

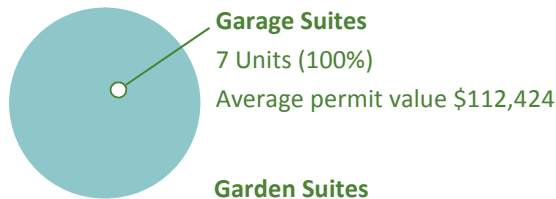
2013 INFILL IN EDMONTON: GARAGE & GARDEN SUITES

Description

Garage and Garden Suites are self-contained, accessory dwellings, with kitchen, sleeping and bathroom facilities which are separate from those of the principal dwelling. Garage Suites are located **above** a rear detached garage while Garden Suites are located in a separate **at-grade** building. Garage and Garden Suites are typically developed at the rear of a property with a single-detached house.

For more information on Garage and Garden Suites, see Edmonton's Zoning Bylaw (www.edmonton.ca/ZoningBylaw).

Development Activity (2013)



2013 Permits: 7

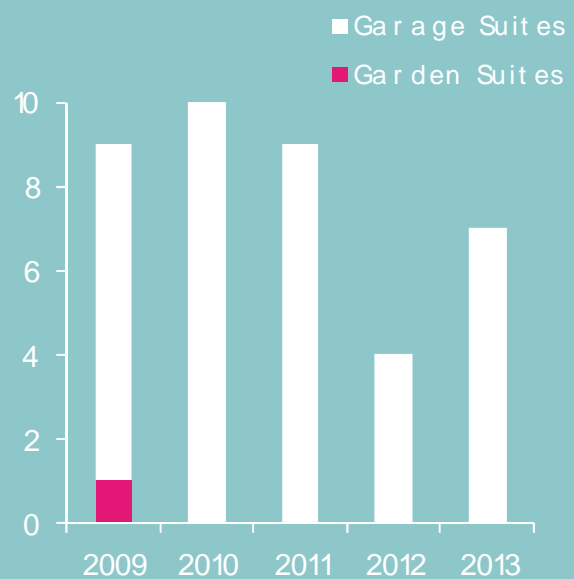
Distribution (2013)

Garage and Garden Suites are discretionary in most low density residential zones, but restricted to certain locations. In 2013, the zones that experienced the most Secondary Suite infill were the **RF1** "Single-Detached Residential" zone (29%), the **RF3** "Small Scale Infill Development" zone (29%), and the **TSLR** "Terwillegar Small Lot Residential" zone (29%).

The neighbourhood with the most Garage Suite infill was **Terwillegar Towne**. All other neighbourhoods only received one permit: **Belgravia, Kenilworth, Allendale, Strathcona, and Garneau**.



INFILL Garage & Garden Suites 2009 –2013



Note: Analysis is restricted to permits issued in central, mature, and established neighbourhoods (not developing).