



**"SKINNY"
HOME LOTS**



**DUPLEXES /
SEMI-DETACHED**



**GARAGE
SUITES**



**SECONDARY
SUITES**



**ROW
HOUSES**

INFILL IN EDMONTON

"SKINNY" OR "NARROW" LOT SUBDIVISIONS

Description

"Skinny" or "narrow" homes are Single Detached dwellings built on lots that are 25 to 33 feet wide (7.5 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.

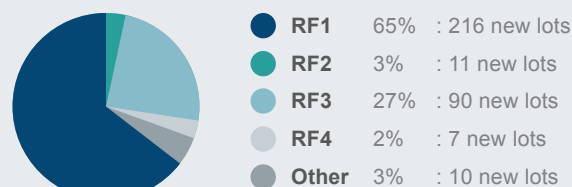
Distribution (2016)

The City's Core, Mature and Established Neighbourhoods continue to experience lot subdivisions. There was a 54% increase (217 lots in 2015) in the number of narrow lots being produced in 2016 (334 new lots). In 2016, the zones that experience the most "skinny" or "narrow" lot subdivision are RF1 "Single Detached Residential" (216 new lots approved), RF3 "Small Scale Infill Development" (90 new lots), and RF2 "Low Density Infill" (11 new lots). From their 2016 totals, The RF1 zone experienced a 88% increase, RF3 experienced a 13% increase, and RF2 experienced a 64% increase. The most significant numbers and percentage increases have been seen in RF1 "Single Detached Residential" zone, which is the prevalent zone in the Infill neighbourhoods and allows for lot subdivision of this type.

The neighbourhoods with the most subdivision activity were **Westmount** (40 new lots), **Glenora** (24 new lots), and **Inglewood** (20 new lots).

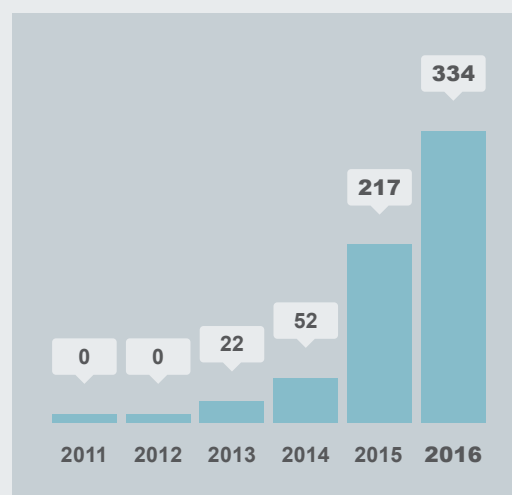
For more information on land subdivision, please go to www.edmonton.ca/subdivision

Lot Subdivision Activity (2016)



2016 approved lots : 334

Infill Skinny Lots (Approved) 2011 - 2016



Note: Analysis is restricted to subdivision applications in core, mature and established neighbourhoods (not developing).