


**SQUAMISH ACCESSORY
DWELLING UNIT
DESIGN COMPETITION**



The image is a composite of two aerial photographs. The top photograph shows a wide view of a town nestled in a valley, with a large body of water (likely a bay or fjord) to the left and a range of rugged, forested mountains in the background under a clear blue sky. The middle section of the image is a dark teal rectangular overlay containing the title text in white, bold, sans-serif font. The bottom photograph is a closer aerial view of a residential neighborhood, showing individual houses with varying rooflines, green lawns, and mature trees, with streets winding through the area.

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Design Competition Overview

The District of Squamish is hosting an Accessory Dwelling Unit (ADU) Design Competition. The competition is one of the actions outlined in the Squamish Housing Action Plan Overview and is funded by the Canadian Mortgage and Housing Corporation Housing Accelerator Fund, a Federal grant program that was awarded to the District of Squamish in January 2024.

The purpose of the design competition is to raise awareness around the benefits of ADUs as one way to address Squamish's housing shortage and encourage housing variety and affordability. The design competition also aims to inspire homeowners with examples of ADU's that can be built across the community in a range of locations and situations. In addition, the intention is to reflect potential ADU opportunities with more relaxed zoning regulations in line with guidelines recommended by the Province of British Columbia as part of the small-scale multi-unit housing initiative.

There are three design competition categories:

1. Carriage House
2. Elevated Cottage
3. Front Yard ADU

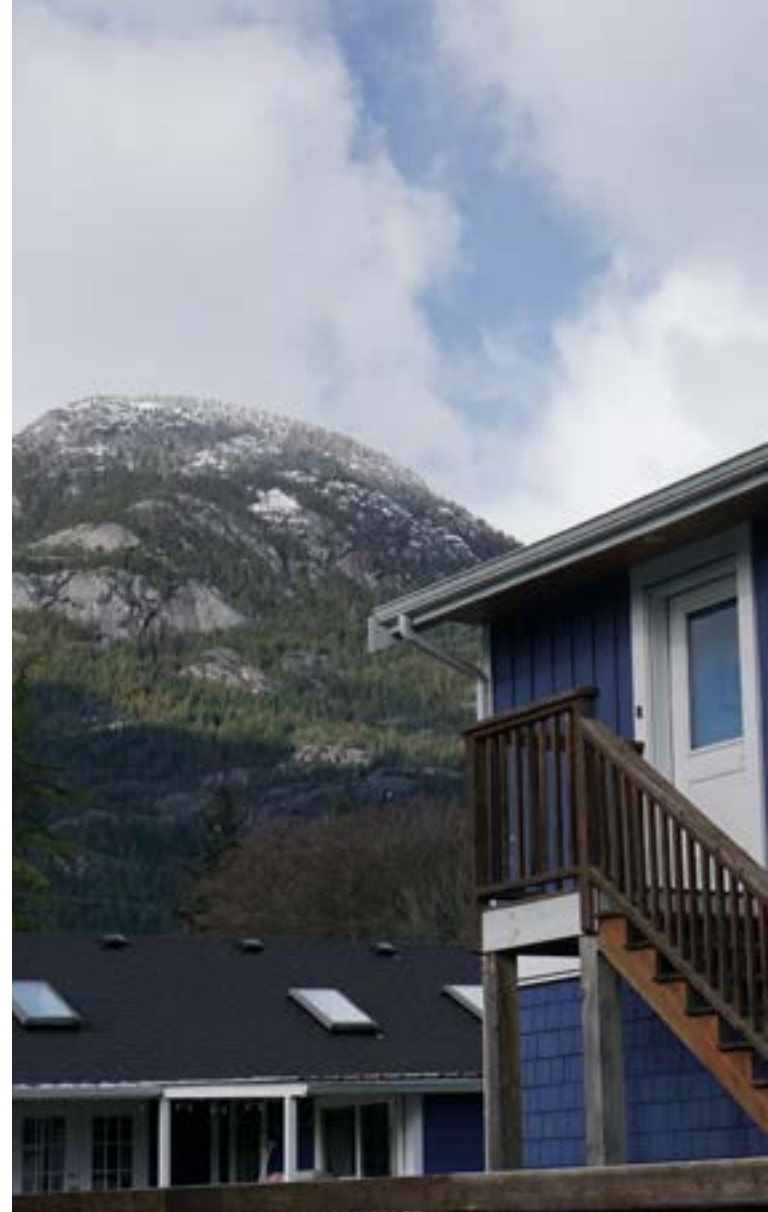
In addition to receiving a cash award, the winners of the competition will be credited with the design of Pre-Reviewed Plans which are recognized as being appropriate for use in specific neighbourhoods of Squamish, depending on the flood characteristics and Flood Construction Levels. Building permit applications that are submitted for Pre-Reviewed Plans will be placed in a priority sequence ahead of other ADU and suite applications; in the future, a reduction of building permit fees will also be considered for these plans. These Pre-Reviewed Plans will be identified in District information regarding ADUs as carefully considered designs for Squamish properties; the intention will be to connect property owners with designers of Pre-Reviewed 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 over 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.



