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2016 City of Edmonton



Infill Design Competition Awards



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Foreword

We once heard from a constituent whose dream was to move into an infill home in a neighbourhood near downtown.

She told us of how the infill project was controversial with her future neighbours, who fought collectively against what they saw as an insult to the character of their community.

She asked if it was safe for her and her family to move into the infill home and new neighbourhood. Would they be outcasts? How would neighbours treat her children?



Councillor Bev Esslinger

Infill is hard. We know this as city councillors. We've attended public hearings where projects are decried; where emotions ran high and opinions were hardened.

Together, we regret how the narrative around infill has descended into a debate about setbacks and height, traffic and parking, detached and semi-detached.

We lament the forgotten element. In heated moments, we forget the excited families, young couples, or singles, who only want to start a new life with the purchase of an infill home in an established neighbourhood.

Drawn by the amenities a mature community offers, they see themselves as newcomers, not outcasts.

We must, with sensitivity and creativity, design infill rules for Edmonton's mature neighbourhoods, for the sake of the existing residents.

Let's not forget, though, infill homes are for and about people — future neighbours, community volunteers ... friends.



Councillor Scott McKeen

Competition Overview

Edmonton is evolving. Our people, streets and businesses are changing. We're becoming more aware of the way our city is built and more excited about the kind of city we want to become. Part of this evolution is infill. It's not new, but it's a growing reality of our city.

While many agree in principal with the value of encouraging residential infill development in established neighbourhoods, the end result is often criticized as insensitive in character when viewed in contrast to the scale of neighbouring homes.

Edmonton's Infill Design Competition is intended to provide the design community with an opportunity to address these concerns and showcase design innovation and best practices that would improve the quality of infill development in the City of Edmonton.

The competition is designed to promote and celebrate innovation, encourage context sensitive design and advance the design ethic for infill development in Edmonton. Competition submissions demonstrate that infill can augment, rather than detract from our mature neighbourhoods.

Design Objectives

This competition recognized the following design objectives:

- 1 Contextual designs for mature neighbourhoods in Edmonton
- 2 Design for livability for a range of users, including individuals, couples, single families with or without children, extended family groups and seniors
- 3 Design for environmental, social and economic sustainability
- 4 Innovation and creativity in design
- 5 Climate sensitive design

Jury Commentary

Good residential infill design means balancing a thoughtful, compassionate approach to the surrounding context with a bold exploration of new ways of living. It means providing the setting for a good life.

The Jury returned to a few key ideas about what great infill design means during their review of competition entries. These ideas included:

- An exploration of the diverse ways that good design can address the specificity of community context, including scale, character, landscape and street front rhythms.
- The growing importance of shared spaces and different configurations for living that reflect the changing nature and variety of households in Canada and that offer potential for more affordable housing options.
- How new ways of building compact and walkable neighbourhoods can ease the burden on our environment by leveraging infrastructure we already have.
- The unique opportunities for new urban configurations offered by Edmonton's plentiful 50' lots and network of laneways.
- How thoughtful design from laneway to boulevard can support great community outcomes.

Finally, and perhaps most importantly, the design response to context – both physical and social – must be as diverse as the city itself. Infill is not a one-size-fits-all scenario, just as there is no one template for living a good life. Diversity is the "new normal" in neighbourhood populations and our housing must reflect this. Design must be a strong ally to ensure that change reflects our past, who we are today and who we want to be in the future as individuals and proud Edmontonians.

At the end of the deliberations, the Jury proposed several recommendations for the City of Edmonton. These include:

- 1** Take the winning entries through a technical review to explain where Zoning does not support the design. Most of the winning projects would require variances to complete so to build any of the winning designs, you must be an "outlaw". Then prepare to change the rules to let good things happen.
- 2** Host another infill competition in a few years' time to leverage the work and creativity that has gone into this competition and to continue to develop the design conversation in Edmonton. Explore the potential for the construction of competition winners as exemplars.
- 3** Create a website, document or reference book of the best examples of constructed infill in Edmonton to elevate the standard for design in Edmonton and celebrate the "best of the best."
- 4** Explore options to support social infrastructure in neighbourhoods where infill occurs and capture the value infill growth provides. As Edmonton densifies, then so too must parks, libraries, public art and other benefits that contribute to a great city.
- 5** Variances are a way to allow for flexibility and creativity in systems with rigid rules. Given that one size does not fit all, a way to support variety in residential infill and encourage tailored solutions would be a new form of design-based review including increased design expertise among civic staff and expedited peer review. This would help mature the understanding of what great design is and what is expected when we build new things in Edmonton.

Submission Scenario

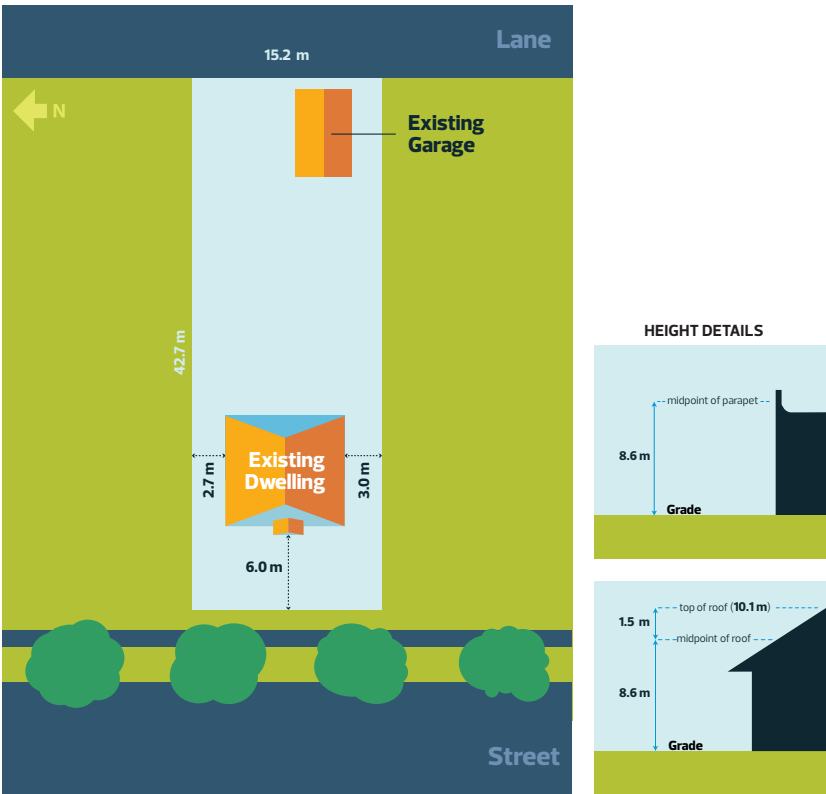
You've been engaged to provide redevelopment options to the owner of a single-storey bungalow on a property in an established neighbourhood in Edmonton. The bungalow is in a post-war residential neighbourhood with streets forming a grid pattern, mature boulevard trees and rear lane access. The neighbourhood is low density residential and primarily

comprised of single-detached housing with rear detached garages. Homes in the area have experienced moderate levels of renovation and conventional redevelopment over the last few decades. Neighbouring properties likely include several 1950s bungalows.

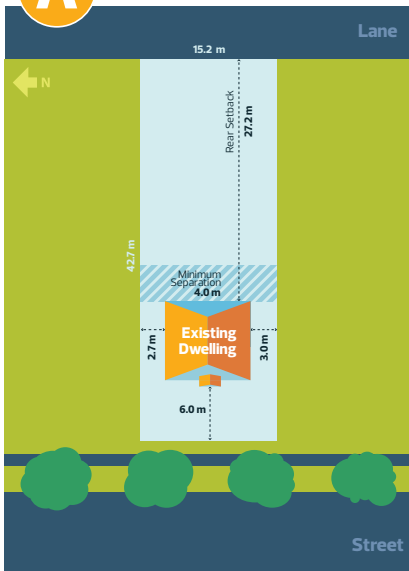
Your challenge is to find a solution that helps your client add value to their property while complementing the existing community.

You are considering one of four options:

- A** Garage suite and garden suite in the rear yard.
- B** Design a form of attached housing (semi-detached or rowhouse). Your client's family will live in one of the units.
- C** Subdivide the lot in two, design a single detached house on one of the lots and sell the other.
- D** Your client was talking to a neighbour about the possibility of consolidating their two lots together and they're open to all new forms of residential development.



