2021 ASSESSMENT METHODOLOGY

RESIDENTIAL IMPROVED PROPERTIES (1 TO 3 UNITS)

A summary of the methods used by the City of Edmonton in determining the value of residential improved properties with 1 to 3 units in Edmonton for assessment purposes.

edmonton.ca/assessment

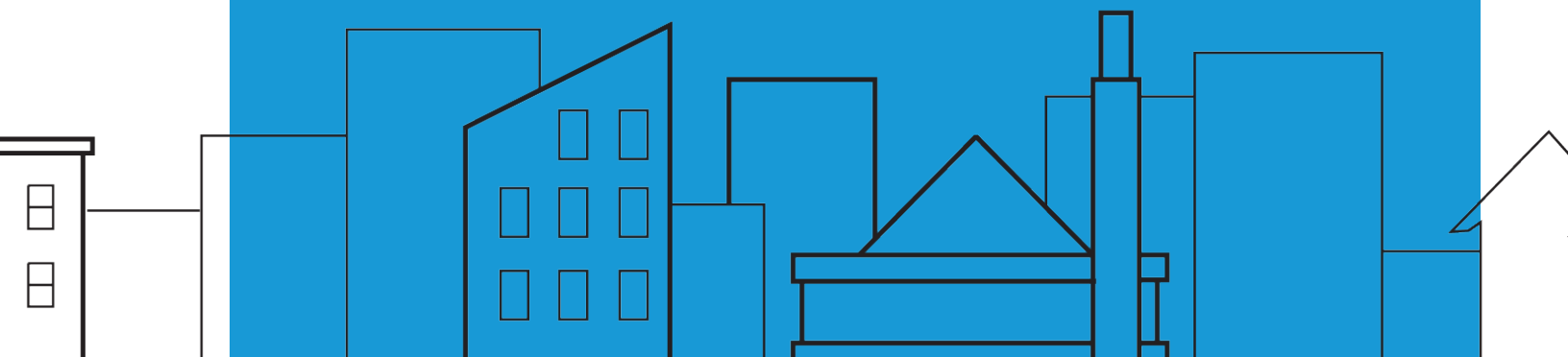


Table of Contents

Scope

This guide explains how residential improved properties (1 to 3 units) 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, 2020;
- reflecting typical market conditions;
- as if the property had been sold on July 1, 2020;
- 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 properties
- 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

Property Groups

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 full kitchen.

Improved properties (1 to 3 units) are residential properties typically containing three or less dwelling units.

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 Residential Improved Properties (1 to 3 Units) in the City of Edmonton because it mirrors the actions of buyers and sellers in the marketplace and sufficient residential sales data exists in order 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, and third party information.

The City of Edmonton reviews sales occurring from July 1, 2015 to June 30, 2020 in valuing Improved Properties (1 to 3 Units). For Improved Properties (1 to 3 units) assessed as "Quality 9- Luxurious", sales from July 1, 2014 to June 30, 2020 are utilized. This is due to the limited number of sales in this market segment. Time adjustments are applied to sale prices to account for any market fluctuations occurring between the sale date and the legislated valuation date. The City of Edmonton uses the date the legal title transfer was registered at the Land Titles Office as the sale date of a property.

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.6.123 **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*

Residential land use zones vary in part due to 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*

A residential zone summary is in the appendix.

Not all properties conform to the zoning use set out in the Edmonton Zoning Bylaw. When property doesn't conform to the zoning bylaw, property assessors apply effective zoning. Effective zoning helps ensure that your property is grouped with and compared to similar properties—based on the current use of your land and not on what it's permitted to be developed as (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 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)*

Factors Affecting Value

The definitions of factors and related variables affecting value within the valuation models are itemized in the following sections:

- Location
- Positive site influences
- Negative site influences
- Lot characteristics
- Improvements
- Adjustments

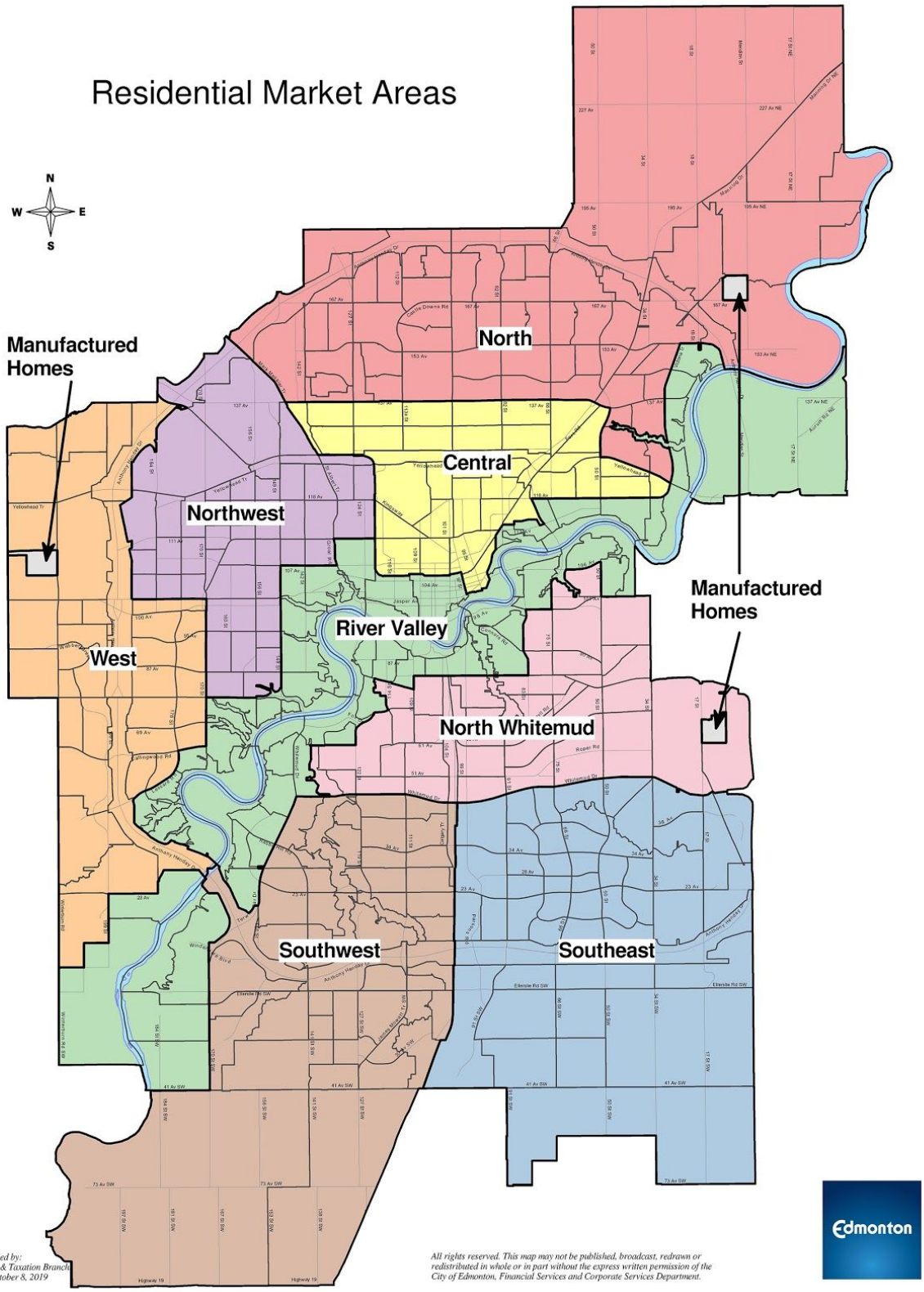
Location		
Market area	Neighbourhood	Study area

