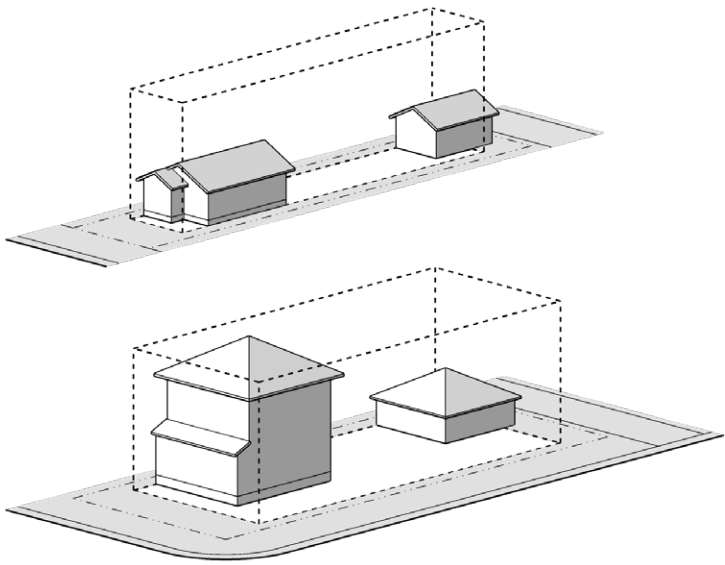


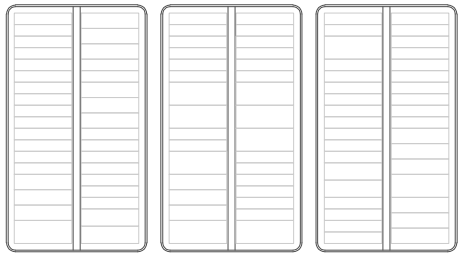


Living Skies Townhouse

Category: Lane Access/Corner



Typical midblock and corner sites



Gridiron blocks in Regina's Cathedral area



roof mass
main mass
parging base

small fascia
echoing
larger one
symmetrical
window/door
compositions,
asymmetrical
overall facade

URBAN CONTEXT

Typical lots

Regina's oldest residential areas are defined by the gridiron layout popular in North America in the early 20th century. Lots are oriented in an optimal manner so that the front and backs of houses receive East and West sunlight, while the longer north and south facades have more limited fenestration. Lots are around 38.1m deep, and have frontages of 7.62m, 10.05m, and 15.24m. Lanes allows for front yards clear of driveways, and garages tucked discretely in the rear.

Architectural context

Homes in Regina's older areas predominantly reflect Craftsman, Gothic, and Tudor styles popular in the early 20th century, along with infill projects that reflect more recent market trends. These light-wood-framed houses are overwhelmingly clad in wood and stucco, with brick as a rarer luxury. Similar plans are differentiated through a variety of roof masses and renovations. Mature vegetation dwarfs the houses.

Design response

While much Canadian infill simply constructs contemporary suburban homes in mature areas, drawing ire from neighbours, we believe this can be avoided by adopting material and massing strategies that complement older areas. This means embracing stucco and board siding, and tripartite massing where the main body of the house sits on a parged base, with a clear roof mass above. Older houses also use compositional strategies of localized symmetry within overall asymmetry, and echoing of elements, such as smaller roofs echoing larger ones.

Pulling these approaches into designs that use contemporary detailing allows an infill building to bridge across eras, nodding back to its surroundings while being unabashedly contemporary.

DESIGN RATIONALE AND SITE

A View of the Sky

The Living Skies Townhouse provides family-sized ground oriented units that offer inhabitants comfortable living and privacy along, along with future flexiblty to grow. This project seeks to meet all the typical expectations one would have for a townhouse while offering green courtyards, roof decks, large basement light wells and living rooms that look up to the sky.

