$13,104 + \$0.88 [2.5 Floor Area Ratio x 2,844 m²] = \$7,110 = ~\$19,361) as an incentive to the design team and provide assistance in preparing the DC2 application. These fees are based on the [2018 fee schedule](#) and an estimated FAR of 2.5 (comparable to the [RA8 Zone](#) for a medium-rise apartment building).

Staff who review rezoning applications will also be advised of this city project immediately as they will form part of the Technical Committee, who will review all submissions before they are advanced to the competition jury. This advanced screening will vet submissions for serviceability and access, and determine if any additional information would be required to support the rezoning stage of the winning design.

CHOOSE HOUSING MARKET

The developer is able to choose the market (e.g. rental vs. ownership) they prefer for the design of the project.

PUBLICITY

The competition will receive significant public attention and will be judged by five prominent Canadian jurists who will base their awards on design merit.

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Competition Objectives and Evaluation Criteria

DESIGN OBJECTIVES

The competition seeks 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

Submissions must demonstrate how the following evaluation criteria have been considered following the requirements in section 7.

The awards criteria will be based on three categories, explained in more detail below, Basic and Technical Requirements, Design Criteria, and Other Criteria. The Technical Committee will review the submissions for compliance in the Basic and Technical category and pass along any comments to the jury. The jury will be responsible for selecting the winning submissions that most completely satisfy all of the criteria categories:



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 (as described in the applicant's written submission, see section 7). Please reference Section 6 of Edmonton's Zoning Bylaw No. 12800 for the definition of "storey".

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. Pro forma expectations are described in section 7.

BUILDABILITY

The proposed development shall adhere to all applicable building codes.

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, exemplify safety standards like the *Crime Prevention Through Environmental Design* (CPTED), 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, and the criteria are 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.

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Competition Adjudication



David Murray

ARCHITECT
Edmonton, Alberta

PROFESSIONAL ADVISOR

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.



Talbot Sweetapple

ARCHITECT
Halifax, Nova Scotia

NATIONAL JURY

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).



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.

Presently, Renee is partner-in-charge of the master plan for the Old Port of Montreal and is the Design Excellence Lead for the Eglinton Crosstown LRT - the largest transit expansion in Toronto's history and the largest P3 project in 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 contribute 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.

TECHNICAL COMMITTEE

Since the objective of this competition is to select winners based on financial feasibility and constructability, no entry will be advanced before the jury unless they satisfy these criteria. A Technical Committee, consisting of City of Edmonton staff with skills and experience in the development of medium-density housing, in addition to the Community Advisors, will review and examine entries to confirm they meet eligibility/submissions requirements (as outlined in section 6 and 7) and criteria articulated in “Base and Technical Requirements” (section 4); and forward notes outlining any concerns they may have. Submissions advanced past this stage will be deemed financially feasible and constructable, leaving the jury to deliberate the proposals solely on “Design Criteria” and “Other Criteria” (section 4). The Chair of the Technical Committee (and other Technical Committee members, as deemed appropriate) will be available to advise the jury during the judging process. Submissions that do not meet the “Base and Technical Requirements” will not be advanced to the jury; rationale explaining this rejection will be prepared, and available to the entrant upon request. There will be no appeal of the Technical Committee’s decision.

JURY PROCESS

The jury’s review will be based on the Evaluation Criteria, as well as the professional expertise of the jurors. Decisions reached by the jury shall be final.

The jury will review all eligible submissions for their design innovation, creativity, and excellence, awarding the top three proposals with cash prizes — as first, second, and third prize award winners. Rationale for each of the winners will be explained in the publicized awards booklet.

Submissions reviewed by the jury will be publicized and featured on the competition website for an online vote to determine the winner of the People’s Choice Award.



6

Eligibility



COMMUNITY INVOLVEMENT

The City of Edmonton has engaged the Spruce Avenue community throughout the competition process. Community consultations occurred prior to the start of the competition to develop a set of values and evaluation criteria for submissions.

