2025 ASSESSMENT METHODOLOGY

MULTI-RESIDENTIAL LOW RISE APARTMENTS

A summary of the methods used by the City of Edmonton in determining the value of multi-residential low-rise apartments properties in Edmonton for assessment purposes.

edmonton.ca/assessment

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Edmonton

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Scope

This guide explains how Multi-Residential Lowrise properties are valued for assessment purposes. The guide is intended as a tool and complements the assessor's judgment in the valuation process. **Valuation Date** refers to the legislated date of July 1, 2024.

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, 2024;
- reflecting typical market conditions;
- as if the property had been sold on July 1, 2024;
- 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*

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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)*

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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*

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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

Assessment Classification

Section 297 of the MGA requires that a property must be assigned one or more of the following assessment classes:

(a) class 1 - residential;
(b) class 2 - non-residential;
(c) class 3 - farm land;
(d) class 4 - machinery and equipment.

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The different assessment classes are defined in section 297(4) of the MGA. The *City of Edmonton Charter, 2018 Regulation*, Alta Reg 39/2018 (Charter), except for the purposes of section 359 and Division 5 of Part 9 of the MGA, modifies the section 297(4) definitions for the different assessment classes.

Pursuant to section 297(2) of the MGA and Bylaw 19519, the residential class has been divided into subclasses. Bylaw 19519 defines the Residential, Mature Area Derelict Residential, and Other Residential subclasses.

Assigning assessment classes requires a consideration of the class and subclass definitions and related sections in section 297 of the MGA, the Charter, Bylaw 19519, and the Edmonton Zoning Bylaw No. 20001, including Overlays.

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

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Property Groups

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

> **Use:** the purpose or activities for which a piece of land or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained.
> ***Zoning Bylaw No. 20001****, 2024, s.8.20*

The **Multi-Residential** group consists of investment properties that:

- contains four to eight dwelling units, where all of the dwelling units are significantly similar in terms of size, style, and intended use, or
- contains nine or more self-contained dwelling units, and where each dwelling has one or more rooms accommodating sitting, sleeping, and sanitary facilities. In addition, each self-contained dwelling unit most often has a kitchen. Excluded from this group are those still under construction and dormitories.

Subgroup

Some property groups have subgroups based on property characteristics. This guide is for the lowrise apartment subgroup.

A **lowrise apartment** is defined as a building that has one to eight storeys above grade and five or more self-contained dwelling units.

A dwelling unit is a self-contained unit consisting of one or more rooms used as a bedroom, bathroom, living room, and kitchen.

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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.

Income Approach (Multi-Residential)

For this property type, the assessment is determined using the income approach. The income approach best reflects the typical actions of buyers and sellers when purchasing income-producing properties. The City of Edmonton requests financial information from owners during the annual Request for Information (RFI) process.

Annually, property owners are required to provide the following via the RFI process:

- A completed Multi-Residential Tenant Roll form including information about the property's profile. This includes occupancy type (owner, tenant, vacant), suite type, suite location, suite size, actual rent, market rent, inclusion of furnishing, and whether rents are subsidized.
- Year-end financial statements including the Income Statement, a Schedule of Income and Expenses, and notes.
- A completed parking roll form including parking type, the number of stalls, and rate per stall.
- Yearly Expenses for owner-occupied properties including power, water & sewer, gas, waste removal, insurance and structural repairs.

Two multiple regression models are created to work in tandem. One calculates a Potential Gross Income (PGI) using rental information and the second calculates a Gross Income Multiplier (GIM) using sale information and the PGI model. For the 2025 potential gross income model, tenant roll information from April 1, 2024, to July 1, 2024, was analyzed.

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Sales information is received from the Land Titles Office. Sales are validated. Validation may include site inspections, interviews with involved parties, a review of land title documents, corporate searches, third-party information, and sales validation questionnaires. The resulting validated sales are used to develop gross income multipliers to use in the income approach. 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.

The sale price reflects the condition of a property on the sale date and may not be equal to the assessed value.

For the 2025 valuation of lowrise apartment properties, sales occurring from July 1, 2021, to July 1, 2024, were used. Time adjustments are applied to sale prices to account for any market fluctuations occurring between the sale date and the legislated valuation date.

