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Canadian Housing
Design Council

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Awards for Residential Design

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**Awards for
Residential
Design**
1976'1977

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For further information:

Canadian Housing
Design Council
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Ottawa, Ontario
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Photographs used are those supplied to CHDC by the entrants. The identity of individual photographers was generally not provided, however, CHDC wishes to acknowledge with thanks the use of all photographic material contained in this book. Line drawings, plans etc. are the property of the designers mentioned.

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	Year	Recognition given	Project location	Architects/Designers	Builders	Page
Section 1 Single detached houses Semi-detached houses Link-houses Fourplexes and zero lot-line projects	1976	Award	Old Petty Harbour Rd. St. John's, Nfld.	Sheppard-Burt Assocs. Ltd. St. John's, Nfld.	Frank Foley Ltd. St. John's, Nfld.	10
	1976	Honourable Mention	Port St. Raphael Ile Bizard, Que.	Campeau Corp. Saad Hanna, Chief Architect Ottawa, Ont.	Campeau Corp. Ottawa, Ont.	12
	1977	Honourable Mention	Les Chatelets, 487 Constant Ave. Boisbriand, Que.	Terence Brown Montreal, Que.	Les Associés B & A Const. Ltée. Dorval, Que.	14
	1976	Award	Etobicoke North, Kipling Ave. Etobicoke, Ont.	Henry Fliess & Partners Don Mills, Ont.	The Cadillac Fairview Corp. Ltd. Toronto, Ont.	16
	1976	Honourable Mention	Central Park Chinguacousy, Ont.	Henry Fliess & Partners Don Mills, Ont.	Central Park Developments Toronto, Ont.	18
	1976	Honourable Mention	Penny Lane Strathroy, Ont.	Paul M. Skinner London, Ont.	Settlement Corp. Burlington, Ont.	20
	1976	Honourable Mention	Champlain Crescent Penetanguishine, Ont.	Fred Haas, Viceroy Const. Ltd. Scarborough, Ont.	Viceroy Const. Ltd. Scarborough, Ont.	22
	1977	Honourable Mention	Brantwood Park Brantford, Ont.	Jerome Markson Toronto, Ont.	Ronto Const. Ltd. Willowdale, Ont.	23
	1976	Award	7811-34th Ave. Edmonton, Alta.	Kees Prins Edmonton, Alta.	The architect	26
	1976	Honourable Mention	1587/1589 Rothesay St. Winnipeg, Man.	The builder	Castlewood Homes Ltd. Winnipeg, Man.	27
	1977	Award	689 River Rd. Winnipeg, Man.	William G. Gillies Calgary, Alta.	Contemporary Homes Winnipeg, Man.	28
	1977	Award	336 Rundlehill Dr. Calgary, Alta.	Stevens Graham Milton, Partners Calgary, Alta.	Built-Rite Homes Ltd. Calgary, Alta.	30
	1976	Honourable Mention	Traynor Residence, North Cowichan, B.C.	Jim Traynor, Spearing & Assocs. Nanaimo, B.C.	The architect	32
	1976	Honourable Mention	15124 Royal Ave. White Rock, B.C.	Darrel L. Jensen Victoria B.C.	J. Jardine White Rock, B.C.	34
Section 2 Attached housing in rows or other forms of ground oriented housing Stacked housing	1976	Honourable Mention	Willet St. Halifax, N.S.	Lorimer Russell Skerry Assocs. Ltd.	Gulf Const. Co. Ltd. Halifax, N.S.	38
	1976	Award	Treetops Mississauga, Ont.	Dennis R. Marshall c/o Deacon Arnett & Murray Agincourt, Ont.	McClintock Homes Ltd. Agincourt, Ont.	39
	1976	Award	Reany Square, Leacock Way Kanata, Ont.	Campeau Corp. Archit. Dev. Ottawa, Ont.	Campeau Corp. Ottawa, Ont.	42
	1976	Award	Lawrence Ave. E. and Ling Rd. Toronto, Ont.	Boigan and Armstrong Don Mills, Ont.	Consolidated Building Corp. Toronto, Ont.	44
	1976	Award	Erin Mills Parkway Mississauga, Ont.	James A. Murray Toronto, Ont.	Cadillac Fairview Corp. Ltd. Toronto, Ont.	46
	1976	Award	Montevideo & Derry Rds. Mississauga, Ont.	Tampold, Wells Toronto, Ont.	Consolidated Building Corp. Toronto, Ont.	49
	1976	Honourable Mention	Selkirk & Kingswood Dr. Kitchener, Ont.	Carson Woods, c/o ARCOP Assocs. Toronto, Ont.	Freure Homes Ltd. Kitchener, Ont.	51
	1977	Award	Forest Grove Folkway Dr. & Glen Erin Dr. Mississauga, Ont.	Okun & Walker Toronto, Ont.	Village Hill Homes Toronto, Ont.	52
	1977	Award	Uranium City Apts. Uranium City, Sask.	Beinhaker/Inwin Assocs. Vancouver, B.C.	Eldorado Nuclear Ltd. Edmonton, Alta.	54
	1976	Award	McInnis Place, Government Rd. Burnaby, B.C.	Beinhaker/Inwin Assocs. Vancouver, B.C.	Dunhill Devel. Corp. N. Vancouver, B.C.	56
	1976	Award	Wilderness Park, 3045 Jackson St. Victoria, B.C.	Donovan Marshall Victoria B.C.	United Housing Foundation Victoria, B.C.	59
	1976	Award	200 Wall St. Nanaimo, B.C.	Barclay McLeod Vancouver, B.C.	Cobe Enterprises Ltd. Victoria, B.C.	62
	1977	Award	West Park, 1855 Nelson St. Vancouver, B.C.	Hale Architects Vancouver, B.C.	Andre Molnar Developments Vancouver, B.C.	64
	1976	Award	Le Carignan Labonté & St. Charles Sts. Longueuil, Que.	Boudrais, Boudreau, St. Jean Longueuil, Que.	Cogimco Ltd. Longueuil, Que.	68
Section 3 High-rise accommodation	1977	Honourable Mention	Domaine Laval Notre Dame/Alton Goldbloom Laval, Que.	Roger Leblanc Montreal, Que.	Century Construction Montreal, Que.	70
	1977	Award	Crossways 2350 Dundas St. W. Toronto, Ont.	The Webb Zerafa Menkès Housden Partnership Toronto, Ont.	Consolidated Building Corp. Toronto, Ont.	71
	1977	Honourable Mention	The Glen Park Glen Erin Dr. & The Collegeway Mississauga, Ont.	Martin Mendelow and Partners Downsview, Ont.	Restwell Construction Downsview, Ont.	73

Section 4

Housing for elderly people and handicapped persons, regardless of building form

Year	Recognition given	Project location	Architects/Designers	Builders	Page
1976	Award	Woodstock, N.B.	N.B. Housing Corp.	SCR Construction Ltd. Fredericton, N.B.	76
1976	Honourable Mention	Peoples Tower St. George Blvd. Moncton, N.B.	Robert Eaton Ltd., Moncton, N.B. Klein & Sears, Toronto, Ont. Consulting Archs.	Maritime Co-operative Services Moncton, N.B.	78
1976	Honourable Mention	King St. Chatham, N.B.	Robert Eaton Ltd. Moncton, N.B.	Forrest Construction Ltd. Moncton, N.B.	79
1976	Honourable Mention	Woodstock, N.B.	N.B. Housing Corp. Fredericton, N.B.	Topmar Construction Fredericton, N.B.	81
1977	Honourable Mention	Tideways Apartments Woodman & Post Rds. Wolfville, N.S.	Robert J. Ojolic Sydney, N.S.	Wallace & Carey Ltd. Wolfville, N.S.	82
1977	Award	La Chenaie Apts. 525-535 7th Ave., S. Sherbrooke, Que.	Laurent Joyal Drummondville, Que.	C.R. Gagnon Inc. Victoriaville, Que.	84
1977	Honourable Mention	Habitations de Carillon 5335 Notre-Dame St. W. Montreal, Que.	Jean-Louis Lalonde Montreal, Que.	Duroc Construction Inc. Montreal, Que.	86
1977	Honourable Mention	Manoir Outremont, 1000 Rockland Rd. Outremont, Que.	Rosen Curuso Vecsei Montreal, Que.	Manoir Outremont, (1975) Ltd. Montreal, Que.	88
1976	Award	Penfield Drive Kanata, Ont.	Schoeler & Heaton Ottawa, Ont.	Taro Properties St. Catharines, Ont.	90
1977	Award	Baycrest Terrace, 55 Ameer Ave. Toronto, Ont.	Boigan & Armstrong Don Mills, Ont.	Greenvue Developments Toronto, Ont.	92
1976	Award	401 Regent St. Orillia, Ont.	Allward & Gouinlock Don Mills, Ont.	Engineered Components & Structures Ltd. Unionville, Ont.	94
1977	Award	Maranatha Homes, 3260 New St. Burlington, Ont.	Trevor P. Garwood-Jones Hamilton, Ont.	Valley Town Construction Burlington, Ont.	96
1976	Honourable Mention	Holditch St. Sturgeon Fall, Ont.	Wallis & Bywater North Bay, Ont.	Ontario Housing Corporation Toronto, Ont.	97
1976	Honourable Mention	Pharmacy & Sheppard Ave. Scarborough, Ont.	Jackson Ypes Assocs. Willowdale, Ont.	Metropolitan Housing Co., Ltd. Toronto, Ont.	99
1977	Honourable Mention	Edmon St. Deseronto, Ont.	M. Paul Wiegand Belleville, Ont.	Dacon Construction Ltd. Kingston, Ont.	100
1977	Honourable Mention	Thomson Court Apts. Thomson Court, Markham, Ont.	Sievenpiper Archt./Planner Toronto, Ont.	West York Const. Ltd. Weston, Ont.	102
1976	Award	Dr. Chrystal Manor Carstairs, Alta.	Long, Mayell & Assocs. Calgary, Alta.	Alberta Housing Corporation Edmonton, Alta.	104
1977	Honourable Mention	Alder Court, 1633-20th Ave., N.W. Calgary, Alta.	R.I.A. McDougall Calgary, Alta.	Puma Construction Ltd. Calgary, Alta.	105
1977	Honourable Mention	1985 Wallace St. Vancouver, B.C.	John Keith King Vancouver, B.C.	Greater Vancouver Housing Corp. Vancouver, B.C.	107
1977	Honourable Mention	Corlett Place, 619 Comox Rd. Nanaimo, B.C.	David N. Spearing & Assocs. Nanaimo, B.C.	A&B Construction Co. Ltd. Nanaimo, B.C.	109

Section 5

Infill housing projects Renovations or restorations of existing houses or buildings

1976	Award	5240 Smith St. Halifax, N.S.	Andrew B. Lynch Halifax, N.S.	The Architect	114
1976	Honourable Mention	5224 Smith St. Halifax, N.S.	R.W. Willwerth, c/o Duffus Romans Kundzins, Rounsefell Halifax, N.S.	The Architect	116
1976	Award	3557 Colonial Ave. Montreal, Que.	J.C. Knowles Montreal, Que.	The Architect	118
1976	Award	Le Pavillon, 2353 Jean Durand Ste. Foy, Que.	Gauthier, Guité, Roy Quebec, Que.	CMHC Office Quebec, Que.	120
1977	Honourable Mention	303 Boisseau St. Quebec, Que.	The Builder	Claude Langevin Quebec, Que.	122
1977	Honourable Mention	3440-44 Workman St. Montreal, Que.	Peter Kuczer Montreal, Que.	The Architect	123
1976	Award	Mount Pleasant Rd. Toronto, Ont.	Andre E. le Roux Toronto, Ont.	C-4 Construction Ltd. Toronto, Ont.	124
1977	Honourable Mention	Sherbourne Lanes Dundas & Sherbourne Sts. Toronto, Ont.	Diamond & Myers Barton Myers, Partner-in-charge Toronto, Ont.	West York Construction Ltd. Toronto, Ont.	126
1976	Award	310 Huntington Place Victoria, B.C.	Keay, Collier, Architects Victoria, B.C.	The Architects	129
1976	Award	Strathcona Infill Housing Vancouver, B.C.	Thompson, Berwick, Pratt & Partners Joe Wai, Project Architect Vancouver, B.C.	Strathcona Area Housing Society Vancouver, B.C.	131
1977	Award	Tatlow Park Court 1820 Bayswater St. Vancouver, B.C.	Franklin Allen The Corner Group Vancouver, B.C.	Friends of Tatlow Vancouver, B.C.	134

In this publication, the Canadian Housing Design Council continues its practice of placing on record the entries in its Awards for Residential Design programs that have received recognition. Similar booklets reporting on the 1964, 1967, 1969, 1971 and 1974 series of Awards are available from the Council. They make up an interesting record of examples of contemporary Canadian residential design over the past fifteen years.

In 1976 and again in 1977, the Council's awards programs focused attention on "affordable housing". Much of the housing entered was within the guidelines used at the time as sales-price limits under the Assisted Home Ownership Program (AHOP) of Central Mortgage and Housing Corporation. Other entries were acceptable providing they were priced only "reasonably" higher than the AHOP limit. Also included in these programs were restoration, renovation and infill housing projects.

The 1976/1977 programs attracted 461 entries from designers and builders across Canada. In keeping with the general direction of Council activity, the program, although national in scope, was run on a regional basis. In each program, regional jury teams, each of seven persons, reviewed the entries submitted from within the region they represented. Thus, a jury made up of B.C. residents reviewed entries from B.C. and carried out site visits to the projects they selected in B.C. This pattern prevailed also for the Prairie provinces, Ontario, Quebec and the Atlantic region. Members of jury teams represented designer, producer and consumer interests in housing. In all, over 60 persons took part in jury activity over the two-year period. From the total number of entries submitted, 126 were selected for site visits. This important phase in the judging process resulted in 62 entries being recommended to the Council for recognition.

This booklet covers the 62 entries which received recognition under the 1976/1977 programs. Of these, 32 entries received Awards and 30 entries received Honourable Mention.

The qualitative comments, both pro and con, recorded here are based on fuller reports submitted by the respective juries to the Council. Descriptive comments are generally based on data supplied to the Council by the entrants concerned.

Editor
R.W. Harvey
Executive Director
CHDC

The improvement of housing design has been a basic objective of the Canadian Housing Design Council since its inception over twenty years ago. It is an objective which, in its application, reaches beyond the purely visual aspect of the individual house or housing unit and embraces the make-up of the whole of the residential environment. As such, developing an awareness for the quality of the living environment among designers, planners and builders as well as the general public underlies all activity programs of the Council.

The most sustained activity of the CHDC is the Awards program. Over the years, since 1957, the formula used in the program has proven to be a simple and efficient way to stimulate interest in the quality of housing design.

The program invites designers and builders to submit entries of current and recent projects to the Council for examination through a set of procedures and criteria. Initial reviews by juries will reveal projects of particular interest, those worth a visit to the project site. These site visits will confirm or refute the initial impressions and, by consensus, the jury members will make Award recommendations to the Council. Subsequently, the results of the program are published and award presentation functions are carried out in a number of locations across the country. This activity, supplemented by news stories, feature articles in trade journals, photographic displays and the publication and distribution of an illustrated booklet, focuses public, professional and industry attention on the subject of design quality. Through this process many people have an opportunity to become acquainted with examples of Canadian housing design considered by the Council to be worthy of recognition, housing whose design elements are worth emulating.

So, essentially, the Awards and Honourable Mentions given by the CHDC in its Awards program are symbols of recognition of the design quality of selected built projects and of their exemplary value in the continuing search for a better living environment. This booklet reports on the projects selected for recognition in the Council's 1976/1977 programs.

It is important to emphasize that the programs mentioned were restricted, as to eligibility, to the sector of housing identified at that time as "affordable". Entries were required to relate to the current sale-price ranges of modest-sized accommodation in any given location. A principle guideline was the sale-price limitations used by Central Mortgage and Housing Corporation in its Assisted Home Ownership Program (AHOP). In this way the focus of attention was on the sector of housing which corresponded to the broadest range of the market and to the housing needs of the time. This is the sector which comprises the greatest part of the urban environment and the one that is most in need of encouragement to achieve design improvement.

It is generally conceded, in comparison to lower-cost housing, that housing in the higher-cost brackets offers greater latitude in terms of design — in spatial generosity, refinement of components, introduction of innovative features and preferred site locations. This kind of housing is restricted more and more to a limited market. It constitutes a segment of housing where encouragement to improve design is not a priority. Nevertheless, it is from this segment that many excellent design solutions are obtained, many of which can be adapted to more modest housing. In past years, CHDC included higher-cost housing in its Awards programs mainly for this reason. However, with government and industry concentrating their attention on the production of "affordable" accommodation in 1976/1977, the Council decided to limit its programs to this sector of housing.

Public taste and aspirations, even in "affordable" housing demand a high degree of design quality. Limitations in size and costs challenge builders and designers to match the public's demand for quality housing with current housing economics. It is not an easy task. In carrying out the Awards programs and observing housing

production across the country, truly innovative solutions in the design of "affordable" housing were hard to find.

Although most projects in this booklet are demonstrated by exterior photos, one should not be misled into thinking that front elevations and cosmetic considerations determine design decisions. The Council's approach to housing design is that first and foremost we are dealing with the living activities of people. The spaces that enclose these activities make up "housing"; the housing environment is made up of much more than just the physical structure itself; it takes into consideration various factors which can contribute to the quality of life and to the satisfactions of the users of housing. In brief, here are some of the basic considerations which comprise the criteria used by CHDC juries in reviewing entries in the awards program:

- *Liveability* — the organization of the living spaces in proper relation to the varied needs of the family or resident; the overall planning of the unit and the project.
- *Appearance* — the appropriate use of materials, the visual expression of the units in scale and proportion and the harmony or relationship with neighbouring properties.
- *Relation to Site* — the site planning, parking, access for family use and services, neighbourhood character, communal facilities and landscape design considerations.
- various forms of housing — single detached, semi-detached, row and stacked units, high-rise apartments, etc.
- to suit various types of users — families with or without children, non-family households, elderly citizens, the handicapped
- various kinds of tenure — home-ownership, condominium, rental, cooperative
- different kinds of projects — individual houses, mixed developments, housing combined with recreational and social services, new construction in new areas, new construction in in-fill situations, restored or renovated older houses.

To these criteria must be added considerations relating to resource and energy conservation and public transport concerns, where such aspects are applicable in terms of the project entered. In large projects, matters such as construction performance quality, structural soundness, maintenance and operating costs come into discussions. In entries in the Awards programs which relate to the renovation or restoration of existing houses or buildings, most of these criteria will apply, with some adaptation.

Projects selected through this process may not meet all the criteria mentioned, but each project selected will satisfy as many of the criteria as is practical and also meet the desired objectives of the program. The application of particular criteria may vary, region by region, across the country, so as to recognise the different degrees of preference or acceptability or importance of some particular design consideration. Finding a project which meets all the criteria is rare indeed.

In dealing with "affordable" housing, one might think at first that diversity in production would be limited. In fact, as will be seen in this publication, the "affordable" housing sector covers the widest range of housing production. There are solutions to suit a diversity of needs, of social conditions and of milieux:

- various forms of housing — single detached, semi-detached, row and stacked units, high-rise apartments, etc.
- to suit various types of users — families with or without children, non-family households, elderly citizens, the handicapped
- various kinds of tenure — home-ownership, condominium, rental, cooperative
- different kinds of projects — individual houses, mixed developments, housing combined with recreational and social services, new construction in new areas, new construction in in-fill situations, restored or renovated older houses.

We are now a long way from the earlier stereotype solution of providing only a bungalow in the suburbs or a high-rise in the city.

It is appropriate to restate the regional character of the 1976/1977 Awards programs. While keeping the programs national in scope, the principle areas of activity took place in the five regions of the country. The respective juries, reviewing only the entries submitted from within a region, selected what in their view were "the best" entries placed before them. They did this with due consideration to the criteria given to them, or implied in the aim of the program and the objective of the Council. Points of

view change across the country and decisions by regional juries reflect this. The entries selected for recognition are fairly representative of housing production, region by region, however, a number of excellent projects were not submitted and so the Council did not have the opportunity to include them in the jury process. In this context CHDC would like to encourage more entries in future Awards programs.

As a last observation, it is important to say that, in the view of the Council, recognition of selected projects does not suggest that these be models for future use over and over again. The projects illustrated are commendable design alternatives which respond to specific problem situations in satisfying a variety of user groups in a difficult sector of the total housing picture. Improvement in the quality of the living environment can only result from a continuing pursuit for improvement. This must be done in relation to the needs of people, as they evolve — there is no single solution.

The Council acknowledges with many thanks the contribution made by jury members and others in the running of these programs. A considerable amount of personal time was given, as a public service, through attendance at jury sessions and in travelling to widely scattered locations for site visits. For this assistance the Council is grateful. The Council also extends congratulations to those whose names are included in this record of the 1976/1977 Awards and extends its thanks to all those who submitted entries.

Jean Ouellet, O.A.Q.
Chairman, CHDC

Awards presentations



1 In Toronto, William Teron, Chairman of the Board of C.M.H.C. and Secretary, the Ministry of State for Urban Affairs with Paul J. Schoeler, Architect, Schoeler and Heaton, Ottawa.

2 In Toronto, the Hon. Claude Bennett M.P.P., Minister of Housing, Province of Ontario and Jerome Markson, Architect, Toronto.

3 In Halifax, Ray V. Hession, President of C.M.H.C. with Andrew Lynch of Halifax.

4 In Calgary, Jean Ouellet, O.A.Q., Chairman C.H.D.C. (1977/78) and W. Chubaty, Contemporary Homes Ltd. Winnipeg.

5 In Victoria, Gustavo da Roza, FRAIC, ACA., Chairman C.H.D.C. (1975/76) with Barclay McLeod, Architect, Vancouver and Egon Kuhn of Cobe Enterprises Ltd., Nanaimo, B.C.

6 In Vancouver, Mayor John J. Volrich, with William Casson, Housing Director, Greater Vancouver Regional District.



Section 1

Single detached houses
Semi-detached houses
Link-houses
Fourplexes and zero
lot-line projects

Award 1976

Location

Old Petty Harbour Road
St. John's, Nfld.

Architects

Sheppard-Burt and Associates
St. John's, Nfld.

Builder

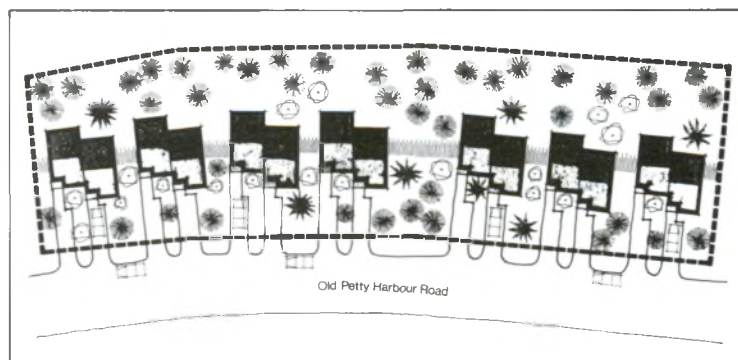
Frank Foley Ltd.
St. John's, Nfld.

■ This project is located in an area of medium- to low-cost housing and can be compared directly with alternate solutions to "affordable housing". The site slopes away from a road which has a pronounced rise in elevation along the length of the project. The architect has taken good advantage of this fact in terms of siting but perhaps better use could have been made in section to depart from the standard basement answer to a sloping site.

There is simple and effective use of materials, fenestration and colour. The set-back between the units provides variety of form which helps to give individuality to the units and reduces the possibility of monotony along the length of the street. Use of landscaping could further help to minimize the feeling of repetition. The planning is clear and compact with the living room located to take best advantage of the view. Double circulation corridors between the living room and the dining room seem excessive but seem to work satisfactorily in practice. The full basement is desirable from many points of view but, as in most instances in Canada, in terms of "affordable housing" it is, nevertheless, under utilized contained and heated space.

Traditional construction and the reliance on good design without resorting to gimmickry brings this project within the acceptable cost range. This is a well designed and executed example of how housing can be provided on a competitive basis and still provide the owner with a sense of individuality and general well-being.





Honourable Mention 1976

Location

Port St. Raphael
Ile Bisard, Que.

Designed by

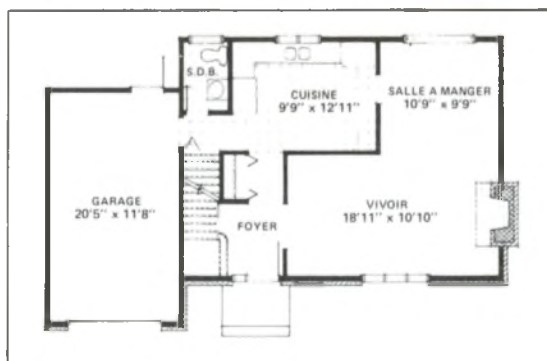
Campeau Architectural Housing
Division
Saad Hanna, Chief Architect
Ottawa, Ont.

Builder

Campeau Corporation
Ottawa, Ont.

This is one of the models used in a fairly large new development in which a variety of attempts have been made to capture some of the characteristics of early Quebec houses. Other models were more noticeable from this aspect but were not submitted in the awards program.

The main qualities of this model are derived more from the organization and handling of the interior spaces than the aesthetics of the exterior. The plan layout combines the practical requirements of daily family life while providing for individual freedoms. At the same time it allows for good reception spaces and for outdoor living. This reflects considerable experience and collaboration as between the designer and the builder and results in a well-designed house marketed at a locally acceptable price level. A house which is well built and well adapted to urban family needs.





Honourable Mention 1977

Location

Les Chatelets
487 Constant Ave.
Boisbriand, Que.

Architect

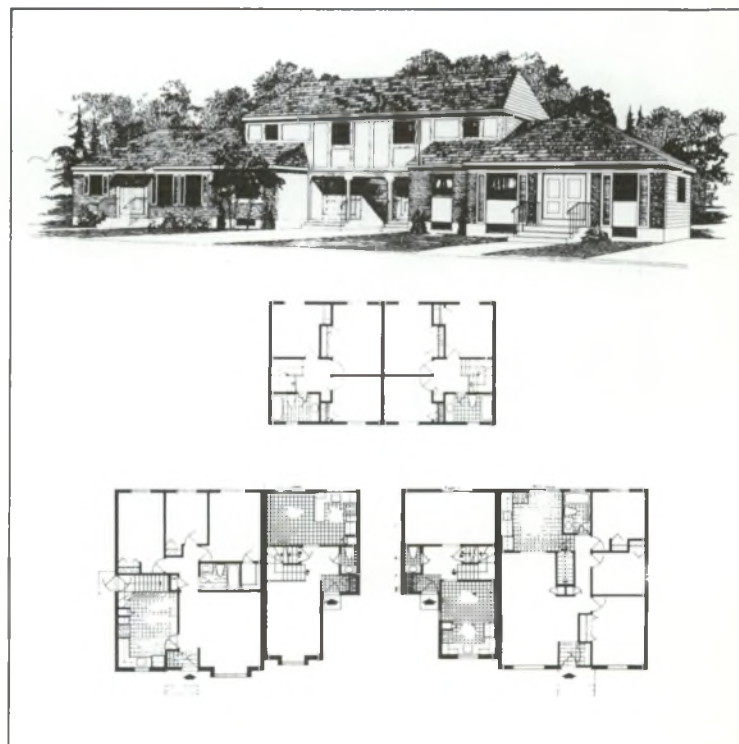
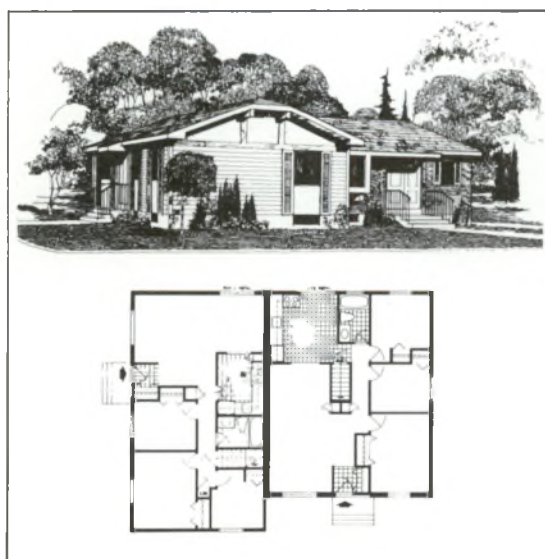
Terence Brown
Montreal, Que.

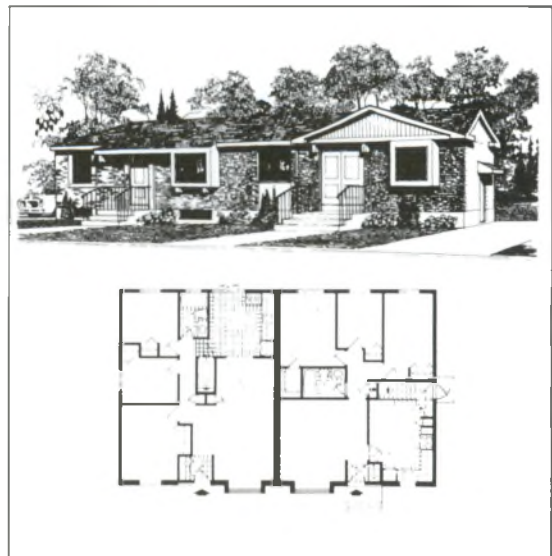
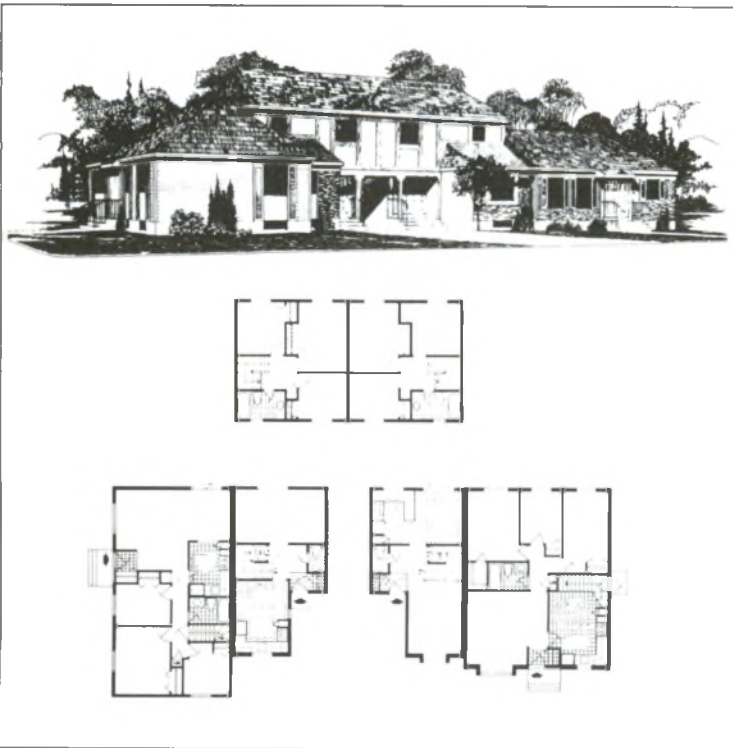
Builder

Les Associés
B & A Construction Ltée.
Dorval, Que.

A residential project of 184 family units, each of about 1000 sq. ft., these houses are designed in groups of four and every effort has been made to offer the amenities of the detached house at a higher density. The units are connected at the second floor level but are semi-detached at the first floor level. This allows for separate entrances for each unit plus outside space.

There is no feeling of overcrowding throughout the project and the successful marketing of the units indicates high public acceptance. This should be noted by other developers of suburban projects where adherence to the detached single family house is dominant but often difficult to achieve.





Award 1976

Location

Etobicoke North
Kipling Avenue
Etobicoke, Ont.

Architects

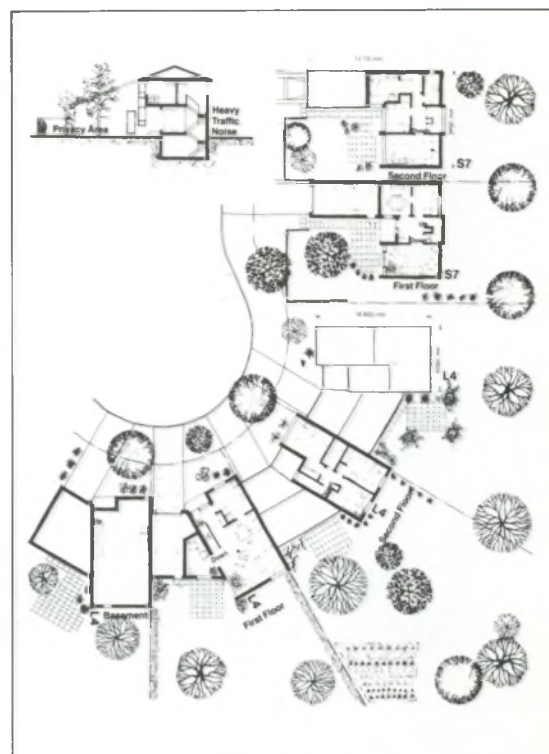
Henry Fliess and Partners
Don Mills, Ont.

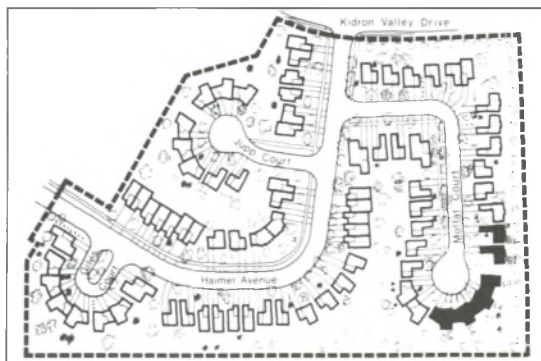
Builder

The Cadillac Fairview Corp. Ltd.
Toronto, Ont.

The 81 single-detached, semi-detached, linked and row-housing units are part of a larger development. The overall impression is very pleasant and, despite a density of 10.4 units per acre, the project looks spacious. There is a lot to learn from this project. It shows how to successfully develop corner lots and lots backing onto major roads, etc. by integrating the placement of buildings, site works and planting. Great unity of appearance is created by clever mixing of different house types and designs.

This development shows a direction for future housing where advantages of ground-related housing are fully exploited and land is used intelligently.





Honourable Mention 1976

Location

Central Park
Highland Trail
Chinguacousy, Ont.

