



## COMPETITION DETAILS

### WHO WE ARE

#### DRIVEN BY VISION, DEFINED BY VALUES

We build vibrant communities of true belonging, embracing nearly 40,000 homes and diverse spaces that thrive with life and innovation. Everything we do is a testament to our purpose: build inclusive and sustainable communities to create a better future for all. Driven by visionary leadership, our meticulous pursuit of excellence is also deeply rooted in our values: We Do What's Right, We Put People First, We Build For The Future and We Love What We Do. These values propel our ground-breaking initiatives and housing solutions every single day. We craft holistic, sustainable experiences rich in connections, cultural vibrancy, and community warmth. As an authentic trusted leader in the GTA, you'll see us redefining urban living and pioneering a legacy with powerful purpose and passion.

## COMPETITION OUTLINE

With average unit sizes getting smaller in the Greater Toronto Area (GTA), the need for innovative new ways to make these spaces more flexible has never been more important. This competition series invites the next generation of designers to submit creative designs to transform a studio suite at Daniels on Parliament, Daniels' newest addition to the Regent Park revitalization, into a hyper-functional contemporary living space. The goal is to challenge students' creativity and provide important collaborative opportunities that allow designers to apply their design ideas in a real-world application. Through this competition, we hope to motivate designers to challenge traditional notions of space and function and explore new, sustainable, and affordable ways for urban living.

The competition begins with inviting post-secondary design institutions to compete within each school. Each school will go through their own judging round and put forth their top team to advance to the next stage. Daniels will then invite these teams to present their design proposals in a live setting and select the top three winning teams. The first-place winner will have an opportunity to work with Daniels to further develop and build out the winning design.



# DANIELS ON PARLIAMENT

Currently under construction at Parliament and Gerrard, Daniels on Parliament is located where Regent Park meets Cabbagetown and offers the epitome of high-rise urban living. The spectacular 25 storey South Tower not only boasts stunning views of downtown Toronto- it's also connected to the North Tower of Daniels on Parliament, sharing incredible amenity spaces for residents to enjoy.

At Daniels on Parliament, you will find a collection of beautifully designed homes ranging from modern studios to 2-storey walkouts. Just outside your door, you'll discover endless opportunities

to explore. Enjoy local culture, a vibrant art scene, great dining as well as shopping, cafes and schools. And, with the TTC at your doorstep, you're close to everything that makes downtown special.

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## CONSTRAINTS AND RULES

Teams of four (4) members maximum will use the base floor plan shown below to develop an innovative studio space design. The types of design intervention may include elements such as unique storage solutions, millwork design, multifunctional small space furniture, and new technology in furniture design. Each team will be provided a set of files/documents relevant to the project and specific competition suite upon registration.



= elements can be changed/shifted

#### Fixed elements to remain:

- Suite entry door and anything outside of the suite
- Suite and corridor demising walls
- Structural elements
- Pipe Chase locations (i.e. kitchen plumbing chase, laundry plumbing chase)
- Electrical and Communication panel locations

#### Elements that can be changed:

- Addition of interior walls
- Addition of electrical receptacles

- Bathroom plumbing fixtures can be shifted slightly and/or swapped out for an alternative spec
- Kitchen plumbing fixtures and appliances can be shifted slightly and/or swapped out for an alternative spec
- Suite finishes can be swapped out for an alternative spec
- Elements can be attached or hung from the structural slab in areas where ceiling space is available

## RECOMMENDED PRESENTATION ELEMENTS

- Floor Plan with Furniture Layout
- Reflected Ceiling Plan (RCP)
- Elevations
- Furniture Specifications/Details
- Finishes Specifications/Details
- Renderings
- Digital 3D Model/Animation to show flexibility/uses of multifunctional furniture (if applicable)

## COMPETITION TIMELINE

### DESIGN PHASE

#### 1. Registration (beginning March 2024)

Student teams to register through the competition webpage. All participants must fill out the registration form and submit a signed media waiver to enter the competition. Media waiver and other supplementary CAD files required for the competition can be downloaded [here](#).

#### 2. Charette (March to early-June 2024):

Submissions deadline is May 31<sup>st</sup>, 2024. Submissions to be uploaded through the competition webpage. Each school to run internal charette to narrow down to 1 finalist team per school. The finalist teams to be submitted to Daniels by June 7<sup>th</sup>, 2024.

#### 3. Daniels Review (Mid-June 2024):

The finalist team from each of the schools will be invited for an in-person design presentation. Each presentation to be 15 minutes, with a 5-minute feedback/critique session. The 3-finalist teams will be short-listed and announced at the end of the presentations.

#### 4. Internal Review and Selection of Winners (Mid-June):

The Daniels panel will meet internally to rank the three (3) winning teams. The final decision will be relayed by June 21<sup>st</sup>, 2024 to all participating student teams.

### WORKING DRAWING PHASE (June to August 2024)

Daniels to work with design consultants and Contracts & Estimating team to best realize the winning teams' design intent and translate into a set of working drawings to be used for fit-out of the design. Winning student team will be engaged as needed for any design changes and related coordination. Winning team will be invited for a site walkthrough in Fall 2024.

### FIT-OUT COMPLETION (December 2025)

Winning student team invited to the completed suite for a walkthrough with Daniels, with opportunity to highlight students' perspective on their competition journey and learnings.

## AWARDS

First Place Winner:

Team cash prize of \$5,000

- Opportunity to work with Daniels and design consultant teams to further develop design for build out.
- Competition winners will be announced in a press release and receive mention on Daniels corporate website and social media.

Second Place Winner:

- Team cash prize of \$3,000
- Competition winners will be announced in a press release and receive mention on Daniels corporate website and social media.

Third Place Winner:

- Team cash prize of \$2,000
- Competition winners will be announced in a press release and receive mention on Daniels corporate website and social media.

Peoples Choice Winner:

- Team cash prize of \$1,000
- Competition winners will be announced in a press release and receive mention on Daniels corporate website and social media.



## LEGAL DISCLAIMER

By submitting an entry, the participant, which can be an individual or a team of individuals (the "Participant"), represents and warrants that: i) the Participant's design submission (the "Design") is original and that all right, title and interest (including copyright) therein and thereto is owned and/or controlled by the Participant to the full extent necessary to enable Daniels to use the Design as contemplated herein; and ii) the Design does not infringe upon the intellectual property or other statutory or common law rights of any third party. Daniels assumes no responsibility for any claims of infringement of rights to copyright, trademark, privacy and/or personality, and all such liability shall remain with the Participant. Daniels reserves the right to exclude any Design on the basis of concerns relating to the rights of third parties, as determined by Daniels in its sole discretion. Daniels reserves the right, at any time, to postpone the competition to a later date, as determined by Daniels in its sole discretion.

By submitting an entry, the Participant shall retain all right, title and interest (including copyright) in and to the Design, and shall grant to Daniels a worldwide, gratuitous, royalty-free, irrevocable and exclusive license to copy, use, modify, reproduce, display, publish, print and adapt the Design for use in Daniels building projects, in promotions and advertising in all media, including, but not limited to, social media, websites, signage, and online and printed advertisements, in perpetuity beginning on the date of entry.

By entering the competition, the Participant releases and holds Daniels harmless from any and all liability for any injuries, loss or damage of any kind to the Participants or any other person, including personal injury, death, or property damage, resulting in whole or in part, directly or indirectly, from acceptance, possession, use or misuse of any prize, participation in the competition, any breach of the competition rules, or in any prize-related activity. Each Participant agrees to fully indemnify Daniels from any and all claims by third parties relating to the competition, without limitation.