

**"SKINNY"
HOME LOTS**

**DUPLEXES /
SEMI-DETACHED**

**GARAGE
SUITES**

**SECONDARY
SUITES**

**ROW
HOUSES**

INFILL IN EDMONTON

"SKINNY" OR NARROW HOME LOT SUBDIVISIONS

Description

"Skinny" or "narrow" homes are Single Detached dwellings that are typically built on lots that are 25 to 33 feet wide (7.6 m to 10.4 m). Skinny home lots are usually created in existing neighbourhoods by either subdividing one large lot into two, or by consolidating two smaller lots and then subdividing it into three parcels with smaller frontages. For more information on Single Detached homes and lot width, see Edmonton's Zoning Bylaw (www.edmonton.ca/ZoningBylaw). For the purpose of this report, we analysed lot widths of approved subdivisions in the Core, Mature and Established Neighbourhoods. **This snapshot captures the number of "skinny" or "narrow" lots that have been produced via these subdivisions.**

In March of 2013, Council revised the site width regulations of the RF2, RF3, and RF4 low density residential zones to allow for skinny home subdivisions. In April 2015, Council revised the site widths for the RF1 low density residential zone to allow for skinny home subdivisions.

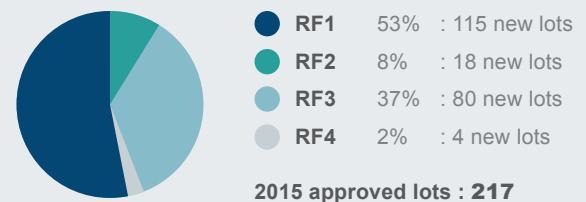
Distribution (2015)

In 2015, the zones that experienced the most "skinny" lot subdivision infill were RF1 "Single Detached Residential" (115 new lots approved), RF3 "Small Scale Infill Development" zone (80 new lots approved), RF2 "Low Density Infill" zone (18 new lots approved).

The neighbourhoods with the most subdivision activity were **Glenora** (22 new lots), **Grovenor** (17 new lots), and **Westmount** (16 new lots). In 2015, 217 new skinny home lots were approved in infill neighbourhoods.

For more information on land subdivision, please go to www.edmonton.ca/subdivision

Lot Subdivision Activity (2015)



Infill Skinny Lots (Approved) 2010 - 2015