Income Approach Definitions

To provide a clear understanding of the terms used in the income approach, the following definitions are supplied:

Typical market rent is the rent currently prevailing in the market for properties comparable to the subject property (otherwise known as current economic rent). Current economic or market rents are used to form the basis of the valuation as opposed to actual rents because in many cases actual rents reflect historical revenues derived from leases negotiated before the valuation date. In determining potential gross income, the assessor is not bound by the contractual rent between the landlord and tenant but must determine rental income on the basis of what is typically paid in the market at the time of valuation.

Gross Rent is the rent stipulated in the lease agreement before accounting for any incentives offered by the landlord. Gross rent represents the all-inclusive rental amount payable by the tenant.

Effective Rent is the rental rate adjusted from gross rent for tenant inducements provided to tenants.

Potential gross rent (PGR) is the total current market rent for all suites in the property that would be collected if the property were fully occupied at the date of valuation. Rent roll and income data from property owners are analyzed to develop the typical PGR valuation model.

Based on the information provided to the City of Edmonton through the RFI process, gross rents for the 2025 valuation are adjusted for tenant inducements if a property offers tenant inducements such as incentives. These incentives may include free or discounted rent, cable, internet, utilities, etc., to attract new or retain existing tenants. To determine each property's effective rent, an adjustment may have been made to a property's PGR. Tenant inducements are calculated at the property level when analyzing reported tenant inducements from the owner’s annual financial statements, and deducted from gross rents to derive effective rents. These effective rents are then used in the Potential gross rent (PGR) model to establish typical market rents.

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Potential gross income (PGI) is calculated by adding the potential gross rent (PGR), typical parking and laundry income.

PGR + **Typical Parking and Laundry Income** = **PGI**

(Adjusted for reported tenant inducements)

Vacancy and Collection Loss Allowance is a deduction from the potential gross income for typical vacancy and collection losses, assuming typical market conditions and typical management. Vacancy rate percentage is the ratio of total income lost as of the valuation date as a percentage of the total income. Collection losses are considered unpaid rents that the landlord is unlikely to recover. For the 2025 assessment, both a vacancy and collection loss study were developed. The vacancy and collection loss allowances are arrived at, first by calculating the annual median values for each of the three years. Following this, the average rate across the three year period is then calculated. The results of these studies were then added together in order to form the vacancy and collection loss allowance.

Vacancy and collection loss allowances are usually expressed as a percentage of potential gross income. They are determined for each market area by analyzing reported vacancies and collection losses from the owner's annual financial statements. These two deductions are presented in the chart below.

Market Area	Vacancy	Collection Loss	Market Area	Vacancy	Collection Loss
1A	8.25%	0.25%	8	1.00%	0.25%
1B	17.25%	0.25%	8A	1.50%	0.25%
1C	6.50%	0.25%	9	3.00%	0.25%
2	9.00%	0.25%	10	5.25%	0.25%
3	3.50%	0.25%	10A	6.50%	0.25%
4	6.50%	0.25%	10B	7.25%	0.25%
5	3.00%	0.25%	11A	3.00%	0.25%
5A	6.25%	0.25%	11B	6.50%	0.25%
6	3.50%	0.25%	11C	4.25%	0.25%
7	4.25%	0.25%	12	4.00%	0.25%
7A	4.50%	0.25%			

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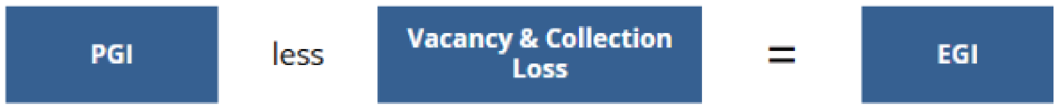
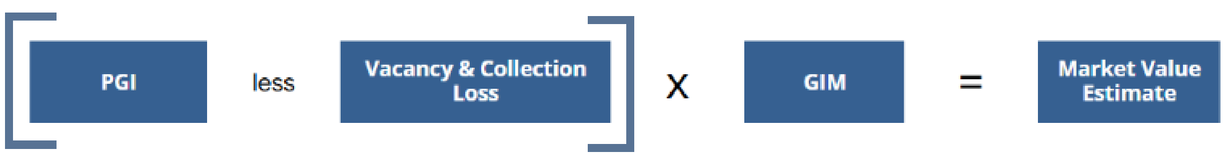
Effective gross income (EGI) is the anticipated income from rent, parking and laundry of real property adjusted for vacancy and collection loss.



Gross income multiplier (GIM) expresses the relationship between property value and EGI. It is derived from the market analysis of sales.

