

# City of Toronto Development Charges

This pamphlet provides an overview of development charges in the City of Toronto and is intended to be used as a guide. Applicants should review the Development Charges By-law and the *Development Charges Act, 1997* and consult with Toronto Building staff for charges that may apply to specific land development projects.



## Purpose of Development Charges

Development charges are imposed on land development and redevelopment projects to help pay for the capital costs of infrastructure that is needed to service new development.

## Background

On October 11, 2013, City of Toronto Council passed Development Charges By-law 1347-2013 (the By-law) in accordance with the *Development Charges Act, 1997* (the Act). The By-law came into force on November 1, 2013 and imposes development charges on all new developments (residential and non-residential lands, buildings or structures) within the City of Toronto.

## When Are Development Charges Payable?

Development charges imposed under the By-law are calculated, payable and collected on the date that an above grade building permit under the *Building Code Act* is issued in relation to a building or structure on the land to which the development charge applies.

Where a development charge applies to land in relation to which a building permit is required, no building permit will be issued until the development charge has been paid in full.

## Services Included

Development charges help pay for growth-related capital costs for the following municipal services:

- Spadina Subway Extension
- Transit
- Roads and Related
- Water
- Sanitary Sewer
- Storm Water Management
- Parks and Recreation
- Library
- Subsidized Housing
- Police
- Fire
- Emergency Medical Services
- Development-Related Studies
- Civic Improvements
- Child Care
- Health
- Pedestrian Infrastructure

## Is My Project Subject to Development Charges?

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

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

## Statement of the Treasurer

The Treasurer's Annual Statement, identifying opening and closing balances and development charges reserve fund transactions during the year, may be viewed by the public at [toronto.ca](http://toronto.ca) or in the offices of the City Clerk at 100 Queen Street West, Toronto, Ontario, during regular business hours.

## Indexing and Phase-in

Development charges imposed under the By-law are adjusted annually, without an amendment to the By-law on February 1 of each year, commencing February 1, 2014, in accordance with the most recent annual change in the Statistics Canada Quarterly Capital Expenditure Price Statistics, Catalogue Number 62-007-X.

Adopted development charges rates will be phased-in over the period November 1, 2013 to February 1, 2016. Consult the By-law for details.

## Exemptions

Exemptions provided in the By-law and/or the Act include:

- Industrial uses, as defined
- Non-profit housing, as defined
- The City or a local board thereof as defined in the Act
- A board of education
- The creation of an additional dwelling unit, under the restrictions of 2 (3) (b) of the Act

- Land, buildings or structures used or to be used for a public hospital receiving aid under the *Public Hospitals Act*
- Land, buildings or structures owned by and used, or to be used, for a college or university as defined in section 171.1 of the *Education Act*
- Land, buildings or structures used or to be used for a place of worship, as defined, or for the purpose of a cemetery or burial ground
- Temporary sales offices or pavilions associated with the sale of new residential development to the public
- Land, buildings or structures for which the City has given final approval for a grant under the Imagination, Manufacturing, Innovation and Technology Financial Incentives Program adopted pursuant to a Community Improvement Plan within a Community Improvement Plan Area, as designated under section 28 of the Planning Act
- Accessory uses not greater than 10 square metres
- Dwelling rooms within a rooming house

Consult the By-law and the Act for the full list of exemptions.

## Education Development Charges

The City of Toronto collects education development charges on behalf of the Toronto Catholic District School Board (TCDSB), as required by the Education Act. The TCDSB is responsible for setting the education development charge rates and applicable policies. Please review the Education Development Charges By-law at [tcdsb.org](http://tcdsb.org)

## Note

If there is any discrepancy between this pamphlet and the By-Law, the By-Law prevails.

