

2022

ASSESSMENT METHODOLOGY

COMMERCIAL LAND

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

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Table of Contents

Scope	2
Introduction	2
Mass Appraisal	4
Valuation Model	6
Property Groups	7
Sub-Group	7
Approaches to Value	7
Direct Comparison Approach	7
Time Adjustment Factors	9
Zoning	10
Density	10
Height	10
Floor Area Ratio	11
Effective Zoning	12
Variables	13
Adjustments	14
Servicing	14
Other Adjustments	16
Site Improvements	17
Definitions	18
Order In Council 359/2018	19
Sample Assessment Detail Report	20
Methods to Adjust Comparables	21
Quantitative Adjustments	21
Qualitative Analysis	22
References	23
Appendix	24
Maps	24
Measure Conversion Chart	26
Zone Summary	27

Scope

This guide explains how commercial land properties are valued for assessment purposes. The guide is intended as a tool and complements the assessor's judgment in the valuation process.

Introduction

Property assessments in the City of Edmonton are prepared in accordance with the requirements of the Municipal Government Act, R.S.A. 2000, c. M-26, (hereinafter "MGA") and the *Matters Relating to Assessment and Taxation Regulation, 2018*, Alta Reg 203/17, (hereinafter "MRAT"). The MRAT regulation establishes the valuation standard to be used, defines the procedures to be applied, and proposes objectives for the quality to be achieved in the preparation of assessments. The legislation requires the municipality to prepare assessments that represent market value by application of the mass appraisal process. All assessments are expected to meet quality standards prescribed by the province in the MRAT regulation.

Property assessments represent:

- an estimate of the value;
- of the fee simple estate in the property;
- as the property existed on December 31, 2021;
- reflecting typical market conditions;
- as if the property had been sold on July 1, 2021;
- on the open market;
- from a willing seller to a willing buyer.

The assessment is a prediction of the value that would result when those specific, defined conditions are met.

The legislation requires the City of Edmonton to assess the fee simple estate.

"Fee simple interest [is] absolute ownership unencumbered by any other interest or estate... leased fee interest [is] the ownership interest held by the lessor, which includes the right to the contract rent specified in the lease plus the reversionary right when the lease expires... leasehold interest [is] the interest held by the lessee (the tenant or renter) through a lease conveying the rights of use and occupancy for a stated term under certain conditions."

*Appraisal Institute of Canada, **The Appraisal of Real Estate Third Canadian Edition**,
Vancouver, Canada, 2010, page 6.4*

Both *market value* and *property* along with additional terms are defined in the *MGA* and *MRAT* :

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(k) "**regulated property**" means

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

MRAT s.1(k)

s.9(1) the **valuation standard** for the land and improvements is market value unless subsection (2)... applies

MRAT s.9(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.5 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.5

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.6 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.6

s.1(g) "**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(g)

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

31(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.31(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, this includes: rights to be valued, effective date of valuation, and any limiting conditions.
Data Collection	Mass appraisal requires a 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 Model

A valuation model creates an equation of variables, factors and coefficients that explains the relationship between estimated market value and property characteristics. An assessed value is then calculated by applying the appropriate valuation model to individual properties within a property type.

- s31 (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.31 (a), (b) and (d)

s.33 Information prescribed ... does not include coefficients

MRAT, s.33(3)

Valuation Model

- variables are identified from property characteristics
- statistical analysis determines 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

Property Groups

Commercial properties are designed for general commercial occupancy and used for business activities. They include government and corporate offices, retail properties (for example, shopping centres, stores and restaurants) and accommodation properties (hotels and motels).

Sub-Group

Some property groups have sub-groups . This guide is for the commercial land sub-group.

Commercial Land is a vacant parcel of land with commercial zoning in accordance with the City of Edmonton Zoning Bylaw 12800 . Some parcels may have minor improvements such as paving or fencing.

Approaches to Value

The approaches to determine market value are the direct comparison, income, and cost approaches.

Direct Comparison 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.

Direct Comparison Approach

For this property group, the assessment is determined using the direct comparison approach. It is the most appropriate method of valuation for commercial land in the City of Edmonton because it mirrors the actions of buyers and sellers in the marketplace and sufficient sales data exists in order to derive reliable market estimates.

Support for the direct comparison approach comes from several reputable sources, for example:

This approach is usually the preferred approach for estimating values for residential and other property types with adequate sales.

(IAAO, 2013, sec. 4.3)

The Direct Comparison approach provides the most credible indication of value for owner-occupied commercial and industrial properties, i.e., properties that are not purchased primarily for their income-producing characteristics. These types of properties are amenable to direct comparison because similar properties are commonly bought and sold in the same market.

Appraisal Institute of Canada [AIC], 2010, p. 13.4

Sales

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, 2016 to June 30, 2021 for the 2022 valuation of commercial land properties. 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.

