



INFILL IN EDMONTON

GARDEN SUITES

Description

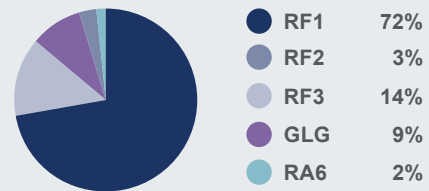
Garden suites are stand-alone living spaces that have their own kitchen, bathroom, bedroom(s), and living room. They are located in the backyard of a single detached house and can include garage space or have no garage at all. Until September 2017, garden suites located above a rear detached garage were 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 built above a garage.

Garage suites were included in Edmonton's Zoning Bylaw in December 2007 and garden suites in 2009, both at the discretion of the City. As of September 2017, the distinction between suite types was removed and garden suites were permitted for discretionary use in most residential zones where the lot meets the minimum size requirement. In this snapshot, "garden suites" captures both garden and garage suites. For more information, on garden suites and residential zones, see Edmonton's Zoning Bylaw (Edmonton.ca/ZoningBylaw).

Distribution (2019)

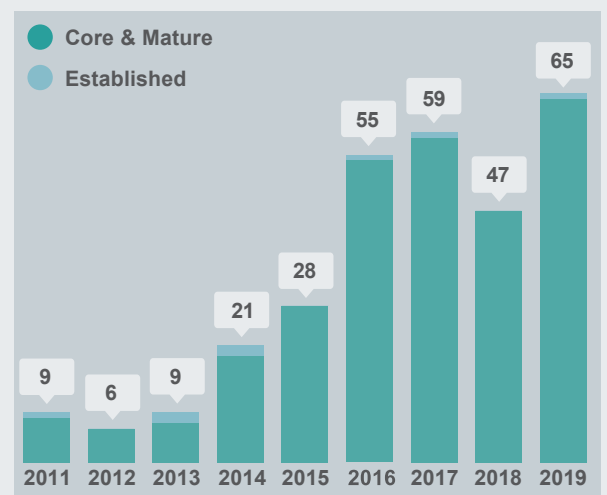
In 2019, 65 new garden suite building permits were issued. The majority were issued in Mature neighbourhoods (60 units). The neighbourhoods with the most building permits issued were **Westmount** and **Griesbach** (6 units each), **Windsor Park** (4 units), **Mckernan**, **Idylwyld**, and **Hazeldean** with 3 units each, and **Strathcona**, **Strathern**, **North Glenora**, **Mcqueen**, **Lauderdale**, **Gold Bar**, **Fulton Place**, **Avonmore** with 2 units each. In the Established neighbourhoods, one new garden suite permit was issued in **Larkspur**.

Building Permits Issued by Residential Zone (2019)



Infill Garden Suites

2011 - 2019



Note: Analysis is restricted to building permits issued in Core, Mature, and Established neighbourhoods, as well as those neighbourhoods included in the Mature Neighbourhood Reinvestment Report (i.e. Griesbach). For neighbourhood classification, see the Reinvestment Reports at www.edmonton.ca/growthanalysis. While a permit may be issued in one year, the building may not be completed until a future year.