



EDMONTON REAL ESTATE FORUM

Shaw Conference Centre • Thursday, May 12, 2016

C1: WHY IS EDMONTON EXPERIENCING A SIGNIFICANT AMOUNT OF DEVELOPMENT ACTIVITY? IS THERE A POSSIBILITY OF OVERBUILDING?

Moderator:

Chris Dulaba, Placemaker, Beljan Development Corporation

Panel:

Paul Chaput, Senior Vice President, CBRE Limited

Melanie Ducholke, CFO, Camgill Enterprises Ltd.

Rohit Gupta, President, Rohit Group of Companies

Ian Meredith, Consultant, Residential Advisory Services, Altus Group



Grant Thornton

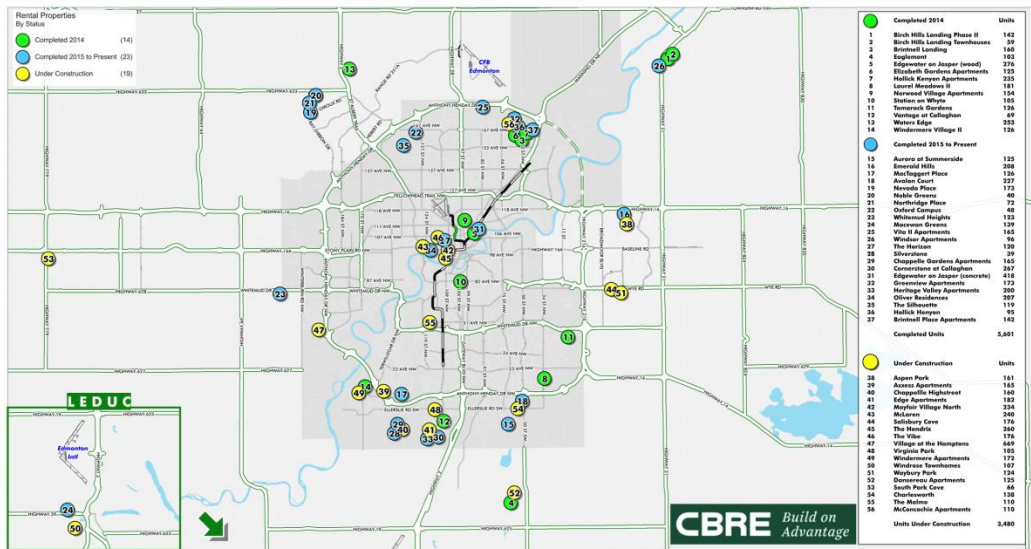
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New Rental Apartments 2016 Q2



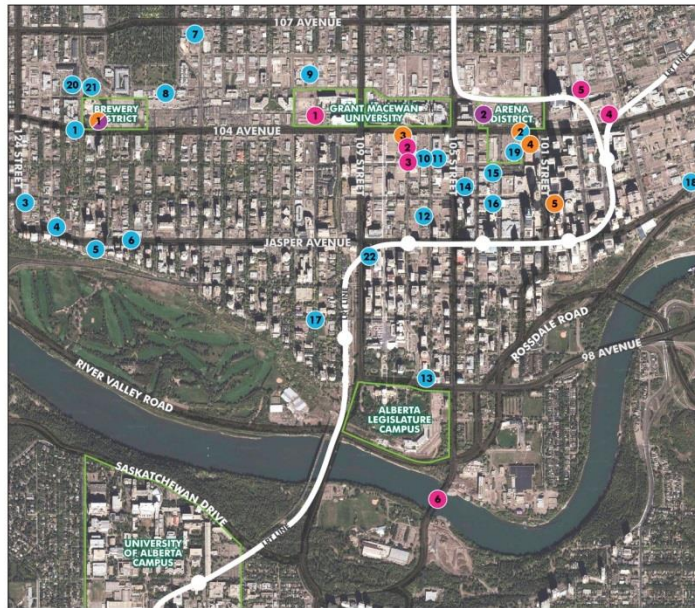
CBRE Limited 10180-101 Street NW, Suite 1200, Edmonton, AB, T5J 3S4 | 780.424.5475 | www.cbre.ca/edmonton

