

# 2016

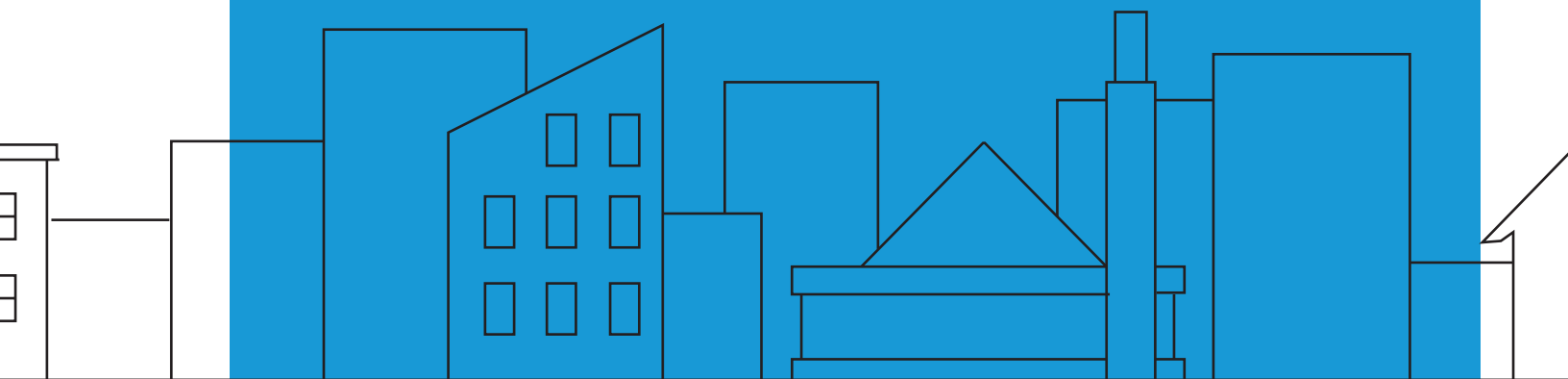
## ASSESSMENT METHODOLOGY

### RESIDENTIAL LAND

A summary of the methods used by the City of Edmonton in determining the value of residential land properties in Edmonton for assessment purposes.

[edmonton.ca/assessment](http://edmonton.ca/assessment)

**Edmonton**




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## Scope

This guide is an aid in explaining how properties are valued for assessment purposes. It sets out the valuation method and procedure to derive market values. The information presented in this guide is aimed at deriving values for a group of properties with similar property characteristics. In some circumstances, not every property's valuation parameters will be covered.

The guide is intended as a tool; it is not intended to replace the assessor's judgment in the valuation process.

This icon  signifies when legislation is quoted.

## Introduction

The Alberta assessment and taxation system is based on the laws outlined in the *Municipal Government Act*, RSA 2000, cM-26 [MGA], and all associated regulations, including, for example *Matters Relating to Assessment and Taxation Regulation*, Alta Reg 220/04 [MRAT].

The MGA requires the assessment of property be prepared using mass appraisal. Properties are valued based on a valuation date of July 1, 2015 and the property's condition of December 31, 2015. Many of these terms are defined in the legislation.



s.284(1)(r) “**property**” means

- (i) a parcel of land
- (ii) an improvement, or
- (iii) a parcel of land and the improvements to it

MGA s.284(1)(r)

s.1(n) “**regulated property**” means

- (i) land in respect of which the valuation standard is agricultural use value,
- (ii) a railway,
- (iii) linear property, or
- (iv) machinery and equipment

MRAT s.1(1)(n)

s.6(1) the **valuation standard** for the land and improvements is market value unless subsection (2)... applies

MRAT s.6(1)

s.1(1)(n) “**market value**” means the amount that a property, as defined in section 284(1)(r), might be expected to realize if it is sold on the open market by a willing seller to a willing buyer

MGA s.1(1)(n)

s.2 An assessment of property based on **market value**

- (a) must be prepared using mass appraisal,
- (b) must be an estimate of the value of the fee simple estate in the property, and
- (c) must reflect typical market conditions for properties similar to that property

MRAT s.2

s.289(2) Each assessment must reflect

- (a) the characteristics and physical condition of the property on **December 31** of the year prior to the year in which a tax is imposed

MGA s.289(2)(a)

s.3 Any assessment prepared in accordance with the Act must be an estimate of the value of a property on **July 1** of the assessment year

MRAT s.3

s.1(k) “**mass appraisal**” means the process of preparing assessments for a group of properties using standard methods and common data and allowing for statistical testing

MRAT s.1(k)

While there are many forms of ownership, the legislation requires the City of Edmonton to assess the fee simple estate. The fee simple estate is unencumbered by any other interest or estate, and subject only to the limitations of government.

***fee simple*** – in land ownership, complete interest in a property subject only to governmental powers

*Glossary for Property Appraisal and Assessment, p. 56*

In summary, a property assessment is:

- an estimate of the property's market value on July 1, 2015
- prepared using mass appraisal
- an estimate of the value of the fee simple estate in the property
- a reflection of the property's condition on December 31, 2015
- prepared assuming typical market conditions on the open market by a willing seller to a willing buyer

## Mass Appraisal

Mass appraisal is the legislated methodology used by the City of Edmonton for valuing individual properties, and involves the following process:

- properties are stratified into groups of comparable property
- common property characteristics are identified for the properties in each group
- a uniform valuation model is created for each property group

***property characteristic***: A feature that helps to identify, tell apart, or describe recognizably, a distinguishing mark or trait

*www.thefreedictionary.com*



**27.1(c) “valuation model”** means the representation of the relationship between property characteristics and their value in the real estate marketplace using a mass appraisal process

*MRAT s.27.1(c)*

The following two quotations indicate how the International Association of Assessing Officers distinguishes between mass appraisal and single-property appraisal:

*... “single-property appraisal is the valuation of a particular property as of a given date; mass appraisal is the valuation of many properties as of a given date, using standard procedures and statistical testing.”*

*... “Also, mass appraisal requires standardized procedures across many properties. Thus, valuation models developed for mass appraisal purposes must represent supply and demand patterns for groups of properties rather than a single property.”*

*Property Appraisal and Assessment Administration, pg.88-89.*

For both mass appraisal and single-property appraisal, the process consists of the following stages:

	Mass Appraisal	Single Appraisal
Definition and Purpose	Mass appraisal is used to determine the assessment base for property taxation in accordance with legislative requirements	The client specifies the nature of the value to be estimated, including rights to be valued, effective date of valuation, and any limiting conditions
Data Collection	Mass appraisal requires a continuing program to maintain a current database of property characteristics and market information.	The extent of data collection is specific to each assignment and depends on the nature of the client’s requirements
Market Analysis	Mass appraisal is predicated on highest and best use	Market analysis includes the analysis of highest and best use
Valuation Model	Valuation procedures are predicated on groups of comparable properties	Subject property is the focus of the valuation. The analysis of comparable properties is generally six or less
Validation	The testing of acceptable analysis and objective criteria	The reliability of the value estimate is more subjective. Acceptability can be judged by the depth of research and analysis of comparable sales

## Valuation Models

A valuation model creates an equation of variables, factors and coefficients that explains the relationship between estimated market value and property characteristics.



s.27.1(a) **“coefficient”** means a number that represents the quantified relationship of each variable to the assessed value of a property when derived through a mass appraisal process

(b) **“factor”** means a property characteristic that contributes to a value of a property;

(d) **“variable”** means a quantitative or qualitative representation of a property characteristic used in a valuation model

*MRAT, s.27.1 (a), (b) and (d)*

s.27.3(1) ...information that is required to be provided...does not include coefficients

*MRAT, s.27.3(1)*

### Valuation Model

- variables are created from property characteristics
- analysis of how variables affect market value
- factors and coefficients are determined
- the resulting valuation models are applied to property characteristics

Depending on the property type, multiple regression analysis or other mass appraisal techniques are used to determine variables, factors and coefficients.