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

Market area
Market area is a geographic grouping of neighbourhoods or study areas; major arterial roads and natural boundaries within the municipal corporate limits typically define the boundaries. Nine residential market areas are defined in Edmonton. These market areas are:

- North
- West
- Northwest
- Central
- River Valley
- North Whitemud
- Southwest
- Southeast
- Manufactured Homes

The boundaries of these market areas are identified on the following page. A valuation model was created for each market area.



Neighbourhood
A property is located in this geographical area as defined by the City of Edmonton. Maps identifying these neighbourhood boundaries are accessible on the City website, http://maps.edmonton.ca/map.aspx (choose "Neighbourhood" in the "I'm looking for" drop-down menu).

Study area
Within the nine 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**,** **https://www.edmonton.ca/residential_neighbourhoods/property_tax_assessment/reference-materials.aspx .** See the document, *2021 Residential Neighbourhood – Study Areas*.

- **Rural Residential study areas:** Some market areas contain groups of rural residential properties identified by their assigned effective zoning code ('RR'). 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**,** **https://www.edmonton.ca/residential_neighbourhoods/property_tax_assessment/reference-materials.aspx .** See the document, *2021 Rural Residential – Study Areas*.

- **Manufactured home study areas:** Manufactured home properties are identified by their assigned effective zoning code ('RMH'). This group, assessed in its own separate market area model, includes only the manufactured (mobile) home units located in mobile home parks where the manufactured home owner does not own the land parcel. (For details of the assessment of manufactured home park lands associated with this study area, please refer to the 2021 Multi-Residential Manufactured Home Park Land assessment methodology guide.) The manufactured home group consists of three named neighbourhoods and several smaller study areas found within other existing subdivisions. Properties that are part of the manufactured home market are assigned to study areas. Maps identifying these study areas are accessible on the City website, https://www.edmonton.ca/residential_neighbourhoods/property_tax_assessment/reference-materials.aspx . See the document, 2021 Manufactured Home – Study Areas.

Positive site influences		
Golf course influence	Greenbelt influence	Lake influence
Noise attenuation barrier	Park influence	Ravine influence
River valley influence		

The impact of a positive site influence may vary by other Factors Affecting Value. The following positive site influences affecting assessment value are as listed (alphabetically):

Golf course influence
A property is located in close proximity to a golf course.

- **Abutting**
  Property backs directly onto a golf course or is separated from it only by a park, green space or walking trail.
- **Across from, major**
  Property is separated from a golf course by a road or lane normally used by local traffic (with traffic count equal to or less than 5,000). The separation by a local road or lane could also include a park, green space or walking trail.
- **Across from, minor**
  Property is separated from a golf course by a major road (with traffic count greater than 5,000). The separation by a major road could also include a park, green space or walking trail.

Greenbelt influence
A property is next to a strip of publicly accessible green space.

This green space runs between residential properties, is between eight and 30 metres (26 and 98 feet) wide, includes public utility corridors and may have a walking trail. The greenbelt influence does not include areas used for overhead transmission lines, parks, lakes, ravines, walkways or the river valley.

For widths below eight metres, refer to the Walkway influence definition. For widths over 30 metres, refer to the Park influence definition.

Lake influence
A property is in close proximity to a lake or storm reservoir.

- **Abutting**
  Property backs directly onto a lake or large storm reservoir.
- **Abutting, minor**
  Property backs onto a lake or large storm reservoir but is separated from it by a park, green space or walking trail.
- **Across from**
  Property is separated from a lake or storm reservoir by a road or lane normally used by local traffic. The separation by a local road or lane could also include a park, green space or walking trail.

Noise attenuation barrier
Noise attenuation barriers are structures designed to protect from noise pollution. They are located in proximity to noise sources like commercial, industrial, institutional, LRT, multi-residential, utility, railway or traffic.

Barriers include earthen berms, concrete wall structures and corrugated steel wall structures or their combination with a minimum combined height of six feet. Noise attenuation barriers do not include wooden screen fences typically erected by either the City or property owners.

- **Minor**
  The barrier is between six and 10 feet high and is located on the property line.
- **Moderate**
  The barrier is between six and 10 feet high when measured from the side that faces the noise source. Or, the barrier is between 10 and 20 feet high and is located on the property line.
- **Major**
  The barrier is between 10 and 20 feet high when measured from the side that faces the noise source. Or, the barrier is more than 20 feet high and is located on the property line.
- **Extreme**
  The barrier is more than 20 feet high when measured from the side that faces the noise source.

Park influence
A property is in close proximity to a park.

Parks include any developed or undeveloped green space, neighbourhood parks, cul-de-sac islands and flat, wooded areas. They may or may not have walking trails. Parks exclude greenbelts, lakes, ravines, walkways, the river valley and any areas used for overhead transmission lines.

- **Abutting, major**
  Property has a common boundary with a park. The park is more than 0.75 hectares (1.85 acres) in total size and is at least 30 metres (98 feet) wide when measured from the property line.
- **Across from, major**
  Property is across a road or lane from a park. The park is more than 0.75 hectares (1.85 acres) in total size and is at least 30 metres (98 feet) wide.
- **Abutting, minor**
  Property has a common boundary with a park. The park ranges between 0.25 hectares (0.62 acres) and 0.75 hectares (1.85 acres) in total size and is at least 30 metres (98 feet) wide.

  Or, property has a common boundary with a major park. However, the portion of the park that abuts the property is less than 30 metres (98 ft) wide when measured from the property line.
- **Across from, minor**
  Property is across a road or lane from a park. The park ranges between 0.25 hectares (0.62 acres) and 0.75 hectares (1.85 acres) in total size and is at least 30 metres (98 ft) wide.

