

YEGarden Suites



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Helping Build A Better Edmonton

YEGARDEN SUITES

YEGarden Suites is Edmonton's only independent, non-profit, garden suite organization dedicated to serving homeowners who are interested in building a suite.

Consultations

Workshops

Tours

Inquiries

Garden Suites are part of a larger conversation around creating more sustainable, healthy communities. They are a tangible step that homeowners can take to help shape their city.



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YEGarden Suites

YEGarden Suites was founded by two passionate city builders with a vision for a better urban development.

Garden Suites may be small(er), but they are an important piece for addressing some of society's greatest challenges - including climate change, affordable housing, & social isolation.

We are proud to work with homeowners who are courageous enough to engage in city-building in their own backyards.



GROWING THE SUITE MOVEMENT

From research to reality. Knowledge translation & dissemination.



2016



2019



HOSTING WORKSHOPS AND WEBINARS

Providing building blocks and basic understanding



2020



2023



Agenda

We'll be learning about garden suites, why they are important, who builds them, and why they are a growing trend.



Welcome & Introduction

Who are we?

Rules & Regulations

Hear from the City of Edmonton on rules, regulations, and zoning.

SDAB

Learn what a variance is & how to navigate one.

RPR Analysis

Learn how to determine where a garden suite can go.

Agenda Cont'd



Design Considerations

Things to think about when designing your suite.

Utility Considerations

Learn the ins and outs of utility connections for garden suites.

Builder Showcase

Get to know some of YEG's top suite builders/designers.

Builder Q&A

Ask questions of top builders

Agenda Cont'd

Suites



A Realtor's Perspective

Hear from a realtor and garden suite investor.

Financing a Suite

Learn your options for financing a suite.

Budgeting for a Suite

Work through a budget template with a suite investor & CPA.

Wrap Up

Stick around and say hello!

WHAT IS A GARDEN SUITE?

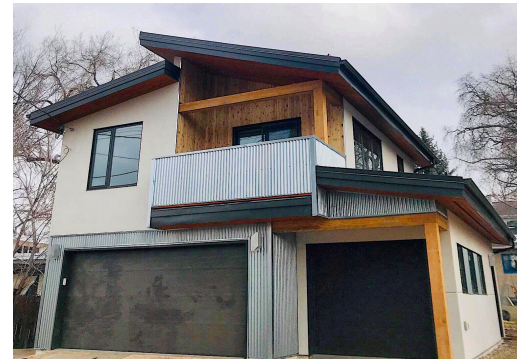


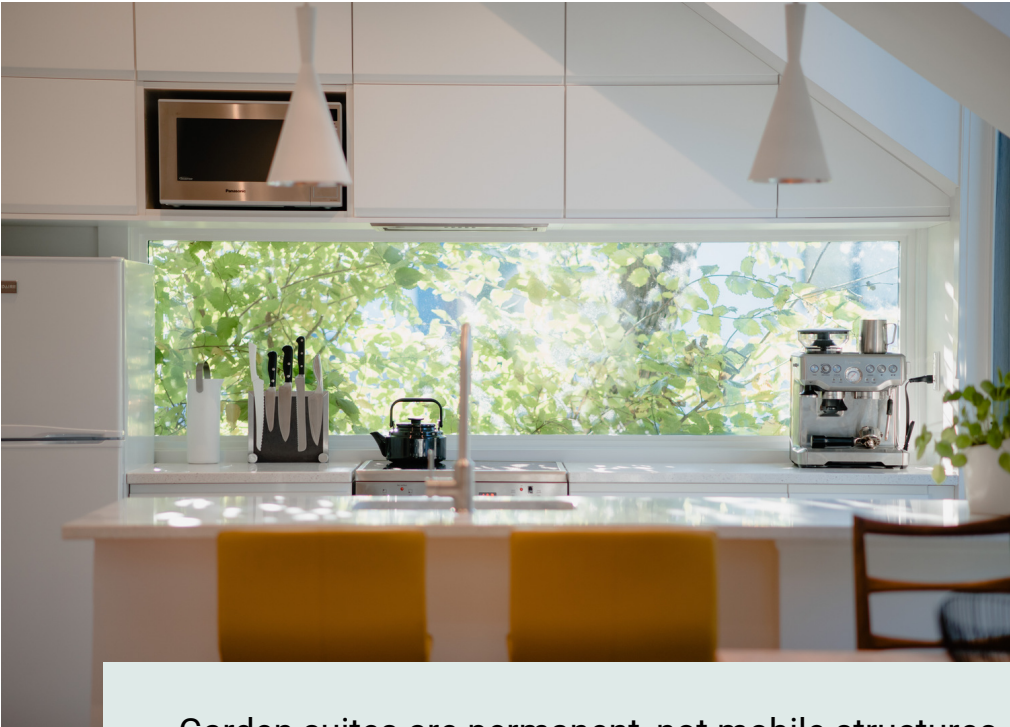
Garden Suites are a form of infill.