A GARAGE SUITE OR GARDEN SUITE



Retain existing dwelling

Minimum Floor Area:

30 m²

Maximum Floor Area:

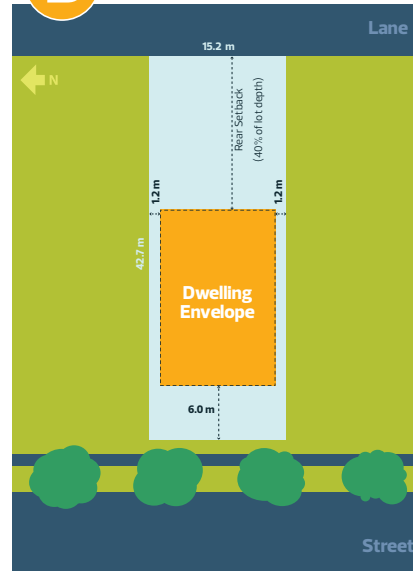
60 m²

Maximum Height: **6.5 m**
(grade to midpoint, see height detail)

Minimum Separation Distance from Principal Building to Garage/Garden Suite: **4m**

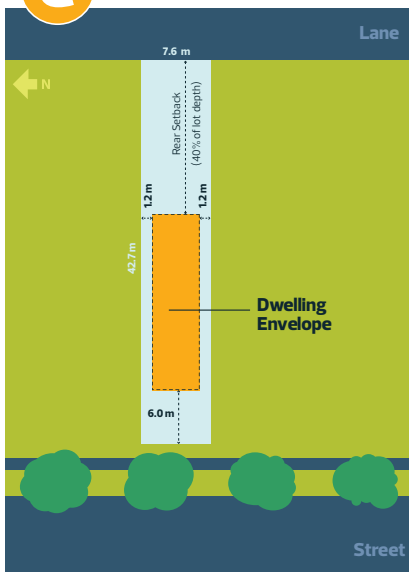
B ATTACHED DWELLINGS

Semi-Detached or Rowhouse



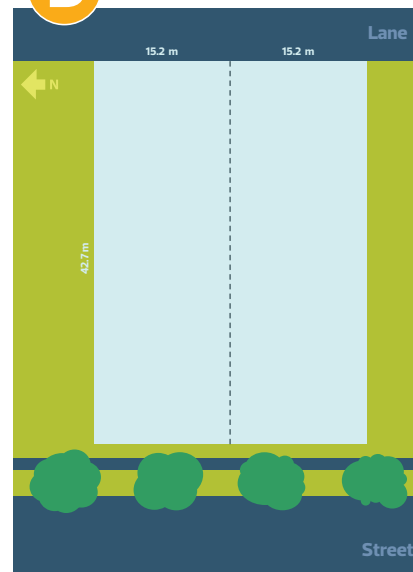
Maximum Height: **8.6 m**
(see Height detail)

C SINGLE DETACHED DWELLING



Maximum Height: **8.6 m**
(see Height detail)

D OPEN



Maximum Height: **8.6 m**
(see Height detail)



BEST OVERALL



Jury Comments

- Most complete submission in the competition – succeeds in social ambitions as well as quality of design.
- Design is contemporary and architecturally rich without trying to be a counterpoint to the community.
- Scale is compatible with the rhythm of housing on the block. It would be sympathetic to Edmonton's Arts & Crafts neighbourhoods.
- The sectional view of the property shows innovation and resourcefulness in shaping the entire site while illustrating how a basement can be a space full of light.
- Addresses the long term future with options and flexibility for multi-generational households and a different way of living.



"Darren, I think we should downsize," said Janice. Darren had been thinking about it too. With Rob off to school in Toronto and Melissa living downtown with her boyfriend, they had more space than they needed. Darren and Janice decide to subdivide their lot and build a new 17-foot-wide "skinny" house.

The 17-foot "skinny" house is a novel but controversial typology for Edmonton. While neighbourhoods of low- to mid-rise family-oriented development would be ideal, perhaps detached single-family housing at an increased density is currently the best-case scenario for successful infill development. The present scheme falls within the prescribed setbacks but strategically 'bumps out' to gain much needed relief in the tight floorplan. Designed with ample long-term flexibility, serious environmental features, and up to four times the existing per capita density on site, this prototype proves to be a viable option for future infill development in Edmonton.

CONTEXT

Established neighbourhoods feature a mix of housing types including bungalows, split-levels and two-storey homes. To avoid overshadowing neighbourhoods, the house uses a split-level approach with an articulated landscape to compress the peak height to 8.8m – below the allowable 10.1m – but still provide generous 3.3m [~11'] high living spaces. The 'contemporary vernacular' of the pitched roof form reduces the visual mass and offers an appealing street-facing facade.

LIVABILITY

The scheme is designed to accommodate varying occupancy over time. While one family could live comfortably in the house with a detached garage, the site can house up to eight people,

leveraging the basement and garden suite when more density is desirable. This flexibility allows a young couple to purchase the house, rent out the basement until they have children, and later potentially move into a secondary suite while their children or other tenant occupies the main house.

SUSTAINABILITY

Designed with Passive House principles in mind, the house features 12" super-insulated walls, high-quality windows and doors and a heat recovery ventilator. The roof slope is optimized for south-facing solar panels, anticipating a future net-zero condition. A system of wood slats integrated into the cladding provides shading on the east, south and west facades. High-efficiency plumbing fixtures, lighting, appliances and equipment also serve to reduce the energy impact.

MATERIALITY

Pine-tar treated generic wood products, available in limited but complementary colours, are proposed as an alternative to prolific fiber-cement siding. Owners may choose a combination of finishes for the flat panel and board+slat cladding.

ZONING ALTERATIONS

Generally, the design adheres to the prescribed competition zoning. With reference to the City of Edmonton RF1 zone, the design deviates slightly in the total amount of projections but still limits them to 0.6m deep. Additionally, a future Garden Suite conversion is proposed within a typical 21'x20' garage footprint; however, Garden and/or Garage Suites are not typically allowed on such small sites.



Best in Class

OPEN CATEGORY



Not unlike the average household drill that is used between 13–16 minutes during its lifetime¹, some spaces and rooms in our homes – like the guest room – are used only for a small fraction of the year, and even less over the lifecycle of our home. Yet, because of the real need of such spaces for short periods of time, we take on the cost of building, maintaining, heating and cooling these spaces for 100% of the time.

1. Alex Steffen, "Use Community: Smaller Footprints, Cooler Stuff and More Cash" *World-changing* (February 15, 2007), www.worldchanging.com/archives//006082.html

An inconspicuous infill room, nestled between two existing houses in the shaded, underused side yard[s] quietly and respectfully embeds itself into the streetscape. From the sidewalk, a gently rising hill becomes a place to toboggan, cultivate a garden, or play on a slip and slide. Without dramatically altering the existing character of the neighbourhood, this subtle intervention generates new life, opportunities for growth and density in the forgotten side yard, creating space for play and broader community engagement.

Built out of simple joists that bridge between the two adjacent homes, the roof of the structure gradually steps up to create more usable space below. The intervals act as retaining walls for plant material, camouflaging the intervention from the street. Varied in size, these additions take advantage of the existing infrastructure of the adjoining homes by eliminating the need for a foundation and two exterior walls – saving costs and material – as well as through shared walls, help make the existing homes and the infill room itself, more to environmentally sustainable. Simple construction methods and use of standard dimensional lumber makes the development accessible to the do-it-yourself homeowner, empowering and encouraging density in mature neighbourhoods with a low capital investment.

Requiring relatively minor amendment to the existing Zoning Bylaw and side yard setbacks requirements, the ownership structure and building over the current property lines could be managed through simple cross access use agreement or easement agreement that would be registered on the titles of adjoining properties. Furthermore, development of neighbourhood design guidelines, including provisions for 'camouflage' green terracing towards the street, will enable the community to minimize visible impact on the existing streetscape.



The additional space can become an extension of one of the neighbouring homes, it could be used as an extra bedroom for a grandparent or a teenager or become an income generating rental suite. It could also be shared by both neighbours and house a communal laundry room, a guest room, or a workshop, effectively allowing the neighbours to cost-share the development, maintenance and ownership over time or on an as-need basis. Shared ownership allows the individual homes to vary in size over time, enabling 'aging in place', while at a neighbourhood scale the rooms become shared amenities among multiple neighbours – bike shop or a collective workspace – providing socially sustainable solutions for the entire block and further encouraging social and economic development in the community.

Jury Comments

- Interesting idea that intensifies the uses within a neighbourhood through a clever and innocuous approach.
- Capitalizes on the cooperation of neighbours and the often underutilized space available between houses.
- Animates the lane and provides space for a wide range of uses to bring life to a community.
- Fits into the residential context and provides options for its location.
- A modest investment into the community that takes advantage of the existing homes, limiting the impact of demolition.

Best in Class

ATTACHED HOUSING



Semi-Detached & Laneway Home

Marc Brulotte, Brenda Peters, Laurie Lebirk,
Louise Gibson, Gilbert Catabay

The semi-detached housing form contained within one single lot is the most common type of infill development in most established neighbourhoods. As a starting point for Scenario B we chose to respect existing City of Edmonton Land Use Bylaw regulations with regard to setbacks and height. The design proposes 3 dwelling units with 5 on-site garages/parking stalls. These units would be suitable for a mix of families, young professionals, seniors, singles or students and could be marketed as fee simple, condominium or rental. Two units with verandas face the front street and the third smaller unit is integrated with the garages/parking off the rear lane.

The character of established neighbourhoods varies widely within the City of Edmonton and their "style" can be difficult to define. We chose the "modern farmhouse" vernacular as the basis for our design because we believe its architectural

elements offer superior flexibility in complementing the existing mix of 'post-war' development, recent redevelopment and infill styles. Due to the high number of bungalows in established neighbourhoods, it is also critical to minimize the massing on all edges of the houses and garages to more seamlessly blend within the context of the neighbourhood. Lack of enforcement of this fundamental architectural principle is the cause of much angst in the ongoing infill discussion. Other architectural styles may be suitable if this basic principle is incorporated.

Another key goal in our design was to maximize sunlight and privacy within each dwelling space in a manner that does not negatively impact the neighbors and still keeps three units viable for the range of age groups and incomes typical of Edmonton's infill neighbourhoods. The provision of adequate and functional on-site parking and storage were also critical elements incorporated to minimize potential conflicts. Site design and landscaping must be more functional and creative for marketability and livability. Architectural guidelines and development controls on built form and exterior materials will promote positive enhancements to the neighbourhood character.

In order to achieve this type of development, more flexibility in municipal engineering standards will be required to ensure more latitude is granted in meeting current City of Edmonton servicing standards. A higher standard of architectural detail, site design and landscaping would mitigate many of the existing issues related to infill. A menu of incentives such as specified tax breaks, faster approval process and cost sharing of off-site improvements could be utilized to advance and encourage a higher standard of redevelopment and contribute to greater tolerance and acceptance for increased density in the established City neighbourhoods.