**“Multiple Regression Analysis (MRA):** a statistical technique used to analyze data to predict market value (dependent variable) from known values of property characteristics (independent variables)”

*Property Appraisal and Assessment Administration, p. 653*

An assessed value is calculated by applying the appropriate valuation model to individual properties within a group.

The valuation model for the Residential Land group used the sales of both vacant residential land and improved residential properties. This is beneficial for vacant residential land parcels in mature neighbourhoods, for example, where there may be a limited number of vacant land sales available and where many improved residential properties would have sold for land value only.

## Approaches to Value

The most common approaches to determine market value are the direct sales, income, and cost. Each emphasizes a particular kind of market evidence.

### Direct Sales Approach

Typical market value (or some other characteristic) is determined by referencing comparable sales and other market data. It is often used when sufficient sales or market data is available. It may also be referred to as the Sales Comparison Approach

### Income Approach

This approach considers the typical actions of renters, buyers and sellers when purchasing income-producing properties. This approach estimates the typical market value of a property by determining the present value of the projected income stream. Often used to value rental or leased property

### Cost Approach

Typical market value is calculated by adding the depreciated replacement cost of the improvements to the estimated value of land. It is often used for properties under construction or when there is limited market data available

## Property Groups

The use of a property determines the property groupings and the valuation model applied.



**use:** *is the purpose or activity a property is designed, arranged, developed or intended for, or is occupied or maintained as*

*Zoning Bylaw No. 12800, 2014, s. 6.1(108)*

### Residential

Residential properties are the lands and improvements, which are intended or developed to be self-contained dwelling units having one or more rooms accommodating sitting, sleeping, sanitary facilities and a principal kitchen for food preparation, cooking and serving.

**Residential Land** is vacant land zoned for future low density residential uses.



### Direct Sales Approach

For this property group, the assessment is determined using the direct sales approach. It is the most appropriate method of valuation for Residential Land properties in the City of Edmonton as it mirrors the actions of buyers and sellers in the market place. There is sufficient sale data to derive reliable market estimates.

The income and cost approaches were not used in the valuation of this property group, as these approaches are more applicable to income producing properties or in limited markets, respectively. The majority of these properties in this inventory are owner occupied with only a portion of the inventory traded based on the property's ability to generate income.

The City of Edmonton validates all land title transactions (sales). The validation process can include site inspections, interviews with parties involved, a review of land title documents, corporate searches, third party information, and sale validation questionnaires.

The City of Edmonton reviews sales occurring from July 1, 2010 to June 30, 2015 in valuing Residential Land property. Time adjustments are applied to sale prices to account for any market fluctuations occurring between the sale date and the legislated valuation date.

**Sale price reflects the condition of a property on the sale date and may not be equal to the assessment.**

## Zoning

The rules and regulations for land development within Edmonton are contained in the Zoning Bylaw, No. 12800.



*s.6.1(111) **zone**: is a specific group of listed use classes and development regulations which regulate the use and development of land within specific geographic areas of the City*

*Zoning Bylaw No. 12800, 2014, s. 6.1(111)*

Residential land use zones vary in part due to density.



*s.6.1(23) **density**: is the number of dwellings on a site expressed as dwellings per hectare when referring to residential related development*

*Zoning Bylaw No. 12800, 2014, s. 6.1(23)*

A residential zone summary is in the Appendix.

Not all property conforms to the zoning use set out in the Zoning Bylaw. In these cases, an effective zoning is applied to reflect the current use of the property. The effective zoning may differ from the actual zoning when the current use differs from the Zoning Bylaw (e.g., a legal non-conforming use).



*643(1) If a development permit has been issued on or before the day on which a land use bylaw or a land use amendment bylaw comes into force in a municipality and the bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the development permit continues in effect in spite of the coming into force of the bylaw*

**MGA, s. 643(111)**

## Property Characteristics

Location		
Market Area	Neighbourhood	Neighbourhood Groups
Study Area		

### Location Definitions

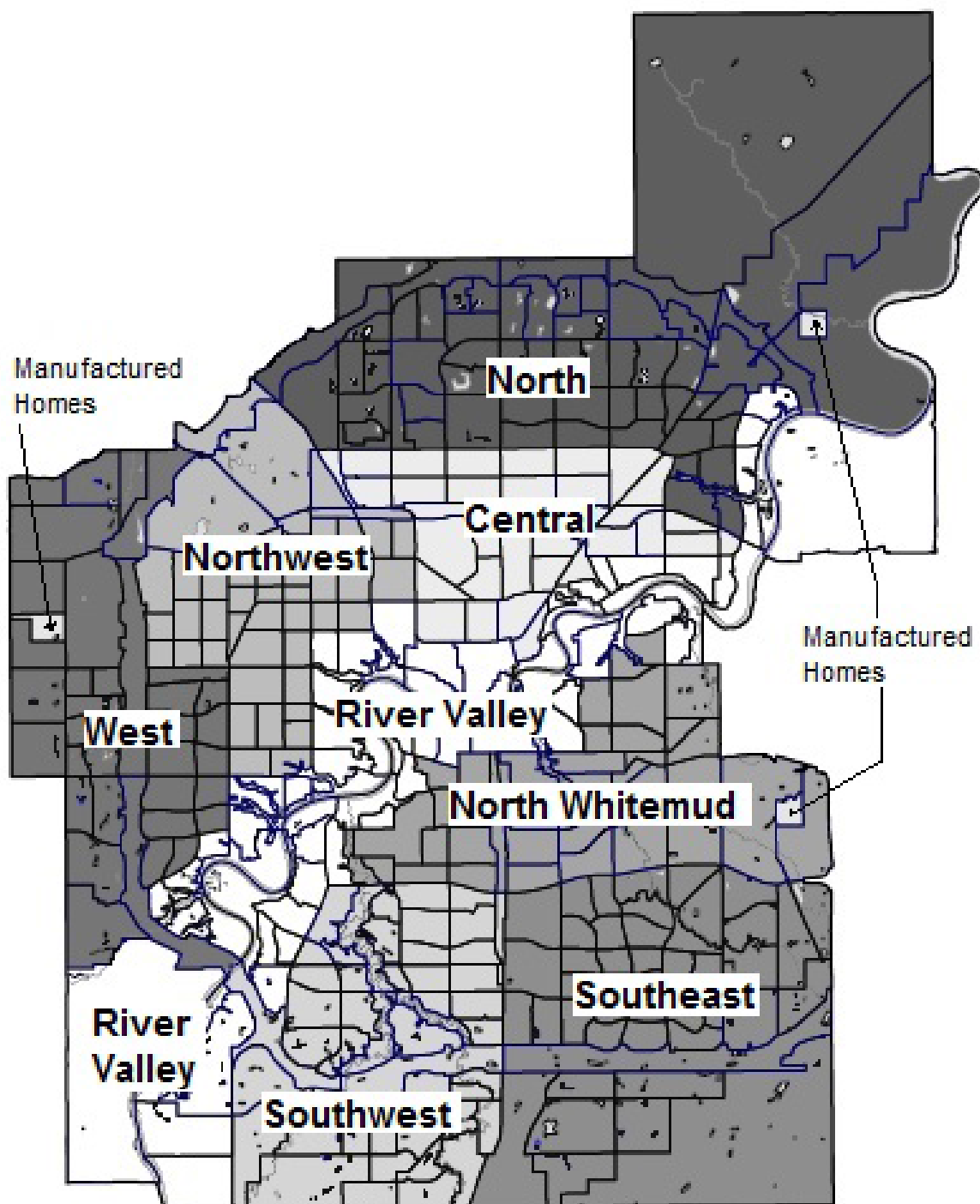
Location references not only a particular parcel of land, but also describes larger geographic areas. The following location characteristics are listed in alphabetical order:

**Market area:** Is a geographic grouping of neighbourhoods; the boundaries defined by major arterial roads and natural boundaries within the municipal corporate limits.

Eight residential market areas are defined in Edmonton by geographically grouping neighbourhoods. The market area names and their boundaries are described below, followed by a market area map. A valuation model was created for each residential market area.

Market Area	Boundaries
North	north of 137 <sup>th</sup> Ave, east of Mark Messier Trail and west of Victoria Trail. Also south of 137 <sup>th</sup> Ave, east of 50 <sup>th</sup> St, north of Yellowhead Trail and west of Victoria Trail
West	west of Anthony Henday Drive, south of Stony Plain Road, west of 170 St, south to Callingwood Road/Lessard Road
Northwest	between 149 St and 170 <sup>th</sup> St, north of Whitemud Drive and south of Yellowhead Trail. Industrial neighbourhoods west of 170 <sup>th</sup> St to Anthony Henday Drive, north of Stony Plain Road. East of 149 <sup>th</sup> St and north of 107 <sup>th</sup> Ave, west of Groat Road, and east of Groat Road, north of 111 <sup>th</sup> Avenue, west of 121 St and south of Yellowhead Trail
Central	south of 137 <sup>th</sup> Ave, east of Groat Road, north of Yellowhead Trail and west of 50 <sup>th</sup> St. South of Yellowhead Trail and west of 50 <sup>th</sup> St, north of 105 <sup>th</sup> Ave and west of the northeast LRT right-of-way. East of the northeast LRT right-of-way, north of 118 <sup>th</sup> Avenue/Victoria Trail

Market Area	Boundaries
River Valley	all neighbourhoods bordering the North Saskatchewan River valley and ravine tributary areas adjacent to the river valley
North Whitemud	north of Whitemud Drive, west of 34 <sup>th</sup> St, bordered by the River Valley market area to the north and west
Southeast	south of Whitemud Drive and east of Calgary Trail.
Southwest	west of Calgary Trail, east of Terwillegar Drive/170 <sup>th</sup> St and south of Whitemud Drive



**Neighbourhood:** Each property is located in a neighbourhood according to boundaries set by the City of Edmonton. Maps identifying these neighbourhood boundaries are accessible on the City website, [www.edmonton.ca](http://www.edmonton.ca) ➔ “Residential & Neighbourhoods” ➔ “Property Assessment” ➔ “Maps” (under Assessment and Tax Tools) ➔ “Edmonton Maps” (click on “Areas” in legend and select “Neighbourhoods” in the drop down menu).

**Neighbourhood Groups:** Within each market area, geographic groupings of neighbourhoods are created for the valuation of residential vacant land parcels. The groupings within each market area are:

#### North

- **Group 1-** 3490 (Goodridge Corners), 3460 (Albany), 3370 (Rapperswill), 3080 (Canossa), 3120 (Chambery), 3190 (Elsinore), 3030 (Baturyn), 3470 (Carlton), 3320 (Oxford), 3180 (Dunluce), 3280 (Lorelei), 3040 (Beaumaris). Group 1 excludes Rural Residential Study Area 3089 (Carlton)
- **Group 2-** 2450 (Lago Lindo), 2440 (Klarvatten), 2463 (Crystallina Nera West), 2462 (Crystallina Nera East), 2700 (Schonsee), 2241 (Eaux Claires), 2050 (Belle Rive), 2511 (Mayliewan), 2600 (Ozerna)
- **Group 3-** 2521 (McConachie Area), 2611 (Cy Becker), 2500 (Matt Berry), 2340 (Hollick-Kenyon), 2110 (Brintnell)
- **Group 4-** 3150 (Cumberland), 3480 (Hudson), 3020 (Baranow), 3060 (Caernarvon), 3090 (Carlisle), 3111 (Griesbach), 2260 (Evansdale), 2580 (Northmount), 2410 (Kilkenny), 2400 (Kildare), 2530 (McLeod), 2130 (Casselman), 2541 (Miller), 2720 (York), 2430 (Kirkness), 2251 (Ebbers) 2145 (Clareview Town Centre), 2320 (Hairsine), 2710 (Sifton Park), 2070 (Belmont), 2350 (Homesteader), 2590 (Overlanders)
- **Group 5-** Includes study areas 3064 (Oliver Gardens), 3059 (Horse Hills and Tipperary), 3058 (Hillview Park), 3055 (Fort Road), 3061 (Johnson’s Road)
- **Group 6-** Includes Rural Residential Study Areas 3066 (Quarry Ridge Phase 1), 3067 (Quarry Ridge Phase 2), 3086 (Quarry Ridge Phase 3), 3077 (South Sturgeon), 3089 (Carlton)

#### West

- **Group 1-** 4473 (Hawks Ridge), 4471 (Trumpeter Area), 4474 (Starling)
- **Group 2-** 4487 (Secord), 4486 (Stewart Greens), 4750 (Rosenthal), 4740 (Webber Greens), 4730 (Suder Greens), 4700 (Breckenridge Greens), 4710 (Potter Greens)
- **Group 3-** 4551 (Granville), 4720 (Glastonbury), 4461 (The Hamptons), 4462 (Edgemont)
- **Group 4-** 4240 (La Perle), 4040 (Belmead), 4520 (Summerlea), 4020 (Aldergrove), 4560 (Thorncliff), 4270 (Lymburn), 4070 (Callingwood North), 4080 (Callingwood South), 4380 (Ormsby Place), 4220 (Jamieson Place), 4110 (Dechene)
- **Group 5-** Includes Rural Residential Study Areas 3078 (Triple A Acres), 3062 (Lewis Farms), 3052 (Big Lake Estates)