Theoretically, a GIM is a product of the features that determine how much an investor will pay now for future income. An investor will consider the degree of risk involved; the estimated/potential income stream; the expected time the investment will be profitable; and the percentage attributable to operating expenses. These factors are directly related to the type, location, condition, and other attributes of the property.

The results of the two valuation models [PGI and GIM] are combined to determine value.



The two models are applied in tandem to the entire lowrise property group to calculate an assessed value for each property.

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Sample Assessment Detail Report

2025 Property Assessment Detail Report
Assessment and Taxation

Account XXXXXX

Report Date	January 18, 2025
2025 Assessed Value	**$3,606,000**
Date of Issue	January 15, 2025
Property Address	XXXX XX AVENUE NW
Legal Description	Plan: XXXXX Block: XX Lot: X
Zoning	RM - Medium Scale Residential
Effective Zoning	RM - Medium Scale Residential
Neighbourhood	Bisset
Lot Size	1618.636
Actual Build Year	1985
Assessment Class	NON-RESIDENTIAL
Property Use	26% Mixed-use retail building
Taxable Status	January 1 - December 31, 2025; FULLY TAXABLE
Unit of Measurement	METRIC (metres, square metres)
Assessment Class	OTHER RESIDENTIAL
Property Use	74% Lowrise apartment building
Taxable Status	January 1 - December 31, 2025; FULLY TAXABLE
Unit of Measurement	METRIC (metres, square metres)

Factors Used to Calculate Your 2025 Assessed Value

		MARKET VALUE APPROACH INCOME	
VARIABLE	**FACTOR**		**TYPE**
Building Type	LOWRISE		Account
Market Area	10		Site
Effective Year Built	1985		Account
Number of storeys	3.5		Account
Condition	AVERAGE		Account
Concrete structure	NO		Account
Elevator	ABSENT		Account
Number of bachelor suites	1		Account
Number of one-bedroom suites	15		Account
Number of two-bedroom suites	4		Account
Total number of suites	20		Account
Residential gross area	1,523		Account
Residential gross area per suite	76		Account
Potential gross rents (PGR)		237,220	Account
Potential parking income		1,775	Account
Potential laundry income		1,680	Account
Potential gross income (PGI)		240,675	Account

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Residential gross area per suite	76		Account
Potential gross rents (PGR)		237,220	Account
Potential parking income		1,775	Account
Potential laundry income		1,680	Account
Potential gross income (PGI)		240,675	Account
Vacancy and collection loss allowance	0.055	-13,237	Account
Effective gross income (EGI)		227,438	Account
Gross income multiplier (GIM)	11.74		Account
Multi-residential assessed value		2,670,000	Account
Multi-residential assessed value per suite	133,500		Account

Account XXXXXX

2025 Assessed Value Summary

Property Assessment	
Account Adjustments	**$2,670,000**
Market Adjustment: Market Value Adjustment	$936,000
Total Property Assessment	**$3,606,000**

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Variables

Not all variables affect market value. Below is the list of variables that affect the assessment value for 2025.

Potential Gross Income	Gross Income Multiplier
Building Type	Building Type
Concrete structure	Effective Year Built
Condition	Market Area
Effective Year Built	
Elevator	
Laundry	
Market Area	
Number of Suites with River Valley View	
Parking	
Residential Gross Area per Suite	
Suite Mix	

Building type: Multi-Residential properties are classified into the following building types: lowrise, highrise, row house, and fourplex. Building type will impact both PGI and GIM, but the effect of building type may differ in its influence on GIM versus PGI.

- A lowrise apartment is defined as a building that has one to eight storeys above grade with five or more self-contained dwelling units.
- A highrise apartment is defined as a building that has nine or more storeys above grade with five or more self-contained dwelling units.
- A row house is defined as one of a series of self-contained dwelling units, often of similar or identical design, typically situated side by side (but can be other combinations such as over-under and back to back), possessing its own outside entrance, and joined by common walls. The complex must have at least five self-contained dwelling units.
- A fourplex is comprised of four self-contained dwelling units each of which are located at or near ground level.
- A stacked fourplex is defined as a building with four self-contained dwelling units in which at least one self-contained dwelling unit is located underneath another. The construction and design of this building type is intended to include four self-contained dwelling units. The quality and size of the self-contained dwelling unit in the lower level will typically be similar to the ones on the upper floor.

Concrete structure: The building is a concrete structure.