Residents from the community have been hired as Community Advisors to ensure that community perspectives provided by the Spruce Avenue Community League and Spruce Avenue community are considered in the jury deliberations. They will also serve 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).

For a detailed description of the goals, objectives, roles and responsibilities of the Community Advisors, see the complete *Terms of Reference*.

QUESTIONS AND ADDENDUM

Questions about the Competition Brief should be sent to edmontoninfilldesign@edmonton.ca by February 4, 2019. An addendum will be issued by February 14, 2019 to provide formal answers for all applicant teams to review.

GENERAL

This is an open competition endorsed by the Alberta Association of Architects. Interdisciplinary teams consisting of an architect and a builder/developer are invited to submit proposals, as medium-density housing forms require architectural services. Architects outside of Alberta are highly encouraged to apply and form teams, with local builders/developers.

This is an anonymous competition. Entrants who engage with or contact any of the jurors during the competition will be disqualified. City of Edmonton staff, jurors, and any employee, partner, or associate thereof are ineligible to compete.

COMPETITION TEAM MAKE-UP

The competition conditions require any of the four different team approaches:

1. Developer and architect
2. Builder and architect
3. Developer, builder, architect
4. Architect

An architect is required because of the regulated exclusive scope of practice in the Architects Act. The team makeup will be at the discretion of the competition applicant, and will need to demonstrate how they can achieve the competition criteria as outlined.



7

Submission Requirements



REGISTRATION AND FEES

To register online, visit the competition [website](#). Upon payment, a City of Edmonton 'Missing Middle' Infill Design Competition team staff member, will email you with a three-digit identifier that you will be required to use with your submission to retain anonymity for the jury.

All participants must **register online by 11:59 p.m. MST, February 4, 2019** to be given a three-digit identifier.

Cost to register and submit to the competition: **\$100 CAD**.

Registration fees will not be refunded under any circumstances.

SUBMISSION DEADLINE

The submission deadline is March 1, 2019. All entries must be received by email to edmontoninfilldesign@edmonton.ca prior to 11:59 p.m. local time (Mountain Standard Time). Competitors are encouraged to send in their submissions as soon as possible to avoid any potential difficulties at the deadline. Submissions may be modified up to the deadline.

SUBMISSION MATERIALS

Submissions must be digital only; no hard copies will be accepted. When submitting, ensure that the same email address is used during the registration process to validate the submission. Submissions must meet anonymity requirements, and are limited to the following:

GRAPHIC SUBMISSION

- Up to four numbered boards that best illustrate the merits of the project (e.g. diagrams, text, site or floor plans, sections, maps, elevations, and perspectives) and include the name/title of the project and project concept. Each individual or team is to determine what information is needed to communicate the project most effectively.
- Board(s) must be Arch D (914mm x 610mm) in size and oriented to landscape (horizontal) format.
- Board(s) must be saved as a single PDF file of high visual resolution (150 dpi or above); total file size not to exceed 30 MB.
- Include registration number in the upper right corner of the boards. No personal names, affiliations, or any other forms of identification on the board. Indication of the design team will result in disqualification.
- The file name must include your three-digit registration number and conform to the following naming convention: XXX.pdf



WRITTEN DESCRIPTION

- Word Document file, with a maximum of 1,000 words.
- Describe the project concept and design, and how it satisfies the evaluation criteria set out in the Competition Brief.
- Include the name/title of project at the top of the document.
- No personal names, affiliations or any other forms of identification in the text.
- Include three-digit registration number and conform to the following naming convention: XXX_Description.doc

PRO FORMA

A pro forma that outlines the complete project development plan is a key component that will be necessary for competition qualification. The applicant shall provide a detailed pro forma, including a comprehensive list of assumptions, costs (hard and soft costs) and revenues/expenses. A panel of experienced real estate appraisers possessing AACI accreditation from the Appraisal Institute of Canada will determine if the pro forma assumptions are supported in the marketplace and if the valuation methodology is appropriate. In the pro forma, the land value input must be clearly stated. The land value input should also exceed 95% of the City's appraised market value. The applicant will be required to acknowledge that the pro forma can be achieved and is reasonably accurate to support the design-build of the submitted proposal.

