

2017 LIVABLE CITY design awards

Jury Report November 2017





OFFICE OF THE MAYOR

November 17, 2017

Ladies and Gentlemen,

On behalf of City Council, I am pleased to congratulate the winners of the City of Kingston's 2017 Livable City Design Awards! The award program attracted 27 nominations in total this year, which represented a wide range of building and landscaping projects throughout the city.

Our vision is to make Kingston a smart, livable, 21st century city. Making this vision a reality includes participation from every sphere of our community. That's why I'm pleased that the Livable City Design Awards are given every three years to recognize excellence in urban design and architecture. Our hope is to continue to promote developments in the city that positively contribute to the Kingston community and reflect excellence in design.

I would also like to recognize the contributions made by the jury members to this award program. The jurors took on the difficult task of making their selection from many outstanding submissions and I thank them for offering their time and expertise.

Once again, congratulations to our winners and everyone who submitted designs for consideration in this year's competition! Together we're building a better Kingston!

Sincerely,

Bryan Paterson
Mayor of Kingston



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Acknowledgements

Thank you to the various City staff and community members who participated in the event, not limited to the following:

Planning, Building and Licensing Services

Kingston Frontenac Public Library

Awards & Evaluation and Criteria

The number and type of awards are at the discretion of the jury, and may include the following:

- Award of Excellence – Presented to projects that exemplify, as much as possible, the evaluation criteria and the City’s design objectives and principles; and,
- Award of Merit – Presented to projects that demonstrate excellence in one or more of the evaluation criteria and are in keeping with the City’s design objectives and principles.

The People’s Choice Award was also included again with this year’s awards program, with voting by the public taking place in the early fall.

Evaluation Criteria

Each project was assessed according to the following criteria:

- Significance at a City Wide Scale – Contribution to the City’s design objectives as related to the City’s image, visual identity, vistas, skyline, and streetscapes;
- Significance at a Community Scale – Contribution to the quality of the environment within a community, the demonstration of regard for the context of the locale, and enhancing a sense of place and personal safety or reinforcing a unique history;
- Innovation – The degree of creative response to project requirements and site constraints, affordability, incorporation of technology, and the ability to influence trends;
- Context – The relationship or blending of built form and spaces with existing and planned development, and respect for, or enhancement of, the area’s character;
- Execution – The quality of construction materials, and the interpretation of the design into reality;
- Sustainable Design – Demonstrates an integrated approach to design that supports environmental and sustainable site and building practices; and,
- Accessibility – Displays a high standard of Universal Design principles as set out in the City of Kingston Official Plan.

In addition to the general criteria listed above, the following are criteria specific to heritage projects:

- Heritage – Eligible projects display the highest standards of conservation practice as defined in the City of Kingston’s Official Plan.

Judging

The Livable City Design Awards are coordinated by the City of Kingston's Planning, Building and Licensing Services, but all jury members are external to The Corporation of the City of Kingston.

The Jury

Ajay Agarwal

B.Arch., M.Tech., M.Pl., Ph.D.

Ajay Agarwal teaches courses related to Community Design, Urban Transportation, and International Development at the School of Urban and Regional Planning at Queen's University. Ajay earned his Ph.D. from the University of Southern California (USC), Los Angeles. Ajay was born and raised in India where he practiced as a consulting architect for several years before commencing his graduate studies in the United States. Ajay's research interests lie in the determinants of travel behaviour, and the association between transportation infrastructure and urban spatial structure. Presently he is investigating the emerging travel behaviour of Generation Y, and opportunities and barriers for promoting public transit in midsize Canadian cities.

Colin Berman

B.Arch. Sci., OALA, CSLA

Colin Berman is an Associate at Brook McIlroy in Toronto and is a licensed Landscape Architect with over 15 years of professional experience. Colin has worked on a range of landscape architectural, urban design and streetscape projects throughout Canada. His experience includes downtown revitalization studies, municipal and federal parks, streetscape and public realm plans, institutional, commercial and multi-unit residential landscapes, installation designs, residential gardens and LEED-certified projects that utilize cutting edge sustainable landscape technologies. Colin has also planned public consultation strategies and facilitated events for a range of public realm projects, focusing on a collaborative, task-based approach to public participation.

