



“SKINNY”
HOME LOTS



**DUPLEXES /
SEMI-DETACHED**



GARAGE
SUITES



SECONDARY
SUITES



ROW
HOUSES

INFILL IN EDMONTON

DUPLEXES AND SEMI-DETACHED

Description

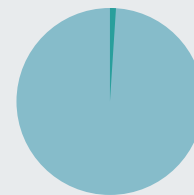
Semi-detached houses, sometimes described as “Side by Side Duplexes,” are two dwellings joined on one side, with each unit having individual access to the street. Duplexes are one building with one dwelling unit placed over the other. They are often referred to as “Up and Down Duplexes.” Duplexes are similar in scale to a Single Detached dwelling with a Secondary Suite.

For more information on Duplexes and Semidetached Houses, see Edmonton's Zoning Bylaw (www.edmonton.ca/ZoningBylaw).

Distribution (2015)

Duplexes and Semi-detached houses are discretionary in some low density residential zones and permitted in others. In 2015, the zones that experienced the most Duplex and Semi-Detached infill were the RF3 “Small Scale Infill Development” zone (36%), the RF2 “Low Density Infill” zone (4%) and the RF1 “Single-Detached Residential” zone (3%). The neighbourhoods with the most Duplex and Semi-Detached infill were **King Edward Park** (22 new units), **Allendale** (20 new units) and **Alberta Ave** (14 new units).

Development Activity (2015)



- Duplexes
5 Units (0.7%)
- Semi-detached
233 Units (99.3%)

2015 new units : 238

Infill Duplexes and Semi-detached 2010 - 2015



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