  Or, property is across a road or lane from a major park where the portion of the park is less than 30 metres (98 ft) wide.

- **Abutting, recreational**
  Property has a common boundary with a park or green spaces used for recreational purposes: playgrounds, soccer or football fields, baseball diamonds, outdoor hockey rinks or open fields within 91 metres (300 feet) of a school.
- **Across from, recreational**
  Property is located across a road or lane from a park or green space used for recreational purposes: playgrounds, soccer or football fields, baseball diamonds, outdoor hockey rinks or open fields within 91 metres (300 feet) of a school.

Ravine influence
A property is in close proximity to a ravine (land included in the City's protection overlay).

- **Abutting**
  Property backs directly onto a portion of a ravine or is separated from it by parks, green spaces or walking trails. Property assessors classify the ravine influence as abutting when the portion of the ravine is more than 50 metres (164 feet) wide.
- **Abutting, minor**
  Property backs directly onto a portion of a ravine or is separated from it only by parks, green spaces or walking trails. Property assessors classify the ravine influence as "abutting, minor" when the portion of the ravine is less than 50 metres (164 feet) wide.
- **Across from, major**
  Property is separated from a ravine by a road or lane normally used by local traffic. The separation by the local road or lane may also include parks, green spaces and walking trails.
- **Across from, minor**
  Property is separated from a ravine by a major road (not solely used by local traffic). The separation by a major road may also include parks, green spaces and walking trails.

River valley influence
A property is in close proximity to or within the boundaries of the North Saskatchewan River Valley (land included in the City's protection overlay).

- **Abutting**
  Property backs directly onto the boundary of the river valley or is separated from it only by parks, green spaces, wooded areas, walking trails or golf courses.

  Where property is located within the river valley (for example, in neighbourhoods like Rossdale, Riverdale and Cloverdale), it receives an abutting river valley influence factor if it backs directly onto the bank of the North Saskatchewan River or is separated from the bank by parks, green spaces, wooded areas, walking trails and golf courses.
- **Across from, major**
  Property is separated from the boundaries of the river valley by a road or lane normally used by local traffic. This separation may also include parks, green spaces, wooded areas, walking trails and golf courses.

  Where property is located within the river valley (for example, in neighbourhoods like Rossdale, Riverdale and Cloverdale), it receives a major river valley influence factor if it is separated from the bank of the North Saskatchewan River by a road or lane normally used by local traffic. This separation may also include parks, green spaces, wooded areas, walking trails and golf courses.

- **Across from, minor**
  Property is separated from the boundaries of the river valley by a major road (not solely used by local traffic). This separation may also include parks, green spaces, wooded areas, walking trails and golf courses.

  Where property is located within the river valley (for example, in neighbourhoods like Rossdale, Riverdale and Cloverdale), it receives a minor river valley influence factor if it is separated from the bank of the North Saskatchewan River by a major road (not solely used by local traffic). This separation may also include parks, green spaces, wooded areas, walking trails and golf courses.

Negative site influences		
Cemetery influence	Commercial influence	Industrial influence
Institutional influence	LRT influence	Multi-residential influence
Railway influence	Traffic influence	Utility influence
Walkway influence		

The impact of a negative site influence may vary by other Factors Affecting Value. The following negative site influences affecting assessment value are as listed (alphabetically):

Cemetery influence
A property is adjacent to a cemetery.

Commercial influence
A property is in close proximity to a commercial property.

- **Minor**
  Property receives a minor commercial influence factor if it has one commercial property like a neighbourhood office building, corner store, gas station, shop or convenience store in front, behind or beside.
- **Moderate**
  Property receives a moderate commercial influence factor if it has:
  - two small commercial properties like a neighbourhood corner store, gas station, shop or convenience store or
  - one large commercial property like a neighbourhood strip mall, hotel or fast food facility in front, behind or beside.
- **Major**
  Property receives a major commercial influence factor if it has one of the following or a combination of:
  - three or more commercial properties that create minor influence,
  - two or more commercial properties that create moderate influence or
  - one commercial property like a mall, box centre or bar in front, behind or beside.

Industrial influence
A property is in close proximity to an industrial property.

- **Minor**
  Property receives a minor industrial influence factor if it has one industrial property or vacant industrial land in front, behind or beside.
- **Moderate**
  Property receives a moderate industrial influence factor if it has two or three industrial properties in front, behind or beside.

- **Major**
  Property receives a major industrial influence factor if it has one of the following or a combination of:
    - one industrial property that emits a large amount of pollution or smell (for example, the Gold Bar Wastewater Treatment Plant) or
    - more than three industrial properties in front, behind or beside.

Institutional influence
A property is in close proximity to an institutional facility.

- **Minor**
  Property receives a minor institutional influence factor if one institution like a church, elementary school, ski hill, community hall or community recreation facility is abutting or across a lane or road with moderate or lower traffic counts.
- **Moderate**
  Property receives a moderate institutional influence factor if:
    - two institutions that create minor influence or
    - one institution like a high school, junior high school, outdoor community pool or stand-alone police station is abutting or across a lane or road with moderate or lower traffic counts.
- **Major**
  Property receives a major institutional influence factor if it has one of the following or a combination of:
    - three or more institutions that create minor influence,
    - two or more institutions that create moderate influence or
    - one major institution (for example, a large sports or recreation facility like Commonwealth Stadium, Telus Field, or Terwillegar Recreation Centre, a post-secondary institution, hospital or other emergency facility) is abutting or across a lane or road with moderate or lower traffic counts.

LRT influence
A property is in close proximity to the Edmonton Light Rail Transit (LRT) system.

- **Abutting**
  Property backs directly onto an LRT right of way or is separated from it only by parks, green spaces, walking trails or walkways.
- **Across from**
  Property is separated from an LRT right of way by a road or lane. The separation by a road or lane could also include a park, green space and walking trail.

Multi-residential influence
A property is in close proximity to a multi-residential property (condominiums, rental apartments or rental row houses).
Multi-residential properties considered for this influence must

- abut a property; or
- be located across lanes or roads with moderate or lower traffic counts; or

- be within 50 metres of a property and separated by utility right of ways, parks, lakes or other green spaces; and
- not be individually titled when it comes to single-family triplexes, fourplexes and row houses.

This classification is based on the total unit count from the adjacent multi-residential property and any other multi-residential properties contiguous to it (or separated only by small gaps of land like lanes, greenbelts or walkways).

- **Minor**
  Property is in close proximity to multi-residential properties with a total unit count of four to 30.
- **Moderate**
  Property is in close proximity to multi-residential properties with a total unit count of 31 to 75.
- **Major**
  Property is in close proximity to multi-residential properties with a total unit count of more than 75.

Railway influence
A property is in close proximity to a railway.

