



# City of Edmonton 2016 Infil Design Ideas Competition

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Competition Brief

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# 1.0 Introduction

## 1.1 Edmonton History & 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 establishing along the City's periphery and a number of new commercial and residential projects developing in the downtown core.

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.



## 1.2 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 -30°C for extended periods. Winter can last between 6 and 7 months, typically beginning in October and extending well 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 climate and extreme weather conditions play in the lives of Edmontonians, who are looking to reclaim the joy of winter and embrace the season in spite of its challenges.

# 2.0 Purpose of Competition



## 2.1 Infill in Edmonton

Over the past few years, the City of Edmonton has taken an active approach in supporting infill development. In 2013, the City launched a project called Evolving Infill, which engaged over 1,000 residents and led to the completion of the Infill Roadmap, 23 actions that comprise the City's work plan for advancing infill development. Most Roadmap actions have already been implemented and remaining actions are scheduled to begin over the next few months.

To date, infill activities in Edmonton have been received with mixed reviews by neighbourhoods experiencing new development. While many agree in principal with the value of encouraging infill development in established<sup>1</sup> neighbourhoods, the end result is often criticized as insensitive in character when viewed in contrast to the scale of the neighbouring homes. This 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.

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<sup>1</sup> In the City of Edmonton, the terms mature and established neighbourhoods both have meaning from a city planning standpoint. For the purposes of this competition they should be regarded as one and the same, and for ease of reference we are using the term "established". This captures neighbourhoods that are primarily residential, mostly planned and developed before 1995, and are generally located within the Anthony Henday Drive, the ring road highway encircling Edmonton.

## 2.2 Showcase infill development in Edmonton

Edmonton's Infill Design Competition is an opportunity to encourage productive dialogue around infill, helping the general public and development community to better understand what is qualitatively possible in the realm of infill design. It is an opportunity to promote and celebrate innovation, encourage context sensitive design, and advance the design ethic for infill development in Edmonton. Raising the bar on the range of possible development is intended to act as a catalyst for the development community and encourage property owners to seek better infill solutions. Competition submissions will demonstrate that infill can augment, rather than detract from the character of our mature neighbourhoods.

The competition is designed to explore the direction set by Edmonton's City Council to create more opportunities for excellent, high quality residential infill. Council recently approved zoning changes that allow more opportunities for garage and garden suites in established neighbourhoods and enable the subdivision of properties into narrower lots (half the typical width of the other lots in predominantly single-detached neighbourhoods). Future discussions will focus around potential changes to the Zoning Bylaw to promote diverse housing options and revisions to Edmonton's Mature Neighbourhood Overlay. Competition entries should consider current zoning requirements and may choose to explore how good design interplays with regulations.



**This competition seeks to recognize the following design objectives:**

## 2.3 Design Objectives

1. Contextual designs for mature neighbourhoods in Edmonton

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2. Design for livability for a range of users, including individuals, couples, single families with or without children, extended family groups and seniors

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3. Design for environmental, social and economic sustainability

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4. Innovation and creativity in design

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5. Climate sensitive design

# 3.0 Competition Parameters

## 3.1 Scenario

You have been engaged by the owner of a property in an established neighbourhood in Edmonton, who is contemplating redevelopment options for their property. The existing single-storey bungalow was built in the 1950s, along with an undersized garage. The house could be retained with some TLC but the garage needs replacement and you want to explore all options before deciding how you will advise your client to proceed. Your goal is to help your client add value to their property in a way that suits the needs of their family while complementing the existing character of the community, so your decision will not be completely profit-driven.

