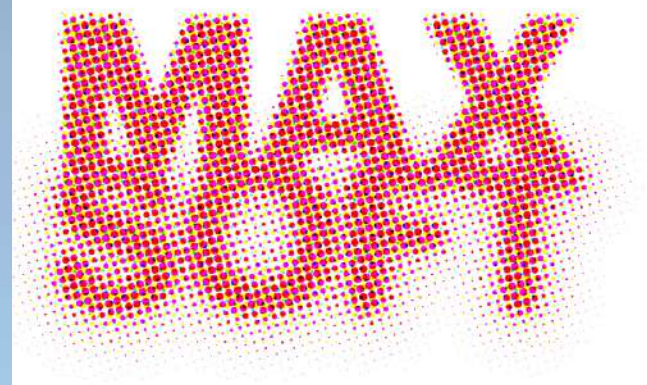




MAXIMUM SOFTNESS | SITE 1 (meaning)

MAXIMUM SOFTNESS (MAX SOFT) is an infill housing approach that optimize density while softening the impacts on existing neighbourhoods. It achieves housing affordability with a focus on community connections and amenities. It prioritizes the qualities of houses that allow people to interact actively with their neighbourhoods.

MAX SOFT is not a compromise. It leverages critical design features to create connections and inject vitality into our neighbourhoods. Affordable and livable missing middle housing can and should increase the quality of life in our city.



HOW TO MAXIMIZE

MAXIMUM METHODOLOGY

To ensure the housing design **MAXIMIZES** each owner's/tenant's lifestyle and sociability:

- 1) Sense of Ownership is **MAXIMIZED**: Each house has clearly expressed entrances to their suites and their character and individuality is expressed through unique roof forms.
- 2) Community benefit is **MAXIMIZED** with a community-centred design approach that seeks a dialogue and input from Regina's under-served communities.
- 3) Parking is **MAXIMIZED** where possible, and softened with strategic access locations & landscape integration



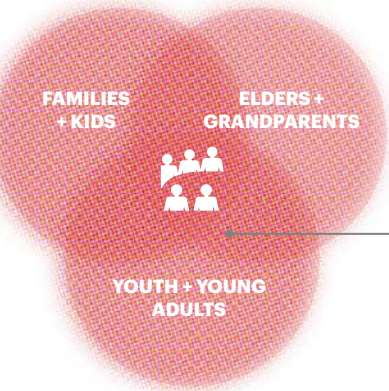
MAXIMIZE THE VOLUMETRIC SCALE + UNIT COUNT DEVELOPMENT POTENTIAL

MAXIMIZE COMMUNITY-CENTRED DESIGN:

MAXIMUM COMMUNITY BENEFIT:

We understand that Regina needs affordable housing units in all of its neighbourhoods and communities. An integrated and well-articulated living / housing scheme needs to be informed by input from communities. We believe that design has the power to facilitate good relationships and inspire pride of place.

We need housing opportunities that are efficient, healthy, and safe. We need development that maximizes the potential of the shared common space of the site fostering community connection and well-being.

