

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.

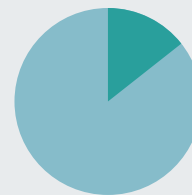
For more information Secondary Suites, see Edmonton's Zoning Bylaw (www.edmonton.ca/ZoningBylaw).

Distribution (2015)

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

In 2015, the zones that experienced the most Secondary Suite infill were the RF1 "Single-Detached Residential" zone (68%), the RF3 "Small Scale Infill Development" zone (20%), and the RA7 "Low Rise Apartment" zone (2%). The neighbourhoods with the most Secondary Suite infill were **Delwood** (11), **Forest Heights** (8), followed by **Glengarry**, **Wellington** and **Wild Rose** with 11 units each.

Development Activity (2015)

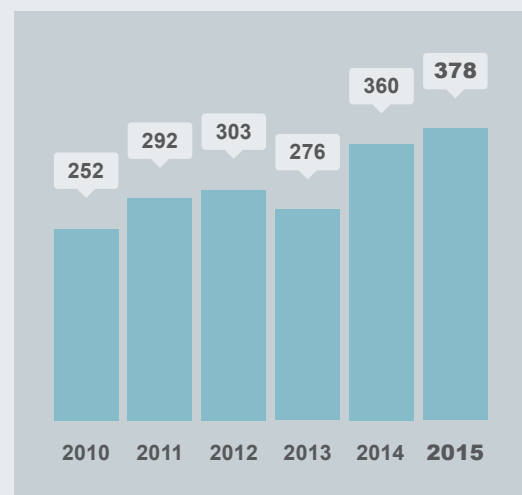


- Suites built with new homes
50 Units (13%)
- Suites added to existing homes
328 Units (87%)

2015 new units : 378

Infill Secondary Suite

2010 - 2015



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