



CHAMBERLINK



City of Regina photo

At its June 15 meeting, Regina City Council approved the development of backyard suites in the city.

Backyard suites will benefit Regina

Submitted by the Regina & Region Home Builders' Association

Adding a new small housing unit detached from the main home is a very viable means of increasing density while minimizing disruption to established communities.

Regina & Region
Home Builders'
Association



This is a form of gentle density which defines the sweet spot between low-and high-density development.

While some cities are considering allowing three or four homes to be built on existing lots or encouraging more multi-unit development to achieve higher density, it has often been met with significant local citizen pushback, sometimes referred to as NIMBYism. Backyard suites provide a unique opportunity to bring gentle density into the existing neighborhood, with less of the perceived negative consequences.

This form of gentle density brings the benefits of smarter growth, including easy access to amenities, safer streets, and a variety of housing types, to established communities.

The Regina & Region Home Builders' Association (RRHBA) has long advocated for backyard suites as a permitted use in our new and existing neighbourhoods in Regina. We applaud Mayor Masters, City Council and City Administration taking the courageous step in June to make this type of building form now a possibility to happen throughout Regina.

Backyard Suites are almost non-existent in Regina, but could provide many benefits to the homeowners like:

- **Provide Housing for Extended Family**– In Canada and the United States, research shows over half of backyard homes are set up for family members providing affordable yet separate housing for their young adult children starting out in life or

starting their own families. They are also ideal for elderly parents who want to live independently and defer the high cost of senior complexes as long as possible yet be close enough to family for help.

- **Create Extra Income** -- Some homeowners use their backyard suites to generate income from renters to help with their mortgage or to create retirement income. They also create additional revenue for the municipality.
- **Allow Aging-In-Place** -- Backyard suites allows kids who grew up in a neighbourhood to stay there. And when empty nesters are ready to downsize but want to stay in the neighbourhood they love, they can just move into the backyard suite and rent the main house or let their kids move into it, or even trade rent reductions for services like yardwork, vacation-watch, chauffeuring, etc. According to Canadian Mortgage Trend recent research, 9 out of 10 Canadians want to be able to live out their retirement years in their own property.
- **Boost Property Value** -- Additionally, property's resale value can increase well above the cost of building the back yard home. Research also shows that well-integrated backyard suites will increase the average property values in the neighbourhood and any suggestion otherwise is incorrect.

There are significant community benefits as well:

- **Add Affordable Rental Housing** -- Backyard suites provide reasonably priced rentals in single-family neighbourhoods closer to amenities, jobs, and an urban lifestyle.
- **Makes Laneways Safer** -- With more "eyes" on the laneway, backyard suites help to make alleyways safer places.
- **Retain Neighbourhood Character** -- Built in the backyard and designed to look like a small version of the main house, backyard suites don't affect the curb appeal and character of older single-family neighbourhoods.
- **More Energy Efficient** -- Small homes, by virtue of their size, use less resources and are nearly as energy efficient as condos. Add in green-build features, energy efficient appliances and heating systems, and even solar panels, and they are ultra-green. This form of housing aligns spot on with the Energy and Sustainability Framework passed by City Council.
- **Optimize Collective Infrastructure** -- Backyard suites optimize collective infrastructure by channelling some level of urban development into areas that are already served by public infrastructure.
- **Add Density to Accommodate Regional Growth** -- As more people move to Regina over the next 25 years. backyard suites are a human-friendly way the city can gently increasing the density of single-family neighbourhoods to provide housing and accommodate regional growth.

While there are restrictions on height, maximum size and owners need to choose between a secondary suite or a backyard suite (both will not be allowed), we are confident the newly designed regulations will ensure this form of housing is well integrated into the existing neighbourhoods. Backyard homes can be a key element in policies that transition towards a more sustainable City.

UPCOMING REGINA CHAMBER EVENTS

WEDNESDAY, JULY 27

MEMBER APPRECIATION BBQ

Complimentary lunch supplied
by Loblaw Companies Ltd.

Lady Slipper Courtyard
(Behind Wascana Place)
11 a.m. -- 2 p.m.

You are invited to the



REGINA & DISTRICT
CHAMBER OF COMMERCE
LEAD · EMPOWER · CONNECT

MEMBER APPRECIATION BBQ

Tim Hortons Complimentary Lunch Sponsors: Loblaw

JULY 27, 2022
11 A.M. - 2 P.M.

LADY SLIPPER COURTYARD
(BEHIND WASCANA PLACE)

For more information or to register for this outstanding Chamber event click [HERE](#)

"We acknowledge, with respect and truth, that we work and support the business community in Treaty 4 Territory and the traditional lands of the nêhiyawak (Cree), Anihšīnāpēk (Saulteaux), Dakota, Lakota, Nakoda, and on the homeland of the Métis Nation."



Saskatchewan CPHR becomes Federated Co-op CEO



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Hospitality Saskatchewan Awards Open for Nominations

Nominations are open for the first [Hospitality Saskatchewan Awards](#), which will be celebrated on September 26 at the DoubleTree by Hilton Hotel & Conference Centre in Regina. This new program replaces the Saskatchewan Tourism Awards of Excellence.



In this inaugural year for the Hospitality Saskatchewan Awards, presentations will be made in four categories:

- Employee of the Year Award
- Indigenous Tourism Experience Award
- Rookie of the Year Award
- Tourism Builder Award

Criteria applies to tourism activities that took place between January 1, 2020 -- July 31, 2022.

The nomination deadline is August 1, 2022.

For more information about the Hospitality Saskatchewan Awards, contact Warren Nerby at 306-790-1045, info@hospitalitysk.ca.

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