



**Development Charges Rates
January 1, 2021**

RESIDENTIAL	Unit Based Rates (\$/unit)			
	Single/Semi	Multiple Dwelling Unit	Large Apt.*	Small Apt.*
City-wide Hard	\$21,313	\$16,299	\$12,765	\$9,384
City-wide Soft	\$17,058	\$13,046	\$10,216	\$7,512
York Region Hard	\$57,166	\$46,017	\$33,443	\$24,432
York Region General	\$6,427	\$5,175	\$3,760	\$2,748
Go Transit	\$384	\$302	\$222	\$141
Public School	\$6,016	\$6,016	\$6,016	\$6,016
Separate School	\$1,463	\$1,463	\$1,463	\$1,463
Total Unit Costs	\$109,827	\$88,318	\$67,885	\$51,696

*Large Apt: 700sq. ft. and greater'; Small Apt. <700sq. ft.

NON-RESIDENTIAL	GFA Based (\$/m ²) Rates				
	Industrial Office Institutional (IOI)	Retail	Hotel	Mixed Use Retail	Mixed Use IOI
City-wide Hard	\$108.56	\$142.13	\$142.13	\$69.24	\$69.24
City-wide Soft	\$12.77	\$16.74	\$16.74	\$8.16	\$8.16
York Region	\$253.71	\$610.42	\$119.60	\$610.42	\$253.71
Public School	\$10.76	\$10.76	\$10.76	\$10.76	\$10.76
Separate School	\$2.05	\$2.05	\$2.05	\$2.05	\$2.05
	\$387.85	\$782.10	\$291.28	\$700.63	\$343.92

AREA-SPECIFIC	Area No.	Rate	By- Law No.
	Yonge Steeles Corridor	1B	\$1,430,903
Armadale	5	\$13,321	2017-119
Armadale NE	7	\$19,098	2017-120
PD 1-7	9	\$1,447,253	2017-121
Rodick / Miller Road Planning District	17	\$698,405	2017-122
Buttonville Airport	18	\$174,619	2017-123
Mount Joy	23	\$189,908	2017-124
South Unionville - Helen Avenue	42A-1	\$184,827	2017-125
Markham Centre	42B	\$8,914	2017-126
Markham Centre - Clegg	42B-2	\$185,352	2017-127
Markham Centre - Hotel	42B-4	\$1,013,035	2017-128
Markham Centre - South Hwy 7	42B-6	\$1,468,928	2017-129
Markham Centre - Sciberras	42B-8	\$1,672,846	2017-130
Markham Centre - East Precinct	42B-9	\$266,173	2017-131
Cathedral	46	\$11,549	2017-132
York Downs	47B	\$27,734	2017-133
404 North Employment Lands	49	\$70,605	2017-134
Future Urban Area	50A	\$14,753	2017-135
Future Urban Area - Robinson Glen	50A-2	\$686	2017-136