

**CITY OF TORONTO**

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

**EFFECTIVE NOVEMBER 1, 2021**

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	\$2,942	\$2,431	\$1,220	\$1,722	\$1,124	\$797	3.13%
Transit (balance)	\$32,805	\$27,115	\$13,603	\$19,202	\$12,535	\$8,890	34.91%
Parks and Recreation	\$12,083	\$9,987	\$5,010	\$7,073	\$4,617	\$3,275	12.86%
Library	\$2,121	\$1,753	\$880	\$1,242	\$811	\$575	2.26%
Subsidized Housing	\$6,368	\$5,263	\$2,640	\$3,727	\$2,433	\$1,726	6.78%
Shelter	\$1,067	\$882	\$442	\$624	\$408	\$289	1.13%
Police	\$1,257	\$1,039	\$521	\$736	\$480	\$341	1.34%
Fire	\$520	\$430	\$216	\$305	\$199	\$141	0.55%
Paramedic Services	\$584	\$483	\$242	\$342	\$223	\$158	0.62%
Development-related Studies	\$594	\$491	\$246	\$348	\$227	\$161	0.63%
Civic Improvements	\$284	\$235	\$118	\$166	\$109	\$77	0.30%
Child Care	\$892	\$738	\$370	\$522	\$341	\$242	0.95%
Health	\$10	\$8	\$4	\$6	\$4	\$3	0.01%
Pedestrian Infrastructure	\$58	\$48	\$24	\$34	\$22	\$16	0.06%
<b>Subtotal General Services</b>	<b>\$61,585</b>	<b>\$50,903</b>	<b>\$25,536</b>	<b>\$36,049</b>	<b>\$23,533</b>	<b>\$16,691</b>	<b>65.5%</b>
Roads and Related	\$15,014	\$12,410	\$6,226	\$8,789	\$5,737	\$4,069	15.98%
Water	\$5,601	\$4,630	\$2,322	\$3,279	\$2,140	\$1,518	5.96%
Sanitary Sewer	\$9,095	\$7,518	\$3,771	\$5,324	\$3,475	\$2,465	9.68%
Storm Water Management	\$2,683	\$2,218	\$1,113	\$1,571	\$1,025	\$727	2.86%
<b>Subtotal Engineered Services</b>	<b>\$32,393</b>	<b>\$26,776</b>	<b>\$13,432</b>	<b>\$18,963</b>	<b>\$12,377</b>	<b>\$8,779</b>	<b>34.5%</b>
<b>TOTAL CHARGE PER UNIT</b>	<b>\$93,978</b>	<b>\$77,679</b>	<b>\$38,968</b>	<b>\$55,012</b>	<b>\$35,910</b>	<b>\$25,470</b>	<b>100.0%</b>

CITY OF TORONTO

NON-RESIDENTIAL DEVELOPMENT CHARGES RATES  
\$ PER SQUARE METRE

EFFECTIVE NOVEMBER 1, 2021

Service	Development Charge	Percentage of Charge
Spadina Subway Extension	\$18.50	3.88%
Transit (balance)	\$206.58	43.31%
Parks and Recreation	\$9.80	2.06%
Library	\$1.72	0.36%
Subsidized Housing	\$0.00	0.00%
Shelter	\$0.00	0.00%
Police	\$7.92	1.66%
Fire	\$3.28	0.69%
Paramedic Services	\$3.68	0.77%
Development-related Studies	\$3.75	0.79%
Civic Improvements	\$1.79	0.38%
Child Care	\$5.62	1.18%
Health	\$0.06	0.01%
Pedestrian Infrastructure	\$3.56	0.75%
<b>Subtotal General Services</b>	<b>\$266.26</b>	<b>55.83%</b>
Roads and Related	\$97.20	20.38%
Water	\$37.47	7.86%
Sanitary Sewer	\$58.77	12.32%
Storm Water Management	\$17.23	3.61%
<b>Subtotal Engineered Services</b>	<b>\$210.68</b>	<b>44.17%</b>
<b>TOTAL CHARGE PER SQUARE METRE</b>	<b>\$476.94</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.