Architects

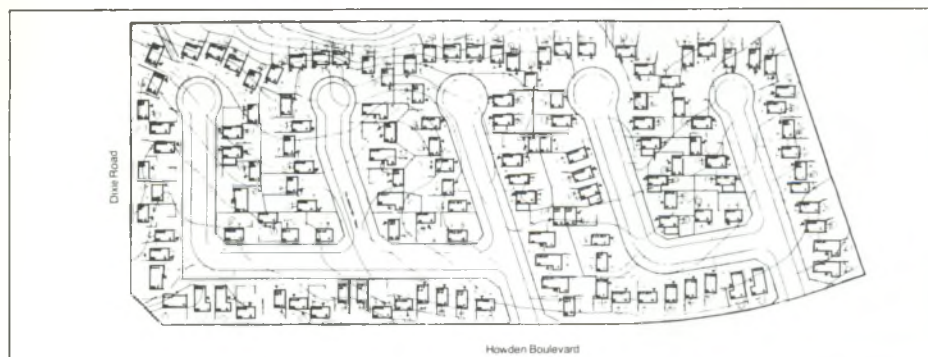
Henry Fliess & Partners
Don Mills, Ont.

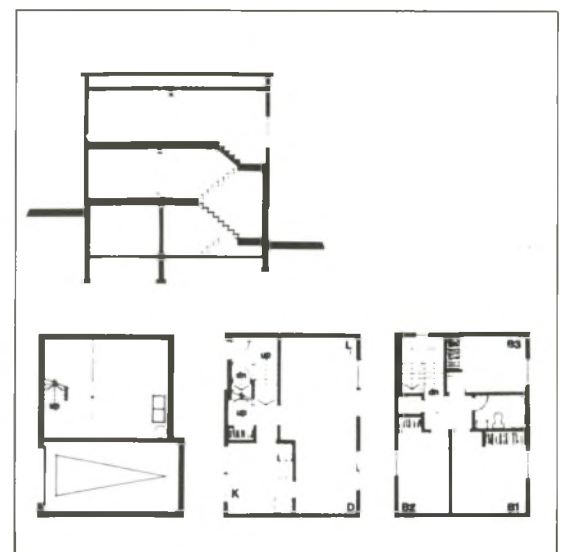
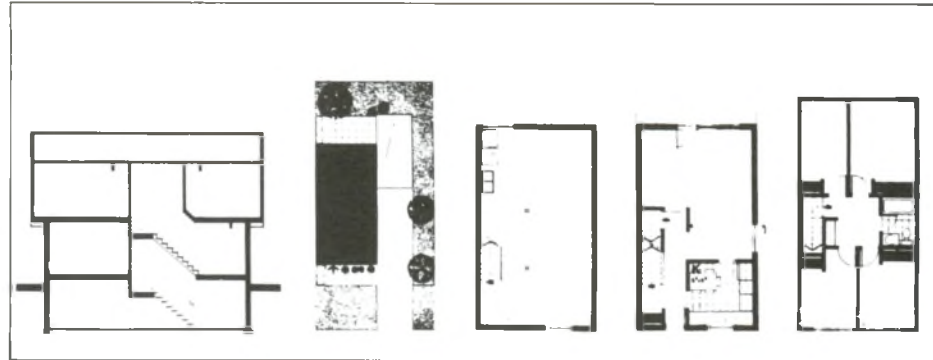
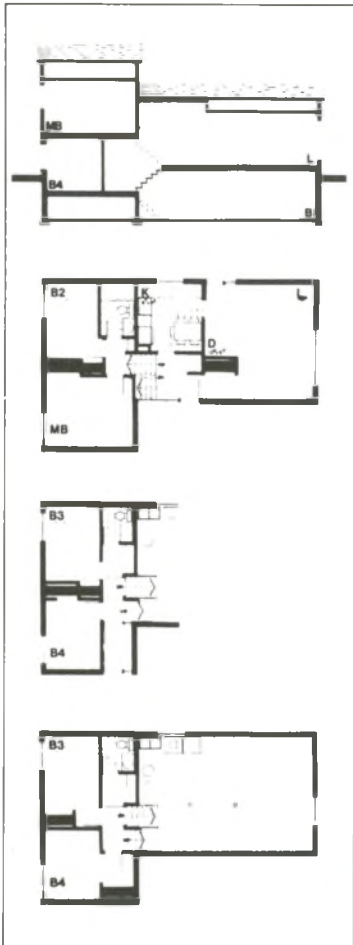
Builder

Central Park Developments
Toronto, Ont.

There is order in the design of this housing and the street appearance is very pleasing. The project does not look overly crowded despite a density of 11.75 units/acre (including residential streets), reduced street widths, smaller setbacks and lot sizes. The basic house floor plans and the use of space is good. The feeling of the project at the site is superior to that presented by the photographs.

This is one of the first uses of single family detached units at higher-than-average densities and provides good ground related accommodation. The scale of the Chinguacousy total development, of which this submission is a small part, is somewhat overpowering and detracts from this portion of it.





**Honourable
Mention
1976**

Location

Penny Lane
Strathroy, Ont.

Architect

Paul M. Skinner
London, Ont.

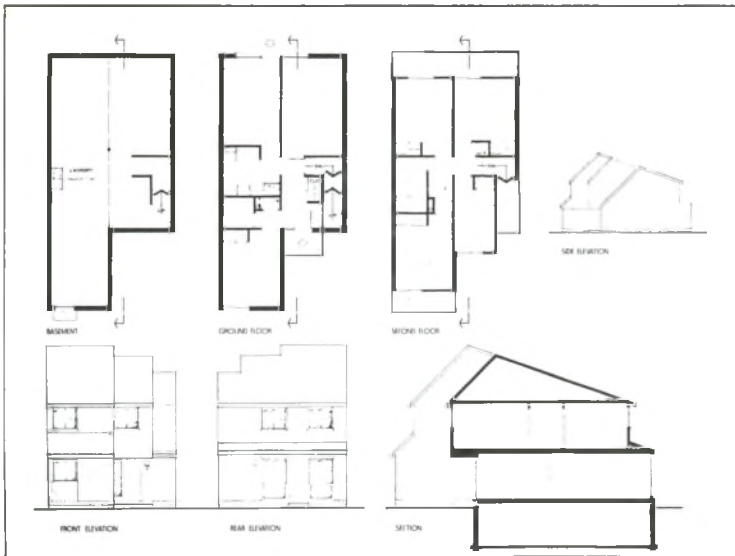
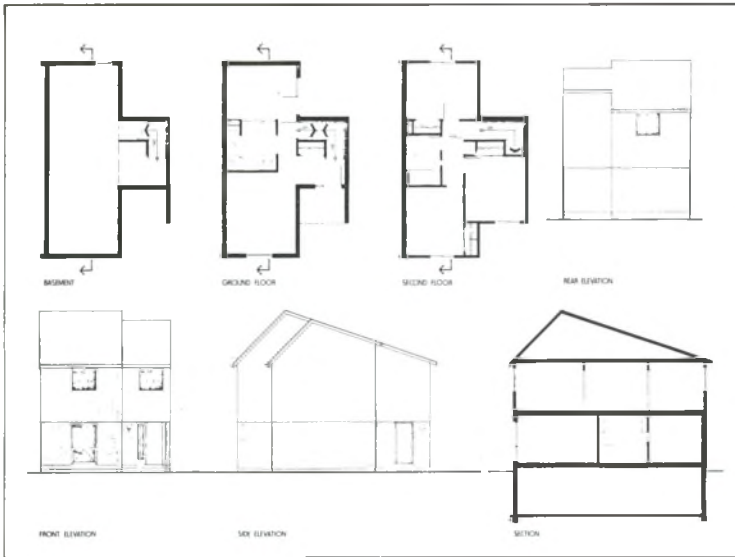
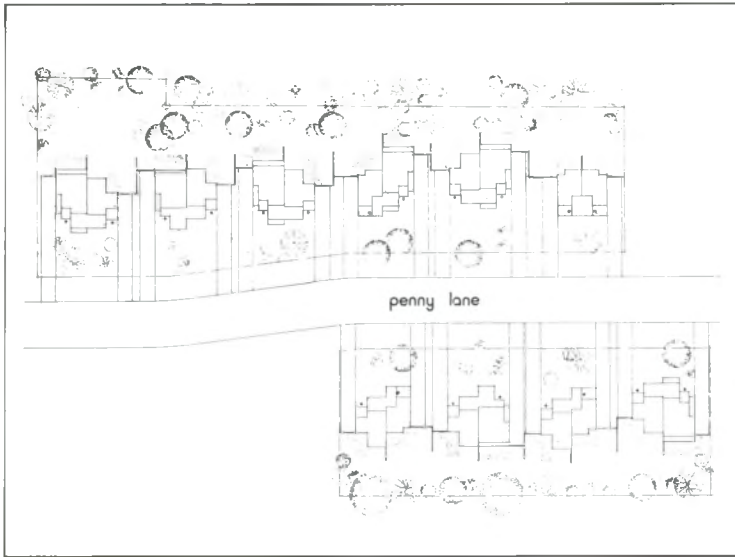
Builder

Settlement Corporation
Burlington, Ont.

■
The street appeal of this project is very pleasing. However, the setbacks on the units are quite deep, probably due to municipal requirements. This means that valuable space is wasted in front of the units and not enough is given to the rear areas. Since these units are family-oriented, more rear yard space and privacy would have been desirable.

The floor plans are fairly basic; the connecting of two- and three-bedroom units with five-bedroom units gives a pleasing break to the streetscape and there is good basic usage of materials.





Honourable Mention 1976

Location

Champlain Crescent
Penetanguishene, Ont.

Designed by

Fred Haas, c/o
Viceroy Construction Ltd.
Scarborough, Ont.

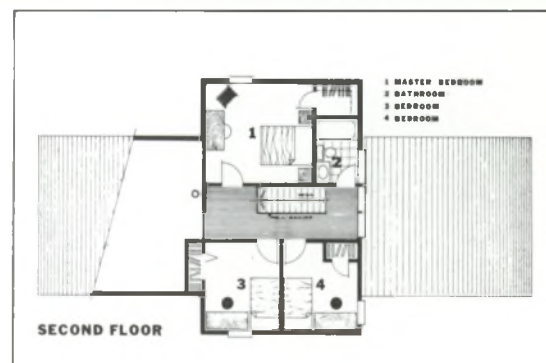
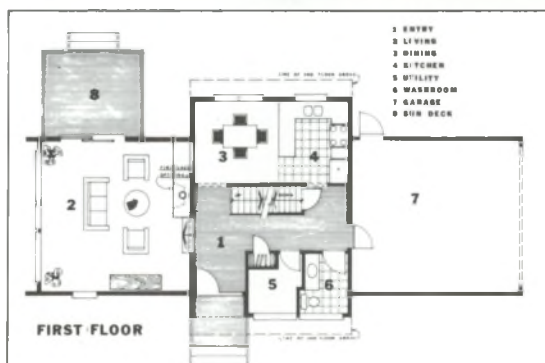
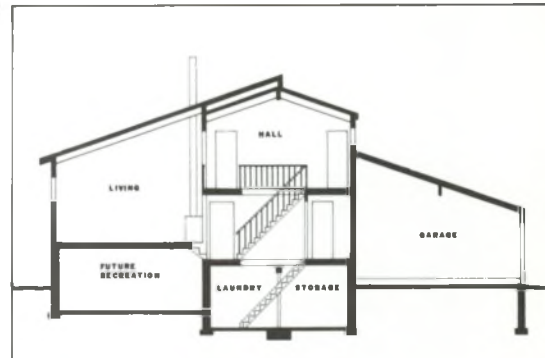
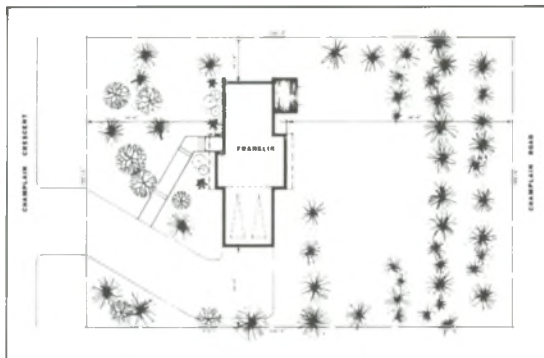
Builder

Viceroy Construction Ltd.
Scarborough, Ont.

This single detached home has an open plan with good natural lighting; there is unity in the use of materials. The lot is nicely landscaped and many evergreens were retained.

The house is electrically heated and has special features. It has better than average insulation and every window and glass sliding door is triple-sealed with two thermal air spaces inside three panes of glass. This results in a heat loss factor of 40% less than conventional windows and the design is highly commended for this.

The question of affordability was raised by the jury. The house is factory cut and is designed for a very wide lot, so this raises the question — if placed on a standard urban lot, will it retain its good natural lighting without losing privacy? The landscaping for this particular model is very pleasant but is not transferrable. This is something which must be considered in assessing this entry.



Honourable Mention 1977

Location

Brantwood Park
Brantford, Ont.

Architect

Jerome Markson
Toronto, Ont.

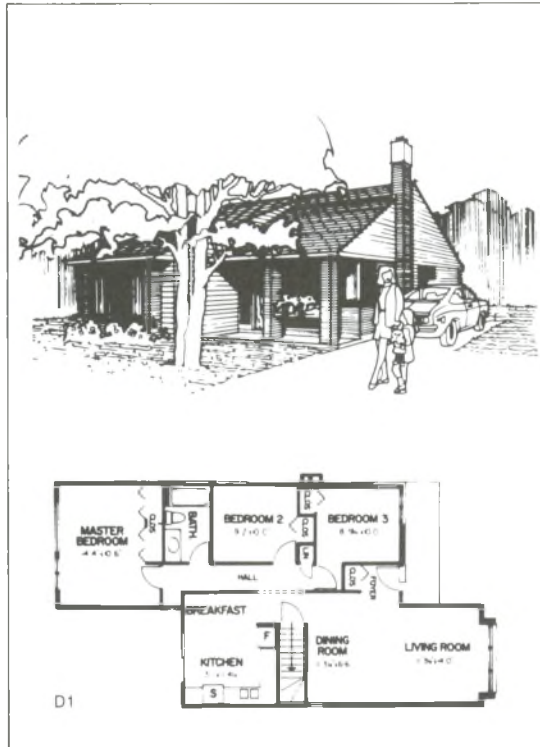
Builder

The Ronto Construction Ltd.
Willowdale, Ont.

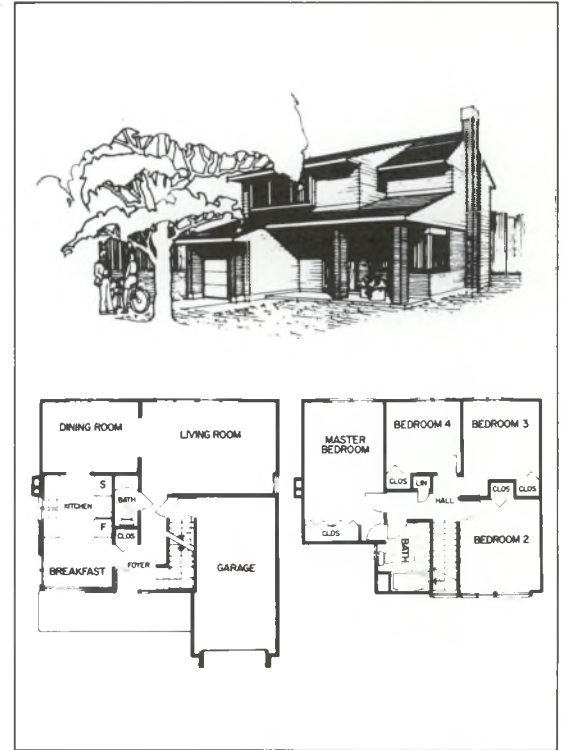
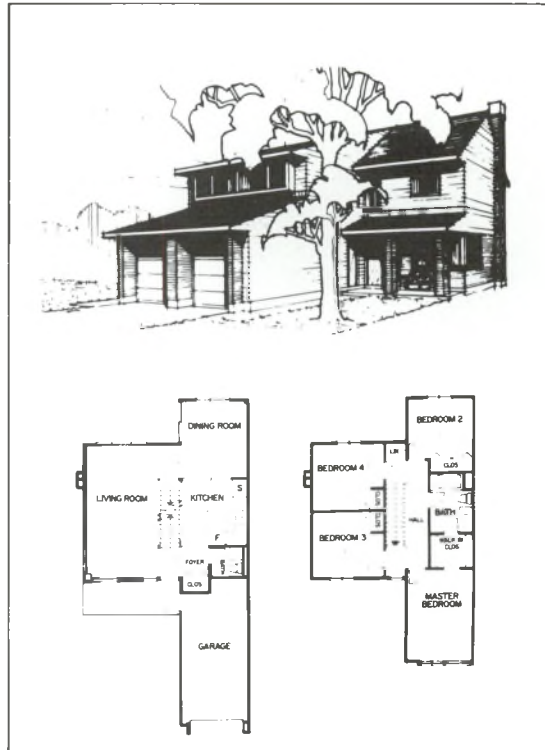
Submitted as a group, these homes offer a range in style, size and price. The houses are set within a normal subdivision with other, more typical homes on neighboring streets. The floor layouts are well thought out and provide good-sized rooms of appropriate proportions. All units have workable kitchens incorporating breakfast areas to allow flexibility in living patterns. The stagger in the D1 plan provides a sheltered patio to the rear, while bringing the main entry to the midpoint of the living/dining room.

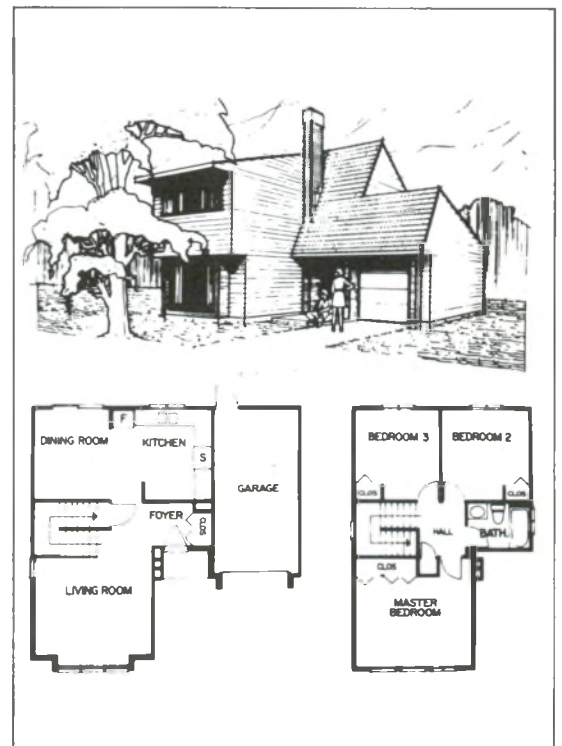
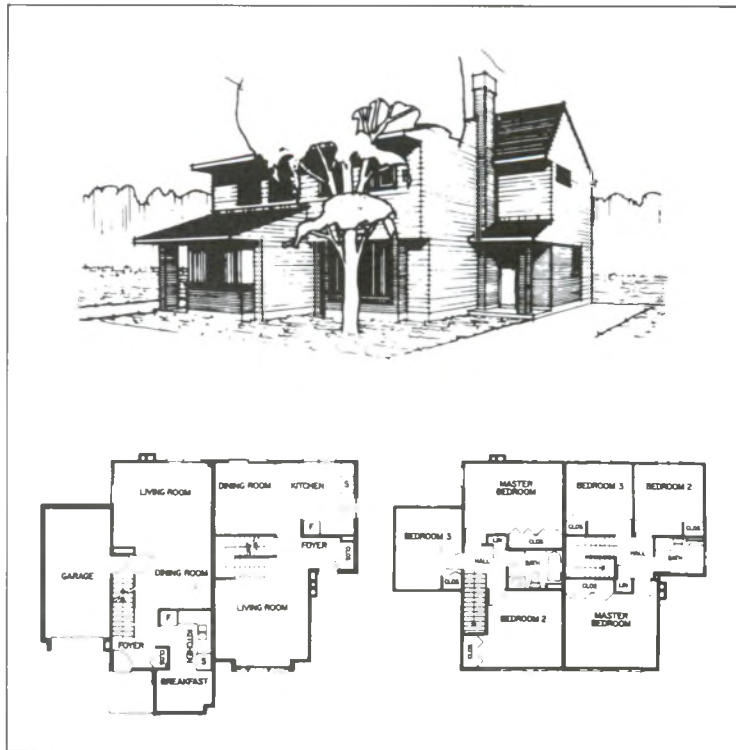
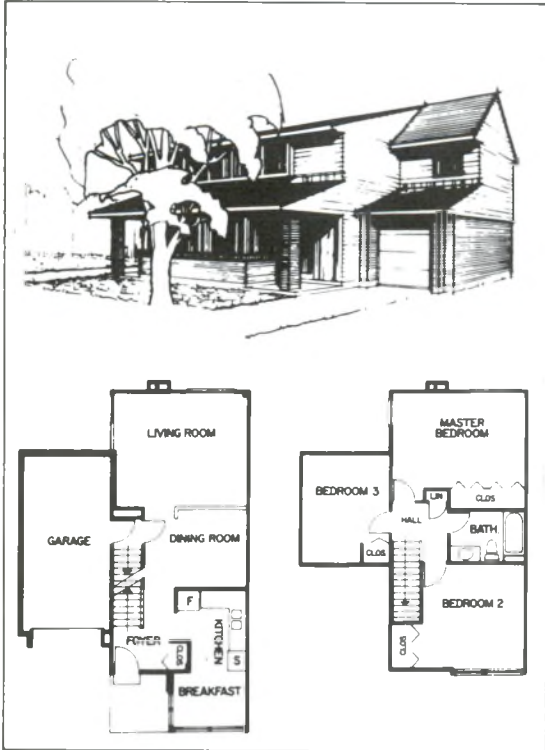
Externally there has been a positive attempt to create a single harmonious character without resorting to stylistic details or components. Maximum effect is gained from the limited amount of brick by carefully locating junctions with other cladding materials. The consistent use of ridgelines parallel with the street helps to retain overall harmony.

The choice of brick and trim colour reflect the effort given to develop a housing product matching contemporary aesthetic trends rather than borrowing from the past. In this, the project stands alone among its neighbors.



cont'd.





Award 1976

Location

Prins' Residence
7811 - 34th Avenue
Edmonton, Alta.

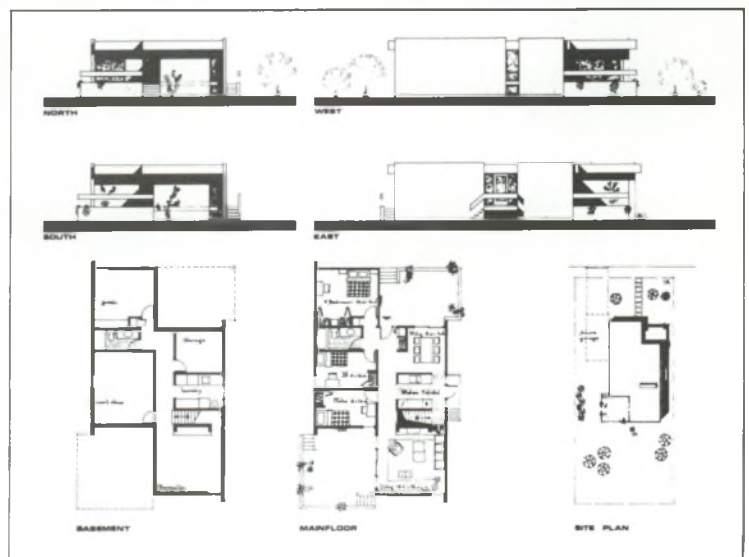
Architect & builder

Kees Prins
Edmonton, Alta.

An excellent plan and layout, meeting the requirements of a young family with children. The potential for future expansion and change is well thought out and developed. The built-ins are a good example of how a limited floor space can be exploited to advantage.

The location of the house on the lot is excellent with a clever use of corners. The site is well landscaped and in spite of its flat roof, the house integrates very well, as to scale and character, with the neighbouring houses of quite typical suburban house design.

This is a good example of "sweat-equity" plus a clever use of construction. A very good arrangement of the fireplace-mass, effecting space and cost-saving in minimum dimensions. Good choice of interior and exterior materials and finishes. The interior living spaces are excellent for such compactness and there is a sense of openness and comfort in the house.



Honourable Mention 1976

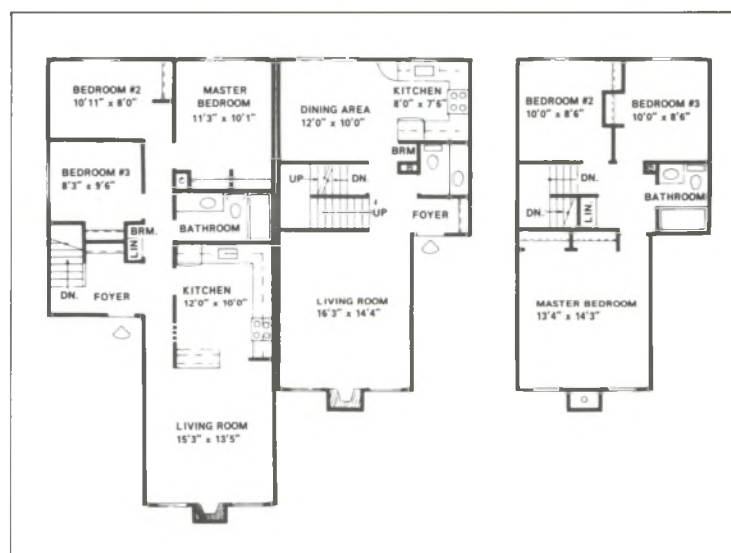
Location

1587-1589 Rothesay St.
Winnipeg, Man.

Designed and built by

Castlewood Homes Ltd.
Winnipeg, Man.

Visually, these units have the look of custom-designed homes and in this regard they rise above the mediocrity often found in normal subdivision housing. The attempt to create the illusion of individual single homes within the semi-detached idiom is well done but this is achieved without the discipline to accommodate the automobile. The rear lane usage forces the car into the rear of the property thereby limiting the use of that area for outdoor living space.



Award 1977

Location

Kuziw Residence
689 River Road
Winnipeg, Man.

Architect

William G. Gillies
Calgary, Alta.

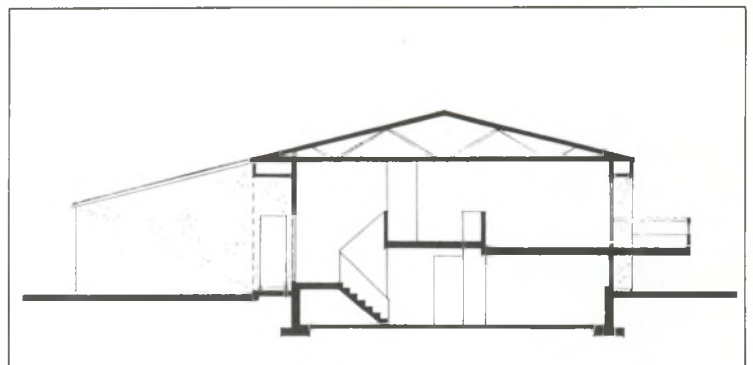
Builder

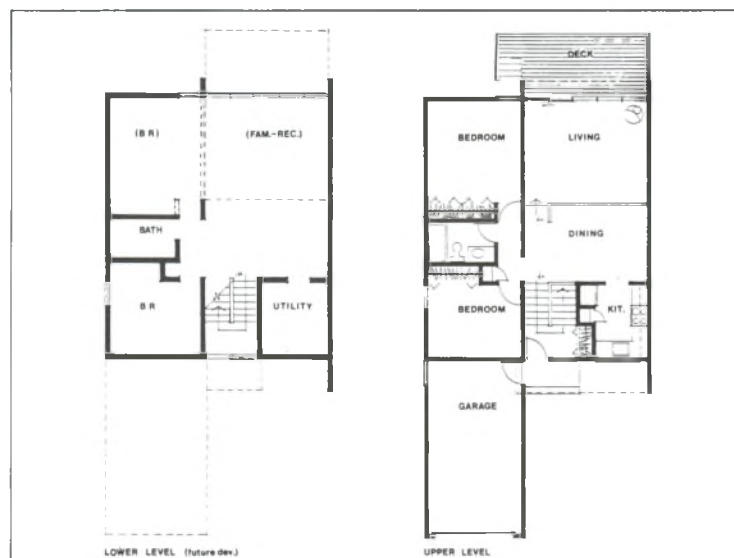
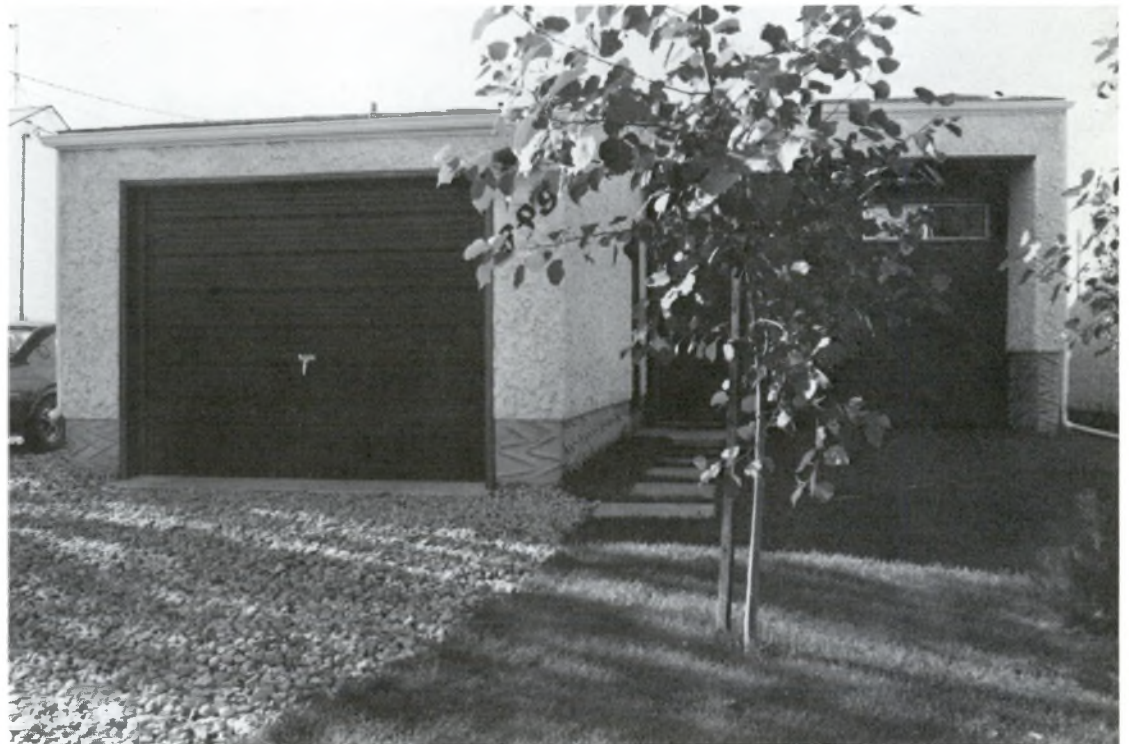
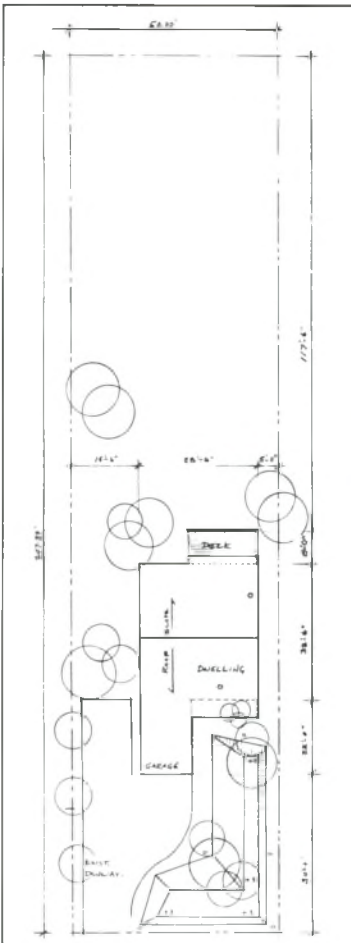
Contemporary Homes
Winnipeg, Man.

From the street, this small house is not pretentious and it blends in well with the adjacent homes. In infill projects, this relationship is very important.

The plan layout utilizes the available space extremely efficiently and represents an example of spatial organization that is not typical of the Winnipeg area. Space relationships, window locations and the general plan have created liveable rooms that appear larger and more open than their sizes might suggest.

Since the submission of entry photographs, the owners have developed the lower level with a family room, a utility room, a full bathroom and another bedroom. The ceiling height here is 8 feet and, using large basement windows, the owners have provided themselves with well-lit and well-ventilated rooms.





Award 1977

Location

Rundle Villa
336 Rundlehill Drive
Calgary, Alta.

Architects

Stevens Graham Milton Partners
Calgary, Alta.

Builder

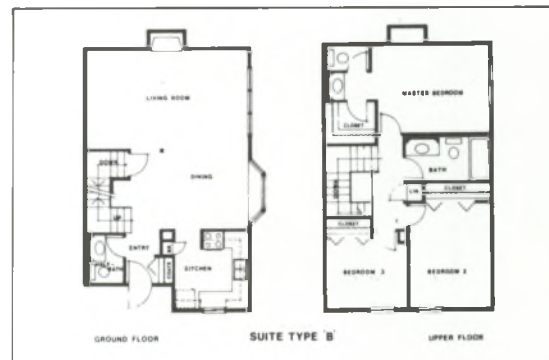
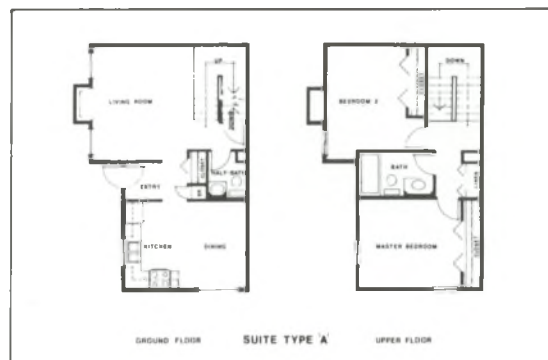
Built-Rite Homes Ltd.
Calgary, Alta.

This 62 unit condominium project on 5.16 acres is developed around four basic plans. All are frame construction with rough, pressure-treated cedar exteriors. The units are arranged in triplexes, fourplexes and row house combination.

The unit plans are straightforward in approach and are very workable. Spaces are generous; good zoning allows only a minimum of floor area for circulation. Apparent weaknesses include a tight entry space in two of the units and the placement of an optional fireplace at the centre of the long living room wall which could limit furniture arrangements. Generally, however, the units are successful within a simple and economical format.