Condition: The condition of a building is rated using the following categories, generally described as:

Good:
- well maintained with high desirability for the effective age of the improvement;
- may have slight evidence of deterioration in minor components;

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- often components are new or as good as new;
- high utility and superior condition.

Average:
- moderate maintenance typical for the effective age of the improvement;
- minor repairs or rehabilitation of some components required;
- within established norms for the era;
- normal deterioration for age.

Fair:
- below average maintenance typical for the effective age of the improvement;
- deferred maintenance requiring rehabilitation, replacement, or major repairs;
- discernible deterioration;
- reduced utility with signs of structural decay.

Poor:
- borderline derelict;
- far below average maintenance for the building's effective age;
- major repairs and/or replacements are required.

All properties are evaluated as being in average condition unless proven otherwise.

Effective year built is the chronological age of a property adjusted to reflect an addition or significant renovation that extends the improvement's remaining economic life. Effective age is the current assessment year minus the effective year. Effective year built will impact both PGI and GIM, but the effect of effective year built may differ in its influence on GIM versus PGI. The components that when replaced or extensively renovated affect the remaining economic life of a property include:

- Roof
- Windows & doors
- Exterior siding & balconies
- Walls (insulation, vapor barrier, etc.)
- Structural (studs or concrete)
- Foundation
- Electrical
- Plumbing
- HVAC/Mechanical (boilers, hot water tanks, AC, etc.)
- Kitchen cabinets, countertops, sink
- Other kitchen components (backsplash, faucets)
- Bathroom cabinets, countertop, sink
- Other bathroom components (toilet, bathtubs, shower stalls, backsplash, shower tiles, faucets)
- In-suite flooring, walls, doors, ceiling
- Common area flooring, walls, doors, ceilings

Elevator: The presence of a platform or compartment housed in a vertical shaft to transport people or freight. Present indicates that a property has an elevator and absent indicates that a property does not have an elevator. This adjustment is applied to properties with an effective year built prior to 2000.

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Market area: A geographic area, typically encompassing a group of neighborhoods, within which the properties are more or less equally subject to a set of one or more economic forces that largely determine the value of the properties in question. The purpose of a market area is for market analysis. These borders are similar to those defined by the CMHC (Canada Mortgage and Housing Corporation) zones. Market area will impact both PGI and GIM, but the effect of market area may differ in its influence on GIM versus PGI. Please refer to the 2025 Multi-Residential Market Areas map within this methodology guide.

Parking and laundry income are added to the model-predicted PGI. The typical parking and laundry rates were established through an analysis of market survey rent returns and financial statements from property owners. Laundry income is assessed at the typical value of $7 per suite per month for buildings with an effective age of 1999 or earlier, and $0 per suite per month for buildings with an effective age of 2000 or newer. This reflects the fact that in-suite laundry is typical in lowrise apartments newer than 2000.

Below is a breakdown of the rates per parking stall per month. The rates were applied to the actual number of covered and heated/underground parking stalls. Surface parking stalls are not factored into this added income.

Parking:

- **Uncovered / Surface:** Parking located on ground level or higher that is not covered or has no protection from outside elements.
- **Covered:** Parking located on ground level or higher that is covered and provides some protection from outside elements, but is not fully enclosed and not heated.
- **Garage / Underground:** Fully enclosed parking in an above-ground or underground structure that provides much more protection than covered parking. Though typically heated, these parkades protect against the elements to such a degree that even when unheated they provide more warmth than parking outside

Parking Type	Market Area	Rent ($)
uncovered / surface	All	-
covered	All	$25
garage / underground	All	$75

Residential gross area per suite: The total residential gross building area (square meters) divided by the number of suites in the building. Residential gross building area is the total floor area of a building, including below-grade space but excluding unenclosed areas, measured from the exterior of the walls. All enclosed floors of the building including basements, mechanical equipment floors, penthouses, and the like are included in the measurement. Parking spaces and parking garages are excluded.

Number of suites with river valley view: The number of units having a view of the river valley.

Suite mix: The combination and number of bachelor/studio suites (BACH), 1 bedroom (1BDRM), 1 bedroom with den (1BDRMWD), 2 bedroom (2BDRM), 2 bedroom with den (2BDRMWD), 3 bedroom

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(3BDRM), 3 bedroom with den (3BDRMWD) and 4 bedroom (4BDRM). Bachelor/studio suites are those that lack the separating walls found in 1 bedroom suites and up; and a den is similar to another bedroom yet lacks a closet or window or solid door. A penthouse is typically located on the top floor, more luxurious, and larger than other units within the building. Note, some rents used in the preparation of the PGI model did not indicate a suite type in the tenant roll. In documents provided in response to requests for information made pursuant to section 299 of the MGA, these rents are listed under "suite type" as 'unspecified.'

