

Applicants should visit the City's website ([toronto.ca/planning/greendevlopment.htm](http://toronto.ca/planning/greendevlopment.htm)), or consult with City Planning staff by phone at 416-392-0191, to learn more about the Tier 2 requirements of the Toronto Green Standard Program. The program will be implemented in September 2009.

## Redevelopment

A reduction in the development charge payable may apply if, as a result of redevelopment, a demolition permit is issued within 36 months of the submission of a complete building permit application or a building or structure is converted from one use to another use on the same land. A summary of the City of Toronto's policy with respect to redevelopment is provided below; however, interested parties should contact the Toronto Building Division and refer to the Bylaw for a further explanation and specific requirements.

Type of redevelopment		Redevelopment reduction <sup>1</sup>
From	To	
Residential	Residential or Non-residential	Reduction based on the number and type of units demolished or converted
	Residential	No reduction
Non-residential	Non-residential	Reduction based on the amount of "chargeable" <sup>2</sup> non-residential gross floor area demolished or converted

### Notes:

- (1) The amount of the reduction will not exceed the development charge payable.
- (2) "Chargeable" means demolished or converted gross floor area that would, if newly constructed, be required to pay development charges.

## Statement of the Treasurer

The Statement of the Treasurer includes information on the opening and closing balances of the development charges reserve funds for the previous year, as well as the details on the reserve fund transactions (revenues and expenditures). The Statement of the Treasurer can be viewed at the Office of the City Clerk during regular business hours.

## Education Development Charges

Education development charges may also apply to your project. The City of Toronto collects education development charges on behalf of the Toronto Catholic District School Board. If you have any questions on education development charges, please contact Peter Kole, Toronto Catholic District School Board at 416-222-8282 x2273, [peter.kole@tcdsb.org](mailto:peter.kole@tcdsb.org) or visit the Toronto Catholic District School Board website at [tcdsb.org](http://tcdsb.org).

## More Information

For more information on your building permit application, including the calculation and payment of development charges, please contact the Toronto Building Division at:

<b>Etobicoke York District</b>	399 The West Mall	416-394-8002
<b>North York District</b>	5100 Yonge Street	416-395-7000
<b>Scarborough District</b>	150 Borough Drive	416-396-7526
<b>Toronto and East York District</b>	100 Queen Street West	416-392-7501

## Why Build in Toronto?

- With a population of 2.7 million, Toronto is Canada's largest city and is the heart of the fifth largest city region in North America.
- Toronto's labour force (1.4 million people) is very well-educated and multi-lingual.
- More than a third of residents have a university degree and over 50% have at least a community college diploma.
- Toronto is the financial and business capital of Canada.
- More large Canadian corporations are headquartered here than in any other Canadian city. Forty percent of Canadian companies on Fortune's Global 500 are in Toronto.
- The Toronto Stock Exchange is the third largest stock exchange in North America and the seventh largest in the world based on market capitalization.
- Toronto is the cultural and media capital of English Canada.
- It is the third largest English language, live theatre market in the world and offers world class ballet, opera and symphony as well as six professional sports teams. No wonder, Toronto is Canada's number one tourist destination.
- Toronto is also a major global centre for research, higher education and specialized health care.
- Toronto is a safe and vibrant city. It has North America's largest public transit system after New York City and is served by the largest airport in Canada.
- Toronto has one of the best telecommunications networks in the world, with one of the highest percentage of fibre optic cable installed, and more wireless phones per capita, than anywhere in North America.

For more information about investing in Toronto, visit: [toronto.ca/business](http://toronto.ca/business).

# City of Toronto DEVELOPMENT CHARGES

This pamphlet provides information about the City of Toronto's development charges bylaw.



The following information is intended only as a guide to the City of Toronto's development charge policies. Please review Bylaw 275-2009 and consult with the Toronto Building Division to determine the charges that may apply for specific land development proposals.

### What are development charges?

Development charges are charges imposed on land development or redevelopment projects. The revenue from these charges is an important capital financing source used by most Ontario municipalities. The charges help pay for capital costs of infrastructure related to new development.