Site and Massing

The building mass is comprised of a two-storey portion at the flanking street, a three-storey portion at the centre of the site, and a single storey at the interior side of the lot.

This massing strategy is driven by the single-storey living rooms located on the interior side of the lot. Rather than facing the side yard and like a typical row house these living rooms are rotated 90 degrees to face the street. The first unit has a view out while the

next two are set back from one another creating a small courtyard. These living rooms have a vaulted ceiling with a high window positioned to provide a view over your neighbour to the street trees and sky.

Because the three storey portion of the building is only on the centre of the site and the main floor is at grade, the house does not loom over its neighbours and shadowing is comparable to a two storey house with a pitched roof.



Row houses reoriented.



Massing makes each unit distinct from one another.

PROJECT DATA

	PERMITTED	PROPOSED
site area:	587m ²	-
building area:	-	292m ²
garage area:	-	67m ²
site coverage	55%	50%
height (max):	11m	10.9m
gross floor area	880m ²	797m ²
FAR:	1.5	1.35
setbacks		
front:	4.5m	4.5m
side (interior):	1.5m	1.5m
side (corner):	0.45m	1.28m
rear:	3.5m	9.04m
garage		
front:	(n/a)	(n/a)
side (interior):	0.6m	1.5m
side (corner):	0.6m	2.52m
rear:	1.5m (g. door)	1.5m
# of units	min. 4, max. 8	4
# parking	-	4