The rough sawn cedar siding, the sloped roofs and generally coarse detailing has established a consistent and appealing character. This exterior has necessitated some rather rough detailing which may be a problem in future. The introduction of a one-storey, as well as a two-storey unit provides a variety in the housing groups not often seen in this type of project. The scale, in the relationship of the units to each other, to the open space and to the site is excellent.

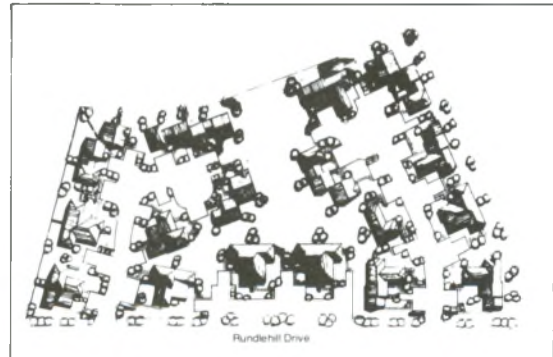
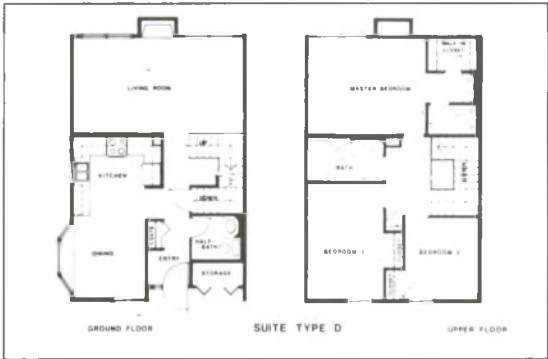
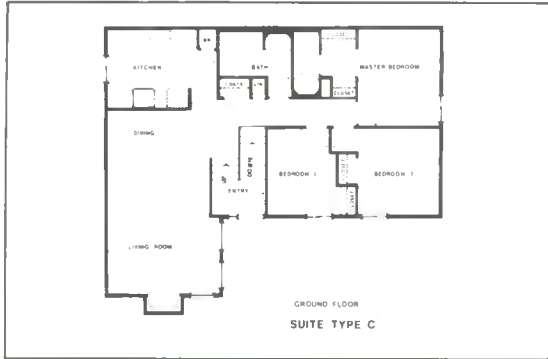
Although a density of 12 units per acre was achieved, the rather loose and informal site planning has succeeded in providing maximum privacy for entries and outlook. Each unit entry is completely removed from that to the adjacent unit. The open space allows maximum vista and minimum interference of outlook from one unit to another. The absence of fences, screens or patios has enhanced this project, leaving the open space free and unencumbered. This approach lost the developer the support of CMHC for the project. It is unfortunate that the central authority could not be



flexible enough to respond positively to the approach taken by these designers and developers since the sensitive design and planning has eliminated the need for the more usual treatment of private space definition.

Parking is provided immediately adjacent to the units at 165%, yet total separation of pedestrian and vehicular traffic is achieved. The large open space in the project connects directly to a public reserve, expanding the visual openness. The landscaping provided is in excess of that of most projects, and this effectively contributes to the positive quality of the project.

This is a well-designed and thoroughly considered scheme, where each part contributes successfully to a greater whole. While the cost is slightly above the criteria set for the awards program, the value present exceeds this cost differential. In 1977, the unit selling price was in the \$46-57,000 range which was below the cost of comparable single-family detached homes, nearby.



Honourable Mention 1976

Location

The Traynor Residence
North Cowichan, B.C.

Architect & builder

Jim Traynor
c/o Spearing & Assoc.
Nanaimo, B.C.

The principal virtues of this project are the relatively clean, openness of the plan, and the economic use of appropriate materials requiring minimum skills for the do-it-yourself home builder. The owner-builder claims a gross cost of \$29,000.00 for the house, including a reasonable value for his labour (1975-76).

In making ownership of housing accessible, solutions of this type require sympathetic understanding on the part of inspection authorities. Considerable economy in shelter costs can be achieved by occupying the premises at an early stage, when finishes are minimal. Although the deferment of such features as running trim, cabinet hardware and the like is acceptable, deferment of features such as handrails, storage doors, and ceilings of occupied spaces, where services are still being finalized, is not generally condoned by inspection authorities. Provided such housing is not overcrowded when initially occupied, this kind of project demonstrates the reasonableness of allowing early occupancy as an aid to enabling self-help economic housing.

Many of the materials used in the house were salvaged or acquired at economic prices, being second grade materials when measured against retail marketing standards. They have been appropriately used in most cases, and demonstrate that good design implementation is not entirely dependent upon the use of expensive materials or elaborate workmanship.

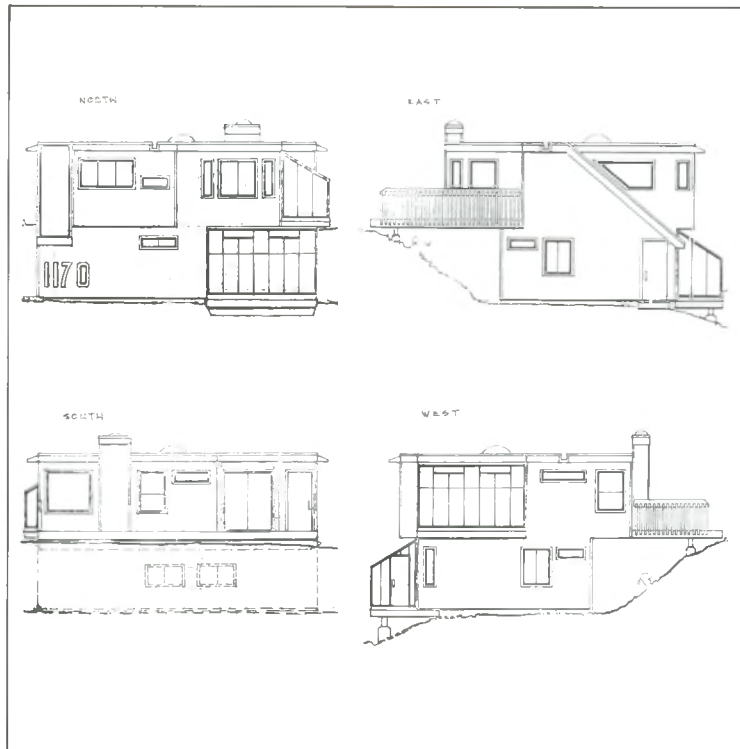
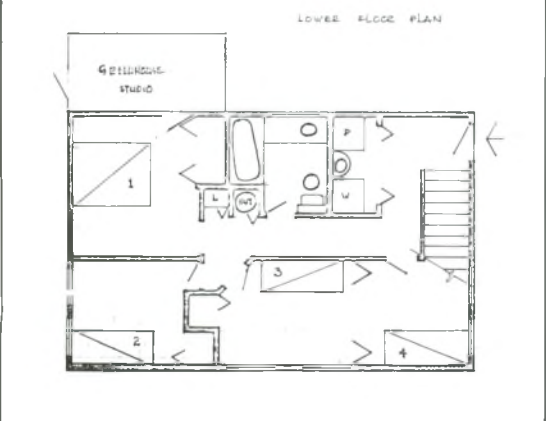
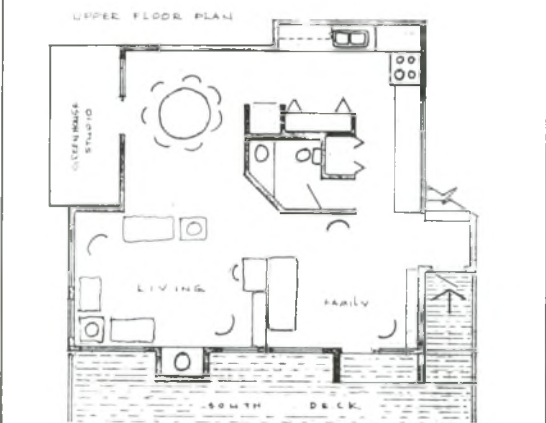
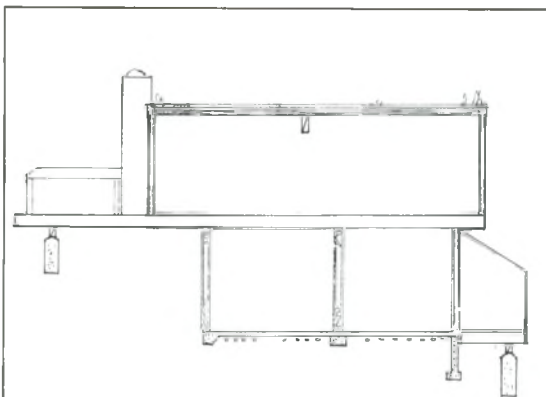
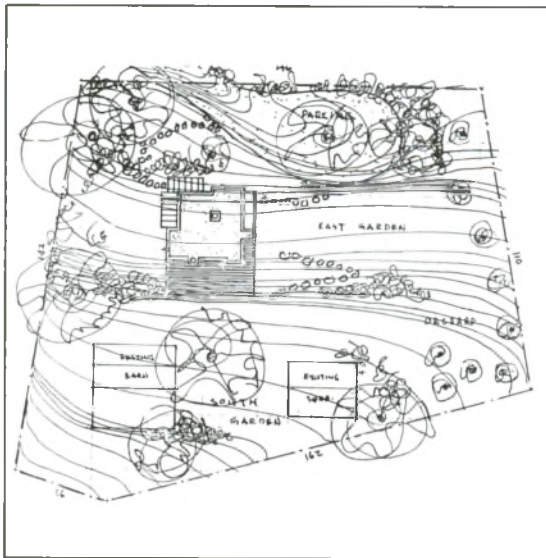
The exterior finishes would not qualify this residence for recognition in a design competition that was preoccupied with visual design, but the economy afforded by relatively low-grade single skin application at the first stage of the cladding is appropriate to the method used to achieve this accommodation. It is the owner-builder's intention to re-clad the exterior with indigenous cladding material as part of a subsequent maintenance project.



A flat roof was chosen to permit the use of an inverted roof membrane application, so that sod can be added to the roof to reduce heat losses. The owner also intends to add solar panels in the future and provide a rock storage system for hot air circulation. The present heating is electric radiation. Provision is made for a future fireplace.

The house demonstrates a reasonably sensitive handling of economic materials and a restrained assembly of dry construction systems and finishes, resulting in a very habitable environment, well within the reach of the average handyman of modest means.





Honourable Mention

1976

Location

Jardine Residence
15124 Royal Avenue
White Rock, B.C.

Architect

Darrel L. Jensen
Victoria, B.C.

Builder

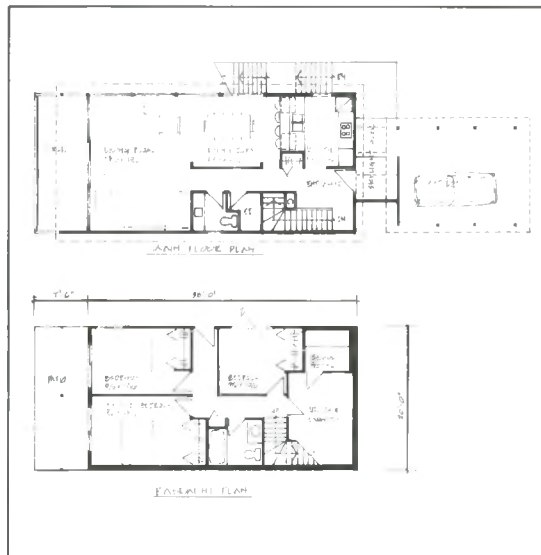
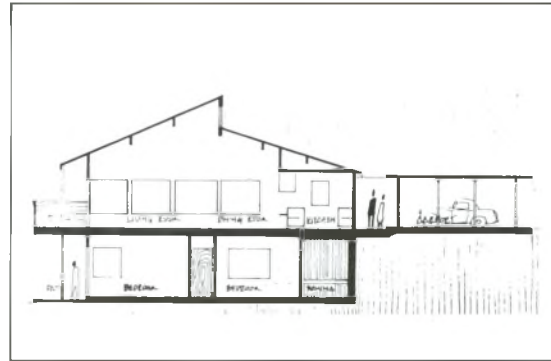
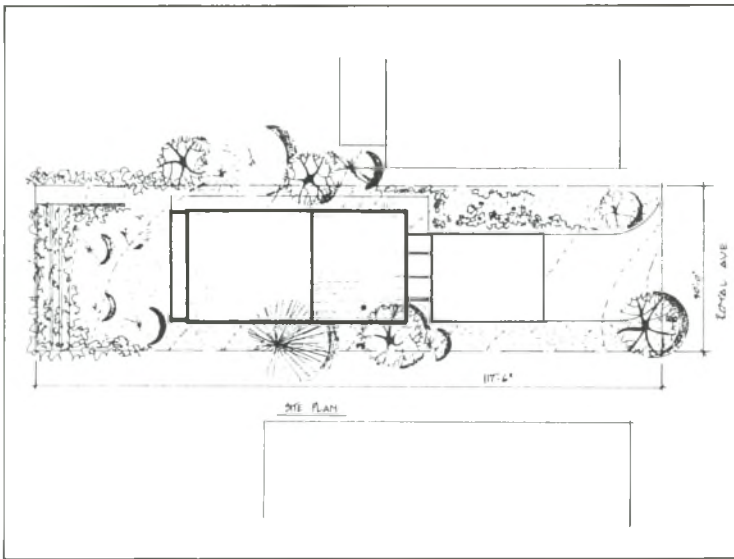
J. Jardine
White Rock, B.C.

The owner has taken a narrow site, and through energy and initiative by sweat equity, has created an attractive house in the affordable range. This project is commendable because it demonstrates that a low-cost single family dwelling can be owner-built with sensitivity to site and surroundings. This "do-it-yourself" approach is one method of achieving reasonably priced housing.

The house is also an excellent example of in-fill housing. The simple cedar exterior, and the unpretentious design, complement the adjacent older housing. The owner has used to advantage the natural terrain and view. There is ground floor entrance on three levels.

The land was acquired several years ago at a cost of approximately \$18,000. Materials, tradesmen wages, design assistance and "sweat equity" brought the total price to \$42,600 (1975-76).





Attached housing in
rows or other forms of
ground oriented housing
Stacked housing

Honourable Mention 1976

Location

Willet Street
Halifax, N.S.

Architects

Lorimer Russell Skerry Assocs. Ltd.
Halifax, N.S.

Builder

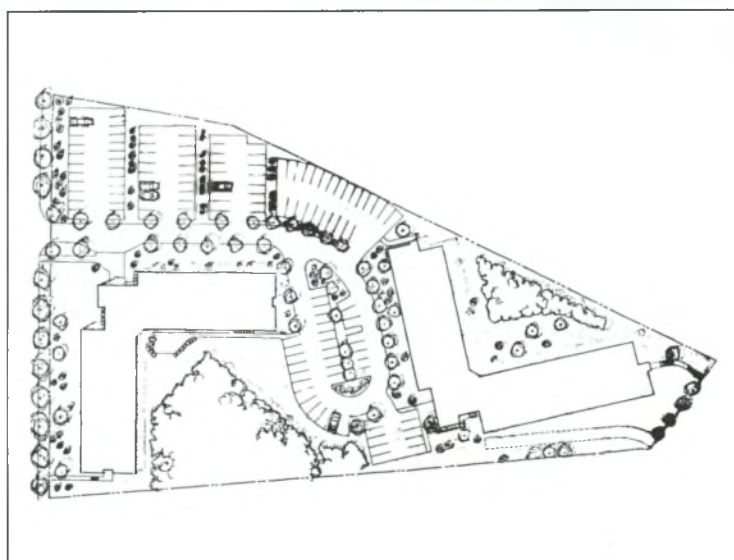
Gulf Construction Co. Ltd.
Halifax, N.S.



The jury was impressed with the exterior site planning. A large number of trees have been retained in the proximity to the buildings, between groups of parking spaces and as a buffer around the site. It was noted, however, that there was no provision for small children at the site even though they are permitted in the apartments.

The third floor has been extended over the lower floors with bay windows on the lower floors. These features break up the usual box-like qualities of similar units elsewhere. The use of natural wood on these elements blends well with the surrounding woodland. The visiting jury team felt that the main doors were out of character with the building.

The plan is quite standard, however the use of the "L" shape, with entrance and services at the center, reduces the length of the halls. Individual units are fairly standard but they work well and provide adequate space. The use of bay windows and cathedral ceilings in the units adds variety but generally, the units are somewhat monotonous. Although the detailing is not well done and the jury questioned the use of heavily textured plaster in many places, compared to other local projects offering similar accommodation, this one has much to commend it.



Award 1976

Location

Treetops
Mississauga, Ont.

Architect

Dennis R. Marshall of
Deacon, Arnett and Murray
Agincourt, Ont.

Builder

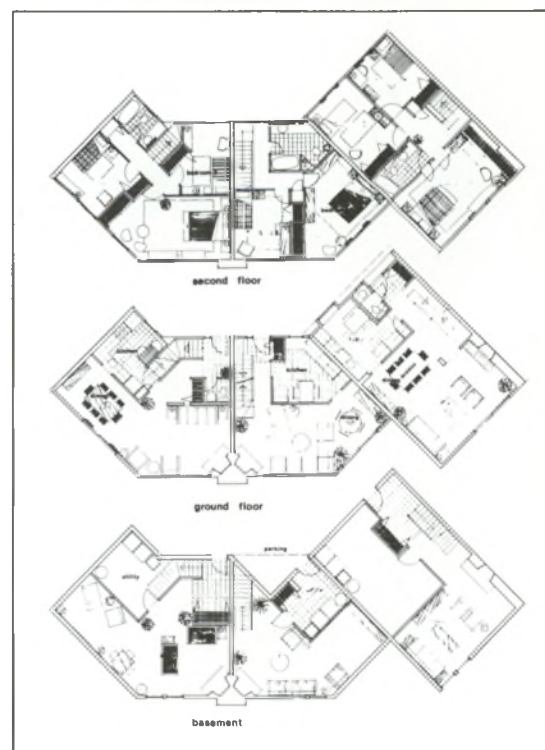
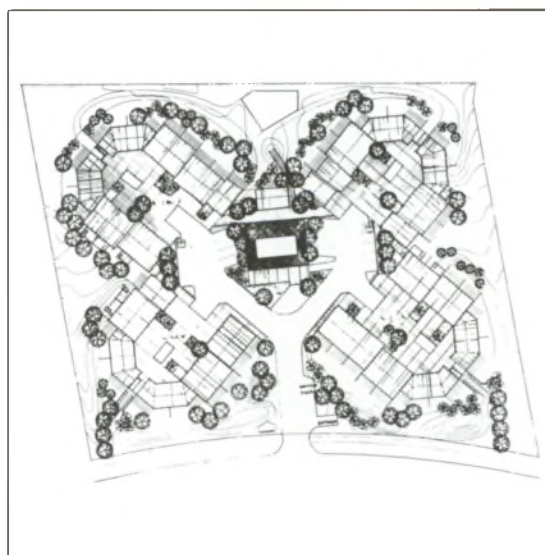
McClintock Homes Ltd.
Agincourt, Ont.

A solution to the row-house concept that is of high calibre and quite innovative. Excellent aesthetically, the designers have made good use of wood materials and the development as a whole has the intimate feeling of a village cluster about it. The concept of the open deck in front of the units, the sitting-out areas and the walkways to the units seem to work very well.

In layout, most of the plans are satisfactory but the jury questioned the tightness in the entrance and at the upstairs level of the 2-bedroom corner units.



cont'd.





Award 1976

Location

Reany Square
Leacock Way
Kanata, Ont.

Designed by

Campeau Architectural Housing
Division
Ottawa, Ont.

Builder

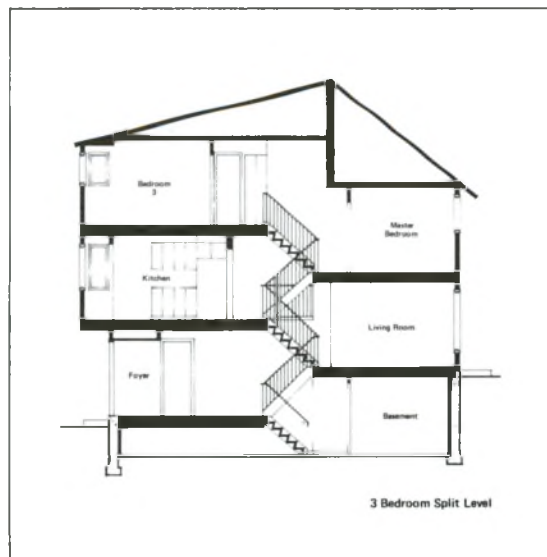
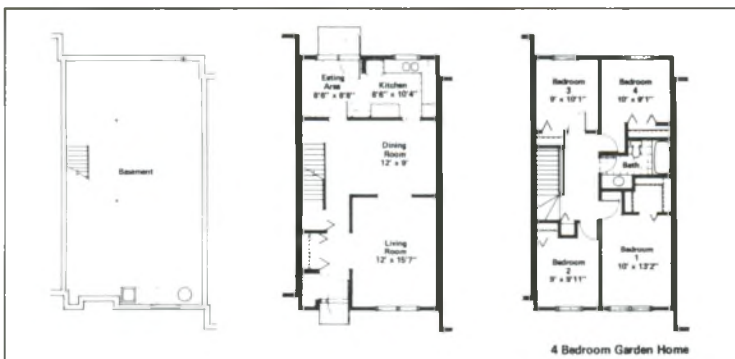
Campeau Corporation
Ottawa, Ont.

The site plan layout here is excellent; there are linkages with the surrounding generous open space, a pleasant, spatial feeling is achieved by the layout of the buildings and the proportions of the street.

The walkway system allows people to circulate throughout the development but it does not detract from the privacy of the units. Landscape development is carefully thought out, as is the relationship between buildings, the natural rock outcrops and existing trees. The use of exterior materials is well controlled resulting in a careful balance between the use of stucco and wood. Interior layouts are attractive and imaginative.

The selling price of \$39,000 in 1974 was excellent considering the high quality of the development.





Award 1976

Location

Villas of Morningside
Lawrence Ave., East and Ling Road
Toronto, Ont.

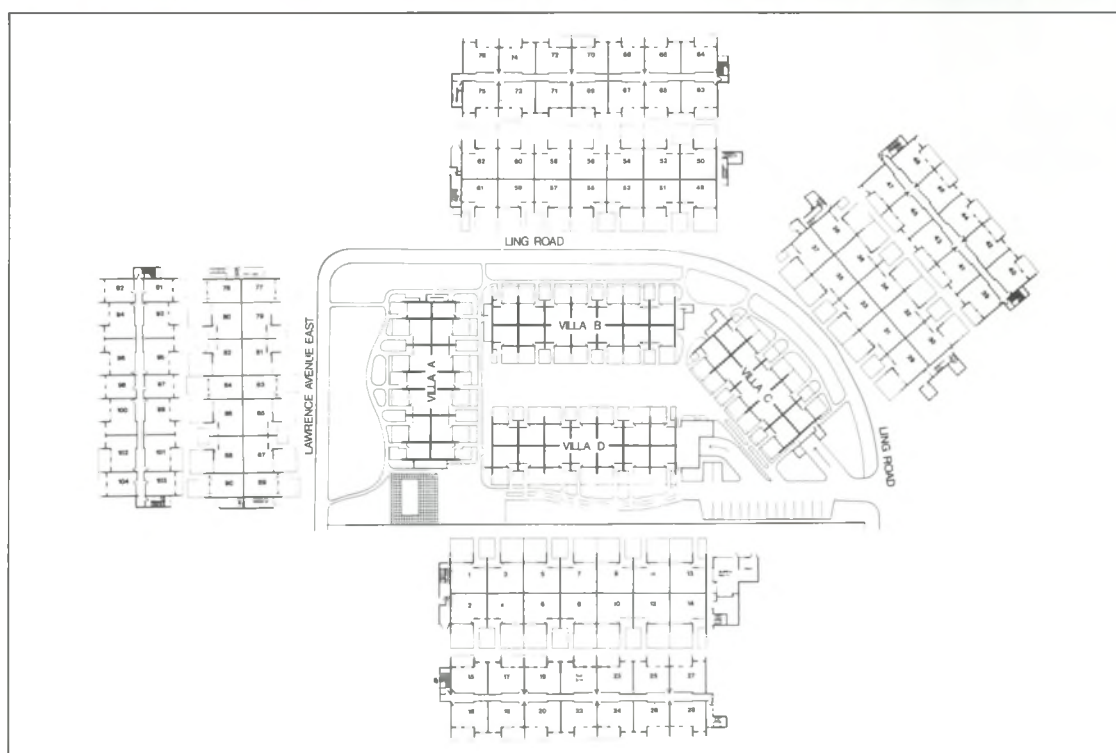
Architects

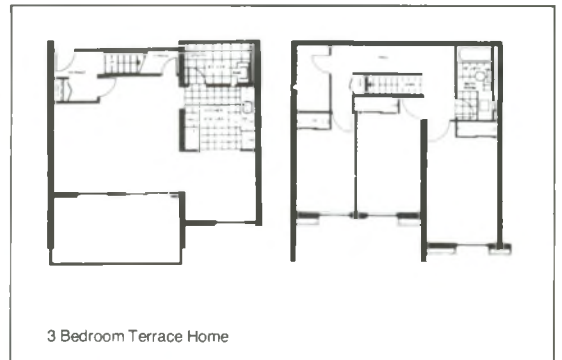
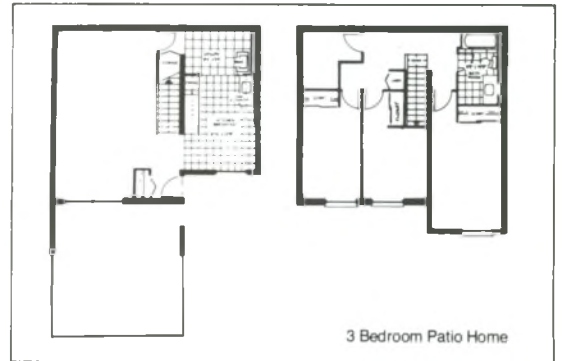
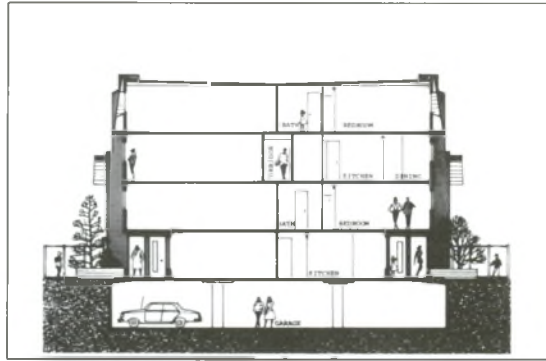
Boigan and Armstrong
Don Mills, Ont.

Builder

Consolidated Building Corp. Ltd.
Toronto, Ont.

A well laid-out project of high liveability which very much meets the objective of affordable family housing. There is excellent separation of cars and people and good privacy inside the dwelling unit as well as between private outdoor patios or terraces. The project has good resident facilities including recreation room and outdoor swimming pool. Exterior landscaping, building materials, screening, etc. are well selected for colour and uniformity, however the detailing tends to be fussy. Visitor parking is well located.





Award 1976

Location

Millway Gate
Erin Mills Parkway
Mississauga, Ont.

Architect

James A. Murray
Toronto, Ont.

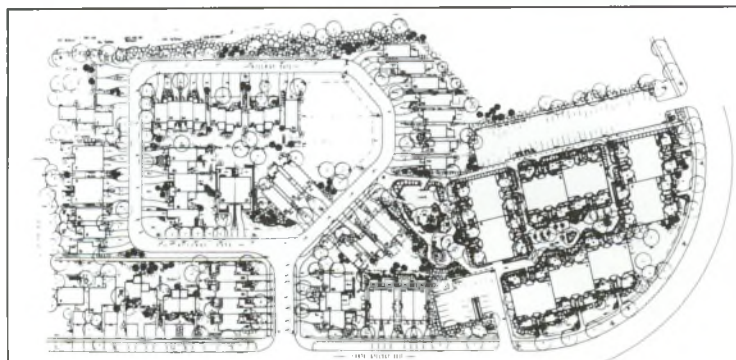
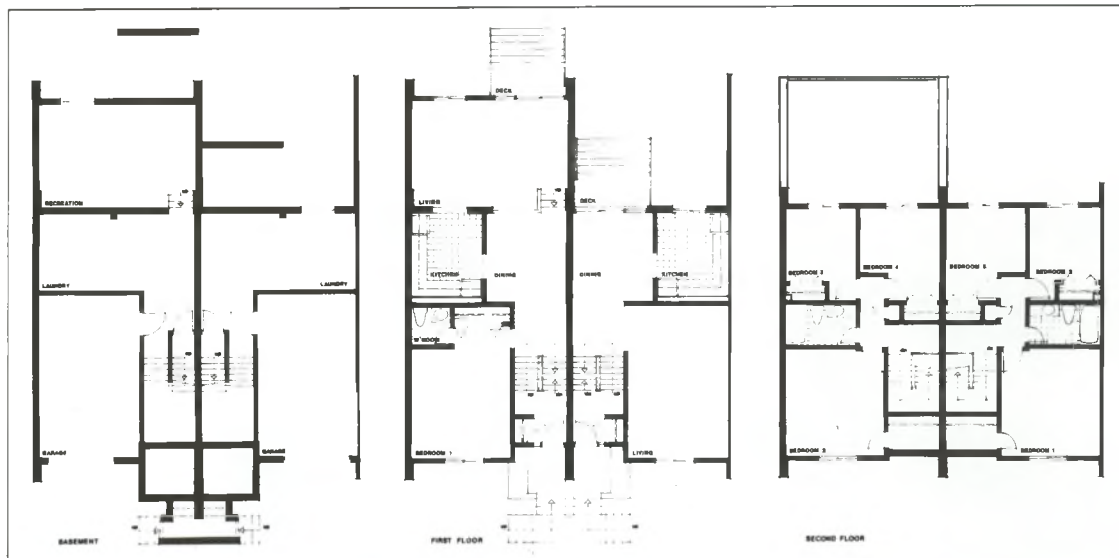
Builder

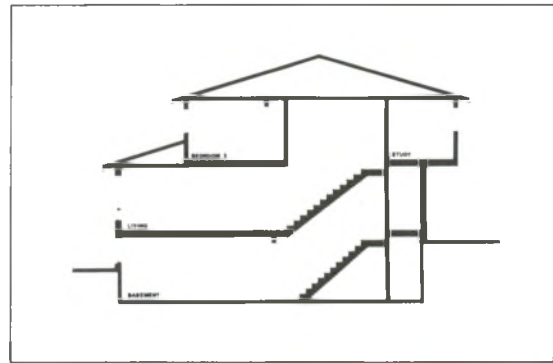
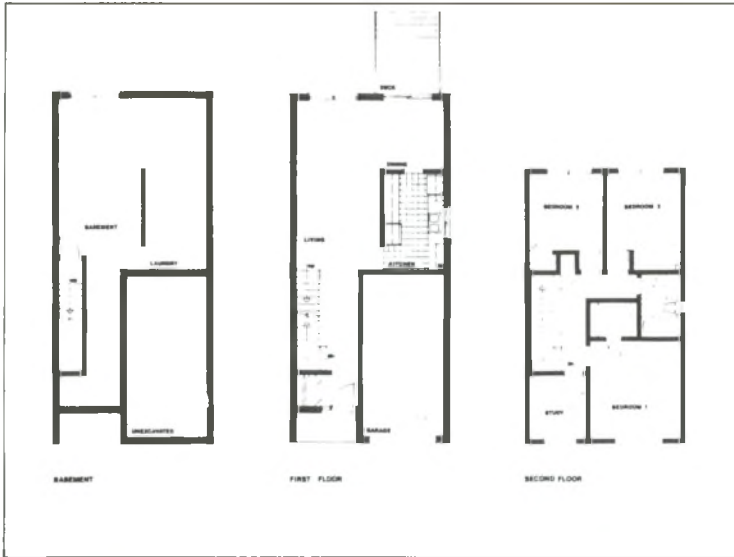
The Cadillac Fairview Corp. Ltd.
Toronto, Ont.

This is a very successful attempt at mixing different forms of low-to-medium density housing. The singles, semis and row housing units are very successful, both in appearance and in site plan. Care has been taken in providing privacy and considering problems of parking and snow clearance. Proximity to a major collection street is recognized.

The stacked townhousing, while architecturally very pleasing and well landscaped, appears to provide less than adequate outdoor privacy; the angled walls can create problems in furnishing the living rooms.

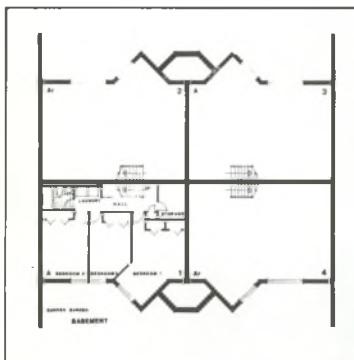
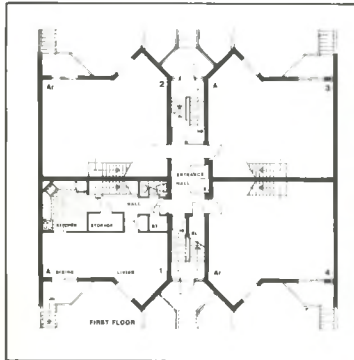
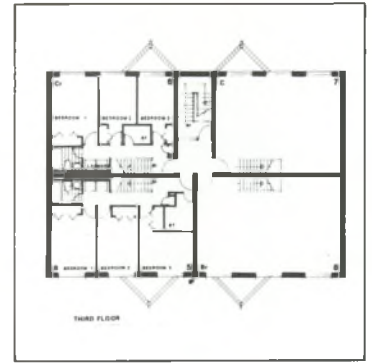
This development shows excellent direction in providing ground-related family housing at higher than single family densities, and is highly commended from this aspect.





cont'd.





Award 1976

Location

Montevideo & Derry Roads
Mississauga, Ont.

Architects

Tampold, Wells
Toronto, Ont.

Builder

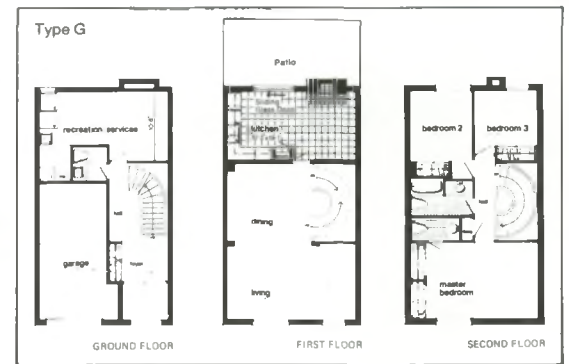
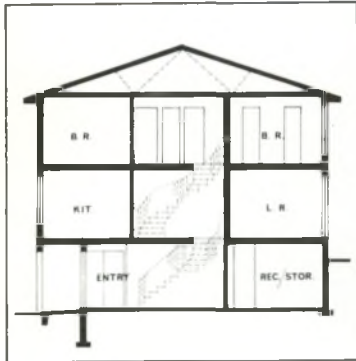
Consolidated Building Corporation
Toronto, Ont.