Jessica Hawes

OAA, BES, MArch, MRAIC, RPP, MCIP, LEED AP

Jessica Hawes has over 18 years of experience in planning and design for buildings, landscape spaces and cities. A core focus of her work is to foster context based design solutions through meaningful consultation processes and to encourage design excellence within the planning realm. Jessica's work focuses on synthesizing

contemporary urban challenges to produce compelling visions, realistic master plans and clear implementation strategies for transit oriented development, waterfronts, campuses and communities.

She has been the Project Lead for avenue studies, sustainable community master plans, development studies, strategic growth studies, context specific urban design guidelines, and secondary plans. Jessica's most relevant experience includes the Kingston Residential Intensification and New Community Design Guidelines, the Williamsville Main Street Study for Kingston, Vaughan City Wide Urban Design Guidelines and Comprehensive Zoning Bylaw Review, St. Clair Avenue Study, Hamilton's Pier 7 & 8 Mixed-Use Development Plan, the Stanley Greene District Plan, and the Trent Research and Innovation Park. Jessica has received both a bachelor of Environmental Studies and a Master in Architecture from the University of Waterloo and is located in Brook McIlroy's Toronto Office.

André Scheinman

André Scheinman has, for over thirty-seven years, specialized in the planning for, and preservation of historic sites, structures and cultural landscapes. André is a founding member of the Canadian Association of Heritage Preservation Consultants (now CAHP), and is a thirty-four year member of both the Association for Preservation Technology (APT) and the International Committee on Monuments and Sites (ICOMOS). He was honoured by ICOMOS in 1998 for his contribution to international conservation in reference to his involvement with the international delegation (1988) to the then Soviet Union toward the conservation of the World Heritage Site at Kisi.

Prior to establishing his own firm, André was a consultant to the Ontario Heritage Foundation (OHF), responsible for architectural/historical/technical research, condition assessments and developing construction documents for the restoration of significant OHF properties. He was also a consultant to the (then) Ontario Ministry of Citizenship and Culture, responsible for the development, implementation and technical support of the Building Rehabilitation and Improvement Campaign (BRIC) grant programs to assist the owners of designated heritage buildings. André also worked as the manager of heritage preservation projects for Quadrangle Architects in Toronto, with prime responsibility for such projects as the Fort York Architecture and Engineering Study and the restoration of the Queen's Wharf Lighthouse.

Since establishing André Scheinman Heritage Preservation Consultant in Kingston (1988), André has undertaken a wide variety of heritage projects for both private and public sector clients, including many National Historic Sites (NHS). Recent and/or current projects include the Isabel Bader Performing Arts Centre, Queen's University;

East Block Restoration, Parliament Hill, Ottawa; Old Sydenham Ward Heritage Conservation District Study, Kingston; and the Presqu'ile Point Lighthouse.

Jury Statement

The City of Kingston's Livable City Design Awards presents an opportunity every three years for the community to reflect upon what projects stand out from the general urban fabric and make an exceptional contribution to the spaces that we all share - the public realm.

As the City quickly intensifies and evolves, there is increasing opportunity for public and private landowners to consider what a development can give back to the City. This year's awards program – with a record 27 submissions - saw a wide range of project typologies and community functions. Kingston continues to be a leader in historic renovation projects with a variety of sensitively executed restoration projects. The quality of craftsmanship is immediately evident.

Another emerging theme that was clear in this year's submissions is the creative repurposing of existing building stock. Historic manufacturing buildings have been converted into thriving cultural hubs. Tired industrial sites are creatively adapted into buildings that elevate the character of the neighbourhood.

Sustainability was also a theme that was woven through most projects. It was not long ago that the incorporation of sustainability features in a building's program stood out as unusual. In Kingston, the idea of designing responsible buildings is gaining momentum and this is a trend we anticipate will continue.

We hope that this year's excellence and merit winning projects will inspire Kingston's development community to prioritize creative design decisions that make a positive contribution to the life of the city.