Time Adjustment Factors

2022 TIME ADJUSTMENT FACTORS FOR COMMERCIAL LAND MODEL

YEAR	MONTH	ADJUSTMENT	YEAR	MONTH	ADJUSTMENT
2016	Jul	0.8050	2019	Jan	0.8050
2016	Aug	0.8050	2019	Feb	0.8050
2016	Sep	0.8050	2019	Mar	0.8050
2016	Oct	0.8050	2019	Apr	0.8115
2016	Nov	0.8050	2019	May	0.8180
2016	Dec	0.8050	2019	Jun	0.8246
2017	Jan	0.8050	2019	Jul	0.8313
2017	Feb	0.8050	2019	Aug	0.8380
2017	Mar	0.8050	2019	Sep	0.8448
2017	Apr	0.8050	2019	Oct	0.8516
2017	May	0.8050	2019	Nov	0.8584
2017	Jun	0.8050	2019	Dec	0.8653
2017	Jul	0.8050	2020	Jan	0.8723
2017	Aug	0.8050	2020	Feb	0.8794
2017	Sep	0.8050	2020	Mar	0.8865
2017	Oct	0.8050	2020	Apr	0.8936
2017	Nov	0.8050	2020	May	0.9008
2017	Dec	0.8050	2020	Jun	0.9081
2018	Jan	0.8050	2020	Jul	0.9154
2018	Feb	0.8050	2020	Aug	0.9228
2018	Mar	0.8050	2020	Sep	0.9302
2018	Apr	0.8050	2020	Oct	0.9377
2018	May	0.8050	2020	Nov	0.9453
2018	Jun	0.8050	2020	Dec	0.9529
2018	Jul	0.8050	2021	Jan	0.9606
2018	Aug	0.8050	2021	Feb	0.9683
2018	Sep	0.8050	2021	Mar	0.9761
2018	Oct	0.8050	2021	Apr	0.9840
2018	Nov	0.8050	2021	May	0.9920
2018	Dec	0.8050	2021	Jun	1.0000

Zoning

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

s.6.123 **zone:** a specific group of listed Uses and Development Regulations which regulate the Use and Development of land within specific geographic areas of the City...

Zoning Bylaw No. 12800, 2017, s. 6.123

Commercial land use zones vary in part with regard to allowable Density, Height, and Floor Area Ratio (FAR).

Density

s.6.24 **density:** when used in reference to Residential and Residential-Related development, the number of Dwellings on a Site expressed as Dwelling per hectare.

Zoning Bylaw No. 12800, 2017, s. 6.24

Height

s.6.53 **height:** means a vertical distance between 2 points.

Zoning Bylaw No. 12800, 2017, s. 6.53

Floor Area Ratio

Floor area ratio (FAR) is the factor used to determine the total living area that is allowed to be built. The FAR is calculated as follows:

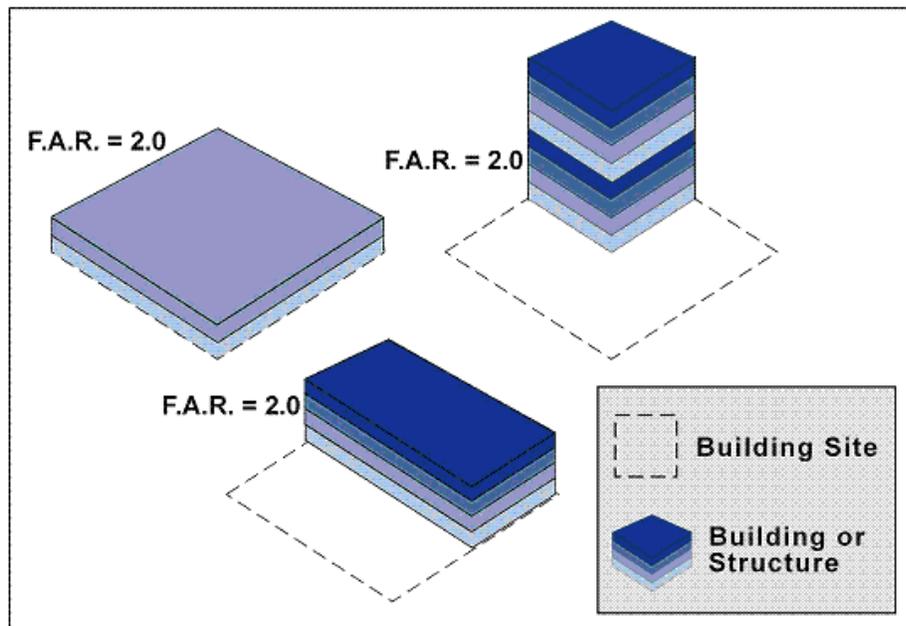
$$\text{Floor Area Ratio (FAR)} \text{ multiplied by } \text{total site area} = \text{total allowable living area}$$

s.6.39 **floor area ratio:** means the numerical value of the Floor Area of the building or structure relative to the Site upon which it is located, excluding:

- A. Basement areas used exclusively for storage or service to the building, or as a Secondary Suite;
- B. Parking Areas below ground level;
- C. Walkways required by the Development Officer;
- D. Floor Areas devoted exclusively to mechanical or electrical equipment servicing the development, divided by the area of the Site; and
- E. Indoor Common Amenity Area, divided by the area of the Site

Zoning Bylaw No. 12800, 2017, s. 6.39

Bylaw 15414
May 25, 2010



Effective Zoning

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 legal use and/or development potential of the property. The effective zoning is an internal coding and may differ from the actual zoning. The two most common scenarios where effective zoning may be applied are:

- **Actual zoning is Direct Control (DC) or other specialized zoning.** In these cases the most comparable commercial zoning will be applied as the effective zoning. For example, if a DC1 zoning provision allows for development most similar to those with an CB2 zoning, that property will have an effective zoning of CB2 even though the actual zoning is DC1.
- **Legal non-conforming use:** A legal non-conforming use is one that was lawfully in existence before a new zoning bylaw came into effect. Since the lawful use existed before the zoning was changed its legal non-conforming use may continue and an effective zone reflecting current use is applied.