Infill is the replacement of old housing stock in mature neighbourhoods.

Infill can range from garden suites and duplexes, to multi-family apartments, row housing, etc.

- Carriage House*
- Granny Flat*
- Laneway Home*
- Backyard Suite*
- Garage Suite*



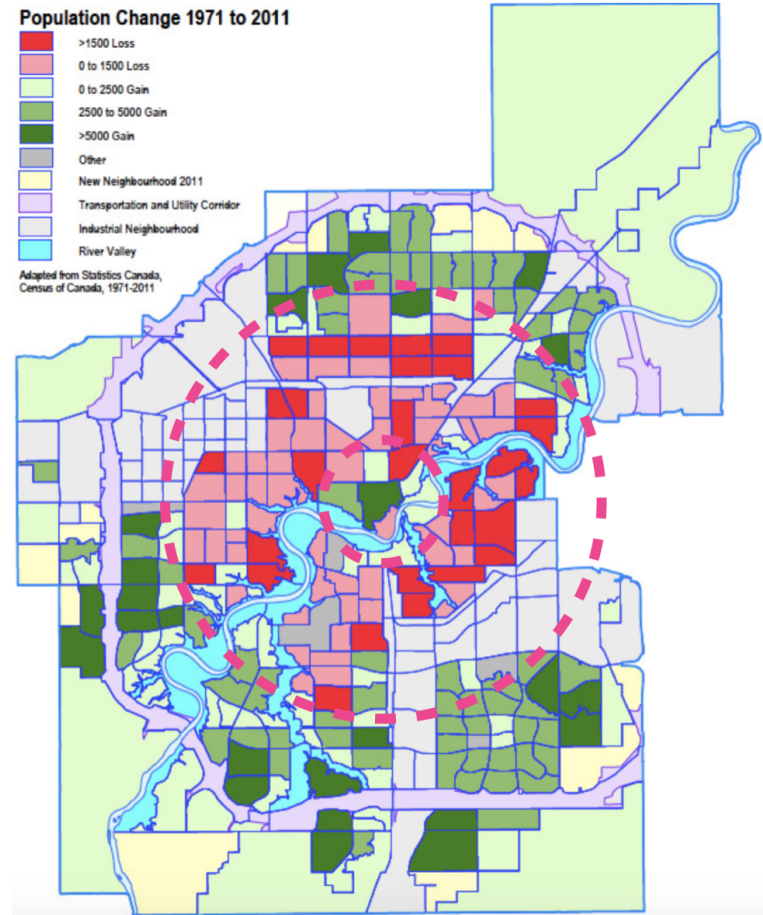


- Garden suites are permanent, not mobile structures
- Can't retrofit existing garage or build on top
- Cost more than you think...starting around \$185,000.

*Building a garden suite is
like building a house*

WHY GARDEN SUITES?

- Fiscal responsibility
- Efficient use of existing infrastructure
- Env. sustainability (limiting outward growth)
- Supporting local schools, businesses, etc.
- Neighbourhood lifecycle & diversity
- Building walkable, healthy communities





WHY GARDEN SUITES IN PARTICULAR?

- Hidden/gentle density.
- Homeowner driven - homeowners are the largest land holders in municipalities across N. America.
- Maintenance of existing housing stock.
- Affordable housing.
- Better use of space than just garages.





GARDEN SUITES 101

- Allowed on almost all residential lots
- Can be one or two storeys
- Range in size from tiny homes - 1,400+ square feet
- Rent for \$900 - \$1,900

Garden suites are flexible, & built for a variety of purposes including:

- Rental income
- Multi-generational living
- Downsizing & ageing in Place
- Airbnb
- Flex-space

BENEFITS OF GARDEN SUITES?



