

ANNEFALL HOUSING

Design Competition

DESIGN BRIEF

January 2025



1.0 Introduction

This Design Brief is intended to introduce the Town of Gibsons' Infill Housing Design Competition (IHDC) to the public and prospective contestants. It explains why infill housing is needed in Gibsons and provides an overview of the competition's design categories, parameters, and submission requirements. This document also outlines the criteria an invited panel of experts will use to judge the submissions and select the winning designs.

1.1 Design Competition Overview

The Town of Gibsons is hosting the IHDC to raise awareness and promote infill housing as a way to create more affordable, inclusive, and complete neighbourhoods. The IHDC builds upon the Town of Gibsons' existing garden suite program and complements the Town's work to implement the new provincial housing legislation (Bill 44) related to small-scale multi-unit housing. The competition is being funded by the Canadian Mortgage and Housing Corporation's Housing Accelerator Fund, a federal grant program.

There are two (2) design categories:



1. Small Lot (3-4 Units)

The IHDC aims to produce "pre-reviewed" infill housing designs that will streamline the development approvals process. The Town of Gibsons recognizes more work may be needed once the winners are announced to satisfy all local requirements and is committed to collaborating with the winners to do so.



2. Long Lot (5-6 Units)

1.2 Eligibility to Participate

The IHDC is open to all residents of British Columbia.

- Participants should understand the local context
- Proposals may be submitted by individuals or teams
- Participants do not need to be registered professionals
- Participants may submit multiple proposals per category



1.3 Design Competition Timeline



Winning designs will be announced to participants and posted on the municipal website for public review. Social and print media posts will also be made to announce the winners.

1.4 Awards

First, second, and third-place winners for each category will be selected by members of the Review Panel.

- First-place winners for each category will receive \$2,500
 - Second-place winners for each category will receive \$1,250
 - Third-place winners for each category will receive \$500
 - People's Choice Award will receive \$500
- » The People's Choice Award will be selected through an online vote open to Gibsons residents once the winners have been announced.



\$2,500 prize for each category



\$1,250 prize for each category



\$500 prize for each category



\$500 prize

1.5 Benefits of Participating

- Exposure – The winning designs will be advertised on the Town of Gibsons' website and promoted through social and print media.
- Ownership Rights – Participants will retain ownership rights of their designs to sell traditionally. The winning designs will be advertised as "pre-reviewed" designs intended to streamline the development approvals process making them more attractive to those wanting to build homes faster.

2.0 Housing in Gibsons

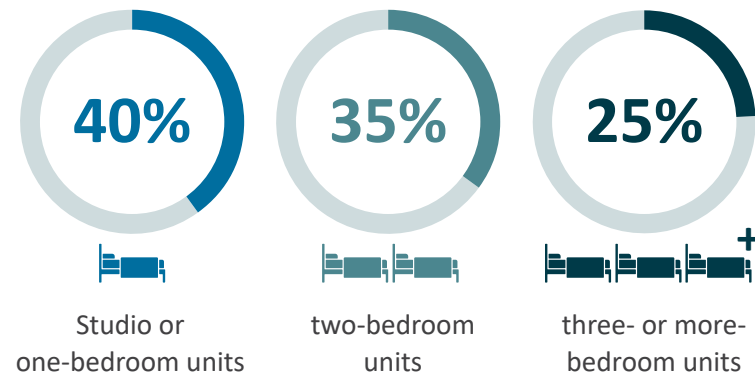
The Town of Gibsons is a small seaside community on the Sunshine Coast. Its limited land base is primarily composed of low-density single-family residential neighbourhoods. In recent years, the coastal community has experienced a significant increase in the cost of housing, which is partly due to its limited housing supply.

2.1 Housing Needs

The Town of Gibsons is challenged by a lack of affordable housing for homeowners, tenants, seniors, and families. According to the Town of Gibsons' 2024 Housing Needs Report:

- More than 50% of renting households pay more than 30% of their income on housing.
- Since 2017, homeownership costs have increased by 200% while rental housing costs have increased by 26%. Meanwhile, household median income has increased by 21%.
- No family earning a median household income can afford to rent or own an adequately sized home in the community.
- Gibsons is an aging community – seniors account for 31% of the population (a stat that will continue to grow).

- A projected 364 housing units are needed by 2034 across a range of tenures, affordability scales, and sizes to meet current housing needs and projected growth.



3.0 Why Infill?

3.1 Infill Benefits

Infill housing, such as multiplexes, row houses, and accessory dwellings, can increase the Town of Gibsons' housing supply, affordability, and diversity. The benefit of infill is that it enables already developed land, underutilized land, or vacant land, to better meet the Town's housing needs by increasing the stock of rental and attainable ownership housing. While this shift is already underway through the garden suite program, the IHDC aims to highlight infill designs that create 3-6 units.