#### Northwest

- **Group 1-** 3220 (Hagmann Estate Industrial), 3170 (Dovercourt), 3410 (Sherbrooke), 3350 (Prince Charles), 3450 (Woodcroft), 3240 (Inglewood), 4475 (Kinokamau Plains Area)
- **Group 2-** 4290 (Mayfield), 4200 (High Park), 3300 (McQueen), 3310 (North Glenora), 4060 (Britannia Youngstown), 4090 (Canora)
- **Group 3-** 4180 (Glenwood), 4580 (West Jasper Place), 4590 (West Meadowlark Park), 4310 (Meadowlark Park), 4500 (Sherwood), 4230 (Jasper Park), 4140 (Elmwood), 4280 (Lynnwood)

## Central

- **Group 1-** 3430 (Wellington), 3250 (Kensington), 3390 (Rosslyn), 3010 (Athlone), 3070 (Calder), 3260 (Lauderdale)
- **Group 2-** 2290 (Glengarry), 2230 (Delwood), 2420 (Killarney), 2020 (Balwin), 2080 (Belvedere), 2380 (Kennedale Industrial)
- **Group 3-** 1250 (Westwood), 1230 (Spruce Avenue), 1030 (Central McDougall), 1180 (Queen Mary Park), 1170 (Prince Rupert)
- **Group 4-** 1270 (Yellowhead Corridor), 1080 (Delton), 1100 (Eastwood), 1130 (Elmwood Park), 1010 (Alberta Avenue), 1160 (Parkdale), 1140 (McCauley), 1020 (Boyle Street)
- **Group 5-** 2360 (Industrial Heights), 2550 (Montrose), 2560 (Newton), 2090 (Bergman), 2040 (Beacon Heights), 1120 (Edmonton Northlands)

## River Valley

- **Group 1-** 2280 (Fraser), 2030 (Bannerman), 2390 (Kernohan), 2630 (River Valley Hermitage), 2120 (Canon Ridge), 2660 (Rundle Heights), 2650 (River Valley Rundle), 2100 (Beverly Heights), 6270 (Gold Bar), 6620 (River Valley Gold Bar)
- **Group 2-** 2330 (Highlands), 2060 (Bellevue), 1240 (Virginia Park), 1070 (Cromdale), 1190 (River Valley Kinnaird), 5200 (Garneau), 5390 (River Valley Walterdale), 5480 (Strathcona), 6491 (Mill Creek Ravine North), 6040 (Bonnie Doon), 6710 (Strathearn), 6230 (Forest Heights), 6630 (River Valley Riverside), 6061 (Capilano)
- **Group 3-** 1090 (Downtown), 1150 (Oliver), 1200 (River Valley Victoria), 3440 (Westmount), 3200 (Glenora), 3381 (River Valley Glenora), 3210 (Grovemor), 3140 (Crestwood), 3330 (Parkview), 3380 (River Valley Capitol Hill), 3270 (Laurier Heights), 3382 (River Valley Laurier), 5210 (Grandview Heights), 5040 (Belgravia), 5090 (Brookside), 5370 (River Valley Mayfair), 5400 (River Valley Whitemud), 5580 (Windsor Park)
- **Group 4-** 5610 (Haddow), 5230 (Henderson Estates), 5190 (Falconer Heights), 5350 (Rhatigan Ridge), 5340 (Ramsay Heights), 5080 (Brander Gardens), 5380 (River Valley Terwilligar), 5401 (River Valley Fort Edmonton), 4440 (River Valley Lessard), 4420 (Quesnell Heights), 4430 (Rio Terrace), 4390 (Patricia Heights), 4610 (Westridge), 4360 (Oleskiw), 4451 (River Valley Oleskiw), 4467 (River Valley Cameron), 4160 (Garipey), 4120 (Donsdale), 4570 (Wedgewood Heights), 4466 (Cameron Heights). Group 4 excludes Rural Residential Study Areas 3065 (Patricia Heights), 3074 (River Valley Isolated), 3054 (Donsdale) and 3080 (Wedgewood)
- **Group 5-** 5570 (Windermere), 5576 (Keswick Area), 5575 (Windermere Area). Group 5 excludes Rural Residential Study Areas 3082 (West Point Estates), 3083 (Windermere Estates), 3084 (Windermere Ridge)
- **Group 5 Rural Residential-** 4463 (Riverview Area), 5405 (River Valley Windermere). This group also includes Rural Residential Study Areas 3065 (Patricia Heights), 3074 (River Valley Isolated), 3054 (Donsdale), 3080 (Wedgewood), 3082 (West Point Estates), 3083 (Windermere Estates), 3084 (Windermere Ridge)
- **Group 6-** 1210 (Riverdale), 1220 (Rossdale), 6070 (Cloverdale)

### North Whitemud

- **Group 1-** 5330 (Queen Alexandra), 5010 (Allendale), 5320 (Pleasantview), 5170 (Empire Park), 5290 (McKernan), 5310 (Parkallen), 5270 (Lendrum Place), 5280 (Malmo Plains), 5260 (Lansdowne), 5151 (Strathcona Junction)
- **Group 2-** 6610 (Ritchie), 6290 (Hazeldean), 6010 (Argyll), 6492 (Mill Creek Ravine South), 6360 (King Edward Park), 6020 (Avonmore), 6110 (CPR Irvine)
- **Group 3-** 6240 (Fulton Place), 6730 (Terrace Heights), 6550 (Ottewell), 6310 (Holyrood), 6320 (Idylwyld), 6350 (Kenilworth)

### Southwest

- **Group 1-** 5100 (Bulyea Heights), 5020 (Aspen Gardens), 5300 (Ogilvie Ridge), 5540 (Westbrook Estates), 5560 (Whitemud Creek Ravine South), 5620 (Hodgson), 5070 (Blue Quill West)
- **Group 2-** 5430 (Royal Gardens), 5360 (Rideau Park), 5220 (Greenfield), 5160 (Duggan), 5490 (Sweet Grass), 5470 (Steinhauer), 5060 (Blue Quill), 5180 (Ermineskin), 5250 (Keheewin)
- **Group 3-** 5130 (Carter Crest), 5630 (Leger), 5640 (Terwillegar Towne), 5642 (Terwillegar South)
- **Group 4-** 5476 (Magrath Heights), 5565 (Whitemud Creek Ravine Twin Brooks), 5477 (Mactaggart), 5511 (Twin Brooks), 5460 (Skyrattler), 5030 (Bears paw). Group 4 excludes Rural Residential Study Area 3069 (Richford Estates)
- **Group 5-** 5505 (Ambleside), 5577 (Glenridding Area), 5642 (Terwillegar South), 5465 (Hays Ridge Area)
- **Group 6-** 5452 (McEwan), 5454 (Rutherford), 5456 (Heritage Valley Area), 5468 (Graydon Hill), 5469 (Paisley), 5464 (Heritage Valley Town Centre Area), 5463 (Derochers Area). Group 6 excludes Rural Residential Study Areas 3050 (127<sup>th</sup> Street) and 3069 (Richford Estates)
- **Group 7-** 5590 (Blackburne), 5451 (Richford), 5453 (Blackmud Creek), 5466 (Cashman), 5457 (Callaghan), 5467 (Cavanagh), 5458 (Allard). Group 7 excludes Rural Residential Study Areas 3069 (Richford Estates) and 3088 (Allard)