- **Minor**
  Property backs directly onto or is adjacent to a rail right of way with single or multiple rail lines. Property also could be separated from the rail right of way by a road or lane.
- **Moderate**
  Property directly backs onto or is adjacent to a railway yard or switching station. Property also could be separated from the railway yard or switching station by a road or lane.

Traffic influence
A property is adjacent to a traffic source. We assign these factors according to the latest City traffic count data
[https://www.edmonton.ca/transportation/traffic_reports/traffic-reports-flow-maps.aspx].

- **Minor**
  Property is adjacent to a road with the recorded traffic flow of 1,500-5,000 vehicles per day or with an Edmonton Transit System bus route.
- **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.

Utility influence
A property is in close proximity to utilities.

- **Minor**
  Property receives a minor utility influence factor if it is adjacent to underground utilities (like high pressure pipelines) 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**
  Property receives a moderate utility influence factor if it is adjacent to overhead transmission lines generally located within a green belt or if it's 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.
- **Substation, minor**
  Property receives a substation, minor utility influence factor if it is adjacent to a utility substation other than an overhead transmission line substation. These substations include municipal utility services such as low-voltage power substations, gas substations, telecommunications substations and municipal water, sanitary and storm sewer substations
- **Substation, major**
  Property receives a substation, major utility influence factor if it is adjacent to an overhead transmission line substation.

Walkway influence
A property shares a border with a walkway that connects a residential area—either directly or as part of a trail system—to commercial or institutional areas or major roadways.

Walkways are less than eight metres (26.2 feet) wide and located between two residential properties.

For widths over eight metres, refer to the Greenbelt influence definition.

Lot characteristics		
Effective zoning	Corner lot	Lot size

The impact of a lot characteristic may vary by other Factors Affecting Value. The following lot characteristics affecting assessment value are as listed (alphabetically):

Effective zoning
Not all properties conform to the zoning use set out in the Edmonton Zoning Bylaw. When property doesn't conform to the zoning bylaw, property assessors apply effective zoning. Effective zoning helps ensure that your property is grouped with and compared to similar properties—based on the current use of your land and not on what it's permitted to be developed as (e.g. a legal non-conforming use). 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 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.

Corner lot
Land is located at the intersection of two public roadways, other than lanes.

For a detailed definition, see the Edmonton Zoning Bylaw 12800 (part 1, section 6.1).

This variable doesn't apply to manufactured homes.

Lot size
Lot size is the total size of land.

The calculation of this area is done by the City's Global Information System (software for analyzing geographical data) and based on the legal description of the property.

This variable doesn't apply to manufactured homes.

Improvements		
Air conditioning	Brick exterior	Building areas and sizes
Built-in audio/visual systems	Condition of improvement	Effective year built
Elevators	Fireplaces	Heritage homes
Market building class (MBC)	Multiple-unit	Permanent manufactured home
Premium roof finish	Quality classifications	Quality upgrade
Replacements (renovations)	Semi-detached	Unit location
Walkout basement	Zoned heating system	Year built

The impact of an improvement may vary by other Factors Affecting Value. The following improvement characteristics affecting assessment value are as listed (alphabetically):

Air conditioning
Air conditioning is a central system for maintaining a cool atmosphere in a building typically by controlling the humidity, ventilation and temperature levels.

Brick exterior
All exterior walls of a house have brick or stone finish.

This factor affects assessed value only on homes of good custom, expensive and luxurious quality.

Building areas
Building area measurements are based on the external building envelope measurements, less any internal missing floor area (Stairwells are considered as assessable net area and are not removed as part of internal missing floor area). The following building areas are factored into the assessment:

- **Building net area**: Building net area (also known as net livable area) is the total above-grade livable area of a house.
- **Basement area**: The basement forms part or all of the foundation and is located completely or partially below grade.
- **Finished basement area**: A house has a finished basement. If a basement has been designed to function as a habitable space, either during construction or at a later point, it is considered to be finished. Finished basement area is capped at 85% of Basement area to account for the portion of the area used by a mechanical room.
- **Partial basement area**: A partial basement means that only a portion of the total ground floor is located above it. The majority of partial basements are found in homes built prior to 1950. They were usually created to only accommodate a furnace and are typically used for storage.
- **Lower level area**: A house has a lower level area. In split-level houses, this floor forms part or all of the foundation and is located partially below grade.

- **Finished lower level area**: A house has a finished lower level area. If this area has been designed to function as a habitable space, either during construction or at a later point, we consider it to be finished.
- **Loft area**: A loft is an open space in a house usually without any internal walls.
- **Attached garage area**: Garages are walled, roofed structures typically with large rolling doors built for storing vehicles.

  An attached garage is built on grade as part of the structure of a house. It usually shares a roof or at least one common wall with a house.
- **Detached garage area:** Garages are walled, roofed structures typically with large rolling doors built for storing vehicles.

  A detached garage is a stand-alone structure.
- **Basement garage area:** Garages are structures typically with large rolling doors built for storing vehicles.

  A basement garage is built as part of the basement of a house—partially or completely below grade.
- **Lower level garage area:** Garages are structures typically with large rolling doors built for storing vehicles.

  A lower level garage is built as part of the lower level of a house—partially or completely below grade.
- **Detached garage upper area:** A detached garage on a property has an upper area.
- **Attached carport area:** Carports are roofed, open structures without enclosed walls that are built to offer limited protection from the elements for vehicles or other storage.

  An attached carport is physically attached to a house, garage or another structure.
- **Detached carport area:** Carports are roofed, open structures without enclosed walls that are built to offer limited protection from the elements for vehicles or other stored items.

  A detached carport is a stand-alone structure.
- **Pool building area:** A swimming pool building is built with a purpose to house an indoor swimming pool.
- **Pool area:** Swimming pools are structures designed for swimming in.
- **Secondary suite area (in basement):** A secondary suite is a separate livable area with its own cooking, sleeping and bathroom facilities and its own entrance (either from a common indoor landing or directly from the exterior of the house).

  This secondary suite is located in a basement or lower level of a house.
- **Secondary suite area (in house)**: A secondary suite is a separate livable area with its own cooking, sleeping and bathroom facilities and its own entrance (either from a common indoor landing or directly from the exterior of the house).

  This secondary suite is located on the main, second or third level of a house.
- **Secondary suite area (in garage):** A secondary suite is a separate livable area with its own cooking, sleeping and bathroom facilities.

This secondary suite is located above a detached garage, on the main floor of a garage or in a garden suite. It would have its own entrance (separate from the vehicle entrance to the garage).

