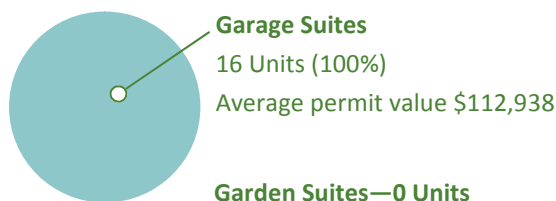


2014 INFILL IN EDMONTON: GARAGE & GARDEN SUITES

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 (2014)



2014 Permits: 16

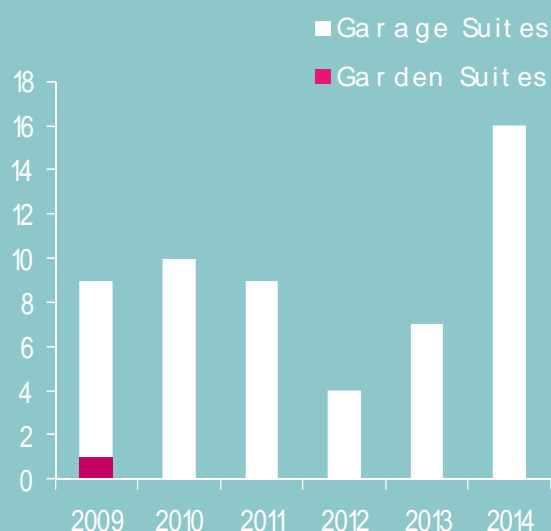
Distribution (2014)

Garage and Garden Suites are discretionary in most low density residential zones, but restricted to certain locations. In 2014, the zones that experienced the most Secondary Suite infill were the **RF1** "Single-Detached Residential" zone (50%) and the **RF3** "Small Scale Infill Development" zone (25%). The remaining gains were split equally between different zones.

The neighbourhoods with the most Garage Suite infill were **Glenora** (2 new units), **Strathcona** (2 new units), and **Terwillegar Towne** (2 new units). Citywide, infill Garage Suites accounted for 76% of total Garage Suite net growth.



INFILL Garage & Garden Suites 2009 –2014



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