



EIFS COUNCIL OF CANADA
ARCHITECTURAL
DESIGN AWARDS PROGRAM



2020





EIFS COUNCIL OF CANADA
ARCHITECTURAL
DESIGN AWARDS PROGRAM
2020



2020 EIFS Council of Canada Architectural Design Awards Commemorative Book © 2020 EIFS Council of Canada

Editor: EIFS Council of Canada

Content Contributors: EIFS Council of Canada. Individual content credits are located in each project section.

All rights reserved. No portion of this book may be reproduced, stored in a retrieval system or transmitted in any form or by any means – mechanical, electronic, photocopying, recording or other – except for brief quotations in critical reviews or articles, without the prior written permission of the EIFS Council of Canada. For permission requests write to the publisher.

Published in Toronto, Canada by EIFS Council of Canada.

EIFS Council of Canada
70 Leek Crescent
Richmond Hill, ON L4B 1H1

www.eifscouncil.org

Table of Contents

About - The EIFS Council of Canada Architectural Design Awards Program	5
About - The Judging Panel	7
Finalist - The Gatsby At City Square	8
Finalist - 185 Kehl Street	12
Finalist - Southeast Collegiate and Residence	16
Finalist - Home2 & Hilton Garden Inn - Dual Brand Towers	20
Finalist - McCarthy Residence	24
Honourable Mention - Guardian Angels Parish	28
Grand Prize & Finalist - Sage 10	32
Acknowledgements	38

The EIFS Council of Canada Architectural Design Awards Program

Established in 2016, the objective of the EIFS Council of Canada's (ECC) Architectural Design Awards Program was to recognize and honour design professionals and their firms which incorporate EIFS into innovative and creative built projects. The Awards Program established new benchmarks in EIFS design and construction, by encouraging and showcasing, resilient, sustainable, and aesthetically pleasing EIFS infrastructure.

Despite the disruptions of the COVID-19 pandemic, this year's ECC Architectural Design Awards delivered the most significant participation numbers and engagement results since inception of the program. Now in their 4th year, the ECC Design Awards are the EIFS industry's highest recognition for excellence in the areas of design, contribution to community, sustainability, technical achievement as well as the creative use of EIFS.

After the completion of an involved and challenging finalist selection process, the esteemed judging panel chose the Sage 10 project as the Grand Prize winner from among the six finalists. This publication is a continuing celebration and commemoration of the finalists and Grand Prize Award Winner and their design and execution teams.

The Awards Finalist projects, their utilized EIFS systems, consulting and construction teams are as follows:

Sage 10

Category: Mid-Rise Residential
Architect: Joe Somfay, IBI Group
Client/Owner: IN8 Developments
EIFS Manufacturer: Durabond Products Limited
EIFS Contractor: Maple Stucco

The Gatsby At City Square

Category: High-Rise Residential
Architect: Przemyslaw Myszkowski, KNYMH Inc.
Client/Owner: New Horizon Development Group
EIFS Manufacturer: Durabond Products Limited
EIFS Contractor: Ancan Construction Inc.

185 Kehl Street

Category: Renovation/Restoration
Architect: Simone Panziera, Thinkform Architecture + Interiors
Client/Owner: Now Waterloo Condominiums
EIFS Manufacturer: Dryvit Systems Canada
EIFS Contractor: Trade Link Stucco & Construction

Southeast Collegiate and Residence

Category: Institutional
Architect: Cibinel Architecture Ltd.
Client/Owner: Southeast Collegiate
EIFS Manufacturer: BASF Wall Systems
EIFS Contractor: Stucco Techniques Inc.

Home2 & Hilton Garden Inn - Dual Brand Towers

Category: Hospitality/Recreational
Architect: SAPLYS Architects Inc.
Client/Owner: JM Hospitality Inc.
EIFS Manufacturer: STO Canada
EIFS Contractor: SkyRise Prefab Building Solutions Inc.

McCarthy Residence

Category: Low-Rise Residential
Architect: Behzad Sabbaghi, EZOL Design
Client/Owner: Peter McCarthy
EIFS Manufacturer: DuROCK Alfacings International Limited
EIFS Contractor: Art Stucco, Roj Stucco

Honourable mention: Guardian Angels Parish

Category: Institutional
Architect: IBI Group
Client/Owner: Archdiocese of Toronto
EIFS Manufacturer: BASF Wall Systems
EIFS Contractor: Holt Construction Services Ltd.

The 2020 Awards Judging Panel

In January the EIFS Council of Canada proudly announced the 2020 Judging Panel. The Panel convened in May and kicked off the review and judging process. The members of the Judging Panel are as follows:

Dr. Ted Kesik, Professor of Building Science, John H. Daniels Faculty of Architecture, Landscape, and Design, University of Toronto

Dr. Ted Kesik is a professor of building science in the John H. Daniels Faculty of Architecture, Landscape and Design at the University of Toronto with a career focus on the integration of professional practice, research and teaching. He entered the construction industry in 1974 and has since gained extensive experience in various aspects of building enclosure design, energy modeling, quality assurance, commissioning, performance verification, and building systems integration. Dr. Kesik's current research involves the development of design guidelines for low-carbon buildings that are resilient, sustainable and promote climate change adaptation. Dr. Kesik continues to practice as a consulting engineer to leading architectural offices, forward thinking enterprises and progressive government agencies.

Robert Murphy, President, Murphy Partners Seniors Housing Architects

Robert is a Principal Architect at Murphy Partners Seniors Housing Architects. Bob has a Bachelor of Environmental Studies and Architecture from the University of Waterloo and founded his practice in 1985. With experience in commercial, residential, and mixed-use properties, Bob found his niche with his very first seniors housing project in 1985. Since then, he has spent 35 years honing his craft, both in design and in creatively approaching projects with the skills and knowledge of a specialist architect. Bob's passion for providing beautiful, safe, functional housing for seniors comes from his lifelong admiration for the "greatest generation".

Eric Poxleitner, Senior Architect Principal, Keystone Architecture and Planning

Eric is a Senior Architect and Principal at Keystone Architecture & Planning in Abbotsford, BC. His impressive portfolio spans over 25 years throughout Canada. Eric's diverse background in architectural practice and project management includes experience in commercial, institutional, multi-residential and industrial projects. As a LEED® accredited architect, Eric emphasizes integrity in design quality and sustainability, and encourages and guides Keystone Architecture's vision to be a leader within the Fraser Valley of sustainable design advocacy, education and implementation.