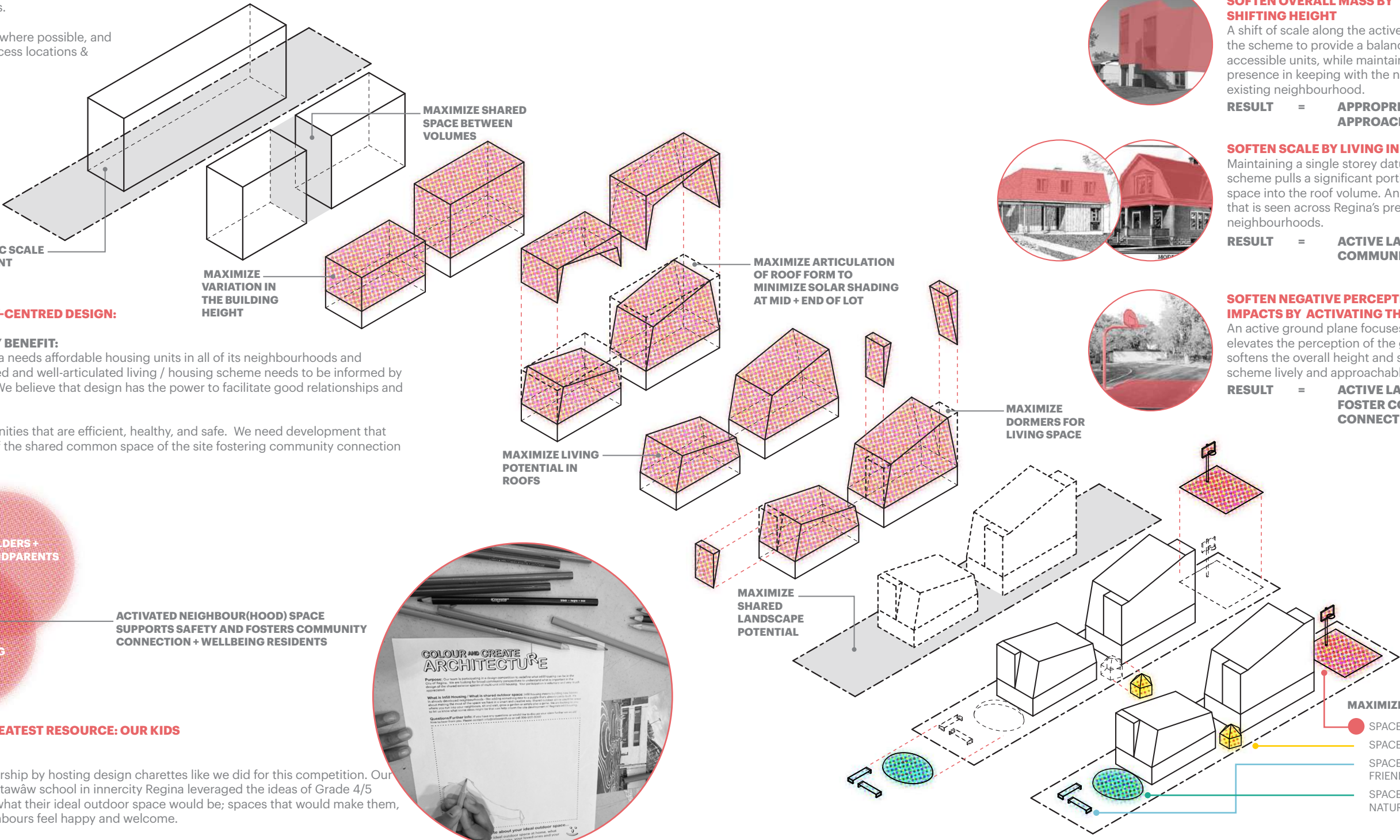


ACTIVATED NEIGHBOUR(HOOD) SPACE SUPPORTS SAFETY AND FOSTERS COMMUNITY CONNECTION + WELLBEING RESIDENTS

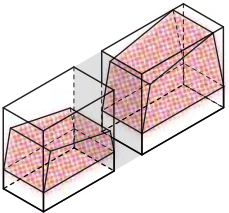
MAXIMIZE REGINA'S GREATEST RESOURCE: OUR KIDS

MAXIMUM IDEAS:

Demonstrate design leadership by hosting design charettes like we did for this competition. Our workshop at Regina's new tawâw school in innercity Regina leveraged the ideas of Grade 4/5 students to dream about what their ideal outdoor space would be; spaces that would make them, their loved ones and neighbours feel happy and welcome.



HOW TO SOFTEN



SOFTEN BUILDING VOLUME BY BREAKING UP THE FORM

By breaking up the form into small pieces, the scheme provides a softened approach to scale and mass.

