



Urban Planning and
Economy

Edmonton

**Arterial Roadway
Assessments
Annual Report
2023**

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Introduction

Arterial Roadway Assessments (ARAs) are a cost-sharing mechanism which allows for the cost to construct arterial roadways within an area to be proportionally shared among the developers and landowners within that given area. Developers are required to construct or pay for the construction of the first four lanes of new Arterial Roads that are deemed to have four or six lanes in their ultimate design and the first five lanes of new Arterial Road that are deemed to have five or seven lanes in their ultimate design. ARAs can either be paid (or pre-paid) voluntarily or need to be paid as a condition of Subdivision or Development Permit. A Developer may wish to recover the cost to construct an ARA-eligible arterial roadway or dedicate road right-of-way for an ARA-eligible arterial roadway.

ARA Bylaw 14380, City Policy and Procedure C507, and the Precedent Servicing Agreement Template dictate how the ARA program is to be administered.

Generally speaking, as a condition of subdivision and/or development, a Developer may be required to pay ARAs if that development is located within an area where ARAs apply (an ARA Catchment Area) and ARAs have not previously been paid on that property.

The net assessment owing by a given Developer is the ARA rate in force at the time multiplied by the assessable area of the development.

However, if there are existing developers within an ARA Catchment Area currently carrying overexpenditures, the current Developer may also need to make payments towards the existing developers' overexpenditures using the formulas dedicated in 2.06 of Policy and Procedure C507 - Arterial Roads for Development and Article 2.18 and 2.19 of the Precedent Servicing Agreement Template. If a Developer is required to make payments towards existing overexpenditures within an ARA Catchment Area, and the total amount of ARAs that Developer is required to pay is larger than their net assessment, the Developer incurs an overexpenditure in the amount the required ARA payment exceeds their net assessment.

The overexpenditure is recoverable, and payable by future developers within the ARA Catchment area as development progresses using the formulas dictated in 2.07 of Policy and Procedure C507 - Arterial Roads for Development and Article 2.10 of the Precedent Servicing Agreement Template.

For the purposes of administration, ARAs are paid and over expenditures are recovered by

way of a Servicing Agreement. Each ARA payment that is received by the City, and each overexpenditure that is incurred is tied to a Servicing Agreement. When the City looks to condition payment of ARAs or condition construction of ARA-eligible infrastructure, the City will require that the Developer enter into a Servicing Agreement which includes the ARA-related items.

ARAs are generally to be paid by cheque. However, if a Developer is required to pay into an overexpenditure they're currently carrying within the same catchment, the amount owing to their previous agreement can be offset against the amount owing. Also, if a Developer is required to pay another developer within a Catchment, the Developer may enter into a private agreement with the other developer to not require the City to collect the over expenditure payment payable by the Developer to the other developer. The City does not need to see a copy of the private agreement; however, the other developer must provide the City with a waiver letter under seal which conforms to the requirements set out by the City Law Branch.

Details of ARAs received by each contributor and End of 2023 Balances within each Catchment Area

All ARAs are paid by developers and are to either be used for arterial construction within each Catchment ARA or placed into that ARA Trust Account.

Developers and landowners developing within an ARA Catchment area as defined in Bylaw 14380 are required to pay the ARA. Should Development take place with a residential Catchment area, the developer/landowner would need to also pay overexpenditures if that particular Catchment area is in an overexpenditure state.

The facilities for which the ARAs being collected for are:

- The arterial roadways specified in Bylaw 14380 within each Catchment;
- The Overexpenditure currently being held by developers who have paid their share of the ARA including any overexpenditures they would have been required to pay into; and/or
- In the case where there are no developers currently carrying overexpenditures within a given Catchment, the Catchment's Fund Payable (i.e. Trust) account.
- The outstanding Overexpenditure (OE) in each Catchment;

- If there is a negative value in this column, that means there is money in that particular Catchment's Fund Payable account and/or there are developers in that particular Catchment that owe money to the Catchment's Fund Payable account. Generally speaking, this is the amount immediately available to spend on new ARA eligible construction within that particular Catchment
- The remaining estimated ARA-eligible construction cost within each Catchment.