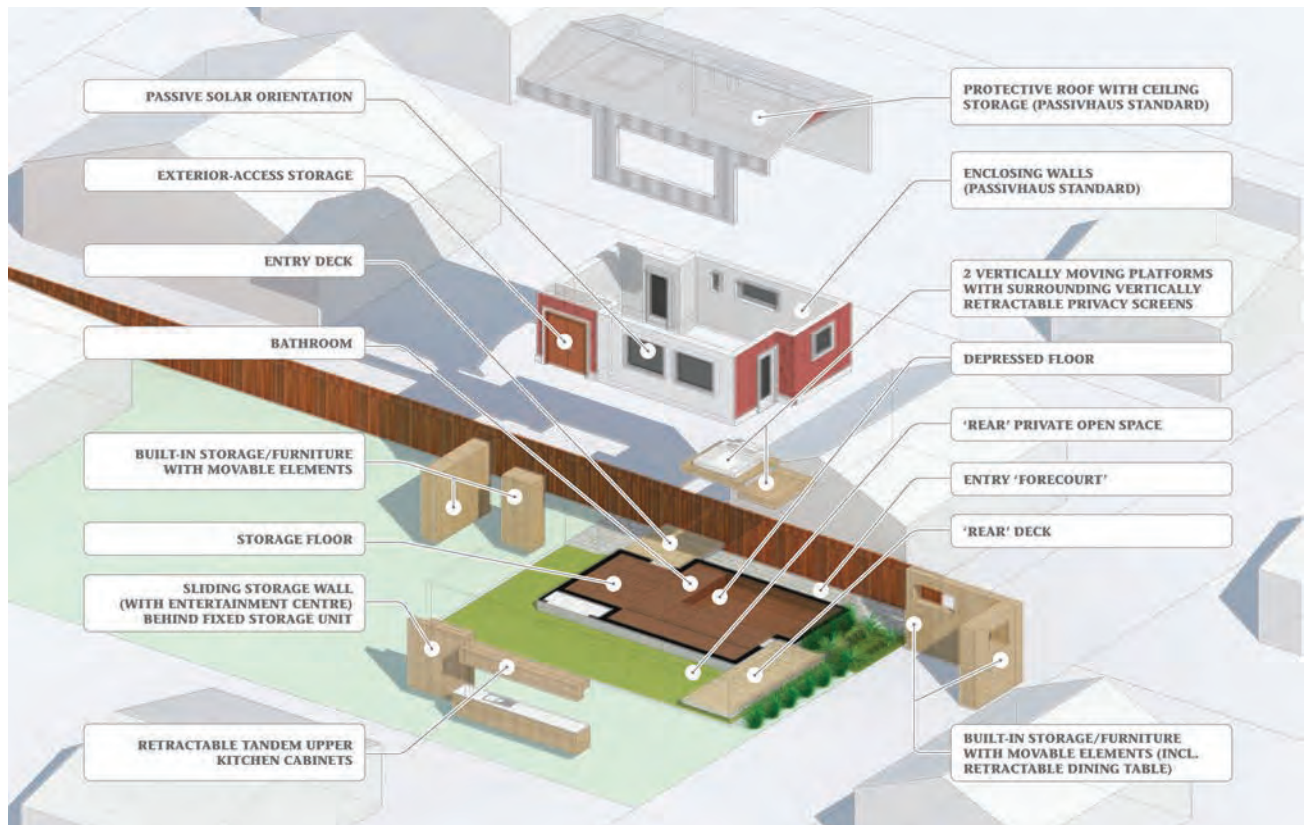
Care has been taken in addressing the site, in consideration of height, finish, width, massing, setbacks and style of the existing neighbourhood. We aimed to create something fresh and new yet still be in harmony with what has come before, gracing the street with the very characteristics that drew us to the established neighbourhood in the first place.

Jury Comments

- Semi-detached with a laneway home that feels as if it would fit into the neighbourhood, but is still intensifying land use by supplying three units instead of just two.
- Design is approached thoughtfully and care is taken in how the building interacts with the entire length of the lot.
- Articulates well with the laneway and would be a good addition to an urban landscape.
- The lack of a basement supports the smaller scale of the building so that it references the contextual scale of the neighbourhood.
- The vernacular style is likely familiar for the neighbours, but socially it is progressive in how it could be inhabited. It provides options that could support households at all stages of life.

Best in Class

GARAGE/GARDEN SUITE



Max/Min | Erick Villagomez, Paola Gavilanez

REGULATORY INFORMATION

Square Footage: 295 sq.ft. (not incl. exterior spaces)

Height: 16' (to ridge)

Length: ~25'

Width: ~16'

Zoning Alterations: none

TWO PREMISES

Our proposal is based on two simple premises:

- 1 The potential of micro-urbanism (extremely small housing) has yet to be adequately explored in North America.
- 2 Micro-urbanism addresses many of the complex challenges faced by our urbanization—from maximizing land efficiency and green space, to facilitating neighbourhood integration (via hidden density through small size), minimizing construction waste (via small building envelope) and maximizing energy efficiency (via minimizing exposed surface area relative to usable volume).

Small footprint. Quality Living. **Max/Min.**

KEY DESIGN ELEMENTS

Reflected 'U' Spaces: The design is organized around two opposite-facing u-shaped spaces—one attaching itself to the public realm, the other to the private. The orientation is interchangeable, allowing Max/Min to adapt to various site conditions and contexts, through rotating the building.

Integrated Private Open Space: Access to a private outdoor space, no matter how small, is critical to the well-being of city dwellers. As such, private outdoor spaces are intimately integrated into the Max/Min proposal.

Layered Spaces & Functions: Small spaces demand overlapping activities and maximizing (spatial) efficiency. Max/Min takes this as its modus operandi, made possible only by the incorporation of built-in storage/furniture and moveable elements.

Built-In Storage/Furniture: The smaller the space, the more storage must be considered with its design—maximizing organization and minimizing clutter. Max/Min offers all the comforts of a large home through intelligent built-in storage and furniture that takes advantage of all usable surfaces and cavities—walls, ceilings and floors. In real terms, Max/Min is a storage container from which individual spaces (eating, sleeping, relaxing) are excavated.

Movable Elements: Critical to allowing layered functions and built-in storage/furniture is the incorporation of movable elements. From vertically moving floor platforms that allow the same area to accommodate different uses to sliding storage walls that transform the space, Max/Min embodies the fourth dimension of time.

Jury Comments

- Gentle, practical, efficient and economical. It took the challenge of the competition seriously and said: small is beautiful.
- Rather than aspiring to a maximum, it aspires to a minimum; to living with less. A true effort to try to make very compact housing.
- Takes all the accoutrements of the dwelling space and pushes the envelope on every one of them as interchangeable, movable elements. If people have to live in small spaces, this is an exploration of how they can more cleverly fit out the space to accommodate their needs.
- Genuinely accommodating of social diversity. A modest-income unit for a single parent, elderly person or university student.
- Could be brought in on the back of a truck as a modular unit – quick, easy densification. Plus you don't have to demolish this suite, you can relocate it.

Best in Class | STUDENT



Yard-1 | Andrew Falls, Ruslan Ivanytskyy

The typical North American suburban home is created for its inhabitants to be highly consumptive of products, resources and space. Their design is often cut and paste, with little attention to the immediate context, proper siting or local environment. Despite the typically generous size of a yard, they are often used for further consumption such as the environmentally burdening maintenance of a lawn or pool.

YARD-1 proposes a shift in the values contained by a suburban dwelling from the dated hyper-consumer, to a denser typology with the ability for self-production and environmental neutrality. To explore this shift, two neighbouring lots were adjoined (option D), and densified by placing five dwellings within the site. These units all share a common ground floor plane where cooking and dining are experienced through a blurred threshold of private and public. This shares relation to the sloped community garden, which provides the ability for self-production within the realm of semi-communal living.

The slope provides natural light to the partial-basement units, which allow for the family dwellings above to generate income, while benefiting from the rich southern exposure of the site. Additionally, this allows for high density to be achieved without jeopardizing the existing suburban scale as perceived from the street face and neighbouring lots.



Jury Comments

- Appreciate the student's attempt to deal with the third dimension.
- Accommodates a mix of unit types.
- The ambition of working out how the owned dwellings and the rental suites can co-habit the same site is an accomplishment in itself.

Explored in all the dwellings is the idea that a suburban dwelling can be more compact. The homes are designed with sustainable strategies such as photovoltaics, green roofs and radiant heating in order to further promote the idea that a suburban home can consume less.

The character of the neighbourhood is carefully taken into consideration by re-working the vernacular from something singular and dated to an expression of community, while reflecting the benefits of the site and local environment. The front yard and side yard setbacks were both followed, along with the building height guidelines to respect the scale of the neighbourhood. The rear yard setback was broken in order to site the buildings correctly to achieve maximum solar orientation for both the garden and surrounding dwellings. This rework of the local typology improves the pedestrian experience of the neighbourhood through reducing austerity of fences and walls by lifting them above, morphing the pedestrian experience of the streetscape into a more desirable experience.

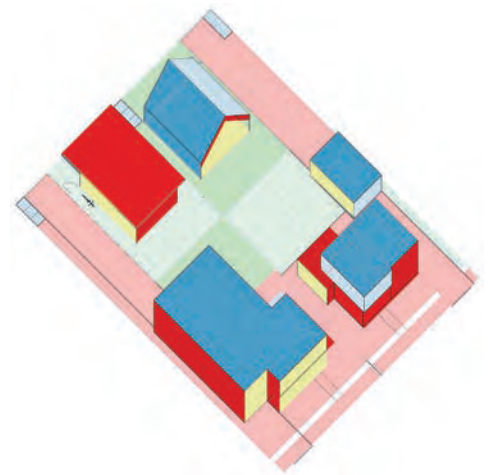
Jury Special Recognition

OPEN CATEGORY



REASON FOR SELECTION

This replicable concept represents an aspiration for the laneway and demonstrates excellence in urban design.