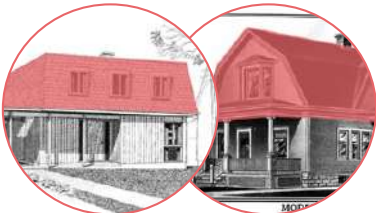
RESULT = PERCEIVED SMALLER FORM
ACCESS TO LIGHT
MINIMIZE SHADOWS



SOFTEN OVERALL MASS BY SHIFTING HEIGHT

A shift of scale along the active streetwall allows the scheme to provide a balance of at grade accessible units, while maintaining a street presence in keeping with the nature of the existing neighbourhood.

RESULT = APPROPRIATE STREETWALL
APPROACHABLE SCALE



SOFTEN SCALE BY LIVING IN THE ROOF

Maintaining a single storey datum across the scheme pulls a significant portion of the habitable space into the roof volume. An approach that is seen across Regina's pre and post-war neighbourhoods.

RESULT = ACTIVE LANDSCAPE
COMMUNITY CONNECTION



SOFTEN NEGATIVE PERCEPTIONS OF SITE IMPACTS BY ACTIVATING THE GROUND PLANE

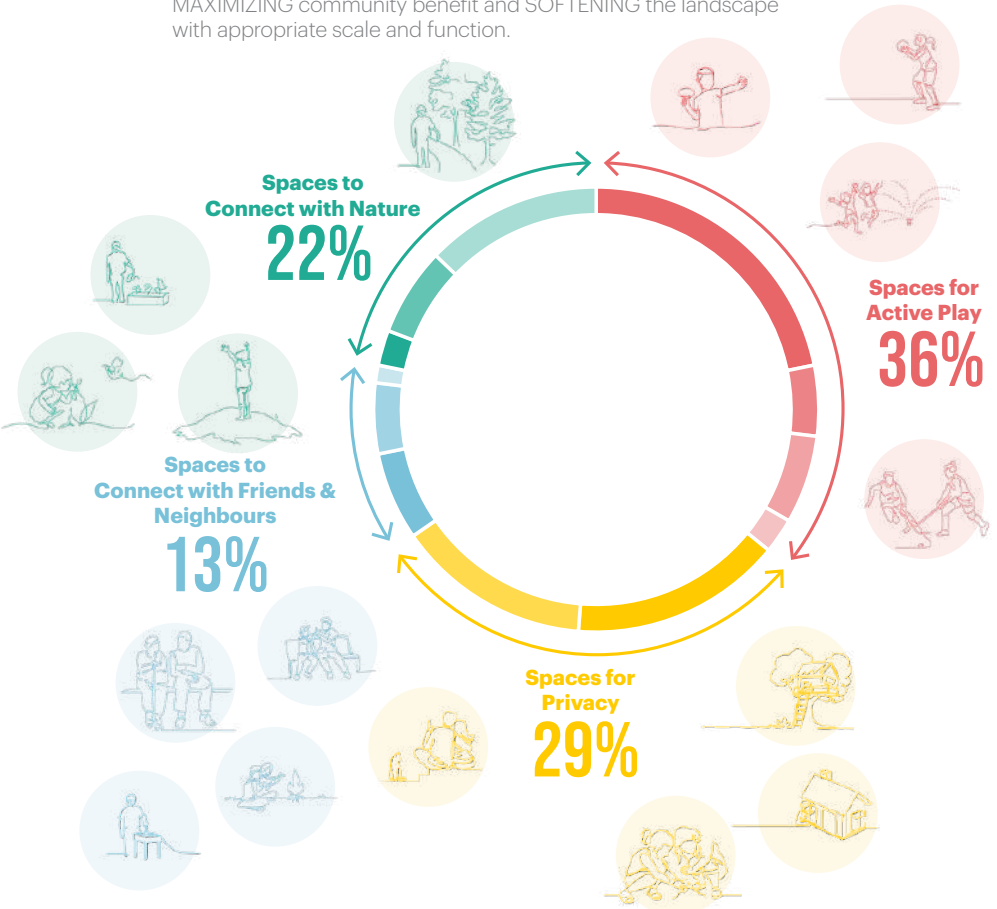
An active ground plane focuses attention at grade, elevates the perception of the ground level and softens the overall height and scale, making the scheme lively and approachable.

