

Squamish Multiplex Design Competition



Design Competition Overview

The District of Squamish is hosting a Multiplex Design Competition. The competition is one of the actions outlined in the Squamish Housing Action Plan and is funded by the Canadian Mortgage and Housing Corporation Housing Accelerator Fund.

The purpose of the design competition is to raise awareness around new housing opportunities available throughout our community following the adoption of the new R-1 zone (mandated by the Provincial government as part of the small-scale multi-unit housing initiative) and is one way to address Squamish's housing shortage and encourage housing variety and affordability.

The design competition aims to inspire property owners with examples of multiplexes that can be built across the community in a range of locations and situations.

There are three design competition categories:

- Second Storey Dwellings
- Elevated Dwellings
- Ground Level Dwellings

In addition to receiving a cash award, the winners of the competition will be credited with the design of plans which are recognized as being appropriate for use in specific neighbourhoods of Squamish, depending on the Flood Construction Levels. These plans will be identified in District information regarding multiplexes as carefully considered designs for Squamish properties; the intention will be to connect property owners with designers of those plans who will have the opportunity to sell those plans to a broader customer base.

Housing Affordability in Squamish

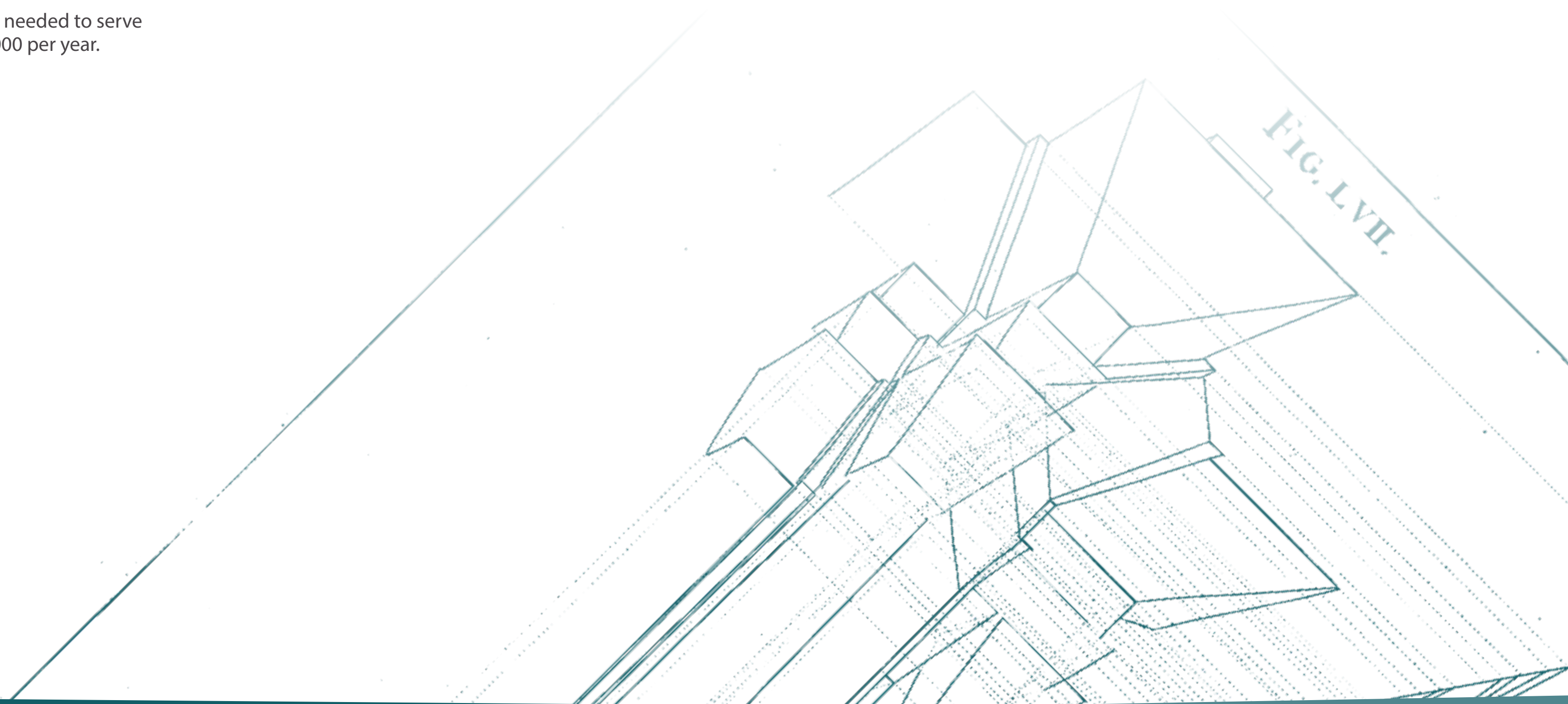
Housing affordability remains a critical issue in Squamish, affecting many in the community, from the most vulnerable citizens to those with stable household incomes. The District of Squamish is responding to the need for housing diversity so that all residents have the opportunity to thrive in our community for decades to come. This has been a strategic focus of the District since 2014.