3.2 Intended Goals

The IHDC is an opportunity to help meet the local housing needs by highlighting innovative designs to meet the needs of a growing and changing community. The IHDC also presents an opportunity to streamline the development approvals process and get more homes built faster. The Town of Gibsons recognizes more work may be needed once the winners are announced to satisfy all local requirements and is committed to collaborating with the winners to do so.

The IHDC's winning designs will strive to:

- Increase certainty and streamline the development approvals process.
- Apply a local perspective to the Provincial site and design standards.
- Enhance affordability for developers, homeowners and tenants.
- Address key areas of housing need, including:
 - » Increasing rental housing
 - » Aging in Place
 - » Attainable Ownership
 - » Housing for families
- Make more efficient use of existing infrastructure.
- Create more livable and walkable neighbourhoods.

3.3 Intended Outcomes

The IHDC is intended to generate ideas for infill housing that will contribute to the following outcomes (or criteria as outlined in Section 7.0: Evaluation Criteria).

Affordability and Cost-Effectiveness

Showcase cost-effective designs that strike a balance between use of materials and sustainable design practices. This also includes the cost of anticipated ongoing maintenance.

Flexibility and Creativity

Demonstrate that infill housing can be flexible and adaptable to meet the needs of a range of site characteristics, including neighbourhood character, lot configurations, and topographies. Winning designs will show how minor material uses can vary aesthetics to create greater diversity in housing design.

Inclusivity and Livability

Highlight how infill housing can contribute to a livable community that is socially connected and inclusive. This includes ensuring infill housing designs are accessible for people of all ages and abilities and that they promote social interaction.

Good Neighbour Design

The Town of Gibsons is projected to experience substantial growth and densification. Infill housing will need to be well integrated into existing neighbourhoods, with attention to attractive street front design and keeping privacy between properties.

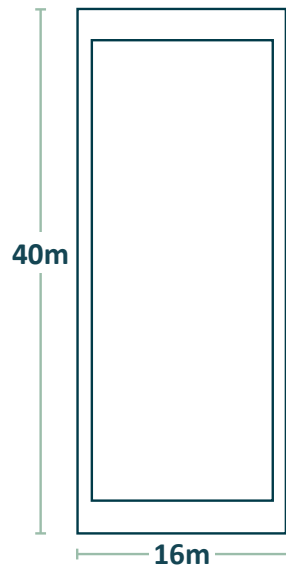
4.0 Competition Categories and Parameters

There are two (2) categories for the IHDC. They aim to provide for different density levels and meet the characteristics of two (2) common lot sizes found in Gibsons.

Long Lot

The long lot category is intended to provide designs for low density infill housing on relatively long lots that are accessed by the front yard only. Long lot designs will incorporate 5–6 units, with a maximum of 4 units per building.

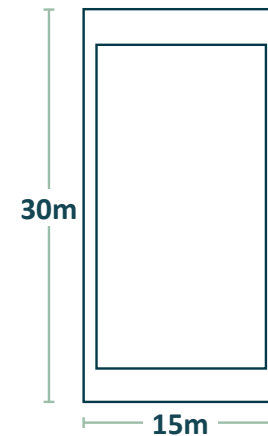
For the purpose of this competition, a long lot is defined as one that has a lot width of 16m and a lot depth of 40m.



Small Lot

The small lot category is intended to provide designs for low density infill housing on relatively smaller lots that are accessed by the front yard only. Small lot designs will incorporate 3–4 units.

For the purpose of this competition, a small lot is defined as one that has a lot width of 15m and a lot depth of 30m.



See the table below for the complete set of site parameters for each category.

	Long Lot	Small Lot
# of Units	▪ 5 – 6	▪ 3 – 4
Lot Size	▪ 16m wide, 40m deep	▪ 15m wide, 30m deep
*Lot dimensions represent calculated averages of applicable properties in Gibsons. All design submissions must use these dimensions recognizing the winning designs may be realized on slightly smaller and/or larger lots in the community.		
Parameters below apply to both categories		
Access	▪ Vehicle access from the front yard only	
Floor Area Ratio Maximum	▪ 1.0	
Site Coverage	▪ 60%	
Height Maximum	▪ 11.0m	
Setbacks	▪ 3.0m front	▪ 3.0m rear ▪ 1.2m side yards
Max Number of Buildings	<ul style="list-style-type: none"> ▪ 3 buildings ▪ At least one building must front the street 	
Max Number of Units per Building	▪ Maximum 4 units per building	
Mobility	<ul style="list-style-type: none"> ▪ 1 Stall per unit ▪ No visitor parking ▪ Consideration for micromobility storage (Bicycle, Wheelchair, Scooter, etc.) 	
Landscaping	▪ Achieves 31% tree canopy coverage	
Livability	▪ Outdoor amenity space is provided	
Services	▪ Services are provided for (e.g., wildlife-safe waste collection, mail, water meters)	



5.0 Submission Requirements

The following items are required as part of a complete submission package:

Format	<ul style="list-style-type: none"> ▪ 11" x 17" pages ▪ Horizontal Orientation ▪ PDF format ▪ Metric units for all dimensions ▪ Maximum 10-pages in length (including title page)
Narrative	<ul style="list-style-type: none"> ▪ Project title, team, competition category ▪ A written narrative that highlights the key features of the design and explains how the proposed design meets the four (4) evaluation criteria. Maximum 2-pages in length.
Summary Table	<p>A table that summarizes the design's key statistics including:</p> <ul style="list-style-type: none"> ▪ # of units ▪ # of bedrooms by size ▪ Total square footage ▪ # of parking spaces ▪ Amount of outdoor amenity space
Design Package	<ul style="list-style-type: none"> ▪ A site plan ▪ A landscape plan ▪ Floor plans ▪ Elevations ▪ Identify materials used ▪ Rendering(s) that shows the neighbourhood context ▪ Other supporting materials the applicant wishes to provide the panel members

Cost Estimates	<ul style="list-style-type: none"> ▪ Estimated high level total per square foot construction cost (inclusive of pre-development, permitting, materials, labour, utility connections, etc.). Please use the Altus Group 2024 Canadian Cost Guide. ▪ Estimated cost per unit
Design Minimums	<ul style="list-style-type: none"> ▪ A kitchen (including food storage, food preparation, running water, and electric stove and oven) per unit ▪ At least 1 Bathroom (including a toilet, sink, and shower or tub) per unit ▪ Outdoor space ▪ Proposals must conform to the full extent of the 2024 BC Building Code

Questions and submissions

Questions and final submissions must be emailed to:

Jack DeSante, Urban Systems

✉ jdesante@urbansystems.ca

Urban Systems (a private consulting firm) is supporting the Town of Gibsons with the design competition.

6.0 Design Review Panel

The Design Review Panel consists of the following individuals:

<p>Peter Atkinson Human Studio</p>	<p>Peter Atkinson is the co-founder and principal of Human Studio, a Vancouver-based Architecture and urban design firm focused on creating social and environmental resilience. The firm strives to rethink conventional architectural design and the delivery process. Human Studio believes that there is a strong link between sociability in architecture and long-term sustainability.</p>
<p>Lucas Berube Bosa Properties</p>	<p>Lucas is a Senior Development Director at Bosa Properties. Through his work at Bosa Properties, Lucas specializes in building master-planned communities that strive to provide residents with the opportunity to build strong community ties through unique amenities, curated commercial spaces and inclusive public realms. He also recently was a member of the District of Squamish’s Advisory Design Panel which judged the District’s infill housing design competition.</p>
<p>Julian Burtnick Caerus Construction</p>	<p>Since 1992, Caerus Construction Limited, based on the Sunshine Coast, has been providing quality new home construction for more than 500 families.</p>
<p>David Longman Longman Developments</p>	<p>David has leveraged his personal commitment to value and excellence to build a successful construction company that specializes in building not only single-family homes but also multi-unit residential developments and commercial structures.</p>

<p>Luke Mari Aryze Developments</p>	<p>For the last 15 years, Luke has been skillfully navigating the intricate maze of city planning, staying true to his mission to demystify and disrupt the development industry.</p> <p>As the Principal of Development at Aryze, he lands complex site acquisitions, unlocks creative financing solutions and decodes the art of approvals. Previously serving as a Director of Planning and Approving Officer with a leading local government in the Greater Victoria region, he knows his way around a zoning bylaw or two.</p> <p>Passionate about data and diverse housing, Luke is all about making neighbourhoods more interesting—one creative infill at a time.</p>
<p>Staff Planner Katie Thomas, Planner II</p>	<p>The intent of including a Town of Gibsons planning team member is to speak to Gibsons’ experience with infill development and to represent the Town’s broader planning objectives. The staff planner will not be a voting member of the review panel.</p>

7.0 Evaluation Criteria

The following criteria will be used to evaluate and score the submissions.

Affordability and Cost-Effectiveness **5 points**

- Does this submission, through material usage, strike a balance between affordable and sustainable design?
- Does the submission prove economic feasibility?
- Can minor alterations be made to the submission at a low cost to provide increased diversity in infill housing design?

Inclusivity and Livability **5 points**

- Is the submission accessible for people of all ages and abilities?
- Does the submission encourage social interaction?
- Does the submission propose a well-landscaped site?
- Is 31% tree canopy coverage realized?
- Does the submission encourage the use of sustainable modes of travel through specific design features?

Flexibility and Creativity **5 points**

- Does the submission promote architectural quality, innovation, and creativity?
- Does the submission enhance sustainability and climate resiliency through improved energy efficiency?
- Is the submission adaptable to various site parameters, neighbourhoods, and lot configurations?
- Is the submission adaptable to steeply sloped sites (ideally up to 15%)?

Good Neighbour **5 points**

- Does the submission complement the neighbourhood context?
- Does the submission enhance the site's relationship to the street?
- Does the submission afford privacy to neighbouring residences?
- Does the submission minimize the visual impact of driveways and parking areas?

Total: 20 points