LOT SPLIT CREATES SENSE OF OWNER IN BACK ALLEY



Pork Chop Lot | Sherri Shorten, Mette Rasmussen, Shelley Sabo

Our proposal utilizes a common planning strategy used in Denmark called the "Pork Chop Lot." The Pork Chop lot results when there is pressure on land owners to sell for social or economic reasons resulting in splitting lots from one into two. This term is used to describe residential lots that require a long driveway.

These proposed changes to current City of Edmonton bylaws, relate to lot splitting in the mature neighbourhood to create "Pork Chop Lots". This is an alternative to the "skinny homes." Most people do not care for skinny homes because they have narrow aspect relationships of rooms and spaces. These spaces are not naturally comfortable to the human body and therefore these homes are perceived negatively.

The "Pork Chop Lot" splits a site into two lots with 60-40 ratios. This concept will allow seniors to age in place, meaning they can remain on their property, downsize and move to the small lot and earn retirement revenue by selling a portion of their land. Residents may never leave their property and community to make these lifestyle adjustments. This type of subdivision will inherently generate alley streets as people take ownership and develop rear property lots. The alleys will grow into safe, secure and occupied spaces as the density develops.

By allowing front to back subdivision of inner city land, seniors (who will live longer in this generation), have new options to age in place, remain in their community and increase retirement income. The smaller portion of the "Pork Chop"

lot is also suitable for young couples or singles starting out because it adds to economic diversity and increased ability for young people to get a start in life while sharing space with seniors.

This alternative approach to lot subdivision requires thinking about massing proportions to maintain the integrity of the existing mature neighbourhood while increasing density. This proposal includes suggestions to create higher density and allowable height on the larger lot with less density and lower height i.e.; loft style for the rear lots. This will generate demographic relationships of families at the front of lot and a quiet zone to the rear lot.

The nature of the large front yard in residential zoning is an obsolete notion of an ideal suburban American home that no longer applies to how we live and move around our neighbourhood. If the intent is to densify these neighbourhoods, the front yard setback should be 3m, regardless of block face profiles. By pushing the green space to the rear of the lot, the opportunity arises for shared green space that will allow in sunlight and provide micro-communities of neighbors, from front to back – mixing seniors and families or families and couples. This is much desired quality of life that residents who live in mature neighbourhoods or who are concerned about housing for seniors long for.

Jury Comments

- Proposal takes on the urban challenge of looking at how we can re-think regulations to create an alternative fabric in our inner city.
- Cutting the property in a different way (pork chop) allows every bit of space to do something and creates a new social space.
- Applied over a number of sites the proposal could create a new way of sustainable, accessible and multi-generational living.
- Responds to the question of: how do we increase density and allow for social diversity in a low-rise community?

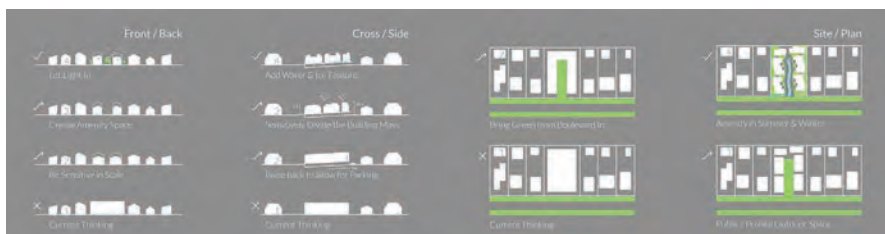
Award of Merit

OPEN CATEGORY



REASON FOR SELECTION

A new way to accommodate density with an inviting internal laneway which gives itself to the street



Inclination

Sam an Maleknia, Tyler Vreeling, Vaughan Hoy,
Myron Nebozuk, Brad Kennedy

Edmonton has something that is unique within Canada: mature elm lined neighbourhoods that possess a variety of housing typologies (single family detached, duplex, walk-up and other multi-family housing types). Despite our profoundly beautiful green urban corridors, there is an absence of strong public and semi-public connections along these promenades. Introverted and unfriendly housing stock does not pay attention to the public realm; this represents an unrealized opportunity.

In this design, we have sought to thoroughly study and define public, semi-public and private spaces by embracing the cold seasons to boost winter vigour, activity and liveliness. The project creates dynamism and concentration by linking the qualities of the existing green urban grid to new semi-private communal corridors that results in an urban architectural experience that can compliment the city's current green footprint.

Our design introduces a new qualitative typology called INCLINATION, linking neighbourhood and nature by inclining the site to create an artificial hill that accommodates clusters of semi-private dwellings together. The 5% inclined surface allows people in cars to enter from the back lane while simultaneously facilitating a water feature/ice slide in the center of the street facing the courtyard. The inclined garden provides a comfortable, walkable and inviting appearance. It shows a defined framework for urban continuity by bringing public streets into conversations with semi-private courtyards.

This cluster housing proposal consists of 10 units of duplexes arranged around a court, forming the main public communal space. The court is celebrated by a linear reflecting pool that transforms itself into an ice slide during the winter months. The entrances to the units are adjacent to their own front yard serving as food growing opportunities and acting as transition zones between the semi-public and private space. The living areas face the external perimeter where they have their own private patio/garden on the main floor that forms one main open living space. On the second level, the master bedroom faces the central space but is kept private with a timber screen. Adjoining it is a balcony which acts as the public platform by which the resident can relate to the garden and the other residents. Each unit ranges from 135 to 155 sq m with 3 bedrooms and a flex basement unit that can be utilized as an office, guest bedroom, music room or even a home cinema. There is also a dedicated private underground car park area for two cars for each unit.

Cheaper housing options in most typical suburban developments lack enough communal soul and amenity principles for families. This blurs the quality between private and public spaces and results in a loss of social sustainability for the residents and sense of belonging and community. INCLINATION aims to address this shortfall by providing more family-oriented housing options and answering to higher level issues such as densification, affordability and livability.

Jury Comments

- Opens possibilities to add density to a neighbourhood while keeping it residential.
- The landscaping gives to the street; engaging passersby, providing intimate space for the residents and a safe place for children.
- Recognizes and designs to the Edmonton winter and its opportunities.
- Remains urban with an impression of a village.
- Strong idea that would be improved with minor refinements to maximize the benefit of the concept.

Award of Merit

ATTACHED HOUSING



REASON FOR SELECTION

Options allowing different ways for households to live in the space



"Most days we dine on the couch watching Netflix, but on Friday nights and holidays we expand our dining space to host a large family dinner or gathering like 'friends-giving'."

Reinterpreting typical semi-detached houses, the house reveals its layers of interlocked and overlapped spaces from the interior to exterior. The design offers flexibility for a wide range of typical and atypical owners: parents on one side and an adult child with a family on the other, related siblings, friends and other 'family' groups that interact on a close knit basis. Dining is not a solitary activity, and the flexible dining space allows for divisions of space to suit a variety of dining interactions and a changing lifestyle.

Directly above this central pseudo-shared space, the protected courtyard with front and back screened openings creates an outdoor reading space accessible from both homes, and brings light into the centre. With the option of connecting both houses, owners can remain in their own home longer, getting support from friends or family living in the connected home. Alternatively, the courtyard could be filled to provide an additional bedroom for one home.

Jury Comments

- This is an innovative co-living proposal that proposes a market solution for households choosing to share space.
- The scale and massing is respectful of Edmonton's mature and established neighbourhoods.
- The shared dining space can respond to the choices of the households inhabiting the home. It is adaptable as the households change over time.



A contemporary shift in the simple form of traditional prairie buildings typical of northern Alberta maintains context and massing integral to Edmonton's mature neighbourhoods. By reducing building mass on one side of the front property line, the home retains the scale and form established by existing postwar houses. Outdoor spaces switch front to back in each half of the house, allowing sunlight into neighbouring properties and encouraging activity and livability on the streetscape. Steep rooflines, screens to temper light and an abundance of protected alcoves on the exterior allow protection from harsh weather in a deceptively simple form.

Windows are carefully placed to complement daily activities for both privacy and connectivity while limiting heat loss and solar gain from the North and South sides. On the ground level, they expand interior views to the East and West connecting interior and exterior in a meaningful way. Furthermore, bedrooms and dining patios are placed to avoid overlook from adjacent properties.

Efficient and cost effective construction is achieved through simplicity of form. Not reliant on specific materiality, the design can be expressed to suit a variety of budgets and neighbourhood contexts. Straight lines allow regular, predictable structural spans using low cost, commonly available materials. By sharing space, the net building area is reduced, further helping to make this an affordable home.

The structure fits within the existing zoning requirements of RF1 and the Mature Neighbourhood Overlay with no relaxations required.

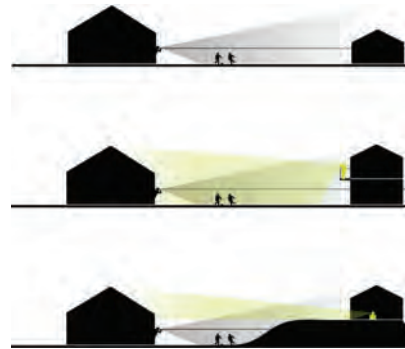
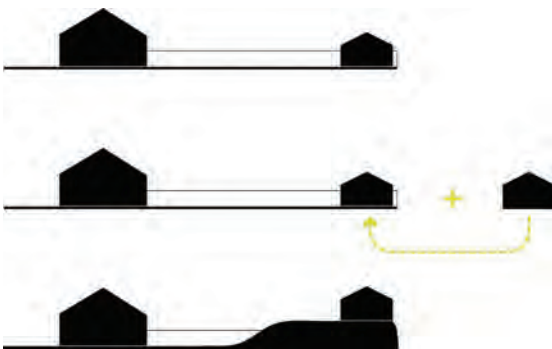
Award of Merit

GARAGE/GARDEN SUITE



REASON FOR SELECTION

Bold integration of landscaping into the design



Backyard Pingo | Rockliff Pierzchajlo Kroman Architects Ltd.

