

CITY OF TORONTO  
RESIDENTIAL DEVELOPMENT CHARGES RATES - NON-RENTAL  
PER DWELLING UNIT OR DWELLING ROOM

EFFECTIVE AUGUST 15, 2023

Service	Residential Charge By Unit Type						Percentage of Charge
	Singles & Semis	Multiples 2+ Bedrooms	Multiples 1 Bedroom and Bach.	Apartments 2+ Bedrooms	Apartments 1 Bedroom and Bach.	Dwelling Room	
Spadina Subway Extension	\$3,219	\$2,661	\$1,335	\$1,885	\$1,230	\$873	3.3%
Transit (balance)	\$37,787	\$31,233	\$15,668	\$22,118	\$14,440	\$10,241	39.1%
Parks and Recreation	\$14,206	\$11,742	\$5,890	\$8,316	\$5,428	\$3,850	14.6%
Library	\$2,163	\$1,787	\$897	\$1,266	\$826	\$586	2.2%
Housing Services - Shelter	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
Housing Services - Affordable Housing	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
Police	\$622	\$514	\$258	\$364	\$237	\$168	0.6%
Fire	\$233	\$193	\$96	\$136	\$89	\$63	0.2%
Ambulance Services	\$721	\$596	\$299	\$422	\$275	\$196	0.7%
Development-Related Studies	\$164	\$136	\$68	\$96	\$63	\$45	0.2%
Long Term Care	\$1,037	\$857	\$430	\$607	\$396	\$281	1.1%
Child Care	\$922	\$763	\$382	\$540	\$352	\$250	1.0%
Waste Diversion	\$417	\$344	\$173	\$244	\$160	\$113	0.4%
<b>Subtotal General Services</b>	<b>\$61,491</b>	<b>\$50,826</b>	<b>\$25,496</b>	<b>\$35,994</b>	<b>\$23,496</b>	<b>\$16,666</b>	<b>63.4%</b>
Roads and Related	\$19,433	\$16,062	\$8,058	\$11,376	\$7,426	\$5,266	20.0%
Water	\$3,661	\$3,027	\$1,518	\$2,143	\$1,399	\$992	3.8%
Sanitary Sewer	\$8,937	\$7,387	\$3,706	\$5,231	\$3,415	\$2,422	9.2%
Storm Water Management	\$3,519	\$2,908	\$1,459	\$2,060	\$1,345	\$953	3.6%
<b>Subtotal Engineered Services</b>	<b>\$35,550</b>	<b>\$29,384</b>	<b>\$14,741</b>	<b>\$20,810</b>	<b>\$13,585</b>	<b>\$9,633</b>	<b>36.6%</b>
<b>TOTAL CHARGE PER UNIT</b>	<b>\$97,041</b>	<b>\$80,210</b>	<b>\$40,237</b>	<b>\$56,804</b>	<b>\$37,081</b>	<b>\$26,299</b>	<b>100.0%</b>

