



**URBANARIUM
FOR SMART CITIES**

**COMPETITION SPONSORSHIP
UPDATED 2021.10.05**

Creative Design Entries Needed To Change Single-Family Zoning

The Urbanarium has issued an invitation to designers around the world to develop and present innovative solutions that enhance community vitality. Existing monocultural single-family neighbourhoods need to densify with Missing Middle housing, but that on its own isn't enough. Those neighborhoods also need a variety of activities to thrive. This competition asks designers to add new mixed-use functionality to skillfully enhance densifying areas, building on lessons learned during the pandemic.

Welcome to The Mixing Middle.

In order to achieve our goal of an open design ideas competition in an effort at fostering Metro Vancouver community-based solutions and social innovation **WE ARE SEEKING SPONSORS**. This is a rare opportunity for young architects, planners, designers and residents to solve issues at the local level while participating in what will be an international competition.

In cities and neighbourhoods, many people experienced the COVID-19 pandemic with a deeper attachment to and attention paid to their residential neighbourhoods, whether working from home, providing more care for others, or self-isolating due to exposures. These experiences have stimulated latent creativity in terms of live-work design and intergenerational living. The Mixing Middle competition is intended to explore some of these new possibilities, as well as other old ideas that enhance community vitality. The generation of ideas through the competition is intended to show the public what may be possible and to stimulate informed discussion.

The Urbanarium's 2018 design competition, The Missing Middle spurred new thinking about how to develop transitional residential densification in single-family zones and build shared resiliency in a 5-minute walkable city. This competition takes the next step and asks designers to add new mixed-use functionality to enhance densifying areas.

Technological innovation in terms of video conferencing as well as in making, food distribution, sales and marketing, have gone hand in hand, to facilitate what has been for many a successful change of lifestyle. Sociological changes in North America have also transformed many urban regions into diverse "Arrival Cities," embedding new cultural practices and needs into what remain to be rigid single-family zoned neighbourhoods.

The challenge is for the proponents to conceive of imaginative new relationships between the myriad of unplanned alternative uses that have cropped up in single family zones of cities and municipalities, mixing uses within close proximity to one another. The question will be whether this mixing will lead to a lifestyle that is more viable in the working world and can be made more satisfying, walkable, sociable, culturally inclusive, healthy and sustainable.

The Mixing Middle Competition sites have been chosen in **VANCOUVER, COQUITLAM, SURREY AND NORTH VANCOUVER** all in single-family residential use zones.

The Jury will name the Overall Prize winners (\$10,000 First place, \$5,000 Second, \$3,000 Third and 5 Honourable Mentions at \$1,500), as well as the Planners Prize (\$10,000) on advice from the Planners' Advisory Group. Registration closes November 2nd, 2021 with the deadline for submissions in January 14th, 2022. We have tentatively scheduled February 11th for the Awards Ceremony.

Co-Chairs of Competition Committee

Catherine Alkenbrack
Marta Farevaag
Sara Stevens

Competition Committee Members

Richard Henriquez
Scot Hein
Sam Mohamad-Khany
Kari Dow
Zoe Acton

The Jury

Travis Hanks, Architect AIBC
Richard Henriquez, Architect AIBC
Jennifer Lippa, Architect AIBC
Tracey Mactavish, Architect AIBC
Paul Lebofsky, Architect AIBC
Shirley Shen, RA, WA
Caterina Gomes
Collette Griffiths
Rebecca Meyers
Ding Yu

Professional Advisor

John Hemsworth. Architect AIBC

Planners Advisory

Genevieve Bucher, Director of Community Planning, City of Coquitlam
Michael Epp, Director of Planning, City of North Vancouver
Ann McLean, Architect AIBC, City Architect, City of Surrey
Theresa O'Donnell, General Manager of Planning, Urban Design, and Sustainability, City of Vancouver
Gary Hack, Fellow of the American Institute of Certified Planners

Sponsor Levels

\$25,000 Presenting Co-Sponsors are **Wesgroup and Scotiabank**

\$15,000 – \$10,000 Partners

Partners will advise and contribute to programming, receive invitations to special events (awards ceremony/exhibition of winners/dinner party, etc.), a partial charitable tax receipt (if applicable), unique opportunities to get involved and recognition through the press release, themixingmiddle.ca, awards ceremony, advertisements, social media posts, print publication and more.