According to the District's 2023 Housing Needs Report:

- A minimum of 6,840 new housing units are needed by 2031 at a range of affordability levels and sizes to meet the housing needs of the community in a high-growth scenario.
- Of those 6,840 units, 42% will be needed to serve households earning below \$70,000 per year.

Multiplex Dwelling Unit Overview

The term multiplex refers to housing forms with a physical arrangement of three or more attached principal dwelling units. These housing forms meet the requirements of the recent Provincial small-scale multi-unit housing legislation in B.C. that is intended to increase flexibility for home building across the province and promote an increase in housing supply.



Design Competition Timeline

- September 5, 2024**
 - Design Competition Begins**

Details about the Multiplex Design Competition will be released on squamish.ca. District staff will conduct outreach and invite architecture firms, designers, and other organizations to submit proposals.
- October 7, 2024**
 - Expression of Interest Deadline**

Parties who enter the design contest must register their interest in participating via email to planning@squamish.ca.
 - Questions of Clarification Deadline**

Participants may submit clarifying questions regarding the contest via email to planning@squamish.ca. Answers to questions will be posted on a FAQ page at squamish.ca.
- October 28, 2024**
 - Multiplex Proposal Submission Deadline**

Submissions for multiplex proposals will close on October 28, 2024 at 5 p.m.
- December 2024**
 - Multiplex Design Judging**

Members of the District of Squamish Advisory Design Panel will review proposals and establish a shortlist to be considered at a meeting in December 2024. Following that meeting, ADP members will score all shortlisted submissions based on the scoring criteria included in this document. Winners will be selected based on the results of this review.
- December 2024**
 - Competition Winners Released**

Winning designs will be announced to participants, after which they will be displayed on the District of Squamish website for public review.

Awards: \$10,000 First Place Prize for Each Category

First, second, and third place winners for each of the three categories will be selected by members of the District of Squamish Advisory Design Panel at a meeting in December 2024.