The interior planning of the different house types in this project works extremely well for houses of this price range \$46-50,000, 1976. The rooms generally are of a good size and the interiors satisfactory. The exterior stucco approach is urban, simple and straight forward in design and is well handled. More landscaping, to provide more colour and less hard surface between the pavement and stucco walls, would probably have been an advantage. The scale of the 32 units in one condominium was good and not overpowering. The jury considered this project to be a good viable scheme.



cont'd.





Honourable Mention 1976

Location

Selkirk & Kingswood Drives
Kitchener, Ont.

Architect

Carson Woods, Associate
ARCOP Associates
Toronto, Ont.

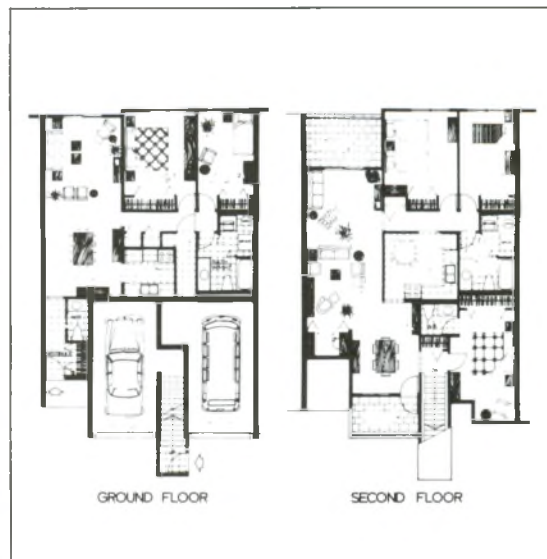
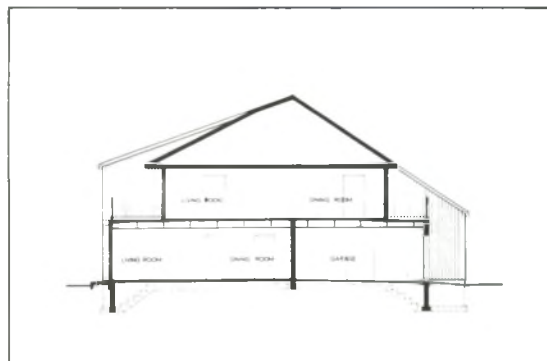
Builder

Freure Homes Ltd.
Kitchener, Ont.

The architecture and the treatment of this project is pleasing. It was a difficult site to work with due to the street pattern, which almost surrounds the project. This was originally an apartment site which was turned into a stacked townhouse project. There are some larger three-bedroom units on the upper levels, with smaller two-bedroom units on the main level, where the garages are located. The two-bedroom units have access to the ground level. The larger three-bedroom units have balconies but no access to the ground area.

One problem with this project is, how to resolve giving the larger units (probably family-oriented units) access to the ground, and the smaller two-bedroom units (probably mainly non-children families) the upper levels and balconies.

There is much to be learned by this development, in particular the change from apartments to stacked units. The low rise architecture gives a pleasing over-all effect, although a fairly reasonable density is achieved due to the stacking of the units.



Award 1977

Location

Forest Grove
Folkway Dr. and Glen Erin Dr.
Mississauga, Ont.

Architects

Okun & Walker
Toronto, Ont.

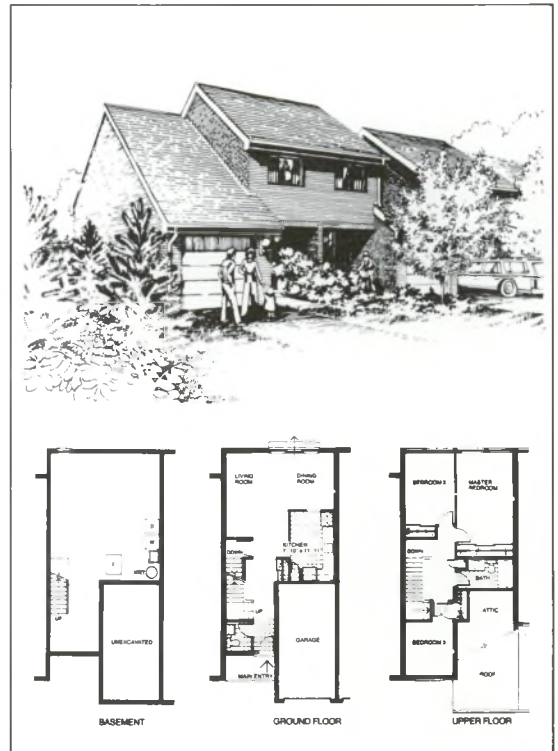
Builder

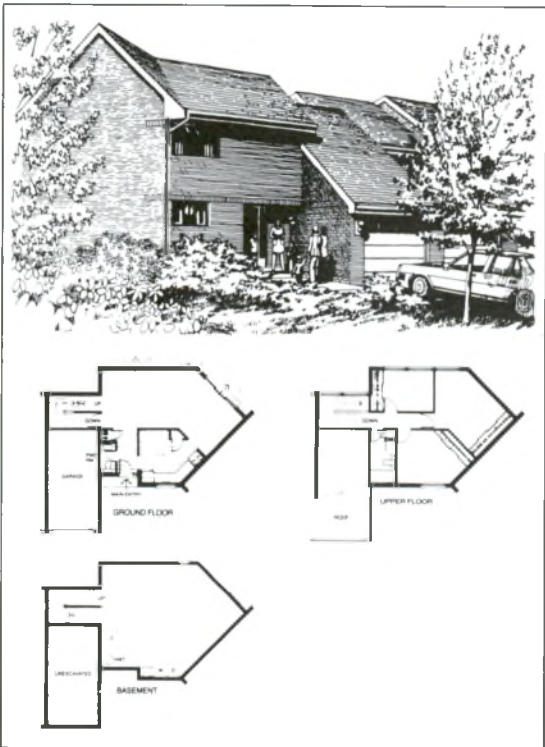
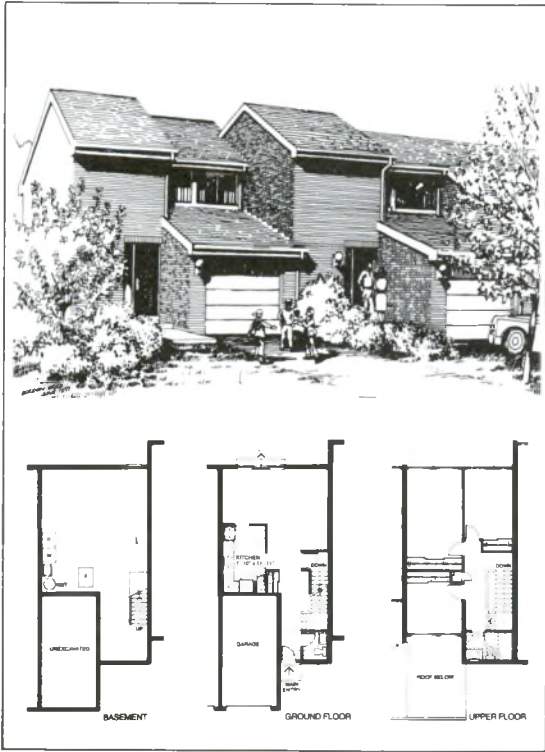
Village Hill Homes
(Ontario Limited)
Toronto, Ont.

Unit layouts in this housing provide good-sized spaces which are well organized and efficient. Beyond this demonstrated competence, the designers have used glass areas to enhance the interior room arrangements. Another feature is the colour coordination which is followed with strict discipline throughout the site.

The site layout is developed in a deceptively simple cul-de-sac pattern. Up to 20 units in a continuous run saves side-yard areas for meaningful breaks between housing blocks. These breaks are used for access to parkland or for emergency vehicles, and give through views. The form of the individual units when strung together gives good separation and identity without resorting to changes in colour and material. The overall quality of construction is high and the surrounding amenities help to make up for the nuisance value in having arterial roads on two sides.

The project is highly commended for providing this level of design and execution within a low-cost housing program.





Award 1977

Location

Uranium City Apartments
Uranium City, Sask.

Architects

Beinhaker/Irwin Associates
Vancouver, B.C.

Builder

Eldorado Nuclear Ltd.
Edmonton, Alta.

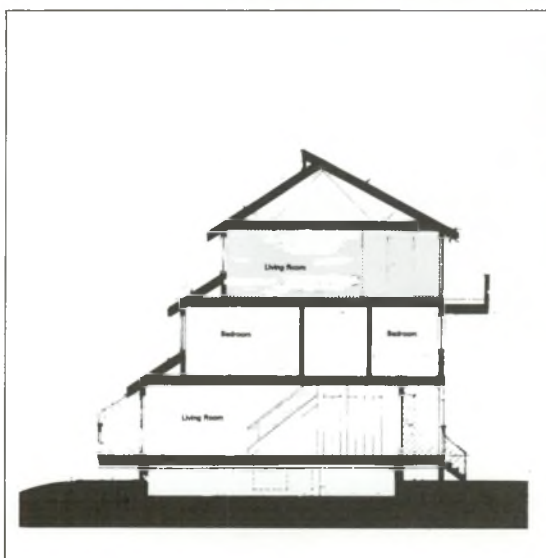
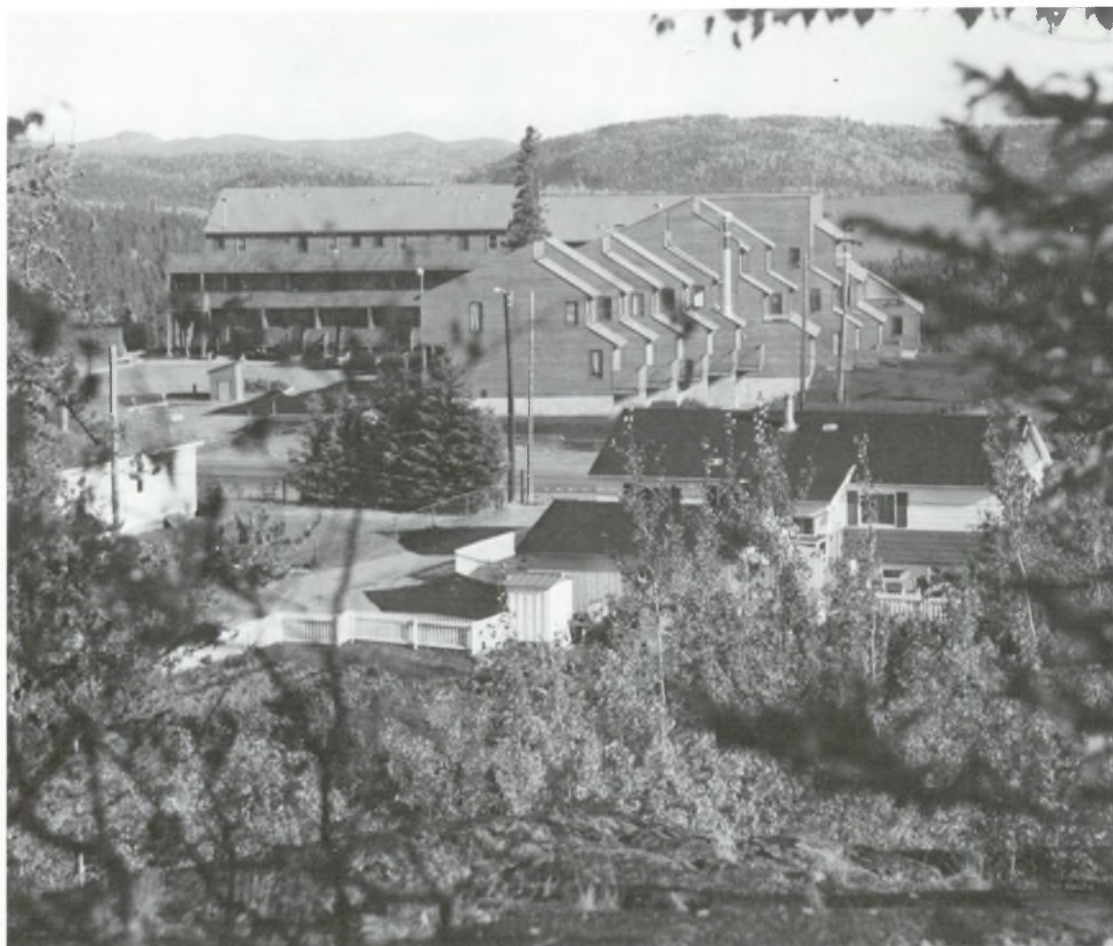
The site for this housing is magnificent and sensitive planning has taken advantage of it. Views from the suites are sweeping, from a high vantage point, over lakes and wooded hills.

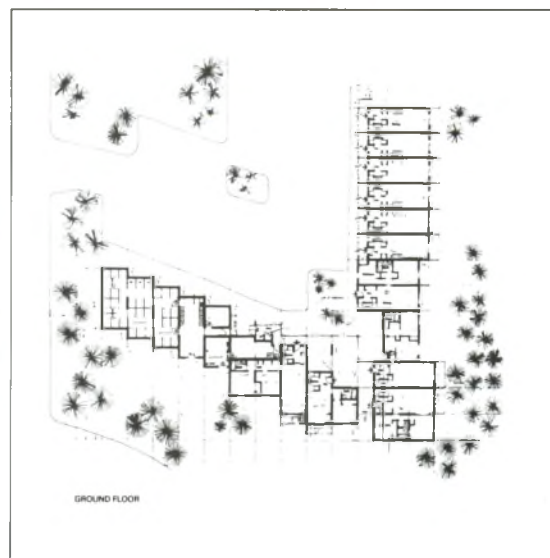
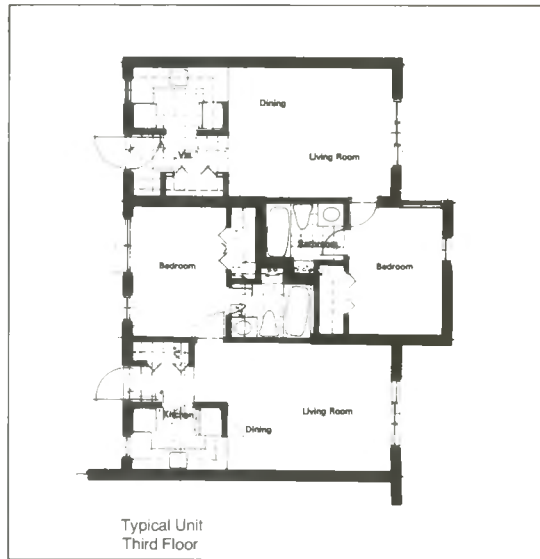
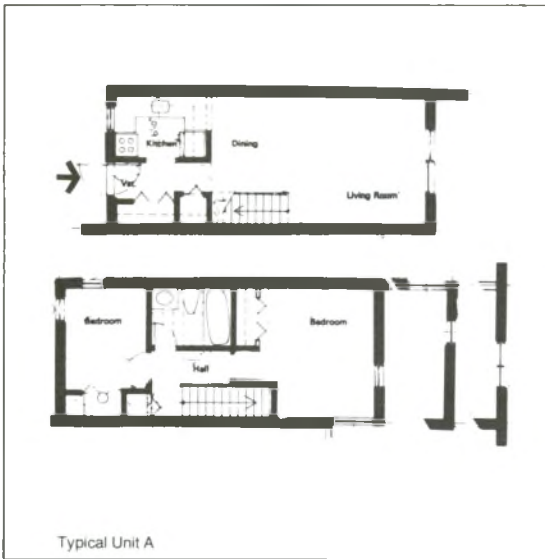
The strong building form, is brought into sharp focus by its siting on the top of the rocky outcropping. Exterior massing, variety, scale and detail are all well handled. The use of wood-deck walkways at all levels defines the circulation and is consistent with the cedar exteriors. The wood frame building consists of 30 – one- and two-bedroom suites. The lower floors are two-storey row house units while the third storey offers single floor accommodation. A strong, consistent and interesting design.

The units, for the most part, are well planned and spacious within the limited floor areas. The kitchens are not as successful in the smaller units – the location of major appliances in the corners with limited counter space is restrictive. Other spaces are more successful, particularly in their orientation to the magnificent view and as regards south and west light.

The lower unit entries and the outside corridor on the third level are open to the North and although protected with screen walls and rooms, this exposure must be less than attractive in this northern location. The choice was obviously made, however, to give the suites the best exposure to view and sun from nearly every room – perhaps rightfully so.

It was noted that the configuration and size of the town, which is stretched out in a long finger along buildable land, places the housing in a somewhat isolated position as regards shopping and stores.





Award 1976

Location

McInnis Place
Government Rd.
Burnaby, B.C.

Architects

Beinhaker/Irwin Associates with
Downs/Archambault
Vancouver, B.C.

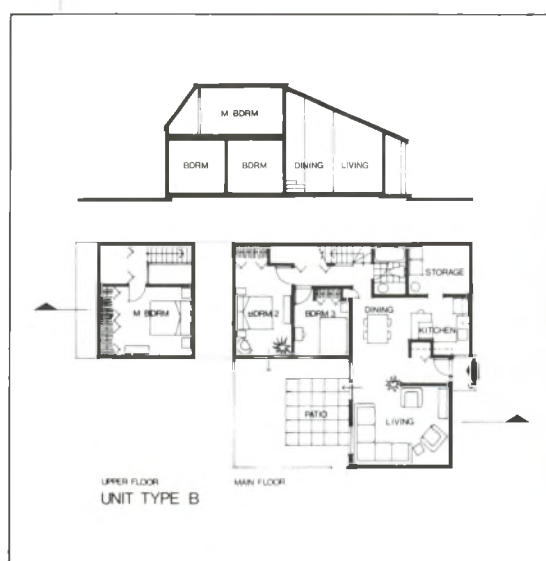
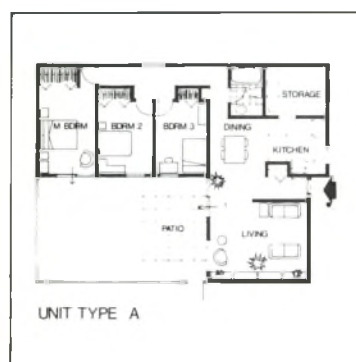
Builder

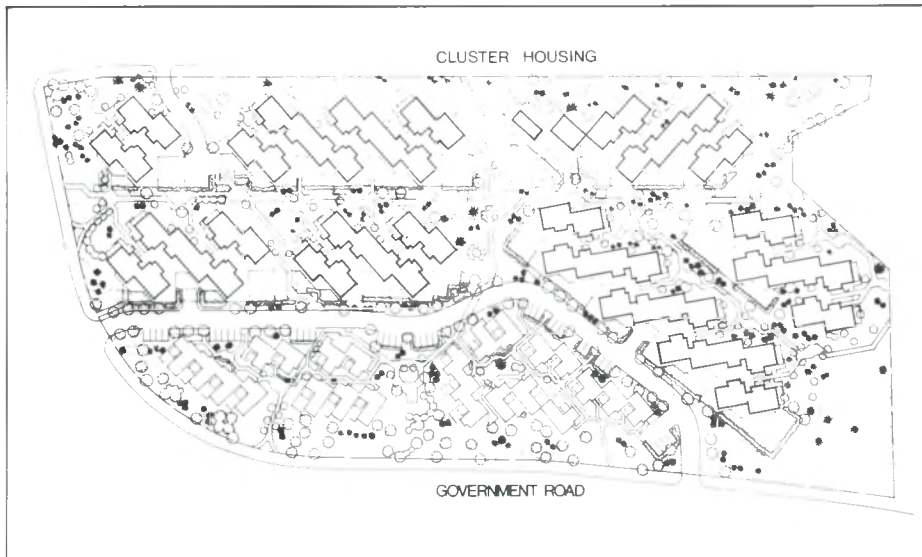
Dunhill Development Corporation
(B.C. Housing Corp.)
N. Vancouver, B.C.

The jury commended this development for its general siting and layout. There are benefits derived from the angular positioning of the units and the existing change of contours has been used to good advantage to give access to the units at different levels. The project offers housing at moderate costs through integration with units in a higher price range. This was seen by the jury as an effective way of providing a wider range of amenities, not usually available in projects that offer only lower-priced accommodation.

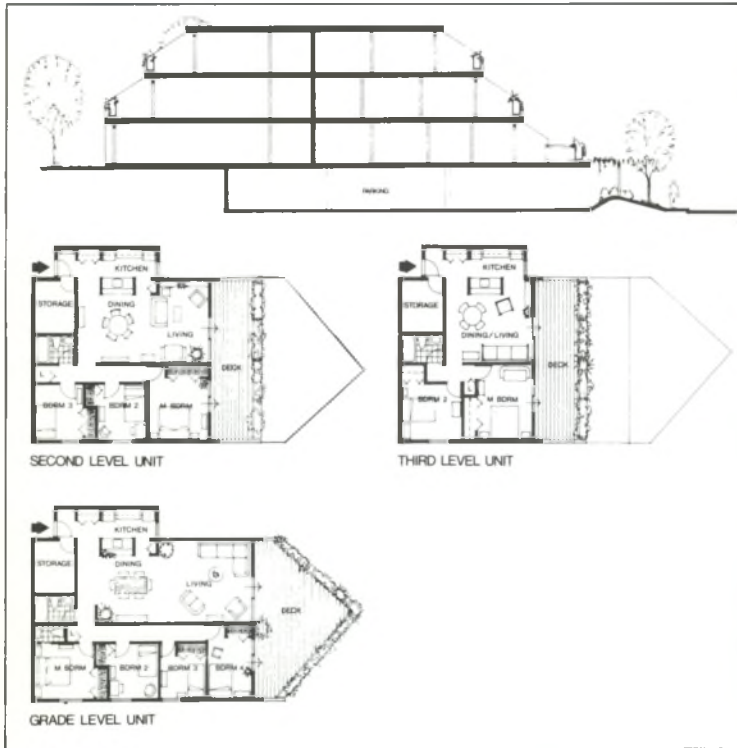
Landscaped berms provide changing vistas for pedestrians and also screen some of the covered parking areas. Wood post-and-beam trellises are an effective device for softening the building lines and they make a pleasant transition to the open spaces.

More consideration could have been given to unit plans. Some of the units lack cover at the entry, the entrance hall is congested and the direct view to the kitchen should have been avoided.





cont'd.



Award 1976

Location

Wilderness Park
3045 Jackson Street
Victoria, B.C.

Architect

Donovan Marshall
Victoria, B.C.

Builder

United Housing Foundation
Victoria, B.C.

The illustrations provided in support of this co-operative housing project give a good impression of the details of the units, but they do not do the development justice in its overall treatment of site which has resulted in a pleasant and stimulating environment.

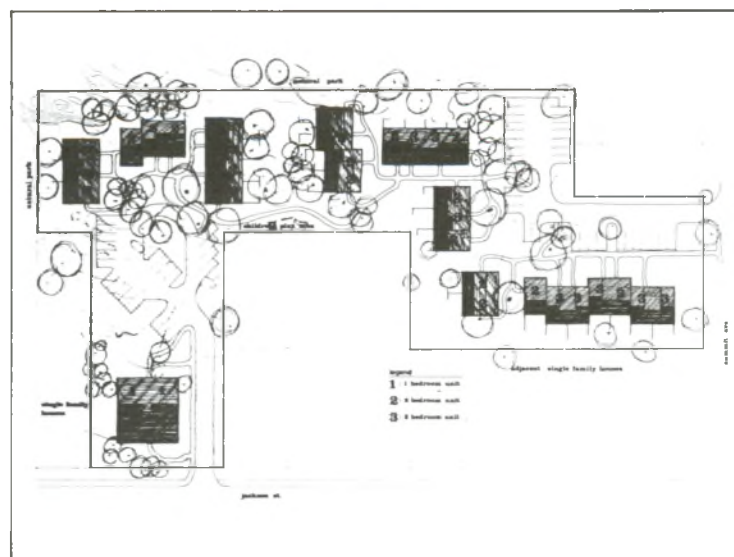
There was reported resistance from the surrounding neighbourhood to the suggestion of such a development taking place, even though the development enjoys the proximity to a large park area which will not be further developed, and this resulted in an effective density even lower than the already low density imposed on the site to make it acceptable to the neighbourhood.

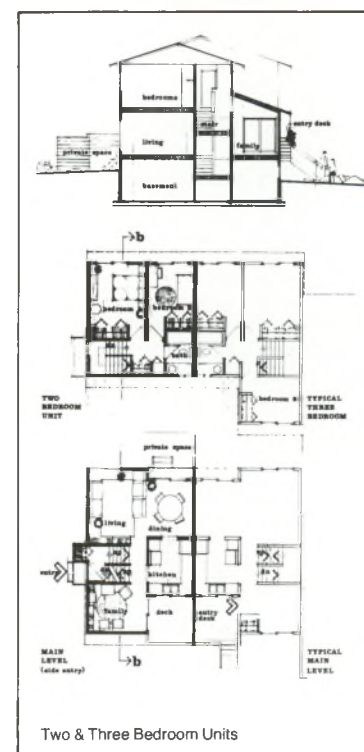
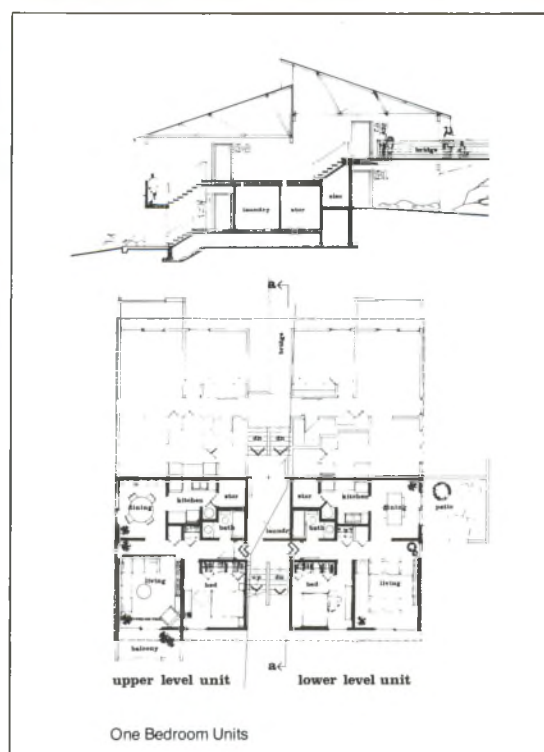
The first impression one gains on entering the site is of a pleasant, low-to-medium-density neighbourhood cluster. The landscape is undulating and includes many attractive natural features of rocks and mature trees. The exterior materials of the units are warm and somewhat more convincing than some of the photographs may suggest. The interiors appear to work well. There is enthusiasm amongst the occupants and considerable evidence of individualizing interiors. There is a sense of proprietorship as well as pride.

In the opinion of the jury this project would be equally attractive if there was an increase in density, which would allow more of such highly desirable affordable housing to be provided in an area of high land costs. The land is leased from the Provincial Government.



cont'd.







Award 1976

Location

200 Wall Street
Nanaimo, B.C.

Architect

Barclay McLeod
Vancouver, B.C.

Builder

Cobe Enterprises Ltd.
Victoria, B.C.

This project was built under CMHC's Assisted Home Ownership program, resulting in units being offered for sale at prices from \$31,000.00 to \$35,000.00 (1976).

The site of 1.5 acres, having a 75 ft. fall, has been very cleverly used to provide ground-oriented housing with units stacked one above the other, resulting in a four-storey frame building. The twelve two-bedroom and twelve three-bedroom units provide very attractive, well-planned interiors, particularly those on the upper floors.

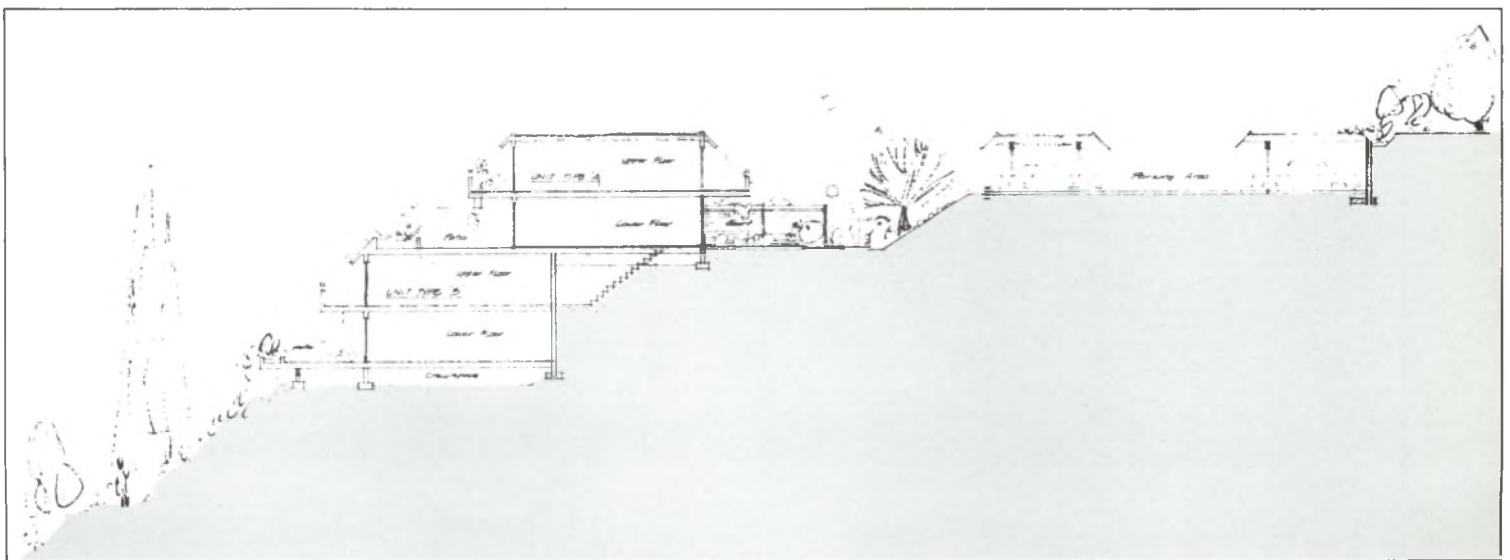
All units enjoy attractive views of the adjoining park setting. The use of set-back balconies with adjoining roof areas results in increased privacy and one has a feeling of contact with the hillside even at the fourth floor level. The modelling of the exterior has been successful in preventing a box-like appearance, which could easily have generated from the very simple and economic plan.

South Elevation



North Elevation

South Elevation



Award 1977

Location

West Park
1855 Nelson Street
Vancouver, B.C.

Designed by

Hale Architects
Vancouver, B.C.

Builder

Andre Molnar Developments
Vancouver, B.C.

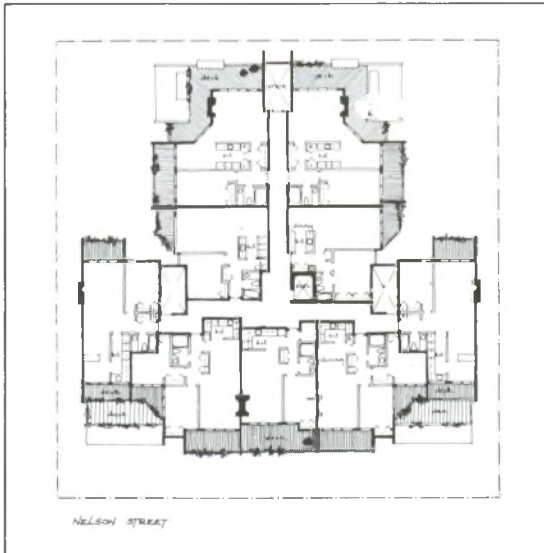
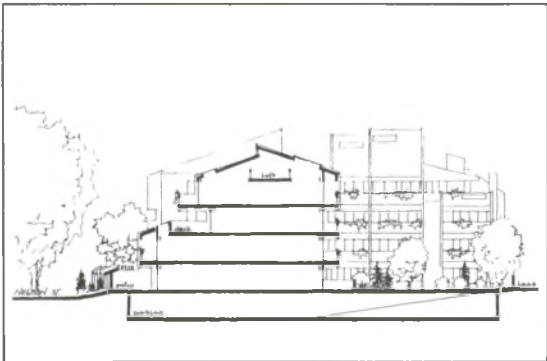
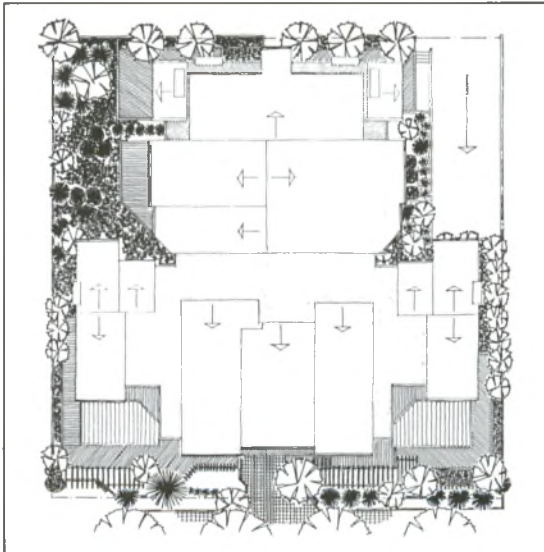
It is significant that the economic viability of this project was achieved with such a different solution from the accepted standards of its neighbours. This indicates an imaginative approach to zoning, not only from the developer's point of view but also, that of the planning authorities. The building "softens" the neighbourhood. The natural wood exterior and landscaping bring relief from the rather harsh high-rise blocks nearby.

The selection of landscape material appears to have been chosen for short term effect rather than with proper concern for the nature of the species. This could lead to future difficulties as this material matures.

The entry and the corridors suffered, in the opinion of the visiting jury, from over-decoration. It was felt that these elements created enough interest in themselves, in the manner in which they were planned and built, without the over statement brought about by added decor.

There is a single-family quality about this. Entrances are identifiable and there are individual features in each unit. Privacy is well handled and there is good relationship to the outdoors.





High-rise accommodation

Award 1976

Location

Le Carignan
Labonté & St. Charles Sts.
Longueuil, Que.

Architects

Boudrias, Boudreau, St. Jean
Longueuil, Que.