2017 Nominations

- **7 Pine Street**
Residential Development
- **40 Cliff Crescent**
Affordable Housing Development
- **42 Lakeshore Drive**
Residential Development
- **155-159 Princess Street**
Commercial Development
- **Anna Lane**
121 Queen Street
- **Artillery Park Aquatic Centre**
382 Bagot Street
- **BPE Development Office**
141 Hickson Avenue
- **Brant House and David C. Smith House**
28 Albert Street and 222 Stuart Street
- **Clergy Street Apartments**
105 Clergy Street East
- **Currie and Mackenzie Buildings**
15-17 Valour Drive
- **The Edge**
655 Princess
- **Isabel Bader Centre for the Performing Arts**
390 King Street West
- **Kingston Community Health Centre**
263 Weller Street
- **Lovebird Bridal**
172 Ontario Street

- **Martello Alley**
203 B Wellington Street
- **Midland Avenue Business Park**
1253-1381 Midland Avenue
- **Midland Park**
1391 Midland Avenue
- **Molly Brant Elementary School**
30 Lyons Street
- **Princess Court**
572-574 Princess Street and 464 Frontenac Street
- **Providence Care Hospital**
752 King Street West
- **Richardson Stadium**
938 Johnson
- **Rideau Street Lofts**
35 Rideau Street
- **Riverview Park Renovation**
140 Rideau Street
- **Royal Artillery Place**
348 Bagot Street
- **Street Health Centre**
115 Barrack Street
- **Tett Centre for Creativity and Learning**
370 King Street West
- **Westbrook Meadows Neighbourhood Park**
Mandara Drive at Roshan Drive

Award of Excellence



42 Lakeshore Drive

Residential Development

Designer: Blue Sky Architecture

Clients: Mary Dianne Delva and Nicholas John Delva

Project Description:

This home was built on the last undeveloped lot on Lakeshore Boulevard, a property owned by the family for over forty years. With the intention of building a sustainable, accessible home that will last for generations, they created a home that accommodates a live/ work lifestyle, aging in place, and a centre for their extended family.

The design of this home challenges the normal suburban home plan layout. Unlike the typical suburban homes in the neighbourhood, the garage face is angled away from the road and a formal courtyard fence and gate invites you into a beautiful inner garden courtyard. On the lakeshore side, terraces embrace and follow the natural shoreline and the historic limestone wall along the shore was rebuilt. Initially it was designed as an L-

shaped plan on the lot. This evolved into a courtyard plan that provides a variety of public, semi-public, and private spaces including a garden courtyard for urban agriculture.

The owners used materials that reflect the historic building materials of Kingston with a contemporary interpretation. Sustainable and accessible design contributes to the creation of an energy efficient home that provides comfortable and efficient living that allows aging in place.

Jury Comment:

This residence at 42 Lakeshore is a thoughtful project that is unique in its neighbourhood context. The building sits quietly on the site and invites exploration through its entry experience, courtyards open rooms and waterfront terrace. The siting of the project is enviable, and the massing and configuration of the house creates an experience that feels transparent while also offering privacy. By studying the environmental conditions of the site, the building is naturally lit and cooled, reducing its energy consumption. This is an impressive and memorable home.

Award of Excellence



Anna Lane

121 Queen Street

Designers: HCA Architects Inc.

Client: Frontenac Standard Condominium Corporation

Project Description:

The challenge in this project was to bring a large-scale building mass into a settled and well established streetscape and block structure of low-rise historical buildings. Much of the detailing and material choice were introduced to mitigate and enhance the change in scale and to break the building mass down into simple pieces. The building was conceived in a spirit of contextuality while free from the pitfalls of being locked into stylistic constraints. Kingston's approach to focus on material and massing compatibility has allowed this building to reach a design potential that would not be possible in a more stylistically-strict approval process.

A number of green initiatives were incorporated into the building. The vertical element clad in dark perforated metal adjacent to the entrance on the south side is a passive

‘solar wall’ that captures rising heated air in the wall and draws it into the building at the top to preheat fresh air for the building. Solar panels have been placed on the roof to help generate hot water for the building. Indoor bicycle parking is provided on the lower level of the building.

The building is fully barrier-free and the main lobby is easy to access from the street and from all parking levels. All levels of the amenity roof terrace beside the church on the west side is accessible from the multi-purpose room and the public roof terrace on the 9th floor was made fully accessible.