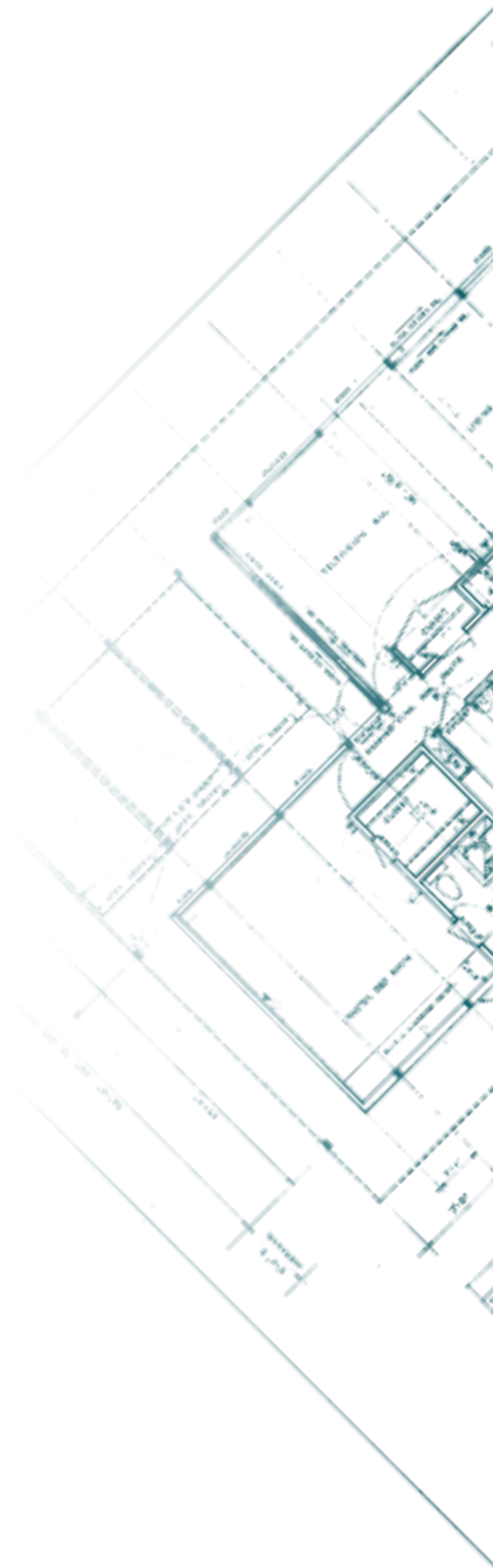
- First place winners for each of the three categories will receive a cash prize of \$10,000.
- Second place winners for each of the three categories will receive a cash prize of \$2,000.
- Third place winners for each of the three categories will receive a cash prize of \$1,000.

First, second, and third place designs will be promoted as award winning designs through District of Squamish online media channels. Members of the public will have access to contact information for the designers of the winning plans for each of the categories.

Ownership of the design plans will be retained by the designers, who will be able to sell the designs to members of the public interested in building those multiplexes.

Benefits of Participating

- Design promotion by District with contact information for the architect/design team.
- Recognition of winning designs which are identified as suitable for use in specific areas of Squamish.
- Involvement in supporting innovative, diverse and attainable housing within the District of Squamish.



Proposal Submission Guidelines

The Proposal Submission Guidelines serve as the criteria to be used when developing the multiplex design submission. These categories reflect new regulatory guidelines recommended by the Government of British Columbia as part of the small-scale multi-unit housing initiative.

Competition Categories

Category 1: Second Storey Dwellings

This category is focused on properties where living space is typically found above a garage; they are designed with a Flood Construction Level 3.0 metres above natural grade.

Examples of areas where this style can be built include Brackendale, North Yards, Dentville, and Downtown.

Category 2: Elevated Dwellings

This category is focused on properties where living space is typically 1.0 metre above natural grade to accommodate a Flood Construction Level from Overland Flow Hazard.

Examples of areas where this style can be built include areas of Valleycliffe and the Garibaldi Estates.

Category 3: Ground Level Dwellings

This category is focused on properties where living space can be built at natural grade because the property is located outside of the floodplain.