### Southeast

- **Group 1-** 6760 (Tweddle Place), 6480 (Michaels Park), 6600 (Richfield), 6400 (Lee Ridge), 6300 (Hillview), 6750 (Tipaskan), 6340 (Kameyosek), 6720 (Tawa), 6770 (Weinlos), 6030 (Bisset), 6470 (Meyonohk), 6680 (Satoo), 6200 (Ekota), 6450 (Menisa), 6460 (Meyokumin), 6670 (Sakaw), 6580 (Pollard Meadows), 6150 (Daly Grove), 6140 (Crawford Plains)
- **Group 2-** 6280 (Greenview), 6530 (Minchau), 6330 (Jackson Heights), 6370 (Kiniski Gardens)
- **Group 3-** 6390 (Larkspur), 6790 (Wild Rose), 6442 (Silver Berry), 6444 (Laurel), 6441 (Maple), 6443 (Tamarack), 6440 (Meadows Area)
- **Group 4-** 6211 (Ellerslie), 6213 (Summerside), 6216 (Orchards at Ellerslie), 6661 (Charlesworth), 6662 (Walker), 6660 (Rural South East). Group 4 excludes Rural Residential Study Areas 3081 (Wernerville), 3070 (Rimrock Estates), 3075 (Ellerslie Road / 34 Street) and 3079 (Ward Heights / Reppert Heights)
- **Group 5-** Includes Rural Residential Study Areas 3081 (Wernerville), 3070 (Rimrock Estates), 3075 (Ellerslie Road / 34 Street) and 3079 (Ward Heights / Reppert Heights)



**Study Area:** Within the market areas, there are sub-groups or sub-sectors of properties within neighbourhoods that show different market trends from the rest of the neighbourhood they are located in. These properties are assigned to study areas to more accurately analyze and value the market trends in these locations.

- **Neighbourhood Study Areas:** Maps identifying these study areas are accessible on the City website, [www.edmonton.ca](http://www.edmonton.ca) ➡ “Residential & Neighbourhoods” ➡ “Property Assessment” ➡ “Reference Materials” (under Assessment and Tax Tools) ➡ “2016 Residential Neighbourhood – Study Areas.”
- **Rural Residential Study Areas:** The market areas also contain groups of rural residential properties identified by their assigned effective zoning code (‘RR’) and applicable land use code. These properties, with larger acreage sized lots, exist in recognized subdivisions with servicing that may differ from the rest of the surrounding neighbourhoods. Maps identifying these study areas are accessible on the City website, [www.edmonton.ca](http://www.edmonton.ca) ➡ “Residential & Neighbourhoods” ➡ “Property Assessment” ➡ “Reference Materials” (under Assessment and Tax Tools) ➡ “2016 Rural Residential - Study Areas.”

Site		
Actual Zoning	Bus Stop/Shelter Influence	Cemetery Influence
Commercial Influence	Effective Zoning	Golf Course Influence
Industrial Influence	Institutional Influence	Lake Influence
Land Use Code (LUC)	Lot Location	Lot Shape
Lot Size	LRT Influence	Multi-Residential Influence
Noise Attenuation Barriers	Park Influence	Railway Influence
Ravine Influence	Ravine Influence Neighbourhood Groups	River Valley Influence
River Valley Influence Neighbourhood Groups	Traffic Influence	Utilities Influence
Utility / Remnant Parcel	Walkout Grading	Walkway Influence

## Site Definitions

The following site characteristics are listed in alphabetical order:

**Actual Zoning:** Actual zoning is the zone designation applied to the parcel under *Edmonton Zoning Bylaw 12800*. Refer to the Appendix for further zoning information.

**Bus Stop/Shelter Influence:** Parcels of land that are adjacent to bus stops or shelters.

### Cemetery Influence

- **Abutting:** Parcels of land that directly back onto a cemetery.
- **Across from:** Parcels of land that are across the street from a cemetery.

### Commercial Influence

- **Minor:** Any parcel of land that has one minor commercial influence in front, behind or beside the parcel. These are commercial buildings such as neighbourhood corner stores, shops and convenience stores.
- **Moderate:** Any parcel of land that has one moderate commercial influence in front, behind or beside the parcel, such as neighbourhood strip malls, or fast food facilities; or a parcel that is adjacent to two minor commercial influences.
- **Major:** Any parcel of land that has one major commercial influence in front, behind or beside the parcel, such as malls, box centres and bars. This may also be used if there are three or more minor commercial influences that surround the parcel, as well as two or more moderate influences, or a combination of both surrounding the parcel of land.

**Effective Zoning:** Within the vacant residential land inventory, the effective zoning reflects the most likely allowable residential use. Effective zoning, in tandem with the land use code (LUC 910-Undeveloped Residential Land), identifies property belonging to the residential vacant land inventory. The effective zoning code for a vacant residential parcel reflects the most likely residential use and it may differ from the actual zoning bylaw designation applied to the parcel under *Edmonton Zoning Bylaw 12800*. Refer to the Appendix for further zoning information.

### Golf Course Influence

- **Abutting:** Parcels of land that directly back onto a golf course, or are only separated by park/green space (including walking trails).
- **Minor across from:** Parcels of land adjacent to a golf course separated by a major roadway (not solely used by local traffic). The major road separation may also include adjacent park/green space (including walking trails) between the parcel and the golf course.
- **Major across from:** Parcels of land adjacent to a golf course separated by a road or lane normally used by local traffic. The local road/lane separation may also include adjacent park/green space (including walking trails) between the parcel and the golf course.

### Industrial Influence

- **Minor:** Any parcel that has an industrial property in front of, behind or beside the parcel. This excludes warehouse type properties which are included as a commercial influence (see above).
- **Moderate:** Any parcel that has 2 or 3 smaller industrial properties in front of, behind or beside the parcel.
- **Major:** Any parcel that has an industrial property in front of, behind or beside that emits a large amount of pollution or smell (e.g. Gold Bar water treatment plant), or has 3 or more industrial influences surrounding the parcel.

### Institutional Influence

- **Minor:** Any parcel that has an institutional facility in front of, behind, or beside the parcel, such as a church, elementary school or community hall.
- **Moderate:** Any parcel that has an institutional facility in front of, behind or beside the parcel, such as a high school, junior high school, recreation facility or community pool. This may also be used if there are two minor influences surrounding the parcel.
- **Major:** Any parcel that has an institutional facility in front of, behind or beside the parcel where the institution is very active in nature, such as a hospital, large sports facility (e.g.

Commonwealth Stadium or Telus Field), post-secondary institution, or other emergency facility. This may also be used if there are three or more minor institutional influences that surround the parcel, or two or more moderate influences, or a combination of both surrounding the parcel of land.

#### Lake Influence

- **Abutting:** Parcels of land that directly back onto a lake or large storm reservoir, or are only separated by park/green space (including walking trails).
- **Across from:** Parcels of land adjacent to a lake or storm reservoir, separated by a road or lane. The local road/lane separation may also include adjacent park/green space (including walking trails) between the parcel and the lake or large storm reservoir.

**Land Use Code (LUC):** The Land Use Code categorizes the current use of a property. All Residential Vacant Land is identified by the LUC of 910 (Undeveloped Residential Land). This LUC, in tandem with the effective zoning, identifies property belonging to the residential vacant land group.

