



LOT SPLITS FOR
SINGLE DETACHED

**SEMI-DETACHED
& DUPLEXES**



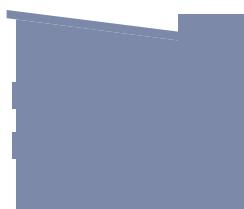
GARDEN
SUITES



SECONDARY
SUITES



ROW HOUSES



APARTMENTS

INFILL IN EDMONTON

SEMI-DETACHED AND DUPLEXES

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 contain two dwelling units with one dwelling unit placed over the other. They may be referred to as “up and down duplexes.” Duplexes are similar in scale to a single detached dwelling with a secondary suite.

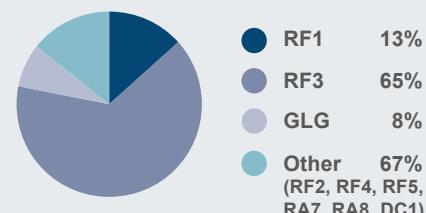
For more information on duplexes and semi-detached houses, as well as residential zones, see Edmonton’s Zoning Bylaw (Edmonton.ca/ZoningBylaw).

Distribution (2018)

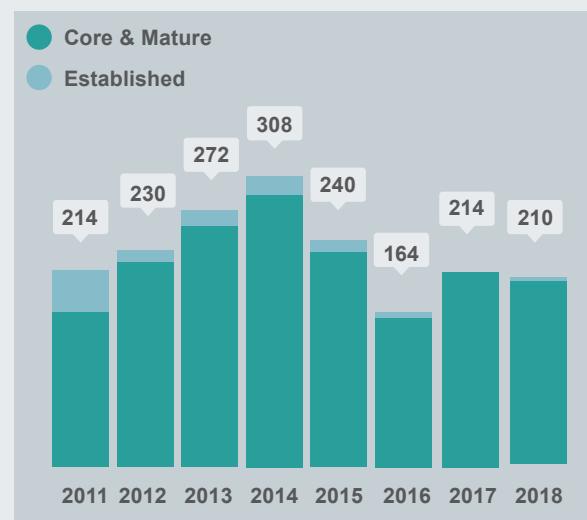
In 2018, building permits were issued for 210 new units of semi-detached infill housing: 16 units in Core neighbourhoods, 192 units in Mature neighbourhoods, and 2 units in an Established neighbourhood. The neighbourhoods with the most building permits issued for semi-detached infill houses were **McKernan** (20 units), **Griesbach** (16 units), and **Allendale, Alberta Avenue**, and **King Edward Park** (each with 14 units). From 2011 to 2018 there were on average 232 new semi-detached or duplex units each year. No building permits have been issued for infill duplexes since 2015.

Since August 2018 when secondary suites became permitted in semi-detached and duplex housing, 45 building permits were issued to build secondary suites in existing semi-detached homes. See Secondary Suite Snapshot for more detail.

Building Permits Issued by Residential Zoning (2018)



Infill Semi-Detached & Duplex Units 2011 - 2018



Note: Analysis is restricted to building permits issued in Core, Mature, and Established neighbourhoods. Redevelopment neighbourhoods such as Griesbach and CPR Irvine are included in Mature neighbourhoods. For neighbourhood classification, see the Reinvestment Reports at www.edmonton.ca/growthanalysis. While a permit may be issued in one year, the building may not be completed until a future year.