Nick Swerdfeger, Principal, Barry Bryan Associates

Nick is a Partner and Principal Architect at Barry Bryan Associates with fifteen years experience in the industry. Nick's experience through multiple areas within the field of architecture with strong focus on building science has helped him develop his professional career within the architectural industry in Canada. Nick's current focus has been developing a collaborative design environment at BBA, through many design attributes and projects. This focus of collaborative design and Integrated Project Design Methodology (IDP) has been a key in strengthening design opportunities, project execution and delivery at BBA. Through his experience and participation in many public forums, Nick has also been a proponent of pushing 'good design' for developing the built environment as we all challenge ourselves in design with an emphasis on climate awareness.

Anthony Zagaria, Architect, LLA ARCHITECTURE+

Fascinated by Italy's Romansque's vast piazzas, and monumental structures, Anthony had made it his goal early on to become an architect. Anthony attended and graduated from Ryerson University with a Bachelor's of Architectural Science, and received his Master's Degree of Architecture from the State University of New York. Since then, he has accumulated over 20 years of experience in the field with licenses in multiple provinces across Canada. Today, Anthony is the principal of LLA Architecture+ Inc. and seeks to leave his own legacy in the world of architecture. LLA Architecture+ Inc. was awarded as a finalist for 2019's ECC EIFS Design Awards.

The Finalist Award Projects

The Finalist Award Projects exhibited excellence in the areas of design, contribution to community, sustainability and the innovative use of EIFS. Each Finalist Award Project was chosen by the Judging Panel from a variety of submissions from across Canada.





"All of our finalist projects and their teams have met and exceeded the challenges of today's new design and performance benchmarks and delivered contemporary and aesthetically pleasing EIFS architecture across this great country of ours. Their projects reflect, and indeed celebrate the use of EIFS in beautiful, versatile and highly resilient building infrastructure."

- John M. Garbin, President/CEO, EIFS Council of Canada





CITY SQUARE

35

1

The Gatsby At City Square

Hamilton, Ontario

High-Rise Residential

KNYMH Inc.

Located in the historic Durand neighbourhood of downtown Hamilton, Ontario, the Gatsby is the third tower in the trilogy known as 'City Square.

The Developer, New Horizon Development Group, had a vision that this landmark development would bring the ease and comfort of condo living to an urban, amenity-rich neighbourhood. When construction began, City Square was downtown Hamilton's first new-build condo in over 20 years and was the catalyst for a boom in local construction. The development team worked closely with community groups and immediate neighbours to ensure the development was well received. The overall site and building design are welcoming and have made a vibrant contribution to the public realm with consideration to pedestrian scale, amenity, massing, detailing as well as landscaping.

Modelled in the Art Deco style, the Gatsby perfectly blends the aesthetic goals of the development; sophisticated, modern, elegant and forward-thinking. This 11 storey, 102 unit residential condominium has a building area is 918,032 sq.ft. (85,288 sq.m.), with units ranging from 522 to 1,000 sq.ft. and offers amenities such as party room, gym and game room.

The building's massing is stepped back, to work within the height of other existing, adjacent tall buildings and create a transition between smaller scale single family housing. Constructed with precast floors, cast in place walls and finished with glazing, spandrel, stone veneer and EIFS, architectural details include vertical etched flutes, offset columns at balcony slabs and trim-work to create a unique exterior facade within the neighbourhood. Subtle, yet impactful details, elevate what could have been a rather plain exterior facade. Vertical fluting creates definition and eye-catching patterning. Simple lines create a sophisticated design.

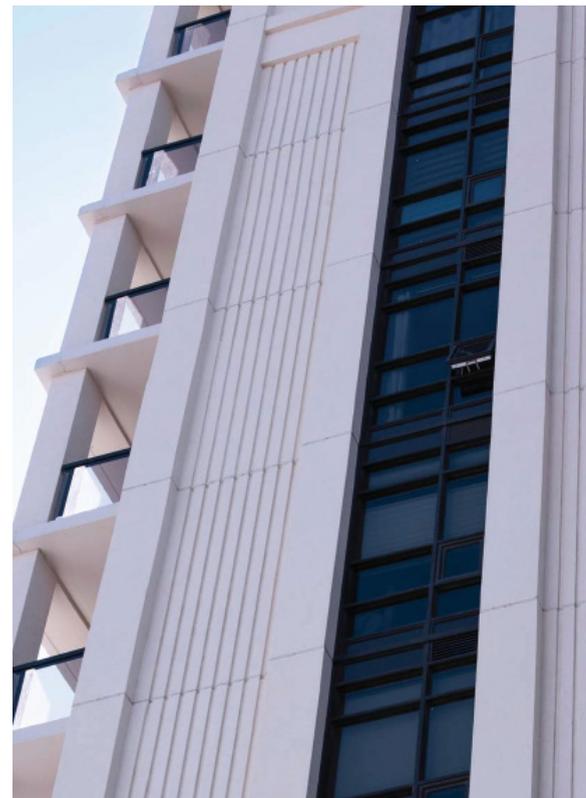
Left: West Elevation and Central Main Entrance of City Square Phase 2 and 3. This entry creates a welcoming street presence; at a pedestrian scale. The development team worked closely with community groups and immediate neighbours to ensure the development was well received. The overall site and building design are welcoming and have made a pleasant and vibrant contribution to the public realm with consideration to pedestrian amenity, massing, detailing as well as landscaping.

Photography courtesy Phrankie Willson Photography and, KNYMH Inc.



Left: *North Elevation - The Gatsby offers views across the vibrant downtown towards the Hamilton waterfront. The design of the streetscape along Robinson St. complements the neighbourhood aesthetic with sleek lines and monochromatic colours.*

Right: *Subtle, yet impactful details, elevate what could have been a rather plain exterior facade. Horizontal banding helps reduce the scale of the building while vertical fluting creates definition and eye-catching patterning. Simple lines create a sophisticated design.*



The use of light and shadow and both horizontal and vertical reveals creates visual interest on an otherwise simple finish. This is a level of detail that could not have been constructed and achieved as well with other finishing materials. The soft cream colour of the EIFS both complements and contrasts the dark tones of stone, metal and glazing. The mix of modern glazing with horizontal lines works well with vertical EIFS detailing. Horizontal banding helps reduce the overall scale of the building and its visual impact on the neighbourhood. Common EIFS details are carried throughout the development, this includes landscaped areas and entry to underground parking. This attention to detail creates welcomed outdoor amenity spaces for residents and visitors.