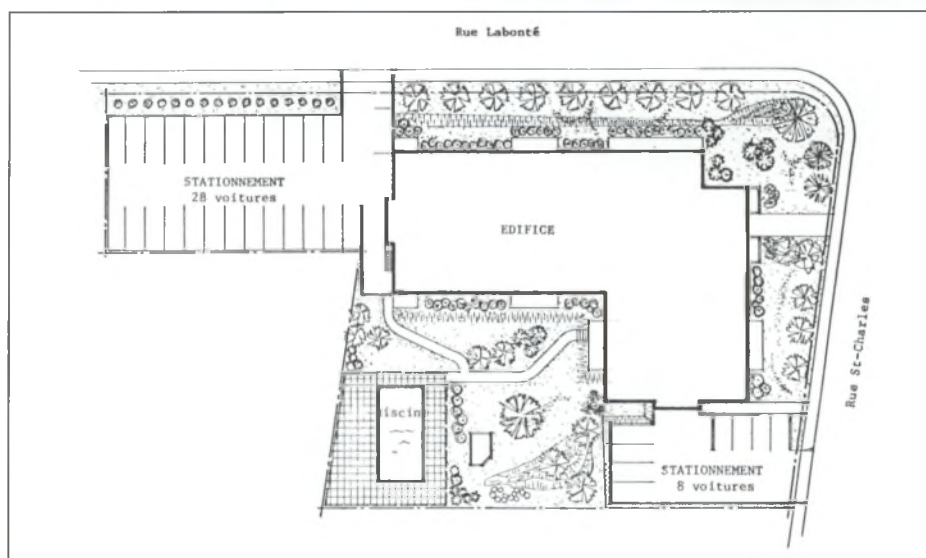
Builder

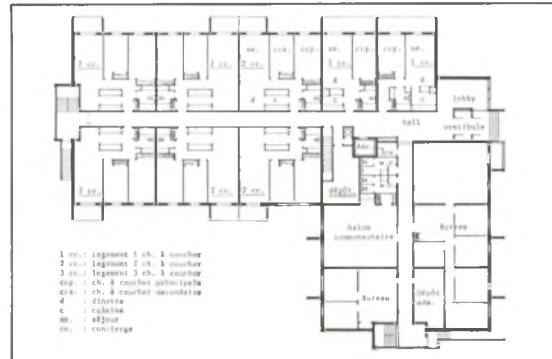
Cogimco Limited
Longueuil, Que.

The pleasant and well-articulated appearance of the building indicates the general quality of the project; the setting and the use made of the site shows the importance which the principals attached to the environment and the exterior spaces.

The sensible location of the parking spaces, the pool and playground provide a pleasant atmosphere enabling maximum use of these areas. The play spaces appear to be secure and protected against intrusion and noise from the street.

The layout of the building into residential, community and commercial sectors is well-done. The individual units are fairly standard in the organization of space and in this respect the project offers no new approaches. It is premiated mainly for its overall general quality in siting, planning and construction.





Honourable Mention 1977

Location

Domaine Laval
Notre-Dame/Alton Goldbloom
Laval, Que.

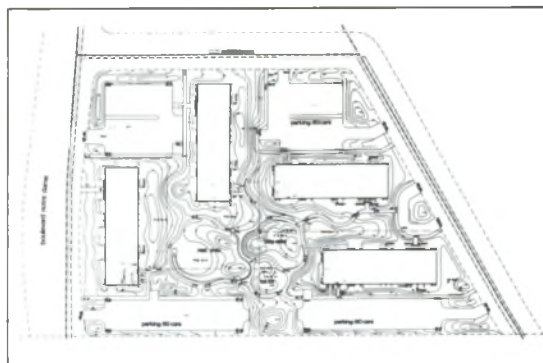
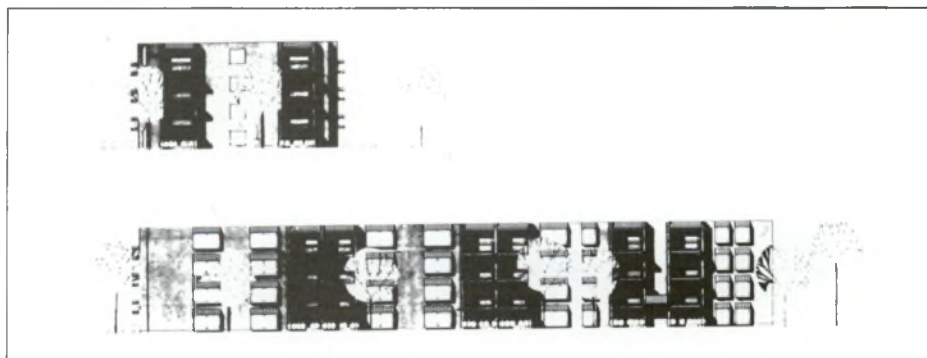
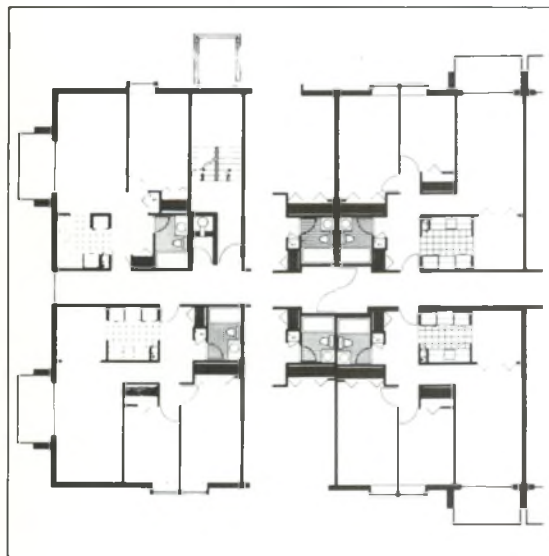
Architect

Roger Leblanc
Montreal, Que.

Builder

Century Construction Ltd.,
Montreal, Que.

The siting and grouping of these four apartment buildings, with over 200 units, has been handled very well with exterior spaces that are extremely pleasant and to human scale. Inside, the units are functional and of good quality. The windows provide a good sense of privacy from the inside while, outside, their design adds an interesting architectural element. Entrance ways, stairways and corridors were given particular attention and seem to work well.



Award 1977

Location

Crossways
2350 Dundas St. W.
Toronto, Ont.

Architects

The Webb Zerafa Menkès Housden
Partnership
Toronto, Ont.

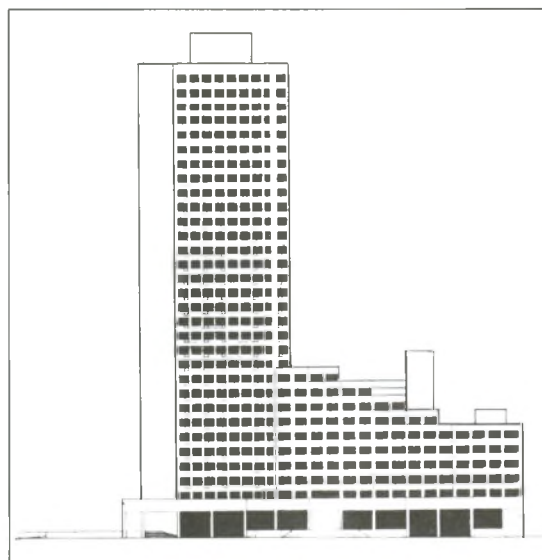
Builder

Consolidated Building Corporation
Toronto, Ont.

An extremely well designed multiple-use project. For a building complex of 29 storeys with fairly high density, a relatively human scale has been achieved both internally and in the external presence of the building from the street. The triangular shape of the development helps to reduce the massiveness of the high-rise towers, and at the same time it permits two-thirds of the suites to take advantage of the best view, towards Lake Ontario.

A good relationship has been achieved between the streets and the buildings by stepping down the height of the complex and by creating interestingly shaped courts. While the suites are fairly tight for economic reasons, most of them are well designed from the point of view of liveability. A few of the suites, however, were not easy to furnish. Interior details are generally well handled; however, the location of the air conditioners interferes with the view from the sitting position. Corridors have been kept relatively short and entrances to suites have been recessed, thus avoiding long anonymous hallways.

Recreational facilities are well designed and the internal, skylit swimming pool is very attractive. The accessibility of the shopping mall, under cover from the apartment, is a bonus for the tenants. Future access to the subway and commuter station has been provided for. The quality of the design of the lobbies, the shopping malls, and the other interior spaces is of a high order, and is further enhanced by the selection of warm and subtle materials.



cont'd.



Honourable Mention 1977

Location

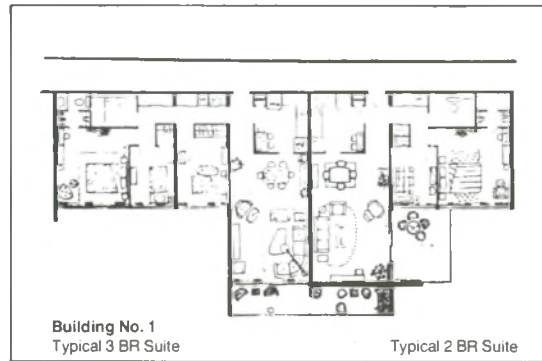
The Glen Park
Glen Erin Drive & The Collegeway
Mississauga, Ont.

Architects

Martin Mendelow & Partners
Downsview, Ont.

Builder

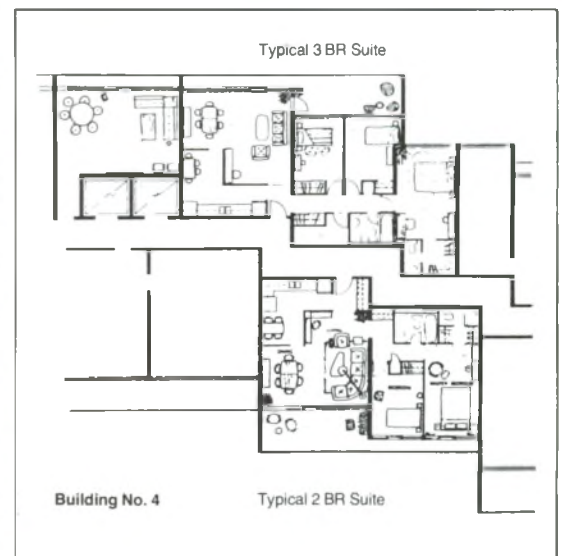
Restwell Construction
Downsview, Ont.



The two buildings, jointly submitted, contrast in form, massing and internal organization. Building No. 1, by use of angled baffle walls, offers a fragmented elevational appearance and a high degree of privacy for the units. The corridors, however, remain straight and are relatively conventional. Privacy is gained but interior, natural lighting is lost in some units. Building No. 4 takes a conventional massing approach. Here the corridors are manipulated for interest and the elevational treatment uses exaggerated balconies to good effect. Both approaches are recognized as superior to the stereotype, but they tend also to highlight each others shortcomings.

The siting is well handled, but credit is also due to the planning of the total community with its many amenities capable of supporting high density housing.

The quality of construction is helped by extensive use of brick exterior facings and by the high quality interior finishes.



Housing for elderly people and handicapped persons, regardless of building form

Award 1976

Location

Woodstock, N.B.

Designed by

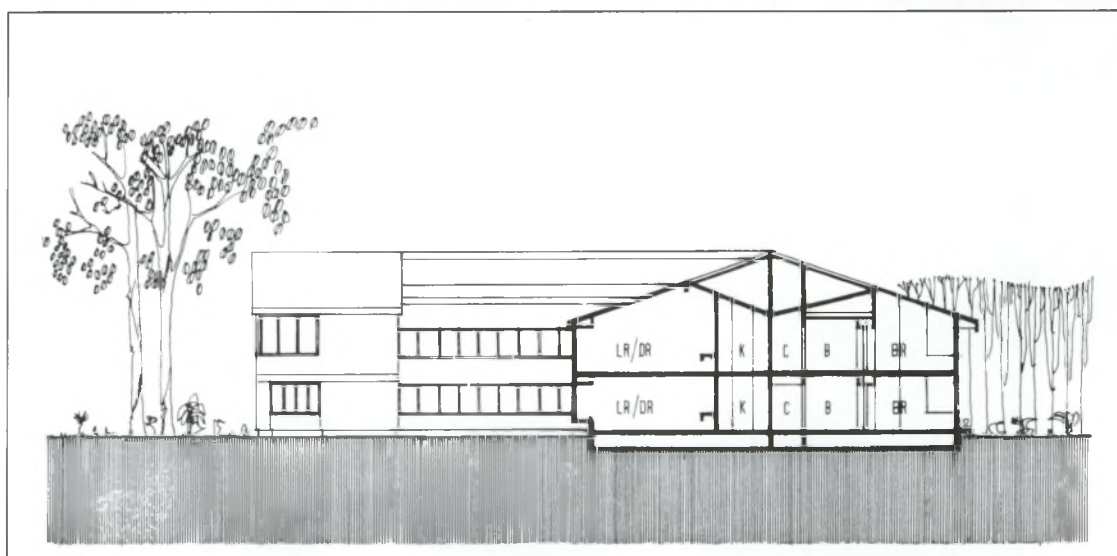
New Brunswick Housing Corp.
Fredericton, N.B.

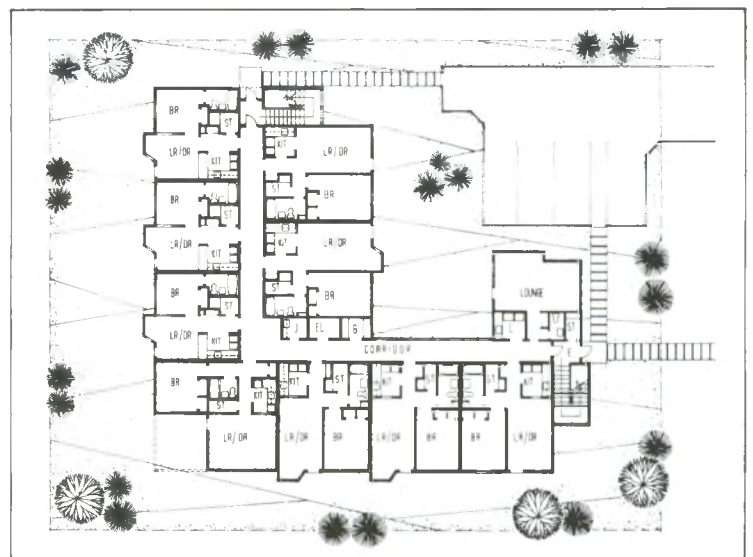
Builder

SCR Construction, Ltd.
Fredericton, N.B.

This small project built on a downtown street has a quality and ambience matched by few such projects. The relationship with its neighbours is so unobtrusive that it seems to have been in place as long as some of the large single family homes nearby which date around 1900. An ingenious use of a corner site, excellent in scale with simple landscaping which helps to integrate the project with the neighbourhood.

The apartments are quite standard in plan but they are enlivened by the atmosphere of the interiors where glazed corridors are filled with potted plants and the communal facilities appear to be well-used and enjoyed. The simple exterior with narrow clapboard finish and good detailing of the eaves and bay windows, was highly commended.





Honourable Mention 1976

Location

Peoples Tower
St. George Boulevard
Moncton, N.B.

Architects

Robert Eaton Ltd.
Moncton, N.B.
Klein and Sears
Consulting Architects
Toronto, Ont.

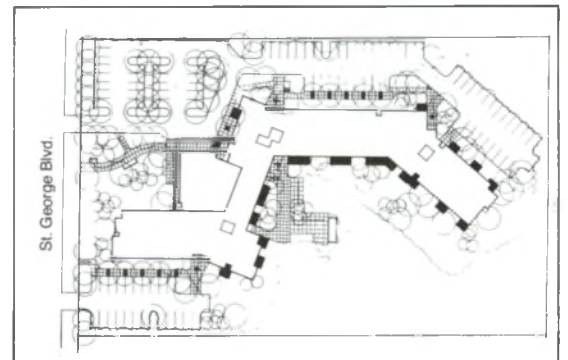
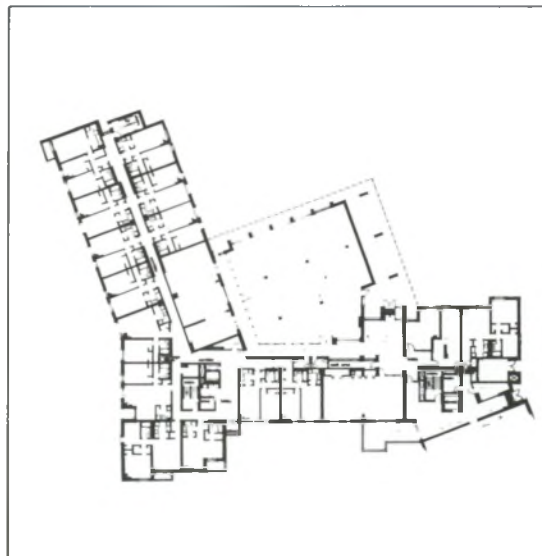
Builder

Maritime Co-operative Services
Moncton, N.B.

This elderly people's residence was developed through the efforts of the co-operative movement and, judging by the enthusiasm of the occupants, is a great success. The visiting jury were uncertain whether buildings of this scale should be encouraged in cities the size of Moncton. There was a feeling that in its style and scale it was better suited perhaps to the large metropolitan centres. Nevertheless, there was complete agreement that the designers and developers of the "Peoples Tower" had produced a very successful project.

The building is quite large but the general layout has been handled well by divisions of four sections which are set at angles to each other. Individual apartments are well thought out and, considering budget restraints in housing of this kind, the standard of interior construction is above average.

The exterior is well-detailed and the use of jumbo brick gives scale to the building. A number of existing trees were retained and for this the developers are to be commended. New landscaping is well executed and potentially excellent.



Honourable Mention 1976

Location

King Street
Chatham, N.B.

Architect

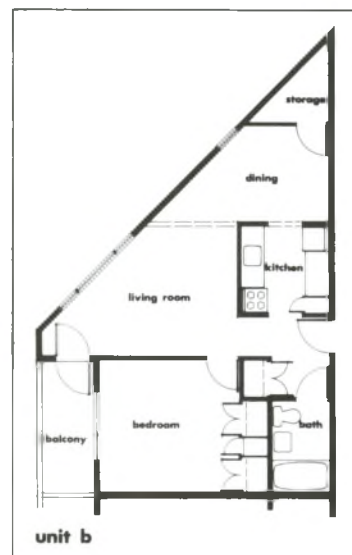
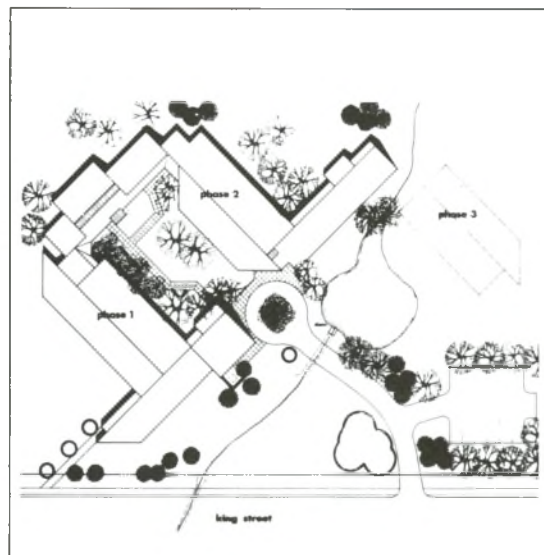
Robert Eaton Ltd.
Moncton, N.B.

Builder

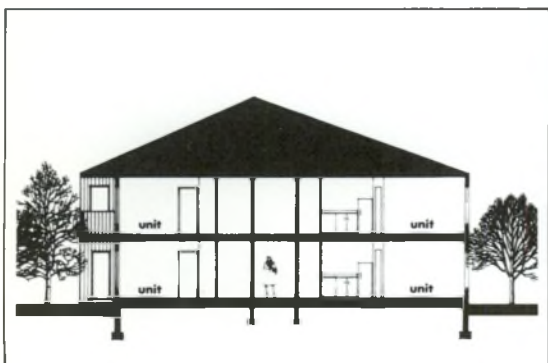
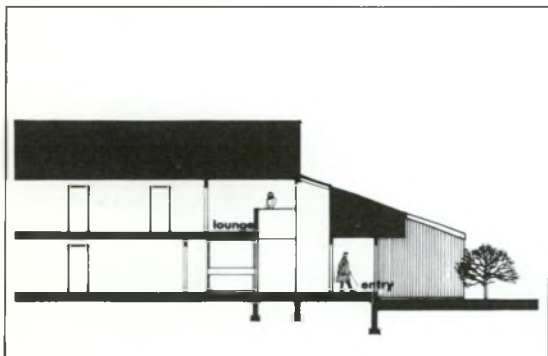
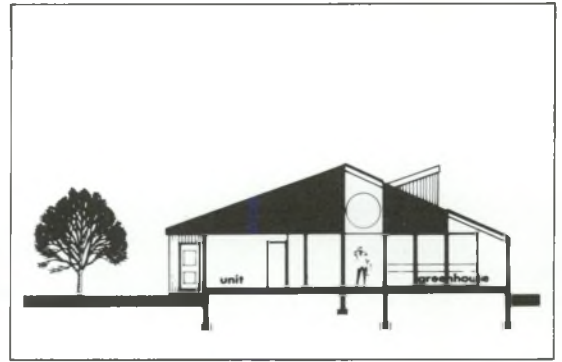
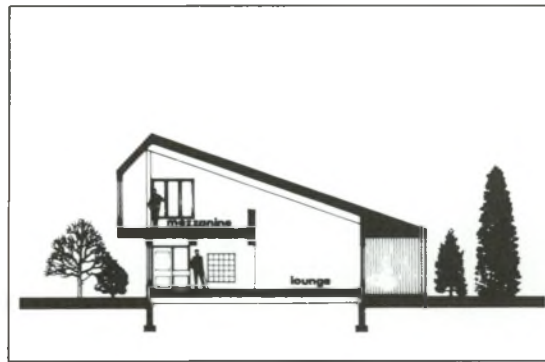
Forrest Construction Ltd.
Moncton, N.B.

Here is a situation where a project, well considered at the design level, has not achieved its full potential in execution. The overall scheme is good, the layout excellent with a good sense of scale and a homey atmosphere but the construction workmanship is not up to par. The units are well laid out with good storage facilities and with adequate semi-private outside space available for most units. Finished trim, painting and some of the carpeting could have been much better handled. The communal areas are well used and the greenhouse and glazed corridors offer opportunities for enjoyment by the residents.

The building itself fits well into its surroundings and, in fact, compliments some older homes close by. The grounds were well looked after and a tree planting program is in hand.



cont'd.



Honourable Mention 1976

Location

Woodstock, N.B.

Designed by

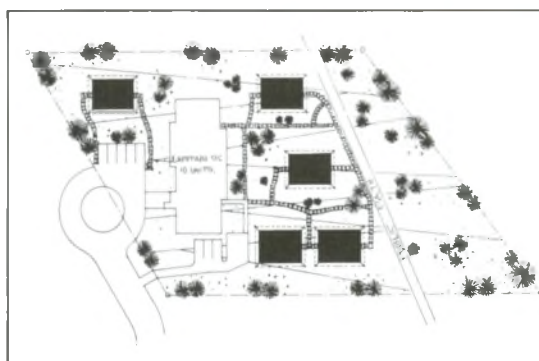
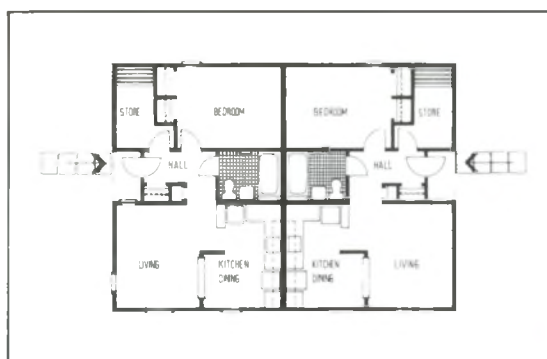
New Brunswick Housing Corp.
Fredericton, N.B.

Builder

Topmar Construction
Fredericton, N.B.

This is a good architectural attempt at a difficult house type. The plan is simple but effective. Siting of units is well handled within the confines of a severely restricted site and the subtle manner with which a potentially mundane project was handled, was recognized by the jury.

Construction is slab-on-grade, one-storey frame, semi-detached units. A somewhat unusual and interesting roof is used with broad overhanging eaves. The exterior is covered in cedar shingles which blends well with the setting and the existing buildings. Large, well-placed windows offer both good ventilation and view. Landscaping is fair with existing conifer and birch trees carefully preserved.



Honourable Mention 1977

Location

Habitat Co-operative
Tideways Apartments
Woodman and Post Roads
Wolfville, N.S.

Architect

Robert J. Ojolic
Sydney, N.S.

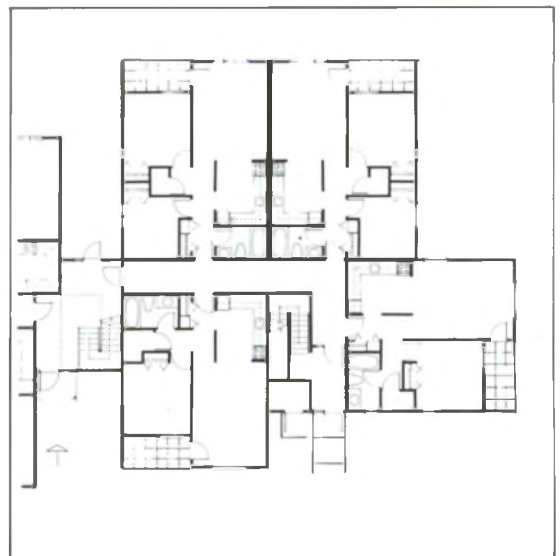
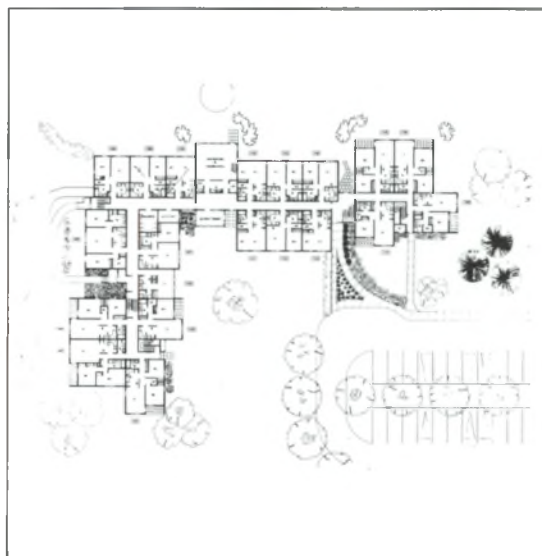
Builder

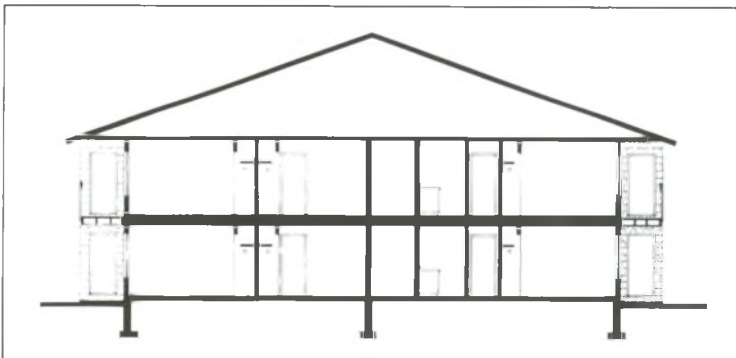
Wallace & Carey Ltd.
Wolfville, N.S.

An interesting alternative to some of the more standard approaches in designing accommodations for senior citizens is provided in this project. Developed as a co-operative, every effort has been made to provide for individuality, variety and privacy in the manner of the single family dwelling. The designer has achieved this by linking clusters of living units to an internal corridor system providing a high degree of privacy in the units themselves and yet relating them to the various amenities and facilities.

Private outdoor space is accommodated by recessed terraces at the ground level and balconies at the second floor level. The scale of the building respects the rural nature of the site and the surrounding district. The wood frame and shingles, characteristic of Atlantic Canada, evoke the feeling of a Maritime fishing village. The warmth of wood and earth tones and the pine feature-walls on the interiors complement each other and help to create the overall "Maritimes" feeling.

Construction is slab-on-grade and there is a net density of 10 units per acre, with the remainder of the 10 acre site zoned for future development. Costs (1976/77) ran to roughly \$28.00 per sq. ft.





Award 1977

Location

La Chenaie Apartments
525-535 7th Avenue South
Sherbrooke, Que.

Architect

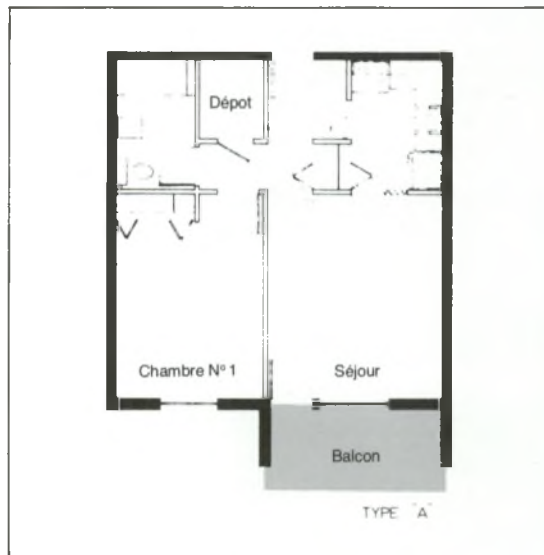
Laurent Joyal OAQ
Drummondville, Que.

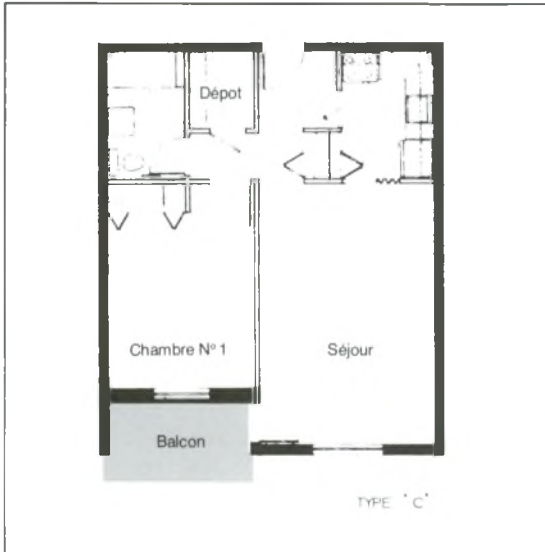
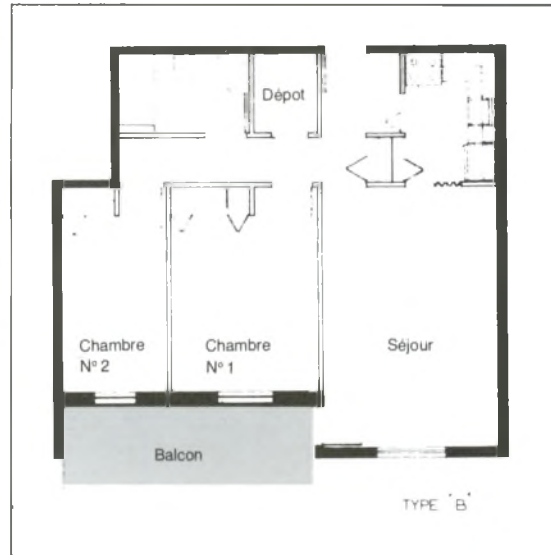
Builder

C.R. Gagnon Inc.
Victoriaville, Que.

This project was designed as part of a special program of the City of Sherbrooke Municipal Housing Board, where the main emphasis was placed on finding an answer to the housing needs of the handicapped and the elderly. The result is that this is one of the best residences built in Quebec, to date, for this purpose. Everything in it is functional and pleasant — the exterior yards, the access to the residences, the corridors, the community rooms and the actual dwelling units. In addition, it is possible to go anywhere in the building in a wheelchair, both within the units and in the common areas.

On the construction side, the qualities of the building are just as evident; designed with care, it was also built with care. During the visit of the jury to the project, the residents and staff showed an exceptional degree of enthusiasm concerning their home.





**Honourable
Mention**
1977

Location

Habitations de Carillon
5335 Notre-Dame St. West
Montreal, Que.

Architect

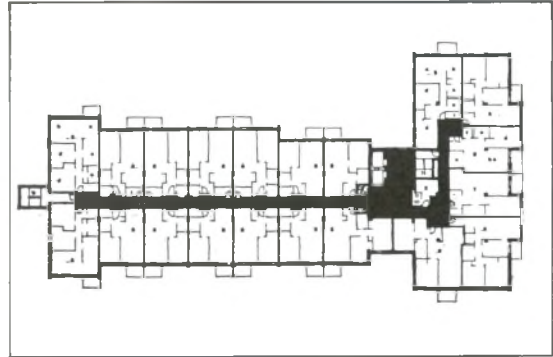
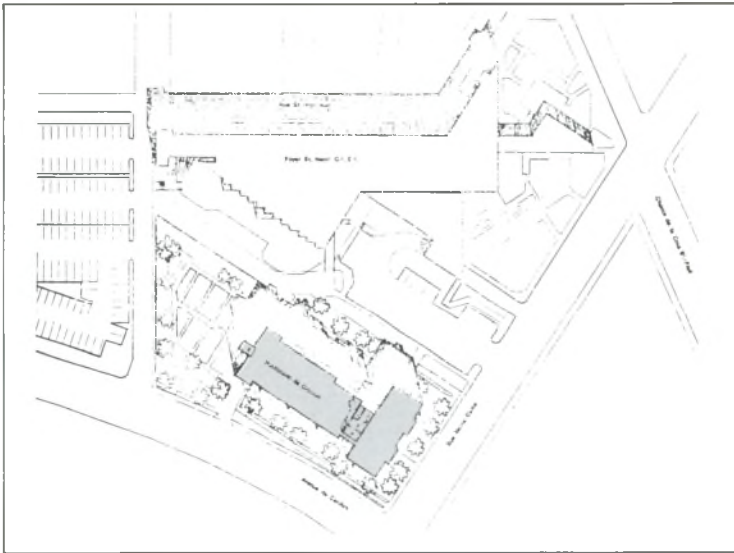
Jean-Louis Lalonde
Montreal, Que.

Builder

Duroc Construction Inc.
Montreal, Que.

■
A less-than-ideal site, in the physical sense, has been redeemed with a well-designed project for senior citizens. Modest in scope, the building reflects its residential character. The choice of materials and colours are very appropriate; the interior spaces are cheerful and the public spaces, as well as the apartments themselves, are bright and spacious.





