



INFILL IN EDMONTON

SECONDARY SUITES

Description

A secondary suite is a self-contained dwelling unit within a house. Each 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 the addition of new floor space to the existing dwelling.

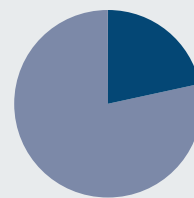
Until August 2018, secondary suites were permitted only in single detached homes in most low density residential zones and were discretionary in single detached homes in higher density residential zones. As of August 2018, secondary suites are now permitted in semi-detached, duplex, and row housing wherever those forms of housing are allowed. Lot size and floor area requirements have also been amended to allow for secondary suites in single detached houses on narrow lots. For more information on secondary suites, see Edmonton.ca/ZoningBylaw.

Distribution (2018)

In 2018, building permits were issued for 373 secondary suites across 75 neighbourhoods: 20 secondary suite units in Core areas, 281 units in Mature areas outside the Core, and 72 units in Established areas. The neighbourhoods with the most secondary suite infill building permits issued were **Forest Heights** with 15 units (five of which were in new home builds), **McKernan** with 11 units (six of which were in new home builds), and **Newton, Allendale, and Kensington** each with nine units. Eighty-seven percent of secondary suite infill was in RF1 or RF3 zones with the remaining 13% in ten different zones.

Of the 596 building permits issued for new single detached houses in Core, Mature, and Established areas in 2018, 75, or 12.5%, included secondary suites. Since the bylaw changes in August 2018, 51 building permits were issued for secondary suites in semi-detached and rowing housing.

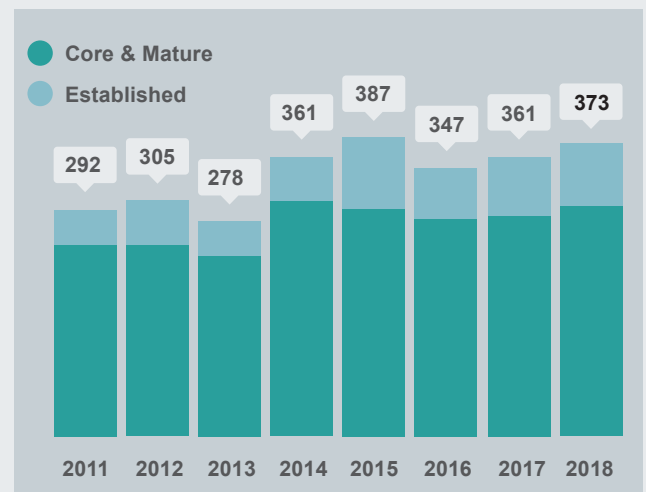
Building Permits Issued (2018)



- Suites built with new homes
75 Units (20%)
- Suites added to existing homes
298 Units (80%)

Infill Secondary Suites

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.