

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

EFFECTIVE MAY 1, 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	\$3,030	\$2,504	\$1,256	\$1,774	\$1,157	\$821	3.3%
Transit (balance)	\$35,562	\$29,395	\$14,745	\$20,819	\$13,592	\$9,641	39.1%
Parks and Recreation	\$13,370	\$11,052	\$5,544	\$7,826	\$5,109	\$3,623	14.6%
Library	\$2,036	\$1,682	\$844	\$1,191	\$777	\$551	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	\$585	\$483	\$243	\$342	\$223	\$158	0.6%
Fire	\$219	\$181	\$91	\$128	\$83	\$60	0.2%
Ambulance Services	\$679	\$561	\$281	\$397	\$259	\$184	0.7%
Development-Related Studies	\$155	\$128	\$64	\$91	\$60	\$42	0.2%
Long Term Care	\$976	\$807	\$405	\$571	\$373	\$265	1.1%
Child Care	\$868	\$718	\$360	\$508	\$331	\$235	1.0%
Waste Diversion	\$393	\$324	\$163	\$230	\$150	\$106	0.4%
Subtotal General Services	\$57,873	\$47,835	\$23,996	\$33,877	\$22,114	\$15,686	63.4%
Roads and Related	\$18,290	\$15,117	\$7,584	\$10,706	\$6,990	\$4,957	20.0%
Water	\$3,446	\$2,849	\$1,428	\$2,017	\$1,317	\$934	3.8%
Sanitary Sewer	\$8,412	\$6,953	\$3,488	\$4,924	\$3,214	\$2,279	9.2%
Storm Water Management	\$3,312	\$2,737	\$1,374	\$1,939	\$1,265	\$897	3.6%
Subtotal Engineered Services	\$33,460	\$27,656	\$13,874	\$19,586	\$12,786	\$9,067	36.6%
TOTAL CHARGE PER UNIT	\$91,333	\$75,491	\$37,870	\$53,463	\$34,900	\$24,753	100.0%

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

EFFECTIVE MAY 1, 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	\$1,699	\$1,812	\$966	\$1,203	\$1,283	\$890	\$631	3.5%
Transit (balance)	n/a	\$19,102	\$20,375	\$10,864	\$13,529	\$14,430	\$10,007	\$7,097	39.3%
Parks and Recreation	n/a	\$7,060	\$7,531	\$4,014	\$5,000	\$5,333	\$3,699	\$2,624	14.6%
Library	n/a	\$1,212	\$1,293	\$689	\$858	\$916	\$635	\$451	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	\$363	\$387	\$206	\$257	\$274	\$190	\$135	0.7%
Fire	n/a	\$136	\$145	\$77	\$96	\$103	\$71	\$51	0.3%
Ambulance Services	n/a	\$344	\$367	\$195	\$244	\$260	\$181	\$128	0.7%
Development-Related Studies	n/a	\$96	\$103	\$54	\$68	\$73	\$51	\$36	0.2%
Long Term Care	n/a	\$85	\$91	\$48	\$60	\$64	\$44	\$32	0.2%
Child Care	n/a	\$511	\$545	\$290	\$362	\$386	\$268	\$190	1.1%
Waste Diversion	n/a	\$34	\$36	\$19	\$24	\$26	\$18	\$12	0.1%
Subtotal General Services	n/a	\$30,642	\$32,685	\$17,422	\$21,701	\$23,148	\$16,054	\$11,387	63.2%
Roads and Related	n/a	\$8,918	\$9,512	\$5,071	\$6,316	\$6,737	\$4,672	\$3,314	18.4%
Water	n/a	\$2,137	\$2,279	\$1,215	\$1,513	\$1,614	\$1,119	\$794	4.4%
Sanitary Sewer	n/a	\$5,170	\$5,515	\$2,939	\$3,661	\$3,905	\$2,709	\$1,921	10.7%
Storm Water Management	n/a	\$1,598	\$1,705	\$908	\$1,132	\$1,207	\$837	\$594	3.3%
Subtotal Engineered Services	n/a	\$17,823	\$19,011	\$10,133	\$12,622	\$13,463	\$9,337	\$6,623	36.8%
TOTAL CHARGE PER UNIT	n/a	\$48,465	\$51,696	\$27,555	\$34,323	\$36,611	\$25,391	\$18,010	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 MAY 1, 2023

