



**Development Charges Rates
June 6, 2024**

RESIDENTIAL	Unit Based Rates (\$/unit)			
	Single/Semi	Multiple Dwelling Unit	Large Apt.*	Small Apt.*
City-wide Hard	\$38,564	\$29,894	\$23,527	\$16,528
City-wide Soft	\$33,249	\$25,776	\$20,286	\$14,253
York Region Hard	\$62,657	\$52,130	\$40,456	\$26,312
York Region General	\$22,862	\$19,020	\$14,760	\$9,600
Go Transit	\$420	\$330	\$243	\$153
Public School	\$6,964	\$6,964	\$6,964	\$6,964
Separate School	\$1,463	\$1,463	\$1,463	\$1,463
Total Unit Costs	\$166,179	\$135,577	\$107,699	\$75,273

*Large Apt: 700sq. ft. and greater¹; 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	\$214.20	\$266.96	\$266.96	\$130.07	\$130.07
City-wide Soft	\$23.08	\$28.81	\$28.81	\$13.82	\$13.82
York Region	\$294.95	\$732.70	\$131.75	\$732.70	\$294.95
Public School	\$12.38	\$12.38	\$12.38	\$12.38	\$12.38
Separate School	\$2.37	\$2.37	\$2.37	\$2.37	\$2.37
	\$546.98	\$1,043.22	\$442.27	\$891.34	\$453.59

AREA-SPECIFIC	Area No.	Rate	By- Law No.
Yonge Steeles Corridor	1B	\$1,809,564	2022-51
Armadale	5	\$10,924	2022-52
Armadale NE	7	\$19,104	2022-53
PD 1-7	9	\$908,535	2022-54
Rodick / Miller Road Planning District	17	\$817,459	2022-55
Mount Joy	23	\$213,759	2022-56
South Unionville - Helen Avenue	42A-1	\$217,771	2022-57
Markham Centre	42B	\$9,862	2022-58
Markham Centre - Clegg	42B-2	\$208,521	2022-59
Markham Centre - Hotel	42B-4	\$1,104,814	2022-60
Markham Centre - South Hwy 7	42B-6	\$1,525,494	2022-61
Markham Centre - Sciberras	42B-8	\$1,837,705	2022-62
Markham Centre - East Precinct	42B-9	\$291,592	2022-63
Cathedral	46	\$11,745	2022-64
York Downs	47B	\$10,125	2022-65
404 North Employment Lands	49	\$22,405	2022-66
Future Urban Area	50A	\$14,575	2022-67
Future Urban Area - Employment Block	50A-1	\$142,859	2022-68
Future Urban Area - Robinson Glen	50A-2	\$21,400	2022-69
Future Urban Area - Berczy Glen Block	50A-3	\$251,687	2022-70
Future Urban Area - Angus Glen Block	50A-4	\$86,713	2022-71
Future Urban Area - Robinson Glen - South Block	50A-5	\$59,495	2022-72