2023
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.

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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, 2022.

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, 2022;
- reflecting typical market conditions;
- as if the property had been sold on July 1, 2022;
- 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

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. 12800*, 207, s. 6.117

Multi-Residential
The Multi-Residential group consists of investment properties with four or more self-contained dwelling units, each having 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 seven storeys above grade and five or more self-contained 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.

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 2023 potential gross income model, tenant roll information from April 1, 2022 to July 1, 2022 was analyzed.

Sales information is received from 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. ***Sale price reflects the condition of a property on the sale date and may not be equal to the assessed value***.

For the 2023 valuation of lowrise apartment properties, sales occurring from July 1, 2019 to July 1, 2022 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.

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

For lowrise, potential gross income is derived by adding the typical market rent of all units and typical parking and laundry income.

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 losses are best described as an allowance for vacant space as of the valuation date. Collection losses are considered unpaid rents that the landlord is unlikely to recover. For the 2023 assessment, both a vacancy and collection loss study were developed. The results of these studies were then added together in order to form the vacancy and collection loss allowance.

Tenant inducements are incentives, such as free or discounted rent, cable, internet, or utilities, that are provided by landlords either to attract new tenants or retain existing tenants.

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

Market Area	Vacancy	Collection Loss	Tenant Inducements	Market Area	Vacancy	Collection Loss	Tenant Inducements
1A	10.50%	1.25%	3.75%	8	0.75%	1.25%	2.00%
1B	5.00%	1.25%	1.50%	8A	2.00%	1.25%	7.00%
1C	6.50%	1.25%	2.75%	9	3.00%	1.25%	4.25%
2	9.25%	1.25%	3.75%	10	8.75%	1.25%	4.00%
3	4.50%	1.25%	2.00%	10A	7.75%	1.25%	4.00%
4	6.50%	1.25%	3.50%	10B	7.50%	1.25%	4.00%
5	6.00%	1.25%	3.00%	11A	4.25%	1.25%	6.25%
5A	7.75%	1.25%	3.25%	11B	5.50%	1.25%	5.25%
6	4.50%	1.25%	5.25%	11C	5.00%	1.25%	3.25%
7	4.75%	1.25%	6.75%	12	6.25%	1.25%	9.00%
7A	5.75%	1.25%	3.25%				

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

| PGI | − | Vacancy & Collection Loss | − | Tenant Inducement | = | EGI |

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

$$GIM = \frac{\text{Time Adjusted Sale Price}}{[\text{PGI Valuation Model less Vacancy \& Collection Loss less Tenant Inducement}]}$$

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.

$$[\text{PGI less Vacancy \& Collection Loss less Tenant Inducement}] \times GIM = \text{Market Value Estimate}$$
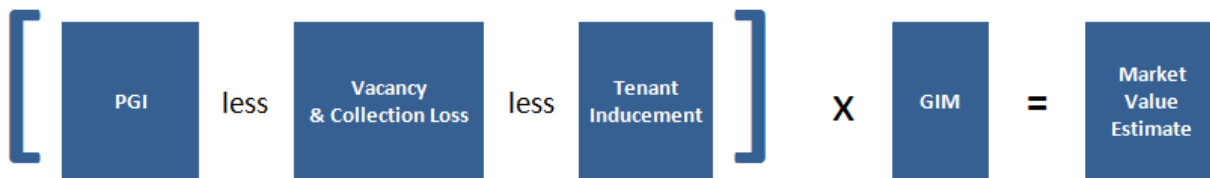
The two models are applied in tandem to the entire lowrise property group to calculate an assessed value for each property.

Sample Assessment Detail Report

2023 Property Assessment Detail Report
Assessment and Taxation

Edmonton

Account 9999999

Report Date	January 3, 2023	page 1 of 2

2023 Assessed Value	**$1,374,000**
Date of Issue	January 16, 2023
Property Address	XXXXX XX STREET NW
Legal Description	Plan: XXXX Block: 1 Lot: 1 / Plan: XXX Block: 1 Lot: X
Zoning	CSC - Shopping Centre District
Effective Zoning	RA7 - Low Rise Apartment District
Neighbourhood	Bonnie Doon
Lot Size	740.661
Actual Build Year	1977
Assessment Class	NON-RESIDENTIAL
Property Use	25% Mixed-use retail building
Taxable Status	January 1 - December 31, 2023; FULLY TAXABLE
Assessment Class	OTHER RESIDENTIAL
Property Use	75% Lowrise apartment building
Taxable Status	January 1 - December 31, 2023; FULLY TAXABLE
Unit of Measurement	METRIC (metres, square metres)