- **Solarium area:** Solariums are glass-enclosed rooms (with glass walls and roof) that form part of an extension to an original house.
- **Sunroom area:** Sunrooms are glass-enclosed rooms covered by a conventional roof that form part of an extension to an original house.
- **Enclosed veranda area:** A property has an enclosed veranda. An enclosed veranda is usually protected by a roof and extends along an exterior wall of any storey of a house. The City doesn't assess enclosed verandas of three square metres and smaller.
- **Open veranda area:** An open veranda is an unheated, open-air, outdoor space that has railing, is protected by a roof and extends along an exterior wall of any storey of a house. The City does not assess open verandas of three square metres and smaller.

Built-in audio/visual systems

- **Home entertainment system**
  A house has dedicated electrical wiring for the purpose of connecting a TV or projection screen to a built-in stereo system.
- **Home theatre**
  A house has dedicated space for a theatre-style seating arrangement—usually single-tiered and on a raised theatre-style floor—and dedicated electrical wiring for audio-visual systems.
- **Private cinema**
  A house has a dedicated room for a theatre-style seating arrangement on multi-tiered theatre-style floors. That room could have dedicated electrical wiring for audio-visual systems, acoustic soundproofing, custom lighting and architectural features.

Condition of improvement

- **House condition**
  Condition reflects how well a house has been maintained over time.
  - **Poor**
    House is considered borderline derelict—with many items deteriorated to a point where immediate major repairs and replacements are needed to keep the house habitable.
  - **Fair**
    House shows that general maintenance, typical for the age of the house , has not been performed. As a result, the house shows the signs of structure decay, has reduced utility and requires rehabilitation.
  - **Average**
    House shows that general maintenance, typical for the age of the house, has taken place. Some minor repairs or rehabilitation of some components may be needed.
  - **Good**
    House has been very well maintained for its age.

- **Detached garage condition**
  Condition reflects how well a detached garage has been maintained over time.

- **Poor**
  Garage is considered borderline derelict—with many items deteriorated to a point where major repairs and replacements are needed.
- **Fair**
  Garage shows that general maintenance, typical for the age of the garage, has not been performed. As a result, the garage shows the signs of structure decay, has reduced utility and requires rehabilitation.
- **Average**
  Garage shows that general maintenance, typical for the age of the garage, has taken place. Some minor repairs or rehabilitation of some components may be needed.
- **Good**
  Garage has been very well maintained for its age.

Effective year built
The effective year built is the age of a house adjusted for additions or the age of the foundation—when the blending of the original area with the new area is required. When a new house is built on top of an existing foundation, 10 years are deducted from the effective year built. When a new foundation is added to an existing house, 10 years are added to the effective year built.

When the effective year built differs from the original year built, property assessors use the effective age in determining the value of the property.

It allows not only to compare the subject property to a typical property built that year but also take into consideration the overall usability and condition of the house.

The effective year built does not include the year built of either detached garages or basement finish.

Elevator
Elevator is a type of vertical, enclosed and automated transportation built into the structure of the house to move people between floors.

Fireplaces
A house has a number of wood-burning or gas fireplaces. This quantity doesn't include wood stoves or electric fireplaces.

Heritage home
A property is a historic resource in Edmonton as identified by the City of Edmonton and the Edmonton Historical Board (www.edmonton.ca/heritageinventory).

- **Inventory**
  Property is included in the Inventory of Historic Resources in Edmonton. The inventory is a list of resources that merit conservation because they are of architectural or social significance to the development of Edmonton and its neighbourhoods but are not legally protected.
- **Register**
  Property is included in the Register of Historic Resources in Edmonton. It is designated as a Municipal Historic Resource or a Provincial Historic Resource, is protected from demolition or inappropriate alteration and should be well maintained.

Market building class (MBC)
Market building class describes the building type of a house.

Multiple-unit

- **Duplex**
  A property is a duplex: both sides are on one title.
- **Duplex with secondary suites**
  A property is a duplex (both sides are on one title) with secondary suites.

Permanent manufactured home
A property is a permanent manufactured home where the building and land belong to the property owner.

A manufactured home is a single-family home, designed and constructed to be transported on its own chassis and capable of being moved to a new location. It may be placed on a foundation pad and may be covered by a skirt.

Premium roof finish
A house has one of the following premium roof finishes: concrete or clay tile, metal, rubber, slate, cedar and other pressure-treated wooden shake or shingle.

Having a premium roof finish impacts value only when a house has Custom quality or lower.

Quality classifications

- **House quality**
  Quality points to how well a house was built. It encompasses the design concept, type of materials, workmanship, interior finishes and floor plan for its era of construction.
    - **Fair**
      This quality class satisfied demands for low- to moderate-cost housing. The house is basically square or rectangular, has an adequate floor plan and has a plain exterior. Finishing materials were fair to average quality, and little or no attention was given to decorative features.
    - **Standard**
      This quality class represents average project housing that met building requirements for the era. The house is of a typical style, is generally rectangular and may include entry porches or verandas. The floor plan is functional, and finishes are normally limited to standard quality, pre-manufactured materials with a minimum number of decorative features.
    - **Semi-custom**
      This quality class represents above-average housing that exceeded building requirements for the era. More attention to the exterior details such as breaks in the roof line may be evident. Architectural design was used in living areas. The floor plan is functional and gives a sense of spaciousness. Finishes were generally upgraded to a mixture of standard and better quality materials with decorative features. A minimum number of interior construction features may be present.
    - **Custom**
      This quality class represents good housing that exceeded building requirements for the era. The house may have been contract built. The exterior has an attractive style, often with breaks in the roof line. The floor plan is functional, with an open design

concept creating a sense of spaciousness. Architectural design was used in living areas. Finishing materials and workmanship were of good quality. A number of interior features are present.

- **Good custom**
  This quality class represents good to expensive, energy efficient housing that is normally custom or contract built and, on occasion, may have been constructed under the supervision of an architect. The exterior style may be innovative and have breaks in the roof line. Large verandas, covered entrance ways, large or stylish columns are common. The interior design often shows originality, includes built-in features and has spacious rooms. A number of interior features are present. Attention to detail is evident. Finishes in this quality normally feature the best pre-manufactured or good to expensive materials.
- **Expensive**
  This quality class represents unique housing that exceeded building requirements for the era. It may have been contract built under the supervision of an architect and is commonly built on large sites in prime residential neighborhoods. The exterior often has large windows and a unique roof style. Exterior finishes are selected for their attractiveness and durability and may consist of limited amounts of costly ornamentation. The interior design is innovative with a considerable number of built-in features. Rooms are usually spacious, and the floor plan often includes special-purpose rooms. Decorative features and finishes are normally selected from expensive materials. Attention to detail is evident.
- **Luxurious**
  This quality class represents the ultimate in housing that exceeded building requirements for the era. It is contract built under the supervision of an architect. It is situated on large exclusive sites and is characterized by an abundance of large windows and a unique roof style. The exterior is innovative with finishes selected for attractiveness and durability including costly ornamentation. The interior design is unique and exquisite to meet individual specifications and taste. Rooms are spacious, and floor plans include special-purpose rooms including many built-in features. Finishes are of luxurious quality materials and may be imported. Decorative features and workmanship are of the highest quality with elaborate detail.