**Lot Location:** Parcels with corner locations and cul-de-sac locations are classified.

**Lot Shape:** Lot shapes that significantly differ from a rectangular shape are classified.

- **Pie shape:** Irregular shaped lots where a significant difference is noted between the front and rear lot dimensions.

**Lot Size:** The area of the assessed land parcel as determined by its legal description and calculated by the City of Edmonton GIS (Global Information System).

#### LRT Influence

- **Abutting:** Parcels of land that directly back onto the LRT right-of-way, or are only separated by park/green space (including walking trails).
- **Across from:** Parcels of land adjacent to an LRT right-of-way, separated by a road or lane. The local road/lane separation may also include adjacent park/green space (including walking trails) between the parcel and right-of-way.

**Multi-Residential Influence:** This is the adjacent influence of multi-residential (condominium or apartment rental) properties in front of, behind or beside the parcel. This includes multi-residential properties that are in proximity and across roadways with 'minor' or 'moderate' traffic counts, but not properties across roadways where 'major' traffic counts exist. This influence also includes multi-residential properties in proximity and across utility right-of-ways. This attribute does not include the proximity to individually titled row housing units. Classifications are based on the following total dwelling unit counts from the surrounding multi-residential influences:

- **Minor** – 4 to 30 dwelling units.
- **Moderate** – 31 to 75 dwelling units.
- **Major** – Greater than 75 dwelling units.

**Noise Attenuation Barriers:** These barriers are considered a positive influence and include any combination of earthen berm, concrete wall structures or corrugated steel wall structures with a minimum combined height of six (6) feet facing the property. This does not include wooden “screen” fences typically erected by either the City or residential property owners. Only noise attenuation walls, typically constructed from concrete or corrugated steel are considered. Classification is based on the effective height of the noise barrier facing the noise source as follows:

- **Minor:** A moderate category barrier located on the property line.
- **Moderate:** From 6 feet up to 10 feet effective height facing the noise source.
- **Major:** Over 10 and up to 20 feet effective height facing the noise source.
- **Extreme:** Over 20 feet effective height facing the noise source.

Where a barrier is constructed on or next to the residential land property line, its classification is downgraded by one category to both recognize the closer proximity of the noise source and the likelihood of negative topographical impacts on the property. For example, berms constructed on the property line typically create a significant sloped area within the affected property. Therefore, if the berm sitting on the property line is normally classed as moderate it will be downgraded to minor.

### Park Influence

- **Minor abutting:** Properties abutting a park or undeveloped green space with a size ranging between 0.25 hectares (0.62 ac) and 0.75 hectares (1.85 ac) and a minimum width of 15 metres (50 ft). This includes cul-de-sac islands and public utility corridors (excludes properties where the utility influence variable is applied). The park or undeveloped green space may include walking trails.
- **Minor across from:** Properties across a road or lane from a park or undeveloped green space with a size ranging between 0.25 hectares (0.62 ac) and 0.75 hectares (1.85 ac) and a minimum width of 15 metres (50 ft). This includes cul-de-sac islands and public utility corridors (excludes properties where the utility influence variable is applied). The park or undeveloped green space may include walking trails.
- **Major abutting:** Properties abutting a park or undeveloped green space that have an overall area greater than 0.75 hectares (1.85 ac) and a minimum width of 15 metres (50 ft). This includes all large green spaces, flat wooded areas (not connected to ravines) and neighbourhood parks. The park or undeveloped green space may include walking trails.
- **Major across from:** Properties across a road or lane from a park or undeveloped green space that have an overall area greater than 0.75 hectares (1.85 ac) and a minimum width of 15 metres (50 ft). This includes all large green spaces, flat wooded areas (not connected to ravines) and neighbourhood parks. The park or undeveloped green space may include walking trails.
- **Recreational abutting:** Properties abutting a park or green space that is used for recreational purposes. This includes properties abutting locations such as playgrounds, soccer or football fields, baseball diamonds, or outdoor hockey rinks.
- **Recreational across from:** Properties across a road or lane from a park or green space that is used for recreational purposes. This includes properties across from locations such as playgrounds, soccer or football fields, baseball diamonds, or outdoor hockey rinks.

### Railway Influence

- **Minor:** Parcels of land that directly back onto or are adjacent to a railroad right-of-way with a single rail line. The parcel may also be separated from the railroad right-of-way by any type of road or lane.
- **Moderate:** Parcels of land that directly back onto or are adjacent to a railroad yard or a railroad right-of-way with multiple rail lines. The parcel may also be separated from the railroad right-of-way by any type of road or lane.

**Ravine Influence:** The adjacency or proximity of ravine influenced residential land properties will be in reference to the boundaries of the *North Saskatchewan River Valley and Ravine System Protection Overlay* as defined in *Edmonton Zoning Bylaw 12800*.

- **Abutting:** Parcels of land that directly back onto a ravine or thickly wooded area, or are only separated by park/green space (including walking trails).
- **Minor across from:** Parcels of land adjacent to the ravine or thickly wooded area separated by a major roadway (not solely used by local traffic). The major road separation may also include adjacent park/green space (including walking trails) between the parcel and the ravine/wooded area.
- **Major across from:** Parcels of land adjacent to a ravine or thickly wooded area separated by a road or lane normally used by local traffic. The local road/lane separation may also include adjacent park/green space (including walking trails) between the parcel and the ravine/wooded area.

**Ravine Influence Neighbourhood Groups:** Within the Southwest market area, geographic sub-groups of neighbourhoods are used specifically for the valuation of ravine influenced residential land properties. The neighbourhoods within each sub-group are:

- **Group 1-** 5020 (Aspen Gardens), 5070 (Blue Quill West), 5100 (Bulyea Heights), 5300 (Olgilvie Ridge), 5540 (Westbrook Estates), 5620 (Hodgson)
- **Group 2-** 5030 (Bears paw), 5050 (Blackmud Creek Ravine), 5250 (Keheewin), 5460 (Skyrattler), 5476 (Magrath Heights), 5477 (Mactaggart Heights), 5511 (Twin Brooks), 5565 (Whitemud Creek Ravine Twin Brooks)
- **Group 3-** 5451 (Richford), 5453 (Blackmud Creek), 5457 (Callaghan), 5458 (Allard), 5462 (Chappelle Area), 5467 (Cavanagh), 5577 (Glenridding Area), 5590 (Blackburne), 5466 (Cashman)

**River Valley Influence:** The adjacency or proximity of river valley influenced residential land properties will be in reference to the boundaries of the *North Saskatchewan River Valley and Ravine System Protection Overlay* as defined in *Edmonton Zoning Bylaw 12800*.

- **Abutting:** These are parcels of land that directly back onto the boundaries of the North Saskatchewan River Valley, or are only separated by park/green space/wooded area (including walking trails and golf courses). Where neighbourhoods are located within the River Valley (e.g. Rosedale, Riverdale, Cloverdale), this refers to parcels of land relative to the banks of the North Saskatchewan River.
- **Minor across from:** Parcels of land adjacent to the boundaries of the River Valley separated by a major roadway (not solely used by local traffic). The major road separation may also include adjacent park/green space/wooded area (including walking trails and golf courses) between the parcel and River Valley. Where neighbourhoods are located within the River Valley (e.g. Rosedale, Riverdale, Cloverdale), this refers to parcels of land relative to the banks of the North Saskatchewan River.