Honourable Mention 1977

Location

Manoir Outremont
1000 Rockland Road
Outremont, Que.

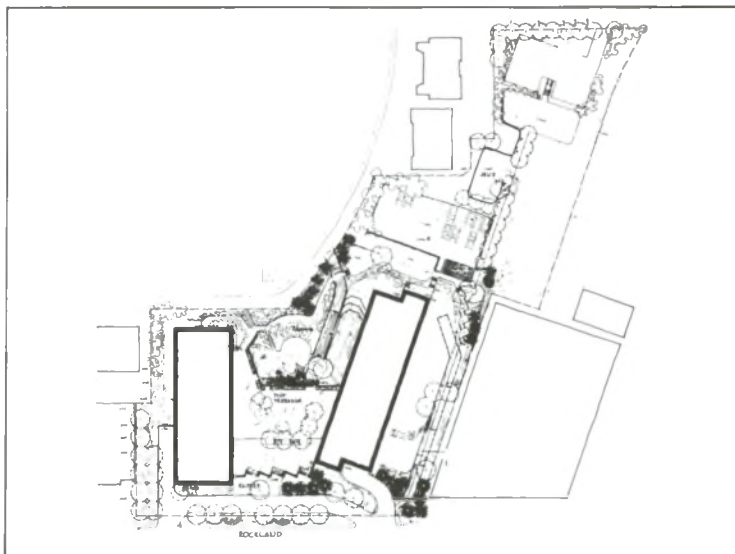
Architect

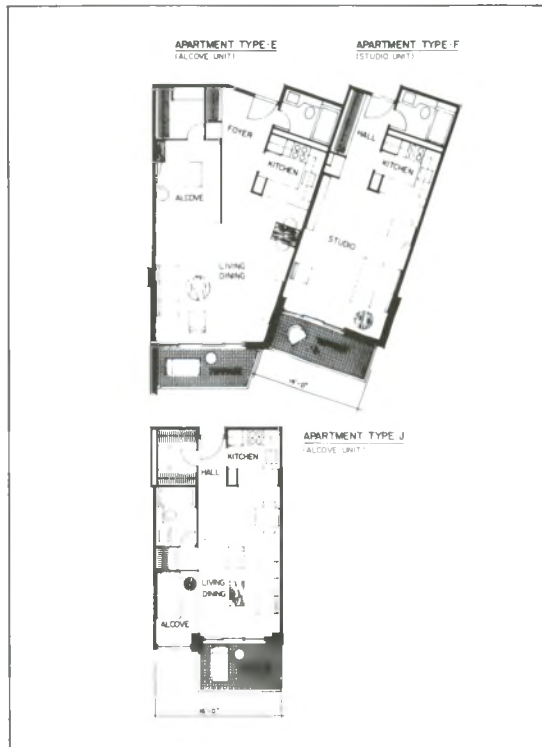
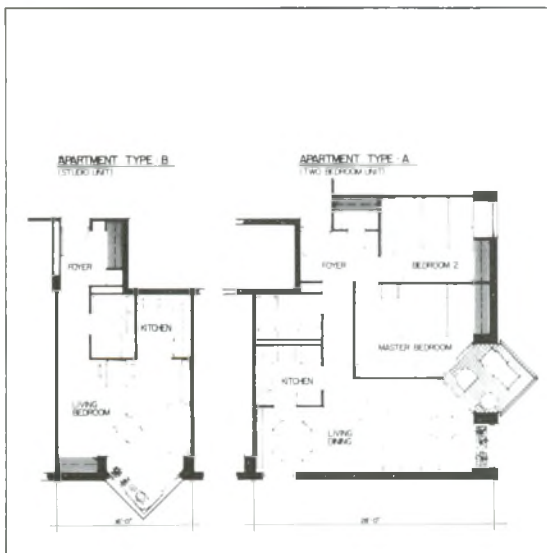
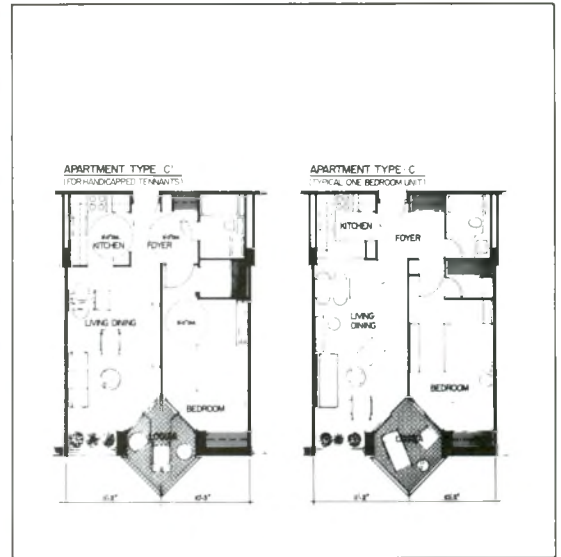
Rosen Curuso Vecsei
Montreal, Que.

Builder

Manoir Outremont (1975) Ltd.
Montreal, Que.

A difficult sloping site, between two streets, with a 50 foot level differential to contend with, has been well-used to provide for some 385 units of elderly citizens housing ranging from studios to 2-bedroom accommodation. The severe design constraints of the topographical features have brought about a design solution that is quite appropriate. The angular balconies introduce a sculptural design feature while offering a high degree of privacy for the users. Materials and colours reflect the residential characters of the project. The individual units are well-designed and communal areas, entrances and corridor spaces have been well thought out.





Award 1976

Location

Penfield Drive
Kanata, Ont.

Architects

Schoeler and Heaton
Ottawa, Ont.

Builder

Taro Properties
St. Catharines, Ont.

■
This project of senior citizens' housing enjoys the benefits of an excellent setting in a residential community situated near Ottawa. The project is within walking distance of neighbourhood shopping, a library, community centre and other facilities and is close to public transit connections. It is well integrated with the surrounding residential development and the park system and provides a main entrance which is well planned and gives a good feeling of welcome and arrival.

Inside there is a good relationship and flow between the entrance and the common room and on through to the patio and garden areas. The communal spaces are well used and there was an obvious sense of pride and feeling among the residents with the project and the community in general.

The staggered corridors provide limited vistas and a good sense of scale. The interiors are well handled and the design and layout of the kitchen units is quite imaginative.





Award 1977

Location

Baycrest Terrace and Wagman
Centre
55 Ameer Avenue
Toronto, Ont.

Architects

Boigon & Armstrong
Don Mills, Ont.

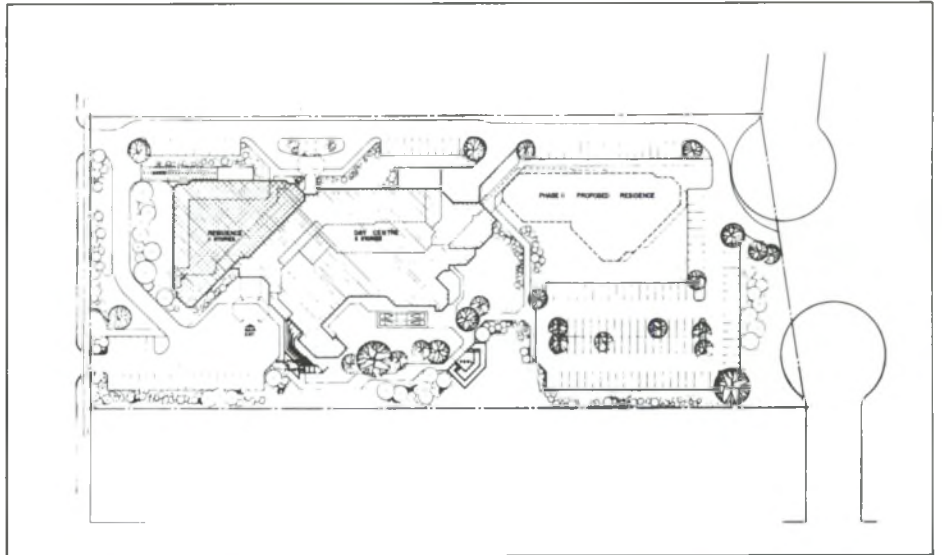
Builder

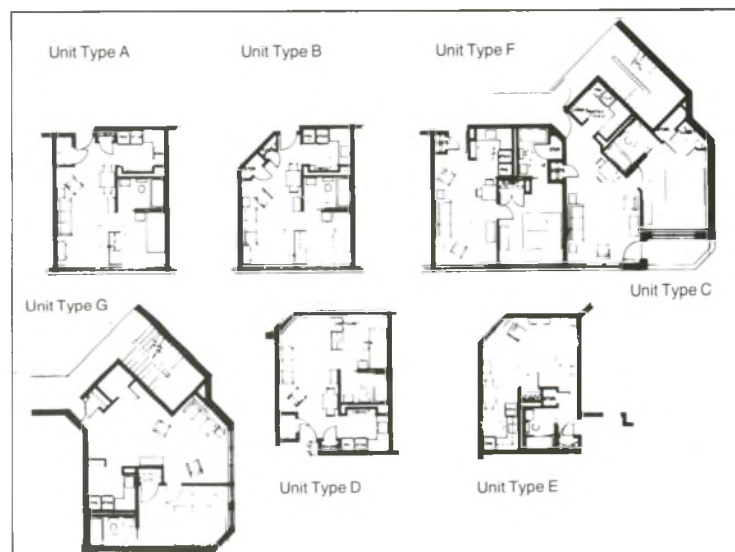
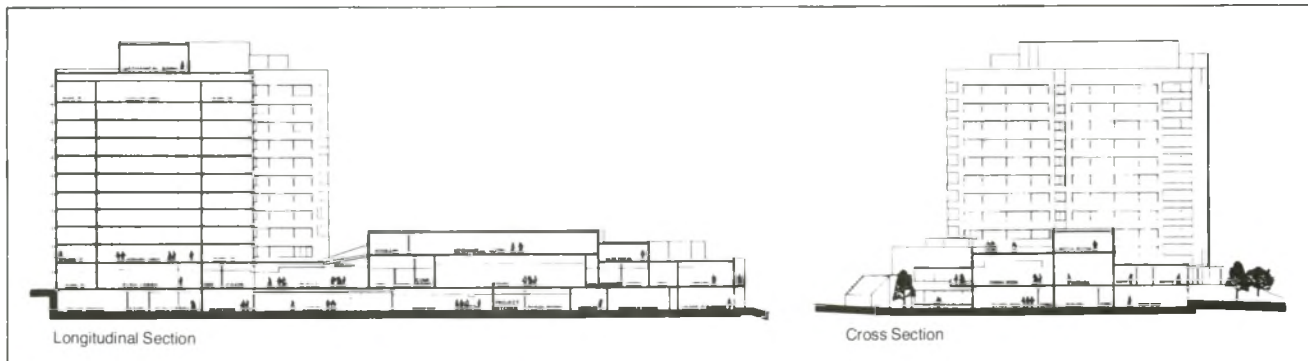
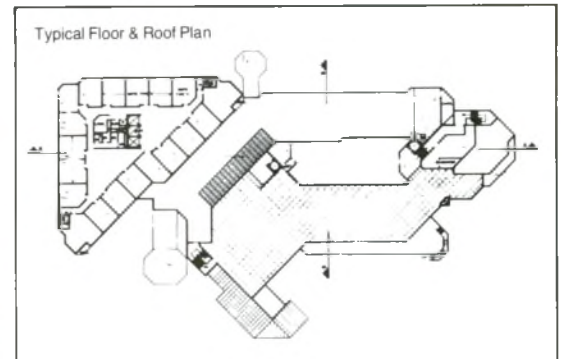
Greenwin Developments
Toronto, Ont.

The facilities provided in this building for social programs and recreational activities are quite impressive. The project was developed under the sponsorship of the Baycrest Centre for Geriatric Care and the architects have succeeded in providing very pleasant surroundings for the varied programs.

In addition to living accommodation, the facilities provided include assembly rooms, meeting areas, lounges, a dining room, a snack bar, a library and a chapel. More active recreational facilities include an indoor pool, an exercise room, a games room and craft rooms for various hobbies. A general store, a barber shop and beauty salon complete the great variety of facilities available to the residents. There is an excellent volunteers' program to assist in getting the residents involved in the use of these facilities.

The floor plans of the individual units are excellent and give an airy and spacious feeling, although the space provided is compact. The storage unit which serves as a room divider between the sleeping and living area is very successful from a practical and aesthetic standpoint.





Award 1976

Location

401 Regent Street
Orillia, Ont.

Architects

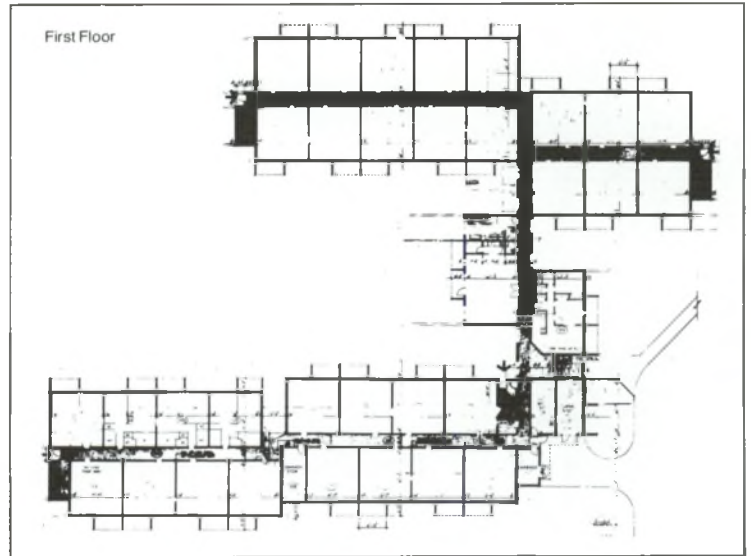
Allward & Gouinlock
Don Mills, Ont.

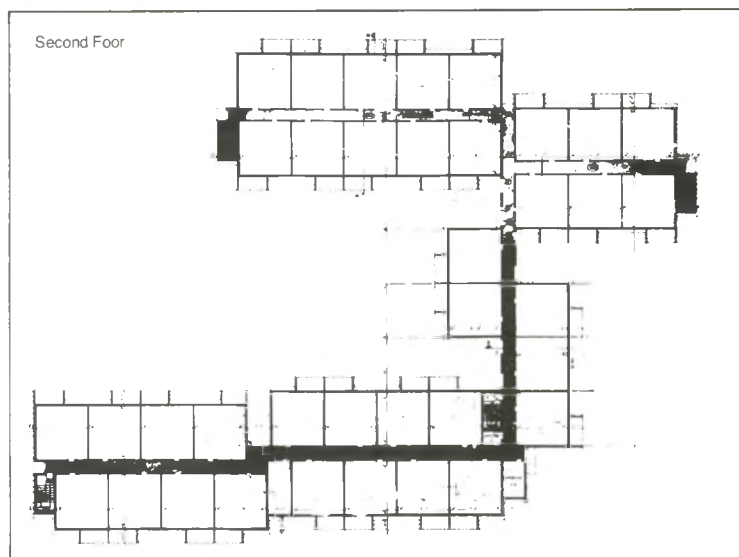
Builder

Engineered Components &
Structures Ltd.
Unionville, Ont.

This Senior Citizen project in a residential area of a small town has a very appropriate scale and a pleasant appearance. The two-storey building creates its own outdoor courtyard. Care has gone into the design and attention given to the needs of the residents. Individuals are given gardens; storage is provided within the suites; grab bars in the bathrooms and recessed balconies are provided with nicely detailed handrails. On the whole a very pleasant project nicely maintained and the tenants seem happy.

The circular door knobs on the fire doors in the corridors will pose problems for the older residents and doors to the bathrooms should open outwards for safety. The outdoor activity will improve if shade could be provided.





Award 1977

Location

Maranatha Homes
3260 New Street
Burlington, Ont.

Architect

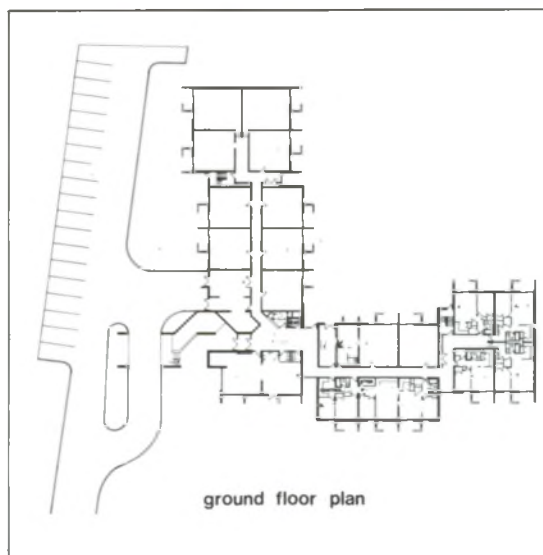
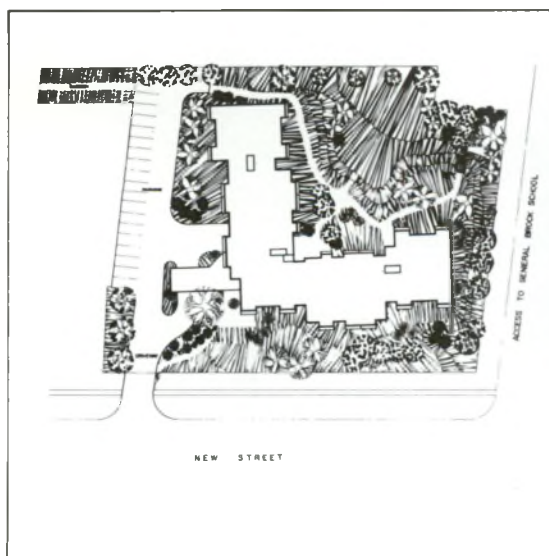
Trevor P. Garwood-Jones
Hamilton, Ont.

Builder

Valley Town Construction
Burlington, Ont.

With a clean, simple plan the architect has chosen to understate, rather than dramatise, the architectural quality inherent in clustering units to a central circulation system. Box-like units are expressed with box-like forms in a sophisticated and well-executed building.

Concern for detail, especially with the balcony railings, is carried through to the interior decor and choice of furniture. The siting of the building has retained and put to good use a large tree which dominates and shades the outdoor patio. The entrance provides shelter for car access and shields the service areas.



Honourable Mention 1976

Location

Holditch Street
Sturgeon Falls, Ont.

Architects

Wallis and Bywater
North Bay, Ont.

Builder

Ontario Housing Corp.
Toronto, Ont.

██████████
A good example of the importance of siting in housing for elderly people. This project, while close to the centre of this small town, also enjoys close proximity to the Sturgeon River. The siting of the building is sensitive to the natural advantages of the site and the tree growth and rock out cropping make an attractive setting.

The architecture of the building is straightforward and the unit layout fairly standard but well handled.



cont'd.





Honourable Mention 1976

Location

Pharmacy and Sheppard Ave.
Scarborough, Ont.

Architects

Jackson Ypes Associates
Willowdale, Ont.

Builder

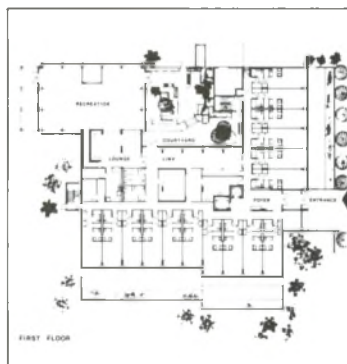
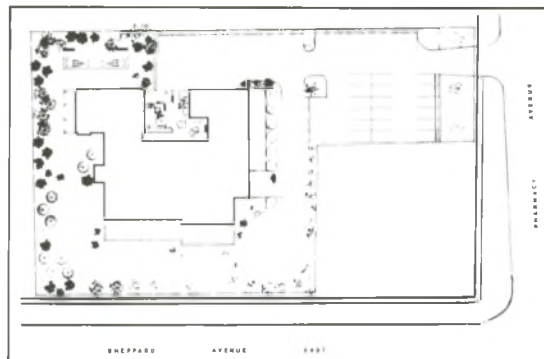
Metropolitan Housing Co. Ltd.
Toronto, Ont.

The building has a good feeling about it; comfortable, easy, very liveable. Tenants seem content and happy. The building relates reasonably well to the adjacent development, the exterior site development, access, open space, landscaping and parking is simple but well arranged.

The jury questioned the quite charming exterior patio located on north side of building feeling it may have been more successful and useful if it had been on the south side where it would catch the sun.

There is poor provision for the handicapped in this project. For example — there is a high step over the sill to the suite balconies; a high curb at the front (main) entrance.

The balcony railing detail in the opinion of the jury is visually insecure and the privacy between individual balconies could be improved. The lounge and recreation area seem too remote from main entrance for maximum use and pleasure.



**Honourable
Mention
1977**

Location

Senior Citizens Housing
Edmon Street
Deseronto, Ont.

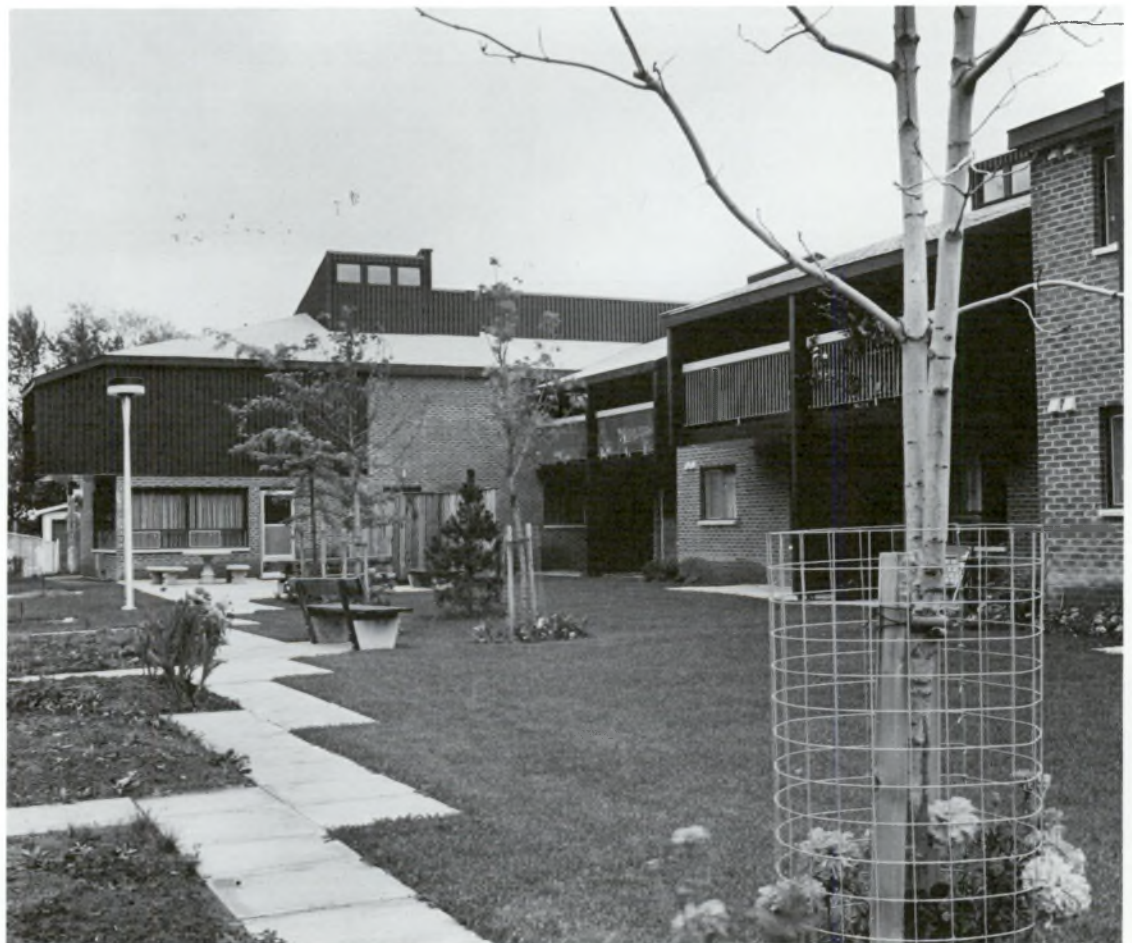
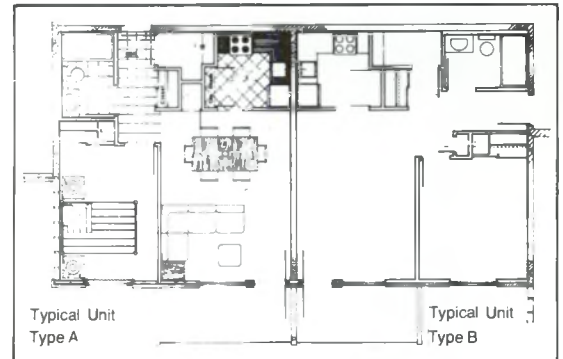
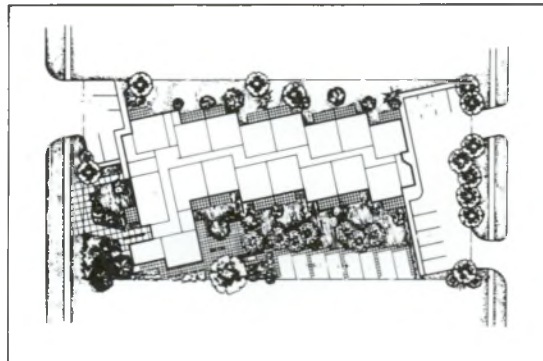
Architect

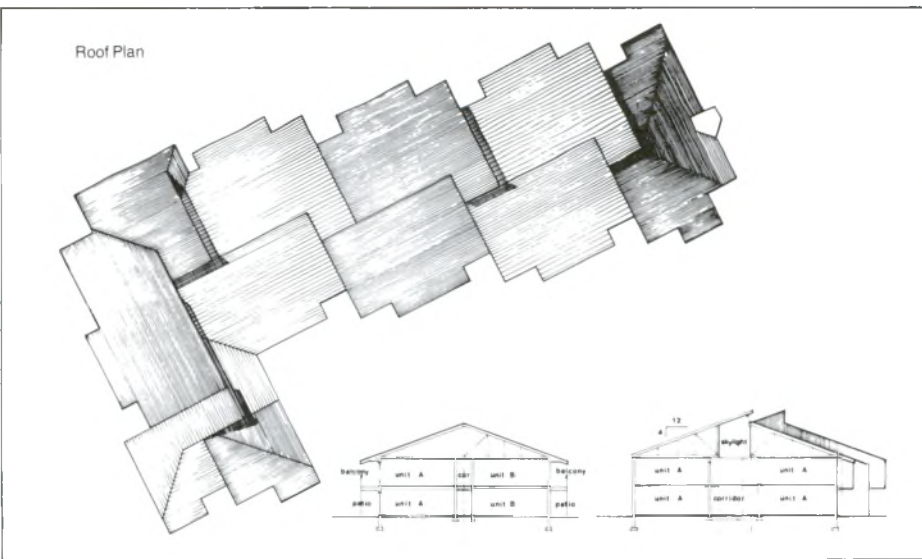
M. Paul Wiegand
Belleville, Ont.

Builder

Dacon Construction Ltd.
Kingston, Ont.

The use of material for this project of senior citizens housing is excellent and well chosen to suit the neighbourhood. The grouping of four entrances was well thought out, the site posed limitations but the best use was made of it. The step-back planning avoids the more usual motel look of such accommodation. Unfortunately, the potential created in the exterior expression is not realized in the internal spaces.





**Honourable
Mention
1977**

Location

Thomson Court Apartments
1 Thomson Court
Markham, Ont.

Architect

Sievenpiper Architect/Planner
Toronto, Ont.

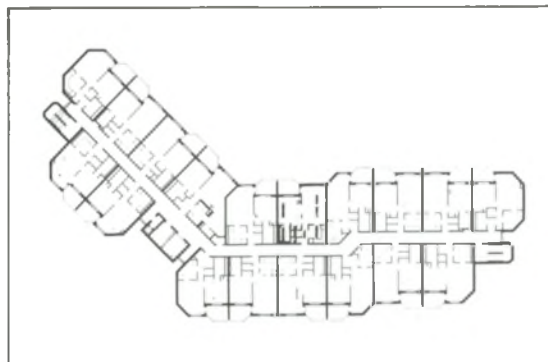
Builder

West York Construction Ltd.
Weston, Ont.

This project illustrates that quality design can be achieved despite budget limitations. The building takes full advantage of the site, and angling the balconies and the walls in a few significant places gives a sculptural quality to it.

Internally, the suites are of a standard design which has proven to be liveable. The angling of the building and the break in the corridor reduces the visual length and monotony. The windows on each side of the elevator and at the ends of the corridor bring natural light into the corridor. A jury comment was made that, combining the two small externally lit areas on each side of the elevator, might have produced a more useful small lounging area, although externally this would undoubtedly not have been as visually effective. The lobby is attractive and intimate and warm materials contribute to its character.

The project was built under the sponsorship of the Rougebank Corporation, a non-profit organization and was financed through the Ontario Housing Corporation and Central Mortgage and Housing Corporation.





Award

1976

Location

Dr. Chrystal Manor
Senior Citizens Apartments
Carstairs, Alta.

Architects

Long, Mayell & Associates
Calgary, Alta.

Builder

Alberta Housing Corp.
Edmonton, Alta.

These are senior citizens apartments, very well developed, with a variety of unit layouts within a consistent design concept. There is an excellent manipulation of space and in staggering the double-loaded corridor some well-lighted communal spaces are created.

The project is well sited and is in harmony with the scale and character of the surrounding neighbourhood. The grouping of the units and the change of the court houses make the roofline very sensitive. The grounds are well landscaped and cared for and the residents participate in this by caring for their own flowerbeds and gardens. The technical aspects of the project are very good. Structure and mechanical systems are integrated with the construction and design. There is an excellent use of materials, colours and expressions, and the project is completely sensitive to the scale and environment of the town.



Honourable Mention 1977

Location

Alder Court
1633 - 20th Ave. N.W.
Calgary, Alta.

Architect

R.I.A. McDougall
Calgary, Alta.

Builder

Puma Construction Ltd.
Calgary, Alta.

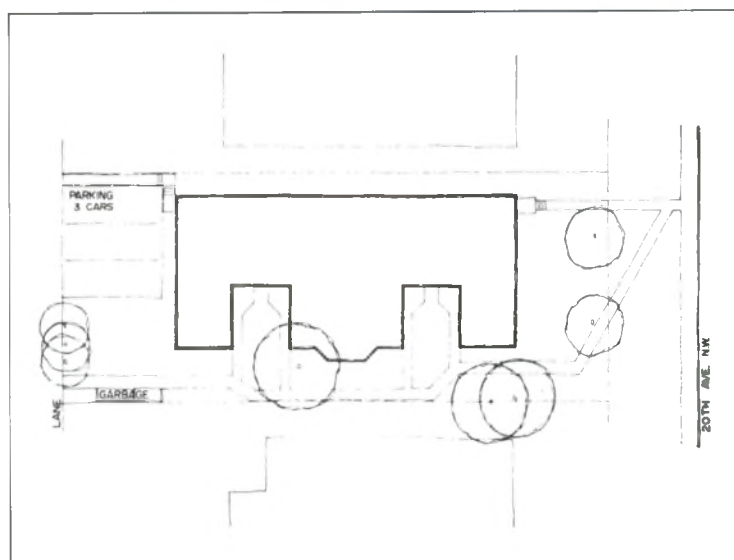
This small development consists of 6 one-bedroom apartments situated on a regular inner-city lot. It represents a unique approach to senior citizens housing. Developed through the Alberta Housing Corporation and by the efforts of the Elder Statesman Group, a non-profit organization, this infill project is a successful lesson in social sensibility and good manners. The units provide workable accommodation, geared to income prices which allowed tenants to remain in their old neighbourhood. The Elder Statesman Group deserve much credit for persisting in this approach. The alternative is often the high-rise solution or housing on the outer fringes of a city.

The units are straightforward but workable. The living-dining room area is ample, the kitchens, small but adequate. Zoning within the unit is good, particularly the entry area. Placement of the group laundry on the second level without interior access to the lower level is questionable, but future plans for similar units have eliminated this problem. Natural light in the units is somewhat restricted because of deep overhangs and smallish window areas.

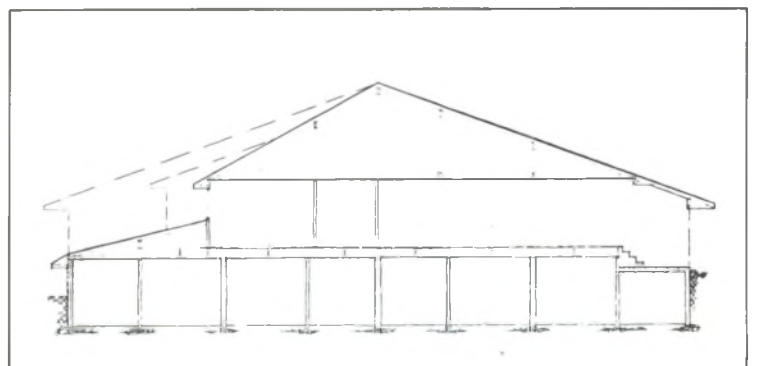
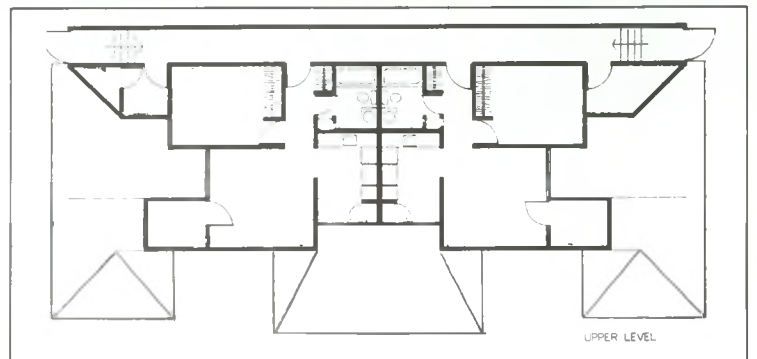
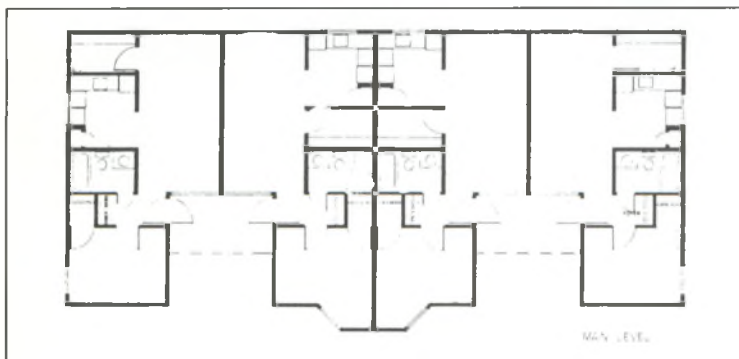
This project demonstrates a 'good manners' approach to architecture. Set in a normal residential street, the building has a scale and appearance totally in keeping with the small single family dwellings of the area. The massing, developed from site and code restraints as well as function, is interesting and without pretence. The density is about equal to duplex units for single family housing — a point recognized by the City in allowing a 6-unit project in an area not zoned for it.