Factors Used to Calculate Your 2023 Assessed Value

		MARKET VALUE APPROACH	INCOME
VARIABLE	**FACTOR**	**TYPE**	
Building type	LOWRISE	Account	
Market area	8	Site	
Effective year built	1981	Account	
Number of storeys	3	Account	
Condition	AVERAGE	Account	
Balconies	PRESENT	Account	
Elevator	ABSENT	Account	
Commercial component	PRESENT	Account	
Number of one-bedroom suites	2	Account	

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2023 Property Assessment Detail Report
Assessment and Taxation

Account **9999999**

Edmonton

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VARIABLE	FACTOR	MARKET VALUE APPROACH	INCOME TYPE
Number of two-bedroom suites	6		Account
Total number of suites	8		Account
Residential gross area	692		Account
Residential gross area per suite	86		Account
Number of covered parking stalls	5		Account
Potential gross income (PGI)		94,728	Account
Vacancy and collection loss allowance	0.02	-1,894	Account
Tenant inducement allowance	0.02	-1,894	Account
Effective gross income (EGI)		90,939	Account
Gross income multiplier (GIM)	11.25		Account
Multi-residential assessed value		1,023,000	Account
Multi-residential assessed value per suite	127875		Account

2023 Assessed Value Summary

Property Assessment	**$1,023,000**
Account Adjustments	
Market Adjustment: Commercial Assessed Value	$351,000
Total Property Assessment	**$1,374,000**

For further details about this property's assessed value, see Appendix 1.

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

Variables

Not all variables affect market value. Below is the list of variables that affect the assessment value for 2023.

Potential Gross Income	Gross Income Multiplier
Balconies	Building Type
Building Type	Effective Year Built
Condition	Market Area
Effective Year Built	
Elevator	
Half Floor	
Laundry	
Market Area	
Parking	
Residential Gross Area per Suite	
Retail Main	
Suite Mix	

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.

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

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 seven storeys above grade with five or more self-contained dwelling units.
- A highrise apartment is defined as a building that has eight 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.

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

Poor:
- borderline derelict;
- far below average maintenance;
- many items need immediate repair.

Fair:
- below average maintenance;
- deferred maintenance requiring rehabilitation, replacement, or major repairs;
- reduced utility with signs of structural decay.

Average:
- average maintenance;
- minor repairs or rehabilitation of some components required;
- within established norm for the era.

Good:
- well maintained with high desirability;
- may have slight evidence of deterioration in minor components;
- often components are new or as good as new;
- high utility, and superior condition.

Unless otherwise noted, properties in this inventory are in average condition for their effective age.

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.

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.

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 2022 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:** 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.

- **Heated / 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	All	-
covered	All	-
heated/underground	All	$65

Retail main: This variable is applied to lowrise buildings with retail space on the main floor that typically occupies at least 40% of the building footprint.

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 (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 Definitions

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

Actual zoning: is set by the Edmonton Zoning Bylaw No. 12800 and regulates the use and development of a parcel. Edmonton Zoning Bylaw No.12800 is available online at Edmonton.ca.

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.

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.

Land Use Code: defines the use of a property. The amount of a property subject to any specific Land Use will be expressed as a percentage (%). Land Use Codes may be used for administrative reasons and are not used in the valuation of the multi-residential lowrise Inventory.

Lot size: is the area of a specific parcel determined through a Geographic Information System (GIS) and Alberta Land Titles.

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

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.

References

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

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Appendix

Zoning References

The rules and regulations for land development within Edmonton are contained in the Edmonton 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*

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

> 643(1)   If a development permit has been issued on or before the day on which a land use bylaw or a land use amendment bylaw comes into force in a municipality and the bylaw would make the development in respect of which the permit was issued a 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)*

## Zone Chart: Multi-Residential

Residential	
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)** s 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
RA7	**Lowrise Apartment Zone (s.210)** provides for lowrise apartment buildings
RA8	**Medium Rise Apartment Zone (s.220)** provides for medium rise apartment buildings
RA9	**Highrise 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
RMU	**Residential Mixed Use Zone (s.910.10)** is to provide for primarily medium to high density residential mixed-use developments, with limited commercial, institutional, office and service Uses distributed on-site
RMH	**Mobile Home Zone (s.250)** is to provide for Mobile Homes developed within a Mobile Home Park or Mobile Home Subdivision.

For additional zone details, refer to the Edmonton Zoning Bylaw.