The Gatsby is designed with a geothermal heating and cooling system to provide an efficient and environmentally friendly method of energy conservation while ensuring occupant comfort. The use of EIFS as an exterior finish system lends to optimal energy efficiency and performance. As an engineered system, the Durex Quantum Select offers continuous insulation, drainage, reduced thermal bridging and meets local design requirements and building codes.

This planned development has fulfilled the need for residential living space and saw the rebirth of a property that had sat vacant for many years. The Gatsby offers views across the vibrant downtown towards the Hamilton waterfront as well as the Niagara Escarpment and sits, surrounded by a mix of historic homes and contemporary highrise; with both residential and commercial uses.

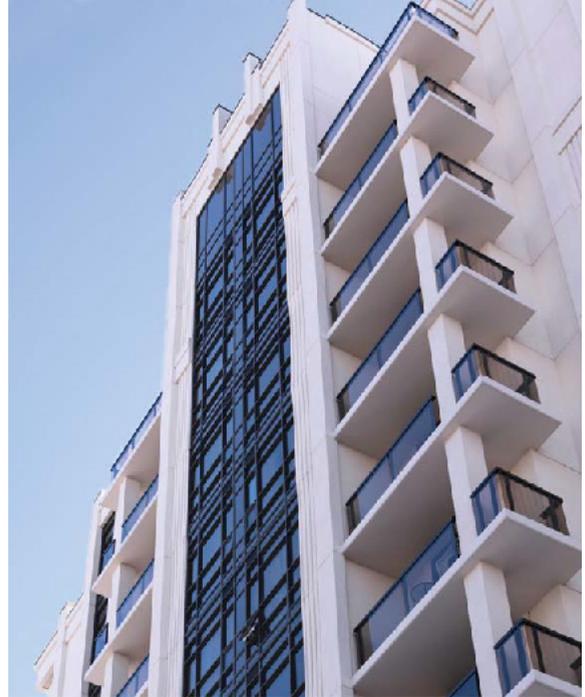
With great design and creative marketing the development team proved that new condo construction in Hamilton's downtown was possible and became a catalyst for residential construction projects across the City, making City Square a symbol of good city-building through its contextual relationship to the neighbourhood and the design quality of the building.

Architect: Przemyslaw Myszkowski, KNYMH Inc.

Client/Owner: New Horizon Development Group

EIFS Manufacturer: Durabond Products Limited

EIFS Contractor: Ancan Construction Inc.



Top: *Details include vertical etched flutes, offset columns at balcony slabs and trim-work to create a unique exterior facade within the neighbourhood. The mix of modern glazing with horizontal lines works well with vertical EIFS detailing. Horizontal banding helps reduce the overall scale of the building and its visual impact on the neighbourhood.*

*Photography by Phrankie Willson Photography, KNYMH Inc.
Photography and written project content provided by KNYMH Inc.*



185 Kehl Street

Kitchener, Ontario

Renovation/Restoration

Thinkform Architecture + Interiors

185 Kehl Street is a six storey multi-residential building constructed in the early 1980's using exposed load bearing split-face concrete block. Major exterior rehabilitation was required to prevent further wall system decline and reduce significant heating/cooling costs due to an enclosure assembly with low insulating value.

Situated in Kitchener's Southdale neighbourhood, 185 Kehl fell into disrepair; spalling block and moisture ingress - the complex was approaching urban blight. Facing real estate market assessments the 68 condo units were of limited investment value and financial duress from the previous property manager having depleted the reserve fund with no accountability - it hit rock bottom. The Condominium Board resolved to take action and hired a new property manager to begin vital upgrades to at the very least protect life safety.

In response to initial engineering assessments and tendered construction costs which proved well beyond the Board's beleaguered financial capacity, John Smith, then with Dryvit Systems Canada became a crucial pivot point for the project. John advised the owners to consider hiring a relatively unknown architect and stucco subcontractor to tackle the challenge. An unlikely pairing was born, transforming a decades long eyesore into one of Kitchener's more distinctive gateway buildings with property values doubling during renovation.

Donald Coley, owner of Tradelink Stucco is a boisterous Mr. Big Stuff animated character that belies decades of sound construction experience and knowledge; never shy to pull out his phone to proudly show photos of EFIS systems he installed over 20 years ago, they are in remarkable shape. Coley walks and talks the long game.

Simone Panziera, principal architect of thinkform architecture wears a stone face masking a congenial persona. With an academic's tone that's bound to infuriate, Panziera heads thinkform's cast of talented staff, a studio where differences shape oddball twists springing creative pieces to life. Construction is no picnic; Panziera swung a hammer back in his early days and will call it for what it is.

Left: North corner street view of 185 Kehl Street. The new colours and shapes of the EIFS facade creates a 3-dimensional optical illusion. Photography provided by Thinkform Architecture + Interiors.



Above: North-east view of 185 Kehl Street. The colours of the EIFS facades further adds depth and intrigue to the terraces. Photograph by Wilson Costa, Design SQ.

Architect: Simone Panziera, Thinkform Architecture + Interiors

Client/Owner: Now Waterloo Condominiums

EIFS Manufacturer: Dryvit Systems Canada

EIFS Contractor: Trade Link Stucco & Construction

The ingredients for an innovation milestone on the EIFS installation began to brew during spring 2017. Thinkform challenged Tradelink to devise a steel stud cost effective fastening alternative to the specified anchored threaded bolt offsets drilled into the rough split face block. Tradelink constructed a mock-up panel which discovered, with sufficient skill from Coley's crew, heavy gauge steel stud webs would sufficiently mold to the undulations using more economical concrete screws. Vertical plum tolerances were kept in check. It was a technical breakthrough not achievable on computer screens, rather motivated by trade impulse to test a desired outcome. Resistance to gravity and wind pullout forces were met – the project was confidently initiated to reliably secure Dryvit's Outsulation® System.