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 nonconforming use or nonconforming building, the development permit continues in effect in spite of the coming into force of the bylaw.

MGA, s.643(1)

In cases where a legal non-conforming use is discontinued for six (6) or more months, any future use must conform to the current Zoning Bylaw.

643(2) A non-conforming use of land or a building may be continued but if that use is discontinued for a period of 6 consecutive months or more, any future use of the land or building must conform with the land use bylaw then in effect.

MGA, s.643(2)

Variables

Below is the list of variables that affect the assessment value for 2022.

Effective Zoning	Lot size
Study Area	Traffic

Effective zoning: Effective zoning is an internal coding applied to reflect the current use and/or development potential of a parcel. Effective zoning will generally reflect the actual zoning of a parcel, but may differ on properties with a legal non-conforming use, Direct Control zoning or in other limited circumstances. Refer to the Appendix for further zoning information.

Lot size: Lot size is the area of a specific parcel determined through a Geographic Information System (GIS). Survey plans are validated with geometric-based mathematical calculations to each lot corner, registering these locations back to the survey control network established by the province. More information on the survey control network can be found on the Government of Alberta's website (<https://www.alberta.ca/geodetic-control-unit.aspx>).

Study area: (COMMLANDXX): Study area is a location based variable. Its boundaries are represented by neighbourhood(s) that show different market trends. Please refer to the appendix to see a detailed map of the 2022 Commercial Land Study Areas.

Traffic: This attribute is only applied to properties that have exposure to a traffic influence.

The level of influence is based upon the annual weekday traffic volume counts as reported by the City of Edmonton Transportation Planning Branch. The 2018 Average Annual Weekday Traffic Volumes Report is accessible on the City website, www.edmonton.ca, under "Driving, Cycling & Walking > Transportation Data > Traffic Flow Maps & Reports > 2011-2018 Average Annual Weekday Traffic Volumes

Definitions for each individual traffic attribute are as follows:

- **Minor**
Property is adjacent to a road with the recorded traffic flow of 1,500-5,000 vehicles per day
- **Moderate**
Property is adjacent to a road with the recorded traffic flow of 5,001-15,000 vehicles per day.
- **Major**
Property is adjacent to a road with the recorded traffic flow of 15,001-50,000 vehicles per day (for example, 50th Street, 170th Street or 97th Street).
- **Extreme**
Property is adjacent to a road with the recorded traffic flow of more than 50,000 vehicles per day (for example, Whitemud Drive or Yellowhead Trail)
- **Anthony Henday Drive**

Property is adjacent to the Anthony Henday Drive ring road.

Adjustments

Adjustments may be applied to properties with atypical influences on a site specific basis to recognize their effect on value. Adjustments include but are not limited to:

Servicing

The following services have been analyzed for 2022 valuation purposes: street lighting, sanitary sewer service, storm sewer service, water supply service, access to paved public roads, access to sidewalks, curbs or gutters.

All properties are valued as fully serviced. If a property lacks a specific service, it is adjusted based on the values presented in the table below. If a property is entirely unserviced a total of -30% adjustment is applied to the account:

Servicing	Servicing Cost Adjustment
Street lighting	-0.60%
Sanitary sewer service	-6.30%
Storm sewer service	-11.40%
Water supply service	-6.30%
Access to paved public road	-3.60%
Access to sidewalks, curbs or gutters	-1.80%

Present indicates that a property has a specified service and **Absent** indicates that a property does not have a specified service.

The individual servicing adjustments are defined as follows:

Street lighting: Street lighting is considered as part of the public road and walkway access infrastructure for a property.

- **Present** - Our records show that street lighting exists as part of the public road and walkway access for the property.
- **Absent** - Our records show that street lighting does not exist as part of the public road and walkway access for the property.

Sanitary sewer service: Sanitary sewers refer to the public infrastructure (either separate or combined with storm sewers) provided for a property to collect sanitary waste water.

- **Present** - Our records show that sanitary sewers are adjacent to the property.
- **Absent** - Our records show that sanitary sewers are not adjacent to the property.

Storm sewer service: Storm sewers refer to the public infrastructure (either separate or combined with sanitary sewers) provided for a property to collect storm water.

- **Present** - Our records show that storm sewers are adjacent to the property.
- **Absent** - Our records show that storm sewers are not adjacent to the property.

Water supply service: Water supply service refers to the public water supply infrastructure available to a property.