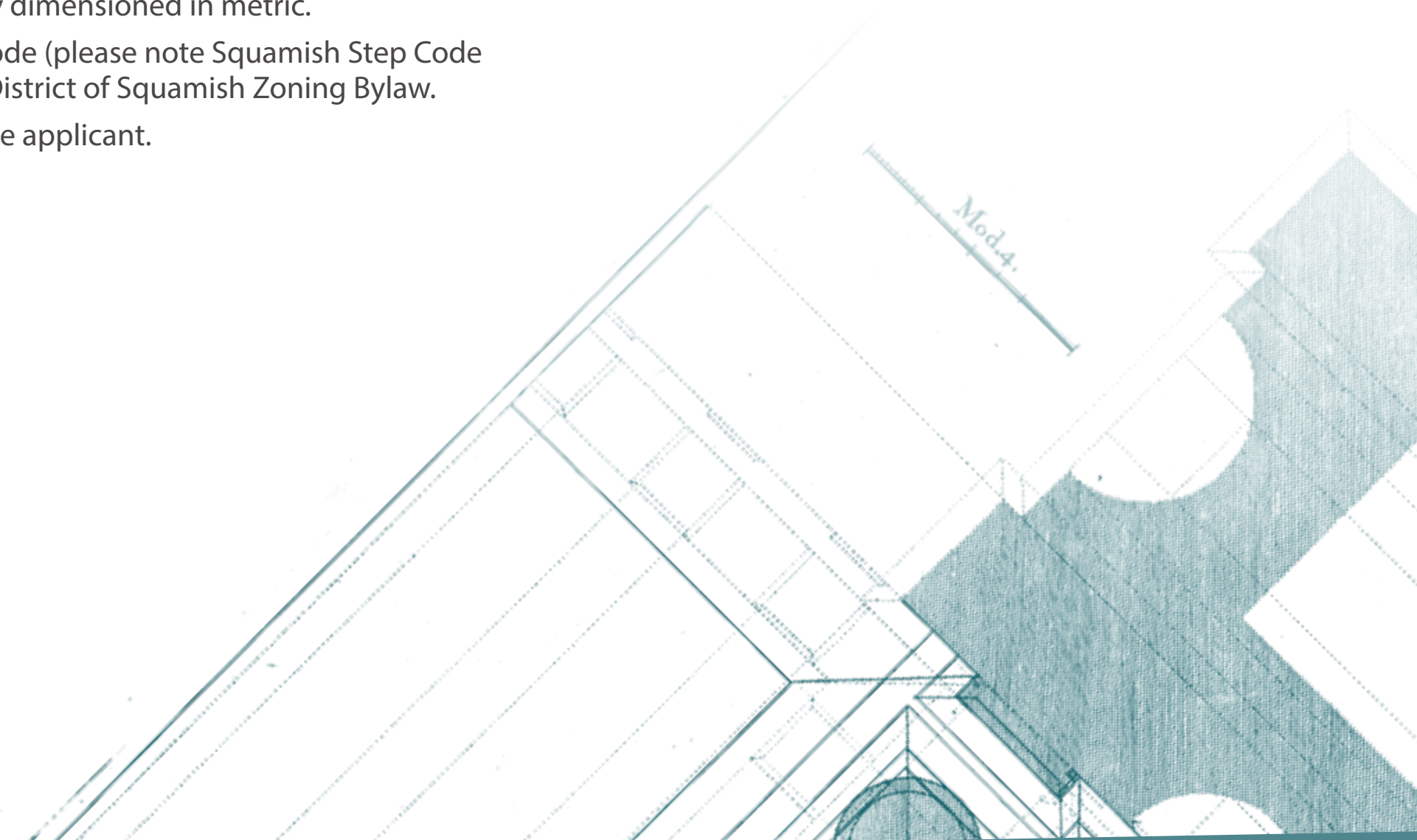
Examples of areas where this style can be built include Garibaldi Highlands, Hospital Hill, and Plateau Crescent.

Submission Instructions

This competition is open to all B.C. residents who are aged 19 years or older. Entrants must register their participation interest via email to planning@squamish.ca by October 7, 2024. All submission should be submitted by email by 5 p.m. on October 28, 2024. Submissions should be sent to planning@squamish.ca.

There is no limit to the number of submissions.

- Submissions may be made to one or more categories.
- Each submission must be submitted in separate emails.
 - Submission emails should include:
 - Primary Contact Information (name, email, phone number, mailing address, business website.)
 - Submission Category
 - Project Name
 - Proposal Submission Package
 - There are no fees to enter the design contest.
 - Submission drawings must not include personal names, affiliations, logos, or other forms of identification.
 - All plans should be to scale and clearly and fully dimensioned in metric.
 - All entries must comply with the BC Building Code (please note Squamish Step Code requirements). Designs must comply with the District of Squamish Zoning Bylaw.
 - Ownership of all submissions are retained by the applicant.