Thinkform rose to another challenge: overcoming the perception and zoning ordinance local authorities have that EIFS is a substandard, poor man's solution to aesthetics. Despite being a renovation, Planning requested colour samples and without their approval, a permit would not have been issued. Construction Permit Approval was finally in hand late fall 2016, but the choice of pattern was still on the drawing boards. thinkform took inspiration from social art movements seeking to communicate non-political, nonmural figurative messaging, in particular beginning with Concrete Art. The idea was to create an interesting pattern without alluding to anything in particular, allowing the viewer freedom to interpret and engage.



Above: Evening light bathes the Southeast facade of 185 Kehl Street in a golden glow.

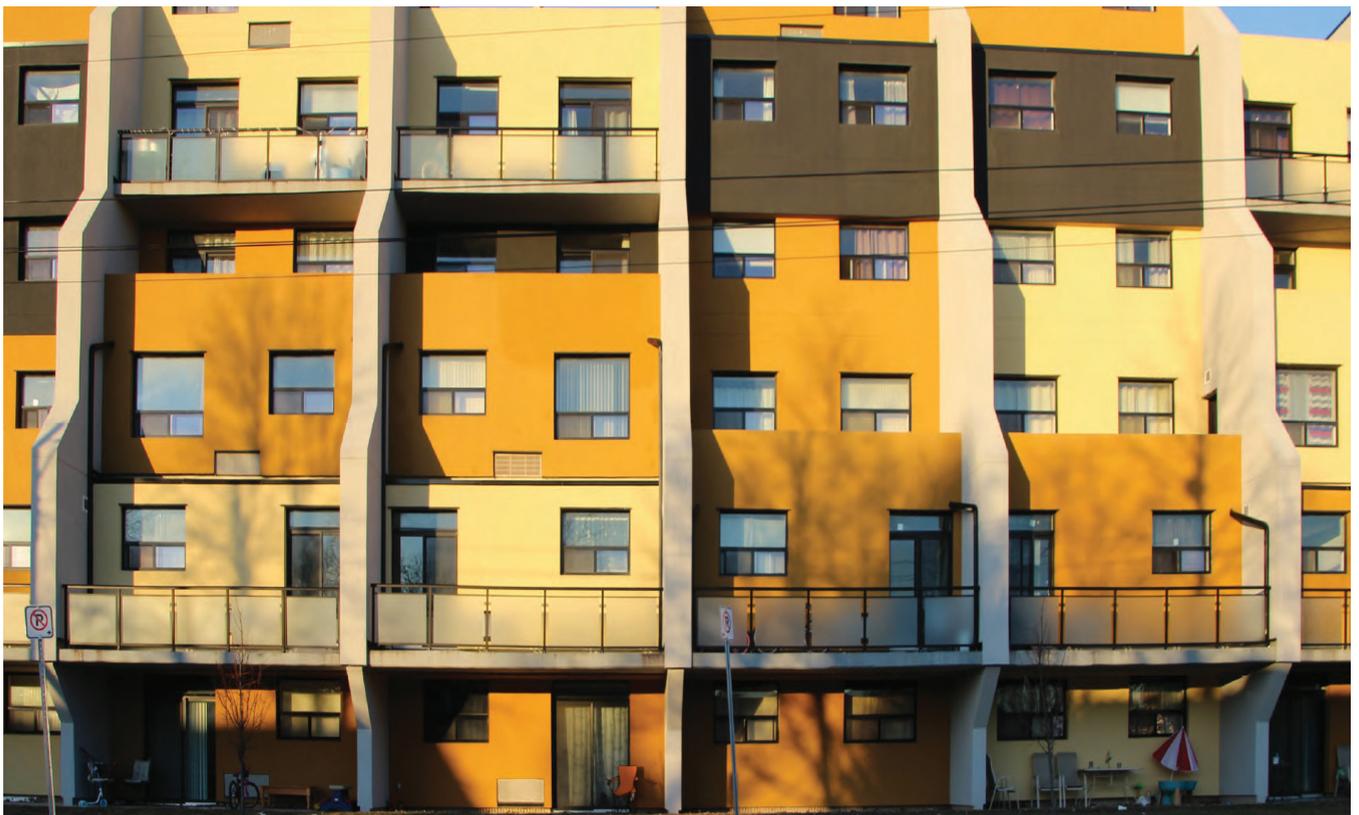
Below: Close-up view of 185 Kehl Street.

Dryvit's Outsulation® System EIFS became a crucial new protective thermal enclosure over the load bearing block which could no longer continue its exposed service life. According to Dryvit Systems Canada and the National Institute of Standards and Technology, "Dryvit Outsulation system has an overall carbon footprint that is nearly five times smaller than clay brick veneer and nearly three times smaller than conventional stucco and the other tested claddings.

If there wasn't a budget to luxuriate the façade in noble materials of granite or limestone real or synthetic (which would have been out of place in any event) then let EIFS begin as a two-dimensional canvass for three-dimensional life.

Unaware he was speaking to the architect, a maintenance landscaper who had been servicing 185 Kehl's grounds for over ten years explained to Panziera how the façade created a three dimensional look, beaming with pride the place was finally changed.

Photography and written project content provided by Thinkform Architecture + Interiors.





Southeast Collegiate & Residence

Winnipeg, Manitoba
Institutional

Cibinel Architecture Ltd.

GIATE
ewinan
achings



Southeast Collegiate (SEC) is a private high school whose mission is to provide sound academic standards and other educational opportunities for Indigenous high school students. The students who are accepted to Southeast Collegiate move to Winnipeg from their home communities to live in a lodge building on the school campus. SEC is composed of two portions, the two-storey concrete school, and the 3-storey wood framed residence.

The atmosphere of community present amongst the students and staff inspired a combination of traditionally public spaces such as hallways and stair cases with the cafeteria and common room to form a grand hall where activities such as gathering, eating, and visiting are combined.

The inclusion of circulation space into the gathering space not only saves space in a budget-conscious project, it also creates visual and acoustic connections with the more private areas in the building, reinforcing a sense of community. The site design for Southeast Collegiate is inspired by the landscape of Northern Manitoba. It incorporates pockets of mixed forest with native trees such as birch, pine, and tamarack. Pathways flow through the forest connecting students and staff with the Elders residing in the adjacent personal care home. The rear courtyard includes a ceremonial fire pit as well as a bonfire area with a variety of seating options for students to gather together.