Jury Comment:

Anna Lane is a well-executed mid-rise building that should serve as an example for builders in Kingston. The project successfully enhances the streetscape, addresses the heritage church, and is massed to sit comfortably on the street. Of special note is the integration of street-oriented units that create an effective transition from the upper to lower building elements and increase presence and activity on the sidewalk. In addition, the transition to the church, both from a massing and materials perspective – is especially well done. Landscaping and ground-level details are well considered, and the educational heritage information board near the entrance is a special touch that contributes to the sense of place.

Award of Excellence



Currie and Mackenzie Buildings

15-17 Valour Drive

Designers: Colbourne and Kembel, Architects Inc.

Client: Royal Military College of Canada

Project Description:

The Currie and Mackenzie Buildings are two of the Royal Military College's most recognizable and historically significant buildings. The two joined buildings are prominently situated on the parade square and house offices, classrooms and assembly halls used by students and staff at the college.

The team prepared extensive reports and design options which responded to the heritage designations of the buildings resulting in ornate and historically significant roofing and cornice details spanning an array of architectural styles and copper detailing. All roofs and roofing details on both buildings were replaced, including tower roofs, batten-seam and flat pan copper, zinc-tin coated copper cornices, cast-iron ornamental cresting, dormer windows, and woodwork. The masonry chimneys, parapets, and other decayed masonry areas at roof level were all repaired and restored.

Restoring and preserving these significant heritage buildings enriches the historical character of the City of Kingston. Revitalization improves the appearance of the highly visual landmark and keeps the building useable, enhancing the experience of RMC students, staff, Kingston residents, and tourists.

Jury Comment:

The restoration of the roof level areas of the Currie and Mackenzie Buildings is an exemplary heritage restoration in a City full of handsome heritage structures. The building's prominent location on the Royal Military College campus demanded that the restoration team meet the highest bar for craftsmanship and authenticity. The team went above and beyond, restoring the metalwork and masonry details to the highest quality. This level of dedication exemplifies the steps required to restore a prominent building so it can be appreciated by future generations.

Award of Excellence



Isabel Bader Centre for the Performing Arts

390 King Street West

Designer: N45 Architecture & Snohetta Design

Clients: Queen's University

Project Description:

On the shores of Lake Ontario, the Isabel was conceived to be a world-class Performing Arts Centre. Together with the J.K. Tett Centre, a new “Arts Destination” has been created pushing the boundaries of urban activities beyond the core. The “Isabel” unites a diverse range of creative disciplines [Music, Drama, Film, and Media Studies] under one roof. The breath-taking views and calm inspired the design language, resulting in a crisp vocabulary and open space as a major contribution to the Alwington neighbourhood, and in an engaging way, to the urban fabric of Kingston.

The first impression is a crisp stainless steel and glass pavilion subtly placed between two rough weathered stone structures. However, the project sensitively incorporates the

reuse of the 19th century limestone industrial buildings - the three storey structure, as well as the single storey stable.

Not only did the design team repurpose the heritage structures, but they also reclaimed and recycled large quantities of wood flooring, columns, and beams into the interior spaces. Local limestone was used for repairs and for new exterior finishes. From the outset, every effort went into “best practice sustainable” through repurposing, mechanical, and electrical systems design for the project.

Jury Comment:

The Isabel Bader Centre for the Performing Arts is a world class facility with an impressive design that is hard to fault. It repurposes the limestone industrial buildings and incorporates them into a new, forward-thinking modern structure. The careful siting of the building allows for dramatic views to Lake Ontario. The juxtaposition of stainless steel and glass to rough weathered limestone creates visual drama that is fitting for the University's new performing arts centre. The combination of a world class architectural team with a supportive client has created something wonderful.!

Award of Excellence



Molly Brant Elementary School

30 Lyons Street

Designers: Colbourne and Kembel, Architects Inc.

Clients: Limestone District School Board

Project Description:

The new Molly Brant Elementary School is a two-storey Kindergarten to Grade 8 school and a consolidation of two school communities (First Avenue and Frontenac Public Schools). On a city-wide scale, infill within the existing urban fabric makes more efficient use of existing municipal infrastructure. At a community level, the school is positioned on the site with the minimum zoning setback, integrating the building into the surrounding context. While the materials are durable and robust, the use of colourful panels and glass lend a vibrant atmosphere to the streetscape and expresses the building's function as an elementary school.

