

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.

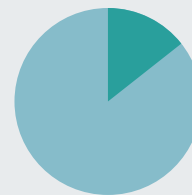
For more information on Secondary Suites, see Edmonton's Zoning Bylaw (www.edmonton.ca/ZoningBylaw).

Distribution (2016)

Secondary Suites are permitted in most low density residential zones and discretionary in most medium and high density residential zones.

The neighbourhoods with the most Secondary Suite infill were **Allendale** with 11 units (3 of which were in new home builds), **Alberta Avenue** with 9 units (2 of which were in new home builds). Tied with 7 units each are **Delwood**, **Hazeldean**, and **Rosslyn** neighbourhoods. All of these aforementioned neighbourhoods are classified as "Mature" except for Alberta Avenue ("Core").

Development Activity (2016)



- Suites built with new homes
45 Units (13%)
- Suites added to existing homes
302 Units (87%)

2016 new units : 347

Infill Secondary Suite

2011 - 2016



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