### You are considering one of four options

- A) The first is to keep the existing house, while tearing down the garage to build either a Garage Suite or Garden Suite in the rear yard.
- B) A second option is to design a form of Attached Housing (Semi-Detached or Rowhouse). Your client's family will live in one of the units.
- C) The third is to subdivide the lot in two, design a Single Detached House on one of the lots, and sell the other.
- D) And finally, as your client is open to the idea of residential forms that could be new to Edmonton, they are talking to an abutting neighbour about the possibility of consolidating their two lots and building something together. So far these discussions have yielded some interesting ideas about opportunities for aging in place, tiny homes and cluster houses, and they are potentially interested to explore other options as well.

See Appendix I for illustrations for these options as well as development parameters and lot dimensions.





## 3.2 Options

**A. GARAGE OR GARDEN SUITE**

Retain the existing house

**B. ATTACHED HOUSING**

*Semi-Detached or Rowhouse*

**C. SINGLE DETACHED HOUSE**

*Subdivide the lot in two*

**D. OPEN CATEGORY**

*Acquire the neighbouring lot*

## 3.3 Site Parameters

Under the scenario described above, prepare a design proposal for a hypothetical property typical of infill situations in Edmonton's established neighbourhoods. Zoning and lot dimensions are specified in Appendix I, and are intended to approximate typical infill site conditions and zoning in Edmonton. If any of the zoning requirements are found, in the entrant's opinion, to be prohibitive to good design, entrants may vary from these requirements but will need to provide an explanation for how the design is improved by altering the requirement. The context for the hypothetical property is as follows:

*A post-war residential neighbourhood, with streets forming a grid pattern, mature boulevard trees, and rear lane access. The neighbourhood is low density residential, primarily comprised of single-detached housing with rear detached garages, and has experienced moderate levels of renovation and conventional redevelopment over the last few decades. Neighbouring properties likely include at least one 1950s bungalow.*

For examples of streetscapes and aerial photos depicting typical Edmonton established neighbourhoods, see Appendix II and III. Entrants are encouraged to familiarize themselves with Edmonton's mature neighbourhoods and may want to consider a virtual street view tour. It is important to bear in mind that the focus of this competition is infill development. The entrant will be required to create a streetscape (and/or "lanescape") context which approximates these site and neighbourhood conditions reflective of Edmonton, including basic massing of the buildings on adjacent lots. The entrant's design will then respond to this context.

## 3.4 Evaluation Criteria

Submissions must demonstrate how the following evaluation criteria have been considered. In cases where the zoning requirements outlined in Appendix I cannot be met, the submission must include a written rationale for how the choice improves the overall design.

### Relationship to Context

- Does the design integrate with its immediate surroundings and broader neighbourhood context?
  - Active relationship to streetscape/"lanescape"
  - Design is contextually appropriate and compatible in established neighbourhoods
  - Impact on neighbouring properties eg. sunlight, privacy, and enjoyment of property

### Livability

- Does the design consider the functionality and enjoyment of the user, in terms of its spatial organization?
  - Flexibility/adaptability of space for different users at different stages of life
  - Functionality and livability are maintained through summer and winter months
  - Attractive indoor and outdoor spaces
  - Sensitivity to weather

### Sustainability

- Does the design promote social and economic sustainability?
  - Affordability of materials and ease of construction
  - Accessibility for a broad range of users
  - Flexibility for change of users over time eg. aging in place



### 3.4 Evaluation Criteria (continued)

<b>Sustainability</b>
<ul style="list-style-type: none"><li>· Does the design enhance and work with natural systems?<ul style="list-style-type: none"><li>→ Energy efficiency</li><li>→ Landscaping/drainage opportunities</li><li>→ Minimize impact/predominance of parking</li><li>→ Consideration of sun, wind, snow and temperature variability</li></ul></li></ul>
<b>Design Excellence</b>
<ul style="list-style-type: none"><li>· Does the proposal present innovation, creativity and excellence in design?<ul style="list-style-type: none"><li>→ Attention to architectural detail</li><li>→ Quality and durability of materials</li><li>→ Balance of strong design and functionality</li></ul></li></ul>

## 3.5 Jury



### **David Murray** Professional Advisor Architect

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David is an architect in private practice in Edmonton with a specialty in conservation architecture. He was the professional advisor for the 2011 City of Edmonton Parks Pavilions competition, the 5 winning entries having now all been successfully completed. David teaches professional practice in the RAIC Centre for Architecture at Athabasca University and is an active committee member in the Alberta Association of Architects.