IMAGES

- Each of the main images included on your boards should be provided individually.
- Each must be at least 300 dpi and provided in either a .bmp or .tiff format.
- These images may be used for future promotional purposes by the City of Edmonton, and will be retained indefinitely.
- Include three-digit registration number and conform to the following naming conventions: XXX_Pic1.tiff/.bmp

Only the files outlined will be accepted. No additional files or dynamic presentation formats (e.g. videos, fly-throughs, etc) will be accepted. Supplemental files (.ppt, .mov, etc.) or files that do not conform to the above listed specifications will be discarded and not reviewed by the jury.

The competition reserves the right to return work 'unjudged' for submissions that do not comply with the listed requirements. Refunds are NOT available for "unjudged" submissions.

Judges will evaluate presentation clarity — understandable, readable and well-illustrated graphically.



ANONYMITY

While contact information for competing teams or individuals must be provided, submissions must be anonymous. Submissions containing distinctive graphics, logos, or other identifying content will be disqualified.

All personal information will be kept in confidence and will not be made available to the jury or members of the public until the adjudication process is complete. No competitor's name, firm's names or other means of identification is permitted to be included on the submission panels.

Technical support staff will be handling the submissions and will be packaging them anonymously for adjudication. Submissions will be given a unique identification number that will link the material to the competitor. Once adjudication is complete, the names of the winners will be identified through their submission number by the competition organizer.

OWNERSHIP AND COPYRIGHT

Submissions are to be considered original works of the competitor. Competitors assume responsibility for any breach of intellectual property or copyright entitlements of others. Submissions may consist of or include previously used concepts and work; however, they must comply with the requirements of this competition.

Competitors retain ownership and copyrights of the materials submitted. The competitor shall grant to the City of Edmonton the right to publish their work in whole or in part, in books, exhibitions, websites, pamphlets, and magazines, and at events/functions, to promote the competition and its outcomes, as well as for future City of Edmonton promotional purposes. Credit will be given to the competitors. The designs and drawings and other forms of representation submitted remain the sole property of the competitors subject to copyright; and reproduction or use of any kind is strictly prohibited without expressed written permission.

No royalties or other amounts shall be payable by the City of Edmonton for use of these materials.

No assumptions should be made that submitted or winning ideas would be implemented in policy, practice or project, either wholly or in part.



8

Awards



PRIZES

A total of \$16,500 in prize money will be awarded, to the top three submissions that satisfy the criteria as set out in section 4.

FIRST PRIZE: \$8,000

SECOND PRIZE: \$5,000

THIRD PRIZE: \$3,000

PEOPLE'S CHOICE AWARD: \$500

All award winners will be honoured at an awards reception on Wednesday, May 29, 2019. In addition, winners will be featured in future City of Edmonton print and/or web materials, potentially including but not limited to the competition website and a design catalogue showcasing selected entries along with the names of featured competitors.

WINNING DESIGN

The City shall only make use of the winning submissions for this project and shall agree to engage the winning architect and/or builder should the project proceed at any time within two years of the date of the award.

The City of Edmonton will contact the applicant(s) which the City selects, to further negotiate and formalize a Sale and Development Agreement. An example of those conditions can be found in City of Edmonton's past sale listings, such as: *EG listing* and *Westmount Listing*.

The Buyer must commence construction within one (1) year of the Sale Agreement closing date and complete construction within three (3) years of the closing date, or be subject to implementation of a buy-back option and/or performance fee.

PEOPLE'S CHOICE ONLINE VOTING

The online voting period for the People's Choice Award will take place from April 15 through May 3, 2019. The public will have an opportunity to vote on a favourite. The People's Choice Award winner will receive a cash prize of \$500.

Submissions that advance past the Technical Committee will be considered for the People's Choice Award.