- **Present** - Our records show that the property is adjacent to a water supply service.
- **Absent** - Our records show the property is not adjacent to a water supply service.

Access to paved public roads: Paved public roads are part of the public road access infrastructure and must be adjacent to the property.

- **Present** - A paved public road is adjacent to the property.
- **Absent** - A paved public road is not adjacent to the property.

Access to sidewalk, curb or gutters: Sidewalks, curbs or gutters are part of the City's public road and sidewalk access infrastructure and must be adjacent to the property.

- **Present** - Our records show that sidewalks, curbs or gutters exist as part of the public road and walkway access for the property.
- **Absent** - Our records show that sidewalks, curbs or gutters do not exist as part of the public road and walkway access for the property.

Other Adjustments

Adjustments may be applied to properties with atypical influences on a site specific basis to recognize their effect on value. Adjustments include but are not limited to:

Access to lot	Easement	Restrictive covenant
Irregular shape	Adverse topography	Remnant lot
Contamination	Land market adjustment (LMA)	

The following adjustment schedule is applied when adjusting for *access to lot, easement, restrictive covenant, irregular shape adjustment, and adverse topography*:

- **Minor**- 5% negative adjustment
- **Moderate**- 10% negative adjustment
- **Major**- 15% negative adjustment
- **Extreme**- 20% negative adjustment

Access to lot: Properties that do not have reasonable future accessibility to a city roadway.

Easement: An easement is a legal encumbrance registered against the title of land allowing the right to use and/or enter onto the real property of another without possessing it. Easements may include easements for access, locating utilities, or otherwise limiting or precluding the use of the area subject to the easement. An adjustment for an Easement will only be applied where the easement may impair (or "can be demonstrated to impair") the development potential of the land.

Restrictive covenant: An agreement that restricts the use or occupancy of all or part of a property and that may be registered on the title to a property and runs with the land. An adjustment for a Restrictive Covenant will only be applied where the covenant may impair the development potential of the land.

Irregular shape adjustment: An adjustment is only applied if the shape of a property hinders the developability of the property.

Adverse topography: Adverse topography indicates a property has certain topographical constraints that are not typical for the area and negatively affects the overall suitability of the land for development. These constraints may include, but are not limited to, significant slopes or wetland subsoil conditions resulting from sloughs, ponds and natural drainage onto the property.

Remnant lot: A remnant lot is a vacant lot that is severely restricted due to a small lot size or atypical configuration.

Contamination: Contamination refers to property that has been affected by environmental contamination which includes adverse conditions resulting from the release of hazardous substances into surface water, groundwater, or soil.

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, <http://maps.edmonton.ca/map.aspx> (click on "Areas" in the Legend and select "Neighbourhood" in the "I'm looking for" drop-down menu). For 2022, the following areas received adjustments based on market value analysis:

- **Group 7** - 8887 (Edmonton South Central)

Land market adjustment (LMA): An LMA is applied after all other adjustments to accounts for characteristics not common to many properties but can be demonstrated to impact market value. This adjustment is used in rare circumstances where the influence on the property cannot be accounted for or described by the usual attributes such as topography or shape, etc. The reason for the LMA will be provided in response to requests for information made pursuant to Sections 299 and 300 of the MGA.

A Land Market Adjustment is a negative adjustment, and changes in increments of 5%. An LMA may be indicated as follows:

- **Land market adjustment applied (Yes)**

Site Improvements

Some parcels may have site improvements such as paving or fencing. Typical market value is calculated by adding the depreciated replacement cost of the improvements to the estimated value of land. For more information please refer to the City of Edmonton's Non-Residential Properties Cost Methodology Guide found on the City website, www.edmonton.ca, under "Home & Neighbourhood > Assessment of Properties > Reference Materials > 2022 Cost

Fencing: A commercial land property may be improved with fencing. Fencing on commercial land properties was valued using the Marshall & Swift Costing Manual.

Pavement: A commercial land property may be improved with hard surfacing, such as asphalt. Pavement on commercial land properties was valued using the Marshall & Swift Costing Manual.

Definitions

Land use (LUC): Land use is an internal coding used to categorize the current use of a property. The amount of a property subject to any specific LUC will be expressed as a percentage of total assessed value. Commercial land may have the following LUCs:

Description	Description
Derelict building on non-residential land	Paved/fenced parking lot/structure for multi-residential use
Fenced storage	Unpaved/unfenced parking lot for multi-residential use
Paved/fenced parking lot for non-residential use	Undeveloped non-residential land
Unpaved/unfenced parking lot for non-residential use	Transitional land: non-residential to residential

Type: Type specifies whether the variable applies to the account, unit, site, or building.

- Account - An adjustment that is applied to a property account. A property account includes all of the improvements and site.
- Unit - An adjustment that is applied to a condo unit.
- Site - An adjustment that is applied to the site.
- Building - An adjustment that is applied to the building.

Order In Council 359/2018

This order approved the annexation of land from Leduc County and the Town of Beaumont to the City of Edmonton. The annexed area includes neighbourhoods 8885 - Edmonton South Central East, 8886 - Edmonton South East, 8887 - Edmonton South Central, and 8888 - Edmonton South West. Only Neighbourhood 8887 - Edmonton South Central has property in the Commercial Land inventory.