Table 1: ARAs collected by the City for 2023 Servicing Agreements - Residential and Commercial/Industrial Catchments:

2024 ARA Rates
Thursday April 11, 2024

Residential Catchments	2023 Rate (/ha)	2024 Core Rate (/ha)	2024 Signal Rate (/ha)	Difference from Last Year	Overexpenditure/ (Funds in Trust)**	Remaining Assessable Area (ha)	Remaining Unclaimed Construction Costs excluding Signals	Remaining Unclaimed Flasher and Signal Costs	Remaining Arterial Dedication (ha)	Remaining Arterial Dedication Value	ARAs Paid by Developers to the City in 2023 (inc. GST)	OEs Incurred by the Developers in the Previous Column in 2023
Big Lake	\$ 135,489	\$ 137,804	\$ 7,536	5.6%	\$ 1,117,666	275,651.0	\$ 28,128,883	\$ 2,100,000	17,5668	\$ 10,862,802	\$ 2,620,237	\$ 1,594,752
Castle Downs Extension	\$ 154,521	\$ 152,949	\$ 10,180	5.0%	\$ 7,458,584	60,410.0	\$ 76,832	\$ 615,000	0.1240	\$ 76,832	\$ -	\$ -
Duchene, Donsdale, Jamieson, & Wedgewood	\$ 11,456	\$ 11,888	\$ -	3.8%	\$ 21,369	1,800.0	\$ -	\$ -	0.0000	\$ -	\$ -	\$ -
Edoulesau	\$ 168,300	\$ 201,052	\$ 7,242	5.1%	\$ 10,597,320	1302,700.0	\$ 213,426,335	\$ 9,310,500	66,1440	\$ 34,698,962	\$ 25,406,750	\$ 24,554,465
Ehlers and Gorman	\$ 191,028	\$ 202,062	\$ 6,511	9.2%	\$ 2,802,530	103,693.0	\$ 16,942,325	\$ 675,000	3,7241	\$ 2,301,494	\$ 1,207,726	\$ 1,020,804
Edmonton	\$ 284,286	\$ 347,415	\$ 7,482	24.8%	\$ 715,777	132,142.0	\$ 42,705,875	\$ 860,000	4,0286	\$ 2,488,423	\$ 2,412,365	\$ 1,053,233
Ellerslie	\$ 200,346	\$ 198,554	\$ 8,623	3.4%	\$ (10,451,498)	260,620.0	\$ 59,367,117	\$ 10,451,498	4,6810	\$ 2,892,868	\$ 2,136,836	\$ 922,045
Goodridge Corners	\$ 210,167	\$ 105,139	\$ 9,374	3.9%	\$ 2,867,003	120,014.4	\$ 6,887,164	\$ 9,651,244	1,6600	\$ 964,080	\$ -	\$ -
Heritage Valley	\$ 281,859	\$ 312,739	\$ 15,117	16.3%	\$ 12,312,864	263,936.7	\$ 62,613,361	\$ 3,960,000	9,8746	\$ 7,317,005	\$ 2,220,033	\$ 3,793,876
Horse Hill	\$ 318,325	\$ 324,765	\$ 8,530	3.8%	\$ 27,145,884	1343,226.7	\$ 352,514,760	\$ 11,460,000	85,0205	\$ 52,442,869	\$ -	\$ 59,589,263
Lake District	\$ 182,845	\$ 175,261	\$ 16,073	2.8%	\$ 3,265,608	48,539.0	\$ 5,433,761	\$ 780,000	0.0000	\$ -	\$ 3,749,714	\$ -
Lewis Farms	\$ 226,169	\$ 257,416	\$ 30,791	25.8%	\$ 10,523,772	60,637.0	\$ 9,263,240	\$ 2,760,805	5,2469	\$ 3,244,407	\$ 51,167,441	\$ 45,408,818
Pallsades	\$ 115,442	\$ 63,763	\$ 53,874	1.9%	\$ (1,266,902)	11,137.0	\$ 1,877,028	\$ 600,000	0.0000	\$ -	\$ -	\$ -
Plot Sound	\$ 289,616	\$ 269,199	\$ 27,182	2.3%	\$ 6,826,810	30,902.9	\$ 6,826,810	\$ 840,000	0.0000	\$ 395,520	\$ -	\$ 2,248,868
Riverview	\$ 167,417	\$ 201,568	\$ 8,351	6.3%	\$ 29,405,210	633,445.0	\$ 121,754,822	\$ 6,960,000	27,2495	\$ 16,840,191	\$ 72,895,684	\$ 68,495,461
Southeast ASP	\$ 210,870	\$ 223,119	\$ 11,023	11.0%	\$ 4,735,700	164,260.0	\$ 34,700,688	\$ 2,141,250	6,3210	\$ 3,606,378	\$ 5,213,571	\$ 9,302,988
Terwilliger Heights	\$ 50,482	\$ 52,391	\$ -	3.8%	\$ 180,276	3,441.0	\$ -	\$ -	0.0000	\$ -	\$ -	\$ 63,694
The Grange	\$ 327,014	\$ 284,119	\$ 44,681	3.6%	\$ (3,556,058)	30,214.2	\$ 12,314,821	\$ 1,350,000	0.2117	\$ 130,800	\$ 1,325,387	\$ -
The Meadows	\$ 241,769	\$ 326,895	\$ 17,941	42.6%	\$ (6,203,756)	152,164.2	\$ 52,565,477	\$ 2,730,000	5,4370	\$ 3,990,098	\$ 1,629,232	\$ 15,288,770
Windsmeere	\$ 232,691	\$ 257,269	\$ 11,422	15.4%	\$ 3,131,657	427,262.1	\$ 93,735,869	\$ 4,880,000	17,6072	\$ 13,048,835	\$ 11,331,682	\$ 7,219,765
City-Wide Residential Weighted Average	\$ 232,323	\$ 242,024	\$ 12,710	9.3%	\$ 1,128,140,266	5,689,475.3	\$ 1,128,140,266	\$ 72,315,257	245,4317	\$ 155,057,062	\$ 183,319,988	\$ 245,834,836