### **Shafraaz Kaba** Juror Architect

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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 floor 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.

## 3.5 Jury (continued)



Photo credit: Pierre Luduc

### **Anne Cormier** Juror Architect

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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 served as director from 2007 to 2015. She is affiliated with the Laboratoire d'Etude 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.

## 3.5 Jury (continued)



### **Ken Greenberg** Juror Urban Designer

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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.



## 3.5 Jury (continued)



Photo credit: Marina Dodis

### **Larry Beasley** Juror Planner

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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 just stepped down as long-standing chair of the ‘National Advisory Committee on Planning, Design and Realty’ of Ottawa’s National Capital Commission. He 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. He has also been Vice-President of Aquilini Development.

Initially studying architecture, Larry Beasley has degrees in Geography and Political Science (BA) and Planning (MA). He also has two Honorary Doctorate Degrees (Hon LLD), from Simon Fraser and Dalhousie Universities. He 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. He is a Fellow of the Dallas Institute and sits on the Board of the Canadian Urban Institute.

Larry Beasley is a Member of the Order of Canada and has also received the Queen Elizabeth II Diamond Jubilee Medal.

## 3.5 Jury (continued)



### **Brigitte Shim** Juror Architect

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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 studio 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".

# 4.0 Eligibility

## 4.1 General

This is an open, ideas competition. Architects, architectural technologists, designers, planners, students and creative thinkers among the general public are invited to submit proposals. Entrants may participate individually or in groups; interdisciplinary teams are encouraged. In addition, the following rules apply to all participants:

- Teams can be made up of a maximum of 5 individuals
- Individuals may **not** participate as part of more than one team
- Individuals may submit entries on their own and as part of a team
- Individuals or teams may submit more than one submission
- Each submission requires a separate registration and payment of associated fee

Individuals or teams representing professional firms may apply under their company name. In the case of entrants who are employed by a professional firm but wish to submit independently, it is recommended that the employee review and comply with their employer's policies prior to submitting an entry. Upon registration, entrants will be required to specify who is to be recognized on any awards, public announcements, published materials or other references related to their submission.

This is an anonymous competition. Entrants who engage with or contact any of the jurors during the competition will be disqualified. Competition jurors and any employee, partner, or associate thereof, as well as City of Edmonton employees directly involved with the organization and administration of the competition, are ineligible to compete.



## 4.2 Students

The Student category is open to post-secondary students enrolled in an accredited Canadian school of architecture, architectural program, architectural technology, urban design, or planning for the 2016–2017 academic year. Students will submit any one of the four scenario options. Students from other disciplines or from schools outside of Canada are encouraged to enter but must do so as a “General” submission.

# 5.0 Submission Requirements

## 5.1 Registration

To register online, visit the competition website at [www.edmontoninfilldesign.ca](http://www.edmontoninfilldesign.ca). Registration will provide you with a three-digit competition submission number that will be used with your submission to retain anonymity for the jury.

Early registration opens on Tuesday, March 1, 2016. All participants must register online by no later than Tuesday, May 31, 2016, (11:59 pm MST).

Registration payments must be submitted by telephone at 1-780-442-5054 after completing the online registration form and receiving your three-digit competition submission number by email.

### Early registration deadline

\$50 CAD until April 30, 2016  
(11:59 pm MST)

### Registration deadline

\$100 CAD until May 31, 2016  
(11:59 pm MST)

**There are no refunds of registration fees.**

## 5.2 Student Registration

There is **no registration fee** for qualifying student entries (see 4.2), however students must register by no later than Tuesday, May 31, 2016, (11:59 pm MST) in order to participate.

