

Residential infill refers to new residential development in established neighbourhoods.



IF YOU ARE CONSIDERING INFILL

1. Review this brochure and others in the series.
2. Check to see if the development site is affected by an Area Redevelopment Plan or Land Use Plan that guides redevelopment in the neighbourhood.
3. Check the Zoning Bylaw to see if the site is zoned for the type of development proposed.
4. Check the Infill Guidelines to see if they would support a rezoning of the site.
5. Review the Residential Infill Guidelines Manual and use the Guidelines and appropriate "Overlays" in the Zoning Bylaw to design the building(s) and site.
6. Contact and consult with the Planning and Development Department as needed.

RESIDENTIAL INFILL SERIES

1. [Residential Infill Guidelines: Overview](#)
2. **Small Scale Residential Infill Guidelines**
3. [Medium Scale Residential Infill Guidelines](#)
4. [Large Scale Residential Infill Guidelines](#)
5. [Large Site Residential Infill Guidelines](#)
6. [Large Site Rezoning Process](#)

FOR MORE INFORMATION

The Residential Infill Guidelines Manual is available online at:

www.edmonton.ca/residentialinfillguidelines

Please visit the website or contact the Sustainable Development Department at 311 for more information.

RESIDENTIAL INFILL GUIDELINES

The Residential Infill Guidelines for Mature Neighbourhoods provide direction to Developers, Communities, City Administration and City Council about new residential development in established neighbourhoods. The Guidelines address:

1. Where different scales and forms of new residential development should be located; and
2. How buildings and sites should be designed to ensure compatibility with existing housing and the character of the community, and high quality development that enhances the area.

A summary of the Guidelines specific to Small Scale Infill is provided inside this brochure. Refer to the Residential Infill Guidelines Manual for more detail.

BENEFITS OF RESIDENTIAL INFILL

1. Neighbourhood Revitalization (Social and Physical Renewal).
2. More Housing Options and Increased Affordability.
3. Improved Municipal Fiscal and Environmental Sustainability (Compact City).

WHERE THE GUIDELINES APPLY

The Guidelines apply to **all** residential infill in Edmonton's Mature Neighbourhoods. For a complete list of these neighbourhoods refer to Residential Infill Guidelines Brochure #1. All residential infill in these neighbourhoods should meet the overall goals of the Guidelines as well as comply with the Guidelines specific to the scale and form of development proposed.

FORMS OF SMALL SCALE INFILL



Secondary Suite: A self-contained dwelling within a single detached house.

Garage Suite: A self-contained accessory dwelling above or attached to a rear detached garage, on a single detached lot.

Garden Suite: A self-contained accessory dwelling at the rear of a lot, separate from the primary house onsite.

Small Lot: A single detached house on a narrow lot (typically 10m wide).

Duplex: One building with two dwellings placed one on top of the other.

Semi Detached: One building with two dwellings attached at the side.

Fourplex: One building with 4 dwellings, arranged 2 deep up-and-down, or back-to-back.

Row Housing (up to 5 units): 3 to 5 dwellings attached at the side.



Location + Distribution

The Guidelines direct Small Scale Infill to both the interior and exterior of neighbourhoods, but focus new development on neighbourhood edges, block ends, and across from neighbourhood parks and schools.

Secondary Suites/Small Lots (Single Detached) may be located

- Anywhere in a neighbourhood with access to a lane.

Garage/Garden Suites may be located

- On corner lots.
- On lots backing onto and separated from arterial roads by landscaped boulevards.
- On lots fronting a service road.
- On lots next to apartments/rowhousing/parks.
- One per single detached lot.

Semi Detached/Duplexes may be located

- On corner lots.
- On lots facing an arterial or service road.
- On lots between 2 semi detached/duplexes.

Parking

Guidelines Applicable to ALL Small Scale Infill

- Parking should be provided as required by the Zoning Bylaw.
- Parking should be at the rear of buildings, accessed from an adjacent lane.

Fourplexes may be located

- On lots fronting an arterial or service road.
- On lots between 2 fourplexes.
- On lots next to commercial or apartment sites.

Row Housing (up to 5 units) may be located

- On lots fronting an arterial or service road.
- On lots flanking an arterial or service road.*
- On lots fronting school or park sites.*

* Other conditions apply.

Built Form + Design

Guidelines Applicable to ALL Small Scale Infill

- Privacy of neighbouring homes should be maintained through careful window/balcony/patio placement.
- Size/bulk and placement of buildings should be designed to avoid overlook and provide access to sunlight on adjacent lots.
- Private outdoor open space should be provided for residents.
- Quality materials similar/complementary to those within the neighbourhood should be used.
- Buildings should be in proportion with existing homes and incorporate building features found within the neighbourhood.

Guidelines Applicable to Secondary/Garage/Garden Suites

- Building style/materials/siting should be compatible with primary dwelling.
- Only one such suite should be on a lot, in combination with a single detached dwelling.

Guidelines Applicable to Small Lots (Single Detached)

- Each building in a small lot development should be distinguished by different rooflines and building fronts.

Guidelines Applicable to Semi Detached/Fourplexes

- Each unit should have an easily identifiable front door.
- Each unit should be differentiated with architectural features or be asymmetric so that units do not mirror one another.

Guidelines Applicable to Row Housing (up to 5 units)

- In keeping with surrounding single detached character each unit should be differentiated by building and entrance features such as recesses/projections/varied rooflines.
- Each unit should have front door access to the street.
- Total building length should not be more than 48m.

Site Design + Streetscape

Guidelines Applicable to ALL Small Scale Infill

- Private onsite amenity space should be provided/retained.
- Privacy of adjacent homes should be maintained through fencing/screening/landscaping.
- Mature trees should be retained to greatest extent possible.

Guidelines Applicable to Garage/Garden Suites

- Building footprints should be minimized to maximize onsite open space.
- Buildings should be designed and placed to optimize access to sunlight and minimize loss of privacy on adjacent properties.
- Site coverage should not exceed maximum allowed in Zoning Bylaw.

Guidelines Applicable to Small Lots (Single Detached)

- Lots should not be less than 65% of the average width on the block face.
- Buildings should be designed and placed to optimize access to sunlight and minimize loss of privacy on adjacent properties.

Guidelines Applicable to Semi Detached/Duplexes

- Units should have front door access to the street

Guidelines Applicable to Row Housing (up to 5 units)

- All units should face the primary fronting street.
- Units should not have driveway access from a flanking street.
- A similar unit form should not be repeated more than 5 times on a block front.
- Minimum setback and yard requirements should not be relaxed next to arterials.