Sustainable design was a significant consideration in the building design to create energy efficiency. Masonry and limestone veneer walls are some of the features adding texture and interest in its design.

The school integration process was involved, thoughtful, and consultative with representatives from both schools participating in the design process. As one of several ways to bring the two school communities together, an innovative mural project was created by students of the two legacy schools and facilitated by local artist Nancy Douglas. Other features include accessible entrances, naturalized school playgrounds with vegetable gardens, a commons hub, and the addition of trees on the property.

Jury Comment:

Molly Brant Elementary school is a playful, inviting place of learning. The design of the school is considered from all sides, with a variety of massing and good articulation. Design elements such as a vibrant palette of colours used through the building, shading for the windows, and good planting materials demonstrate careful design attention and an overall well-executed project. One space of special note is the outdoor classroom area, which encourages innovation in the use of the facility as well. This project sets the bar high for future education facilities in the City and demonstrates that smart, engaging design is not always tied to large budgets.

Award of Excellence



Tett Centre for Creativity and Learning

370 King Street West

Designers: Colbourne and Kembel, Architects Inc.

Client: City of Kingston

Project Description:

The J.K. Tett Centre for Creativity and Learning is part of an important heritage site for Kingston and Eastern Ontario that was recently renovated to function as an arts hub. Together with the Isabel Bader Centre for the Performing Arts, “the tett” represents a creative re-imagining of a former industrial and military hospital site.

The J.K. Tett Centre, along with providing an arts hub for Kingston, restored the building to how it appeared in the 19th century when it functioned as a malting building. The restoration of the historic roofline, including the replication of the Malting Tower massing, represented a desire to visually re-connect the community with the history of the site using a strong architectural feature that had been lost and provided a sense of place.

In addition, the tett provides spaces to actively engage in the arts and has expanded the community's access to Lake Ontario vistas and waterfront public spaces.

By rejuvenating this unique heritage building, the City has gained an economically feasible, culturally sustainable, and historically sensitive model for the preservation of our community's history.

Jury Comment:

The Tett Centre for Creativity and Learning touches upon everything that represents good design. The result is a project that is a new cultural landmark. It's a fantastic adaptive reuse that does an excellent job of incorporating heritage components into a thoughtful modern building. The building is welcoming and engaging with a sensitively executed entrance foyer. The building works well with the adjacent Isabel Bader Centre for the Performing Arts. The site has an industrial sensibility, and the restoration of roof line of the distillery is a clever connection to the site's history. The addition of the waterside café adds new animation to Kingston's waterfront for community members. Even with limited resources and unexpected expenses, colours and materials are used well – the building works. Also, the extensive public consultation paid off - there is a great community presence because of all of the activities. The building is clearly well-loved and instantly feels welcoming. It's easily recognized as a place you are meant to go.

Award of Merit



7 Pine Street

Residential Development

Designers: Ian & Zane Whitfield

Client: Zane Whitfield

Project Description:

This project saw the demolition of an existing 1960s-era house that had fallen into disrepair, and the construction of a new two-storey, two-unit home on the existing property. The project was designed by a father-son team in order to provide housing for the family's parents/grandparents, in addition to providing a small income to support their downsizing.

The focus of the redevelopment's design was threefold: architectural harmony with the surrounding neighbourhood was highly prized, as was energy efficiency, and the accessibility of the home. Given the property's location in the Inner Harbour area, the surrounding area consists of most one, two, and multi-unit dwellings, with a mix of rental and owner-occupied properties. The red brick used on 7 Pine Street was reclaimed from

surrounding area to maintain the design style of the neighbourhood. Additionally, the home was built with high energy efficiency in mind, including hydronic heating, a focus on using wood materials wherever possible, and the installation of a 10kw solar array on the roof.

In terms of accessibility, this building was designed with an open concept floor plan, allowing for free movement throughout, as well as extra-wide hallways and 3-foot door openings throughout.

