

2014 INFILL IN EDMONTON: DUPLEXES & SEMI-DETACHED

Description

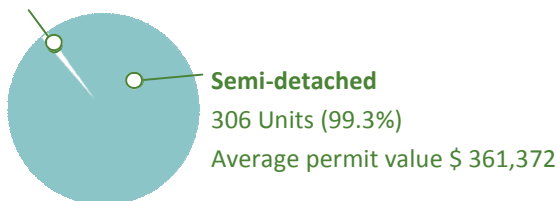
Semi-detached houses, sometimes described as “Side by Side Duplexes,” are two dwellings joined on one side, with each unit having individual access to the street. Duplexes are one building with one dwelling unit placed over the other. They are often referred to as “Up and Down Duplexes.” Duplexes are similar in scale to a Single Detached dwelling with a Secondary Suite.

For more information on Duplexes and Semi-detached Houses, see Edmonton's Zoning Bylaw

Development Activity (2014)

Duplexes

2 Units(0.7%)



2014 Permits: 156 Total

*** Does not include demolitions**

2014 Net unit gains: 304

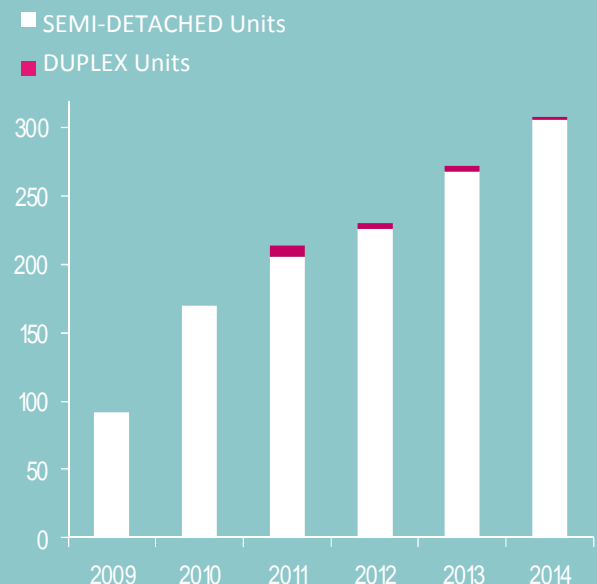
Distribution (2014)

Duplexes and Semi-detached houses are discretionary in some low density residential zones and permitted in others. In 2014, the zones that experienced the most Secondary Suite infill were the **RF3** “Small Scale Infill Development” zone (69%), the **RF4** “Semi-detached Residential” zone (8%) and the **RF2** “Low Density Infill” zone (7%).

The neighbourhoods with the most Duplex and Semi-detached infill were **Inglewood** (26 new units), **Eastwood** (18 new units), and **Allendale, Forest Heights, and King Edward Park** were tied (14 new units).



INFILL Duplexes & Semi-detached Homes 2009 –2014



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