Top: A close up of the South elevation of the Southeast Collegiate & Residence, showing the angular cuts in around the window details.

Right: Birds-eye view of the Southeast Collegiate & Residence.



The residence block connects with the public spaces of the school through careful planning of openable zones in order to promote new ways of using school infrastructure during evenings and weekends. For example, the common room portion of the grand hall is a link between the residence block and the gymnasium while a special display-case-stair acts as a physical yet transparent boundary for classrooms, administration, and cafeteria.

The building is designed to exceed the Manitoba Energy Code for Buildings by taking a no-nonsense approach to selecting efficient features. The building systems are based on fast-payback and long-term operating costs so that SEC realizes energy savings while moving into a new facility with higher indoor air quality and occupant comfort. The project features water efficient landscaping; low-flow toilets, sinks and urinals; materials with high recycled content; as well as low-emitting materials throughout. Energy conservation was achieved with a high-efficiency chiller, 90% efficiency on ventilation heat recovery, and automatic building controls. The school operates almost exclusively on high-efficiency LED fixtures throughout the interior and exterior, with occupancy sensors which further reduces the energy usage.

Within the project, the EIFS system, composed of Moulded Polystyrene Board Insulation with applied acrylic coating, was used to create a 3-dimensional façade along the South Elevation of the Lodge Building, demonstrating the versatile and unique possibilities of the building assembly. Our team performed multiple studies to understand the effects of the impressions around each south facing window, as well as, the specific pattern to create an overall expression.

Our team collaborated with individuals from the construction industry during the production of the construction documents, to ensure that details were current and employing industry best practice. The installers maintained a high quality of workmanship, as demonstrated in precision of the angular cuts and edges, featuring the unlimited potential of the EIFS system.

Architect: Cibinel Architecture Ltd.

Client/Owner: Southeast Collegiate

EIFS Manufacturer: BASF Wall Systems

EIFS Contractor: Stucco Techniques Inc.



Top: South elevation showing the Residence.

Below: Birds-eye view of courtyard with fire pit

Photography courtesy Cibinel Architecture. Birds-eye view photographs courtesy Len Friesen at Len's Landscaping Ltd.

Written project content courtesy Cibinel Architecture Ltd.

Home2 & Hilton Garden Inn -



Dual Brand Towers



Brampton, Ontario

Hospitality/Recreational

The Hotel is designed to be an attractive contemporary building, landscape and site design that will please the eye of the residents and local pedestrians, while also bringing a higher level of guest satisfaction. The project has been designed with a character and scale sympathetic with the adjacent commercial neighbourhood.

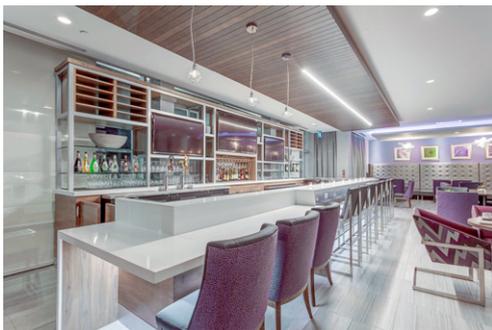
The façade development follows some of the mandatory brand prototypes with additional contemporary articulation elements to achieve an upscale building exterior and beautify the streetscape of Steeles Avenue East community in Brampton.

A high standard of building finishes includes the use of a pre-engineered EIFS system with prime finishes. The use of stone veneer at grade level gives pedestrians a warm human scale and blends with the landscaping around the podium.

The design colours were selected as per Brand requirements. The use of darker colours on the higher floors is intended to visually break the building height and to portray a more human scale. The architectural linear forms slicing the building create a controlled massing dividing up the facade into smaller articulated elements.

The project is designed to be an iconic hotel and not only beautify the streetscape but also attract guests and travellers from all over the world.

The Hilton brand itself, as a high quality brand, and its target market of travellers will help this area develop even further by serving businesses that the hospitality market attracts to this area. The positioning of the towers and their relation to the community fabric around it, will strengthen the criteria of Brampton's development & design guidelines for the future fabric of the City as it grows.



Architect: SAPLYS Architects Inc./API Development Consultants Inc.

Client/Owner: JM Hospitality Inc.

EIFS Manufacturer: STO Canada

EIFS Contractor: SkyRise Prefab Building Solutions Inc.

Project Manager: SYNRG Group Construction Partners Inc.

Far left: The interiors of the Home2 & Hilton Garden Inn.

Middle Left: A variety of EIFS colours, finishes and textures are used on the facade of the Home2 & Hilton Garden Inn.

Right: An evening view of the Home2 & Hilton Garden Inn.

Below: The bold red colour of the EIFS demarks the entrance.

Photography and written project content courtesy SAPLYS Architects Inc. and Skyrise Prefab Building Solutions Inc.



McCarthy Residence

King City, Ontario
Low rise Residential

EZOL Design





This low rise residential building is located on a beautiful piece of land that backs the local ravine in King City, ON. The design process for this new build began back in 2017 and there were several important criteria to take into account.

The first factor to consider was the area and location of the dwelling, and how to bring the beautiful landscape of the ravine into the design and shape of the building. This included the addition of large windows into the residence, which introduced one of the first design challenges of the project; adding windows to frame the nature of the ravine, while still providing privacy to its residents. To overcome this obstacle and provide the master bedroom with a full window wall, a 15 foot cantilever was included on the west side of the residence that tilts towards this bedroom.

The second factor to take into consideration was the needs and wants of the client; which included large open areas with multiple large windows that bring in the natural daylight. To accommodate this request, we designed large 11 foot windows in the family, living, dining room and kitchen area. We also doubled the height of the doors and windows at the front of the residence to 21 feet, which was challenging since we had to keep the air flow under control and minimize heat loss.

Lastly, the most important part of the design process was designing the insulation and exterior material. Choosing material with the best insulation for the outside elevation, while still keeping the building beautiful and appealing to the human eye was challenging. To minimize heat loss according to the building code, we used EIFS (PUCCS from DuROCK) for approximately 80% of the elevation. To contribute to the physical appearance of the building we included specialty finishes of Gemstone and Moonstone stucco.

Photograph courtesy EZOL Design



Top: The front elevation of the McCarthy Residence incorporates several cantilevered forms, which are highlighted by specialty EIFS finishes.

