



INFILL IN EDMONTON

GARDEN SUITES

Description

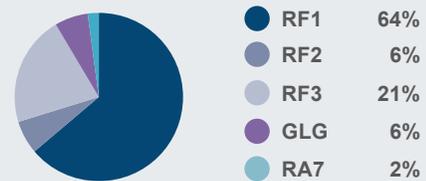
Garden suites are stand-alone living spaces that have their own kitchen, bathroom, bedroom(s), and living room. They are located in the backyard of a single detached house and can include garage space or have no garage at all. Until September 2017, garden suites that were located above a rear detached garage were classified as garage suites, while garden suites were considered suites located in a separate at-grade building. From 2013 to 2017, 88% to 100% of new suites each year were located above a garage.

Garage suites were introduced in December 2007 and garden suites in 2009, both at the discretion of the development authority. As of September 2017, the distinction between suite types was removed and garden suites are permitted or discretionary uses in most residential zones where the lot meets the minimum size requirement. In this snapshot, “garden suites” captures both garden and garage suites. Additional changes to the zoning bylaw were passed in February 2019 to help further address barriers to developing new garden suites. The impact of these changes will be reflected in future Infill Snapshots. For more information on garden suites and residential zones, see Edmonton’s Zoning Bylaw (Edmonton.ca/ZoningBylaw).

Distribution (2018)

The neighbourhoods with the most building permits issued for garden suite infill were **Griesbach** and **McKernan** (three units each). Ten neighbourhoods had two units each, and nineteen neighbourhoods had one unit each. All building permits issued for garden suites were in Mature neighbourhoods. While there were fewer building permits issued for garden suites in 2018 compared to 2017, the number of new garden suites in 2018 remains above the average of 29 suites each year from 2011 to 2018.

Building Permits Issued by Residential Zone (2018)



Infill Garden Suites 2011 - 2018