- **Major across from:** Parcels of land adjacent to the boundaries of the River Valley separated by a road or lane normally used by local traffic. The local road/lane separation may also include adjacent park/green space/wooded area (including walking trails and golf courses) between the parcel and the River Valley. Where neighbourhoods are located within the River Valley (e.g. Rossdale, Riverdale, Cloverdale), this refers to parcels of land relative to the banks of the North Saskatchewan River.

**River Valley and Ravine Influence Neighbourhood Groups:** Within the River Valley market area, geographic sub-groups of neighbourhoods are used specifically for the valuation of river valley and ravine influenced residential land properties along each section of the North Saskatchewan River Valley. The neighbourhoods within each sub-group are:

- **Group 1-** 2280 (Fraser), 2030 (Bannerman), 2390 (Kernohan), 2630 (River Valley Hermitage), 2120 (Canon Ridge), 2660 (Rundle Heights), 2650 (River Valley Rundle), 2100 (Beverly Heights), 6270 (Gold Bar), 6620 (River Valley Gold Bar)
- **Group 2-** 1070 (Cromdale), 1190 (River Valley Kinnaird), 1240 (Virginia Park), 2060 (Bellevue), 2330 (Highlands), 5200 (Garneau), 5390 (River Valley Walterdale), 5480 (Strathcona), 6491 (Mill Creek Ravine North), 6040 (Bonnie Doon), 6710 (Strathearn), 6230 (Forest Heights), 6630 (River Valley Riverside), 6061 (Capilano)
- **Group 3-** 3270 (Laurier Heights), 3382 (River Valley Laurier), 3330 (Parkview), 3380 (River Valley Capitol Hill), 3140 (Crestwood), 3210 (Grovenor), 3200 (Glenora), 3381 (River Valley Glenora), 3440 (Westmount), 1150 (Oliver), 1200 (River Valley Victoria), 5090 (Brookside), 5400 (River Valley Whitemud), 5210 (Grandview Heights), 5040 (Belgravia), 5370 (River Valley Mayfair), 5580 (Windsor Park)
- **Group 4-** 4420 (Quesnell Heights), 4430 (Rio Terrace), 4390 (Patricia Heights), 4440 (River Valley Lessard), 4610 (Westridge), 4360 (Oleskiw), 4451 (River Valley Oleskiw), 4160 (Garipey), 4120 (Donsdale), 4570 (Wedgewood Heights), 4466 (Cameron Heights), 4467 (River Valley Cameron), 5401 (River Valley Fort Edmonton), 5080 (Brander Gardens), 5340 (Ramsay Heights), 5350 (Rhatigan Ridge), 5380 (River Valley Terwillegar), 5230 (Henderson Estates), 5190 (Falconer Heights), 5610 (Haddow). Group 4 excludes Rural Residential Study Areas 3065 (Patricia Heights), 3074 (River Valley Isolated), 3054 (Donsdale) and 3080 (Wedgewood).
- **Group 5-** 5570 (Windermere), 5576 (Keswick Area), 5575 (Windermere Area). Group 5 excludes Rural Residential Study Areas 3082 (West Point Estates), 3083 (Windermere Estates), 3084 (Windermere Ridge)
- **Group 5 Rural Residential-** 4463 (Riverview Area), 5405 (River Valley Windermere). This group also includes Rural Residential Study Areas 3065 (Patricia Heights), 3074 (River Valley Isolated), 3054 (Donsdale), 3080 (Wedgewood), 3082 (West Point Estates), 3083 (Windermere Estates), 3084 (Windermere Ridge)
- **Group 6-** 1210 (Riverdale), 1220 (Rossdale), 6070 (Cloverdale)

**Traffic Influence:** This attribute is only applied to those properties whose property line is considered the most "adjacent" to the traffic source. The level of influence is based upon the annual weekday traffic volume counts (2009-2014) as reported by the City of Edmonton Transportation Planning Branch, accessible on the City website, [www.edmonton.ca](http://www.edmonton.ca) ➔ "Transportation" ➔ "Transportation Data" ➔ "Traffic Flow Maps & Reports" ➔ "2009 – 2014 Average Annual Weekday Traffic Volumes."

- **Minor:** Interior roads with recorded traffic flows of 1500-5,000 vehicles per day or ETS (Edmonton Transit System) bus routes.
- **Moderate:** Neighborhood collector roads, with recorded traffic flows of 5,001-15,000 vehicles per day.
- **Major:** Main arterial roads (e.g. 50th Street, 170th Street, 97th Street), with recorded traffic flows of 15,001-50,000 vehicles per day.
- **Extreme:** Freeways (e.g. Whitemud Drive, Yellowhead Trail), with recorded traffic flows of over 50,000 vehicles per day.
- **Anthony Henday:** Anthony Henday Drive ring road traffic.

#### Utilities Influence

- **Minor:** Underground utilities such as high-pressure pipelines running adjacent to the property, generally located within a green belt. Municipal utility services such as low-voltage power lines, gas lines, telecommunications lines, and municipal water, sanitary and storm sewer lines are not included in this category.
- **Moderate:** A property adjacent to overhead transmission lines (OTL) generally located within a green belt, or adjacent to telecommunication transmission towers. Municipal utility services such as low-voltage power lines, gas lines, telecommunications lines, and municipal water, sanitary and storm sewer lines are not included in this category.
- **Major:** A property with one or more overhead or underground utility lines running within the property boundary resulting in a restricted building pocket. The restricted building pocket may also arise from a restrictive covenant for utility purposes. Municipal utility services such as low-voltage power lines, gas lines, telecommunications lines, and municipal water, sanitary and storm sewer lines are not included in this category.
- **Substation minor:** Property adjacent to a utility substation other than an overhead transmission line (OTL) substation. This includes substations for municipal utility services such as low-voltage power substations, gas substations, telecommunications substations, and municipal water, sanitary and storm sewer substations.
- **Substation major:** Property adjacent to an overhead transmission line (OTL) substation.

**Utility / Remnant Parcel :** Within the residential land inventory, this refers to a vacant parcel which does not meet the minimum size standards, set under *Edmonton Zoning Bylaw 12800*, to develop the property for any type of residential use allowed under the applicable zoning designation.

**Walkout Grading:** These are parcels with sloped lot grading that could allow for the development of walkout basements as part of the improvements.

#### Walkway Influence

- **Minor:** Parcels adjoining walkways that connect one residential area to another. These do not include walking paths that are a part of a green space.
- **Moderate:** Parcels adjoining walkways that connect a residential area to areas with commercial uses, institutional uses, or major roadways.



Adjustments		
Adverse Topography	Lot Instability	Servicing
Site Contamination		

## Adjustments Definitions

Adjustments may be made for the following:

**Adverse Topography** – Adverse topography refers to topographical constraints that affect the overall suitability of a land parcel for residential development. This includes property affected by wetland sub-soil conditions resulting from sloughs, ponds and natural drainage onto the property, as well as other sub-soil conditions that do not permit typical foundations to be employed.