\$5,000 – \$3,000 Sponsors

Sponsors are predominately firms and business that want to help provide mostly young and independent design teams with an opportunity to come up with compelling ideas, creative solutions and specific thoughts on regulatory constraints that ought to be revisited in order to realize the neighbourhoods of the future. Sponsors receive similar recognition and benefits as Partners.



The Mixing Middle

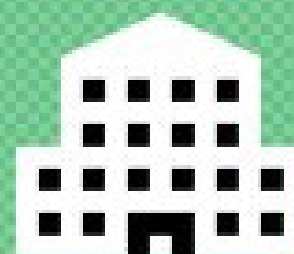
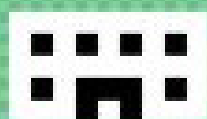
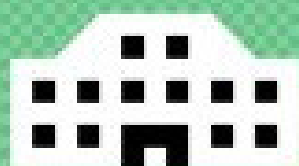
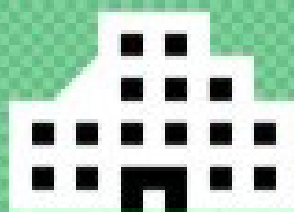
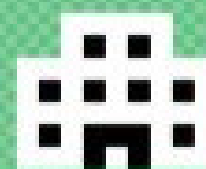
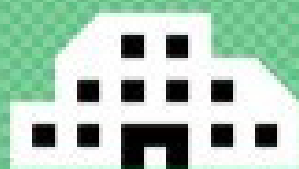
About Here Video

Urbanarium and About Here have teamed up again to explore the “hidden potential of your front yard.” Using the tradition of front-yard business as a departure point, Uytæ explores what mixed-uses in residential areas can do for community and begins to build curiosity about new forms and functions for neighbourhood vitality. The video has exploded in popularity with 830,000 views to date, speaking to people’s interest in mixed-use neighbourhoods and zoning reform.

Uytæ Lee is a video columnist that challenges Metro Vancouverites to “rethink their city”. About Here videos strive to present well informed and balanced analyses on relevant topics such as housing, transportation, development, politics, and much more. The About Here/Urbanarium collaboration is making local city issues interesting and accessible to a broader audience through great writing, visual, and video content.



THE MISSING MIDDLE COMPETITION



The Missing Middle Competition

In 2018 Urbanarium held an international design competition to develop and present exciting options for addressing Metro Vancouver's unprecedented housing affordability crisis and social health challenges with outstanding design and social innovation. There were four study areas, one each in Vancouver, Port Coquitlam, Burnaby and Surrey.

Applicants were assigned one of the study areas randomly. Each study area was around four blocks in size and competitors selected one or two single-family lots to design and provide some contextual assessment based on the study area and municipal plans and by-laws.

The Jury



Co-Chairs of Competition Committee

Catherine Alkenbrack
Bruce Haden

Competition Committee Members

Richard Henriquez
Marta Farevaag
Ian Grais
Sam Khany
Andrea Smith
Veronica Gillies
Michael Mortensen

The Jury

Shelley Craig
Bryn Davidson,
Dr Gary Hack
Richard Henriquez
Margo Long
Karen Marler
Sandra Moore
Joe Rekab,
Bruce Haden