Jury Comment:

This multi-generational home allows families to stay together while respecting the existing neighbourhood character. As a new two-storey private residence, the project showcases sustainable features such as a photovoltaic solar array and high-quality materials including brick and stone cladding, and a durable steel roof. The house fits well into the neighbourhood because of its massing and materials. With two units and accessible features, this development represents the kind of gentle intensification that is inspirational to see in a residential area.

Award of Merit



Artillery Park Aquatic Centre

382 Bagot Street

Designers: Shoalts and Zaback Architects Ltd.

Clients: City of Kingston

Project Description:

The existing Artillery Park facility was well used but in poor condition. As the City of Kingston's only aquatic centre, it was essential to revitalize and improve the facility, which was also inaccessible. The current project was an opportunity to re-organize the original buildings. It makes adaptive reuse of the best parts of the sheds, adds to the pool to strengthen the profile of the Aquatic Centre, preserves street trees, provides pedestrian path with trees and landscaping, and provides accessible seating and pedestrian lighting linking Montreal Street to Bagot Street.

A Stage 4 Archeological Investigation was carried out on site as part of the project. Extensive and important historic artifacts were discovered. A rotating exhibition of the

most interesting artifacts discovered along with interpretive panels explaining the history and importance of the site are integrated into the design. They are displayed in the public lobby which links the pool viewing area to the fitness and community rooms in the centre. As well, major walls of some former structures on the site are marked in the parking lot to assist in bringing the history of the site to light as people use the facility.

Working closely with the Kingston Municipal Accessibility Advisory Committee and City Staff, the resulting renovation is fully accessible and easy to navigate by all users. The project was designed to LEED Silver, and sustainable features include solar hot water, photo voltaic panels, and high efficiency HVAC with heat recovery.

Jury Comment:

The revitalization of the Artillery Park Aquatic Centre has strengthened its role as a hub of community active living. Working with the constraints of the existing building framework and a three sided site, the retrofit creates a modern, transparent and accessible facility. The incorporation of archaeological artifacts as a learning tool is a model to be followed. From a functional perspective, the building incorporates sustainable features such as photovoltaic panels, solar hot water and high efficiency heating and ventilation.

Award of Merit



BPE Development Office

141 Hickson Avenue

Designers: Shoalts and Zaback Architects, Ltd. & BPE Development

Clients: BPE Development

Project Description:

141 Hickson Avenue was an abandoned Industrial building. BPE purchased the building and renovated it. The building is now fully utilized. The project consisted of complete interior renovations, new cladding and a new front façade.

The façade is broken down into two elements with a limestone base and natural wood slats above. Each business now has its own independent entrance.

The project sets a new standard for building facades and streetscape in an industrial area of the City where historically little or no attention has been paid to building appearances. It is a small but important contribution to the public realm in this part of the City.

Jury Comment:

This redevelopment of the BPE Development office at 141 Hickson has resulted in a wholesale change of how the building relates to the street in this industrial context. It took a building with front yard parking and no significant presence and redefines the feeling of the street. The reimagined façade has a rhythm and use of materials that are appropriate and inviting. The result is a very thoughtful and high-quality execution. There are two specific points of merit: first; that initiative was taken to make this transformation where there was no requirement to do so. And second, that as a façade treatment, this is inherently replicable as a feasible design intervention in other areas. The building sets a new standard and could be a catalytic project for this area and beyond.

Award of Merit



Kingston Community Health Centre

263 Weller Street

Designers: Shoalts and Zaback Architects, Ltd

Client: Kingston Community Health Centres

Project Description:

Kingston Community Health Centre was previously located in a series of rented locations. The spaces were cramped, programs were disconnected, and the spaces lacked natural light. In 2014, KCHC was able to purchase a largely abandoned shopping plaza on Weller Avenue. This provided the opportunity for KCHC to be located in one place. The new purpose-renovated space is more convenient and functional for clients and staff. Synergies and efficiencies between programs are now possible. The space is light filled and inviting to the Community.