Land Use Chart: Multi-Residential

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

Map
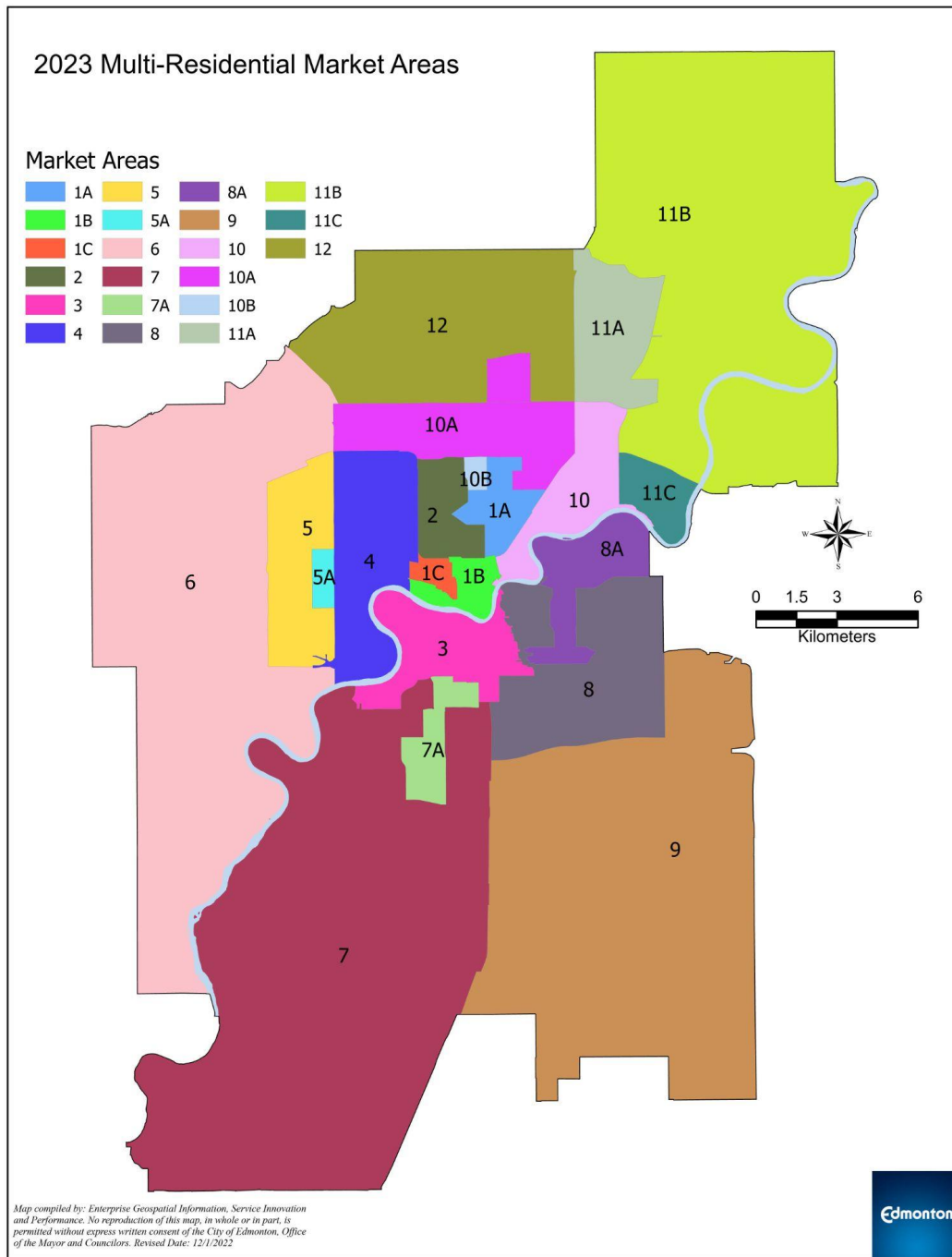
Time Adjustment Factors

YEAR	MONTH	ADJUSTMENT	YEAR	MONTH	ADJUSTMENT
2019	July	1.0051	2021	January	1.0778
2019	August	1.0105	2021	February	1.0740
2019	September	1.0159	2021	March	1.0703
2019	October	1.0213	2021	April	1.0666
2019	November	1.0268	2021	May	1.0629
2019	December	1.0323	2021	June	1.0592
2020	January	1.0379	2021	July	1.0556
2020	February	1.0434	2021	August	1.0519
2020	March	1.0490	2021	September	1.0483
2020	April	1.0546	2021	October	1.0428
2020	May	1.0546	2021	November	1.0374
2020	June	1.0660	2021	December	1.0320
2020	July	1.0717	2022	January	1.0266
2020	August	1.0775	2022	February	1.0212
2020	September	1.0832	2022	March	1.0159
2020	October	1.0890	2022	April	1.0106
2020	November	1.0853	2022	May	1.0053
2020	December	1.0815	2022	June	1.0000