Planners Prize

Gil Kelley
Laura Lee Richard
Tom Ainscough

Co-Sponsors

BC Housing
CMHC
Wesgroup

Technical Advisors

Don Luymes
Brady Flegue
Connor Falls I

Micro Op: FIRST & PLANNERS PRIZE by HAECCITY STUDIO ARCHITECTURE

Big part of Haccity's submission was the larger conversation of co-op's and sharing models, the economics of tenure and ideas and importance around friendships. Micro Op proposed a zoning amendment for the 'buffer zones' – the first three blocks flanking arterials – between mixed use / commercial

zones and single family neighbourhoods. Signaling the residential renewal that will help affordably house future generations, zone "R-5R" would specifically address the land value speculation that has arisen along with densification. In order to ease the transition of R5 zones, guidelines would cultivate a new typology that can both co-exist with detached homes, and form a cohesive community after propagation.

The Winners



Urbanarium concluded the competition by announcing the winners during an awards ceremony held at Surrey City Hall on March 7, 2018.



The \$10,000 Grand Prize went to Haeccity Studio Architecture of Vancouver. The Happy Middle team took the \$5,000 second prize, and two submissions tied for the \$1,500 third prize (Goodale Architects and Planners of Pasadena, California and Alt Forma of Vancouver).



The Missing Middle Competition Publication

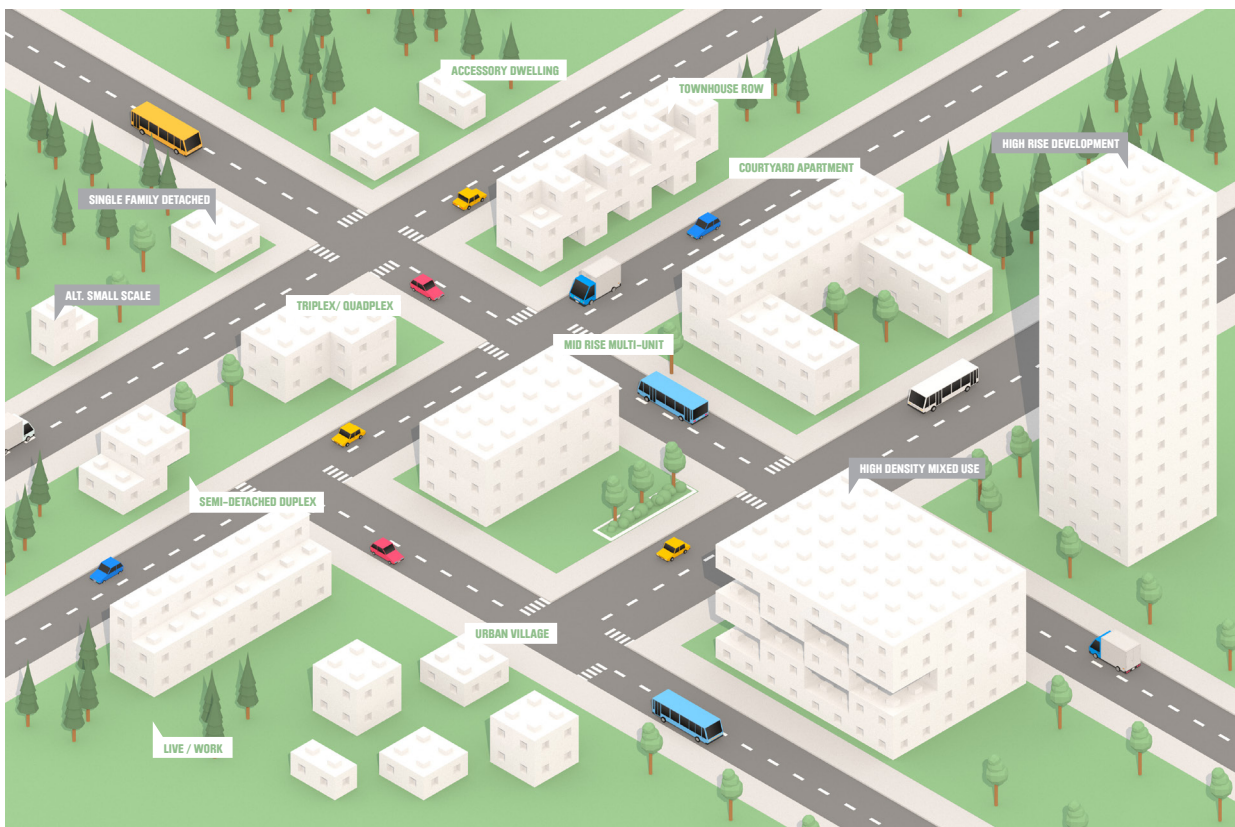
The Missing Middle publication contains both the insight and policy recommendations gathered from the various competition entries for adding innovative density to existing single family zones. Included are the winning projects located in one of four sites in Vancouver, Port Coquitlam, Burnaby and Surrey. Results from this competition inform our Policy Impact Proposal, suggesting five small shifts in current zoning policy that can contribute to housing affordability and vibrancy in communities, while