In assessing property in the annexation area, *O.C. 359/2018* states the following:

4(1) In 2019 and in each subsequent year up to and including 2068, the annexed land and assessable improvements to it, excluding linear property, must be assessed by The City of Edmonton on the same basis as if they were in Leduc County and taxed using

- (a) the municipal property tax rate established by Leduc County, or
- (b) the municipal property tax rate established by The City of Edmonton, whichever is lower, for property of the same assessment class.

(2) In 2020 and subsequent years, the assessor for The City of Edmonton must assess and tax the annexed land and the assessable improvements to it.

5(3) Despite subsections (1) and (2), in 2019 and in each subsequent year up to and including 2043, Discovery Lands, other than linear property, must be assessed by The City of Edmonton on the same basis as if the land had remained in Leduc County and must be taxed by The City of Edmonton using the municipal property tax rate established by Leduc County for property of the same assessment class.

To comply with *O.C. 359/2018*, a Neighbourhood adjustment (see definition on page 17) has been applied to Neighbourhood 8887 to account for its unique nature. For the purpose of the 2022 valuation, the determination of market value took into consideration the following:

- recent sales of similar properties that occurred within Leduc County, including Nisku;
- recent sales of similar properties that occurred within the Discovery Lands;
- recent listings of properties within the Discovery Lands.

Sample Assessment Detail Report

2022 Property Assessment Detail Report Assessment and Taxation



Account 9999999

Report Date	January 14, 2022
2022 Assessed Value	\$2,860,500
Date of Issue	January 14, 2022
Property Address	12345 67 STREET NW
Legal Description	Plan: 1234KS Block: 1 Lot: 15 / Plan: 1234KS Block: 1 Lot: 16
Zoning	CHY - Highway Corridor District
Effective Zoning	CHY - Highway Corridor District
Neighbourhood	High Park
Lot Size	130591.593
Assessment Class	NON-RESIDENTIAL
Property Use	100% Paved/fenced parking lot for non-residential use
Taxable Status	January 1 - December 31, 2022: FULLY TAXABLE
Unit of Measurement	IMPERIAL (feet, square feet)

Factors Used to Calculate Your 2022 Assessed Value

		MARKET VALUE APPROACH	DIRECT COMPARISON
LAND			
Variable	Factor	Type	
Lot size	130,592	Site	
Study Area	COMMLAND08	Site	
Effective Zoning	CHY	Site	
Traffic influence	MODERATE	Site	
Access to paved public roads	PRESENT	Site	
Sanitary sewer service	PRESENT	Site	
Storm sewer service	PRESENT	Site	
Water supply service	PRESENT	Site	
Street lighting	PRESENT	Site	
Access to sidewalks, curbs or gutters	PRESENT	Site	
		Land Value	2,860,608

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Methods to Adjust Comparables

There are two types of techniques for reconciliation: **quantitative** and **qualitative**.

Quantitative Adjustments

Each characteristic of a property can be measured or quantified by a mathematical expression and adjusted for.

Several techniques are available to quantify adjustments to the sale prices of comparable properties: data analysis techniques such as paired data analysis, grouped data analysis, and secondary data analysis, statistical analysis, including graphic analysis...

(AIC, 2010, p. 14.2)

*In the direct comparison approach, the best comparables are those sales that require the least **absolute** adjustment.*

(AIC, 1995, p. 245).

Quantitative adjustments involve adjusting a known value (sale price for example) by adding or subtracting an amount that a given characteristic adds to or subtracts from that value. A quantitative adjustment should be made for each characteristic that differs between the subject property and the comparable property.

Due to the legislative requirement to use mass appraisal, the City has used statistical analysis to determine annual assessments.

"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.

MRAT s.31(a)

The City is not required to disclose the coefficients. In the absence of quantitative adjustments, an alternative technique is qualitative analysis.

Qualitative Analysis

Each comparable property is compared with the subject property on an overall basis. In a qualitative analysis, comparable properties are identified as inferior, similar, or superior overall to the subject property in order to bracket the probable value range of the subject property.

When a sale property is considered to offer important market evidence but finding the means to make quantitative adjustments is lacking, the appraiser may turn to other major direct comparison techniques, qualitative analysis.

(AIC, 2005, p. 19.10)

Qualitative analysis recognizes ... the difficulty in expressing adjustments with mathematical precision.

(AIC, 2010, p. 14.6)

...reliable results can usually be obtained by bracketing the subject between comparables that are superior and inferior to it.

(AIC, 2010, p. 14.7)

If one or two comparable properties require fewer total adjustments than the other comparable transactions, an appraiser may attribute greater accuracy and give more weight to the value indications obtained from these transactions, particularly if the magnitude of the adjustments is approximately the same.