Other Value Adjustments

Additional Building is the assessed value added for other buildings situated on the subject parcel.

Buildings Under Construction are improvements that are not complete as of the condition date. The adjustment is based on the cost rates from the Marshall & Swift manual, for the portion completed (also called percent complete).

Other Definitions

Actual year built: is the year the property was constructed also known as the chronological age of a property.

Balconies: The presence of a private exterior space allocated to an individual suite.

Commercial component: Any commercial space type within a multi-residential property that is assessed using a commercial model. For more information on commercial valuation details, please reference the Retail and Retail Plaza Methodology Guide.

The commercial component values are presented as a separate line item “Market Adjustment: Market Value Adjustment” in the 2025 assessment detail report. See sample assessment detail report for reference.

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. They often require extensive rehabilitation to the improvements or site to return them to a useful state, or simply need to be redeveloped. Fire damaged properties are typically reviewed for the extent of the damage and are adjusted accordingly based upon the affected areas of the property. If fire damaged properties are unoccupied/unrepaired for at least one year then they would be reviewed and may be considered derelict if it meets the criteria listed below in bylaw 20580.

City of Edmonton Bylaw 20580 establishes and defines the “Mature Area Derelict Residential” subclass. This subclass is applied to properties with an Assessment Class of Residential or Other Residential, which are in the area identified in Schedule A (see below), and if the property:

- contains a fully or partially constructed improvement, designed to have a residential living area, where the improvement shows serious signs of neglect, is dilapidated, falling into significant disrepair, or is uninhabitable, including but not limited to improvements:

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(a) that are deserted, or abandoned;
(b) which are partially or fully boarded up or secured;
(c) for which an order indicating an improvement or the property is unfit for habitation has been issued;
(d) which were abandoned while in the process of being constructed without construction being complete; or
(e) which were abandoned while in the process of demolition without demolition being complete.

The assessment class and the property use headings at the top of the assessment detail report will identify if a property falls into the Mature Area Derelict Residential Subclass and will appear as follows:

Assessment Class	**MA DERELICT RESIDENTIAL**
Property Use	**100% Derelict Class - City bylaw Other Residential**

Bylaw 20580 is available online at Edmonton.ca.

Half floor: This variable is applied to buildings that have their lowest occupied floor below ground level. A Half Floor will be indicated on an Assessment Detail Report with a number of storeys ending with a half.

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).

Number of storeys: This refers to the number of floors constructed above grade.

Property Use (Land Use Code): defines the use of a property. Property Use also includes a percentage representing the assessed value of the area for each use relative to the total assessed value of the property.

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

1. Account - An adjustment that is applied to the property on the account. The property on the account includes the parcel of land and the improvements.
2. Unit - An adjustment that is applied to a condominium unit.
3. Site - An adjustment that is applied to the land.
4. Building - An adjustment that is applied to the building.

Unit of Comparison: A property as a whole, or some measure of the size of the property (for example, number of suites, number of rooms, or gross building area) used to determine a price per unit.

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Actual Zoning is set by the Edmonton Zoning Bylaw No. 20001 and regulates the use and development of a parcel. Edmonton Zoning Bylaw No. 20001 is available online at Edmonton.ca.

Effective Zoning is applied to reflect the current use and development of a parcel. The effective zoning may differ from the actual zoning when current use differs from the actual zoning according to Edmonton Zoning Bylaw No. 20001 (i.e. legal nonconforming use).

Zoning

Zoning regulates the use and development of a property and is set by the Edmonton Zoning Bylaw No. 20001.

> s.8.20 **Zone:** a specific group of listed Uses and Development Regulations that regulate the Use and development of land within specific geographic areas of the City...
>
> ***Zoning Bylaw No. 20001***, *2024, s.8.20*

Residential land use zones vary in part due to density.

Density

> s.8.20 **Density:** when used in reference to Residential development, the number of Dwellings on a Site expressed as Dwelling per hectare.
>
> ***Zoning Bylaw No. 20001***, *2024, s.8.20*

See the appendix for the Zone Summary. For further information see City of Edmonton Zoning Bylaw No. 20001 available online at edmonton.ca.