- **Garage quality**

  Quality points to how well a detached garage was built. It encompasses the workmanship, materials, design and utility of the structure for its era of construction.

  - **Substandard**
    Materials used to build the garage in its era of construction were low to fair grade and the quality of workmanship appears substandard.
  - **Standard**
    Materials used to build the garage in its era of construction were average grade. Finishes were selected to match the house. The quality of workmanship appears average.
  - **Custom**
    Materials used to build the garage in its era of construction were good quality.

Finishes were selected to match the house. The quality of workmanship appears above average.

- **Good custom**
  Materials used to build the garage in its era of construction were good to expensive. The quality of workmanship appears above average.

Quality upgrade
Assessors apply a quality upgrade when the interior or exterior finishes on an original construction exceed the typical finishes found in comparable structures of the same quality.

For example, when the exterior finishes of a house meet standard quality, yet the house has interior finishes that are superior to what is typical in the same standard quality homes in a neighbourhood, it is considered a quality upgrade.

The number and types of these differences, however, are not significant enough to meet the requirements of the next quality class (for example, to move from standard quality to semi-custom quality).

Replacements (renovations)
A house had a number of modernizing replacements/renovations that extend its life. Assessors take these replacements into consideration if they are still considered to be adding value.
Types of replacements include but are not limited to exterior (windows and exterior wall finish) and interior (kitchen, bathroom, flooring, baseboards, trim, doors, electrical and electrical panel).

- **Minor**
  Two and three replacements.
- **Moderate**
  Four to six replacements.
- **Major**
  Seven or more replacements.

Semi-detached

- **Two units**
  A property is one side of a duplex and is not on the same title as the other side.
- **3+ units**
  A property is a single-family property in a row house complex, with each unit on a separate title.

Unit location
A property is located as follows.

- **End unit**
  Property is an end unit of an individually titled row house with three or more units.
- **Inside unit**
  Property is an interior unit of an individually titled row house with three or more units.

Walkout basement
A house with a walkout basement may be adjacent to the following geographical features.

- **Has positive influence**
  The house is adjacent to a golf course, park, ravine, river valley or lake.
- **Does not have positive influence**
  The house is not adjacent to a golf course, park, ravine, river valley or lake.

A full walkout basement is part of a house built on a slope. One side, or most of one side, of the basement is fully exposed, situated above grade and has doors and windows to the outside.

Zoned heating system
A zoned heating system allows homeowners to control the temperature of each room or zone individually.

Year built
This is the year a house was originally constructed. If construction spanned over several years, this is the first year of construction.

- **Detached garage year built**
  This is the year a detached garage on a property was originally constructed.
- **Finished basement age**
  This is the age of the finished basement area.

Adjustments		
Adverse topography	Auxiliary buildings	Contamination
Derelict property	Encumbrance	Irregular shape
Lot area with applied adjustment	Lot instability	Servicing

Adjustments may also be made for the following:

Adverse topography
Adverse topography indicates a property has certain topographical constraints that are not typical for the area and negatively affect the overall suitability of land for residential 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.

- **Minor**
  The adverse topography does not significantly impede developmental potential of the affected area. The area still provides some benefit to the owner, such as use or enjoyment of the land.
- **Moderate**
  The adverse topography has a potential to significantly impede developmental potential of the affected area. However, the area still provides some benefit to the owner, such as use or enjoyment of the land.
- **Major**
  The adverse topography significantly impedes developmental potential of the affected area. The area provides no reasonable benefit to the owner.

Note: The Adverse topography adjustment is not applied to properties located in close proximity to or within the boundaries of the North Saskatchewan River Valley (land included in the City's protection overlay) or in close proximity to a ravine (land included in the City's protection overlay).

Auxiliary building area
Auxiliary buildings include structures not typically found on most residential properties.

They could include barns, quonsets, greenhouses, warehouses and other storage structures typically found on rural residential properties but not used in farming operations.

Assessors value auxiliary buildings separately using the cost approach and then add that value to the total value of the property.

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.

Derelict property
An improvement may constitute a derelict property where the improvement is unfit for occupancy and demonstrates severe deterioration to its physical condition. Derelict properties will generally have exterior doors and windows boarded up, and will often be uninhabitable on the basis of an order from Alberta Health Services, a Safety Codes Officer, or the City of Edmonton Sustainable Development Department, Community Standards Branch, or Fire Rescue Service.

Encumbrance
A property has a registered encumbrance on title that runs with the land, such as an easement or restrictive covenant. This encumbrance and the area of the lot that it affects are atypical for similar properties in the area.

Encumbrance does not include municipal utility services—such as low-voltage power, gas, telecommunication, water, sanitary sewer and storm sewer lines—that typically serve the property.

- **Minor**
  The encumbrance does not significantly impede developmental potential of the affected area. The area still provides some benefit to the owner, such as use or enjoyment of the land.
- **Moderate**
  The encumbrance has a potential to significantly impede developmental potential of the affected area. However, the area still provides some benefit to the owner, such as use or enjoyment of the land.
- **Major**
  The encumbrance significantly impedes developmental potential of the affected area. The area provides no reasonable benefit to the owner.

Irregular shape
The shape of the lot is substantially different from a rectangular-, pie- or otherwise regularly shaped residential lot. It could be, for example, a triangular lot, L-shaped lot or a lot with a “panhandle.”

Lot area with applied adjustment
A property received an assessment adjustment to a portion of the total lot size due to the negative impacts of encumbrance, adverse topography or irregular shape.

Lot instability
Lot instability signals that land at the top of a bank area of a property has experienced slope movement or erosion; therefore, the bearing capacity of the ground became diminished.
Any lot instability must occur on the property being assessed and is applied only if lot instability has already occurred.

- **Minor**
  Land has experienced slope movement or erosion, which:
  (a) is apparent and more than incidental in scope but does not immediately threaten structures or the use of the amenities on that property; or
  (b) has led to ongoing monitoring by a geotechnical professional to ensure continued slope stability.

- **Moderate**
  Land has experienced slope movement or erosion, which:
  (a) impairs or precludes use of a significant portion of the developed part of the property;
  (b) has resulted in ongoing monitoring by Safety Codes Officers; or
  (c) poses a risk to the ongoing safe occupancy of the house or primary structure on the property.
- **Major**
  Land has experienced severe slope movement or erosion, which:
  (a) has rendered a substantial portion of the top of bank area of the property unusable, hazardous or in need of substantial stabilization work, as a result of a landslide or major slope failure;
  (b) has subjected the property to a Safety Codes Act order that requires ongoing geotechnical monitoring regarding the continued use of the property or its structures; or
  (c) made the house unsafe for continued occupancy, or made any continued occupancy contingent upon compliance with a Safety Codes Act order.