RESULT = ACTIVE LANDSCAPE
FOSTER COMMUNITY CONNECTION

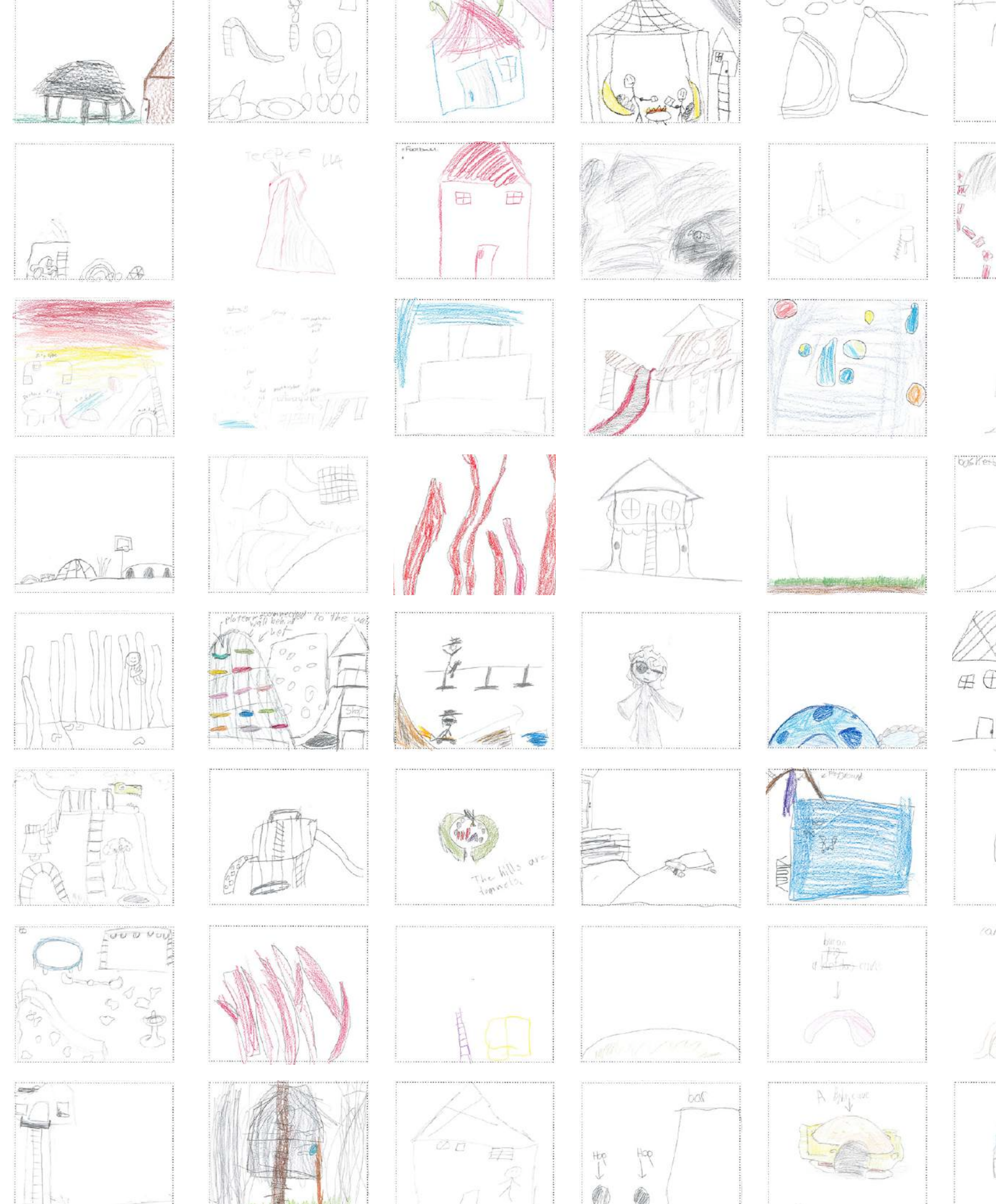
COMMUNITY ENGAGEMENT

TAWAW SCHOOL - GRADES 4/5 ENGAGEMENT

MAX SOFT weaves into the fabric of the community. It is hyper-local and embeds seamlessly into neighbourhoods not only physically but also through a process that engages the community. During the process, MAX SOFT looked for a broad community perspective to understand what is important in the design of the shared exterior spaces of multi-unit infill housing. Part of the process included asking local community youth to think about their shared outdoor space, what it would look like to be a good neighbour, MAXIMIZING community benefit and SOFTENING the landscape with appropriate scale and function.



- Spaces for Active Play**
 - Playground / Active Play / (climbing sticks, slides, structures)
 - Sports activities (soccer, volley ball, basketball)
 - Adventure Play (zipline, trampoline, skateboard)
 - Water Play (pond / swimming / spray park / hot tub)
- Spaces for Privacy**
 - Privacy Small Private Play Space (play house / treehouse) a space to personalize
 - Privacy Tunnel / Cave / Hideaway
- Space to Connect with Friends & Neighbours**
 - Connect with Friends & Neighbours Place to sit & gather & share
 - Connect with Friends & Neighbours Fire Pit
 - Connect with Friends & Neighbours Library
- Spaces to Connect with Nature**
 - Connect with Nature Place for Nature & Animals
 - Connect with Nature Pathway Trail
 - Connect with Nature Landscape Mound



