

INFILL IN EDMONTON: “SKINNY HOMES”

DESCRIPTION

“Skinny 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 homes 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).



DEVELOPMENT ACTIVITY (2013)

RF1

3 new lots approved
Average width = 10.3 m

RF2

3 new lots approved
Average width = 7.6 m



RF4

2 new lots approved
Average width = 9.4 m

RF3

14 new lots approved
Average width = 7.9 m

2013 Approved lots: 22

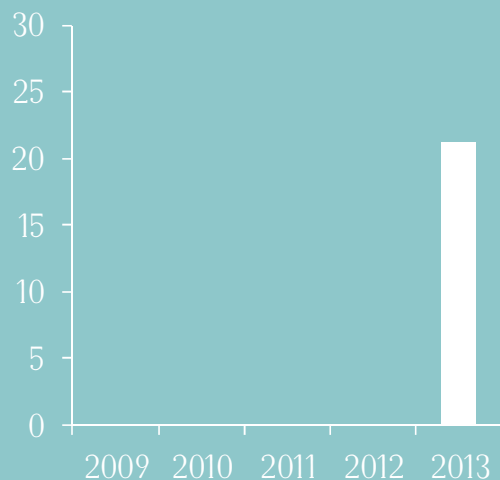
DISTRIBUTION (2013)

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 2013, the zones that experienced the most Secondary Suite infill were the **RF3** “Small Scale Infill Development” zone (14 new lots approved), and the **RF2** “Low Density Infill” zone (3 new lots) and the **RF1** “Single Detached Residential” zones (3 new lots).

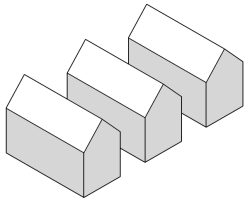
The neighbourhoods with the most subdivision activity were **Bonnie Doon, Westmount** and **Riverdale** (3 new skinny lots each).

In 2013, 22 new skinny home lots were approved in infill neighbourhoods.

INFILL SKINNY LOTS (APPROVED) 2009 -2013



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



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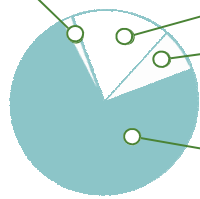
DEVELOPMENT ACTIVITY (2014)

RF1

1 new lot approved
Average width = 7.6 m

RF2

9 new lots approved
Average width = 8.2 m



RF4

4 new lots approved
Average width = 8.6 m

RF3

38 new lots approved
Average width = 8.2 m

2014 Approved lots: 52

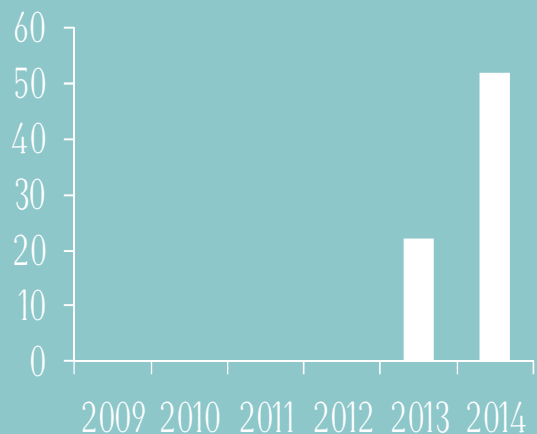
DISTRIBUTION (2014)

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 2014, the zones that experienced the most Secondary Suite infill were the **RF3** “Small Scale Infill Development” zone (38 new lots approved), and the **RF2** “Low Density Infill” zone (9 new lots) and the **RF4** “Semi-detached Residential” zones (4 new lots).

The neighbourhoods with the most subdivision activity were **Inglewood** (9 new lots), **Bonnie Doon** (8 new lots), and **Westmount** (5 new lots).

In 2014, 52 new skinny home lots were approved in infill neighbourhoods.

INFILL SKINNY LOTS (APPROVED) 2009 -2014



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