Garage suites offer an exceptional opportunity to densify mature neighbourhoods and revitalize the inner city with little impact on the existing streetscape. Inserting a new dwelling on the laneway, we strove to design a home that minimally disrupted the existing morphology, and created the most benefit for the current owner, new occupant and neighbours.

The proposed structure hides the new build in plain sight by using a vernacular shed typology together with a sloped landform. As the ground plane is forced upward to accommodate the new programme, the reconceptualized garage shed form rises with it. As a result, we have taken to calling the design Backyard Pingo; referencing the hills created in northern latitudes due to the capillary action of permafrost. These curious forms grow from the bottom up, forcing existing vegetation and terrain ever higher. As typologies, the shed and the landform are both odd yet familiar, qualities we found reverberated with the infill design objectives.

Further calibrating the design, the massing of the intervention is shifted off the south property line allowing for the admission of year-round Alberta sun, creating both ground-level and elevated amenity spaces. All of the glazing, with the exception of the skylight, faces directly onto these spaces, ensuring the residents' stewardship over them, while limiting overlook into adjacent properties. The landform geometry and amount by which the second floor balcony is recessed into it, further limit direct views between the original house and the new dwelling.

Materially, the palette echoes natural materials, with darker Yakisugi wood framing the Pingo landform and lightly stained wood forming the gabled second floor. Internally, the palette is equally restrained to white tones, focusing attention to the natural grasses of the green roof or vibrant main landscape at grade.



Jury Comments

- More a bold aspirational statement than a fully realized scheme; this design could set off a line of inquiry and creativity that would be good for the city.
- Overlapping yard and garage suite allow multiple uses of the same space.
- A landscaped solution for dealing with massing which gives the existing house a greener backyard than it had before.

Programmatically, the structure contains one tandem double car garage for the existing residence and one singular car garage for the new residence. Roughly half the dwelling is located at grade in the form of a living / dining / kitchen space. The reconceptualized shed constitutes the second floor envelope and contains a bedroom with ensuite, walk-through closet and toilet room. As a result, Backyard Pingo is designed to appeal to those both at the starting and waning ends of their adult years. Due to the conjoined nature of both original backyard and landform, the likely ownership scenario is for both structures to be owned by a single owner renting one of the dwellings, although a condo arrangement might work as well.

In terms of landscape design, Backyard Pingo proposes intensive native prairie grasses on the green roof, complementing the palette of the façade. A more intensive planting regimen at the ground level will aid in screening the neighbouring property to the south as well as the laneway passersby.

Similarly to the Aspen Parkland ecotone in which Edmonton is located, a heterogeneous mix of prairie and boreal forest, the project combines, novel and historical typologies to create an intervention that would be at home on any laneway in Edmonton.

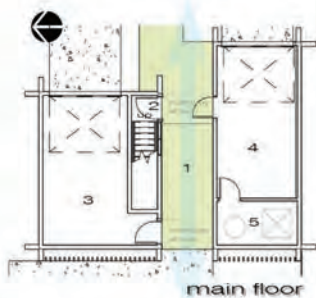
Award of Merit

GARAGE/GARDEN SUITE



REASON FOR SELECTION

Contribution by the facade to a new lane environment and culture



Courtyard Villa | Douglas Sollows Architect Inc.

Courtyard Villa is the study of what garage suites can be, and the affect they have on reclaiming laneways as public space and built form.

The design originated from the courtyard concept and its traditional function: an architectural design element used for environmental and physical connectedness to nature. It also served as a social interface, encouraging interaction with others but also provided a quiet space for reflection. The courtyard respected surroundings and addressed regional conditions.

Courtyard Villa's separated garages engages the use of the courtyard concept. The separation of a conventional concrete pad presents a 'gateway' from the laneway to the existing dwelling and the garage suite providing a glimpse of the gardens beyond. It also provides the owner of the primary dwelling with the flexibility to use both garages for themselves or offer one side to their tenant.

The courtyard respects the privacy of the adjacent properties by internalizing the second floor windows and views while allowing, through movement from one interior space to another, a connectedness with nature. The main living areas are oriented outwards to face the laneway, including a private outdoor deck.

The garage suite design has been extended to 1.2 metre setbacks in order to capture natural light, create a microclimate and breakdown the physical mass of the building with the introduction of greenspace. The second storey floor plan is oriented to address the sun's movement throughout the day, which then takes advantage of natural daylighting, photovoltaic energy generation and natural ventilation.

Providing a courtyard and planting material assists in reducing glare and unwanted UV rays. The intermediate space between the garages also provides the ability to reduce water runoff with sustainable storm water management.

The design takes into consideration standard dimensional construction materials, minimizing cutting and construction waste. The garage suite is 60m² in area and is 6.5m in building height.

Courtyard Villa reconceptualizes the functionality of garage suites and enhances the use of the laneway as public space.

Jury Comments

- Practical, implementable, cheerful.
- Treats the lane as a positive primary facade that, when repeated, begins to articulate a different kind of lane environment. It could transform the lane into more of a small street and a fascinating, sociable place.
- Garage may be a transitory use which could easily be converted into a work space, office or accessible living space.