Proposal Submission Package

Design Submissions should address the following requirements:

Submission Format

- Maximum 9 pages
- 11" x 17"
- Horizontal Orientation
- 200 dpi (min)
- PDF format
- Metric units must be included for all dimensions and calculations
- Title at start of submission including a project name, and the competition category

Drawings & Renderings

Drawings

- Site Plan with dimensions and setbacks
- Floor Plans including all exterior and interior walls, doors, and windows
- Elevations

Renderings

- Minimum 2 exterior perspectives
- Minimum 2 interior perspectives

Narrative

- Project Title
- Category
- Written description of how the submission addresses each of the competition scoring criteria:
 - Aesthetics
 - Innovation & Creativity
 - Affordability & Cost Effectiveness
 - Sustainability & Resilience
 - Accessibility & Universal Design
- Estimated high level total construction cost (inclusive of pre-development, permitting, materials, labour, utility connections, etc.). Please utilize the **Altus Group 2024 Canadian Cost Guide**.
- Summary table(s) with:
 - Overall project: height, gross floor area, floor area ratio, dimensions, flood construction level, setbacks, site coverage, permeable area, vehicle and bike parking spaces
 - Individual units: floor area, bedrooms, bathrooms, vehicle and bike parking spaces
 - Costs: Total expected construction costs, cost per square metre, cost per unit
 - Energy performance and sustainability of materials
 - Key features, and other relevant information

Proposal Requirements

Each unit within the multiplex proposal, at a minimum, must include the following elements:

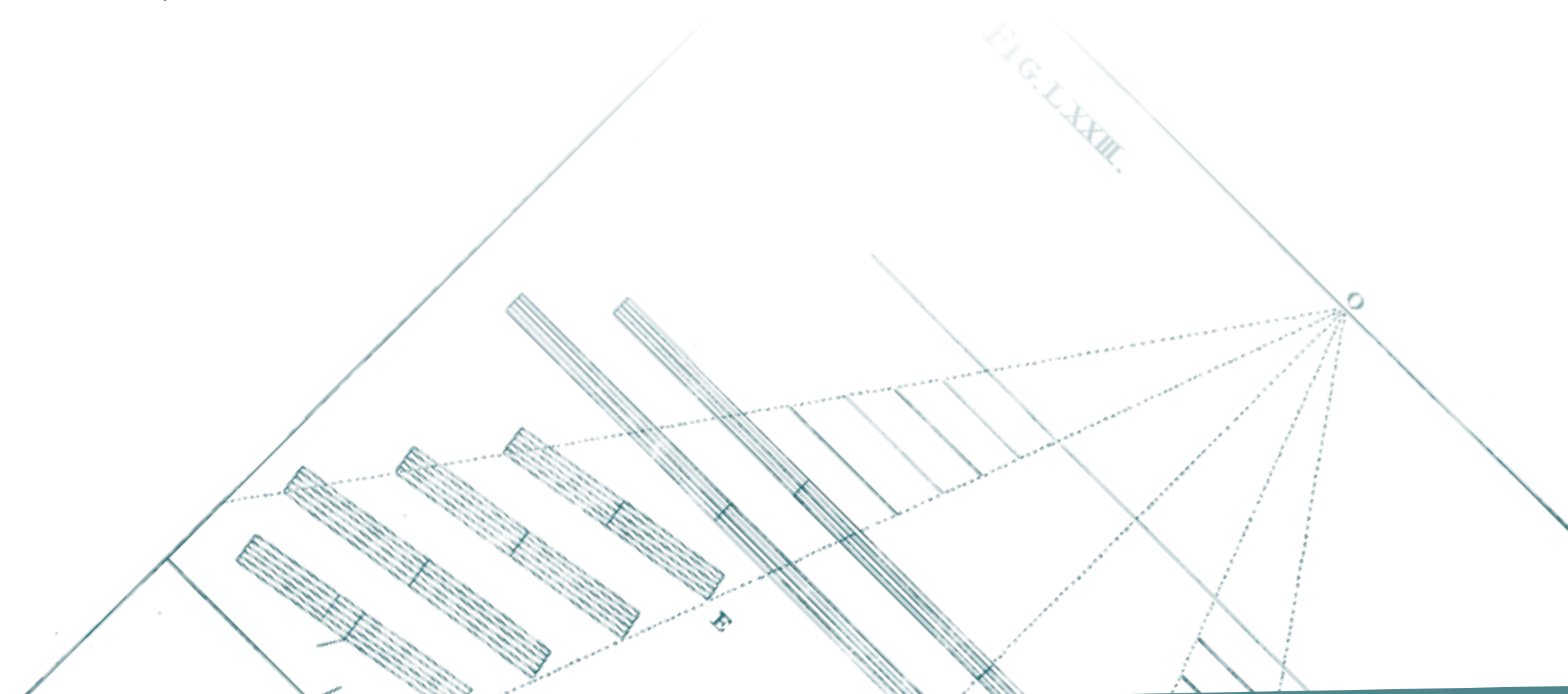
- Kitchen (containing food storage, food preparation space, sink with running water & electric cooktop)
- Bathroom (containing a toilet, sink & shower or tub)
- Sleeping area(s)
- Separate means of ingress and egress