Left: A close-up of the cantilevered forms in the front elevation of the McCarthy Residence.

Right: The rear elevation features multiple 11 feet windows, which allow natural daylight in the open areas of the home.



Ultimately, during the entire design process of this project, the main factor that was taken into consideration was the matter of keeping the building sustainable and comfortable for its residents. All research was taken into account to provide this home with sustainable energy and exceptional insulation that provides all season living in a beautiful neighborhood.

Gemstone and Moonstone were developed in response to the increasing demand for alternative specialty finishes that emulate the look and feel of real stone and granite. These finishes are manufactured with coloured aggregates that are available in a variety of colours. Coloured aggregates have a much greater UV stability and colour retention. They also are extremely durable, flexible and scuff resistant compared to standard tinted stucco finishes. These finishes are also vapor permeable and dirt, mould and mildew resistant. Gemstone and Moonstone finishes are a very cost effective alternative when compared to installing real stone or granite, as they are very lightweight, versatile and easily applied with using a trowel.

Architect: Behzad Sabbaghi, EZOL Design

Client/Owner: Peter McCarthy

EIFS Manufacturer: DuROCK Alfacing International Limited

EIFS Contractor: Art Stucco, Roj Stucco

Builder: Hard At Work

Photography and written project content courtesy EZOL Design



Honourable Mention:

Guardian Angels Parish

Brampton, Ontario

Institutional

IBI Group





Constructed for the Archdiocese of Toronto in order to meet the demands for a worship space in the rapidly growing Brampton community, the design for the Guardian Angels Church began in early 2013. Conceived as a three phase project consisting of the Parish Hall and Office, the Church, and the Priest's residence, construction of the building commenced in late 2014, with the Hall and Offices being completed in July 2015, however the site remained without a Church until early 2018, when fundraising efforts from the Parish had finally allowed for construction of this phase of the project to begin.

Located at the north-west corner of Sandalwood Parkway West and Creditview Road, the Guardian Angel Church has been designed as a prominent landmark for the neighbourhood, and a spiritual home for the Guardian Angel parishioners. The 1,500sq.m. Church portion of the follows the basic traditional Christian Basilican layout, modernized to take advantage of open space and natural light.

The Church provides a small office space for the Parish, storage rooms, washroom facilities for the complex, and a large Narthex space, doubling as a multi-use room for events and an overflow area for busy church services, punctuated with glazing around its perimeter, and clerestory windows to provide natural light into the center of the space. The focal point of the Church is the Nave, with a 1000 person seating capacity, highlighted by a glazed cupola located at the center of the roof peak, filtering daylight to the seating area below. The Sanctuary, symbolizes the connection between Earth and Heaven, with a three dimensional crucifix suspended from an oak veneered wall of tiered arches.

The exterior of the building is anchored with an architectural stone base, with a textured golden Sahara coloured EIFS above. This material was selected to harmonize with the surrounding residential development, and to provide a lightness to the large church complex. The main entrance to the Church is emphasized by a 34m tall bell tower, acting as a beacon of faith for the neighbourhood, with arched openings at the base, reinforce the connection to traditional Church structures.

The Guardian Angel Church was officially consecrated by His Eminence Cardinal Thomas Collins August 2019, and has become an important congregation place for the community, and a source of pride for the Parish and the Diocese.

Architect: IBI Group

Client/Owner: Archdiocese of Toronto

EIFS Manufacturer: BASF Wall Systems

EIFS Contractor: Holt Construction Services Ltd.

Photography and written content provided by IBI Group and Holt Construction Services Ltd.

EIFS COUNCIL
OF CANADA

**ARCHITECTURAL
DESIGN AWARDS**
2020

GRAND PRIZE AWARD

SAGE 10
IBI GROUP



The ECC Design Awards Grand Prize

The 2020 Grand Prize recipient was selected in a unanimous decision by the Judging Panel from among the 6 category finalists.



"It is indeed a pleasure to have Sage 10 by the IBI Group selected as the recipient of the ECC Design Awards 2020 Grand Prize. This stand-out project optimizes the latest and best in EIFS technology to deliver an attractive, high performance building envelope solution for this Waterloo mid-rise residential building. The Sage 10 project demonstrates why EIFS remains positioned as a leading exterior wall system of choice in the current resiliency and net-zero design environments. Congratulations once again to the IBI Group and the entire Sage 10 ownership, design and on site execution teams for their deserving selection and recognition."