Commercial / Industrial Catchments	2023 Rate (/ha)	2024 Core Rate (/ha)	2024 Signal Rate (/ha)	Difference from Last Year	Overexpenditure/ (Funds in Trust)**	Remaining Assessable Area (ha)	Remaining Unclaimed Construction Costs excluding Signals	Remaining Unclaimed Flasher and Signal Costs	Remaining Arterial Dedication (ha)	Remaining Arterial Dedication Value	ARAs Paid by Developers to the City in 2023 (inc. GST)	OEs Incurred by the Developers in the Previous Column in 2023
Commercial / Industrial Catchments	\$ 117,485	\$ 116,728	\$ 3,597	2.4%	\$ 16,006,375	365,987.5	\$ 35,228,274	\$ 1,755,000	0.6223	\$ 384,561	\$ 142,862	\$ -
Aurum & Clover Bar*	\$ 45,249	\$ 43,521	\$ 4,353	5.8%	\$ (5,312,756)	18,446.355	\$ 18,446,355	\$ 1,750,714	15,2930	\$ 6,138,228	\$ 3,381,277	\$ -
Crossroads*	\$ 107,929	\$ 110,252	\$ 2,365	4.3%	\$ 4,755,422	3,707,950.0	\$ 473,400,945	\$ 11,400,000	105,7204	\$ 65,335,207	\$ -	\$ -
Edmonton Energy & Technology Park*	\$ 117,691	\$ 122,676	\$ 5,088	8.2%	\$ 13,321,883	516,670.0	\$ 46,655,747	\$ 2,887,500	6,4689	\$ 4,055,165	\$ 632,752	\$ 8,830,021
Maple Ridge & Southeast Industrial†	\$ 25,712	\$ 26,977	\$ 970	8.7%	\$ 3,245,183	679,931.0	\$ -	\$ 180,000	0.0700	\$ 43,260	\$ 7,116	\$ 132,979
Mistatim*	\$ 70,704	\$ 73,377	\$ -	3.8%	\$ 88,982	1,212.4	\$ -	\$ -	0.0000	\$ -	\$ -	\$ -
Place LaRue	\$ 60,006	\$ 61,223	\$ 1,210	4.0%	\$ 1,075,041	46,467.3	\$ 2,362,188	\$ 75,000	0.0000	\$ -	\$ -	\$ -
Poundmaker*	\$ 101,800	\$ 103,947	\$ 8,578	10.5%	\$ 7,115,041	131,147.0	\$ 7,839,346	\$ 1,900,000	4,0984	\$ 262,360	\$ 2,384	\$ -
Plymouth*	\$ 184,455	\$ 187,752	\$ 3,274	3.6%	\$ 7,815,552	175,810.0	\$ 30,163,414	\$ 767,500	5,4910	\$ 3,363,458	\$ -	\$ -
Rampart*	\$ 74,433	\$ 10,978	\$ 63,854	0.5%	\$ 61,577	4,696.2	\$ -	\$ 300,000	0.0000	\$ -	\$ 892,694	\$ -
Sunwepita	\$ 58,936	\$ 59,338	\$ 2,559	5.1%	\$ 7,127,616	735,797.5	\$ 45,973,451	\$ 2,550,000	4,4265	\$ 2,737,425	\$ 151,048	\$ -
Winterburn*	\$ 99,523	\$ 103,773	\$ 3,819	7.8%	\$ 5,987,396.9	5,987,396.9	\$ 659,982,650	\$ 22,865,714	138,5154	\$ 82,289,665	\$ 5,183,933	\$ 8,963,000
City-Wide Industrial Weighted Average	\$ 99,523	\$ 103,773	\$ 3,819	7.8%	\$ 5,987,396.9	5,987,396.9	\$ 659,982,650	\$ 22,865,714	138,5154	\$ 82,289,665	\$ 5,183,933	\$ 8,963,000

* The ARA rates in this particular Catchment have been reduced as per City Policy C562 i.e. the Industrial Infrastructure Cost Sharing Program. Under this Program, the City contributes a portion of its municipal property tax revenue from eligible ARA Catchment areas towards reducing the cost of development assessments.