Low Carbon Requirements

- Proposals must include high-performance low carbon (electric) heating/cooling, domestic hot water equipment and other in-unit appliances such as cooktops, ovens, or ranges.
- Proposal should be designed to meet the BC Building Code Energy Step Code and Zero Carbon Step Code as applicable under District bylaws.

Considerations

- Incorporate local materials where possible.
- Consider non-combustible exterior cladding; sprinkler system; a strobe on exterior for identification, triggered when fire alarm flow sensor activated; and FireSmart landscaping where appropriate.
- Estimated high level total construction cost (inclusive of pre-development, permitting, materials, labour, utility connections, etc.) based on the Altus Group 2024 Canadian Cost Guide.



Submission Categories and Associated Design Criteria

The following design criteria and site conditions outline the high-level constraints for the multiplex proposals. Ultimately, the intention is to support the building of multiplexes on a wide variety of properties across the District of Squamish, but for the purpose of this contest, a selection of representative properties have been chosen to reflect distinct flood hazard characteristics of the community that have a significant influence on multiplex design.

Multiplex Zoning Regulation Update – Provincial Regulatory Guidance

All three categories reflect the new District of Squamish R-1 zoning that aligns with recent Provincial guidance on small-scale multi-unit housing initiatives.

- Contest submissions can include a range of configurations with up to four stratified dwelling units.
- Examples of options for multiplex configuration include a fourplex; a triplex with a separate single unit dwelling; two duplexes; etc.
- The R-1 zone permits the inclusion of a secondary suite or Accessory Dwelling Unit (ADU) in addition to four stratified dwelling units. Contest submissions should not reflect designs that include 4 stratified units and a secondary suite; however, designs are permitted that include the following:
 - A triplex with a secondary suite.
 - A triplex with a secondary suite and ADU.
 - A fourplex with an ADU.
- Submissions are NOT required to be built to the proposed maximum height, or unit numbers. In fact, smaller developments may have some advantages such as compatibility with existing neighbourhood design and affordability.
- There is no maximum Floor Area Ratio with developments of 3 or 4 units.
- Parking requirements are 1 space per strata dwelling unit. There is no minimum parking spaces for secondary suites or ADUs.

Category 1 Second Storey Dwellings

Type of Structure

Habitable space built at least 3.0 m above natural grade.

Max. Height

11.0 m

Flood Construction Level

3.0 m above finished grade.