All individuals and team members must submit proof of status as a post-secondary student. Proof of academic status will not be required upon registration but must be submitted prior to the submission deadline. A scanned copy of a valid student ID and course schedule or other form of verification for each member of the team must be uploaded along with the submission to be eligible to compete in the Student category.

## 5.3 Submission Materials

The submission deadline is Wednesday, August 31, 2016. All entries must be received electronically and be uploaded to the competition website prior to 11:59 pm local time (Mountain Standard Time). Enter your three-digit competition submission number before uploading your competition submission. 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 by uploading a replacement submission through the website. Only the most recent submission will be considered.





## 5.4 Submission Materials

Submissions must be digital only; no hard copies will be accepted. When submitting, ensure that the three digit competition submission number acquired during the registration process is used to validate the submission.

### Graphic Submission

- Up to two 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.
- Drawings should indicate dimensions (setbacks, height) with reference to zoning regulations in Appendix I.
- 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 competition submission number and conform to the following naming convention: XXX.pdf

### Written Description

- Word Document file, with a maximum of 500 words, and is not to exceed one page.
- List the option selected and describe the project concept, design, and how the design is improved by any alterations to the zoning regulations (if applicable) provided in Appendix I.
- 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.

## 5.4 Submission Materials (continued)

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.

### Images

- Each of the main images (minimum 5) included on your boards should be provided individually.
- Each must be at least 300 dpi and provided in either a .bmp or .tif format.
- Include three-digit competition submission number and conform to the following naming conventions: XXX\_Pic1.tif/.bmp

### Publication Release Form

- Scanned copy of the executed Publication Release Form (Appendix IV)

### Proof of Academic Status (student only)

- Scanned copy of a valid student ID and course schedule for the 2016–2017 academic year or other form of verification for each member of the team.

### Note

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.

## 5.5 Anonymity

While contact information for competing teams or individuals must be provided at registration, submissions must remain anonymous. Submissions containing personal names, company names, distinctive graphics, logos, or other identifying content will be disqualified. Technical support staff will handle the submissions and will package 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.



## 5.6 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 hereby grants to the City of Edmonton the right to publish their work in whole or in part, in books, exhibitions, websites and magazines to promote the competition and its outcomes. Written credit will be given to the competitors. An executed Publication Release Form (Appendix IV) will be required with the submission of materials. In the event of conflict between the Publication Release Form and the text of this section, the Publication Release Form shall govern.

The designs and drawings and other forms of representation submitted remain the sole property of the competitors subject to copyright.

No direct commission will be awarded to the winners within the context of the competition. The intent is to generate ideas and stimulate discussion. No assumptions should be made that submitted or winning ideas would be implemented in policy, practice or project, either wholly or in part.

As this is an ideas competition, it does not entail the actual construction of submitted projects.

# 6.0 Awards



## 6.1 Categories & Prizes







### Best in Class and Awards of Merit

Best In Class (\$2,000 CAD) and Award of Merit (\$1,000 CAD) may be awarded based on the Jury's review of complete submissions using the Evaluation Criteria (3.4) and their professional expertise. A total of \$15,000 (CAD) may be awarded.

Student prizes: One Best In Class (\$2,000 CAD) and one Award of Merit (\$1,000 CAD) will be awarded as scholarships.

The awards will be presented in any or all of the following categories:

 <b>Garage/Garden Suite</b>	 <b>Single Detached House</b>
 <b>Attached Housing</b>	 <b>Open Category</b>



### Student Award

Best student submission, as selected by Jury. Student prizes: one Best In Class (\$2,000 CAD) and one Award of Merit (\$1,000 CAD) will be awarded as scholarships.



### People's Choice Award

Awarded based on online voting. Most votes wins. No cash prize.