Residential Development Charges – Effective November 1, 2013

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	\$1,549	\$1,253	\$667	\$991	\$667	\$416
Transit (balance)	\$5,069	\$4,099	\$2,181	\$3,242	\$2,181	\$1,361
Parks and Recreation	\$3,142	\$2,541	\$1,352	\$2,010	\$1,352	\$844
Library	\$882	\$713	\$380	\$564	\$380	\$237
Subsidized Housing	\$711	\$574	\$306	\$454	\$306	\$191
Police	\$412	\$333	\$177	\$263	\$177	\$111
Fire	\$193	\$156	\$83	\$123	\$83	\$52
Emergency Medical Services	\$108	\$88	\$47	\$69	\$47	\$29
Development-related Studies	\$148	\$119	\$64	\$94	\$64	\$40
Civic Improvements	\$120	\$97	\$52	\$77	\$52	\$32
Child Care	\$211	\$170	\$91	\$135	\$91	\$57
Health	\$33	\$27	\$14	\$21	\$14	\$9
Pedestrian Infrastructure	\$39	\$31	\$17	\$25	\$17	\$10
Subtotal General Services	\$12,617	\$10,201	\$5,431	\$8,068	\$5,431	\$3,389
Roads and Related	\$2,620	\$2,118	\$1,128	\$1,675	\$1,128	\$703
Water	\$2,136	\$1,727	\$919	\$1,365	\$919	\$573
Sanitary Sewer	\$1,610	\$1,302	\$693	\$1,029	\$693	\$432
Storm Water Management	\$429	\$347	\$185	\$275	\$185	\$115
Subtotal Engineered Services	\$6,795	\$5,494	\$2,925	\$4,344	\$2,925	\$1,823
TOTAL CHARGE PER UNIT	\$19,412	\$15,695	\$8,356	\$12,412	\$8,356	\$5,212

Note: See below.

Non-Residential Development Charges – Effective November 1, 2013

Service	Non-Residential Charge per Square Metre
Spadina Subway Extension	\$14.07
Transit (balance)	\$46.74
Parks and Recreation	\$3.06
Library	\$0.86
Subsidized Housing	\$0.00
Police	\$3.80
Fire	\$1.78
Emergency Medical Services	\$1.01
Development-related Studies	\$1.37
Civic Improvements	\$1.10
Child Care	\$1.94
Health	\$0.31
Pedestrian Infrastructure	\$2.87
Subtotal General Services	\$78.91
Roads and Related	\$24.03
Water	\$19.55
Sanitary Sewer	\$14.74
Storm Water Management	\$3.93
Subtotal Engineered Services	\$62.25
TOTAL CHARGE PER SQ.M.	\$141.16

Note:

- (1) The development charges described above shall be adjusted for indexing and phase-in.  
The current development charge rates are available on the City of Toronto website  
(toronto.ca/devcharges) or by contacting Toronto Building Division.
- (2) Non-residential development charges apply only to the non-residential gross floor area  
that is located on the ground floor, as defined.

Why Build in Toronto?

- With a population of 2.8 million, Toronto is Canada’s largest city and is the heart of the fifth largest city region in North America.
- The City of Toronto, with 23% of Ontario’s jobs, accounts for 34% of new jobs in Ontario advertised on the Internet (Wanted Analytics, 12 month average, Oct 2013).
- One-quarter of Canada’s population is located within 160 km (100 mi.) of the City and more than 60% of the population of the United States of America is within a 90-minute flight.
- Toronto’s labour force (1.5 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. Sixty percent of Canadian companies in Fortune’s Global 500 are in Toronto.
- The Toronto Stock Exchange is the third largest stock exchange in North America and the eighth 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.
- Toronto is Canada’s number one tourist destination.
- Toronto is 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 Mexico City and is served by the largest airport in Canada.
- For more information about investing in Toronto, visit [toronto.ca/business](http://toronto.ca/business).

Contact Information

- For more information, please contact  
Toronto Building at:
- North York District  
5100 Yonge Street ..... 416-395-7000
- Toronto and East York District  
100 Queen Street West .... 416-392-7539
- Scarborough District  
150 Borough Drive ..... 416-396-7526
- Etobicoke District  
399 The West Mall ..... 416-394-8002