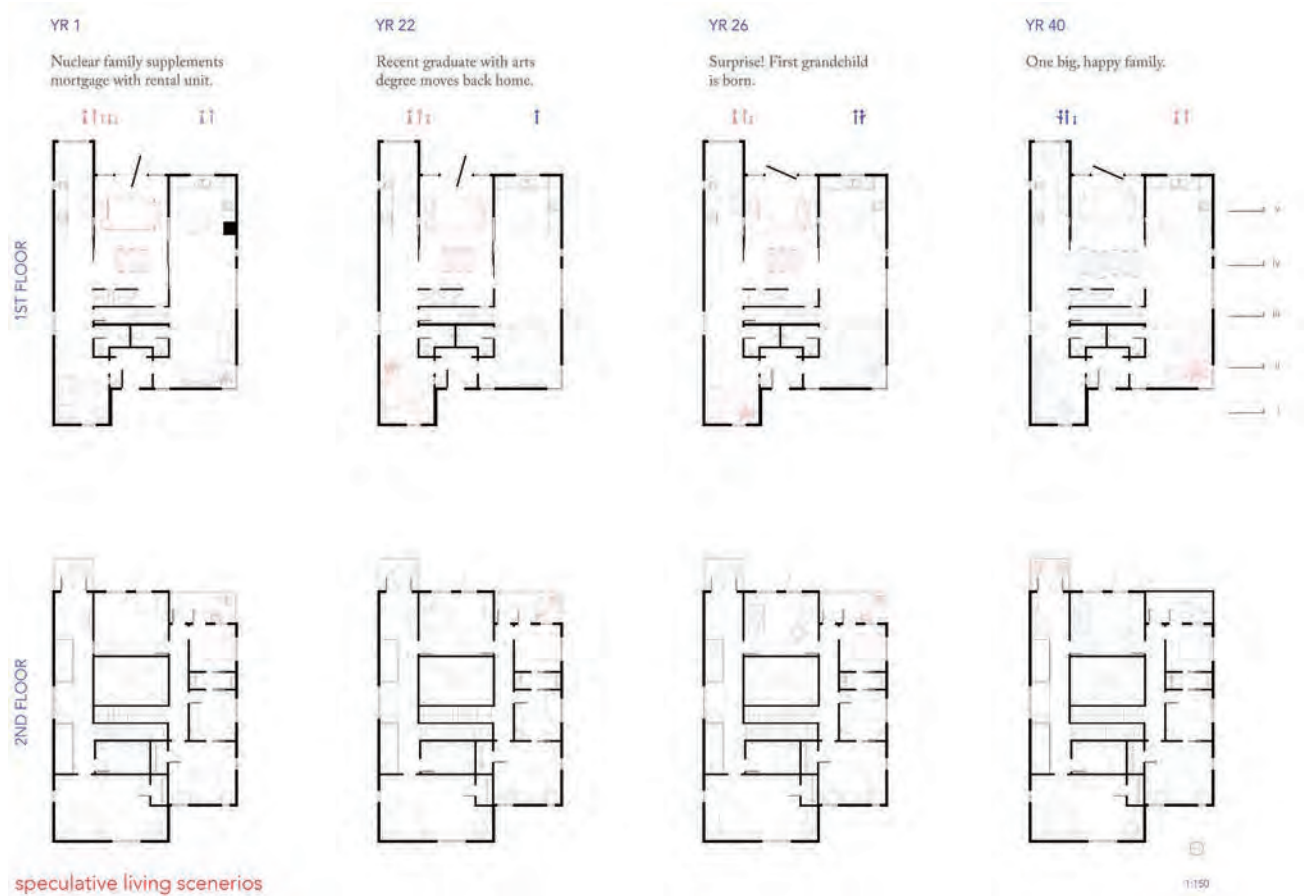


Award of Merit | STUDENT



REASON FOR SELECTION

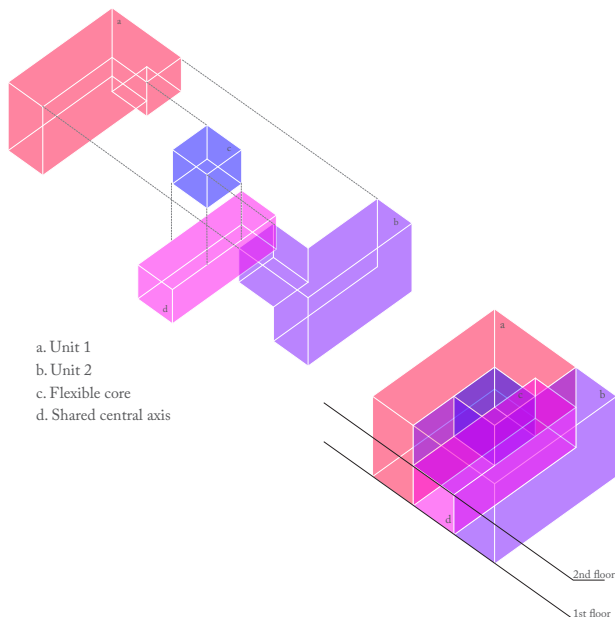
Intergenerational living



Multigenerational housing is increasing in North America and a growing percentage of families now live with grandparents, parents and children under one roof. Stats Canada predicts that with the country's growing diversity of residents, in combination with an aging 'Baby Boomer' population, there will likely be a continued increase in shared households in the future. There is a demand for multi-family houses, but few existing precedents are designed specifically for this dynamic living arrangement. This project is designed in sensitivity to the particular demands placed on the multigenerational home, namely, for carefully considered individual and shared spaces, and flexibility and adaptability over time.

This project takes advantage of the benefits of a multigenerational household by providing a generous shared space down the central axis, from the first shared entryway to the central interior 'courtyard' and into the rear yard. In contrast, the individual spaces are kept distinct from one another by providing each unit with its own washrooms, kitchen, circulation and outdoor balcony space, so that independence can be maintained. Moments of connection and interaction between the units were also considered and bring another layer of possibility, with visual connections through openings and movable partition walls, the inhabitant is made aware of the presence of their co-inhabitants.

The changeable nature of the multigenerational household brings opportunity to the spaces that it creates and was addressed in the project in several ways.



Jury Comments

- Like the intergenerational idea.
- Lifecycle of the house contributes greatly to its economic sustainability – showing one unit that can be used for a long period of time when often more units would be added.
- Appreciate the way it tells the story/progression.

First, rooms within the house were left indistinct in their features. Other than the kitchen and washroom fixtures, most of the rooms in the house can take on multiple programs depending on the family's needs at a given time. Secondly, the spaces down the central axis of the home are shared spaces and can be put to use by either units or both, with doors and partitions that can be left open or closed to the units. Variety in the scale of rooms and spaces throughout was seen as equally important, in order to provide for a diversity of needs.

KIN[fill] is a multigenerational housing solution which addresses both the need for increased housing densification as well as infill in the existing Edmonton suburbs. The multigenerational typology allows for multiple units of a single family to live comfortably under one roof, increasing density, as these units would typically inhabit separate homes. KIN[fill] is seen as an opportunity to ease economic stress caused by current hot real estate markets, as well as stronger family and community connections that are often sought by those who seek out this form of housing. As our cities continue to develop, it is increasingly important to look for ways to utilize space within the existing fabric and to push for new forms of housing that recognize the demands and opportunities of a changing time. The traditional suburban home is improved upon through [KIN]fill's formal play on the vernacular of the neighbourhood. [KIN]fill fits with the existing but also looks to move the suburban housing typology forward with the realities of city development.

People's Choice Award

SINGLE DETACHED



The Edmonton Wood-flex House | O+R Studio

"Bringing the outdoors in"

The Edmonton Wood-flex House directly addresses the complexities involving the narrow land area available for development, the adaptation to sustainable concepts and tools, and life and everyday living in the climate Edmonton pushes at us, with its large range in temperatures, perpetual snow for three months or more, and reduced sunlight in winter.

The house is planted in the urban rhythms and the morphology of the suburban landscape, keeping with the style of neighbouring houses and adding elements of ecology and modernity to the area. It is an adaptation to the site conditions, harmonizing with the changes in the usage of spaces that it undergoes, without losing its identity.

The diverse spaces are created and enchain inside the wooden structure. The house provides equilibrium between nature and inhabitants, allowing them their independence while providing spaces for reunion and interaction. The private rooms on the second floor give a high level of privacy, while floating above the main living room, creating an expansive spacious first-floor area.



The living green wall inside the house creates an intimate relation with the occupants and enriches the ambience of the common areas of the house without being affected by seasonal weather. It is a perpetual garden that requires low maintenance while providing added benefits. It provides relief from the dryness of the house, provoked by the dry climate and the heating system. In addition, it helps to reduce the dust particles in the air and absorbs the internal and external noises.



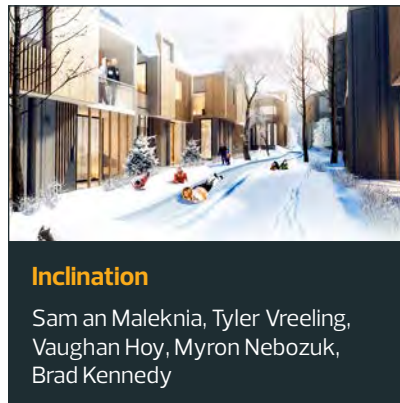
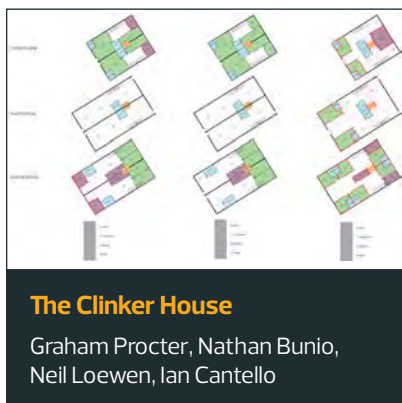
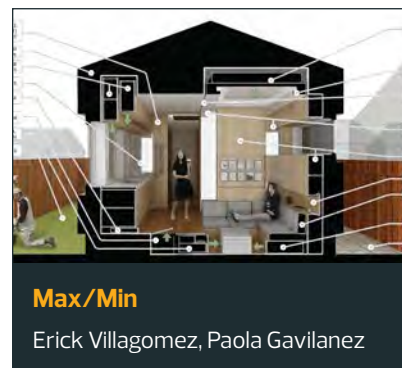
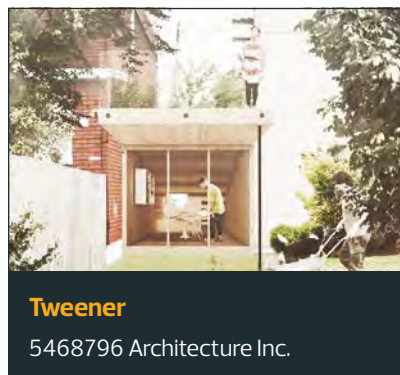
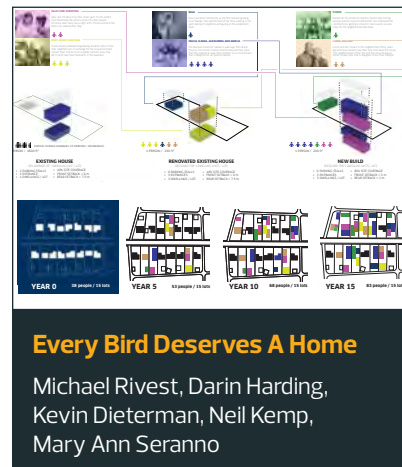
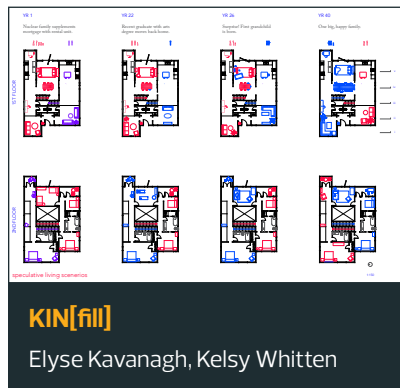
The south wall, due to the transparency of the facade material chosen (polycarbonate), generates an interaction between the exterior garden and the interior house. The outside spaces (gardens, lawns and walkways) come together, surround the house and integrate with it. The effect produced by the wall allows the inhabitants to have a sensation of spatiality and interaction with nature outside. Dialogue and relation between spaces. Walking through the Wood-flex House generates an essential and particular experience. The space is a hybrid creating versatility.

Wood was chosen as the primary structural material for the building. Lumber that is sustainably harvested and well protected within the building envelope can provide an important ecological function, storing carbon dioxide throughout the lifetime of the building. The main reasons to use wood are the availability and accessibility of the material at a local level and the lower carbon emissions from sustainably harvested lumber, compared to other structural material options.

The Edmonton Wood-flex House is the ideal option for different types of families. The individuality of the upper rooms gives the household the adaptability needed for single person to a family of four. Flexibility is what living requires in the present day; while we may wish to settle down, our lives are in a constant state of change.

Nature is invited to be part of our lives, as we bring the outdoors in.

People's Choice Nominees



The People's Choice submissions were selected by the Jury to represent a variety of different approaches to infill.

People's Choice voting was open from September 19 to October 3, 2016, and was shared using a number of avenues, including social media, transit and public facility advertising, traditional media features and newsletter promotion. A total of 2850 votes were submitted, with the winning submission taking the prize with 878 votes.



Courtyard Villa

Douglas Sollows Architect Inc.



Backyard Pingo

Rockliff Pierzchajlo Kroman Architects Ltd.