maintaining existing character. Winning projects can be referenced by location, as well as finance and tenure type, using the Project Index.

The publication was released in February 2020 and has been distributed to participants, planners, civic leaders and developers in various municipalities. Hard copies are available for sale at VANcouver Special on Main Street. A digital version is available in PDF format on our website.

WHAT IS THE MISSING MIDDLE?

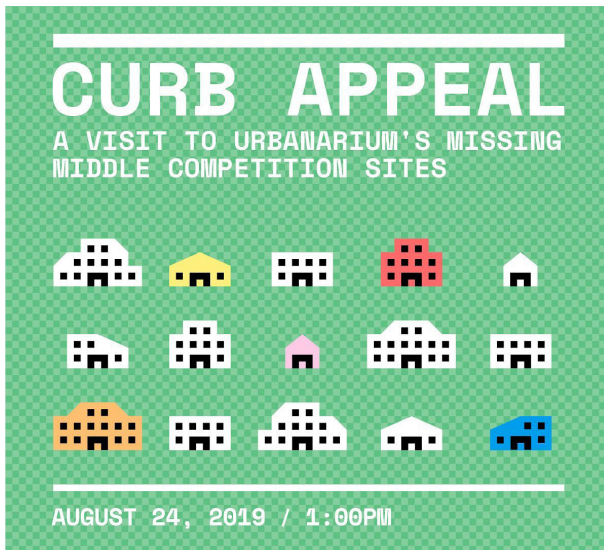
Missing Middle Housing consists of multi-unit housing typologies with densities between a single family home and a mid-rise multifamily building.



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City Tour – Curb Appeal

A visit to Missing Middle Competition sites



This summer Urbanarium City Tours hosted a one day tour of the ground breaking Missing Middle Competition winners. The tour visited two neighbourhoods from the competition, in Burnaby and Surrey, where attendees could imagine the competition winners in situ through before and after pictures of the winning entries. The winning teams spoke about their designs in a discussion facilitated by Urbanarium.

The Missing Middle Debate



Build Missing Middle Housing Without Lot Assembly

Will neighbourhoods embrace more density, and more neighbours, necessary for new approaches to affordable housing? Will local governments politically support the opening up of low density neighbourhoods that have historically been sacrosanct? Will municipal rules be quickly adjusted to support the design profession in the innovation of new typologies? Will the prevailing high cost of land hinder, or enhance, Missing Middle potential?

Pro



Patrick Condon

Patrick Condon came to UBC in 1992 as Director of the Landscape Architecture program. He is currently the James Taylor Chair in Landscape and Livable Environments and the founding Chair of the Master of Urban Design program. For over 30 years, he has advanced sustainable urban design in jurisdictions worldwide.



Scot Hein

Scot Hein, architect, is the University of British Columbia's Urban Designer. Prior to joining UBC, he was the Senior Urban Designer for the City of Vancouver, leading the high profile Urban Design Studio for 10 of his 20 years there. Scot has been a tireless advocate for neighbourhoods and specific strategies of sustainable urbanism.