Ageing in Community



Flexible Across the Lifespan



Rental Income

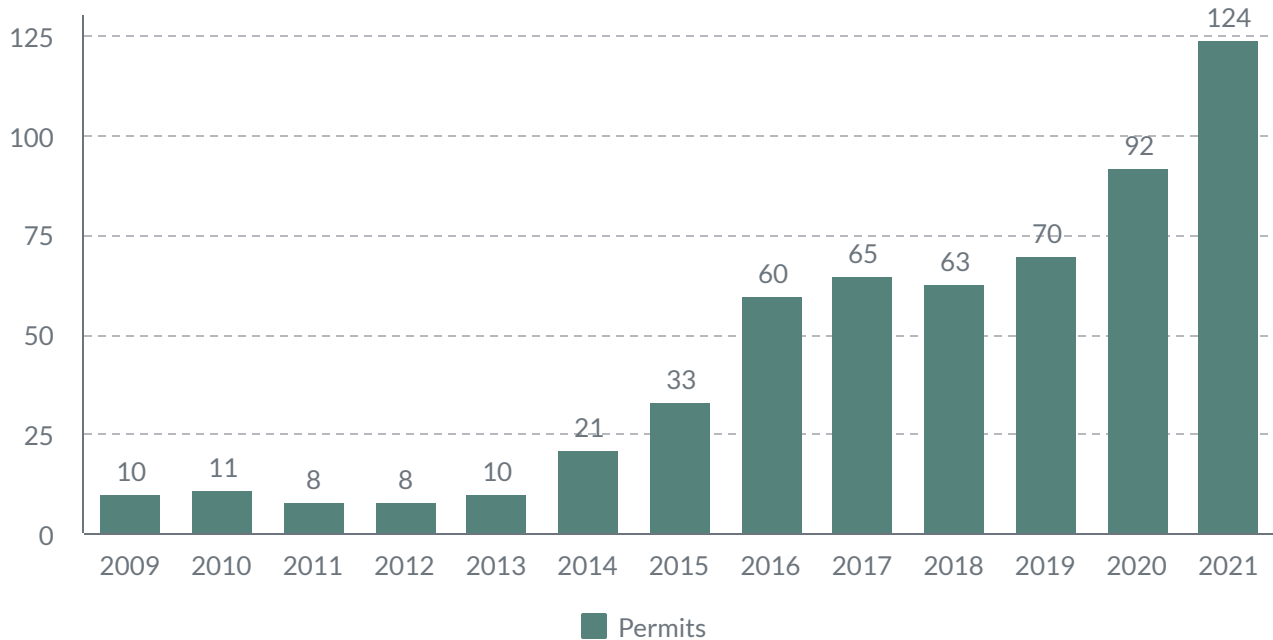


Multigenerational Living

GARDEN SUITES IN EDMONTON

Total: More than 600 garden suites in Edmonton

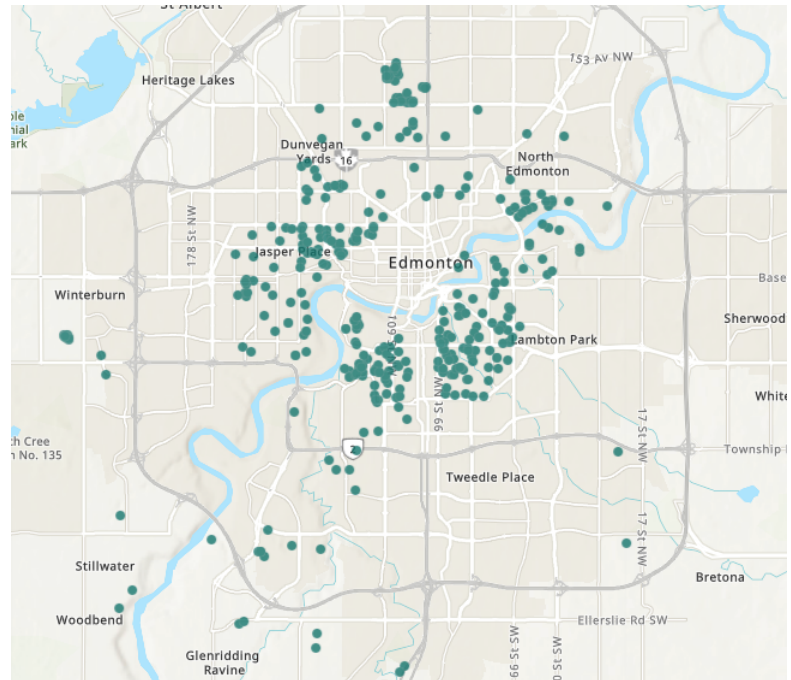
Garden Suite Permits



GARDEN SUITES IN EDMONTON

Top neighbourhoods for Garden Suites?