- John M. Garbin, President/CEO of the EIFS Council of Canada

Grand Prize Recipient

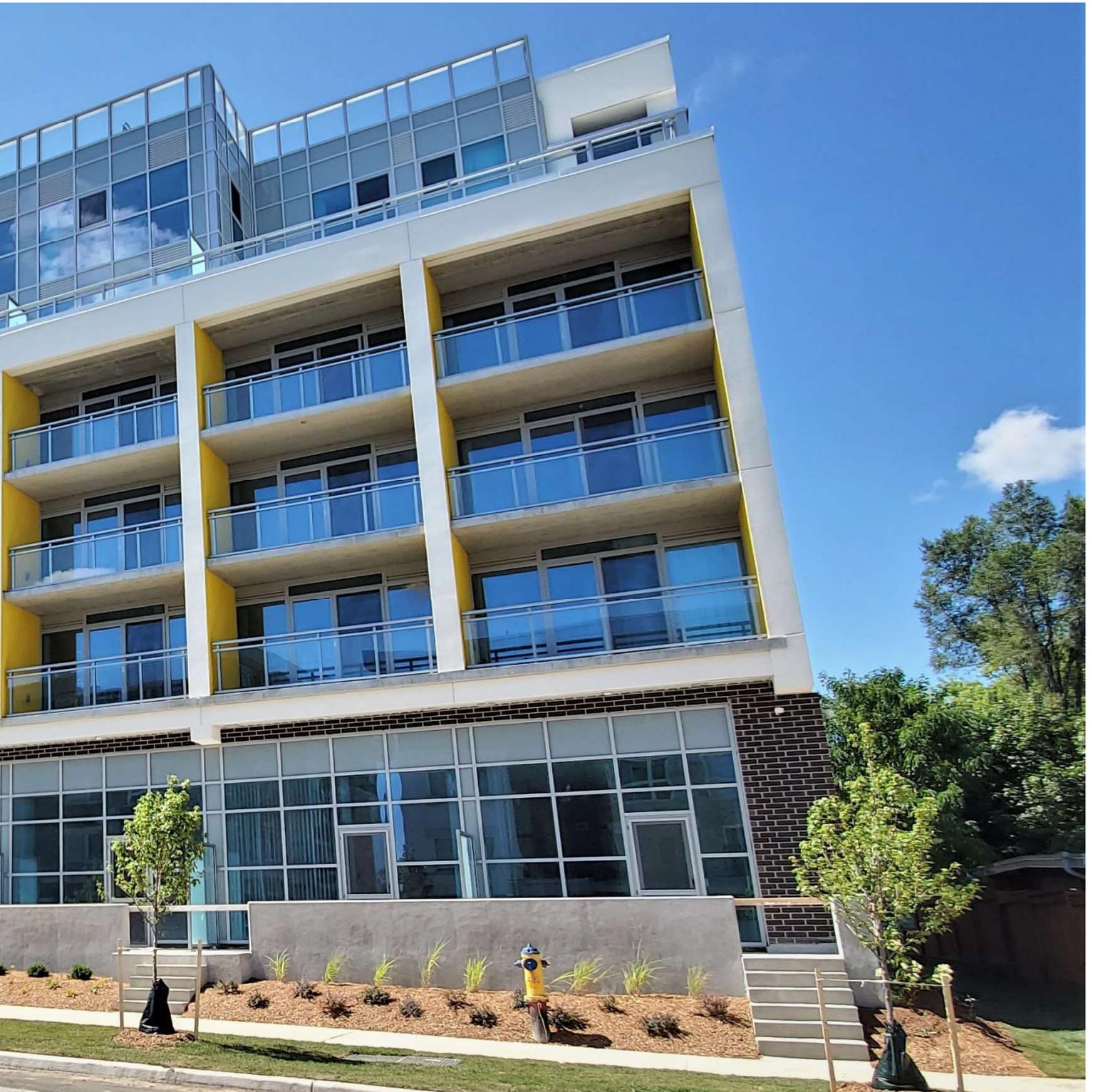
Sage 10



Waterloo, Ontario

Mid-Rise Residential

IBI Group





Left: A close-up of the brick pattern EIFS detail in the rear (south-west) elevation of the Sage 10 building.

Below: South-east view of the Sage 10 building from Hemlock Street. The mid-portion of the massing is expressed in vibrant yellow EIFS finish.

Opposite page

Right top: EIFS is also used in the rooftop terrace.

Right bottom: A close-up of the EIFS-clad balcony walls. The concentrated use of colour and the stepped design in the mid-section reduces the overall height and density of the building.



The design intent was to create an unusual yet high density apartment building within the student occupied Northdale area of Waterloo near Wilfrid Laurier University and the University of Waterloo. The design was to create highly liveable accommodation for students and young professionals. The entire building was designed originally as an EIFS and window wall exterior assembly combining masonry and cast concrete appearance using these materials to express the shear wall structural skeleton. Waterloo Site Plan approval process revised some of the masonry to real brick and other masonry areas were successfully matched in EIFS so that from the ground it is difficult to differentiate between the two.

The use of EIFS also gave us the opportunity to use a vibrant sunny yellow to express the mid-portion of the massing where separate balconies serve the units behind. The stepping design and the concentration of colour on the mid-section of the massing reduces the overall height and density of the building. The building design has highlighted the capability of the EIFS building method and demonstrates to both local government and the public the flexibility and vibrancy of the material and application techniques.

The design uses the flexibility of the materials and their varied expressions to create a strongly articulated, high density and mid-rise building mass that differentiates this development from its masonry neighbours. The EIFS cladding wrapping the concrete masonry structure provided the opportunity to express colour and texture to enliven the building, mimic traditional construction methods and wrapping it in continuous insulation. The design attempts to provide cheerful exterior balconies, patios and terraces.

The EIFS cladding provided continuous insulation over significant portions of the building to reduce thermal conductivity of the structure. Shear walls are continuously insulated and balcony slabs isolated from the interior. Durabond Quantum Select drained system was installed over the continuous trowelled on water resistive barrier. A combination of brick pattern to match exactly the actual masonry used, both colour and size and mortar jointing made it possible to use EIFS to articulate the nature of the building elements.

EIFS made it possible for the architects to design a fresh and expressive building that differentiates itself within the neighbourhood. The advantages of using EIFS are economy of application and thermal protection, range of aesthetic expression, construction cost and utility/durability. The opportunity to showcase the masonry appearance demonstrated to the public and municipality the attractive functionality and flexibility of the construction method.



Category: Mid-Rise Residential

Architect: Joe Somfay, IBI Group

Client/Owner: IN8 Developments

EIFS Manufacturer: Durabond Products Limited

EIFS Contractor: Maple Stucco

Photography by Ben Eby and IBI Group. Photographs and written project content provided by IBI Group.