### Awards Gala

All award winners will be honoured at an Awards Gala on Thursday, October 20, 2016. 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 and, where appropriate, jury comments/critique.





## 6.2 Jury Review

Only those submissions that meet the submission requirements (5.0) will be presented to the jury for review. The jury's review will be based on the Evaluation Criteria (3.4), as well as the professional expertise of the jurors. Based on this review the jury may award the Best in Class and Awards of Merit in any or all of the categories. The jury reserves the right to award secondary Awards of Merit and non-cash Honorable Mentions of any number in any category. The jury may choose through their review not to award in any or all the categories based on the quality of the submissions. Decisions reached by the jury shall be final.

The jury may apply the Evaluation Criteria (3.4) and their professional expertise to create a shortlist of submissions to be featured on the competition website for the People's Choice Award voting. The award will be provided to that submission which receives the most total votes during the voting period. The decision of the online voting system is final.

## 6.3 People's Choice Online Voting

The online voting period for the People's Choice Award will take place from September 19 through October 3, 2016. The jury may shortlist the entries to be presented online. The public will have the opportunity to vote on a favourite.

# 7.0 Competition Schedule 2016



## **March 3**

Registration Opens

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## **March 3 – April 30**

Early Registration

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## **May 1**

Open for Submissions

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## **May 31**

Registration Closes

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## **August 31**

Submission Deadline

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## **Mid-Late September**

Jury Review + 1-2 weeks of People's Choice Online Voting

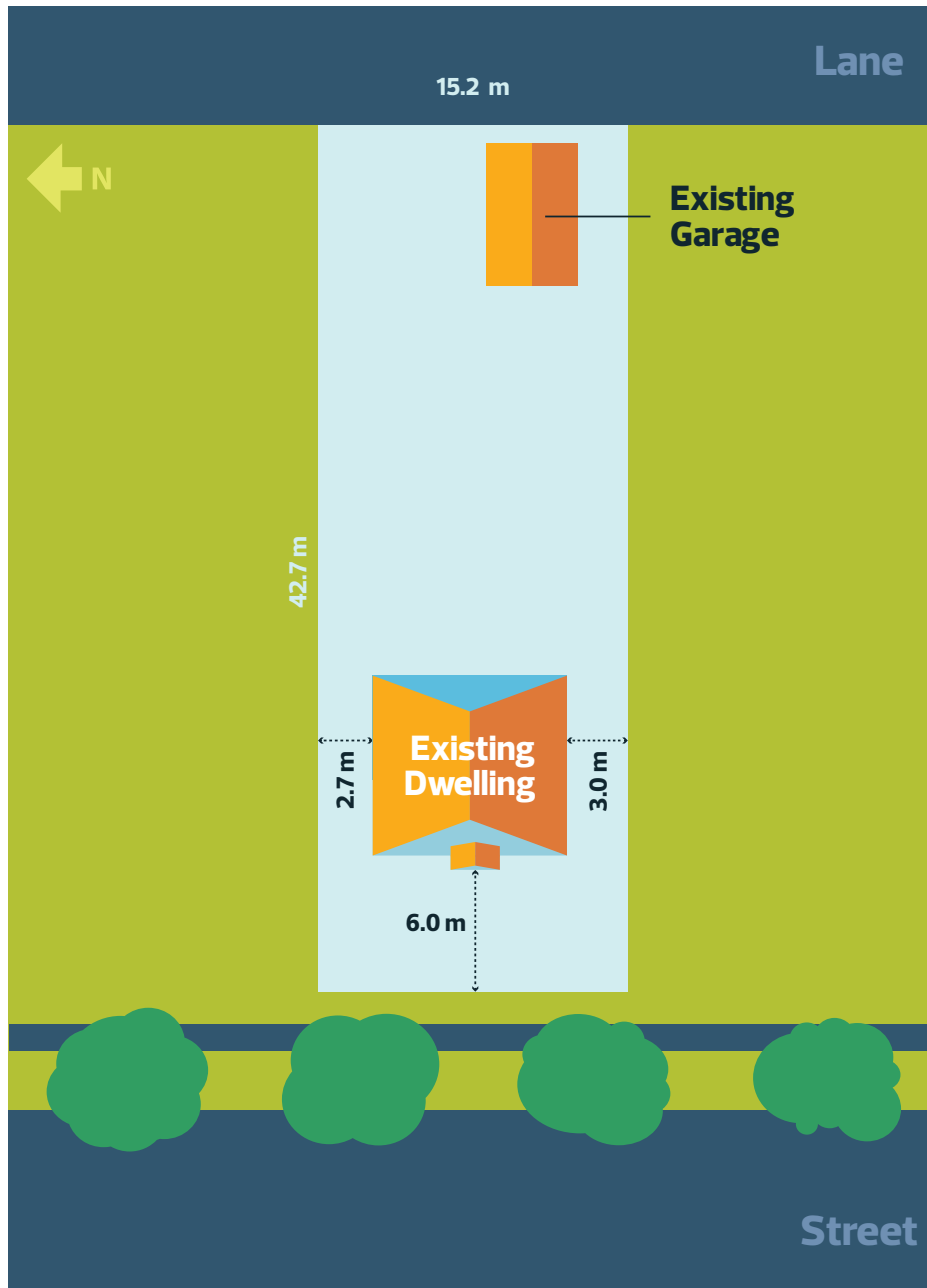
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## **October 20**