This project's success must be assessed in social terms. The concept of infill housing, allowing senior citizens to remain in their own neighbourhood, close to friends and familiar surroundings is highly commended. The design, while being workable and pleasant, is not notable in its planning. Its success lies in the street relationship and in the social context of the concept.



cont'd.



Honourable Mention 1977

Location

Dorothy Steeves Manor
1985 Wallace Street
Vancouver, B.C.

Architect

John Keith King
Vancouver, B.C.

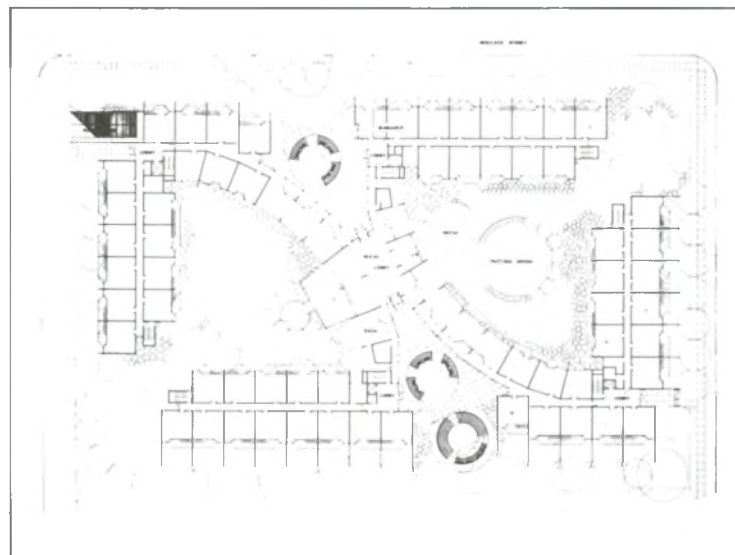
Builder

Greater Vancouver Housing
Corporation
Vancouver, B.C.

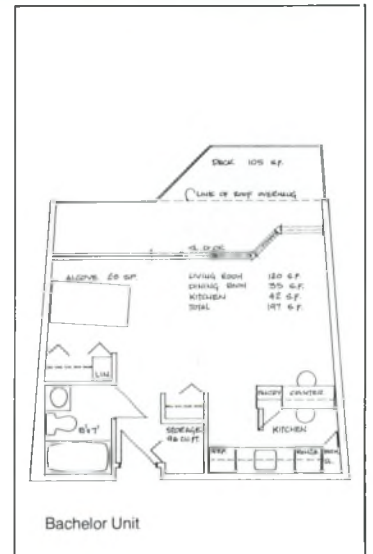
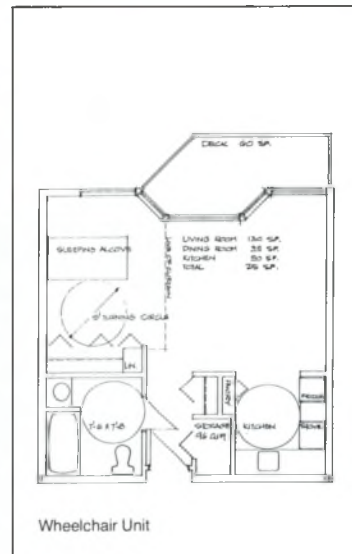
The overall concept in this design of housing for senior citizens is imaginative and, to a degree, innovative. The same approach, however, is not carried through to the design of the individual units which are fairly standard.

The main entrance lounge provides a very successful focal point for the complex and gives direct access to the units. The individual lounges on the upper floors appear to be smaller than required to adequately serve the number of residents living in the four wings.

The design of balcony railings, in most situations, receives inadequate attention considering their importance. For example, the height of balcony railings, in this particular case, is out of sympathy to the needs of residents confined to wheelchairs and to residents sitting down, whether inside or outside their suite.



cont'd.



Honourable Mention

1977

Location

Corlett Place
619 Comox Road
Nanaimo, B.C.

Architects

David N. Spearing & Associates
Nanaimo, B.C.

Builder

A & B Construction Co. Ltd.
Nanaimo, B.C.

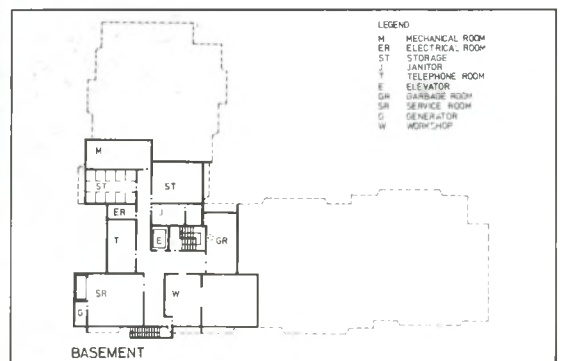
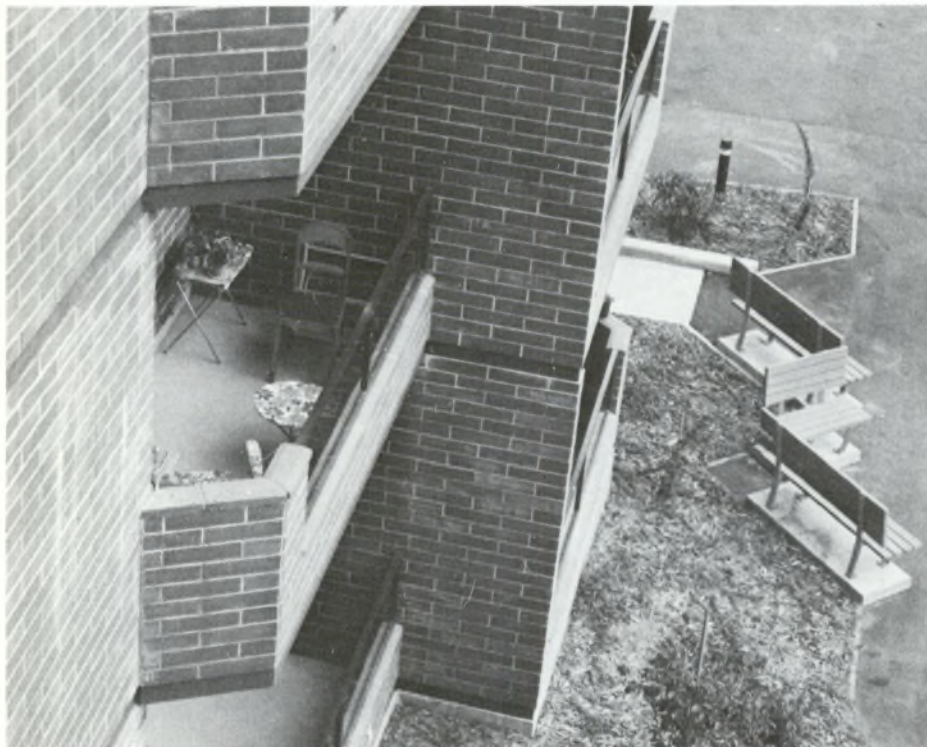
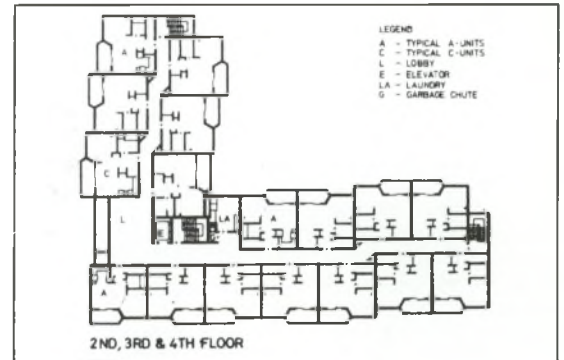
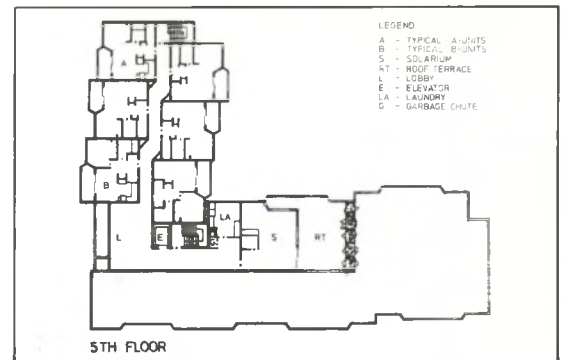
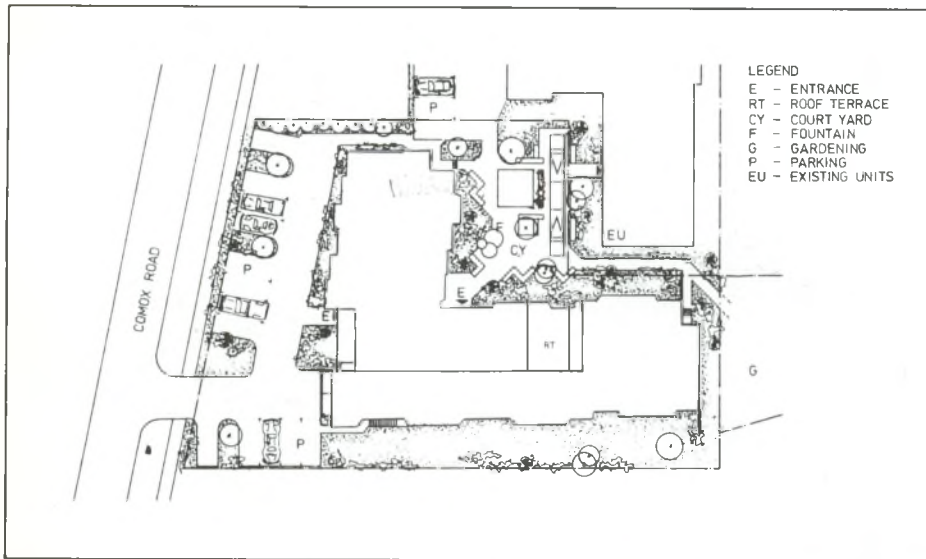
██████████
Housing accommodation for elderly people and the handicapped requires particularly sensitive attention. This project has responded well to most requirements and the end-result is a good residential building offering liveability in pleasant surroundings. There is an excellent marriage as between the new building and the existing environment and the exterior courtyard appears to work well. One wonders however if some opportunities were overlooked.

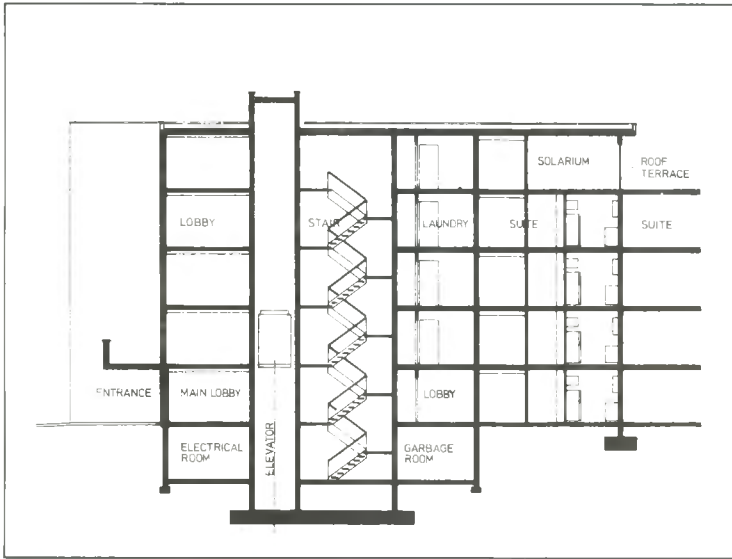
It is unfortunate, for example, that the outside courtyard cannot be viewed from the interior lobby. The smaller lounge areas on each floor are not well lighted and it is doubtful that they are being used to the best advantage. This raises the point that such common activity areas should be evaluated in terms of their actual use and the needs of the people as against merely providing space to certain codes or standards.

Providing a sense of security in this kind of housing, particularly as regards the ground-level units, is as important as providing actual security. Perhaps the ground-oriented suites could have been given completely fenced patios to help create at least a feeling of security for these residents and a buffer zone between the surrounding streets and the suite itself.



cont'd.





Infill housing projects
Renovations or
restorations of existing
houses or buildings

Award 1976

Location

5240 Smith St.
Halifax, N.S.

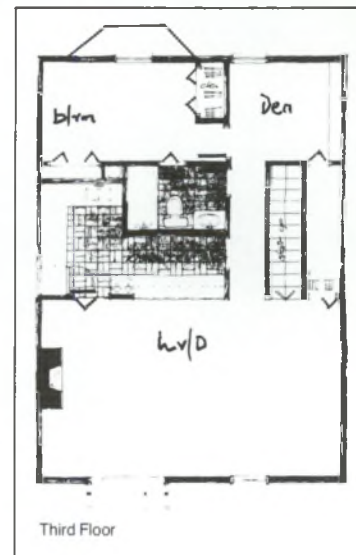
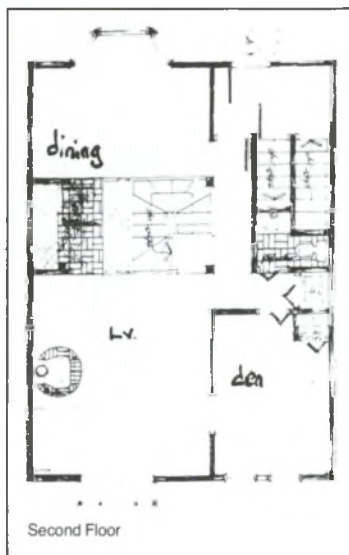
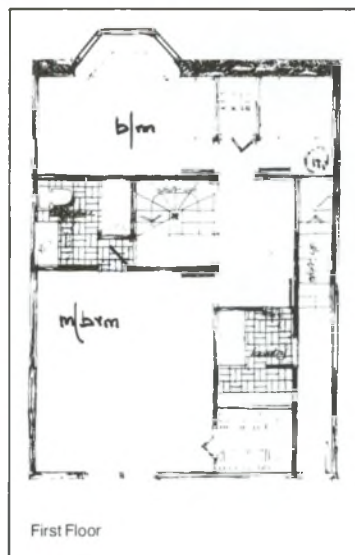
Restoration project by

Andrew B. Lynch, MRAIC
Halifax, N.S.

This is a renovation project, one of twelve Victorian row houses situated in one of the oldest residential areas of Halifax. The houses probably date around 1865. To bring about the renovation of the block, an informal association of the various owners was formed to discuss common construction problems and to administer the common backyard. It was decided that all owners would have mutual rights-of-way over other owners' land leaving a private 20 feet strip immediately behind each house. This communal open space is used for community recreation and common parking. All exterior changes were mutually discussed and agreed to.

Extensive renovation took place; most of the interior was demolished, only studs and joists were retained. A contemporary interior design was introduced with a plan which functions superbly at all three levels. There is little evidence on the street of the contemporary interior and the relationship with the other houses at street level is well handled.

The quality of construction and the detailing throughout the house is outstanding.





Honourable Mention 1976

Location

5224 Smith St.
Halifax, N.S.

Restoration project by

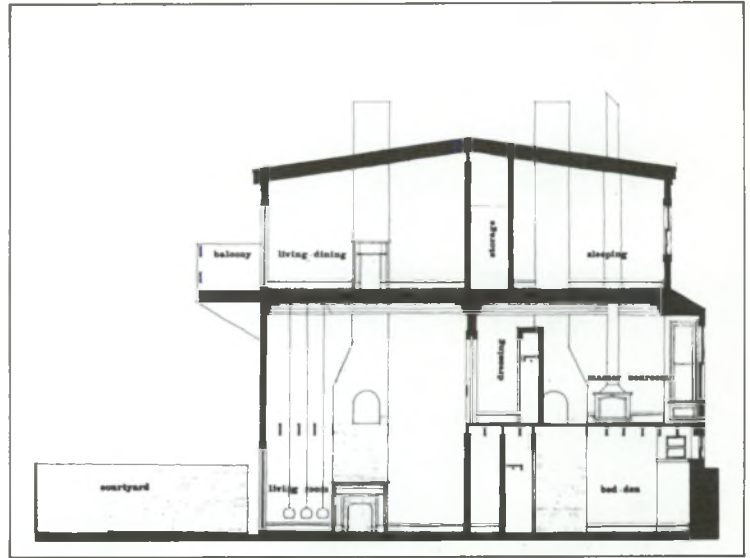
R.W. Willwerth, of
Duffus Romans Kundzins
Rounsefell Ltd.
Halifax, N.S.

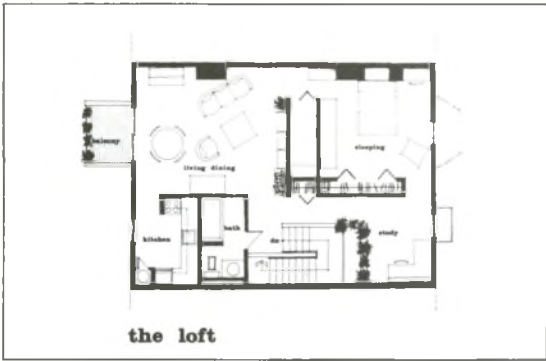
This is one of the twelve houses included in a restoration scheme which is commented on elsewhere in relation to the house at 5240 Smith Street.

Originally a single family house, at renovation it was transformed into two units. One provides two storey accommodation for the owner at the lower levels, the other is a third-storey loft apartment. Owing to the poor condition of the house, the lack of insulation or central heating, unsafe wiring and inadequate plumbing, all load-bearing walls and ceilings were stripped down to the original structure; non-bearing walls and some floor areas were completely removed.

The visiting jury team commended highly the overall approach and found some aspects "delightful" — the kitchen at the yard level and the relationships between the kitchen, the dining, living and the courtyard were particularly well handled. They noted however that this was not a house designed for children — some modifications would be necessary to make it child-safe.

The exterior trim and details have been retained to preserve the original character but it was noted that the wide shingle coursing in the rear was totally unrelated to the traditional narrow siding in the front. The gross area of the whole house is about 2560 sq. ft. The stated overall costs were roughly \$50,000 including the original purchase price, construction costs, interim financing and landscaping. This indicates how economically viable this type of renovation project can be, particularly where circumstances can provide a high degree of "know-how", personal interest and persistence to achieve such end results.





Award 1976

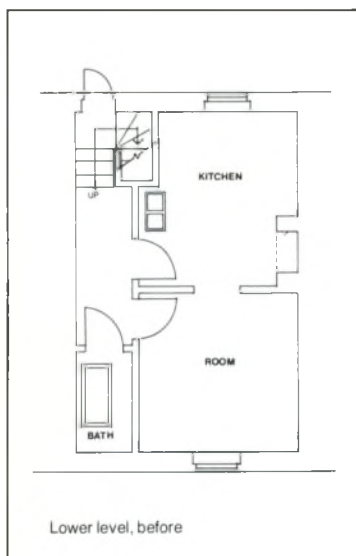
Location

3557 Colonial Avenue
Montreal, Que.

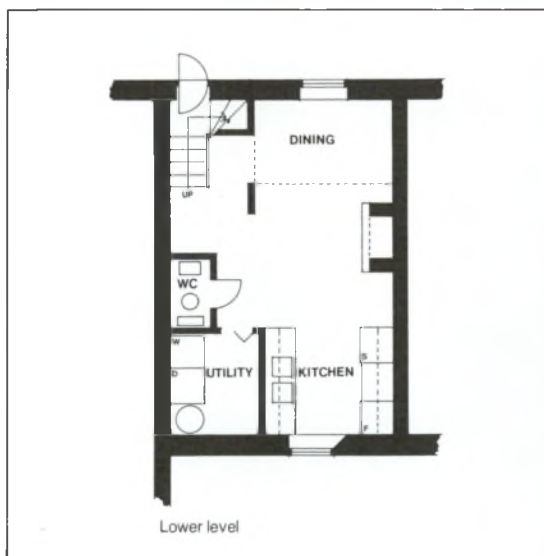
Architect & builder

J.C. Knowles
Westmount, Que.

An excellent example of what can be done to effect the renovation of older houses. It is a good demonstration of the enormous potential which lies in many of the thousands of similar houses which exist in the heart of most Canadian cities. This project, the work of a fully determined architect, may be of a higher quality level than some restorations but was nevertheless completed at very reasonable costs.

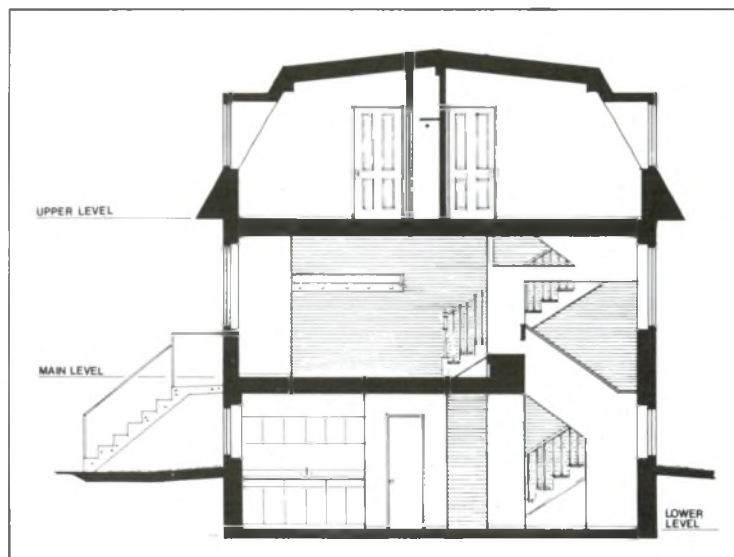
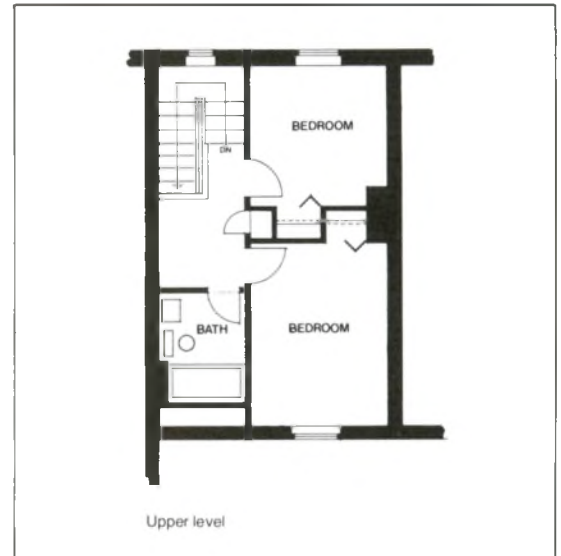
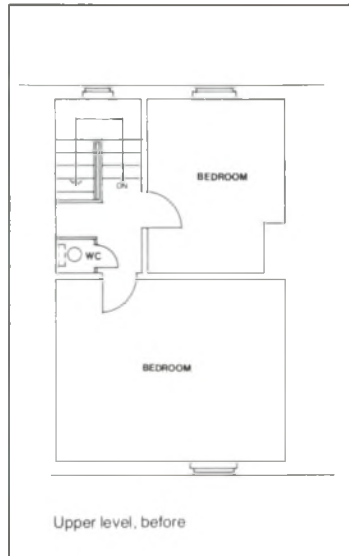
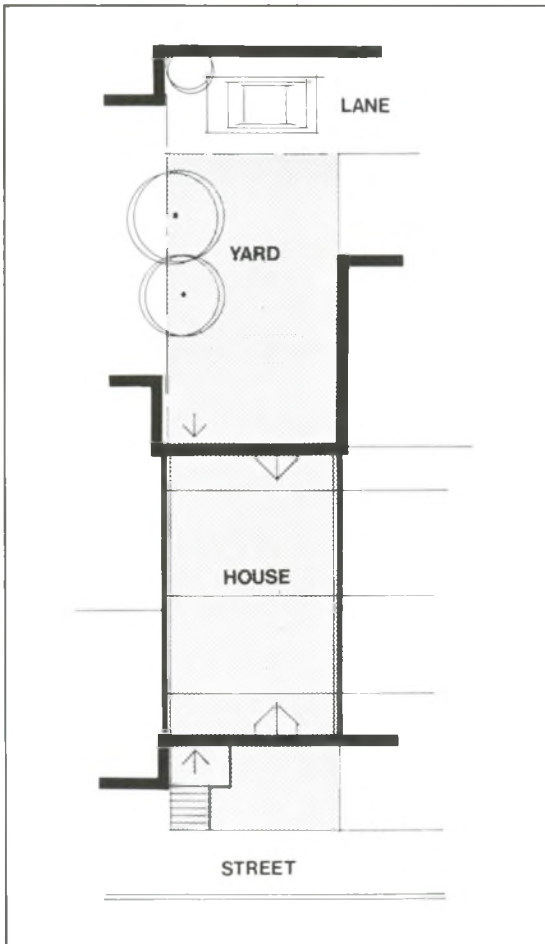
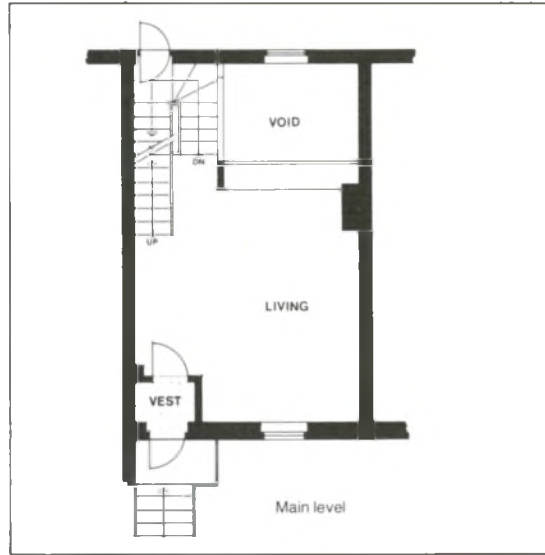
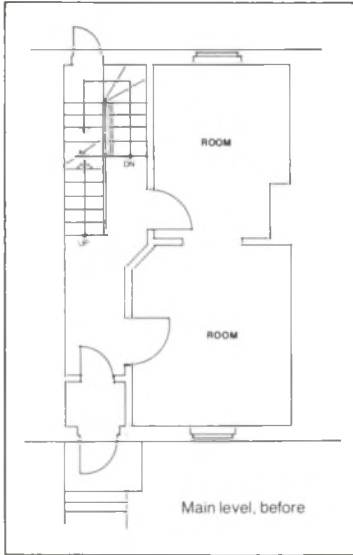


Lower level, before



Lower level





Award 1976

Location

Le Pavillon
2353 Jean Durand
Ste. Foy, Que.

Architects

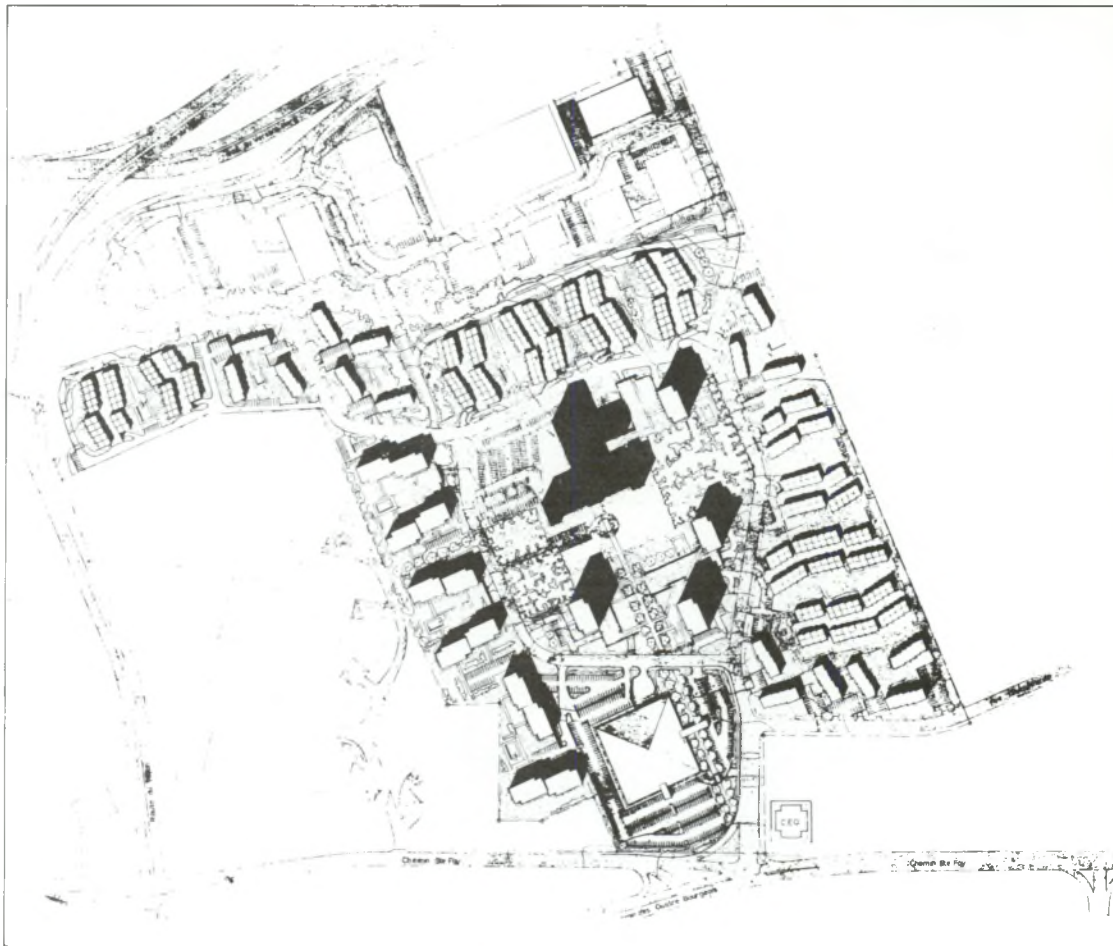
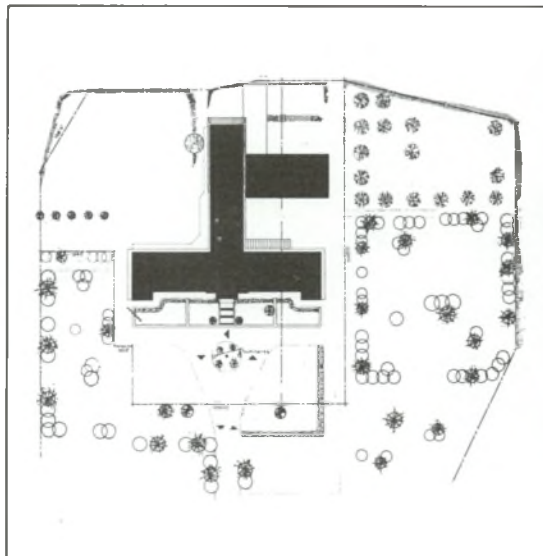
Gauthier, Guité, Roy
Quebec, Que.

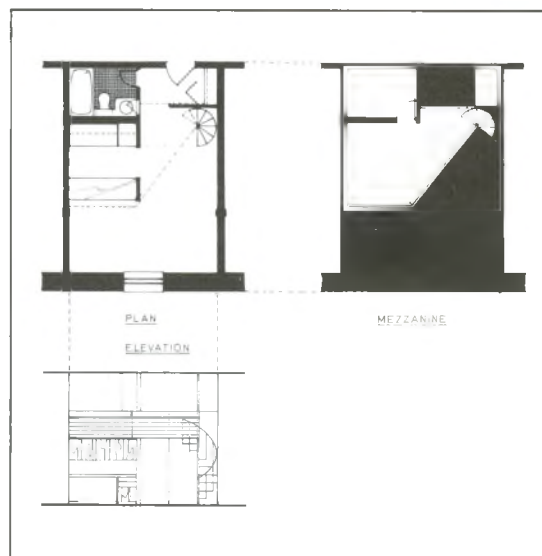
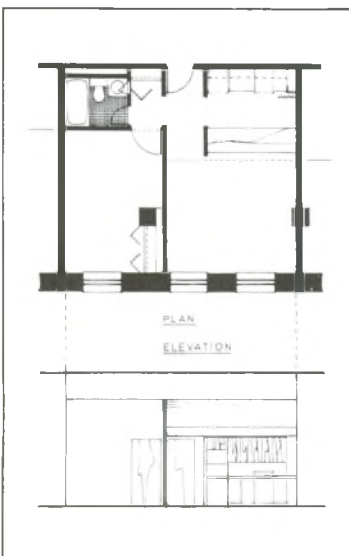
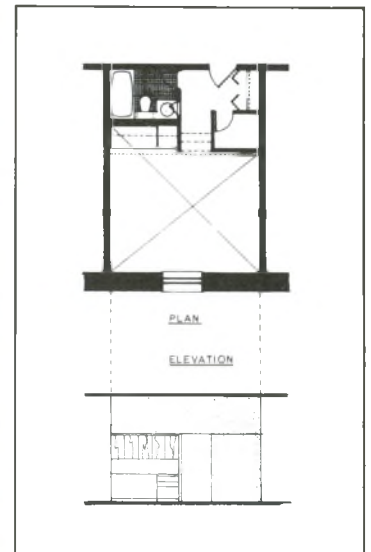
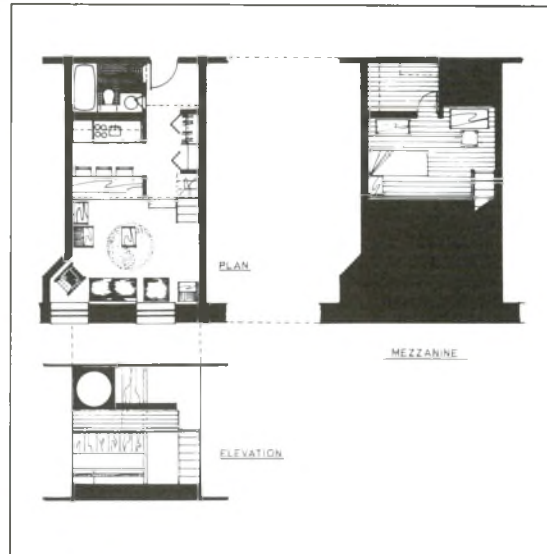
Client

Central Mortgage and Housing
Corporation
Ste. Foy, Que.