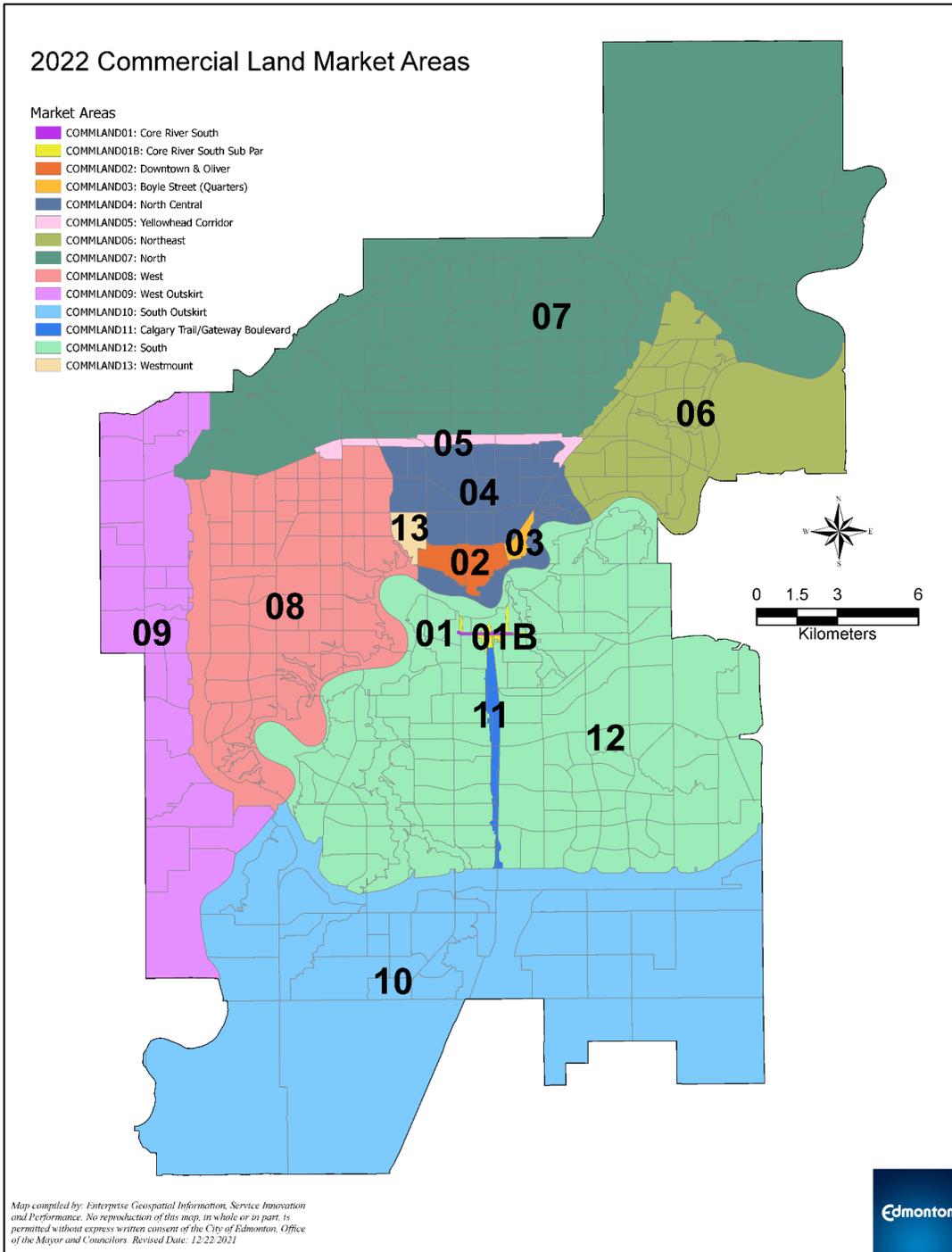
(AIC, 2010, p. 13.16)

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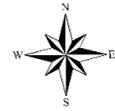
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Appendix