Design Awards Gala

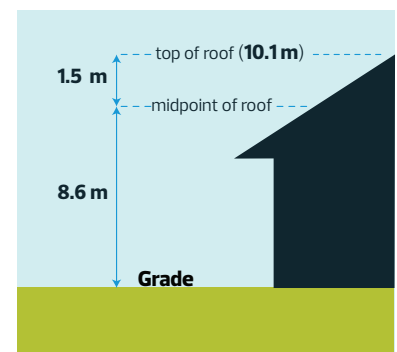
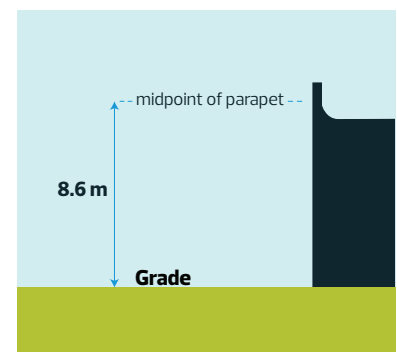
# Appendix I – Site Parameters

## INFILL EDMONTON 2016: SCENARIO



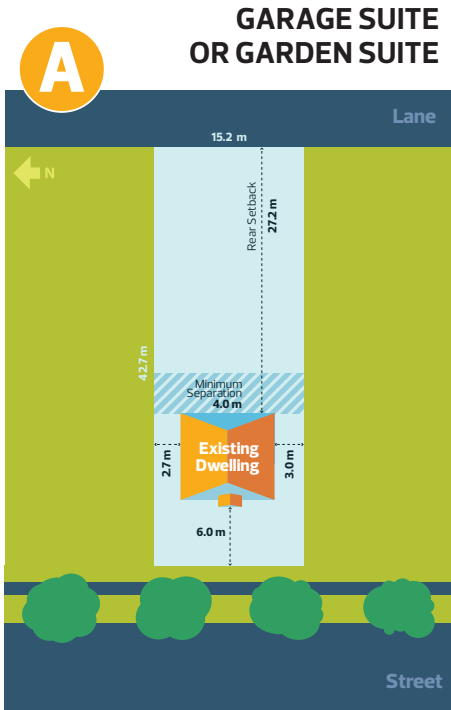
You have been engaged by the owner of a property in an established neighbourhood in Edmonton, who is contemplating redevelopment options for their property. The existing single-storey bungalow was built in the 1950s, along with an undersized garage. The house could be retained with some TLC but the garage needs replacement and you want to explore all options before deciding how you will advise your client to proceed.