Competition Schedule 2019



December 19

Open for submissions

February 4

Registration deadline

March 1

Submission deadline

March 1 to March 14

Technical Committee review

April 3 and 4

Jury review

April 15 to May 3

People's Choice Award
(online voting opens and closes)

May 29

Awards Reception

May 29 to December 31

Sale/transfer of the land, rezoning process begins

A

Appendix: Data Package Description



The following list of data layers will be sent to competition applicants upon successful registration and proof of fee payment.

DATA LAYER	DESCRIPTION
PARCELS	Polygon data set of parcels
LAND USE	Polygon data set of existing land uses in the city. <i>A detailed description of these codes can be found at: https://docs.google.com/a/edmonton.ca/file/d/0B2-9njwn6euHNnZBaWp4NjdpbWc/edit</i>
ZONING	Polygon data set with zoning information
ASSESSMENT PROPERTY	Assessment parcels showing land use types and assessed property values
EPARK MACHINES	Point data set of ePark machines locations
CURBS & SIDEWALKS	Lines representing the edge of curb, sidewalk and pavement
BIKE RACKS	Point data set of existing bike rack locations
EPCOR DRAINAGE	Line data set showing location of sanitary lines, storm lines, etc.
POWER	Line data set showing location of power lines, fibre optic conductors, underground trenches, etc.
UTILITIES, TELEPHONE	Line data sets showing locations of gas lines, telephone lines, water lines, etc.
BIKE ROUTES	Shows the existing bike grid
TRANSIT ROUTES	Shows the existing transit routes (buses)
TRANSIT CENTRES	Shows the location of existing transit centres
RAILWAYS	Shows the location of existing rail lines (light and heavy rail)
ALLEYS	The alley network within the City of Edmonton is represented by center lines within the road right of way
SINGLE LINE ROADS	Single line street network within the City of Edmonton – the road network represented by center lines within road right of way
STREET LIGHTS	Point data set of street light locations
TREES	Point data set of trees owned and maintained by the City of Edmonton

SPORTS FIELDS	Polygon data set of sport field locations
PLAYGROUNDS	Polygon data set of playground locations
PARK LAND	Polygon data set of park land locations
BUILDINGS	Polygon data set of building outlines with height information
DEM	A Digital Elevation Model (DEM) of the streetblock
ORTHO PHOTO	2017 orthophoto of the Spruce Avenue area
DEVELOPMENT PERMITS	<p>List of development permits from the City of Edmonton, Urban Form and Corporate Strategic Development Department.</p> <p>Development permits approve the use of a site, as well as the size and location of any buildings or structures. It is written approval from the City that development plans meet the Edmonton Zoning Bylaw regulations. An approved development permit is required before application for a building permit to construct the building or structure, or to apply for a business licence.</p> <p>Some permits are combination permits. They combine both a development permit and a building permit in one application. This data set only represents the outcome of the development permit application. Building permit data is available through the General Building Permits data set.</p> <p>Additional information to help understand more about Development Permits:</p> <p>More information about Development Permits can be found at: www.edmonton.ca/developmentpermits.</p> <p>The <i>'What is Zoning?' brochure</i> offers a basic explanation of what zoning is, and how it shapes neighbourhoods and the city.</p> <p><i>Edmonton's Zoning Bylaw 12800</i></p> <p><i>How to Respond to a Land Development Application</i></p>
BUILDING PERMITS	<p>List of issued building permits from the City of Edmonton, Urban Form and Corporate Strategic Development Department that the public has requested for construction or maintenance on a structure located in the City. Note: All records start from January 1, 2009.</p> <p>The decision was made to not release applicant information on this data set as it was seen as a potential privacy issue. For instance, if a high profile member of the public were to apply for a permit, their name (and consequently, their address) would show up on this table and become easily searchable by the public. We viewed this as a potential issue and decided to publish the data set without applicant information.</p>



ENDORSED BY THE ALBERTA ASSOCIATION OF ARCHITECTS