Accessory Dwelling Unit Overview

The term Accessory Dwelling Unit (ADU) refers to all forms of additional units on residential properties that are detached from the primary residence, These include options such as a carriage house above a garage, or a backyard cottage. Among many other benefits, ADUs can provide rental income to homeowners and offer an affordable way for renters to live in residential neighbourhoods or can help older residents “age in place.”



Design Competition Timeline

- **Early March 2024 | Design Competition Period Begins**
Details about the ADU Design Competition will be released on squamish.ca. District staff will conduct outreach and invite architecture firms and designers and other organizations to submit proposals.
- **April 11, 2024 | Expression of Interest Deadline**
Parties who enter the design contest must register their interest in participating via email to planning@squamish.ca.
- **April 11, 2024 | 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.
- **May 23, 2024 | ADU Proposal Submission Deadline**
Submissions for ADU proposals will close on May 23, 2024 at 5 p.m.
- **June 20, 2024 | ADU Design Judging**
Members of the District of Squamish Advisory Design Panel will review and score proposals based on the scoring criteria included in this document. Winners will be selected at the June 20, 2024 Advisory Design Panel meeting.
- **June 27, 2024 | Competition Winners Released**
Winning designs will be displayed on the District of Squamish website for public review.



Awards - \$5,000 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 on June 20, 2024.

- **First place winners** for each of the three categories will receive a cash prize of \$5,000.
- **Second place winners** for each of the three categories will receive a cash prize of \$1,000.
- **Third place winners** for each of the three categories will receive a cash prize of \$500.

First, second, and third place designs will be identified as Pre-Reviewed Plans and promoted as award winning designs, both through District of Squamish social media announcements related to the design contest, and within District of Squamish information about ADUs.

Members of the public will have access to contact information for the designers of the Pre-Reviewed Plans for each of the categories.

Ownership of the Pre-Reviewed Plans will be retained by the designers, who will be able to sell the designs to members of the public interested in building those ADUs.

Benefits of Participating

- Design promotion in District information about ADUs with contact information for the architect/design team.
- Recognition of winning designs as Pre-Reviewed Plans which are:
 - Identified as suitable for use in specific areas of Squamish.
 - Eligible for priority building permit processing.
 - Under future consideration for reduction in building permit fees.
- 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 ADU design submission. These categories reflect new regulatory guidelines recommended by the Province of British Columbia as part of the small-scale multi-unit housing initiative.

Competition Categories

Category 1: Carriage House



- This category is focused on backyard ADUs located above a garage, designed with a Flood Construction Level 2.0 m above finished grade.
- This style can be built in Brackendale, Northyards, Dentville and Downtown.

Category 2: Elevated Cottage



- This category is focused on backyard ADUs designed with a Flood Construction Level 1.0 m above finished grade.
- This style can be built in neighbourhoods with overland flow hazard such as Valleycliffe and the Garibaldi Estates, and areas outside the floodplain such as Garibaldi Highlands, Hospital Hill and Plateau Crescent.

Category 3: Front Yard ADU



- This category is focused on ADUs intended to be built in front yards.
- Dwelling should be designed with a Flood Construction Level 1.0 m above finished grade.
- This style could be built in in neighbourhoods with overland flow hazard such as Valleycliffe and the Garibaldi Estates, or areas outside the floodplain such as Garibaldi Highlands, Hospital Hill and Plateau Crescent.

This competition is open to all BC residents who are 19 or older.

Entrants must register their interest in participating via email to planning@squamish.ca by April 11, 2024.

All submission should be submitted by email by 5 p.m. on **May 23, 2024**.

Submissions should be sent to planning@squamish.ca.

Submission Instructions

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:
 - Proposal Submission Package
 - Submission Category
 - Primary Contact Information: Name, email, phone number
- 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, except for specific regulations outlined below in the Design Criteria which reflect new Provincial regulatory guidance on ADU height, max gross floor area, and setbacks.
- Ownership of all submissions are retained by the applicant.





Proposal Submission Package

Design Submissions should include the following elements.

Drawings

- Elevation drawings/rendering
- 11" x 17" (1-3 pages for drawings)
- Floor plans including all exterior and interior walls, doors, and windows
- 200 dpi (min)
- Horizontal Orientation
- PDF format

Narrative

- Project title
 - 750 word (max) that clearly explains how the submission addresses the competition scoring criteria
 - Summary table with height, size and dimensions of the unit, key features, and other relevant information
 - Summary of energy performance and sustainability of materials
 - Estimated high level total construction cost (inclusive of pre-development, permitting, materials, labour, utility connections, etc.)
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Proposal Requirements

The ADU 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 Step 1.