Service	Non-residential Charge per Square Metre	Percentage of Charge
Spadina Subway Extension	\$19.82	3.8%
Transit (balance)	\$233.11	44.5%
Parks and Recreation	\$9.99	1.9%
Library	\$1.50	0.3%
Housing Services - Shelter	\$0.00	0.0%
Housing Services - Affordable Housing	\$0.00	0.0%
Police	\$7.12	1.4%
Fire	\$2.41	0.5%
Ambulance Services	\$4.93	0.9%
Development-Related Studies	\$1.75	0.3%
Long Term Care	\$0.00	0.0%
Child Care	\$6.79	1.3%
Waste Diversion	\$0.00	0.0%
Subtotal General Services	\$287.42	54.9%
Roads and Related	\$129.73	24.8%
Water	\$28.35	5.4%
Sanitary Sewer	\$55.98	10.7%
Storm Water Management	\$22.23	4.2%
Subtotal Engineered Services	\$236.29	45.1%
TOTAL CHARGE PER SQ.M.	\$523.71	100.0%

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 MAY 1, 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	\$2,741	\$2,265	\$1,136	\$1,604	\$1,048	\$743	3.5%
Transit (balance)	\$30,813	\$25,471	\$12,777	\$18,037	\$11,774	\$8,349	39.3%
Parks and Recreation	\$11,389	\$9,413	\$4,722	\$6,666	\$4,351	\$3,087	14.6%
Library	\$1,955	\$1,616	\$810	\$1,145	\$747	\$530	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	\$585	\$483	\$243	\$342	\$223	\$158	0.7%
Fire	\$219	\$181	\$91	\$128	\$83	\$60	0.3%
Ambulance Services	\$555	\$459	\$230	\$325	\$212	\$150	0.7%
Development-Related Studies	\$155	\$128	\$64	\$91	\$60	\$42	0.2%
Long Term Care	\$137	\$114	\$57	\$81	\$52	\$38	0.2%
Child Care	\$824	\$681	\$342	\$483	\$315	\$223	1.1%
Waste Diversion	\$55	\$45	\$23	\$32	\$21	\$15	0.1%
Subtotal General Services	\$49,428	\$40,856	\$20,495	\$28,934	\$18,886	\$13,395	63.2%
Roads and Related	\$14,387	\$11,890	\$5,966	\$8,421	\$5,497	\$3,899	18.4%
Water	\$3,446	\$2,849	\$1,429	\$2,017	\$1,317	\$934	4.4%
Sanitary Sewer	\$8,339	\$6,893	\$3,458	\$4,882	\$3,187	\$2,260	10.7%
Storm Water Management	\$2,578	\$2,131	\$1,069	\$1,509	\$985	\$699	3.3%
Subtotal Engineered Services	\$28,750	\$23,763	\$11,922	\$16,829	\$10,986	\$7,792	36.8%
TOTAL CHARGE PER UNIT	\$78,178	\$64,619	\$32,417	\$45,763	\$29,872	\$21,187	100.0%

CITY OF TORONTO
NON-RESIDENTIAL DEVELOPMENT
CHARGES INCLUSIONARY ZONING

Service	Non-residential Charge per Square Metre	Percentage of Charge
Spadina Subway Extension	\$17.33	4.0%
Transit (balance)	\$195.02	44.7%
Parks and Recreation	\$9.11	2.1%
Library	\$1.50	0.3%
Housing Services - Shelter	\$0.00	0.0%
Housing Services - Affordable Housing	\$0.00	0.0%
Police	\$7.12	1.6%
Fire	\$2.41	0.6%
Ambulance Services	\$3.58	0.8%
Development-Related Studies	\$1.75	0.4%
Long Term Care	\$0.00	0.0%
Child Care	\$5.37	1.2%
Waste Diversion	\$0.00	0.0%
Subtotal General Services	\$243.19	55.7%
Roads and Related	\$94.45	21.6%
Water	\$28.35	6.5%
Sanitary Sewer	\$54.10	12.4%
Storm Water Management	\$16.64	3.8%
Subtotal Engineered Services	\$193.54	44.3%
TOTAL CHARGE PER SQ.M.	\$436.73	100.0%

RATES PER SQUARE METRE

EFFECTIVE MAY 1, 2023

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