### Background

City of Toronto Council adopted Development Charge Bylaw 275-2009 on February 25, 2009. This Bylaw came into effect on May 1, 2009. A copy of the Bylaw is available from the Office of the City Clerk during regular business hours or from the City's website at [toronto.ca](http://toronto.ca).

### What do development charges fund?

Development charges are used to fund growth-related capital costs associated with the following City services:

- Child care
- Civic improvements
- Development-related studies
- Emergency medical services
- Fire
- Health
- Library
- Parks and recreation
- Pedestrian infrastructure
- Police
- Roads and related
- Sanitary sewer

- Spadina Subway extension
- Storm water management
- Subsidized housing
- Transit
- Water

### Is my project subject to a development charge?

You may be required to pay development charges for land development projects if you are:

- Constructing a new building
- Making an addition or alteration to an existing building which increases the number of residential units or non-residential gross floor area
- Redeveloping a property or making interior alterations which results in a change of use to all or part of a building.

### When are development charges payable?

Development charges are generally calculated, payable and collected on the date an above grade building permit is issued.

### Indexing and Phase-in

The development charge rates are indexed on the first day of February of each year using the most recent annual change in the Statistics Canada Quarterly Capital Expenditure Price Statistics, Catalogue Number 62-007-X, as prescribed by the *Development Charges Act, 1997*.

Except for an annual indexing adjustment, the City of Toronto has frozen the development charge rates at the 2009 levels until January 31, 2011. Commencing on February 1, 2011, and annually thereafter, the increase in the adopted charges will be phased in over a period of four years depending on the level of residential development activity occurring in the City of Toronto. Please review the Bylaw for further details.

### Exemptions

Certain exemptions may apply to your project including exemptions prescribed by the *Development Charges Act, 1997* and exemptions approved by City of Toronto Council. Please refer to the Bylaw or consult with City staff for more details. The following is a list of the potential exemptions:

- Industrial uses (as defined in the Bylaw)
- Buildings owned by and used for a college or university
- Buildings used for a public hospital, place of worship, cemetery or burial ground
- Buildings approved for a grant under the Imagination, Manufacturing, Innovation and Technology Financial Incentives Program (subject to an agreement)
- Accessory uses not exceeding 10 square metres
- Temporary residential sales offices or pavilions
- Temporary buildings or structures not exceeding eight months
- Land owned by and used for the City or a board of education
- Non-profit housing (as defined in the Bylaw)
- Enlargement of an existing dwelling unit
- The creation of up to two additional dwelling units in an existing residential building depending on the type of the existing residential building, and provided that the new unit(s) are smaller than any existing unit, subject to certain restrictions
- Dwelling units qualifying for the Residential Rehabilitation Assistance Program
- Dwelling rooms within a rooming house
- Land subject to a written agreement that expressly exempts the land from development charges.

In addition to the above, projects meeting all of the Tier 2 requirements of the Toronto Green Standard Program (as certified by the City), are eligible for a 20 percent refund of the development charges paid.

<b>Schedule of Development Charges</b>	
<b>The most up to date Schedule of Development Charges is available by contacting the Toronto Building Division. The latest Schedule is also accessible on the City of Toronto's website at <a href="http://toronto.ca/finance/dev_charges.htm">toronto.ca/finance/dev_charges.htm</a>.</b>	
<b>Category</b>	<b>May 1, 2009 to January 31, 2010<sup>1</sup></b>
<b>Residential (per unit)</b>	
Single Detached and Semi-detached Dwelling	\$12,366.00
Multiple Dwelling Unit <sup>2</sup>	\$9,841.00
Apartment Unit – Two Bedroom and Larger	\$8,021.00
Apartment Unit – One Bedroom and Bachelor Unit	\$4,985.00
Dwelling Room	\$3,195.00
<b>Non-residential (per s. m. of gross floor area)<sup>3</sup></b>	
Industrial Uses	No charge
Other Non-residential Uses (Ground Floor only)	\$99.30
<b>Notes:</b>	
(1) The development charge rates are subject to change due to indexing, phase-in or amendment to the Bylaw.	
(2) Multiple Dwelling Units smaller than 55 sq. m. pay the Apartment Unit rate.	
(3) The non-residential development charge applies only to the Non-residential Gross Floor Area that is located on the Ground Floor (as defined in the Bylaw).	