Cost Estimates

- Part of the intention of the ADU Design Competition, is to catalyze innovative ways to build ADUs that a broad range of households can afford to rent. **We encourage applicants to think and design creatively to reduce the total estimated construction costs of their ADU proposals.**

Considerations

- Incorporate local materials where possible.
 - Backyard ADUs without a vehicle driveway to the unit should have access via a hardened pedestrian route that can be maintained year-round.
 - Lighting and addressing should be visible from the street.
 - 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.
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Submission Categories and Associated Design Criteria

The following design criteria and site conditions outline the high-level constraints for the ADU proposals. Ultimately, the intention is to support the building of ADUs 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 ADU design.



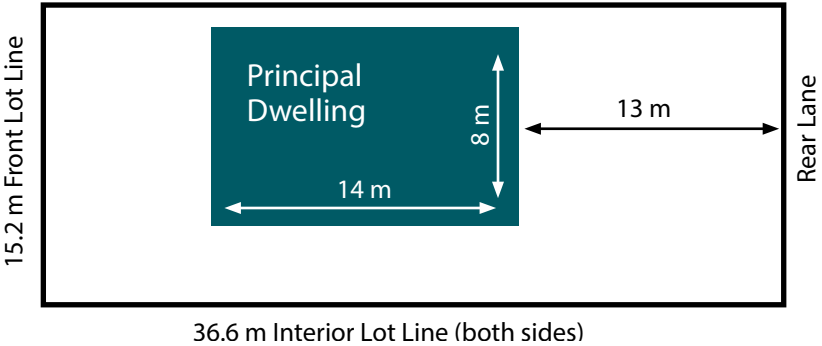
Proposed ADU Zoning Regulation Update - Provincial Regulatory Guidance

All three categories reflect proposed ADU zoning changes intended to align with recent Provincial guidance on small-scale multi-unit housing initiatives.

- These regulatory changes would increase flexibility for the design of ADUs and are under consideration for implementation in the District of Squamish Zoning Bylaw.
- The proposed changes include increased maximum ADU height (8.0 m or 3 stories, whichever is less), reduced lot line setbacks, increased maximum ADU gross floor area (90 m²) and less restrictive ADU siting regulations that allow ADUs in front yards.
- Submissions are NOT required to be built to the proposed maximum height or maximum gross floor area. In fact, smaller structures may have some advantages such as compatibility with existing neighbourhood design and affordability.

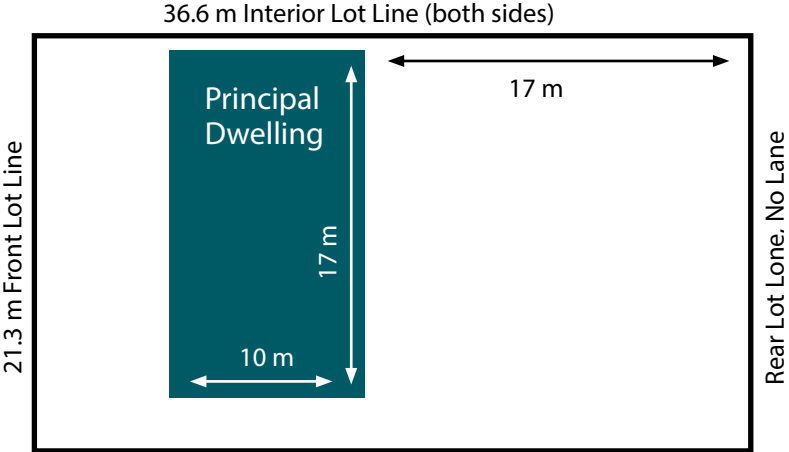
Category 1: Carriage House



Guideline	Requirement
Type of Structure	Dwelling unit built above garage
ADU Max. Gross Floor Area	<ul style="list-style-type: none"> • 90 m² Habitable Space above 2 m FCL (on second storey) • First storey must include a garage (max 90 m²) • ADU foyers (optional) on first story contribute to Gross Floor Area
ADU Max. Height	8.0 m
Flood Construction Level	2.0 m
ADU Parking Requirements	None
Relevant Neighbourhoods	Downtown, Dentville, North Yards, Brackendale, Loggers East (Areas with high Flood Construction Level)
Setback Requirements	Front 3.0 m, Side 1.2 m, Rear 0.6 m
Notes	<p>This category represents a common situation where ADUs are being built within the floodplain in Squamish.</p> <p>Vehicle access to a garage door at grade is required from the lane.</p>
Site Conditions	 <p>The diagram illustrates a rectangular lot with a front lot line of 15.2 m and an interior lot line of 36.6 m on both sides. A dark teal rectangle represents the Principal Dwelling, measuring 14 m in width and 8 m in height. A horizontal double-headed arrow indicates a 13 m distance from the right side of the Principal Dwelling to the Rear Lane.</p>