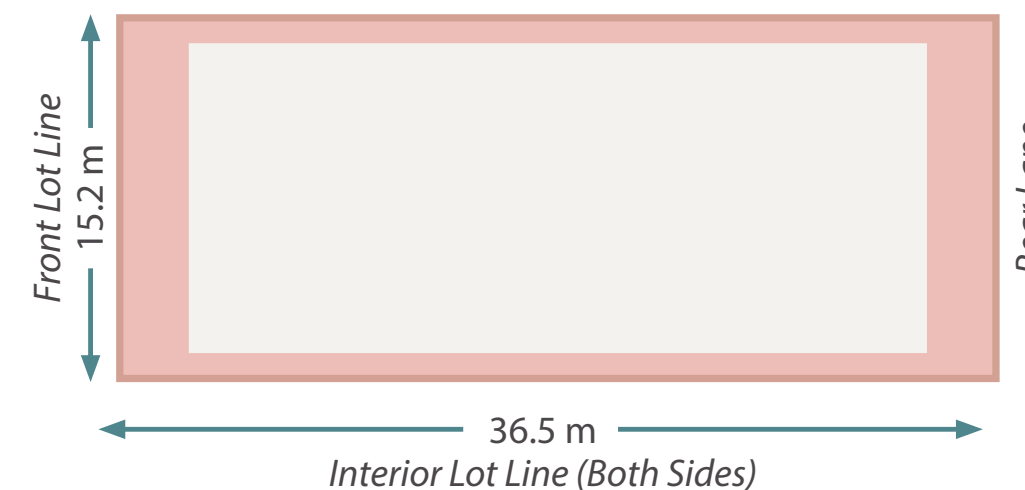
Setback Requirements

Front 3.0 m, Side 1.2 m, Rear 3.0 m

Relevant Neighbourhoods

Downtown, Dentville, North Yards, Brackendale, Loggers East (Areas with high Flood Construction Level)

Site Conditions



Property Size

554.8 m²

Category 2 Elevated Dwellings

Type of Structure

Habitable space built 1.0 m above finished natural.

Max. Height

11.0 m

Flood Construction Level

1.0 m above finished grade.

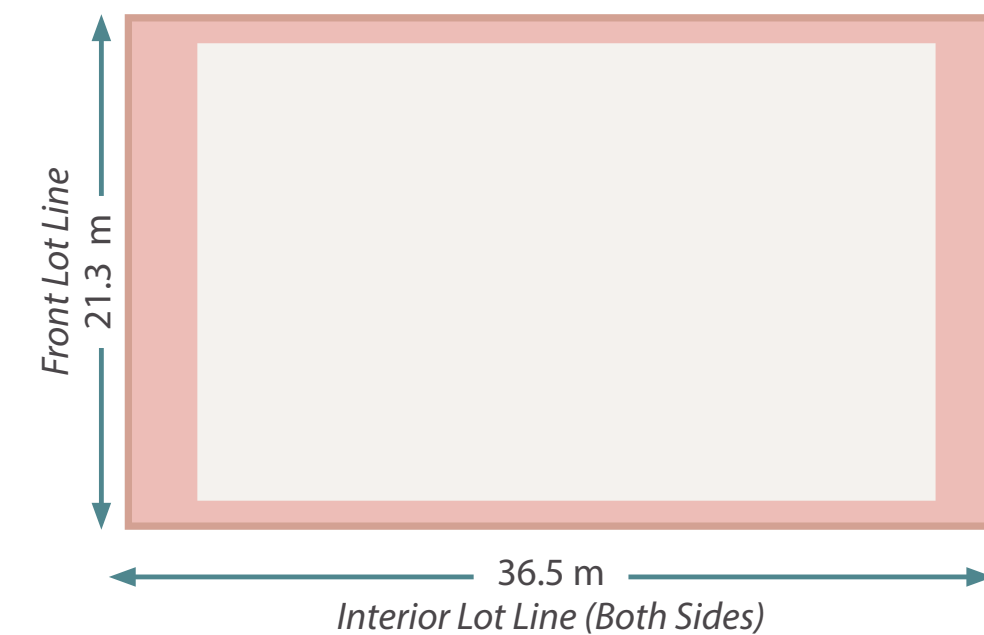
Setback Requirements

Front 3.0 m, Side 1.2 m, Rear 3.0 m

Relevant Neighbourhoods

Valleycliffe, Garibaldi Estates, (1.0 m Flood Construction Level from Overland Flow Hazard)

Site Conditions



Property Size

777.5 m²

Category 3 Ground Level Dwellings

Type of Structure

Multiplex with habitable space built at or below finished grade. May include a daylight/lookout basement partially below ground.