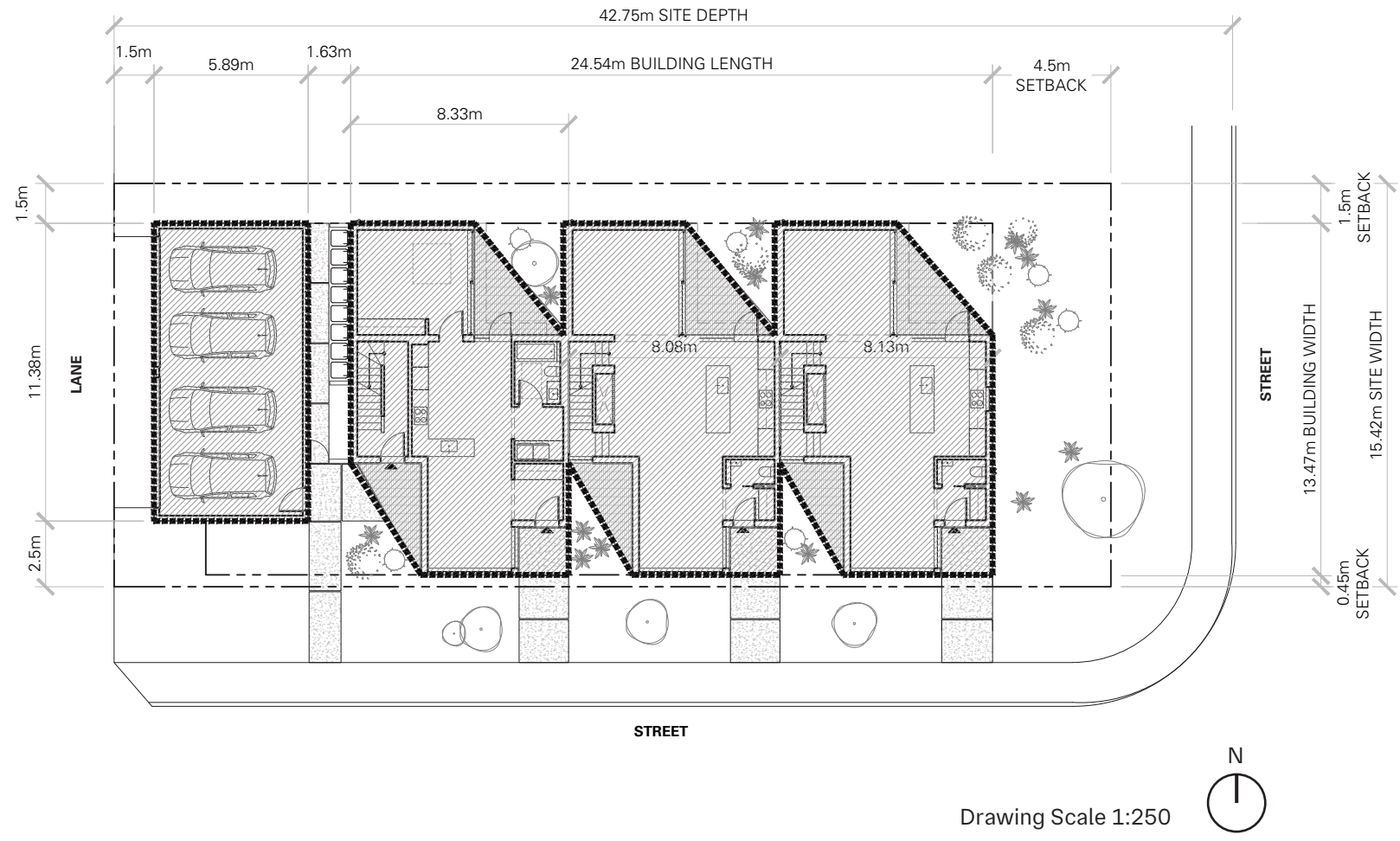
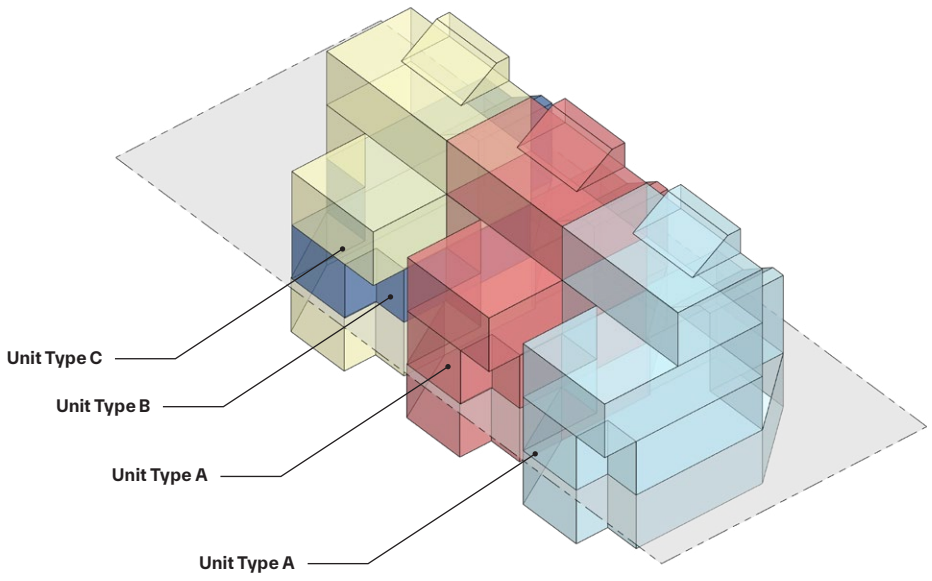
UNIT CONFIGURATION

Unit Type A	Storeys	3 + basement
	Beds/Unit	3-4
	Baths/Unit	2.5
Unit Type B	Storeys	1
	Beds/Unit	1
	Baths/Unit	1
Unit Type C	Storeys	2 + basement
	Beds/Unit	2
	Baths/Unit	1

SITE PLAN

The footprint of the house maximizes permitted site coverage but the articulation of the plan provides small yards that allow for planting or garden beds.

These corner lane access sites are abundant throughout Regina’s post-war neighbourhoods. Because these sites are at both ends of blocks they can be oriented north or south. For clarity and consistency we have shown our plans with front of the building facing south.





An evocative elevation that puts familiar material together in an unfamiliar way.