### HEIGHT DETAILS



# Appendix I – Site Parameters

## INFILL EDMONTON 2016: SCENARIO OPTIONS

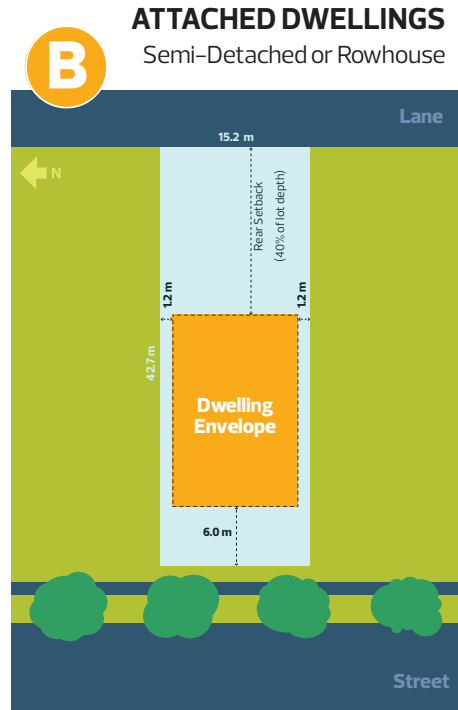


Retain existing dwelling

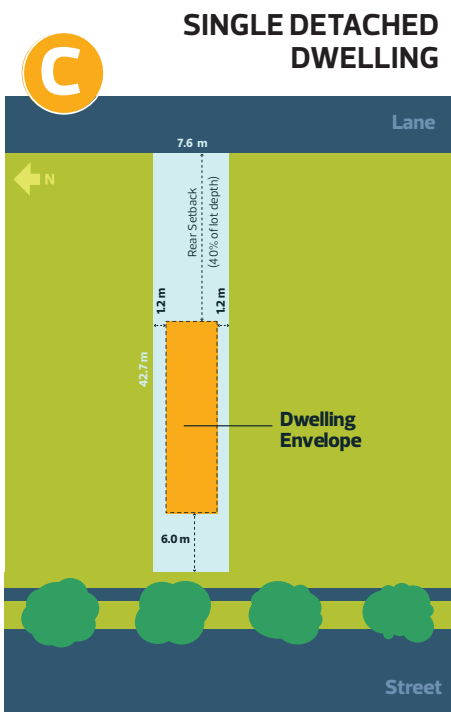
Minimum Floor Area:  
**30 m<sup>2</sup>**  
Maximum Floor Area:  
**60 m<sup>2</sup>**

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

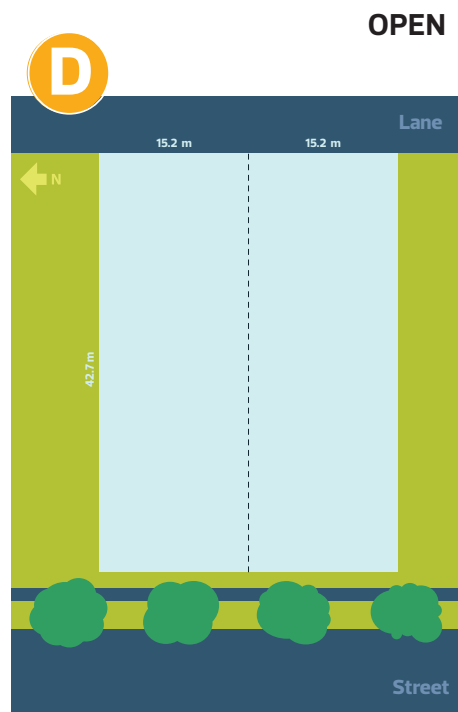
Minimum Separation Distance from Principal Building to Garage/Garden Suite: **4m**