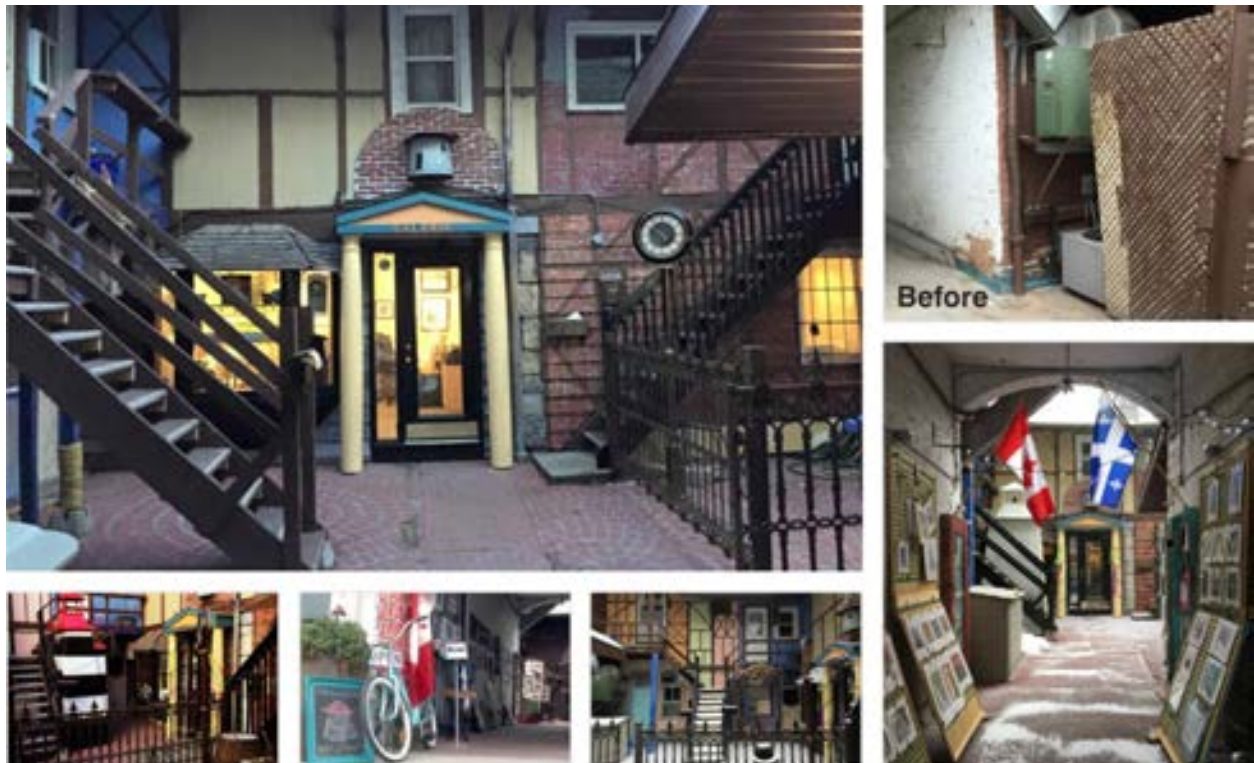
By turning over part of their site, KCHC facilitated the City of Kingston converting part of the parking lot at the corner of Weller and Compton Streets into a public park. This park provides recreation space not only for KCHC clients, but also for the entire community. This part of the City was previously underserved with play and recreation spaces.

For the first time in its history, KCHC now has a central building of its own to support and facilitate their programs and the active participation of the neighbourhood. The building includes one large and several smaller community rooms with AV facilities and full-working kitchens. In the short time since its opening, the building and adjacent park has become a real Community Centre.

Jury Comment:

In what was once largely abandoned shopping plaza, the Kingston Community Health Centre at 263 Weller Avenue amalgamates important services into a welcoming new space. Operating within budget constraints, it is a positive example of how smart design and money aren't mutually dependent. Decisions to adaptively reuse the structure and to give up parking for parkland are commendable. Other key thoughtful elements include retaining the retail and creating a warm, friendly interior space for users contribute to this project being worthy of special recognition. Overall, this project breathes new life into a deserving community."

Award of Merit



Martello Alley

203 B Wellington Street

Designer: David Dossett

Client: David Dossett

Project Description:

Martello Alley started out as a dream to create a public space where local artists could display their work. The idea was to reclaim a run-down alleyway and convert it to a permeable people space. Martello Alley is based on la Rue du Trésor in Quebec City, a famed art alley. It has created the illusion of colourful storefronts.