CITY OF TORONTO  
RESIDENTIAL DEVELOPMENT CHARGES RATES - RENTAL  
PER DWELLING UNIT OR DWELLING ROOM

EFFECTIVE AUGUST 15, 2023

Service	Residential Charge By Unit Type								Percentage of Charge
	Singles & Semis	Multiples 3+ Bedrooms	Multiples 2 Bedrooms	Multiples 1 Bedroom and Bach.	Apartments 3 Bedrooms and Larger	Apartments 2 Bedrooms	Apartments 1 Bedroom and Bach.	Dwelling Room	
Spadina Subway Extension	n/a	\$1,805	\$1,926	\$1,026	\$1,278	\$1,364	\$946	\$671	3.5%
Transit (balance)	n/a	\$20,297	\$21,649	\$11,539	\$14,374	\$15,333	\$10,633	\$7,540	39.3%
Parks and Recreation	n/a	\$7,501	\$8,001	\$4,265	\$5,312	\$5,666	\$3,930	\$2,788	14.6%
Library	n/a	\$1,288	\$1,374	\$732	\$912	\$973	\$675	\$479	2.5%
Housing Services - Shelter	n/a	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
Housing Services - Affordable Housing	n/a	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
Police	n/a	\$385	\$411	\$219	\$273	\$291	\$202	\$143	0.7%
Fire	n/a	\$144	\$154	\$82	\$102	\$109	\$75	\$54	0.3%
Ambulance Services	n/a	\$366	\$390	\$208	\$259	\$276	\$192	\$136	0.7%
Development-Related Studies	n/a	\$102	\$109	\$58	\$72	\$77	\$54	\$38	0.2%
Long Term Care	n/a	\$90	\$97	\$51	\$64	\$68	\$47	\$34	0.2%
Child Care	n/a	\$543	\$579	\$308	\$385	\$410	\$284	\$202	1.1%
Waste Diversion	n/a	\$36	\$38	\$21	\$26	\$27	\$19	\$13	0.1%
<b>Subtotal General Services</b>	n/a	\$32,557	\$34,728	\$18,509	\$23,057	\$24,594	\$17,057	\$12,098	63.2%
Roads and Related	n/a	\$9,475	\$10,107	\$5,388	\$6,710	\$7,158	\$4,964	\$3,521	18.4%
Water	n/a	\$2,270	\$2,421	\$1,291	\$1,608	\$1,715	\$1,189	\$844	4.4%
Sanitary Sewer	n/a	\$5,493	\$5,859	\$3,123	\$3,890	\$4,149	\$2,878	\$2,041	10.7%
Storm Water Management	n/a	\$1,698	\$1,811	\$965	\$1,203	\$1,283	\$890	\$631	3.3%
<b>Subtotal Engineered Services</b>	n/a	\$18,936	\$20,198	\$10,767	\$13,411	\$14,305	\$9,921	\$7,037	36.8%
<b>TOTAL CHARGE PER UNIT</b>	n/a	\$51,493	\$54,926	\$29,276	\$36,468	\$38,899	\$26,978	\$19,135	100.0%

NOTE: Rates in this schedule apply to "purpose built rental units" as defined in Bylaw 1137-2022 and to "rental housing development" as defined in the DC Act

CITY OF TORONTO  
NON-RESIDENTIAL DEVELOPMENT CHARGES  
RATES PER SQUARE METRE

EFFECTIVE AUGUST 15, 2023

Service	Non-residential Charge per Square Metre	Percentage of Charge
Spadina Subway Extension	\$21.06	3.8%
Transit (balance)	\$247.67	44.5%
Parks and Recreation	\$10.61	1.9%
Library	\$1.60	0.3%
Housing Services - Shelter	\$0.00	0.0%
Housing Services - Affordable Housing	\$0.00	0.0%
Police	\$7.57	1.4%
Fire	\$2.56	0.5%
Ambulance Services	\$5.23	0.9%
Development-Related Studies	\$1.86	0.3%
Long Term Care	\$0.00	0.0%
Child Care	\$7.22	1.3%
Waste Diversion	\$0.00	0.0%
<b>Subtotal General Services</b>	<b>\$305.38</b>	<b>54.9%</b>
Roads and Related	\$137.84	24.8%
Water	\$30.12	5.4%
Sanitary Sewer	\$59.48	10.7%
Storm Water Management	\$23.62	4.2%
<b>Subtotal Engineered Services</b>	<b>\$251.06</b>	<b>45.1%</b>
<b>TOTAL CHARGE PER SQ.M.</b>	<b>\$556.44</b>	<b>100.0%</b>

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

CITY OF TORONTO  
RESIDENTIAL DEVELOPMENT CHARGES RATES - NON-RENTAL - INCLUSIONARY ZONING  
PER DWELLING UNIT OR DWELLING ROOM