Servicing

- **Lack of sanitary sewer service**
  A property does not have sanitary sewer services.

  Servicing refers to the utility infrastructure available to a property. Property is considered serviced if a branch (stub) line from the City of Edmonton or EPCOR main line to the property line exists.
- **Lack of water supply service**
  A property does not have water supply services.

  Servicing refers to the utility infrastructure available to a property. Property is considered serviced if a branch (stub) line from the City of Edmonton or EPCOR main line to the property line exists.

Sample Assessment Detail Report

On the sample shown below, the factors and variables used to calculate each individual property assessment are displayed in the Factors Used to Calculate section of each property's *Assessment Detail Report*. "Type" is also indicated and specifies whether the variable applies to the account, site or a given building:

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

2021 Property Assessment Detail Report
Assessment and Taxation

Account **9999999**

Report Date	February 12, 2021
2021 Assessed Value	**$378,000**
Date of Issue	February 12, 2021
Property Address	10000 100 AVENUE NW
Legal Description	Plan: 9999999 Block: 99 Lot: 99
Zoning	RF1 - Single Detached Residential District
Effective Zoning	RF1 - Single Detached Residential District
Neighbourhood	Dunluce
Assessment Class	RESIDENTIAL
Property Use	100% Single-family, detached house
Taxable Status	January 1 - December 31, 2021; FULLY TAXABLE
Unit of Measurement	METRIC (metres, square metres)

Factors Used to Calculate Your 2021 Assessed Value

		MARKET VALUE APPROACH / DIRECT COMPARISON
VARIABLE	**FACTOR**	**TYPE**
Neighbourhood	DUNLUCE	Site
Effective zoning	RF1	Site
Lot size	554	Site
Building net area	188	Building
Basement area	123	Building
Market building class	2-STOREY HOUSE WITH BASEMENT	Building
Quality	SEMI-CUSTOM	Building
Condition	AVERAGE	Building
Year built	1989	Building
Effective year built	1989	Building
Fireplaces	1	Building

Legal: This information is collected for property assessment purposes only. While the City of Edmonton provides this information in good faith, it does not warrant, covenant, or guarantee the completeness and accuracy of this information. The City does not assume responsibility nor accept any liability arising from any use other than assessment interpretation. The information is maintained on a regular basis and reflects the contents of the assessment per the date on this document. This information is proprietary and may not be reproduced without consent from the City of Edmonton.

Visit myproperty.edmonton.ca • **email** assessment@edmonton.ca • **call** 311 (780-442-5311)

Methods to Adjust Comparables

There are two techniques for adjusting comparables: 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*

References

City of Edmonton. (2018). *Zoning Bylaw No. 12800.* Retrieved from City of Edmonton: 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.

International Association of Assessing Officers [IAAO]. (1997). *Glossary for Property Appraisal and Assessment.* Chicago IL.

Province of Alberta *Matters Relating to Assessment and Taxation Regulation, 2018.* Retrieved from Service Alberta, Queen's Printer: http://www.qp.alberta.ca

Province of Alberta. Municipal Government Act. Edmonton, AB: Queen's Printer.

Appraisal Institute of Canada (1995). *Basics of Real Estate Appraising Fourth Edition*. Winnipeg, Canada.

Appraisal Institute of Canada (2005). *The Appraisal of Real Estate Second Canadian Edition*. Vancouver, Canada.

Appraisal Institute of Canada (2010). *The Appraisal of Real Estate Third Canadian Edition*. Vancouver, Canada.

Appendix

Zone Chart: Residential

Residential Zonings	
RF1	**Single Detached Residential Zone (s.110)** is to provide for single detached housing while allowing other forms of small scale housing
RSL	**Residential Small Lot Zone (s.115)** is to provide for smaller lot single detached housing with attached garages
RF2	**Low Density Infill Zone (s.120)** is to retain single detached housing, while allowing infill on narrow lots, uses include duplex housing
RPL	**Planned Lot Residential Zone (s.130)** is to provide for small lot single detached housing, serviced by both a public roadway and a lane
RF3	**Small Scale Infill Development Zone (s.140)** 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	**Semi-Detached Residential Zone (s.150)** is to provide a zone primarily for Semi-detached Housing and Duplex Housing
RMD	**Residential Mixed Dwelling Zone (s.155)** is to provide for a range of dwelling types and densities including single detached, semi-detached and row housing
RF5	**Row Housing Zone (s.160)** is to provide for relatively low to medium density housing, generally referred to as Row Housing
UCRH	**Urban Character Row Housing Zone (s.165)** is to provide for medium density Row Housing in a manner that is characteristic of urban settings and can include more intensive development
RF6	**Medium Density Multiple Family Zone (s.170)** 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 Zonings	
RA7	**Low Rise Apartment Zone (s.210)** provides for low rise apartment buildings
RA8	**Medium Rise Apartment Zone (s.220)** provides for medium rise apartment buildings
RA9	**High Rise Apartment Zone (s.230)** provides for highrise apartment buildings
RR	**Rural Residential Zone (s.240)** 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
RMH	**Mobile Home Zone (s.250)** 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^2)
1 acre (ac) = **4,046.86** square metre (m^2)
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^2)