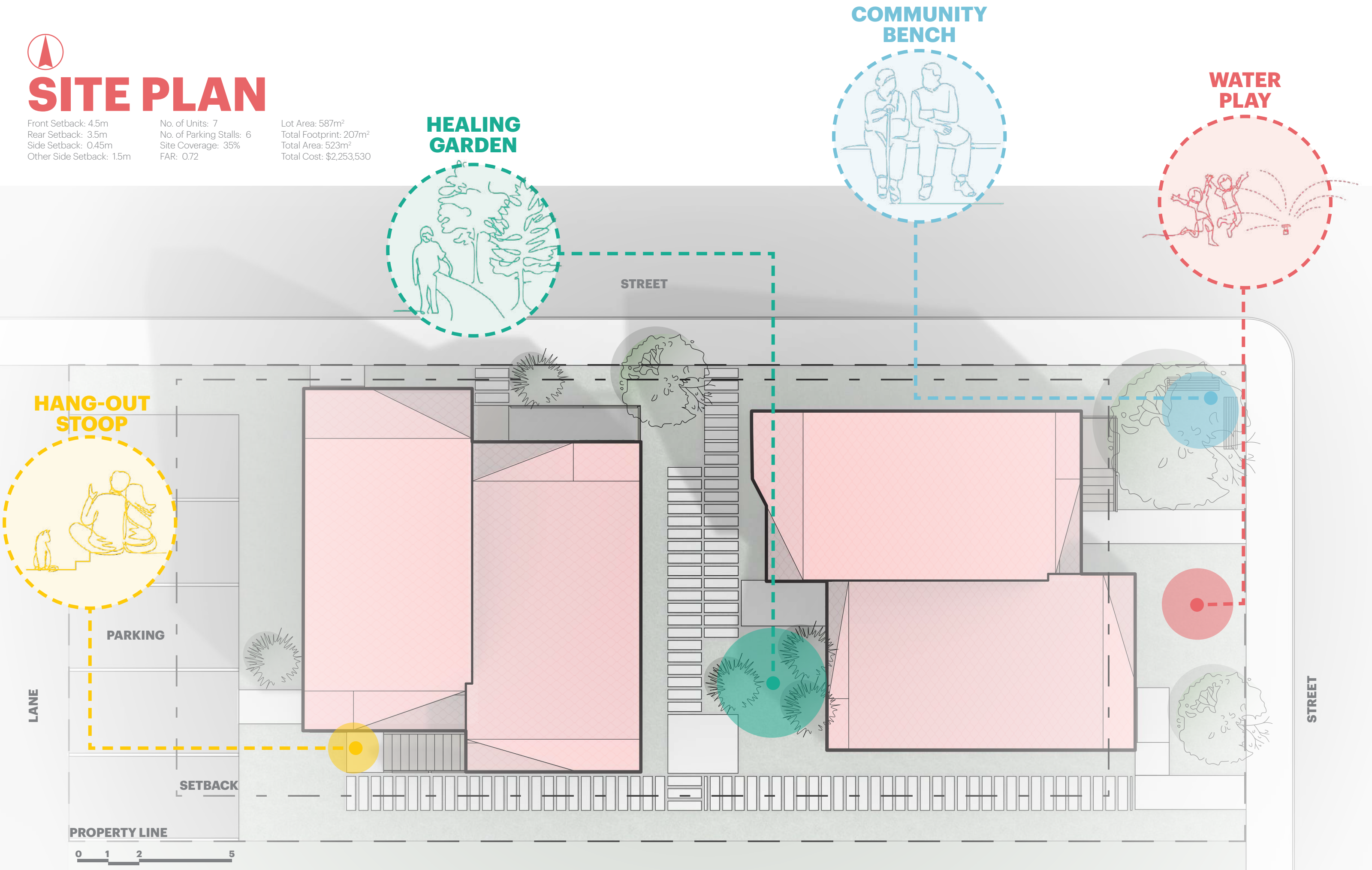


SITE PLAN

Front Setback: 4.5m
Rear Setback: 3.5m
Side Setback: 0.45m
Other Side Setback: 1.5m