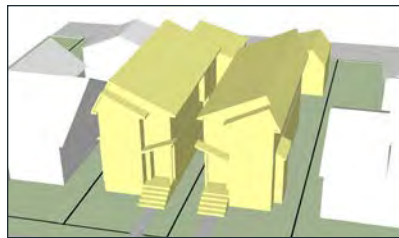
hoUSE

AVID Architecture



Edmonton Wood Flex House

O+R Studio



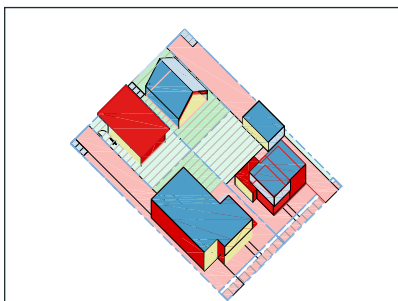
Symmetria

Sachin Ahuja



SlimCity

MIZA Architects



Pork Chop Lot

Sherri Shorten, Mette Rasmussen, Shelley Sabo



Semi-Detached & Laneway Home

Marc Brulotte, Brenda Peters, Laurie Lebirk, Louise Gibson, Gilbert Catabay



Yard-1

Andrew Falls, Ruslan Ivanytskyy

All Submissions



1 The Corner Project
Katie Warwa, Eugene Denning,
Rick Arndt

2 Inclination
Sam an Maleknia, Tyler Vreeling,
Vaughan Hoy, Myron Nebozuk,
Brad Kennedy

3 Sustainable Laneway Home
Carbon Busters

4 Causeway Plex
Eickerman Campos

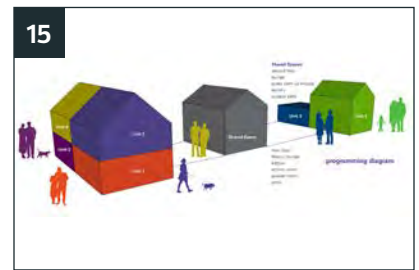
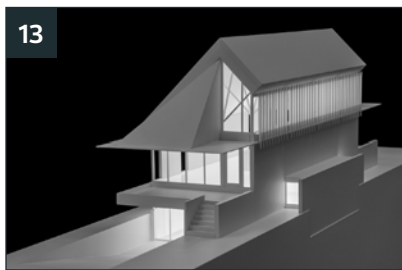
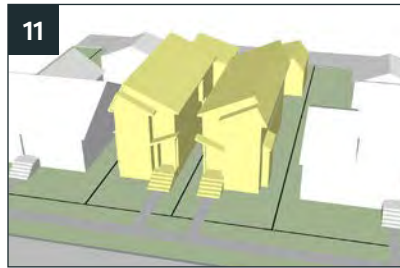
5 Renew
Bryson Young, Wien Tsang,
Jennifer Tran

6 Life-Cycle House
Rahul Nargas, Mahesh Iyer,
Parvati Nampoothiri

7 SlimCity
MIZA Architects

8 Sigma
novhäus

9 Incomming Housing
Erik Lomeland



10 Sociable Housing
Ryan Eidick, Kevin Eidick

11 Symmetria
Sachin Ahuja

12 Multivalent House
Paul Morra Projects

13 Single Detached Dwelling
Barry Johns

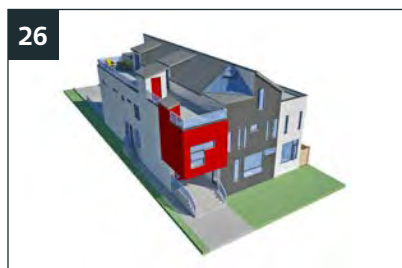
14 hoUSE
AVID Architecture

15 OnebySix
AVID Architecture

16 uHouse
Mark Woytiuk, Sarah Cree

17 Gamma II
novhäus

18 TAU
novhäus



19 Semi-Detached & Laneway Home

Marc Brulotte, Brenda Peters, Laurie Lebirk, Louise Gibson, Gilbert Catabay

20 Cottage Mews

Marc Brulotte, Brenda Peters, Laurie Lebirk, Louise Gibson, Gilbert Catabay

21 Edmonton Wood Flex House

O+R Studio

22 Pretty Good Neighbour

Michael de Wolf

23 4IN1

Po Sun, Hao Howard Chen, Youjin Joung

24 Live Work Grow

Carolyn Keeley, Fatima Rehman, Cait Biggar

25 Semi-Detached Dwelling

Barry Johns

26 Stacked Rowhouse

Jamie Thompson

27 Four Season Infill

Michael Zabinski, Kali Mattinson

28 Modular Lane House

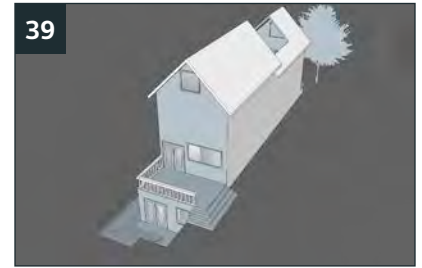
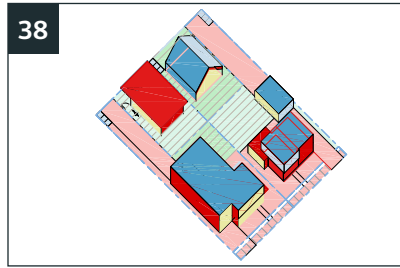
HCI Architecture Inc. & Merchant Design Studio

29 T-House (Tree House)

HCI Architecture Inc. & Merchant Design Studio

30 FlexHousing: Triplex

Ron Wickman Architect



31 XY Generation Home
HCI Architecture Inc. & Merchant
Design Studio

32 Kit Kat Court
Dub Architects

33 Max/Min
Erick Villagomez, Paola Gavilanez

34 The Mini Village
Dub Architects

35 Twisted Sisters
Dub Architects

36 Untitled
Mounib Al Sibai

37 Backyard Pingo
Rockliff Pierzchajlo Kroman Architects
Ltd.

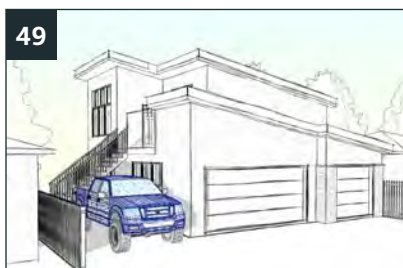
38 Pork Chop Lot
Sherri Shorten, Mette Rasmussen,
Shelley Sabo

39 Conventional
CONSTRUCT DESIGN BUILD

40 The Apex
Boss Design Ltd.

41 Dwelling 2.5
Oliver Edwards

42 The Hive
Heather Ens, Amy Wowk, Erin Jess



43 Untitled

Arthur Shook

44 Common Threads

Douglas Sollows Architect Inc.

45 Courtyard Villa

Douglas Sollows Architect Inc.

46 Housing Matters

thirdstone inc. [^]

47 Sustainable Courtyard Housing

Giulio Bruno

48 Integrity Infills

Jacqueline Frend, Rob Steinke,
Dani Coles

49 Garage Suite

Brent Ellergodt

50 Semi-Detached

Brent Ellergodt

51 Single Detached

Brent Ellergodt

52 Pathway

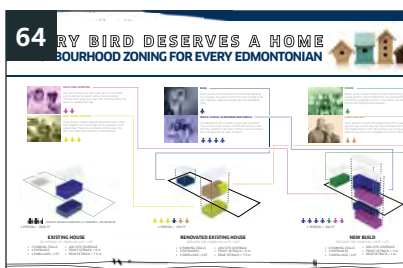
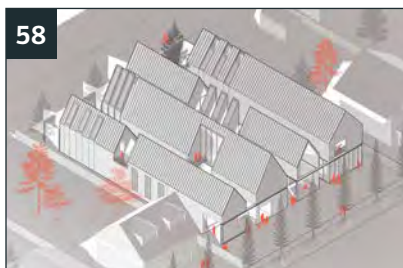
Julian Wylegly, Michael Wylegly

53 Tweener

5468796 Architecture Inc.

54 The Urban Escape

Lukas Woch

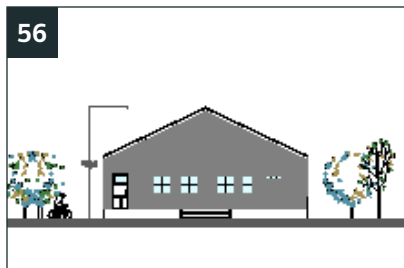


55 Mezzo Habitazione
Parker Seminoff Architects

56 Established Lines – Modern Aesthetics
Karen Salm

57 Privacy is not all it's cracked up to be
newstudio architecture inc.

58 Four+
Tara Castator

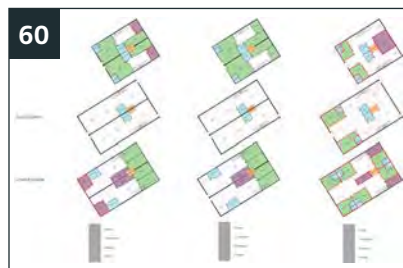


59 Aging in Place
Ron Wickman, Katherine Cheung

60 The Clinker House
Graham Procter, Nathan Bunio,
Neil Loewen, Ian Cantello

61 Flex House
Tania Hlavenka

62 Twin Cabins
DIALOG

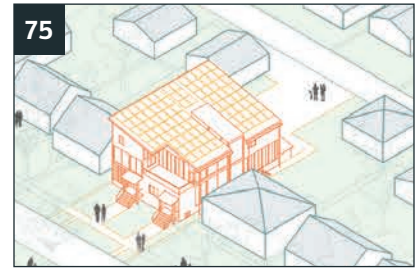
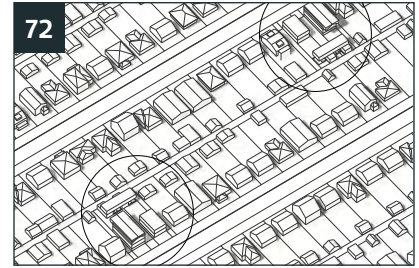