- 1. Griesbach*
- 2. Ritchie*
- 3. Rosenthal*
- 4. Westmount*
- 5. Belgravia*
- 6. Bonnie Doon*
- 7. Highlands*
- 8. Glenora*
- 9. McKernan*
- 10. King Edward Park*



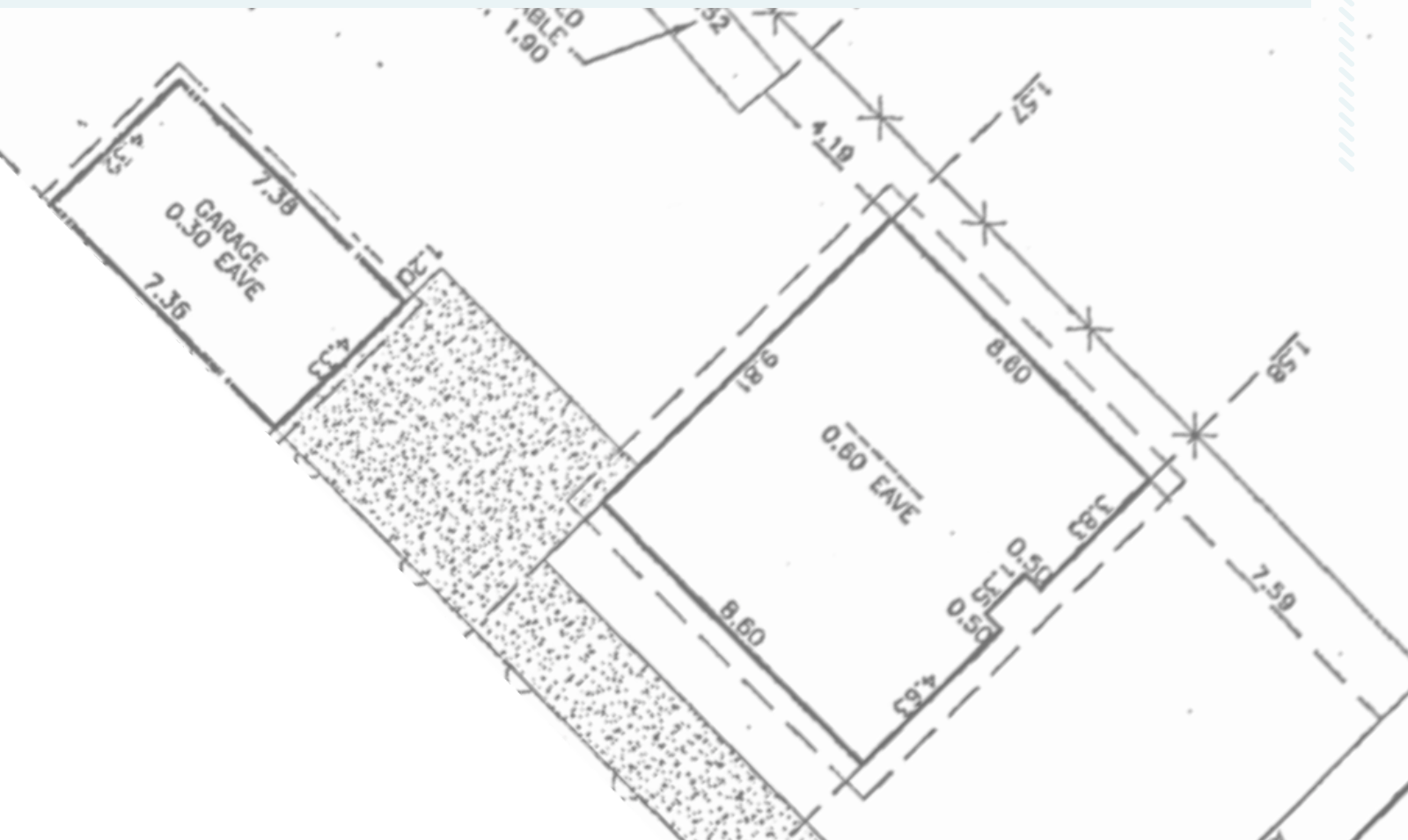
CITY OF EDMONTON



VARIANCES & THE SDAB



YOUR REAL PROPERTY REPORT



DESIGN CONSIDERATIONS



UTILITY CONSIDERATIONS



BUILDER/DESIGNER SHOWCASE



A REALTOR'S PERSPECTIVE



FINANCING A SUITE



BUDGETING FOR A SUITE



WHAT'S NEXT FOR GARDEN SUITES IN EDMONTON?

Exciting Proposed Changes:

- Greater coverage amounts
- Larger floor area
- Attached backyard housing (semi-detached/row)
- Expanded second storey floor area in Mature Neighbourhoods
- Allowing Backyard Houses to be condominiumized (allowing separate titles)



ADVOCACY AND AWARENESS

Understanding what actions your municipality is taking is key to advancing policy conversations. Here's how to leverage small housing to support the broader infill conversation:

- Client Relationship Management
 - Develop lists including changes they'd like to see made, who owns suites, who's building them, etc.
- Empower existing and prospective suite owners to advocate for themselves
 - Keep them in the loop on engagement opportunities, and how/when to speak at a public meeting before council
- Tell a story and build momentum:
 - Share owner stories, host tours, share high quality images



Y E G a r d e n SUITES WORKSHOP



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