The conversion of this building into residences to suit today's life-styles is impressive initially because of the fact that it respects the original character of the old building. Even after conversion there is a monastic feeling to the setting. But equally impressive is the ingenuity and sensitivity with which the units were developed inside. The preservation of the outside spaces and the relationship of the project with the residential area of some 1,800 housing units nearby was also noticeably successful.

This represents an excellent example of the renewal and residential possibilities which similar buildings throughout Canada can offer.





Honourable Mention 1977

Location

303 Boisseau St.
Quebec, Que.

Restoration project by

Claude Langevin
Quebec, Que.

Situated in an area of St. Sauveur that is designated as eligible for RRAP funding (the Residential Rehabilitation Assistance Program), this house was once the family home of the present owner – he grew up here, returned to restore it from its neglected condition and saved it from possible demolition. Mr. and Mrs. Claude Langevin worked long and hard to achieve this and the project succeeded by virtue of their personal interest. It is a good example of the individual initiative which ordinary citizens can exert to help bring new life into an older street or neighbourhood. Help from relatives and friends contributed to the success of the project.

The house dates back to 1846 and the original construction was typical of those days. Major considerations to restore it included reinforcing the exterior walls and completely restructuring the whole of the interior to today's standards. On the second floor, two one-bedroom apartments replace the original single unit which had four-bedrooms. The ground floor retains its original form offering 3-bedrooms in an arrangement providing larger-than-usual rooms.

At the rear of the property a dilapidated garage and old fences were cleared out and replaced with new fencing and a side driveway. Care was taken to preserve existing trees and old bricks were used as pavers.



▲ Before ▲ After

▲ Before ▲ After

Honourable Mention 1977

Location

3440-44 Workman Street
Montreal, Que.

Restoration project by

Peter Kuczer B.Sc., B.Arch.
Montreal, Que.

The City of Montreal has had, for a number of years, a very active program under which the renovation and restoration of worthwhile housing units has taken place under strict controls and expert guidance. This renovation project in the St. Henri district is but one example. It has put back on the market four rental units out of a structure which was long vacant and deteriorated.

As in most of the buildings restored under the City program, particular care was taken to conserve the exterior characteristics of the building. In this way the distinctive architectural character and the quality of the streets in St. Henri and other districts in older Montreal can be maintained.

Undertaking such projects as this is a challenge. Numerous problems and difficulties confront those who handle the renewal of such structures as this is done under quite severe budgetary constraints. The results are gratifying and with rentals (1977) at \$116 per month, this is a venture which should receive every encouragement.



Award 1976

Location

Mount Pleasant Road
Toronto, Ont.

Architect

André E. Le Roux
Toronto, Ont.

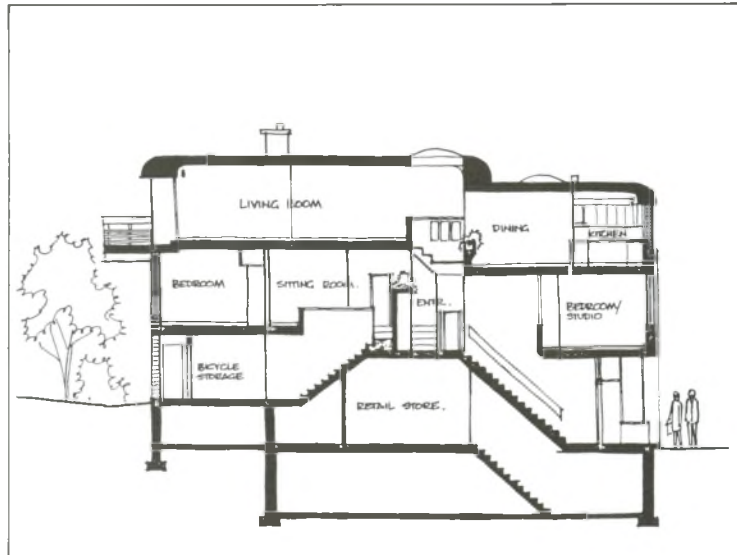
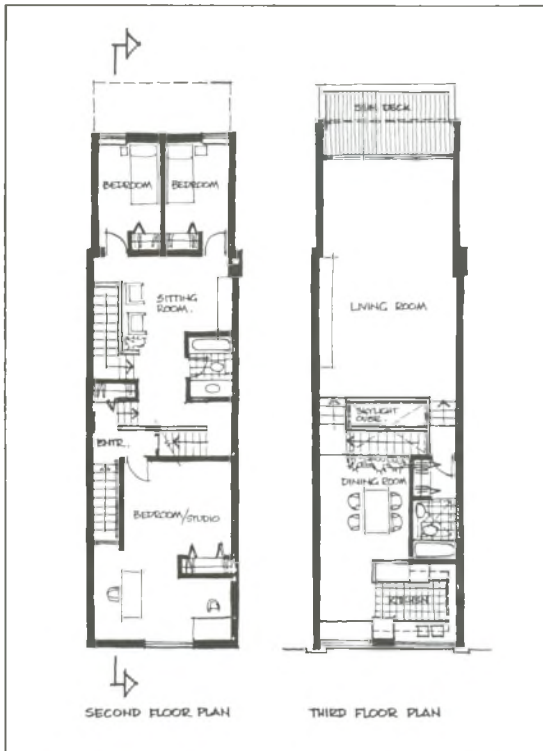
Builder

C-4 Construction Ltd.
Toronto, Ont.

This infill project is a beautifully designed residential apartment built above a store which is situated on a busy commercial street. It is an excellent prototype development which demonstrates how good design can be used to infill and upgrade a row of shops and apartments, which in themselves, have very little architectural merit.

The architect has shaped the plan to meet the particular needs of the families. While constrained by a 15' interior, the changing floor elevations and the special interest of the rooms create a feeling of openness. Natural daylight is brought into the centre of the house by the use of sky-lights, and this gives a sense of freedom in a potentially difficult interior area. Detailing throughout the house is simple but elegant and is indicative of the quality of design that can be realized, even in affordable homes.





Honourable Mention 1977

Location

Sherbourne Lanes
Dundas & Sherbourne Streets
Toronto, Ont.

Architects

Diamond & Myers, Barton Myers
Partner-in-charge
Toronto, Ont.

Builder

West York Construction Ltd.
Toronto, Ont.

This project has made a considerable contribution to the idea of infill housing as a means of increasing density in an existing neighbourhood. It was designed and built for the City of Toronto Non-Profit Housing Corporation.

The project illustrates how infill housing can largely retain the character of an existing neighbourhood, while achieving a considerable increase in density through the creation of new buildings and the conversion of existing houses into smaller and larger residential suites. The retention of the existing houses which allows Sherbourne Street to retain its historic character is to be commended. It was mainly for these reasons that the Jury decided to give recognition to this project. Nevertheless, the jury had serious reservations about some aspects of it.

The new buildings illustrate the advantages as well as the disadvantages of achieving high density horizontally, rather than vertically. The great benefit of this approach is that the six-storey buildings are reasonably in scale with the existing neighbourhood and do not overpower the existing houses. Further, the height of the buildings achieves a residential scale which is more appropriate than the alternate high-rise form.

The architectural treatment of the buildings further breaks down the scale of the new buildings. Some members of the Jury nevertheless felt that the character of the building did not really blend well into the existing neighbourhood.



The site planning is handled with great sensitivity, and while the spaces between the new buildings and the old houses are necessarily small, the scale of the spaces feels right. Walking through the project is a pleasant experience.

Density is 149 units per acre. This does not give a proper idea of the density, however, because over 50% of the units consist of rooms and bachelor units. In comparison with standard apartment buildings the density would be more like 90 to 100 units per acre; this is still a considerable density to be achieved with such a low profile.

While the idea of the project, the site planning, and the urban design are commendable, some aspects of the site planning and the interior planning of the units have serious faults.

The disadvantages of building horizontally, rather than vertically, are apparent. The living rooms or dining rooms of the lower units are only a few feet removed from the lane, without sufficient space for planting to provide a visual screen for these rooms and to soften the side of the development. From the houses opposite the development, the long lineal length of the new six-storey

buildings must provide a formidable visual wall. The closeness of the buildings to the lane will prevent similar redevelopment on the opposite side of the lane. The project therefore usurps the development rights of the adjacent properties. There is a lack of playground space, restricted to one small play lot. However, this may not be too serious a problem as only 49 of the 376 units are large enough to house families. This is basically a roomers- and adult-oriented project.

The architects had a habit of creating problems and not resolving them. The access balconies sometimes project and are sometimes recessed, so that they occur under finished space. This results in extra insulation being installed under the floor and stopping halfway across the dining area. This creates a 1 1/2" drop in the floor, where a table would normally be located. While this probably occurs in only a few units, it is an inexcusable detail.

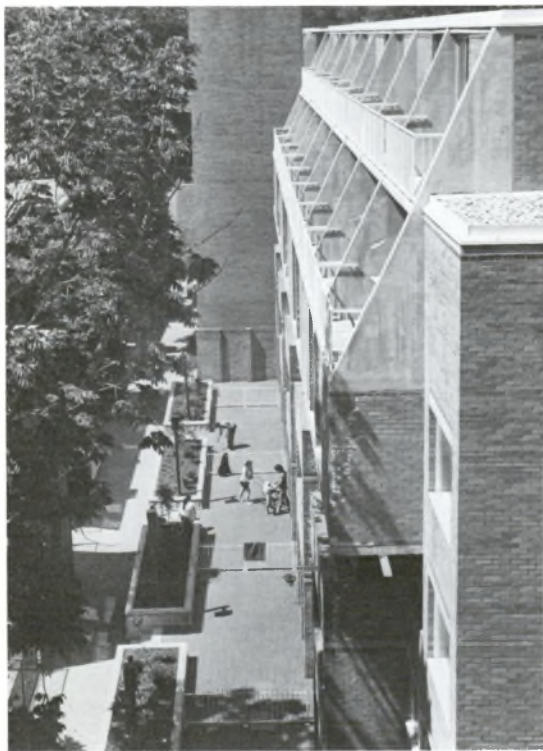
The stepping of the balconies and access balconies would seem to facilitate break-ins; they also create a drainage problem, as the upper bal-

conies drain into the lower and then down the exterior wall, forming icicles in winter. Also, the architectural and sectional gymnastics could have been largely responsible for the excessively high cost, for a non-profit housing project, of \$40.00/sq. ft. (1976/77).

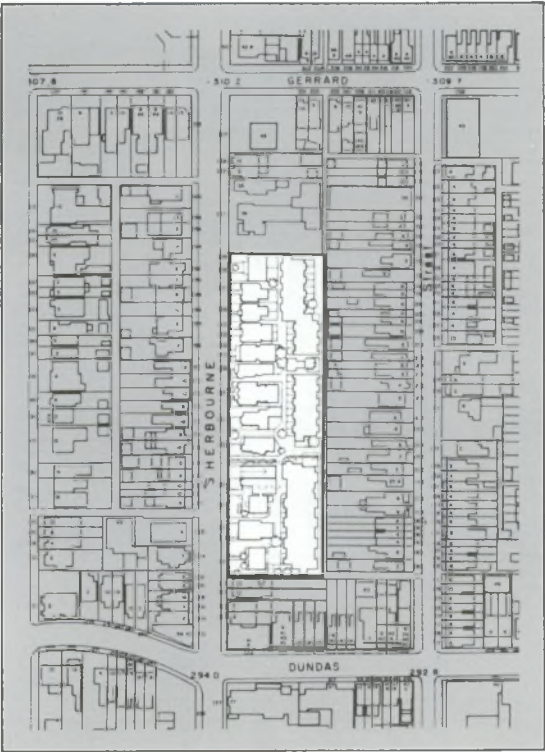
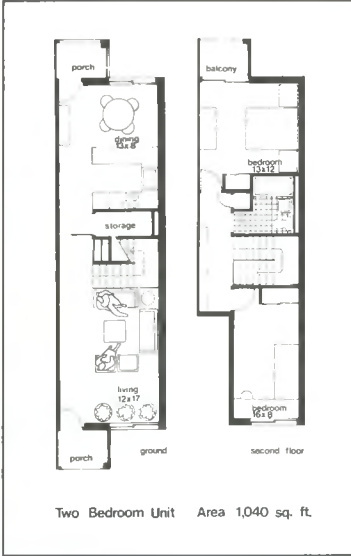
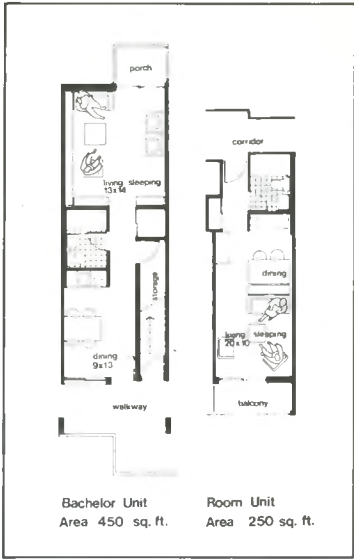
The importance of this project as a concept in providing in-city housing was recognized and for this reason it received as much attention from the visiting jury for what it attempted to achieve as for what it failed to accomplish. It is a project that is worth detailed examination and more commentary that can be given here. An important aspect of the completed development is its image. It was seen by some of the residents and by some outsiders as being "just another public housing project". However hard they had tried, the architects had apparently not succeeded in mitigating the public housing image. This raises the question whether, in fact, it is possible for any design to do this. The public housing image is, to a large degree, a sociological rather than an architectural phenomenon. It can be fairly said that the architects in this instance tried and succeeded in overcoming this image, as far as is possible.



Sectional Perspective Looking North



cont'd.



Award 1976

Location

310 Huntington Place
Victoria, B.C.

Restoration project by

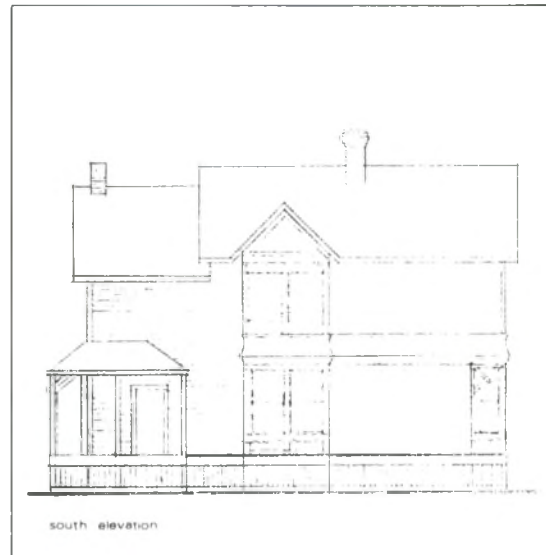
Keay, Collier, Architects
Victoria, B.C.

This Victorian house has been painstakingly restored with great success. The restoration involved the removal of exterior materials which have been applied over the original cladding, plus the restoration of the original cladding and the exterior trim. Inside the building was stripped down to open studding by the removal of successive refinishing layers and the original lathe and plaster. This made it practical and economic to introduce insulation to contemporary standards, to do a thorough rewiring job, and to upgrade the plumbing.

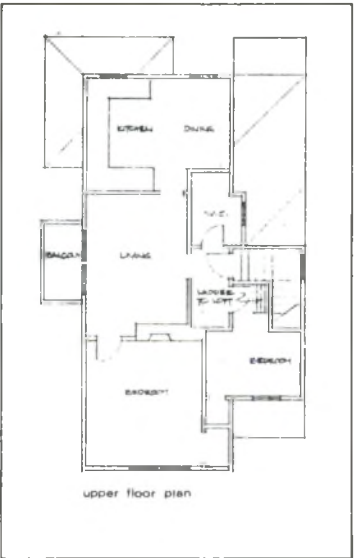
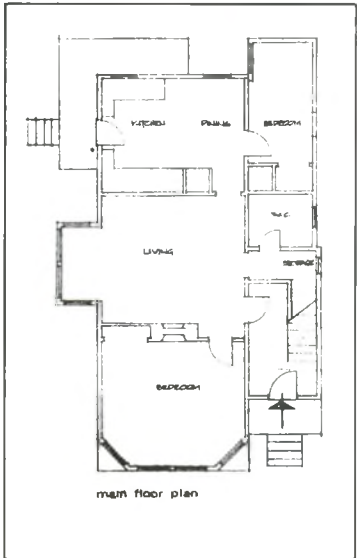
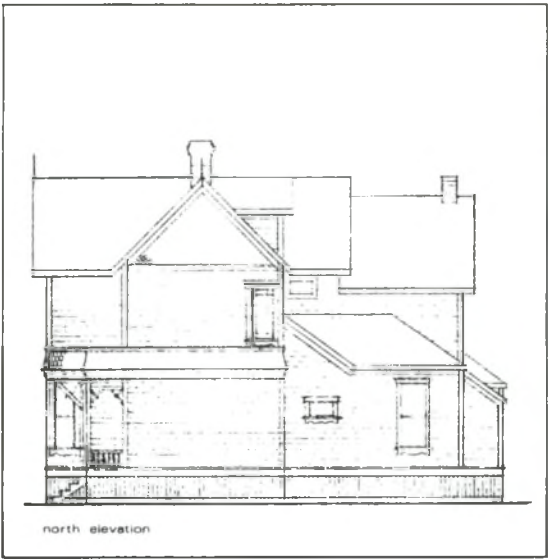
Most of the fittings and fixtures, being no longer mass produced items, were obtained from various demolitions and antique or second-hand stores. The running trim was hand made with great attention paid to the quality of workmanship. The natural wood floors have been restored, sanded, stained and finished. Internal spaces vary from generous to small; found space has been created by developing attic space for an additional bedroom with the hazardous but interesting ships-ladder access.

Redeveloping medium- to large-sized rooms intended to contain free standing storage units, and installing new inside plumbing facilities and rooms, from modest spaces previously used as pantries and larders, often results in a general shortage of storage space and there are instances of this in this house. However, the economy derived from creating a two-storey dwelling with the character which this has and providing two complete dwelling units in place of one condemned single-family dwelling makes such endeavours well worth serious consideration.

Restorations, carried out commercially, could place housing like this well beyond the means of the average aspirant to home ownership. Where dwellings of this type can be acquired at modest costs, i.e. the cost of the land less demolition and can be lived in during reconstruction by do-it-yourself, semi-skilled artisans, such an approach to housing clearly demonstrates another way of providing affordable, amenable housing in proximity to downtown places of work and recreation.



cont'd.



Award 1976

Location

Strathcona Infill Housing
Phases I & II
Vancouver, B.C.

Architects

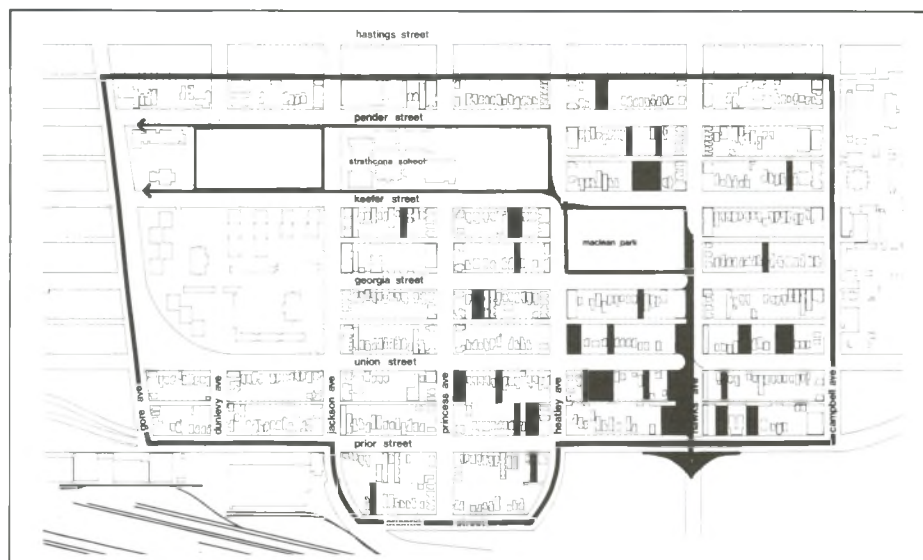
Thompson, Berwick, Pratt and
Partners
Joe Wai, Project Architect
Vancouver, B.C.

Client

Strathcona Area Housing Society
Vancouver, B.C.

Phase I of this project succeeds in achieving an acceptable economic density, providing good orientation, privacy, and a pleasant appearance, blending with an area of mature housing. The finishes are simple and relatively maintenance free and individual plans are well developed as to site circulation. There is a feeling of a mini-community within the development with individual identity given to each unit.

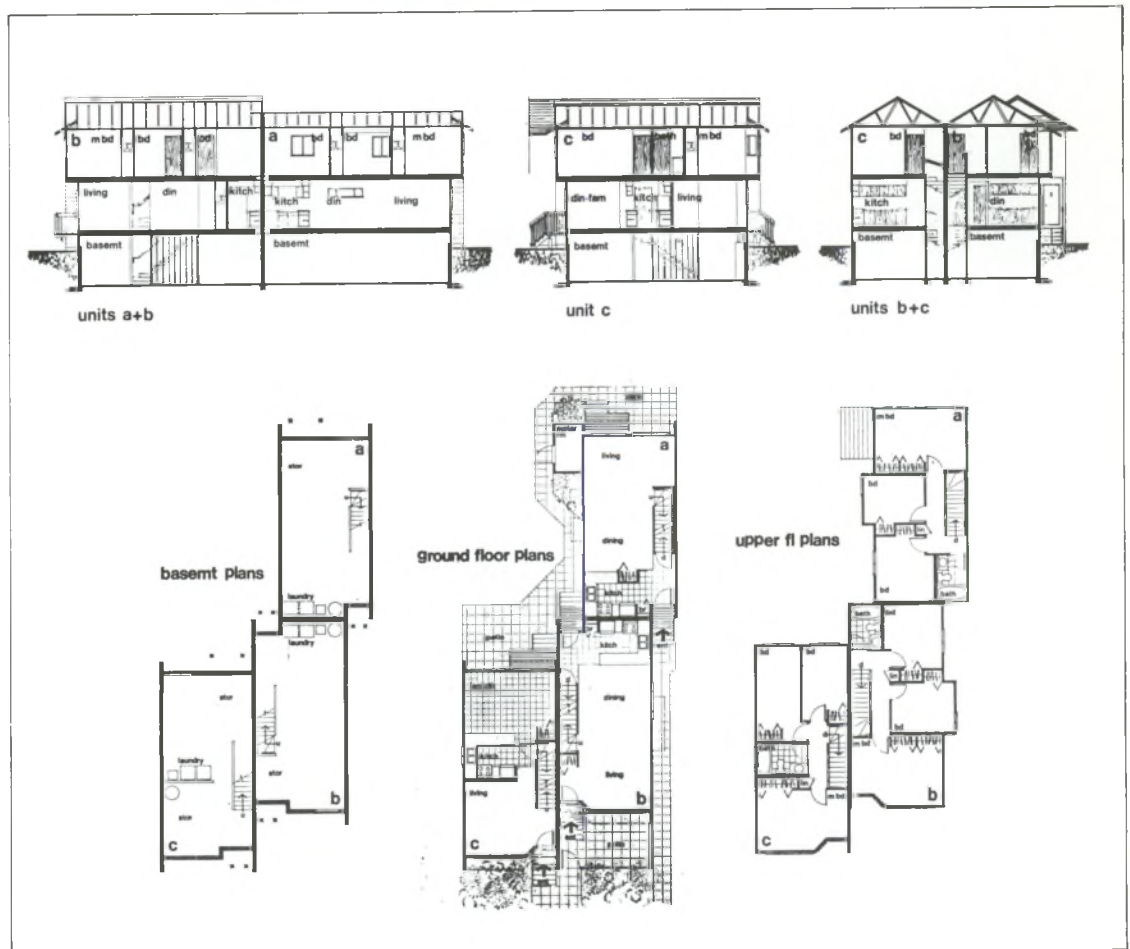
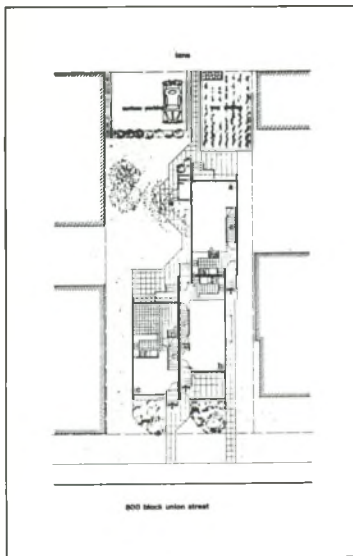
The successful integration of new infill housing in Phase II, blending with existing dwellings, results from the display of good manners in massing and from the choice of unpretentious materials. The roof shapes and window forms echo some of the elements found in some of the nearby houses, while inside, the plans provide contemporary room arrangements and services. The entrances are cleverly separated; existing site features are exploited and there is a general feeling of tasteful economy.

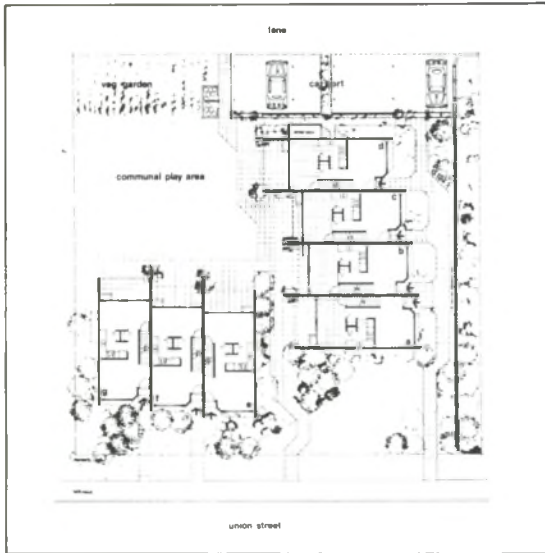


Phase II

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Phase I





Phase II



Phase II

Award 1977

Location

Tatlow Park Court
1820 Bayswater Street
Vancouver, B.C.

Architects

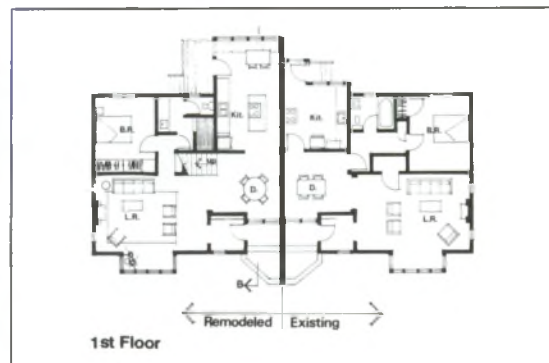
Franklin Allen, Architect
The Corner Group
Vancouver, B.C.

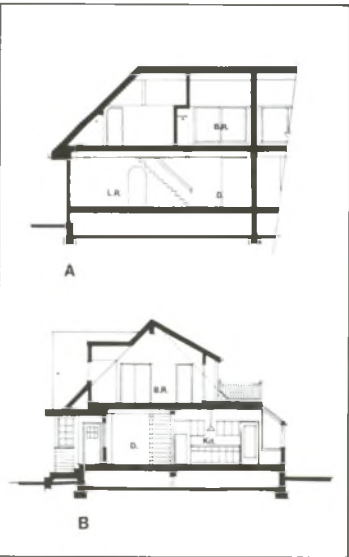
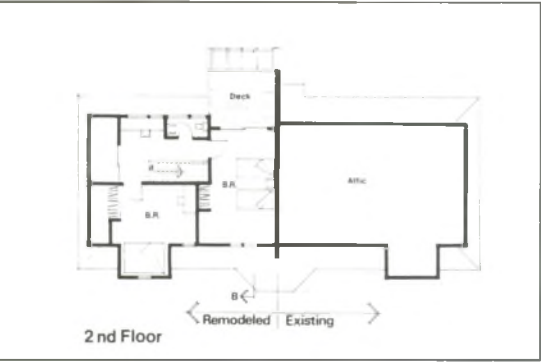
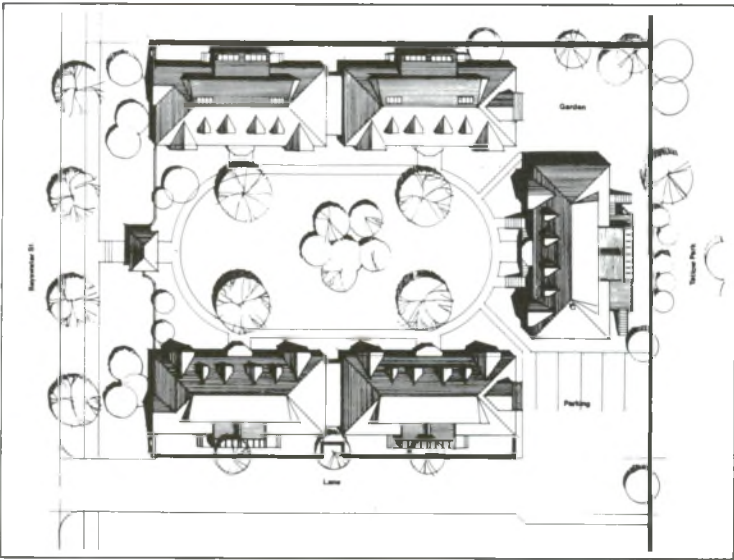
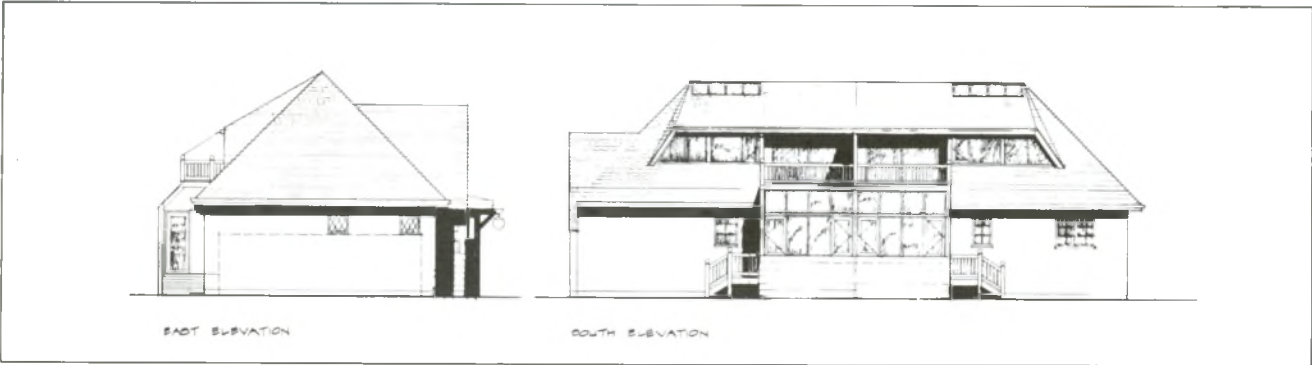
Client

Friends of Tatlow
Vancouver, B.C.

A unique type of development which has explored the potential for renovation through co-operative action by the owners. The project benefits from its orientation to the adjacent park. Since there has been no appreciable change to the exterior of the existing buildings, the impact on the neighbourhood is minimal. The designer showed great sensitivity in achieving the necessary alterations inside without disturbing the exteriors.

The individual owners exercised certain options for developing the interior spaces. Outside, the parking arrangement is not as successful as it could be. There are no private areas at the entrances to the units. The charm of the development derives from the original romantic statement in the architecture of the existing buildings. In this way, the developers were already assured of reasonable success so long as that condition was not disturbed. They recognized this and were sensitive to the potential in the project. A successful venture in housing renovation.





CHDC Membership 1976-1978

During the period of the 1976/1977 Awards programs and the activity connected with them in 1978, the following persons were serving members of the CHDC.

Membership on the 30-member Council is by invitation and usually involves three years of contribution in various ways to the Council's objective. This is done as a public service. Each year approximately one third of the membership changes as some members leave and others take their place. In this way, since 1956, the CHDC has maintained a membership that has been representative of the main geographic regions of Canada and of the principle concerns to do with housing and community.

Only the briefest information is given here. Further details including business or professional data, postal addresses etc. may be obtained from CHDC's Ottawa office.

Atlantic Region

Mr. David Forsyth
Halifax, N.S.

Mrs. Catherine Hennessey
Charlottetown, P.E.I.

Mr. Eric MacNearney
Windsor Jct., N.S.

Mr. Frank Ryan
St. John's, Nfld.

Mr. David Wry
Moncton, N.B.

Mrs. Donna Young
Fredericton, N.B.

Québec Region

Mr. Herbert C. Auerbach
Montréal

Mr. Roger Bédard
Beaconsfield

Mr. Jocelyn Breton
Québec

Mr. Robert Chagnon
Montréal

Mr. Jean-Jacques Fontaine
Bury

Mr. Jean Ouellet
Montréal

Mr. Jacques Perron
Orsainville

Mr. Louis C. Pretty
Montréal

Ontario Region

Ms. Novia Carter
Waterloo

Mr. William G. Docherty
Windsor

Mr. Henry Fliess
Don Mills

Mr. Robert Graham
Thunder Bay

Mr. Clifford Gwilym
Ottawa

Mrs. Colette Joy
Ottawa

Mr. Walter H. Kehm
Toronto

Mr. Jack Klein
Toronto

Mrs. Barbara Lambert
Ottawa

Mr. Gerald Sheff
Toronto

Mr. Norman Stone
Toronto

Mr. Donald Ward
St. Catharines

Prairie Region

Mr. Gustavo da Roza
Winnipeg, Man.

Mrs. Evelyn Edwards
Saskatoon, Sask.

Mrs. V.M. (Jackie) Hoag
Regina, Sask.

Mr. Stanton K. Hooper
Edmonton, Alta.

Mr. Melvin F. Malkin
Saskatoon, Sask.

Mr. Len Perry
Edmonton, Alta.

Mr. Avrum Regenstreif
Winnipeg, Man.

Mr. James R. Taylor
Calgary, Alta.

Mr. Val Werier
Winnipeg, Man.

British Columbia Region

Mr. John A. Di Castri
Victoria

Mr. Bruno Freschi
Vancouver

Mrs. Edith Gunning
Victoria

Mrs. Yvonne D. Harris
Prince George

Mr. James Houston
Port Moody

Mr. Richard E. Hulbert
West Vancouver

Mr. Rex Lupton
Kelowna

Dr. Ann McAfee
Vancouver

Mr. Donald Nann
Burnaby



Canadian Housing
Design Council

Conseil canadien
de l'habitation

CHDC 124