A literal life-size painting of a little French alleyway and village courtyard, the asphalt was transformed into a cobblestone walk way by means of hand painting every brick directly onto the ground. The walls of the covered alley became the backdrop for faux windows and doors that open during business hours to reveal artists' works in print format. Lighting was installed and two fantastic vintage bicycles, which have become iconic to Wellington Street, adorn the entrance to the Alley. The bicycles along with an

eye catching sign of a three dimensional Martello tower (created by artfully up-cycling an old barrel), make it impossible for pedestrian traffic to not stroll in, just to see what this is all about.

It has utilized inventive solutions to practical issues like outdoor storage of garbage containers and the need to setup art displays daily. Martello Alley provides a unique opportunity for twenty local artists to display and sell their work and has invigorated the immediate area because it has transformed a dark, dingy alley into a bright, colourful people place.

Jury Comment:

Martello Alley is an excellent example of what happens when a site has a dedicated champion. Energy and heart were poured into what was once a run-down alley, transforming it from an uninviting space to a true place to be discovered. This is now a quaint destination in the downtown, and its creative transformation is an idea well worth repeating.

Award of Merit



Midland Park

1391 Midland Avenue

Designers: Pace Design & Alexander Wilson Architects

Clients: The Clermont Group

Project Description:

Clermont's decision to purchase the property of 1391 Midland Avenue in 2010 and convert it to its head office was brought forth by a strong vision by its owners to have a prominent building at the entrance of Midland Avenue to Kingston's west-end as you exit off Highway 401 and Highway 38. The sight lines and quality of craftsmanship and materials are unmatched to anything that was and is located on Midland Avenue.

The Clermont Group considers its ecological footprint a high priority and repurposes materials used on development and landscaping projects on a daily basis. Clermont's new office site was contaminated and near the end of its useful lifespan. Clermont finished the environmental cleanup of the site and was able to clean and save the structure of the building and thereby diverted thousands of tonnes of waste material

from a landfill. Clermont's commitment to environmental responsibility continued throughout the design and build out of the new office through the use of LED lighting, installation of motion sensors (that turn off lights in every office), increased insulation levels, energy star appliances, and environmentally-friendly carpet. As demonstrated in the redevelopment of their new office, Clermont is committed to responsible development and to having a carbon footprint that is reduced whenever and wherever possible.

Jury Comment:

This development of the Clermont head office at Midland Park is an excellent example of what you can do with a generic industrial building when you think outside the box and follow good design principles. The before and after photos speak volumes about a commitment to high quality design standards. The building now has a well announced entry and a careful styling, with inviting, appropriate and durable materials that create a theme which follows around the sides and back of the building - and even to the outbuildings. What makes this project stand apart is that they did not have to go to the extents taken – but they did. If the whole street were approached using a similar tactic, this industrial area would be transformed anew.

Award of Merit



Street Health Centre

115 Barrack Street

Designers: Shoalts and Zaback Architects Ltd.

Client: Kingston Community Health Centres

Project Description:

Street Health was formally located in a windowless, inaccessible basement space. The new Centre is fully accessible and filled with controlled natural light. The existing building is a loft-style commercial warehouse from the early 20th Century. It is a rare example of an early modern industrial structure in downtown Kingston.

The façade was restored with new windows and cladding to accommodate current standards and requirements while preserving this essential industrial character of the facade. A simple canopy was added to clearly designate the entrance. A two-storey lobby and elevator provide full accessibility to the entire building.

Street Health's services are essential to meet the Public Health needs of the entire community. The Centre represents a concrete demonstration of the recognition of this

need by the Greater Kingston Community. These essential services are now provided in convenient, accessible accommodation in an inviting, comfortable, and dignified setting.

An important piece of Kingston's industrial heritage and streetscape is rehabilitated and maintained.

Jury Comment:

The adaptive reuse of a derelict industrial building for Street Health repurposes it into a clean and modern facility. The use provides a great social service, and the attention to quality design provides dignity to people who attend the site. It is an innovative and commendable response to the program requirements, and it provides a positive contribution to the streetscape.

People's Choice Award

Martello Alley

203 B Wellington Street

Designers: David Dossett

Client: David Dossett