Layered space that flows together without being too open.

FLOOR PLANS

This plan is a dynamic reinvention of the classic residential organization with a well defined entryway and a “public” sitting room that faces the street and is mirrored by the more casual and private living room at the back of the main floor. These sitting areas pinwheel off the central circulation and utility zone striking a balance between open plan living and well-defined rooms.

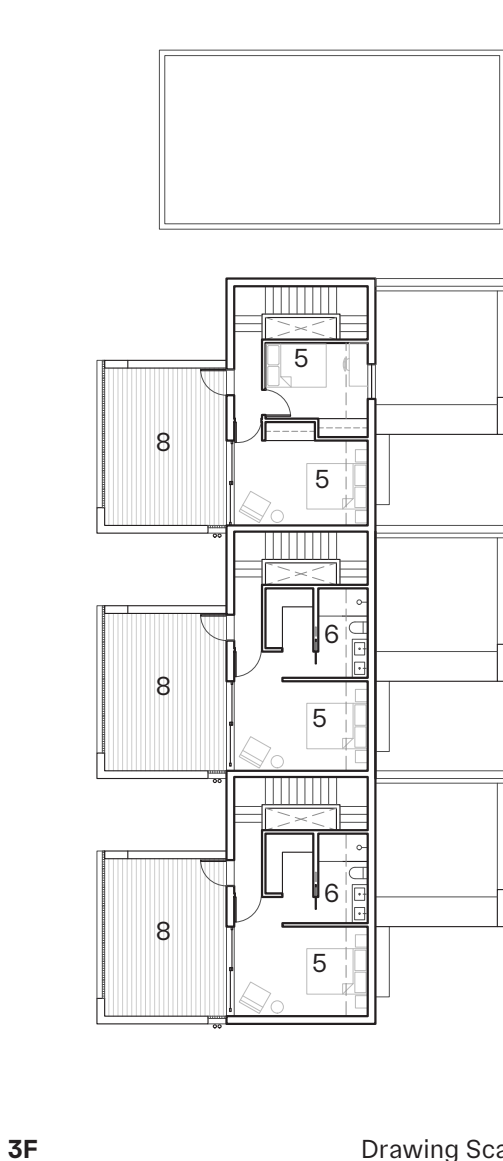
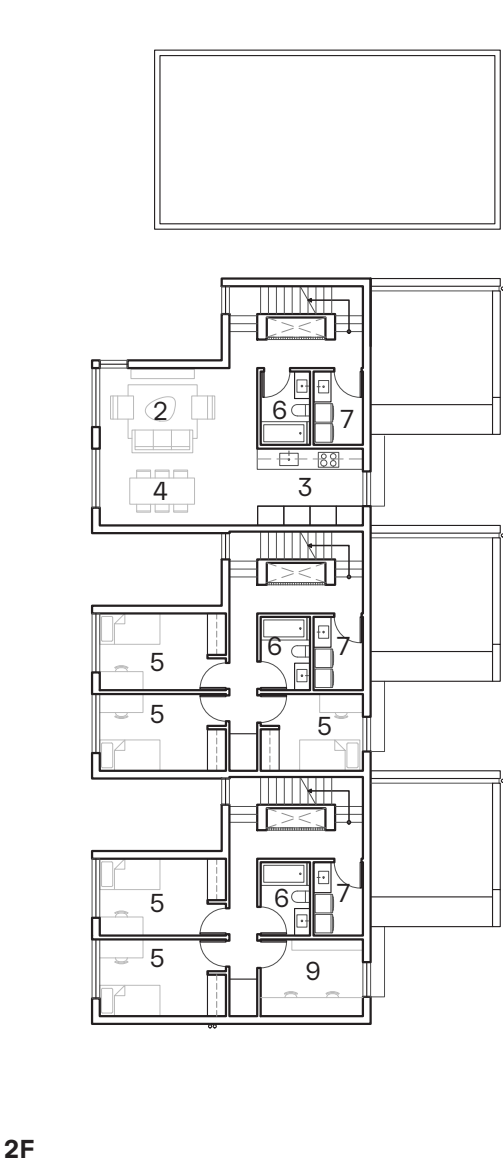
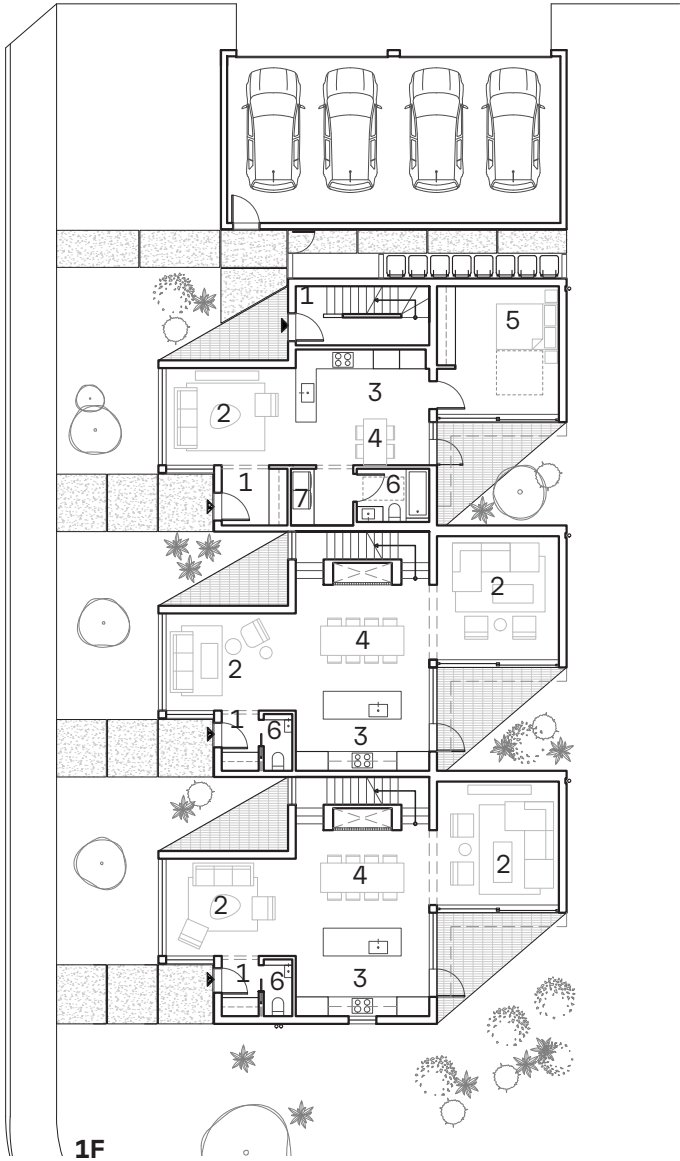
The second floor contains two bedrooms with a third smaller room acting as another bedroom, an office, or