** These numbers are subject to change. Please reach out to development.coordination@edmonton.ca to obtain the most accurate catchment overexpenditure and trust values.

Land Dedication Rates	2023 Rate (/ha)	2024 Rate (/ha)	Difference from Last Year
SW Quadrant	\$ 741,000	\$ 741,000	0.0%
SE Quadrant	\$ 616,000	\$ 616,000	0.0%
NWWest Quadrant	\$ 616,000	\$ 616,000	0.0%
NE Quadrant	\$ 616,000	\$ 616,000	0.0%
Crossroads	\$ 401,375	\$ 401,375	0.0%

Table 2 - Breakdown of the ARAs collected by the City for 2023 Servicing Agreements - Residential*

Residential Catchment	Cash	Waiver	Offset	Total
Big Lake	\$0	\$1,831,484	\$788,756	\$2,620,240
Castle Downs Extension	\$0	\$0	\$0	\$0
Dechene, Donsdale, Jamieson, & Wedgewood	\$0	\$0	\$0	\$0
Decoteau	\$0	\$9,730,126	\$15,680,624	\$25,410,750
Ebbers and Gorman	\$1,207,723	\$0	\$0	\$1,207,723
Edgemont	\$0	\$0	\$2,412,394.95	\$2,412,395
Ellerslie	\$2,136,836		\$0	\$2,136,836
Goodridge Corners	\$0	\$0	\$0	\$0
Heritage Valley	\$352,982	\$1,867,051.55	\$0	\$2,220,033.20
Horse Hill	\$0	\$0	\$0	\$0
Lake District	\$142,382	\$1,612,095	\$1,995,236	\$3,749,714
Lewis Farms	\$0	\$0	\$51,167,441	\$51,167,441
Palisades	\$0	\$0	\$0	\$0
Pilot Sound	\$0	\$0	\$0	\$0
Riverview	\$549	\$40,449,179	\$32,446,505	\$72,896,233
Southeast ASP	\$2,569,898	\$55,401	\$2588,272	\$5,213,571
Terwillegar Heights	\$0	\$0	\$0	\$0
The Grange	\$1,325,387	\$0	\$0	\$1,325,387
The Meadows	\$1,629,232	\$0	\$0	\$1,629,232
Windermere	\$438,103	\$2,448,120	\$8,444,795	\$11,331,018
Total	\$9,803,092	\$57,993,457	\$115,524,024	\$183,320,573

Table 3 - Breakdown of the ARAs collected by the City for 2023 Servicing Agreements - Commercial/Industrial*

Commercial / Industrial Catchment	Cash	Waiver	Offset	Total
Aurum & Clover Bar	\$142,692.9	\$0	\$0	\$142,693
Crossroads	\$0	\$0	\$0	\$0
Edmonton Energy & Technology Park	\$0	\$0	\$0	\$0
Maple Ridge & Southeast Industrial	\$632,732	\$0	\$0	\$632,732
Mistatim	\$7,116	\$0	\$0	\$7,116
Place LaRue	\$0	\$0	\$0	\$0
Poundmaker	\$0	\$0	\$0	\$0
Pylypow	\$2,384	\$0	\$0	\$2,384
Rampart	\$0	\$0	\$0	\$0
Sunwapta	\$892,684	\$0	\$0	\$892,684
Winterburn	\$151,049	\$0	\$0	\$151,049
Total	\$1,828,658.00	\$0	\$0	\$1,828,658.00

*Note that the numbers above shown in Tables 2 and 3 include GST.

Arterial Facilities claimed in Servicing Agreements executed in 2023

- Eastbound RTB at 137 Avenue NW and Ray Gibbon Drive NW
- Lessard Road NW west of 202 Street NW
- 153 Avenue west of Fraser Way NW
- 122 Street SW from 26 Avenue SW to 28 Avenue SW
- Heritage Valley Trail SW - 32 Avenue SW to 35 Avenue SW
- Roper Road NW west of 34 Street NW
- 66 Street NW north of 167 Avenue NW - Lanes 3 and 4
- 92 Avenue NW from 225 Street NW to 228 Street NW
- 215 Street NW south of Stony Plain Road NW - Lanes 3 and 4
- 17 Street NW - 23 Avenue NW to Silverberry Road NW - Lanes 3 and 4
- Signals at:
 - 153 Avenue NW and Fraser Way NW
 - 25 Avenue SW and Savaryn Drive SW
 - 25 Avenue SW and Shaw Way SW

- 25 Avenue SW from Watt Drive SW to Mattson Drive SW
- 199 Street NW and 23 Avenue NW
- 199 Street NW and Uplands Drive NW
- 17 Street NW and 23 Avenue NW
- 17 Street NW and 16 Avenue NW