

CITY OF TORONTO

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

EFFECTIVE NOVEMBER 1, 2020

Service	Residential Charge By Unit Type						Percentage of Charge
	Singles & Semis	Multiples 2+ Bedrooms	Multiples 1 Bed and Bach.	Apartments 2+ Bedrooms	Apartments 1 Bed and Bach.	Dwelling Room	
Spadina Subway Extension	\$2,733	\$2,259	\$1,133	\$1,600	\$1,044	\$741	3.13%
Transit (balance)	\$30,473	\$25,188	\$12,636	\$17,839	\$11,643	\$8,256	34.91%
Parks and Recreation	\$11,224	\$9,277	\$4,654	\$6,570	\$4,289	\$3,042	12.86%
Library	\$1,970	\$1,629	\$817	\$1,153	\$753	\$534	2.26%
Subsidized Housing	\$5,915	\$4,889	\$2,453	\$3,462	\$2,260	\$1,603	6.78%
Shelter	\$991	\$819	\$411	\$580	\$379	\$269	1.13%
Police	\$1,167	\$965	\$484	\$683	\$446	\$316	1.34%
Fire	\$483	\$399	\$200	\$283	\$185	\$131	0.55%
Paramedic Services	\$543	\$449	\$225	\$318	\$207	\$147	0.62%
Development-related Studies	\$552	\$456	\$229	\$323	\$211	\$150	0.63%
Civic Improvements	\$264	\$218	\$109	\$155	\$101	\$72	0.30%
Child Care	\$829	\$685	\$344	\$485	\$317	\$225	0.95%
Health	\$9	\$8	\$4	\$5	\$4	\$3	0.01%
Pedestrian Infrastructure	\$54	\$45	\$22	\$32	\$21	\$15	0.06%
Subtotal General Services	\$57,207	\$47,286	\$23,721	\$33,488	\$21,860	\$15,504	65.5%
Roads and Related	\$13,947	\$11,528	\$5,783	\$8,164	\$5,329	\$3,780	15.98%
Water	\$5,203	\$4,301	\$2,157	\$3,046	\$1,988	\$1,410	5.96%
Sanitary Sewer	\$8,449	\$6,983	\$3,503	\$4,946	\$3,228	\$2,290	9.68%
Storm Water Management	\$2,493	\$2,060	\$1,034	\$1,459	\$953	\$676	2.86%
Subtotal Engineered Services	\$30,092	\$24,872	\$12,477	\$17,615	\$11,498	\$8,156	34.5%
TOTAL CHARGE PER UNIT	\$87,299	\$72,158	\$36,198	\$51,103	\$33,358	\$23,660	100.0%

CITY OF TORONTO

NON-RESIDENTIAL DEVELOPMENT CHARGES RATES
\$ PER SQUARE METRE

EFFECTIVE NOVEMBER 1, 2020

Service	Development Charge	Percentage of Charge
Spadina Subway Extension	\$17.18	3.88%
Transit (balance)	\$191.90	43.31%
Parks and Recreation	\$9.11	2.06%
Library	\$1.60	0.36%
Subsidized Housing	\$0.00	0.00%
Shelter	\$0.00	0.00%
Police	\$7.36	1.66%
Fire	\$3.05	0.69%
Paramedic Services	\$3.42	0.77%
Development-related Studies	\$3.48	0.79%
Civic Improvements	\$1.66	0.38%
Child Care	\$5.22	1.18%
Health	\$0.05	0.01%
Pedestrian Infrastructure	\$3.31	0.75%
Subtotal General Services	\$247.34	55.83%
Roads and Related	\$90.29	20.38%
Water	\$34.81	7.86%
Sanitary Sewer	\$54.59	12.32%
Storm Water Management	\$16.01	3.61%
Subtotal Engineered Services	\$195.70	44.17%
TOTAL CHARGE PER SQUARE METRE	\$443.04	100.00%

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