



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 are one building 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.

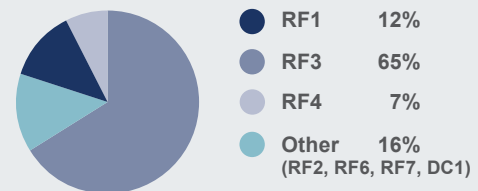
For more information on duplexes and semi-detached houses, as well as residential zones, see Edmonton’s Zoning Bylaw (Edmonton.ca/ZoningBylaw).

Distribution (2019)

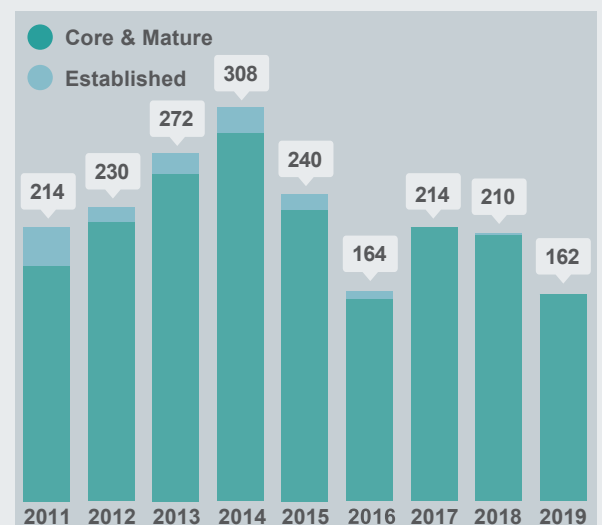
In 2019, building permits were issued for 162 new units of semi-detached infill housing: 148 units in Mature neighbourhoods, and 14 units in Core neighbourhoods. The Mature neighbourhoods with the most building permits issued for semi-detached infill houses were **Alberta Avenue** (24 new units), **Allendale** (14 new units), **Parkdale, McKernan, King Edward Park** and **Britannia Youngstown** each with 10 new units, **Bonnie Doon** (8 units), **Richie, Queen Alexandra, Forest Heights** and **Canora** each with 6 new units. The Core neighbourhoods issued with semi-detached permits were: **Garneau** (8 new units), **McCauley** (4 units) and **Riverdale** (2 new units).

From 2011 to 2019, there were on average 225 new semi-detached or duplex units each year.

Building Permits Issued by Residential Zone (2019)



Infill Semi-Detached & Duplex Units 2011 - 2019



Note: Analysis is restricted to building permits issued in Core, Mature, and Established neighbourhoods, as well as those neighbourhoods included in the Mature Neighbourhood Reinvestment Report (i.e. Griesbach). 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.