



**Development Charges Rates
November 8, 2024**

RESIDENTIAL	Unit Based Rates (\$/unit)			
	Single/Semi	Multiple Dwelling Unit	Large Apt.*	Small Apt.*
City-wide Hard	\$39,451	\$30,582	\$24,068	\$16,908
City-wide Soft	\$34,014	\$26,369	\$20,753	\$14,581
York Region Hard	\$65,527	\$54,517	\$42,309	\$27,516
York Region General	\$23,908	\$19,892	\$15,436	\$10,039
Go Transit	\$433	\$340	\$250	\$158
Public School	\$7,312	\$7,312	\$7,312	\$7,312
Separate School	\$872	\$872	\$872	\$872
Total Unit Costs	\$171,517	\$139,884	\$111,000	\$77,386

*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	\$219.13	\$273.10	\$273.10	\$133.06	\$133.06
City-wide Soft	\$23.61	\$29.47	\$29.47	\$14.14	\$14.14
York Region	\$308.40	\$766.38	\$137.78	\$766.38	\$308.40
Public School	\$13.46	\$13.46	\$13.46	\$13.46	\$13.46
Separate School	\$2.91	\$2.91	\$2.91	\$2.91	\$2.91
	\$567.51	\$1,085.32	\$456.72	\$929.95	\$471.97

AREA-SPECIFIC	Area No.	Rate	By- Law No.
Yonge Steeles Corridor	1B	\$1,851,184	2022-51
Armadale	5	\$11,175	2022-52
Armadale NE	7	\$19,543	2022-53
PD 1-7	9	\$929,431	2022-54
Rodick / Miller Road Planning District	17	\$836,261	2022-55
Mount Joy	23	\$218,675	2022-56
South Unionville - Helen Avenue	42A-1	\$222,780	2022-57
Markham Centre	42B	\$10,089	2022-58
Markham Centre - Clegg	42B-2	\$213,317	2022-59
Markham Centre - Hotel	42B-4	\$1,130,225	2022-60
Markham Centre - South Hwy 7	42B-6	\$1,560,580	2022-61
Markham Centre - Sciberras	42B-8	\$1,879,972	2022-62
Markham Centre - East Precinct	42B-9	\$298,299	2022-63
Cathedral	46	\$12,015	2022-64
York Downs	47B	\$10,358	2022-65
404 North Employment Lands	49	\$22,920	2022-66
Future Urban Area	50A	\$14,910	2022-67
Future Urban Area - Employment Block	50A-1	\$146,145	2022-68
Future Urban Area - Robinson Glen	50A-2	\$21,892	2022-69
Future Urban Area - Berczy Glen Block	50A-3	\$257,476	2022-70
Future Urban Area - Angus Glen Block	50A-4	\$88,707	2022-71
Future Urban Area - Robinson Glen - South Block	50A-5	\$60,863	2022-72