



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 (2020)

In 2020, building permits were issued for 170 new units of semi-detached infill housing: 166 units in Mature neighbourhoods, and 4 units in Core neighbourhoods. The Mature neighbourhoods with the most building permits issued for semi-detached infill houses were **Alberta Avenue** (14 new units), **Allendale** (12 new units), **Bonnie Doon** (8 units), **Avonmore**, **Balwin**, **Beacon Height**, **Britannia Youngstown** each with 4 new units. The Core neighbourhoods issued with semi-detached permits were: **Queen Mary Park** (2 new units) and **Strathcona** (2 new units).

From 2016 to 2020, there were on average 184 new semi-detached or duplex units each year. This is comparatively lower than the 253 unit average from 2011 to 2015.

Since the bylaw changes in August 2018, 440 units secondary suite building permits were issued (157 units in 2020) in semi-detached and duplex.

Building Permits Issued by Residential Zone (2020)



Infill Semi-Detached & Duplex Units 2011 - 2020

