

Pilot Project One – Greens on Gardiner

In 2013, the first pilot project took place on properties in the Greens on Gardiner. Details of this pilot project are:

- The pilot project applied to 11 adjoining lots on the 4500 block of E Green Apple Drive. These lots were re-zoned from DCD-11 – Suburban Neo Traditional Zone to DCD-LHP – Laneway Housing Pilot Zone. The lots are outlined in the map Appendix C-1.
- At the time of the proposal, each lot was vacant. The proposal included developing a backyard suite with a principal detached dwelling on the lot.
- The developer pre-planned the project as one single development rather than allowing home buyers to construct on their own timelines. Each backyard suite and principal dwelling has been constructed.

Pilot Project Two – Harbour Landing

In 2014, the second pilot project took place on properties in Harbour Landing. Details of this pilot project are:

- The pilot project applied to 14 adjoining lots located on the 4400 block of James Hill Road and six lots located on the 5300 block of McCaughey Street. The lots along McCaughey Street are not contiguous. These lots were re-zoned from DCD-12 – Suburban Narrow Lot Residential Zone to DCD-LHP – Laneway Housing Pilot Zone. The lots are outlined in Appendix C-2.
- At the time of the proposal, each lot was vacant. The proposal included developing a backyard suite with a principal detached dwelling on the lot.
- At the time of writing this report, 13 of the approved 20 lots contain both the principal detached dwelling and backyard suite. The remaining lots were developed as a principal detached dwelling with a secondary suite.

Pilot Project Three – Infill Neighbourhood and Design Guidelines

In 2015, the City initiated extensive public engagement for the preparation of Design Guidelines for backyard suites as outlined in the communications section. The resulting Design Guidelines were the basis of the third pilot project that would explore backyard suites in established neighbourhoods.

In 2016, the third pilot project took place on properties in established neighbourhoods. Through a public invitation for development proposals, Administration received eight backyard suite proposals and selected six for inclusion in the pilot project. Details of this pilot project are:

- The pilot project applied to six lots in established neighbourhoods. Specific regulations for each property were added under Subsection 6D.8 – Laneway and Garden Suite Pilot Project – Established Neighbourhoods in *The Regina Zoning Bylaw No. 9250*. The lots are outlined in Appendix C-3.

Appendix D-1

- At the time of the proposals, each lot contained a principal detached dwelling unit.
- At the time of writing this report, two of the six backyard suites have been constructed.

Photos from all three pilot projects are available in Appendix D-2.