EIFS COUNCIL
OF CANADA

**ARCHITECTURAL
DESIGN AWARDS**

2020

GRAND PRIZE AWARD

SAGE 10

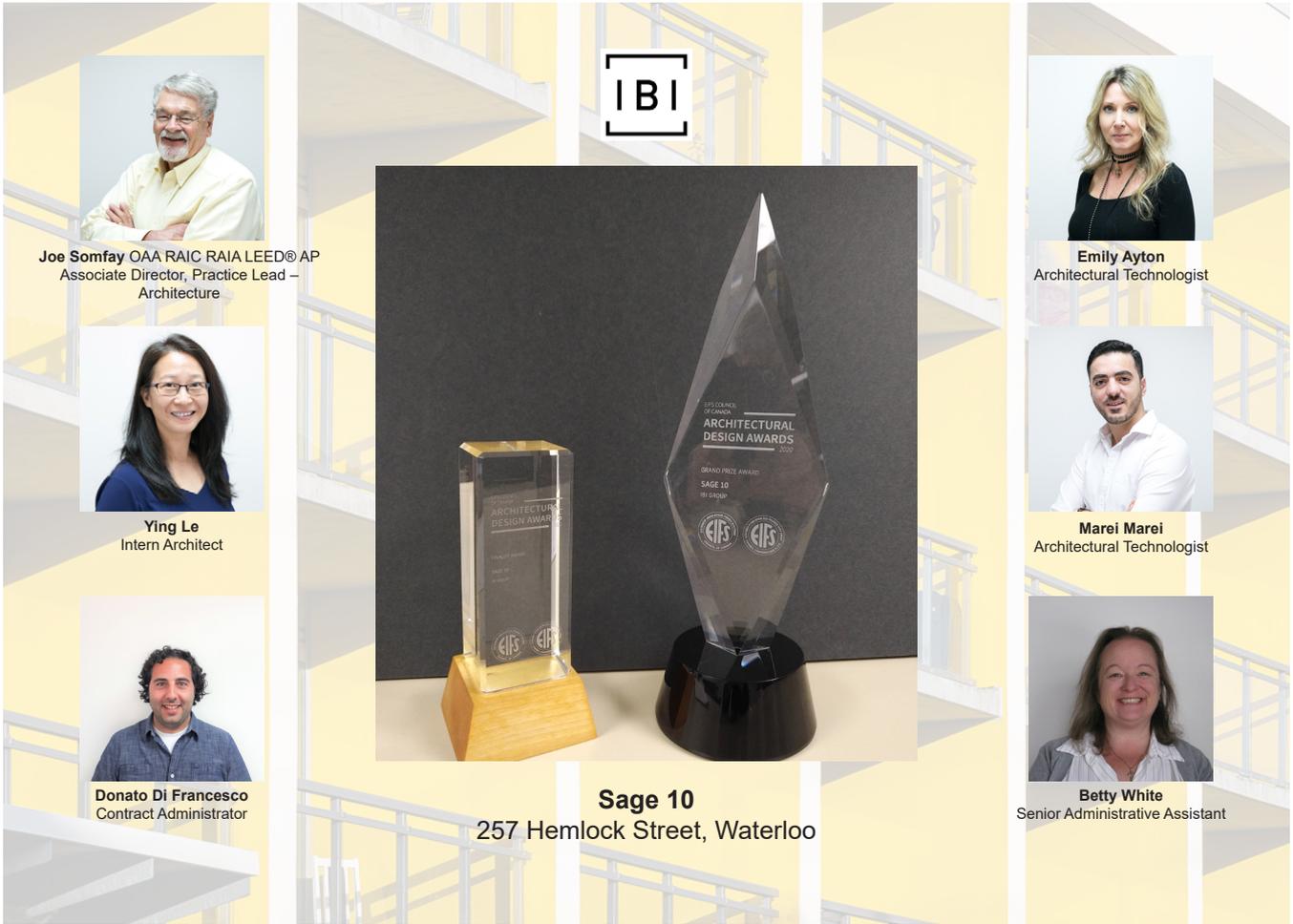
IBI GROUP



Acknowledgements

This year, the COVID-19 pandemic had a tremendous impact on the entire Awards program, including the cancellation of our Awards Dinner Celebration. In compliance with COVID-19 protocols the ECC Awards were delivered directly to the offices of each finalist whereby individual celebrations were held in a compliant process. Each finalist was asked to capture and forward photographs of their projects alongside their teams for recognition in this virtual publication. The release of this electronic Commemorative Book will serve as an ongoing celebration and showcase of this year's recipients and their teams. The EIFS Council of Canada would like to extend its heartfelt thanks and congratulations to all the 2020 ECC Award recipients on their outstanding achievements.





Joe Somfay OAA RAIC RAIA LEED® AP
Associate Director, Practice Lead –
Architecture



Ying Le
Intern Architect



Donato Di Francesco
Contract Administrator



Emily Ayton
Architectural Technologist



Marei Marei
Architectural Technologist



Betty White
Senior Administrative Assistant

Sage 10
257 Hemlock Street, Waterloo

Above: The full team from IBI Group on the Sage 10 project are featured alongside their Finalist and Grand Prize Awards.



Przemyslaw Myszkowski
KNYMH Inc.



Wayne Harrison
KNYMH Inc.



Michael Holmes
KNYMH Inc.



The Gatsby At City Square



Marc Begin
KNYMH Inc.



Jeff Paikin
New Horizons Development
Group



Joe Giacomodonato
New Horizons Development
Group



Trevor Baird
KNYMH Inc.

Above: The project team for the Gatsby at City Square project are featured alongside their Finalist Award.



Simone Panziera
Thinkform Architecture +
Interiors



Michel Carlos
Thinkform Architecture
+ Interiors



Melissa Snodgras
Thinkform Architecture +
Interiors



185 Kehl Street

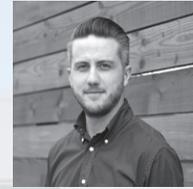


Donald Coley
Trade Link Stucco & Construction

Above: *The project team for the 185 Kehl Street project are featured alongside their Finalist Award.*



George Cibinel



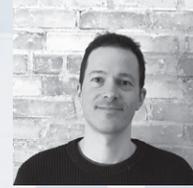
Tyler Brown



Michael Acht



Southeast Collegiate & Residence



Matt Cibinel



Michael Robertson



Anne Cholakis



Steff Beernaerts



Lauren Hauser



Mallory Briggs



Desmond Burke

Above: The full team from Cibinel Architecture Ltd. on the Southeast Collegiate & Residence project are featured alongside their Finalist Award.



Linas Saplys

Managing Partner, Saplys Architects Inc. & API Development Consultants Inc



Darius Marijosius

Project Manager, Saplys Architects Inc. & API Development Consultants Inc



Domenic Picone

Construction Manager, SYNRG Construction Group Inc.



David Barnard

Site Development Manager, Saplys Architects Inc. & API Development Consultants Inc.



Bhurlesh Lhordia
Owner

Home2 & Hilton Garden Inn - Dual Brand Towers



Chuck Lhordia
Owner

Above: The project team for the Home2 & Hilton Garden Inn - Dual Brand Towers project are featured alongside their Finalist Award.



Behzad Sabbaghi
Architect
EZOL Design



Peter McCarthy
Owner

McCarthy Residence

Above: The project team for the McCarthy Residence project are featured alongside their Finalist Award.



David Hastings
Project Director



Jacek Przygodzki
Project Architect



Arthur Briggs
Associate Architect – Contract
Administration



Lana Meerson
Project Architectural Technician

Guardian Angels Parish
10630 Creditview Road, Brampton

Above: *The full team from IBI Group on the Guardian Angels Parish are featured alongside their Honourable Mention award.*

