

Market factors and consideration for [Bylaw 21128 - To allow for medium and large scale mixed use development and medium and large scale housing](#)

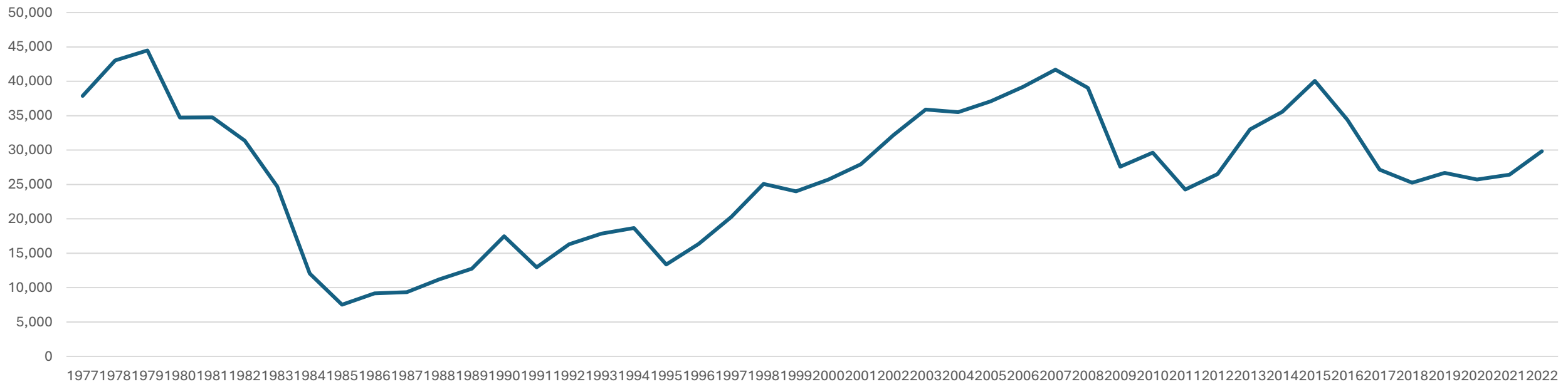


## Ask that you refer this back to administration

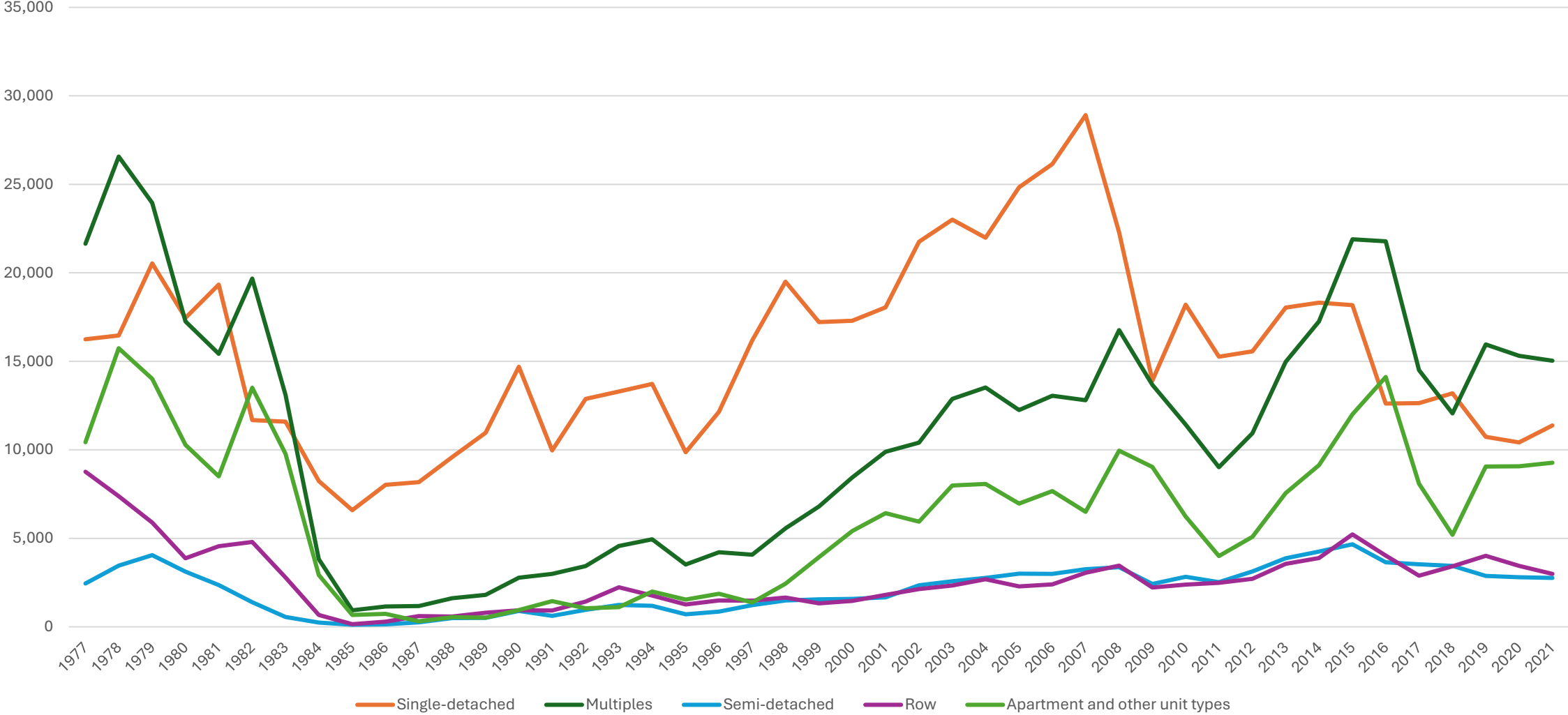
- **Market Influences:** A comprehensive analysis on current market realities all 19 zones, including but not limited to new Zoning Bylaw Renewal (ZBR), CMHC MLI Select program, GST reduction etc to understand the true impact and mix of investment (private and public) for housing, infrastructure and commercial spaces.
- **Ownership Type Review:** A clear picture of current, short-term, and medium-term impacts on ownership type.
- **Alignment with Economic Studies:** How this proposal aligns with the City's own Economic, Demographic, and Market Study (Watson & Associates Economists Ltd.) – for City Plan.
- **Property Value Impacts:** A transparent analysis of both short and long-term property & land value impacts, including a quantification of the value transfer from public value to private ownership.