The actual zoning of a property may affect the property's classification; however, not all property conforms to the zoning set out in the Zoning Bylaw. In these cases, an effective zoning is applied to reflect the current use and development of the property. The effective zoning may differ from the actual zoning when the current use differs from the Zoning Bylaw (e.g., a legal nonconforming 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)*

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

References

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

City of Edmonton. (2024). *Zoning Bylaw No. 20001.* Retrieved from City of Edmonton: https://zoningbylaw.edmonton.ca/home

Eckert, J., Gloudemans, R., & Almy, R. (1990). *Property Appraisal and Assessment Administration.* Chicago, Illinois: International Association of Assessing Officers.

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Province of Alberta. (2018). *Municipal Government Act.* Edmonton, AB: King's Printer. Retrieved from Service Alberta, King's Printer: https://www.alberta.ca/alberta-kings-printer.aspx

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Appendix

Zone Summary

Residential	
RSM	**2.30 - Small-Medium Scale Transition Residential Zone** allows for a range of small to medium scale Residential development up to 3 or 4 Storeys in Height, in the form of Row Housing and Multi-unit Housing in developing and redeveloping areas. Single Detached Housing, Semi-detached Housing, and Duplex Housing are not intended in this Zone unless they form part of a larger multi-unit Residential development. The scale of development in this Zone may act as a transition between small scale Residential development and larger scale Residential development. Limited opportunities for community and commercial development are permitted to provide services to local residents.
RM	**2.40 - Medium Scale Residential Zone** allows for multi-unit Residential development that ranges from approximately 4 to 8 Storeys and may be arranged in a variety of configurations. Single Detached Housing, Semi-detached Housing, and Duplex Housing are not intended in this Zone unless they form part of a larger multi-unit Residential development. Limited opportunities for community and commercial development are permitted to provide services to local residents.
RL	**2.50 - Large Scale Residential Zone** allows for high-rise Residential development that ranges from approximately 9 to 20 Storeys. Row Housing is not intended in this Zone unless it forms part of a larger multi-unit Residential development. Limited opportunities for community and commercial development are permitted to provide services to local residents.

Direct Control Provisions	
DC1	**Direct Development Control** provides 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: A. areas of unique character or special environmental concern, as identified and specified in an Area Structure Plan or Area Redevelopment Plan; or B. areas or Sites of special historical, cultural, paleontological, archaeological, prehistorical, natural, scientific or aesthetic interest, as designated under the Historical Resources Act.

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DC2	**Site Specific Development Control** provides for direct control over a specific proposed development where any other Zone would be inappropriate or inadequate.

Special Areas are areas with special or unique attributes, which cannot be satisfactorily addressed through conventional land use zoning.

Special Area: Downtown	
HDR	**3.21 - High Density Residential Zone** allows for high density housing with minor local Commercial Uses in a predominantly residential environment and to support the concept of a livable urban village with a strong sense of identity and place, where community activities and amenities are focused on a neighbourhood main street.
RMU	**3.23 - Residential Mixed Use Zone** allows for primarily medium to high density residential mixed use developments, with limited commercial, institutional, office and service Uses distributed on-Site in a manner sensitive to the street environment and adjacent residential areas; to support an urban village where amenities are focused on a local main street; and to enhance the institutional and hotel cluster along the north edge of the sub-area.

*For zoning not listed above, please see zoning Bylaw No. 20001.

Land Use Chart: Multi-Residential

Residential	
122	**Fourplex building type**
130	**Row house building type**
131	**Lowrise apartment building (eight floors or fewer)**
133	**Highrise apartment building (nine floors or more)**
135	**Account with a combination of lowrise, highrise, row house or fourplex building types.**

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145	**Seniors’ residence building**
1451	**Seniors’ residence building with self-contained suites**
160	**Co-op non-profit row house**
163	**Co-op non-profit highrise apartment building**
165	**Co-op non-profit lowrise apartment building**
1622	**Co-op non-profit fourplex**