Max. Height

11.0 m

Flood Construction Level

N/A

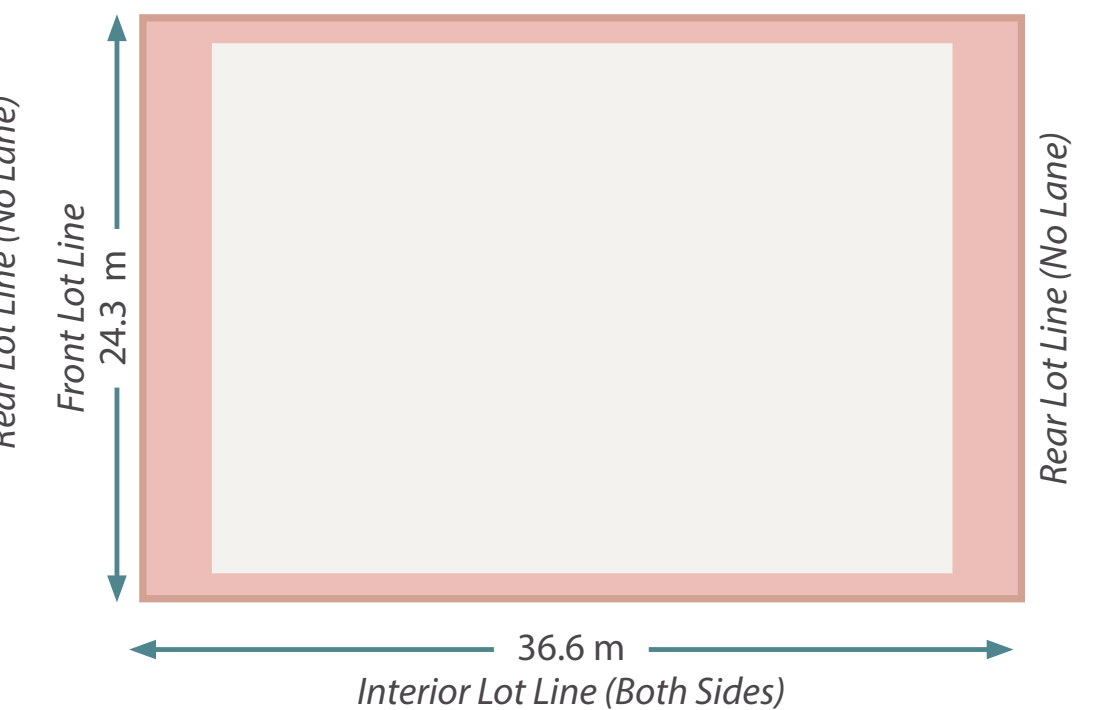
Setback Requirements

Front 3.0 m, Side 1.2 m, Rear 3.0 m

Relevant Neighbourhoods

Garibaldi Highlands, Hospital Hill, Plateau Crescent

Site Conditions



Property Size

889.4 m²

Squamish Multiplex Design Competition



Competition Scoring Criteria

The intent of District of Squamish Multiplex Design Competition is to inspire the development of high-quality multiplexes that can be built in a variety of Squamish neighbourhoods.

The following criteria will be used to evaluate and score the submitted multiplex proposals in each category.

Each design will receive a total score out of 25.

Entries will be judged by members of the District of Squamish Advisory Design Panel in December 2024. Plans will be reviewed by District of Squamish staff in advance of judging to ensure all submissions comply with BC Building Code and District of Squamish Zoning regulations. Submissions that do not meet these regulations will not be considered in the judging; staff may contact applicants to address minor issues which can be easily resolved.

Review for the purposes of the design competition does not represent approval for building permits or compliance with other regulations.

Total
25 pts

5 pts

Aesthetics

Multiplex designs should be visually appealing and well-integrated with the proposed site conditions. We are looking for designs that consider aesthetics, architectural style and scale, and have a positive impact on the community.

5 pts

Innovation & Creativity

Multiplex designs should demonstrate innovation, creativity, and unique design solutions. We are interested in designs that push the boundaries of traditional multiplex design, incorporating creative use of space, and original ideas, while achieving an efficient and functional layout that addressed the varied needs of residents.

5 pts

Affordability & Cost-Effectiveness

Multiplex designs should be affordable and cost-effective, taking into account construction costs, ongoing maintenance, and operational expenses. We are interested in innovative and cost-effective solutions that minimize expenses and promote affordability.

5 pts

Sustainability & Resilience

Multiplex designs should prioritize sustainability and energy efficiency, with features such as efficient insulation, water efficiency, and resilience to wildfire and flood hazards where appropriate.

5 pts

Accessibility & Universal Design

Submissions should include multiplex designs that are accessible and inclusive. Submissions should incorporate universal design principles to ensure usability and adaptability for all users, including people with disabilities or special needs, recognizing limitations associated with flood construction levels.

