



## 2024 ARA Rates

Thursday May 9, 2024

Note that these rates may change over the course of the year as updated costs are made available to the City and/or there is a change to the ARA Bylaw. Please reach out to [development.coordination@edmonton.ca](mailto:development.coordination@edmonton.ca) to obtain the most recent and relevant rates.

Residential Catchments	2024 Core Rate (/ha)	2024 Signal Rate (/ha)
Big Lake	\$ 137,804	\$ 7,536
Castle Downs Extension	\$ 152,949	\$ 10,180
Dechene, Donsdale, Jamieson, & Wedgewood	\$ 11,888	\$ -
Decoteau	\$ 201,254	\$ 7,242
Ebbers and Gorman	\$ 202,062	\$ 6,511
Edgemont	\$ 347,415	\$ 7,492
Ellerslie	\$ 198,554	\$ 8,623
Goodridge Corners	\$ 105,139	\$ 9,374
Heritage Valley	\$ 312,739	\$ 15,117
Horse Hill	\$ 321,765	\$ 8,532
Lake District	\$ 179,261	\$ 16,073
Lewis Farms	\$ 257,416	\$ 30,791
Palisades	\$ 63,763	\$ 53,874
Pilot Sound	\$ 269,199	\$ 27,182
Riverview	\$ 201,568	\$ 8,351
Southeast ASP	\$ 223,119	\$ 11,023
Terwillegar Heights	\$ 52,391	\$ -
The Grange	\$ 294,119	\$ 44,681
The Meadows	\$ 326,895	\$ 17,941
Windermere	\$ 257,259	\$ 11,422
<b>City-Wide Residential Weighted Average</b>	<b>\$ 242,024</b>	<b>\$ 18,894</b>

Commercial / Industrial Catchments	2024 Core Rate (/ha)	2024 Signal Rate (/ha)
Aurum & Clover Bar*	\$ 116,729	\$ 3,597
Crossroads*	\$ 43,521	\$ 4,353
Edmonton Energy & Technology Park*	\$ 110,252	\$ 2,306
Maple Ridge & Southeast Industrial*	\$ 122,676	\$ 5,008
Mistatim*	\$ 26,977	\$ 970
Place LaRue	\$ 73,377	\$ -
Poundmaker*	\$ 61,223	\$ 1,210
Pylypow*	\$ 103,947	\$ 8,578
Rampart*	\$ 187,752	\$ 3,274
Sunwapta	\$ 10,978	\$ 63,854
Winterburn*	\$ 59,338	\$ 2,599
<b>City-Wide Industrial Weighted Average</b>	<b>\$ 103,773</b>	<b>\$ 3,819</b>

\* The ARA rates in this particular Catchment have been reduced as per City Policy C592 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.

<b>Land Dedication Rates</b>	<b>2024 Rate (/ha)</b>
<b>SW Quadrant</b>	<b>\$ 741,000</b>
<b>SE Quadrant</b>	<b>\$ 618,000</b>
<b>NW/West Quadrant</b>	<b>\$ 618,000</b>
<b>NE Quadrant</b>	<b>\$ 618,000</b>
<b>Crossroads</b>	<b>\$ 401,375</b>