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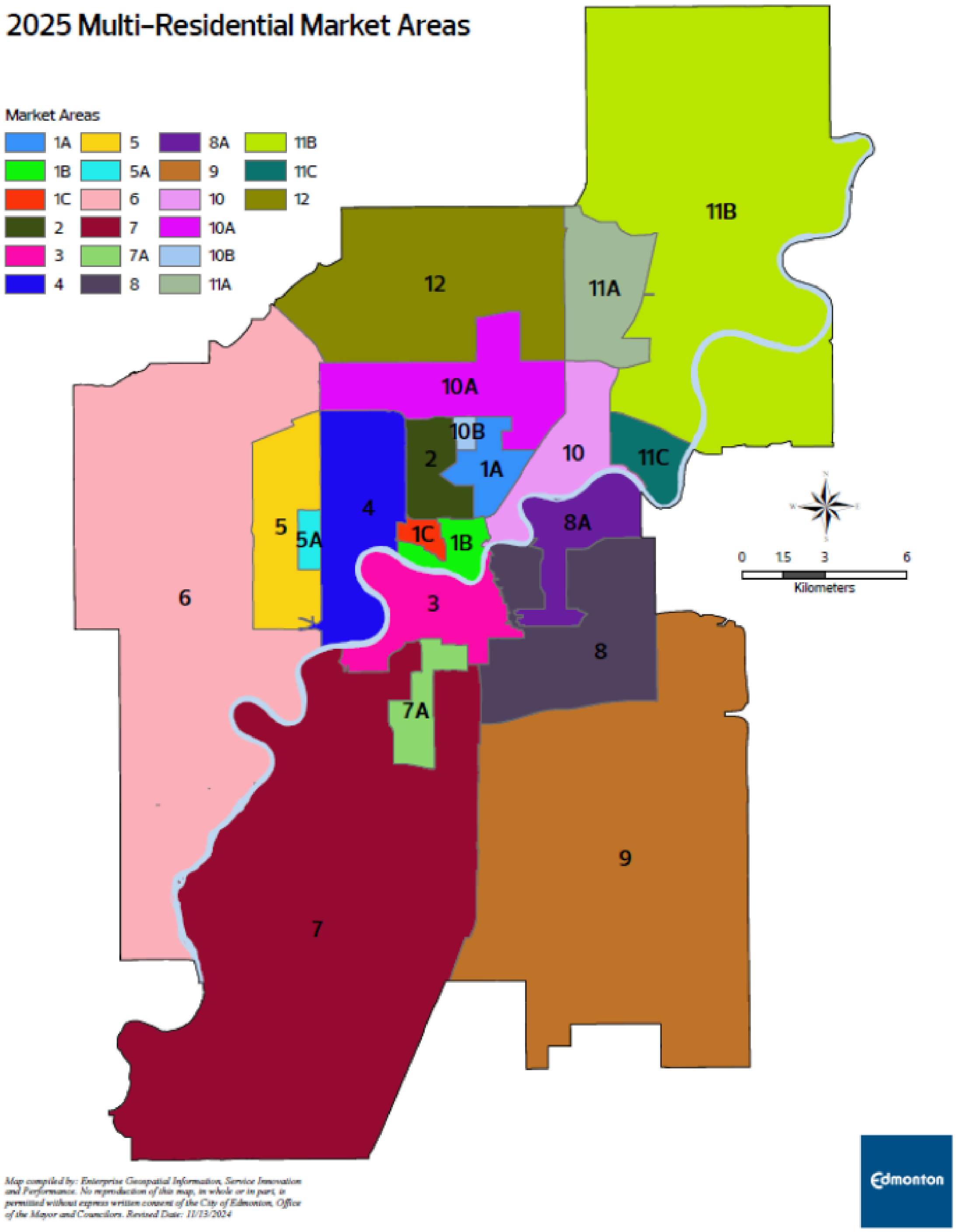
Map



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Time Adjustment Factors

YEAR	MONTH	ADJUSTMENT
2021	July	1.0184
2021	August	1.0168
2021	September	1.0153
2021	October	1.0137
2021	November	1.0122
2021	December	1.0106
2022	January	1.0091
2022	February	1.0076
2022	March	1.0061
2022	April	1.0045
2022	May	1.0030
2022	June	1.0015
2022	July	1.0000
2022	August	1.0000
2022	September	1.0000
2022	October	1.0000
2022	November	1.0000
2022	December	1.0000

YEAR	MONTH	ADJUSTMENT
2023	January	1.0000
2023	February	1.0000
2023	March	1.0000
2023	April	1.0000
2023	May	1.0000
2023	June	1.0000
2023	July	1.0000
2023	August	1.0000
2023	September	1.0000
2023	October	1.0000
2023	November	1.0000
2023	December	1.0000
2024	January	1.0000
2024	February	1.0000
2024	March	1.0000
2024	April	1.0000
2024	May	1.0000
2024	June	1.0000