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



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



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

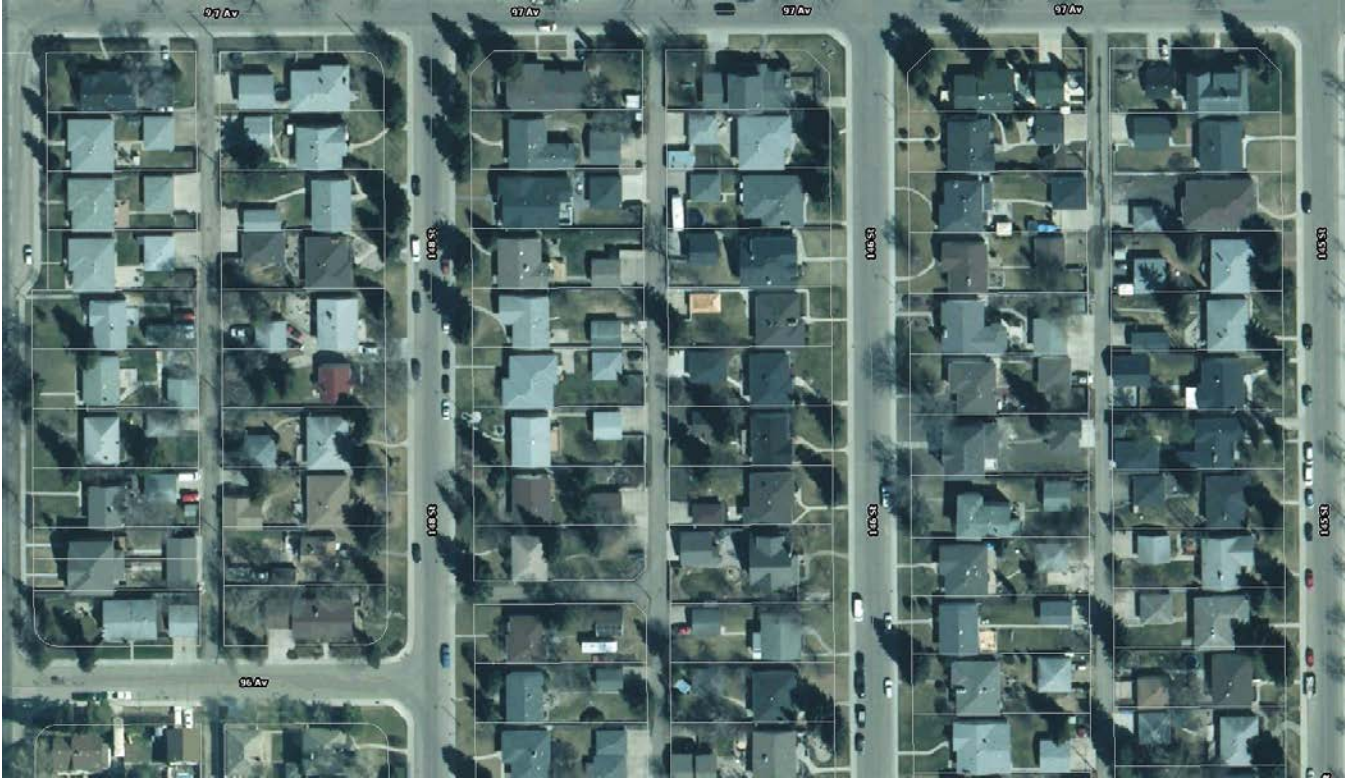


# Appendix II – Neighbourhood Streetscapes





# Appendix III - Aerials



# Appendix IV – Publication Release Form

## PUBLICATION RELEASE FORM – 2016 Edmonton Infill Design Competition

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Signature (Copyright holder of the text, drawing, photograph, slide, plan, graphic, book, brochure, transparency)

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Print Name

Date

## Contact Information:

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