EFFECTIVE AUGUST 15, 2023

Service	Residential Charge By Unit Type						Percentage of Charge
	Singles & Semis	Multiples 2+ Bedrooms	Multiples 1 Bedroom and Bach.	Apartments 2+ Bedrooms	Apartments 1 Bedroom and Bach.	Dwelling Room	
Spadina Subway Extension	\$2,912	\$2,407	\$1,207	\$1,705	\$1,113	\$789	3.5%
Transit (balance)	\$32,740	\$27,060	\$13,578	\$19,166	\$12,509	\$8,872	39.3%
Parks and Recreation	\$12,100	\$10,002	\$5,017	\$7,083	\$4,623	\$3,280	14.6%
Library	\$2,077	\$1,717	\$861	\$1,216	\$794	\$563	2.5%
Housing Services - Shelter	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
Housing Services - Affordable Housing	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
Police	\$622	\$514	\$258	\$364	\$237	\$168	0.7%
Fire	\$233	\$193	\$96	\$136	\$89	\$63	0.3%
Ambulance Services	\$590	\$487	\$244	\$345	\$226	\$160	0.7%
Development-Related Studies	\$164	\$136	\$68	\$96	\$63	\$45	0.2%
Long Term Care	\$146	\$121	\$60	\$86	\$55	\$40	0.2%
Child Care	\$876	\$724	\$363	\$513	\$335	\$237	1.1%
Waste Diversion	\$58	\$48	\$24	\$34	\$22	\$16	0.1%
<b>Subtotal General Services</b>	<b>\$52,518</b>	<b>\$43,409</b>	<b>\$21,776</b>	<b>\$30,744</b>	<b>\$20,066</b>	<b>\$14,233</b>	<b>63.2%</b>
Roads and Related	\$15,286	\$12,634	\$6,339	\$8,947	\$5,841	\$4,143	18.4%
Water	\$3,661	\$3,027	\$1,519	\$2,143	\$1,399	\$992	4.4%
Sanitary Sewer	\$8,860	\$7,324	\$3,674	\$5,187	\$3,386	\$2,401	10.7%
Storm Water Management	\$2,739	\$2,264	\$1,135	\$1,603	\$1,047	\$742	3.3%
<b>Subtotal Engineered Services</b>	<b>\$30,546</b>	<b>\$25,249</b>	<b>\$12,667</b>	<b>\$17,880</b>	<b>\$11,673</b>	<b>\$8,278</b>	<b>36.8%</b>
<b>TOTAL CHARGE PER UNIT</b>	<b>\$83,064</b>	<b>\$68,658</b>	<b>\$34,443</b>	<b>\$48,624</b>	<b>\$31,739</b>	<b>\$22,511</b>	<b>100.0%</b>

CITY OF TORONTO  
NON-RESIDENTIAL DEVELOPMENT CHARGES  
INCLUSIONARY ZONING  
RATES PER SQUARE METRE

EFFECTIVE AUGUST 15, 2023

Service	Non-residential Charge per Square Metre	Percentage of Charge
Spadina Subway Extension	\$18.41	4.0%
Transit (balance)	\$207.22	44.7%
Parks and Recreation	\$9.68	2.1%
Library	\$1.60	0.3%
Housing Services - Shelter	\$0.00	0.0%
Housing Services - Affordable Housing	\$0.00	0.0%
Police	\$7.57	1.6%
Fire	\$2.56	0.6%
Ambulance Services	\$3.80	0.8%
Development-Related Studies	\$1.86	0.4%
Long Term Care	\$0.00	0.0%
Child Care	\$5.70	1.2%
Waste Diversion	\$0.00	0.0%
<b>Subtotal General Services</b>	<b>\$258.40</b>	<b>55.7%</b>
Roads and Related	\$100.35	21.6%
Water	\$30.12	6.5%
Sanitary Sewer	\$57.48	12.4%
Storm Water Management	\$17.68	3.8%
<b>Subtotal Engineered Services</b>	<b>\$205.63</b>	<b>44.3%</b>
<b>TOTAL CHARGE PER SQ.M.</b>	<b>\$464.03</b>	<b>100.0%</b>

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