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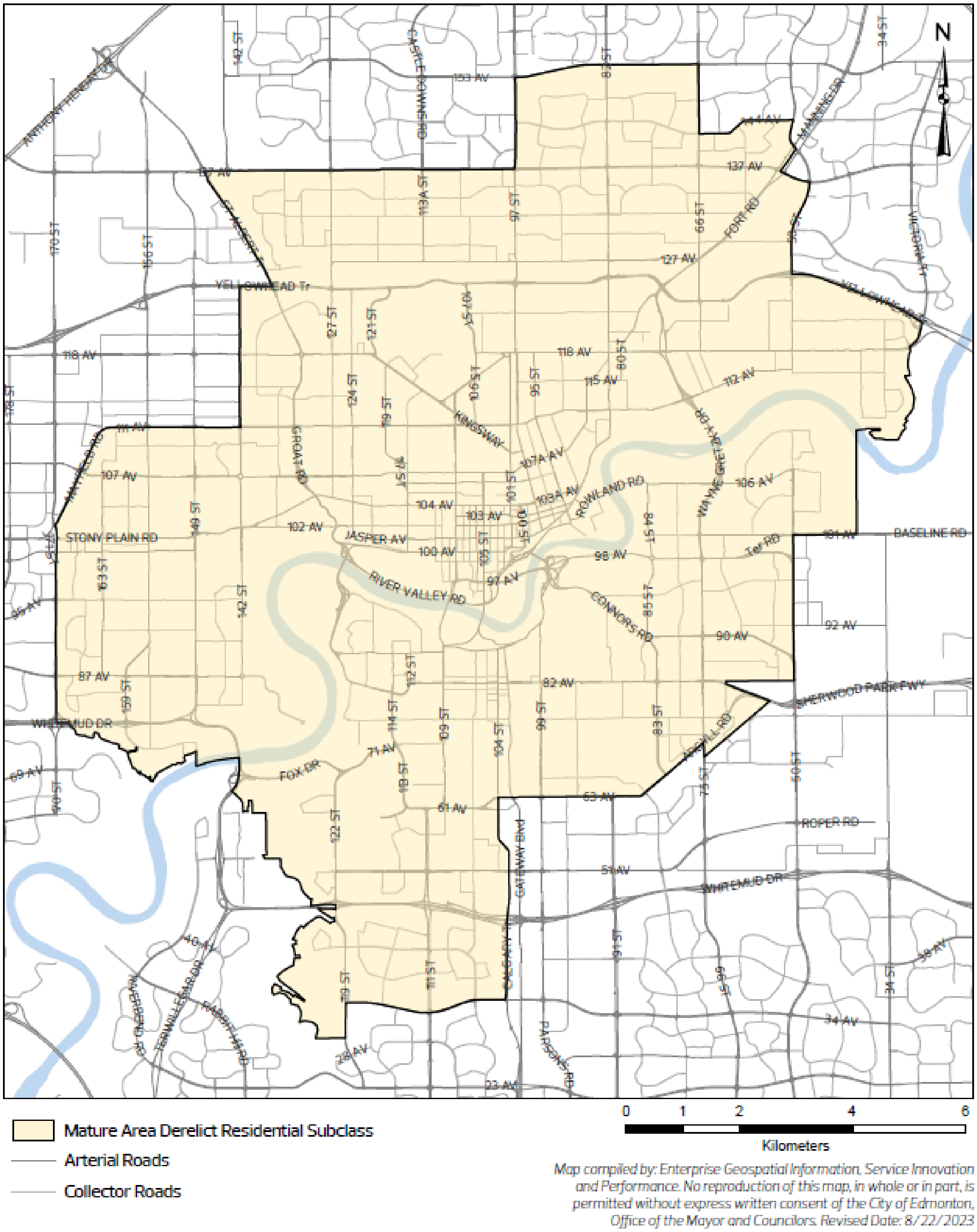
Schedule A: Mature Area Derelict Other Residential Subclass



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Change Log

January 31, 2025 - Page 11

- Effective gross income definition revised to remove reference to tenant inducement.
- The term ‘Adjusted for reported tenant inducement’ was added to the formula graphic for PGI
- Tenant inducement was removed from the formula graphic for EGI
- Tenant inducement was removed from the formula graphic for GIM
- Tenant inducement was removed from the formula graphic for the Market Value Estimate

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