No. of Units: 7
No. of Parking Stalls: 6
Site Coverage: 35%
FAR: 0.72

Lot Area: 587m²
Total Footprint: 207m²
Total Area: 523m²
Total Cost: \$2,253,530



HEALING
GARDEN

COMMUNITY
BENCH

WATER
PLAY

HANG-OUT
STOOP

PARKING

LANE

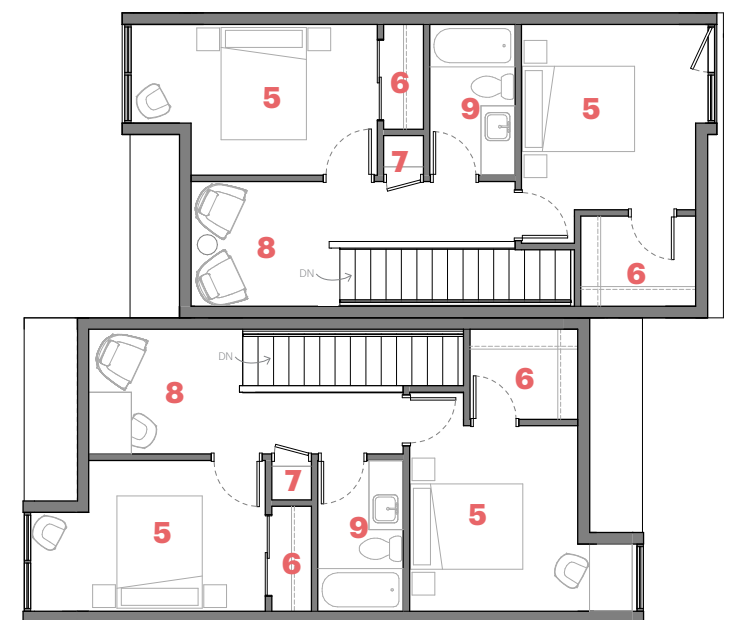
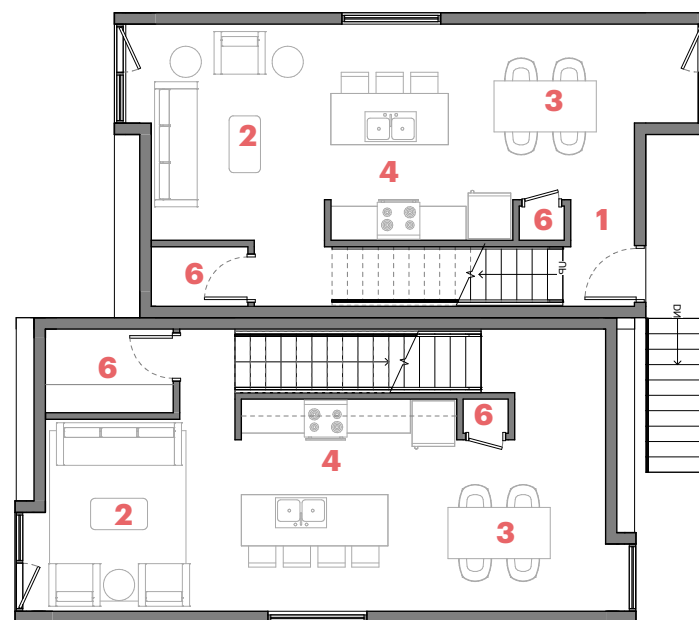