**Lot Instability** - Adjustments for lot instability are applied on properties where the bearing capacity of the ground is so greatly diminished that extra-ordinary soil stabilization structures are required in order to build on the affected area. Properties adjacent to natural slopes and along rivers and ravines are not discounted unless lot instability has already occurred and caused visible damage to the parcel or eliminated usable portions of the land parcel. The positive benefits of the adjacency to these natural features typically outweigh any negative impacts.

**Servicing:** Servicing refers to the services available to a property. A property is serviced if it is or can be serviced using services located in an adjacent property. Land services include storm sewer, sanitary sewer and water service, street lighting and curb/gutter and sidewalk. If a property does not have a specific service, a negative adjustment may be applied.

- **Paving (road)** (“NONE” = service not provided).
- **Sanitary sewer** (“NONE” = service not provided).
- **Sidewalk/curb/gutter** (“NONE” = service not provided).
- **Storm sewer** (“NONE” = service not provided).
- **Street lighting** (“NONE” = service not provided).
- **Water supply** (“NONE” = service not provided).

**Site Contamination** – Site contamination refers to property that has been affected by environmental contamination which includes adverse conditions resulting from the release of hazardous substances into the air, surface water, groundwater, or soil. Refer to *City of Edmonton Assessment Valuation Procedures in Relation to Contaminated Properties*.

## Sample Assessment Detail Report

On the following page, the variables and the factors used to calculate each individual property assessment are displayed in the Replacement Cost Summary section of each property’s *Assessment Detail Report*. Each variable and factor displayed may not necessarily affect the property’s assessment.



Assessment Detail Report  
ANNUAL REALTY ASSESSMENT DETAILS 2016

Tax Roll Account 10000000    Taxation year 2016    Date of mailing 04-JAN-2016    Date of request 04-JAN-2016 11:46  
Property Address 10010 SAMPLE AVENUE NW    Property Assessment \$921,500

Property Details

Unit Of Measure METRIC

Legal Plan: 0999999 Block: 10 Lot: 10  
Neighborhood 5477 - MACTAGGART  
Effective Zoning RF1 - Single Detached Residential District  
Actual Zoning RF1 - Single Detached Residential District  
Lot Size 2,253.399 M2 .225 Ha    Site Coverage Percent %

Tax Class / Land Use / Taxable Status

RESIDENTIAL

100 % 910 - UNDEVELOPED RESIDENTIAL LAND

01-JAN-2016 To 31-DEC-2016    100 % FULLY TAXABLE

Property  
Characteristics

Replacement Cost Summary

Land Summary

SITE  
SITE  
SITE  
SITE

Lot Size  
Lot Shape  
Walkout Grading  
Ravine Influence

Variables

Factors

2,253.399  
PIE SHAPE  
YES  
ABUTTING

Land Value

921,572

Property Assessment

921,500

If you have any questions concerning this information, please return to the website (<https://assessmentinfo.edmonton.ca>) and click on FAQ (Frequently Asked Questions) located at the top right hand corner of the webpage.

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## Provincial Quality Standards

For Residential Land properties, the City of Edmonton used the direct sales approach to calculate the 2016 assessments. The assessment models, the process utilized, and the results are submitted annually to the Assessment Services Branch of the Department of Municipal Affairs for audit purposes. This audit is used to determine the accuracy of our predictions relative to the market place, and is a direct reflection on the accuracy of our models. The results indicated that our assessments meet Provincial Quality Standards as set out in *MRAT*.

## References

- City of Edmonton. (2014). *Zoning Bylaw No. 12800*. Retrieved from City of Edmonton: [http://webdocs.edmonton.ca/InfraPlan/zoningbylaw/bylaw\\_12800.htm](http://webdocs.edmonton.ca/InfraPlan/zoningbylaw/bylaw_12800.htm)
- Eckert, J., Gloudemans, R., & Almy, R. (1990). *Property Appraisal and Assessment Administration*. Chicago, Illinois: International Association of Assessing Officers.
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- Province of Alberta. (2012). *Matters Relating to Assessment and Taxation Regulation*. Retrieved from Service Alberta, Queen's Printer: <http://www.qp.alberta.ca>
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## Appendix

### Zone Chart: Residential

### Measure Conversion Chart

## Zone Chart

Residential	
RF1	<b>Single Detached Residential Zone (s.110)</b> is to provide for single detached housing while allowing other forms of small scale housing
RSL	<b>Residential Small Lot Zone (s.115)</b> is to provide for smaller lot single detached housing with attached garages
RF2	<b>Low Density Infill Zone (s.120)</b> is to retain single detached housing, while allowing infill on narrow lots, uses include duplex housing
RPL	<b>Planned Lot Residential Zone (s.130)</b> is to provide for small lot single detached housing, serviced by both a public roadway and a lane
RF3	<b>Small Scale Infill Development Zone (s.140)</b> is to provide for single detached housing and semi-detached housing while allowing small-scale conversion and infill redevelopment to buildings containing up to four dwellings
RF4	<b>Semi-Detached Residential Zone (s.150)</b> is to provide a zone primarily for Semi-detached Housing and Duplex Housing
RMD	<b>Residential Mixed Dwelling Zone (s.155)</b> is to provide for a range of dwelling types and densities including single detached, semi-detached and row housing
RF5	<b>Row Housing Zone (s.160)</b> is to provide for relatively low to medium density housing, generally referred to as Row Housing
UCRH	<b>Urban Character Row Housing Zone (s.165)</b> is to provide for medium density Row Housing in a manner that is characteristic of urban settings and can include more intensive development
RF6	<b>Medium Density Multiple Family Zone (s.170)</b> is to provide for medium density housing, where some units may not be at Grade

\*For zonings not listed above, please see zoning bylaw 12800.

## Residential

<b>RA7</b>	<b>Low Rise Apartment Zone (s.210)</b> provides for low rise apartment buildings
<b>RA8</b>	<b>Medium Rise Apartment Zone (s.220)</b> provides for medium rise apartment buildings
<b>RA9</b>	<b>High Rise Apartment Zone (s.230)</b> provides for high rise apartment buildings
<b>RR</b>	<b>Rural Residential Zone (s.240)</b> is to provide for single detached residential development of a permanent nature in a rural setting, generally without the provision of the full range of urban utility services
<b>RMU</b>	<b>Mobile Home Zone (s.250)</b> is to provide for Mobile Homes developed within a Mobile Home Park or Mobile Home Subdivision.

\*For zonings not listed above, please see zoning bylaw 12800.

## Measure Conversion Chart

### Imperial to Metric – Length

**1 inch (in) = 2.54 centimetres (cm)**

**1 foot (ft) = 0.3048 metres (m)**

### Imperial Conversions

**1 acre (ac) = 43,560 square feet (sqft)**

**1 square mile = 640 acres (ac)**

**1 section = 640 acres (ac)**

### Imperial to Metric – Area

**1 square foot (sqft) = 0.09290 square metre (m<sup>2</sup>)**

**1 acre (ac) = 4,046.86 square metre (m<sup>2</sup>)**

**1 acre (ac) = 0.40469 hectares (ha)**

### Metric Conversions

**1 square kilometer (sq km) = 100 hectares (ha)**

**1 hectare (ha) = 10,000 square metres (m<sup>2</sup>)**