Con



Chuck Brook

Chuck is widely recognized within the BC development industry as a leading strategist and urban planner. Since founding Brook Development Planning Inc. in 1988, Chuck has been involved in hundreds of complex and often controversial development applications and processes. Chuck applies his experience, skills and personality to development team leadership, project oversight, facilitation and negotiation. He is recognized as competent, credible and trustworthy, both in the private and public sectors.



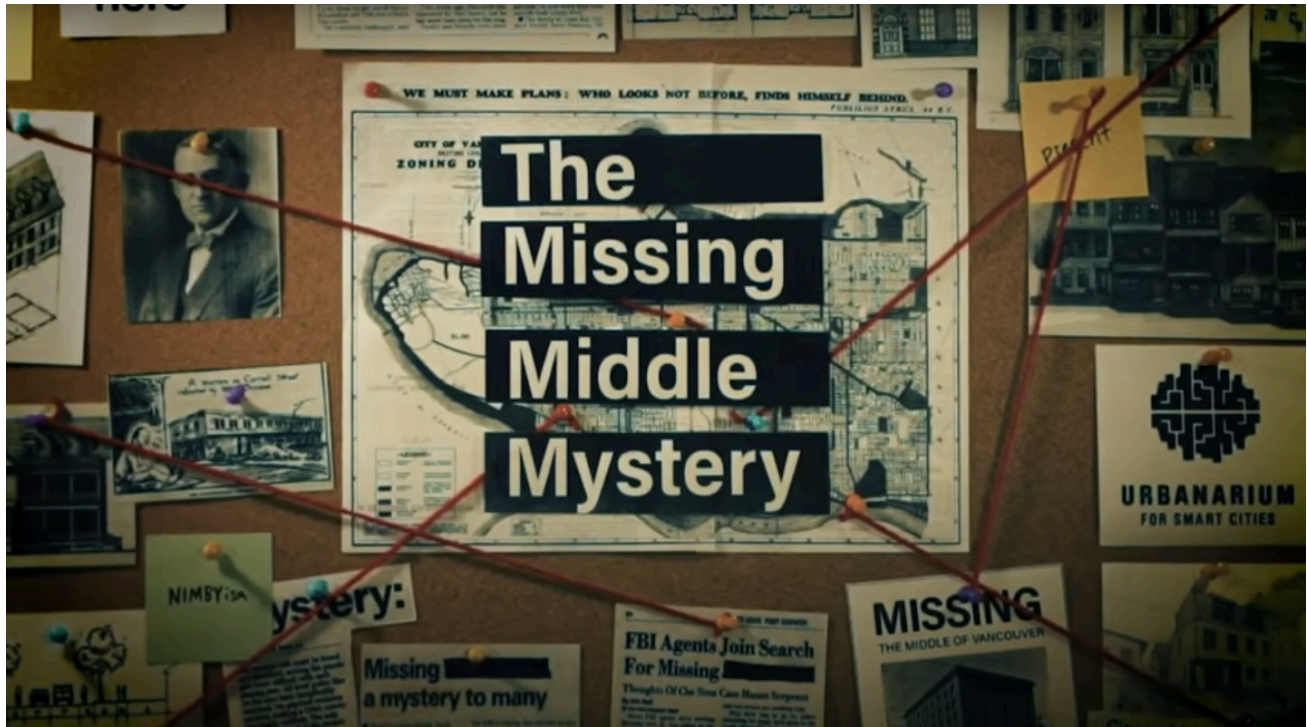
Anne McMullin

Anne McMullin is President and CEO of the Urban Development Institute (UDI). Anne began her career as a journalist, and has worked for more than 30 years in public policy and communications in the resource sector.



Unleashing the potential of The Missing Middle will hinge on the economics of land assembly. The pervasive development culture, requiring land assembly, underground parking, presentation center marketing and tendency towards large scale developments begs big questions for this missing housing type.