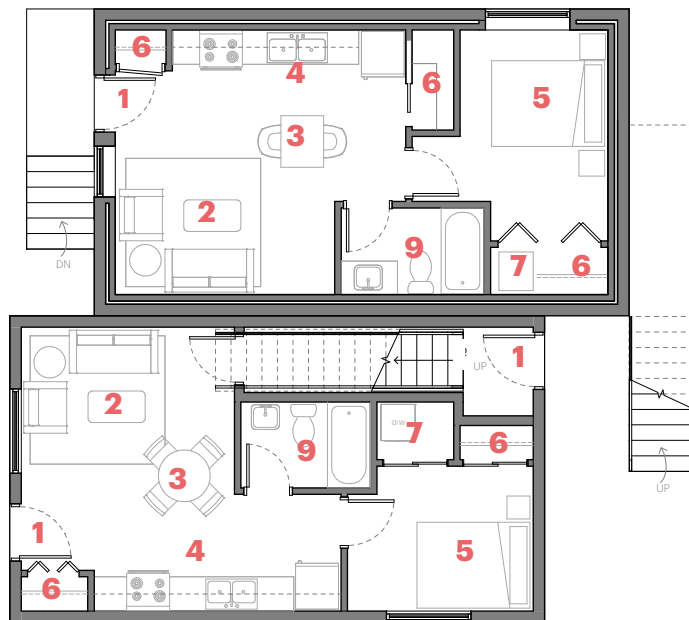
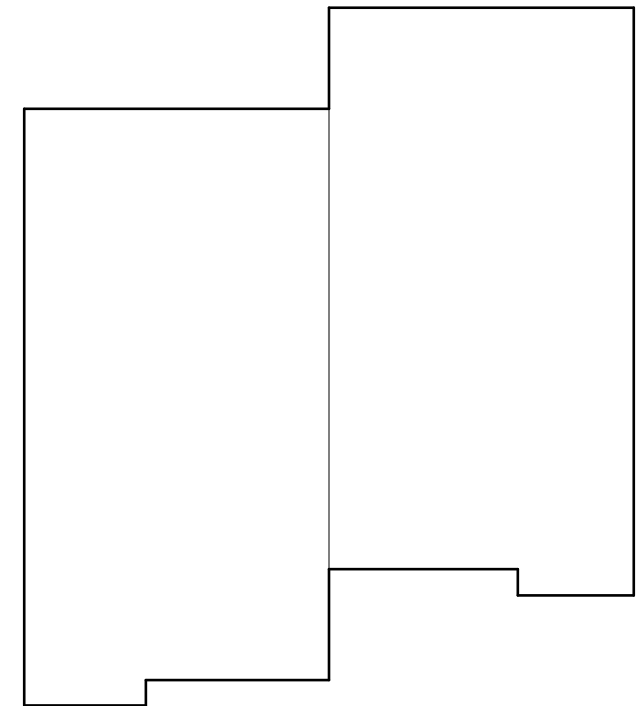
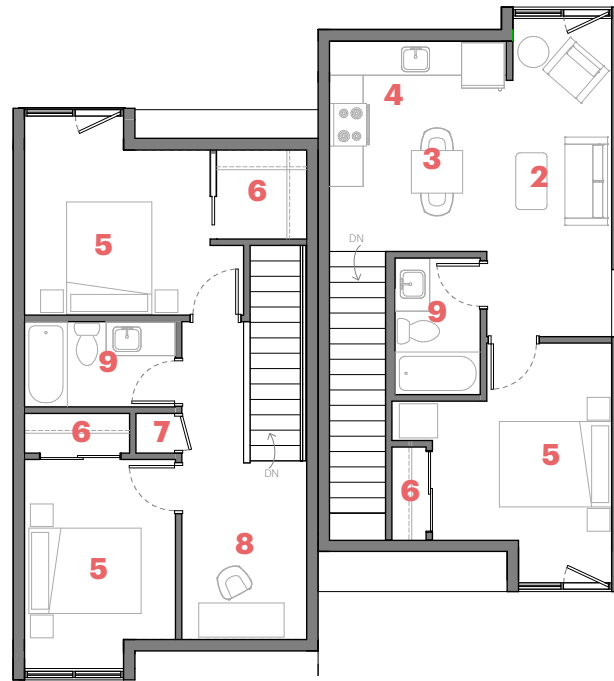
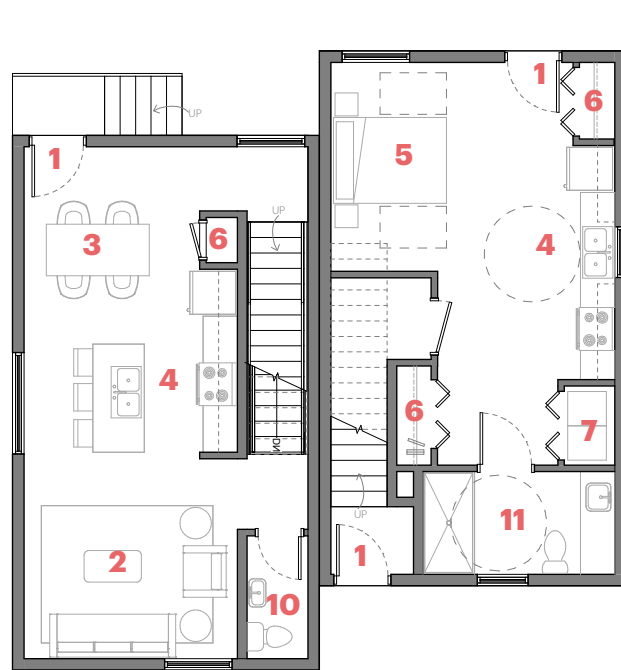
SETBACK

PROPERTY LINE

STREET

STREET

0 1 2 5



MAIN FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN



LEGEND

- | | | | |
|----------|-----------|------------|------------------------|
| 1 ENTRY | 4 KITCHEN | 7 LAUNDRY | 10 POWDER ROOM |
| 2 LIVING | 5 BEDROOM | 8 OFFICE | 11 ACCESSIBLE WASHROOM |
| 3 DINING | 6 STORAGE | 9 WASHROOM | |

0 1 2 5M



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

**RENDER -
STREET VIEW
SIDE YARD**



**RENDER -
AXO**