Maps

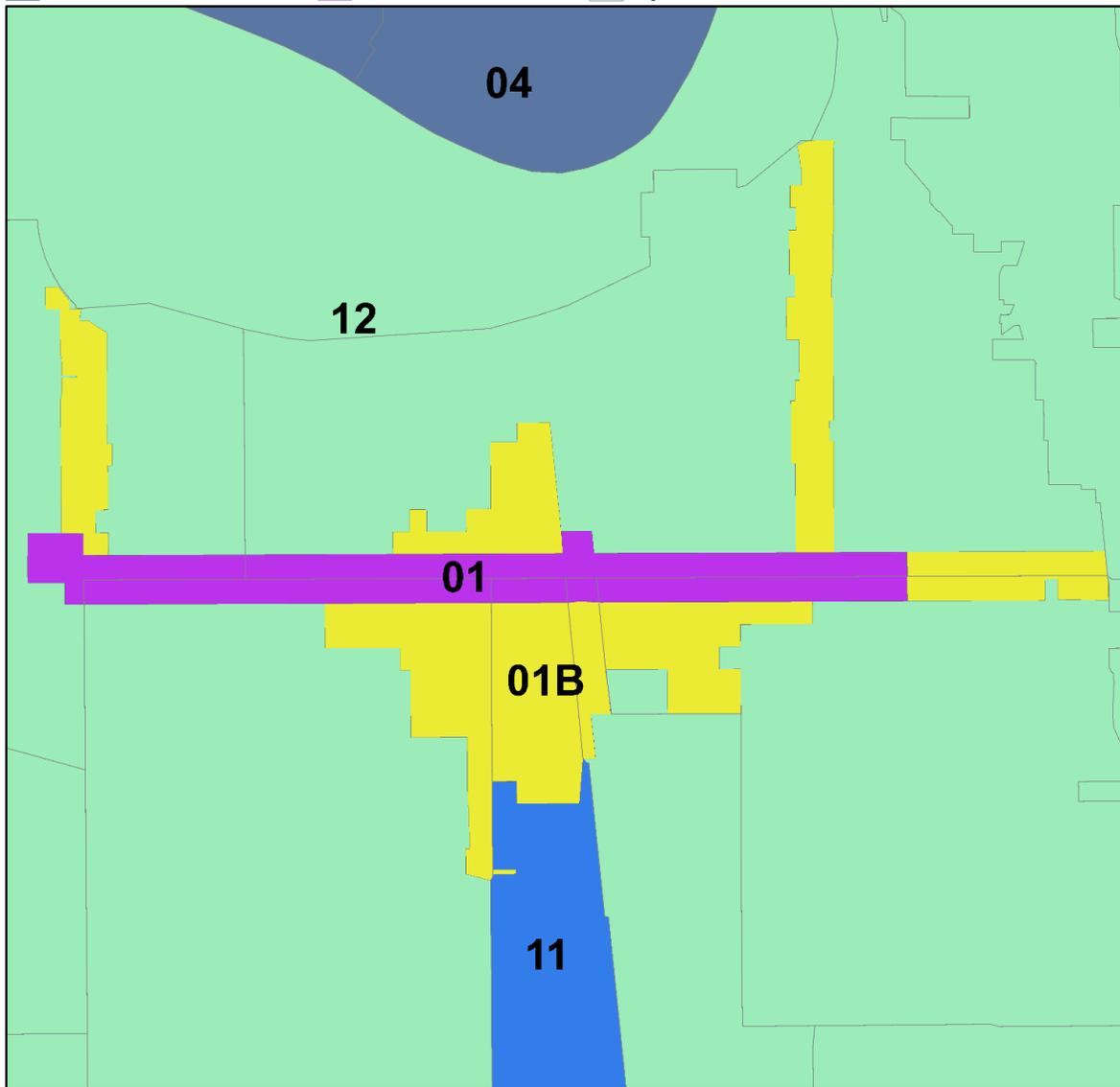


2022 Commercial Land Market Areas COMMLAND01 & COMMLAND01B



Market Areas

- | | | |
|---------------------------------------|---------------------------------|---|
| COMMLAND01: Core River South | COMMLAND05: Yellowhead Corridor | COMMLAND10: South Outskirt |
| COMMLAND01B: Core River South Sub Par | COMMLAND06: Northeast | COMMLAND11: Calgary Trail/Gateway Boulevard |
| COMMLAND02: Downtown & Oliver | COMMLAND07: North | COMMLAND12: South |
| COMMLAND03: Boyle Street (Quarters) | COMMLAND08: West | COMMLAND13: Westmount |
| COMMLAND04: North Central | COMMLAND09: West Outskirt | Neighbourhood Boundaries |



Map compiled by: Enterprise Geospatial Information, Service Innovation and Performance. No reproduction of this map, in whole or in part, is permitted without express written consent of the City of Edmonton, Office of the Mayor and Councilors. Revised Date: 12/22/2021



Study Areas

- COMMLAND01: Core River South
- COMMLAND01B: Core River South Sub Par
- COMMLAND02: Downtown & Oliver
- COMMLAND03: Boyle Street (Quarters)
- COMMLAND04: North Central
- COMMLAND05: Yellowhead Corridor
- COMMLAND06: Northeast
- COMMLAND07: North
- COMMLAND08: West
- COMMLAND09: West Outskirt
- COMMLAND10: South Outskirt
- COMMLAND11: Calgary Trail/Gateway Boulevard
- COMMLAND12: South
- COMMLAND13: Westmount

Measure Conversion Chart

Imperial to Metric - Length	Imperial to Metric - Area
1 inch (in) = 2.54 centimetres (cm)	1 square foot (sqft) = 0.09290 square metre (m ²)
1 foot (ft) = 0.3048 metres (m)	1 acre (ac) = 4,046.86 square metre (m ²)
Imperial Conversions	1 acre (ac) = 0.40469 hectares (ha)
1 acre (ac) = 43,560 square feet (sqft)	Metric Conversions
1 square mile = 640 acres (ac)	1 square kilometer (sq km) = 100 hectares (ha)
1 section = 640 acres (ac)	1 hectare (ha) = 10,000 square metres (m ²)

