

CITY OF TORONTO

RESIDENTIAL DEVELOPMENT CHARGES RATES  
\$ PER DWELLING UNIT OR DWELLING ROOM

EFFECTIVE NOVEMBER 1, 2019

Service	Residential Charge By Unit Type (1)						Percentage of Charge
	Singles & Semis	Multiples 2+ Bedrooms	Multiples 1 Bed and Bach.	Apartment s 2+ Bedrooms	Apartment s 1 Bed and Bach.	Dwelling Room	
Spadina Subway Extension	\$2,648	\$2,194	\$1,155	\$1,559	\$1,026	\$717	3.45%
Transit (balance)	\$26,610	\$22,046	\$11,600	\$15,668	\$10,307	\$7,201	34.64%
Parks and Recreation	\$10,082	\$8,351	\$4,395	\$5,936	\$3,905	\$2,728	13.12%
Library	\$1,910	\$1,582	\$833	\$1,124	\$740	\$517	2.49%
Subsidized Housing	\$4,912	\$4,068	\$2,141	\$2,892	\$1,902	\$1,329	6.39%
Shelter	\$772	\$640	\$337	\$455	\$299	\$209	1.01%
Police	\$1,085	\$899	\$473	\$639	\$420	\$294	1.41%
Fire	\$459	\$380	\$200	\$270	\$178	\$124	0.60%
Paramedic Services	\$469	\$388	\$204	\$276	\$182	\$127	0.61%
Development-related Studies	\$493	\$408	\$215	\$290	\$191	\$133	0.64%
Civic Improvements	\$256	\$212	\$112	\$151	\$99	\$69	0.33%
Child Care	\$736	\$609	\$321	\$433	\$285	\$199	0.96%
Health	\$9	\$7	\$4	\$5	\$3	\$2	0.01%
Pedestrian Infrastructure	\$52	\$43	\$23	\$31	\$20	\$14	0.07%
<b>Subtotal General Services</b>	<b>\$50,493</b>	<b>\$41,827</b>	<b>\$22,013</b>	<b>\$29,729</b>	<b>\$19,557</b>	<b>\$13,663</b>	<b>65.7%</b>
Roads and Related	\$11,982	\$9,925	\$5,223	\$7,054	\$4,641	\$3,242	15.60%
Water	\$4,962	\$4,110	\$2,163	\$2,921	\$1,922	\$1,343	6.46%
Sanitary Sewer	\$7,268	\$6,020	\$3,168	\$4,279	\$2,815	\$1,967	9.46%
Storm Water Management	\$2,125	\$1,760	\$926	\$1,251	\$823	\$575	2.77%
<b>Subtotal Engineered Services</b>	<b>\$26,337</b>	<b>\$21,815</b>	<b>\$11,480</b>	<b>\$15,505</b>	<b>\$10,201</b>	<b>\$7,127</b>	<b>34.3%</b>
<b>TOTAL CHARGE PER UNIT</b>	<b>\$76,830</b>	<b>\$63,642</b>	<b>\$33,493</b>	<b>\$45,234</b>	<b>\$29,758</b>	<b>\$20,790</b>	<b>100.0%</b>

**CITY OF TORONTO**  
**NON-RESIDENTIAL DEVELOPMENT CHARGES RATES**  
**\$ PER SQUARE METRE**  
**Effective November 1, 2019**

<b>Service</b>	<b>Development Charge</b>	<b>Percentage of Charge</b>
Spadina Subway Extension	\$16.75	4.29%
Transit (balance)	\$167.97	42.98%
Parks and Recreation	\$8.01	2.05%
Library	\$1.50	0.38%
Subsidized Housing	\$0.00	0.00%
Shelter	\$0.00	0.00%
Police	\$6.85	1.75%
Fire	\$2.90	0.74%
Paramedic Services	\$2.97	0.76%
Development-related Studies	\$3.12	0.80%
Civic Improvements	\$1.62	0.41%
Child Care	\$4.65	1.19%
Health	\$0.05	0.01%
Pedestrian Infrastructure	\$3.22	0.83%
<b>Subtotal General Services</b>	<b>\$219.61</b>	<b>56.19%</b>
Roads and Related	\$77.66	19.87%
Water	\$32.86	8.41%
Sanitary Sewer	\$47.02	12.03%
Storm Water Management	\$13.68	3.50%
<b>Subtotal Engineered Services</b>	<b>\$171.22</b>	<b>43.81%</b>
<b>TOTAL CHARGE PER SQUARE METRE</b>	<b>\$390.82</b>	<b>100.00%</b>

NOTE: Non-residential development charges are applicable to the non-residential gross floor area located on the ground floor only.