

2014 INFILL IN EDMONTON: SECONDARY SUITES

Description

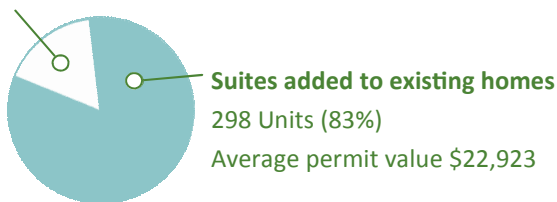
A Secondary Suite is a **self-contained dwelling located within a single detached house**. A Secondary Suite has its own kitchen, sleeping and bathroom facilities and an entrance separate from the entrance to the principal dwelling.

Secondary Suites have little impact on the outward appearance of the existing dwelling and streetscape as they are typically created through the conversion of existing space or through the addition of new floor space to the existing dwelling. For more information Secondary Suites, see Edmonton's Zoning Bylaw .

Development Activity (2014)

Suites built with new homes

62 Units (17%)



2014 Permits: 360

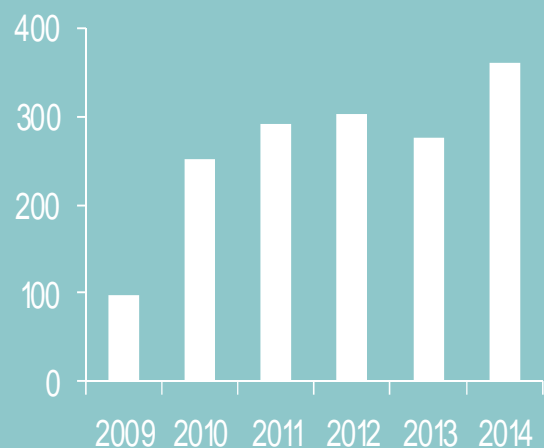
Distribution (2014)

Secondary Suites are permitted in most low density residential zones and discretionary in most medium and high density residential zones. In 2014, the zones that experienced the most Secondary Suite infill were the **RF1** "Single-Detached Residential" zone (65%), the **RF3** "Small Scale Infill Development" zone (21%), and the **RF4** "Semi-detached Residential" zone (4%).

The neighbourhoods with the most Secondary Suite infill were **Alberta Avenue** (14), **Queen Alexandra** (9), and **Highlands** (9).



INFILL Secondary Suites 2009 –2014



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