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- PUBLIC**
- 1 GRANT MACEWAN CENTRE FOR ARTS & CULTURE 400,000 sq. ft. UNDER CONSTRUCTION
- 2 WOMEN BUILDING FUTURES - EXPANSION 20,000 sq. ft. UNDER CONSTRUCTION
- 3 NORQUIST COLLEGE - SINGHAR CENTRE FOR LEARNING 242,188 sq. ft. UNDER CONSTRUCTION
- 4 ROYAL ALBERTA MUSEUM 390,000 sq. ft. UNDER CONSTRUCTION
- 5 GALLERIA PROJECT 100,000 sq. ft. UNDER CONSTRUCTION
- 6 WALTERDALE BRIDGE 100,000 sq. ft. UNDER CONSTRUCTION
- RETAIL**
- 7 BREWERY DISTRICT 300,000 sq. ft. UNDER CONSTRUCTION
- 8 ROGERS PLACE 625,000 sq. ft. UNDER CONSTRUCTION
- OFFICE**
- 9 BREWERY DISTRICT 350,000 sq. ft. UNDER CONSTRUCTION
- 10 EDWARDS TOWER 680,000 sq. ft. UNDER CONSTRUCTION
- 11 SEVENTH STREET BLOCK 75,000 sq. ft. UNDER CONSTRUCTION
- 12 CIVIC TOWER 600,000 sq. ft. UNDER CONSTRUCTION
- 13 KELLY RANGERY BUILDING 395,000 sq. ft. UNDER CONSTRUCTION
- MULTI FAMILY / HOTEL**
- 14 HIGHGATE MANOR 1,000 units UNDER CONSTRUCTION
- 15 RENTAL APARTMENTS 400 units UNDER CONSTRUCTION
- 16 THE MACLAREN 300 units UNDER CONSTRUCTION
- 17 1122 APARTMENTS 207 units UNDER CONSTRUCTION
- 18 REAR TOWERS 138 units COMPLETE
- 19 OUR TOWERS HOME 135 units COMPLETE
- 20 ONE CONDOS 174 units UNDER CONSTRUCTION
- 21 MINUTE ONE 102 100 units UNDER CONSTRUCTION
- 22 THE HORIZON - STUDENT HOUSING 120 units + commercial COMPLETE
- 23 MASSEY HARRIS FERGUSON REDEVELOPMENT 1,300 units COMPLETE
- 24 NORTH 100 units UNDER CONSTRUCTION
- 25 JASPER HOUSE 200 units UNDER CONSTRUCTION
- 26 SYMPHONY TOWER 143 units UNDER CONSTRUCTION
- 27 FOX TOWERS 142 units & 171 units UNDER CONSTRUCTION
- 28 ULTIMA CONDOS 199 units UNDER CONSTRUCTION
- 29 ENCORE CONDOMINIUMS 252 units UNDER CONSTRUCTION
- 30 THE HINDRIX 200 units UNDER CONSTRUCTION
- 31 HYATT HOTEL 100 units UNDER CONSTRUCTION
- 32 THE LEGENDS 204 units UNDER CONSTRUCTION
- 33 PRO-33 100 units UNDER CONSTRUCTION
- 34 JAY ANARICOT HOTEL 340 units UNDER CONSTRUCTION
- 35 WESTMOUNT RESIDENCES 244 units UNDER CONSTRUCTION
- 36 OWL APARTMENTS 200 units COMPLETE
- 37 MAYFAIR VILLAGE NORTH 234 units UNDER CONSTRUCTION

CBRE

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**For more information on the content shared on behalf of Altus Group,
please contact Ian Meredith**

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PROVINCIAL POLICY ACTING LIKE A RETARDANT

Municipal Government Act

- Increasing municipal taxation powers

Condominium Property Act

- Increasing burden on developers

Review of Rental Act

- Early stages of review

Energy and Safety Codes

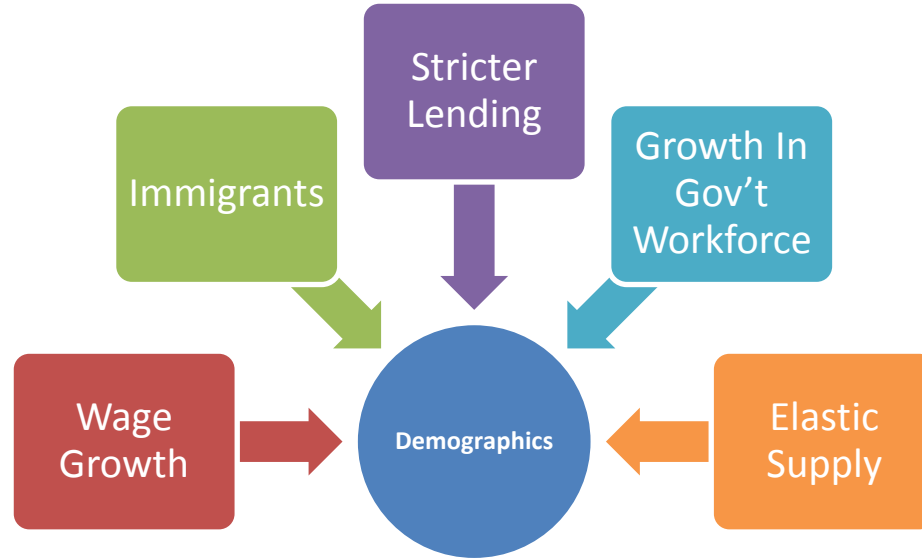
- Impacting design and feasibility of projects



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SHIFTING DEMOGRAPHICS





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OPPORTUNITIES

- **Short Plays**
 - Affordable end of the scale
 - Value per square foot perspective
 - Supply shortages
 - 1-3 Acre multi sites
- **Squeeze out inefficient producers**



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