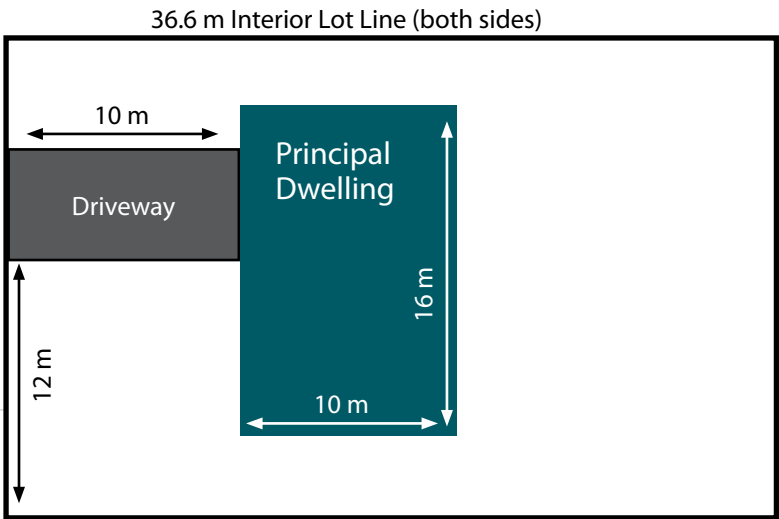
Category 2: Backyard Cottage



Guideline	Requirement
Type of Structure	Dwelling unit built 1 m above finished grade
ADU Max. Gross Floor Area	90 m ²
ADU Max. Height	8.0 m
Flood Construction Level	1.0 m
ADU Parking Requirements	None
Relevant Neighbourhoods	Valleycliffe, Garibaldi Estates (1 m Flood Construction Level from Overland Flow Hazard) Garibaldi Highlands, Hospital Hill, Plateau Cres (Above Flood Plain)
Setback Requirements	Front 3.0 m, Side 1.2 m, Rear 3.0 m
Notes	The intention of this category is to highlight the opportunity for ADUs to be built in backyards of homes where a driveway or lane does not offer access to the ADU. In these situations, an ADU can be accessed by a pathway.
Site Conditions	 <p>36.6 m Interior Lot Line (both sides)</p> <p>21.3 m Front Lot Line</p> <p>Principal Dwelling</p> <p>10 m</p> <p>17 m</p> <p>17 m</p> <p>Rear Lot Lane: No Lane</p>

Category 3: Front Yard ADU



Guideline	Requirement
Type of Structure	Dwelling unit built 1 m above finished grade in front yard
ADU Max. Gross Floor Area	90 m ²
ADU Max. Height	8 m
Flood Construction Level	1.0 m
ADU Parking Requirements	None
Relevant Neighbourhoods	Valleycliffe, Garibaldi Estates, Garibaldi Highlands, Hospital Hill, Plateau Crescent (1 m Flood Construction Level from Overland Flow Hazard)
Setback Requirements	Front 3.0 m, Side 1.2 m, Rear 3.0 m
Notes	The intention of this category is to reflect potential opportunities for ADUs to be build in front yards under new regulatory guidelines recommended by the Province of British Columbia as part of the small-scale multi-unit housing initiative.
Site Conditions	 <p>36.6 m Interior Lot Line (both sides)</p> <p>22.9 m Front Lot Line</p> <p>10 m</p> <p>10 m</p> <p>12 m</p> <p>16 m</p> <p>10 m</p> <p>Driveway</p> <p>Principal Dwelling</p>



Competition Scoring Criteria

The intent of District of Squamish ADU Design Competition is to inspire the development of high-quality accessory dwelling units that can be built in a variety of Squamish neighbourhoods. The following criteria will be used to evaluate and score the submitted ADU proposals in each category. Each design will receive a score out of 100.

Entries will be judged by the District of Squamish Advisory Design Panel on June 20, 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.



Criteria	Points	Description
Aesthetics	20	ADU 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.
Innovation & Creativity	20	ADU designs should demonstrate innovation, creativity, and unique design solutions. We are interested in designs that push the boundaries of traditional ADU design, incorporating creative use of space, and original ideas.
Affordability & Cost-Effectiveness	20	ADU 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.
Sustainability & Resilience	20	ADU designs should prioritize sustainability and energy efficiency, with features such as efficient insulation, water efficiency, and resilience to wildfire and flood hazards where appropriate.
Accessibility & Universal Design	20	Submissions should include ADU 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 of ADU designs located above garages.



SQUAMISH

District of Squamish

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squamish.ca