Time Adjustment Factors

Time Adjustment Factors
2021
RESIDENTIAL IMPROVED

Date	North	Northwest	Central	West	River Valley		North Whitemud	Southwest	Southeast
					Primary	Submarket			
JUL 15	0.8989	0.9012	0.8650	0.9133	0.9219	1.0823	0.9293	0.9329	0.9082
AUG 15	0.9018	0.9067	0.8741	0.9165	0.9259	1.0823	0.9344	0.9359	0.9110
SEP 15	0.9047	0.9122	0.8833	0.9197	0.9299	1.0823	0.9395	0.9388	0.9137
OCT 15	0.9076	0.9177	0.8926	0.9229	0.9339	1.0823	0.9447	0.9418	0.9164
NOV 15	0.9105	0.9233	0.9020	0.9261	0.9380	1.0823	0.9498	0.9448	0.9192
DEC 15	0.9134	0.9289	0.9115	0.9293	0.9420	1.0823	0.9551	0.9478	0.9219
JAN 16	0.9164	0.9346	0.9065	0.9325	0.9461	1.0823	0.9603	0.9508	0.9247
FEB 16	0.9193	0.9402	0.9015	0.9358	0.9502	1.0823	0.9656	0.9538	0.9275
MAR 16	0.9223	0.9459	0.8966	0.9390	0.9543	1.0823	0.9708	0.9568	0.9303
APR 16	0.9252	0.9517	0.8917	0.9423	0.9584	1.0752	0.9762	0.9598	0.9331
MAY 16	0.9234	0.9409	0.8868	0.9456	0.9626	1.0682	0.9679	0.9629	0.9358
JUN 16	0.9216	0.9303	0.8956	0.9440	0.9547	1.0612	0.9596	0.9605	0.9387
JUL 16	0.9198	0.9197	0.9044	0.9424	0.9469	1.0543	0.9514	0.9582	0.9415
AUG 16	0.9180	0.9243	0.9134	0.9409	0.9391	1.0474	0.9433	0.9559	0.9443
SEP 16	0.9237	0.9289	0.9224	0.9393	0.9314	1.0406	0.9466	0.9597	0.9471
OCT 16	0.9294	0.9335	0.9315	0.9437	0.9405	1.0588	0.9499	0.9636	0.9500
NOV 16	0.9351	0.9381	0.9407	0.9481	0.9497	1.0775	0.9532	0.9674	0.9528
DEC 16	0.9409	0.9427	0.9407	0.9526	0.9590	1.0964	0.9566	0.9713	0.9557
JAN 17	0.9467	0.9474	0.9407	0.9571	0.9684	1.1157	0.9599	0.9752	0.9585
FEB 17	0.9525	0.9432	0.9407	0.9615	0.9634	1.1353	0.9633	0.9791	0.9614
MAR 17	0.9492	0.9391	0.9407	0.9579	0.9585	1.1181	0.9666	0.9754	0.9584
APR 17	0.9459	0.9349	0.9361	0.9542	0.9536	1.1011	0.9700	0.9717	0.9553
MAY 17	0.9427	0.9308	0.9315	0.9506	0.9487	1.0844	0.9700	0.9681	0.9523
JUN 17	0.9394	0.9364	0.9269	0.9469	0.9439	1.0679	0.9700	0.9644	0.9493
JUL 17	0.9362	0.9420	0.9223	0.9433	0.9390	1.0517	0.9700	0.9608	0.9463
AUG 17	0.9395	0.9476	0.9315	0.9397	0.9342	1.0358	0.9700	0.9645	0.9492
SEP 17	0.9428	0.9533	0.9408	0.9444	0.9294	1.0201	0.9700	0.9683	0.9522
OCT 17	0.9461	0.9591	0.9502	0.9490	0.9360	1.0340	0.9700	0.9721	0.9551
NOV 17	0.9495	0.9648	0.9596	0.9537	0.9426	1.0482	0.9700	0.9759	0.9581
DEC 17	0.9528	0.9706	0.9692	0.9585	0.9492	1.0625	0.9700	0.9797	0.9611
JAN 18	0.9561	0.9629	0.9788	0.9632	0.9559	1.0771	0.9700	0.9835	0.9641
FEB 18	0.9561	0.9552	0.9728	0.9611	0.9496	1.0667	0.9622	0.9802	0.9670
MAR 18	0.9561	0.9476	0.9668	0.9590	0.9433	1.0565	0.9546	0.9768	0.9650
APR 18	0.9561	0.9400	0.9608	0.9568	0.9371	1.0463	0.9469	0.9735	0.9630
MAY 18	0.9561	0.9325	0.9549	0.9547	0.9309	1.0362	0.9394	0.9702	0.9611
JUN 18	0.9561	0.9251	0.9490	0.9526	0.9247	1.0263	0.9319	0.9668	0.9591
JUL 18	0.9591	0.9177	0.9583	0.9562	0.9295	1.0164	0.9244	0.9703	0.9571
AUG 18	0.9620	0.9275	0.9678	0.9598	0.9344	1.0066	0.9334	0.9737	0.9589
SEP 18	0.9650	0.9375	0.9773	0.9633	0.9393	1.0096	0.9425	0.9772	0.9607
OCT 18	0.9680	0.9475	0.9870	0.9669	0.9442	1.0125	0.9516	0.9806	0.9626
NOV 18	0.9710	0.9577	0.9967	0.9706	0.9491	1.0155	0.9609	0.9841	0.9644
DEC 18	0.9740	0.9679	1.0065	0.9742	0.9540	1.0184	0.9702	0.9876	0.9663
JAN 19	0.9770	0.9783	1.0164	0.9778	0.9590	1.0214	0.9796	0.9911	0.9681
FEB 19	0.9800	0.9783	1.0264	0.9815	0.9640	1.0244	0.9891	0.9946	0.9699
MAR 19	0.9830	0.9783	1.0191	0.9851	0.9690	1.0273	0.9819	0.9981	0.9718
APR 19	0.9817	0.9783	1.0119	0.9888	0.9741	1.0303	0.9748	0.9956	0.9737
MAY 19	0.9805	0.9723	1.0047	0.9925	0.9701	1.0333	0.9677	0.9930	0.9755
JUN 19	0.9792	0.9664	0.9976	0.9881	0.9662	1.0364	0.9606	0.9904	0.9774
JUL 19	0.9780	0.9605	0.9905	0.9838	0.9623	1.0394	0.9536	0.9879	0.9792
AUG 19	0.9767	0.9670	0.9970	0.9794	0.9584	1.0424	0.9577	0.9853	0.9811
SEP 19	0.9790	0.9735	1.0036	0.9853	0.9625	1.0316	0.9619	0.9882	0.9830
OCT 19	0.9813	0.9801	1.0103	0.9912	0.9666	1.0210	0.9660	0.9912	0.9849
NOV 19	0.9836	0.9867	1.0170	0.9971	0.9707	1.0104	0.9702	0.9941	0.9867
DEC 19	0.9860	0.9933	1.0237	1.0030	0.9748	1.0000	0.9744	0.9970	0.9886
JAN 20	0.9883	1.0000	1.0197	1.0090	0.9790	1.0000	0.9786	1.0000	0.9905
FEB 20	0.9906	1.0000	1.0157	1.0072	0.9831	1.0000	0.9829	1.0000	0.9924
MAR 20	0.9930	1.0000	1.0118	1.0054	0.9873	1.0000	0.9871	1.0000	0.9943
APR 20	0.9953	1.0000	1.0078	1.0036	0.9915	1.0000	0.9914	1.0000	0.9962
MAY 20	0.9976	1.0000	1.0039	1.0018	0.9958	1.0000	0.9957	1.0000	0.9981
JUN 20	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000

Note: River Valley Submarket is applicable to the following neighbourhoods: Brookside, Laurier Heights, Patricia Heights, Ramsay Heights, Westridge, Windsor Park