Will neighbourhoods embrace more density, and more neighbours, necessary for new approaches to affordable housing? Will local governments politically support the opening up of low density neighbourhoods that have historically been sacrosanct? Will municipal rules be quickly adjusted to support the design profession in the innovation of new typologies? Will the prevailing high cost of land hinder, or enhance, Missing Middle potential?



The Missing Middle Mystery

About Here Video

Urbanarium and About Here videos teamed up to produce a comprehensive walkthrough of how Vancouver got to a “Titanic versus rowboats” style of building and design. Hosted by Uytæe Lee with over 115,000 views to date The Missing Middle Mystery is crash course on zoning, density, racism and public hearings.

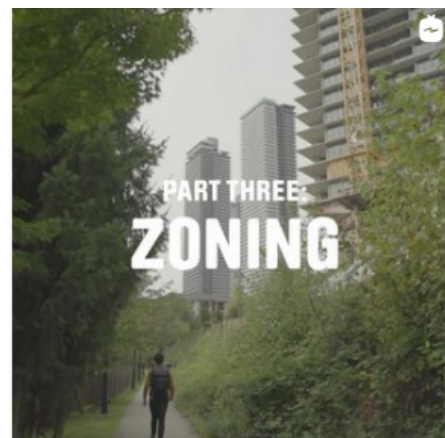
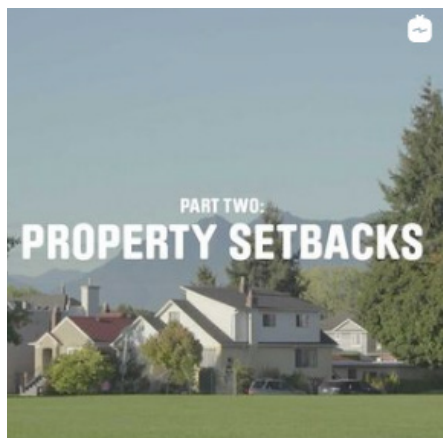
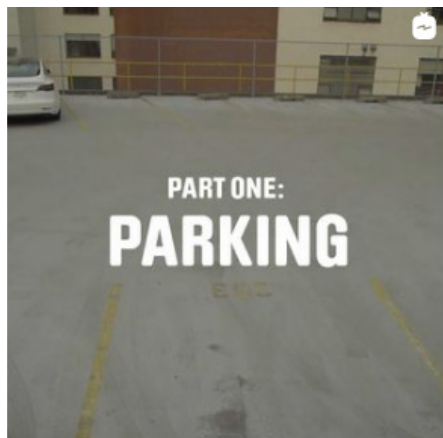
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The Missing Middle Mini's

About Here Video's

Chris Cheung always features our About Here collaborations and we have provided The Tyee with an exclusive media release on our short form policy pieces. This set of 3 mini videos we produced highlighted policy changes that came out of the competition entries that could fill in the housing gap including parking, property setbacks and zoning



As a follow up to the The Missing Middle Mystery, a series of 1 minute videos providing suggested solutions on how to fill in the housing gap: The problem with parking, the straight jacket of setbacks and the rules of rezoning



Competition Sponsors

Sponsors make it all possible: the rare opportunity of the competition and the engaging events, programs and potential policy changes that follow

THE MISSING MIDDLE COMPETITION

CREATIVE SOLUTIONS FOR HOUSING AFFORDABILITY CHALLENGES

WINNERS ANNOUNCEMENT
March 7, 2018
6:30 PM
Surrey City Hall
Winners on display from March 9 – 12

EXHIBITION OPENING
March 21, 2018
6:30 PM
AIBC Architecture Centre Gallery
Winners on display from March 13 to April 12

DEBATE
March 28, 2018
6:30 PM
UBC Robson Square

For more information or to register for events visit urbanarium.org

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