## Alberta Total number of units completed



# Housing Completions by Type



## Share of Home Purchases by Type of Buyer \_ BOC

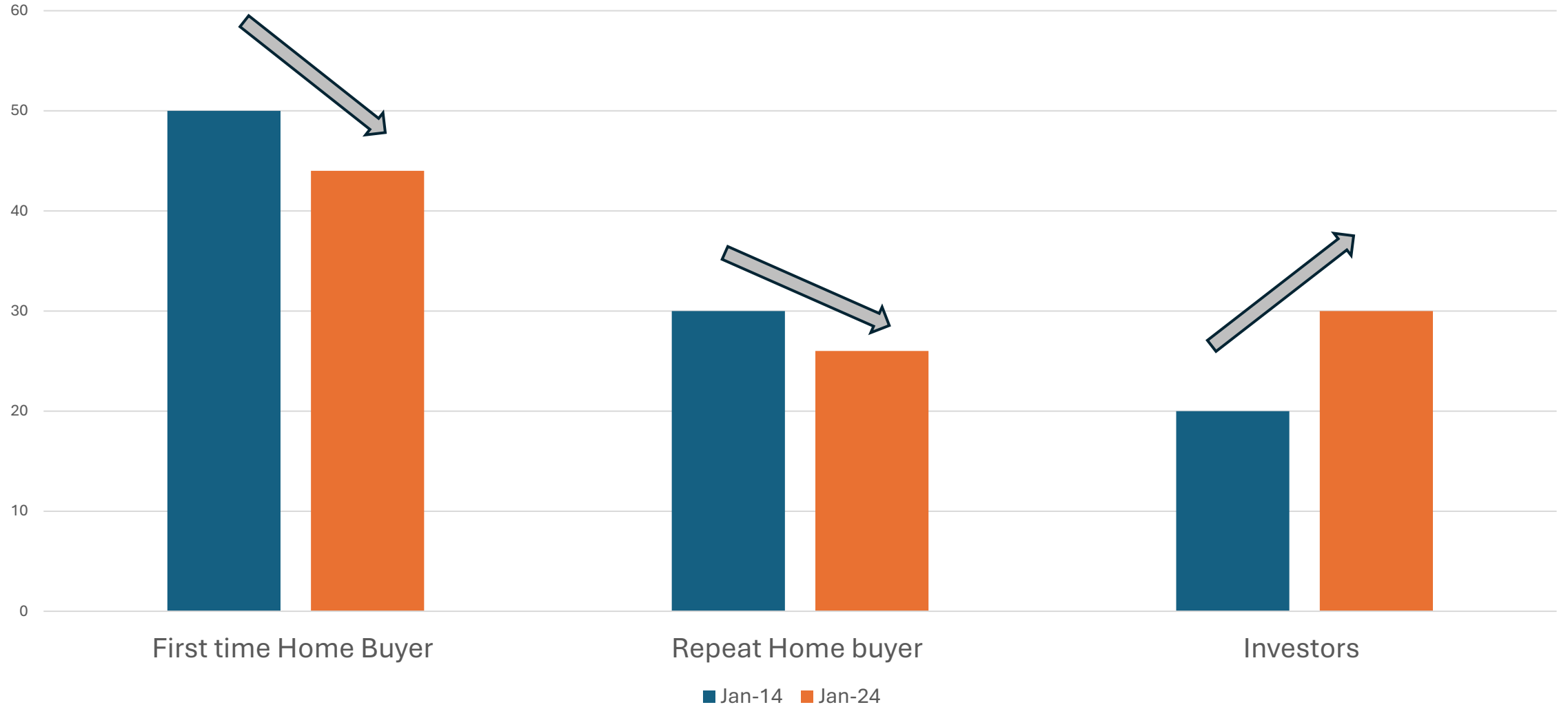


Figure 44  
City Housing Demands by Housing Type, Current and Future

Unit Type	Current Housing Demands	Future Housing Demands (2035-2065)
LDR	55%	50%
MDR-R	12%	13%
MDR-A	28%	29%
HDR	5%	8%

Figure 37  
Proportion of City and Edmonton Metropolitan Housing Stock by Type, 2016

Geography	Single	Semi-Detached	Row	Apartment
Edmonton	50%	6%	10%	33%
Surrounding Communities	79%	7%	5%	10%

Source: Statistics Canada 2016





ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

