

**CITY OF TORONTO
BYLAW 1347-2013**

**RESIDENTIAL DEVELOPMENT CHARGES RATES
EFFECTIVE FEBRUARY 1, 2015**

\$ PER DWELLING UNIT OR DWELLING ROOM

Service	Residential Charge By Unit Type					
	Singles & Semis	Multiples 2+ Bedrooms	Multiples 1 Bedroom and Bach.	Apartments 2 Bedrooms and Larger	Apartments 1 Bedroom and Bach.	Dwelling Room
Spadina Subway Extension	2,434	2,034	1,383	1,508	1,042	651
Transit (balance)	7,964	6,655	4,526	4,935	3,411	2,131
Parks and Recreation	4,937	4,126	2,806	3,059	2,114	1,321
Library	1,386	1,158	788	859	593	371
Subsidized Housing	1,116	933	634	692	478	299
Police	647	541	368	401	277	173
Fire	302	253	172	187	130	81
Emergency Medical Services	170	142	97	106	73	46
Development-related Studies	232	194	132	144	99	62
Civic Improvements	188	157	107	116	80	50
Child Care	331	277	188	205	142	89
Health	52	44	30	32	22	14
Pedestrian Infrastructure	61	51	35	38	26	16
Subtotal General Services	19,820	16,565	11,266	12,282	8,487	5,304
Roads and Related	4,115	3,439	2,339	2,550	1,762	1,101
Water	3,355	2,803	1,907	2,079	1,437	898
Sanitary Sewer	2,529	2,113	1,437	1,567	1,083	677
Storm Water Management	675	564	383	418	289	181
Subtotal Engineered Services	10,674	8,919	6,066	6,614	4,571	2,857
TOTAL CHARGE PER UNIT	30,494	25,483	17,331	18,896	13,059	8,160

* ALL RATES ARE SUBJECT TO ADJUSTMENT FOR INDEXING AND PHASE-IN IN ACCORDANCE WITH THE BYLAW

** FIGURES MAY NOT TOTAL DUE TO ROUNDING

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**NON-RESIDENTIAL DEVELOPMENT CHARGES RATES
EFFECTIVE FEBRUARY 1, 2015**

\$ PER SQUARE METRE OF NON-RESIDENTIAL FLOOR AREA

Service	Non-residential Charge per m²
Spadina Subway Extension	16.78
Transit (balance)	55.73
Parks and Recreation	3.65
Library	1.02
Subsidized Housing	-
Police	4.53
Fire	2.13
Emergency Medical Services	1.21
Development-related Studies	1.64
Civic Improvements	1.31
Child Care	2.31
Health	0.37
Pedestrian Infrastructure	3.43
Subtotal General Services	94.11
Roads and Related	28.64
Water	23.32
Sanitary Sewer	17.58
Storm Water Management	4.69
Subtotal Engineered Services	74.23
TOTAL CHARGE PER SQ.M.	168.34

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**TORONTO GREEN STANDARD PROGRAM – TIER 2 CAP
EFFECTIVE FEBRUARY 1, 2015**

Type	Development Charge
Residential (\$ per dwelling unit or dwelling room)	
Single detached and semi-detached	4,355
Apartment- two bedroom and larger	2,779
Apartment- one bedroom and bachelor	1,895
Multiple (all multiples)	3,532
Dwelling room	1,177
Non-Residential Use (\$ per square metre)	32.13

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