a playroom. A bathroom and generously sized laundry room are located on this floor as well. The third floor is home to a large primary suite and a street facing roof deck.

With the main floor at grade, the basement is fully sunken so light and air are provided by triangular light wells at two corners serving three potential rooms. We have shown these basements as unfinished and they are intended to evolve to suit the needs of the inhabitants.

We have also provided an alternate scheme for the west-most unit of the building. Here we have shown a single-story adaptable dwelling unit on the ground floor with a two bedroom unit above. The ground floor unit can also be configured to meet barrier free accessible requirements. The upper unit is compact but the well-proportioned kitchen and living areas along with the large roof deck provide attractive living conditions.

- 1 Entry
- 2 Living Room
- 3 Kitchen
- 4 Dining Room
- 5 Bedroom
- 6 Bathroom
- 7 Laundry
- 8 Patio/Deck
- 9 Office
- 10 Light well
- 11 Mechanical



SUSTAINABILITY

Environmental Response

The climate crisis justifies densification, yet infill is often wasteful due to demolition and new houses that perform poorly. Since green construction is prohibitively costly for many builders, our designs aim for the CMHC benchmark of 25% above the NECB. We have also used no-cost passive strategies: ample natural light, cross ventilation, and shading devices and preferred orientations to address solar gain.

Costs and Construction

This project utilizes assemblies and construction methods that are typical for low-to-medium cost light wood frame buildings. While there is some plan articulation, the building is still comprised of easy to build rectilinear boxes. Glazing is generous without being excessive and materials are typical which means homeowners can shop around for the best deal on supply and trades. These factors suggest a construction cost in the \$350/sf range.

ELEVATIONS

Design

The adventurous massing of the house is made familiar through the use of common residential cladding materials and a fun yet sophisticated colour palette. As a prototype, this design is flexible, cladding materials can be swapped out or have their colour changed and articulated details can be simplified to keep costs down.

The articulation of the plan makes each dwelling feel distinct by providing defined entrances and small

yards. The tallest portion of the building is kept to the centre of the lot and the east and west elevations show how the overall mass is comparable to a two-storey house with a pitched roof.

- Material Legend
- 1

Stucco
- 2

Lap siding
- 3

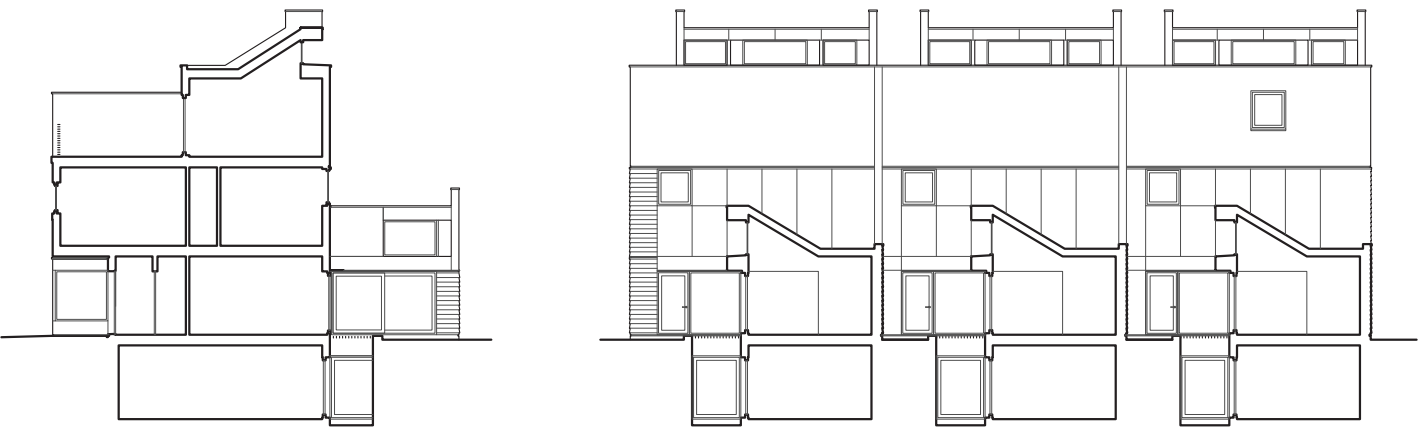
Smooth panel
- 4

Metal roofing



LIVABILITY

A key tenet of this design is to have each living room at the interior side of the lot face the street and have a view of the sky and street trees. We accomplished this with single-story vaulted ceiling living rooms that face onto well lit courtyards. The kitchen and living room both face the courtyard, offset by 90 degrees. This contributes to a sense of connectedness between the spaces while keeping them separated just enough. In the summer the large sliding door opens the house up to the outdoors while in the winter the wood ceiling keeps things cozy.



Sections showing high windows in the living rooms and on the upper floor.