Zone Summary

Commercial (s.300)	
CNC	Neighbourhood Convenience Commercial Zone (s.310) the purpose of this Zone is to provide for convenience commercial and personal service uses, which are intended to serve the day-to-day needs of residents within residential neighbourhoods.
CSC	Shopping Centre Zone (s.320) The purpose of this Zone is to provide for larger shopping centre developments intended to serve a community or regional trade area. Residential, office, entertainment and cultural uses may also be included within such shopping complexes.
CB1	Low Intensity Business Zone (s.330) the purpose of this Zone is to provide for low intensity commercial, office and service uses located along arterial roadways that border residential areas. Development shall be sensitive and in scale with existing development along the commercial street and any surrounding residential neighbourhood.
CB2	General Business Zone (s.340) the purpose of this Zone is to provide for businesses that require large Sites and a location with good visibility and accessibility along, or adjacent to, major public roadways.
CHY	Highway Corridor Zone (s.350) The purpose of this Zone is to provide for high quality commercial development along those public roadways, which serve as entrance routes to the City or along limited access public roadways intended to provide a connection to entrance routes.
CO	Commercial Office Zone (s.360) the purpose of this Zone is to provide for medium intensity office, commercial and residential development in the inner city, around Light Rail Transit station areas or other locations offering good accessibility by both private automobile and transit.
CB3	Commercial Mixed Business Zone (s.370) the purpose of this Zone is to create a mixed-use zone to provide for a range of medium intensity Commercial Uses as well as enhance opportunities for residential development in locations near high capacity transportation nodes, including Transit Avenues or other locations offering good accessibility. This Zone is not intended to accommodate "big box" style commercial development that utilizes significant amounts of surface parking, nor is it intended to be located abutting any Zone that allows Single Detached Housing as a Permitted Use, without appropriate site interface provisions.
Direct Control Provisions (s.700)	
DC1	Direct Development Control (s.710) the purpose of this Provision is to provide for detailed, sensitive control of the Use, development, siting and design of buildings and disturbance of land where this is necessary to establish, preserve or enhance:

	<p>A. areas of unique character or special environmental concern, as identified and specified in an Area Structure Plan or Area Redevelopment Plan; or</p> <p>B. areas or Sites of special historical, cultural, paleontological, archaeological, prehistorical, natural, scientific or aesthetic interest, as designated under the Historical Resources Act.</p>
DC2	Site Specific Development Control (s.720) is to provide for direct control over a specific proposed development where any other Zone would be inappropriate or inadequate.
Special Area Downtown (s.910)	
CCA	Core Commercial Arts Zone (910.5) the purpose of this Zone is to provide a Zone for a variety of high density and quality development that accommodates office, retail, service, institutional, residential, arts and entertainment Uses and meet the Use objectives for the Commercial Cultural Core. The intent is to further strengthen the Downtown’s central area by providing continuous retail at ground level, enhancing arts and entertainment activities, accommodating Residential Uses and making the Core more pedestrian friendly.
CMU	Commercial Mixed Use Zone (910.6) the purpose of this Zone is to provide a Zone for medium intensity development that accommodates a mix of predominantly commercial, office, institutional and business Uses as a secondary office commercial area while emphasizing retail activities, entertainment and service Uses at ground level. The intent is to accommodate the existing commercial development west of 109 Street; and to allow Conversion to residential and related Uses.
HA	Heritage Area Zone (s.910.7) The purpose of this Zone is to establish a special heritage character Zone, in which the existing concentration of historical resources shall be preserved, rehabilitated and reused, and to ensure new developments are pedestrian friendly and compatible in scale, function, built form and design continuity with the historical, architectural and urban village character of the area.
JAMSC	Jasper Avenue Main Street Commercial Zone (s.910.9) The purpose of this Zone is to provide a Zone that accommodates at ground level, predominantly retail commercial, office and service Uses suitable for the Downtown’s Main Street, Jasper Avenue, and to ensure that infill developments and the retrofitting and preservation of historical and older buildings incorporate human scale design characteristics to enhance a revitalized, dynamic Main Street atmosphere.
UW	Urban Warehouse Zone (s.910.11) the purpose of this zone is to develop a unique mixed-use business commercial, educational and residential neighbourhood, accommodating a diversity of Uses, including residential, commercial, institutional, light manufacturing and assembly in a safe, walkable, human-scaled built environment that builds on the existing land use pattern and respects the architectural characteristics and functions of the area.

AED	<p>Arena & Entertainment District Zone (s.910.12) the purpose of this Zone is to provide for a vibrant mixed-use district that will accommodate a multi-purpose sports and entertainment complex complemented by a variety of entertainment, retail, service, office, institutional and residential uses that will strengthen the Downtown Core as a regional destination point. The area will be characterized by an accessible, pedestrian-friendly street environment, innovative signage, iconic architecture and exceptional urban design to create a strong sense of place in the Downtown Core and an exciting new image for Edmonton.</p>
Special Area Edmonton South (s.1000)	
UC3ES	<p>Urban Commercial 3 Edmonton South Zone (1000.15) The purpose of this Zone is to provide for Development of large scale, commercial shopping centres, entertainment and cultural uses in comprehensively planned developments. This district is intended to provide opportunities for a wide range of goods and services to be available in locations with high visibility and accessibility. Developments in the Urban Commercial 3 Edmonton South Zone will promote a pedestrian-friendly environment, and Shall be subject to a high standard of architectural design and Landscaping.</p>

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