63 Isomerism
VIVZ ARCHITECTURE

64 Every Bird Deserves A Home
Michael Rivest, Darin Harding,
Kevin Dieterman, Neil Kemp,
Mary Ann Seranno

65 The Front Yard
DIALOG

66 Garage Suite
Terry Frost



67 The LINQ
Brittany Bohaychuk

68 Sunken Garden with self-contained unit
Daisuke Matsuura

69 Light Well Infill
Michelle Perron, Heather Maguire, Ben Hoffarth

70 Assembled Garage Suite
Ho Hoang An

71 Greenstone
Daniela Hurtado

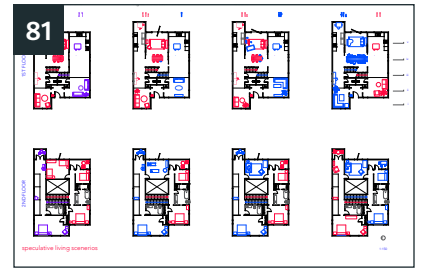
72 Articulating Infill
Matthew Lawson

73 Nestled
Dennis Tang

74 The Longhouse
Jonah Kurylowich

75 BI-House
Karam Lee, Karla Garcia





76 Moss Garden House
Sidaq Gill

77 Yard-1
Andrew Falls, Ruslan Ivanytskyy

78 At the Corner of...
Sachin Othayoth

79 Untitled
David Tolkamp, Ellen Penner,
Jacob Kalinowski

80 Edmonton RowHouse
HyeYoon Ahn, Raymond Kuang,
Rui Huang

81 KIN[fill]
Kelsy Whitten, Elyse Kavanagh

82 In-Between
Ishan Patel





Larry Beasley

Planner

Larry Beasley is the retired Chief Planner for the City of Vancouver. He is now the Founding Principal of Beasley and Associates and the "Distinguished Practice Professor of Planning" at the University of British Columbia. Currently, he is Senior Advisor on Urban Design in Dallas, Texas, where he founded their urban design studio; he is a member of the International Economic Development

Advisory Board of Rotterdam in the Netherlands; and he is an Advisor to the Nordic Innovations urban initiative in Scandinavia. He has also served as chair of the 'National Advisory Committee on Planning, Design and Realty' of Ottawa's National Capital Commission and continues as part-time Special Advisor on City Planning to the Government of Abu Dhabi in the United Arab Emirates where he founded the progressive Urban Planning Council.

Larry is a Fellow of the Canadian Institute of Planners, an Honorary Member of the Canadian Society of Landscape Architects and has been recognized as an "Advocate for Architecture" by the Royal Architectural Institute of Canada. In 2007, he received the Kevin Lynch Prize from the Massachusetts Institute of Technology. Larry is a Member of the Order of Canada and has also received the Queen Elizabeth II Diamond Jubilee Medal. He is co-author of *Ecodesign for Cities and Suburbs*, a new book from Island Press.

Photo credit: Marina Dodis



Anne Cormier

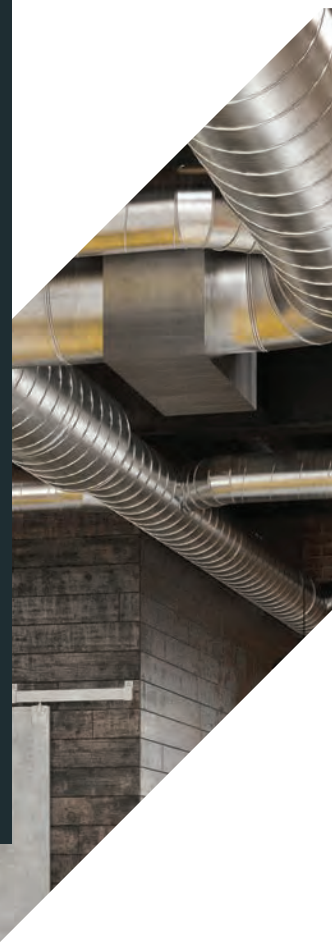
Architect

Anne Cormier has a professional bachelor's degree in architecture from McGill University and a Certificat d'études approfondies en architecture urbaine from the Paris-Villemin school of architecture. She is co-founder of Atelier Big City, a group of Montreal architects recognized for the quality of its architectural and urban projects. Created in 1987, Atelier Big City has received the Prix de Rome

in Architecture from the Canada Council for the Arts, the Governor General's medal and the grand prize in architecture from the Ordre des architectes du Québec. Atelier Big City has conceptually developed various housing infill urban schemes and has completed several high-end condominiums as well as social housing projects. The group has presented and shown its work in Quebec, Canada and abroad and has been invited to teach and lecture at several universities.

Anne is an Associate Professor at the School of Architecture at Université de Montréal, where she has served as director from 2007 to 2015. She is affiliated with the Laboratoire d'étude de l'architecture potentielle (LEAP), an inter-university group dedicated to research on the design process in architecture. Within this group, she has organized two national housing competitions open to Master of Architecture students. She is a member of the National Capital Commission's Advisory Committee on Planning, Design and Realty in Ottawa. She regularly sits on other committees dedicated to excellence in architectural and urban projects and on architectural juries.

Photo credit: Pierre Leduc





Ken Greenberg

Urban Designer

Ken Greenberg is an urban designer, teacher, writer, former Director of Urban Design and Architecture for the City of Toronto and Principal of Greenberg Consultants. For over four decades he has played a pivotal role on public and private assignments in urban settings throughout North America and Europe, focusing on the rejuvenation of downtowns, waterfronts, neighbourhoods and on campus master

planning, regional growth management and new community planning. Cities as diverse as Toronto, Hartford, Amsterdam, New York, Boston, Montréal, Ottawa, Edmonton, Calgary, St. Louis, Washington DC, Paris, Detroit, Saint Paul and San Juan Puerto Rico have benefited from his advocacy and passion for restoring the vitality, relevance and sustainability of the public realm in urban life. In each city, with each project, his strategic, consensus-building approach has led to coordinated planning and a renewed focus on urban design. He is the recipient of the 2010 American Institute of Architects Thomas Jefferson Award for Public Design Excellence and the 2014 Sustainable Buildings Canada Lifetime Achievement Award.

He currently teaches at the University of Toronto where he is an Adjunct Professor in the John H. Daniels Faculty of Architecture, Landscape and Design. He is also a co-founder and a Visiting Scholar at the new City Building Institute at Ryerson University in Toronto. A frequent writer for periodicals, he is the author of *Walking Home: the Life and Lessons of a City Builder*. Infill housing has been a longstanding interest, beginning with his graduate thesis in Architecture School and continuing to this day.



Brigitte Shim

Architect

Brigitte Shim is a principal in the architectural firm Shim-Sutcliffe Architects and is also a Professor at the John H. Daniels Faculty of Architecture, Landscape and Design at the University of Toronto. Shim-Sutcliffe's built work explores the integration and interrelated scales of architecture, landscape and furniture and fittings. Their projects small and large engage directly with light, water and landscape,

as well as the intensification and revitalization of our urban centres. To date, Shim-Sutcliffe has received thirteen Governor General's Medals and Awards for Architecture from the Royal Architectural Institute of Canada and an American Institute of Architects National Honor Award along with many other accolades for their built work.

Professor Brigitte Shim has addressed the densification of our urban cities through research into laneways. She led an advanced masters design studios at the University of Toronto with architecture, landscape and urban design students which resulted in "Site Unseen: Laneway Architecture and Urbanism in Toronto". This work was recognized by the City of Toronto Architecture and Urbanism Awards receiving an Award of Excellence for Visions and Master Plans demonstrating that schools of architecture can help reshape our urban centres.

Brigitte Shim is a Fellow of the Royal Architectural Institute of Canada (FRAIC), Honorary Fellows of the American Institute of Architects (Hon FAIA) and an elected member of the Royal Canadian Academy (RCA). In January 2013, Brigitte Shim and her partner A. Howard Sutcliffe were both simultaneously awarded the Order of Canada, "for their contributions as architects designing sophisticated structures that represent the best of Canadian design to the world."



Shafraaz Kaba

Architect

Shafraaz Kaba is an architect and partner at Manasc Isaac Architects with offices in Edmonton and Calgary. Over the last 15 years, he has made significant contributions to the design and cultural landscape of Edmonton. He was named one of Edmonton's Top 40 under 40 in 2010 and is proud of being one of the founding members of the Media Architecture Design Edmonton (MADE) Society and the City

of Edmonton's Design Committee. He has built an infill net-zero-ready home in Beverly Heights for his family that was featured by David Suzuki in 2011. He also has designed an infill home in the Town of Athabasca, again creating a net-zero-ready home for a professional couple. In Edmonton, he has worked with Landmark Homes to create net-zero townhouses in the Larch Park community.

Shafraaz recently completed the Mosaic Centre in Edmonton—a 30,000 square foot office building striving for net-zero energy and Living Building Certification. Using Integrated Project Delivery and LEAN construction methodology, this building was delivered three months ahead of schedule and under-budget. Currently, he is working with MacEwan University on their new Centre for Arts and Culture building in downtown Edmonton.



*Thank you for the supporting work completed by our group
of talented competition contributors.*

Project Team:

Livia Balone, City of Edmonton
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David Murray, Professional Advisor
Lana Phillips, City of Edmonton
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