

Below is a summary of what we heard from the BeHeard Regina engagement conducted in January 2022, and our plans for addressing the comments, questions, or concerns.

Support and Interest

What we've heard:

- Support for backyard suites as a means of providing building options and allowing for gentle density in the city.
- Interest about building backyard suites on their own properties and requesting information about eligibility.

How we have or plan to address this:

- The backyard suites amendment would permit backyard suites in residential areas and most properties with single detached homes would be eligible.

Parking

What we've heard:

- General concerns about the parking requirements, not requiring enough.
- Specific concerns about parking in their neighbourhoods, not enough in their neighbourhoods and overreliance on street parking by existing residents.

How we have or plan to address this:

- We've clarified the minimum parking requirements are to be provided on the property.
- We've clarified that the requirements are a minimum and are determined in consideration of a diversity of potential residents.
- Neighbourhood level concerns are better addressed at a concept plan or neighbourhood plan level. The impact on parking by backyard suites is minimal, similar to secondary suites.

Units on a Lot

What we've heard:

- Mixed feedback on permitting three units on a lot (principal, secondary, backyard).
- Supporting feedback as it would create additional housing and allow for gentle density.
- Opposing feedback based on density concerns and aversion to rental oriented housing.

How we have or plan to address this:

- The proposal does not increase density, only provides building options for an additional unit. The additional unit can be a secondary suite or a backyard suite.
- The proposal maintains the intent of the underlying zones to be kept at two units per lot.

Infill & Affordable Housing / Property Concerns

What we've heard:

- Aversion to rentals. Related concerns about the maintenance of rental oriented property.
- Aversion to infill housing.
- Concerns about lack of infrastructure to accommodate backyard suites.

How we have or plan to address this:

- The city does not regulate whether development is renter or owner oriented.
- The pilot project sites were well maintained and provided rental housing options in those neighbourhoods. Concerns about specific properties can be submitted to the city for investigation via the service request system.
- Infill development is desirable to promote maintenance and growth of existing neighbourhoods and allow development without the need to new infrastructure found in greenfield development.
- The infrastructure impact in terms of water and sewer is the same as secondary suites.

Residential Businesses / Short Term Accommodations

What we've heard:

- Backyard suites can provide additional housing in the market and additional income to property owners who rent out their backyard suites.
- How would residential businesses work in backyard suites?
- How would short term accommodations work in backyard suites?

How we have or plan to address this:

- Backyard suites allow for additional housing and income.
- Residential businesses and short-term accommodations would be regulated and considered in accordance with existing regulations for them such as those in the Zoning Bylaw and the Residential Short Term Accommodation Licensing Bylaw.

Other

What we've heard:

- Concerns about height and shadows.
- Concerns about the design of backyard suites and collection bins in the lane.
- Discussing potential backyard suites with your neighbour.
- Why has the project been delayed?

How we have or plan to address this:

- The maximum height proposed is in consideration of neighbours.
- Additional design guidelines will be provided with recommendations for the screening of collections bins.

- Crowding of lanes primarily occurred in the two pilot projects where the entire lane contained backyard suites. It's not an anticipated outcome as there will likely only be one or two backyard suites on a lane.
- The previous public engagement was completed in 2019 with a proposal to council originally scheduled for 2020. The project was put on hold due to the pandemic and resumed in late 2021 after receiving renewed attention and resources.

Poll Results

What is your interest in backyard suites?

