



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 areas, 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.

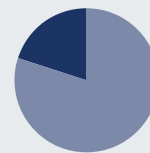
Until August 2018, secondary suites were permitted only in single detached homes, in most low density residential zones and were discretionary in single detached homes in higher density residential zones. As of August 2018, secondary suites are now permitted in semi-detached, duplex, and row housing 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's Zoning Bylaw (Edmonton.ca/ZoningBylaw).

Distribution (2019)

Secondary suite building permits peaked in 2019, with 680 unit permits were issued. That amounts to over 300 units more than in 2018 and the past eight year average. Mature areas saw the most secondary suite permits issued (565 units), followed by Established areas (76 units), and Core areas (39 units). The neighbourhoods with the most secondary suite permits issued: **Mckernan** (33 units), **King Edward Park** (21 units), **Forest Heights** and **Bonnie Doon** with 20 units each.

Of the 497 building permits issued for single detached houses in Core, Mature, and Established neighbourhoods in 2019, 89 or 18% included secondary suites. Since the bylaw changes in August 2018, 285 building permits were issued (236 units in 2019) for secondary suites in semi-detached and row housing.

Building Permits Issued (2019)



- Suites in new homes
135 Units (20%)
- Suites in existing homes
545 Units (80%)



- Suites in new single detached homes
444 Units (65%)
- Suites in new semi-detached & row homes
236 Units (35%)

Infill Secondary Suites 2011 - 2019

