



INFILL IN EDMONTON

GARDEN SUITES

Description

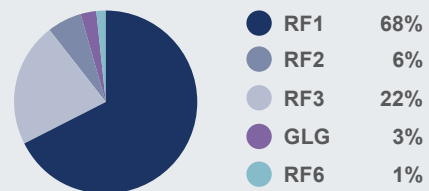
Garden suites are stand-alone living spaces that have their own kitchen, bathroom, bedroom(s), and living room. They are located in the backyard of a single detached house and can include garage space or have no garage at all. Until September 2017, garden suites located above a rear detached garage were classified as garage suites, while garden suites were considered suites located in a separate at-grade building. From 2013 to 2017, 88% to 100% of new suites each year were built above a garage.

The City moved to include garage suites in Edmonton's Zoning Bylaw in December 2007 and garden suites in 2009. As of September 2017, the distinction between suite types was removed and garden suites were permitted for discretionary use in most residential zones where the lot meets the minimum size requirement. In this snapshot, "garden suites" captures both garden and garage suites. For more information, on garden suites and residential zones, see Edmonton's Zoning Bylaw (Edmonton.ca/ZoningBylaw).

Distribution (2020)

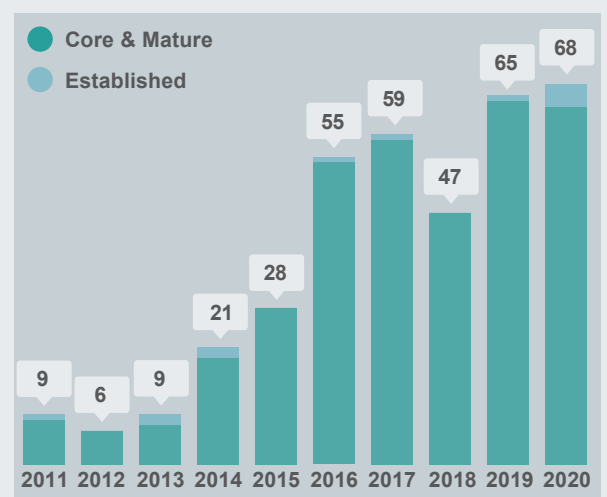
The building permits for garden suites reached a ten year high in 2020, with 68 new garden suite building permits issued. The majority were issued in Mature neighbourhoods (64 units). The neighbourhoods with the most building permits issued were **Windsor Park** (5 units), **Mckernan** (4 units), **Allendale**, **Ritchie** and **Sherbrooke** with 3 units each, and **Belgravia**, **Bonnie Doon**, **Capilano**, **Forest Heights**, **Glenora**, **Glenwood**, **Highlands**, **King Edward Park**, **Pleasantview**, **Westmount**, and **Woodcroft** with 2 units each.

Building Permits Issued by Residential Zone (2020)



Infill Garden Suites 2011 - 2020

2011 - 2020



Note: * Infill proportion statistics are restricted to building permits issued in the Core and Mature neighbourhoods (include Griesbach and Blatchford).
 ** The City Plan (approved in December 2020) comprehensively replaces The Ways documents, including The Way We Grow, setting strategic direction for the way Edmonton grows to accommodate the next 1 million residents. The Plan's progress will be closely monitored, including infill growth, and the reporting format will be reviewed to align with the new City Plan policies and geographies.