

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

EFFECTIVE MAY 1, 2024

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	\$3,726	\$3,080	\$1,545	\$2,181	\$1,424	\$1,010	3.2%
Transit (balance)	\$45,204	\$37,364	\$18,743	\$26,463	\$17,273	\$12,250	38.5%
Parks and Recreation	\$17,212	\$14,227	\$7,136	\$10,075	\$6,577	\$4,665	14.7%
Library	\$2,367	\$1,956	\$981	\$1,385	\$904	\$641	2.0%
Housing Services - Shelter	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
Housing Services - Affordable Housing	\$0	\$0	\$0	\$0	\$0	\$0	0.0%
Police	\$656	\$542	\$272	\$384	\$251	\$178	0.6%
Fire	\$246	\$203	\$102	\$144	\$94	\$67	0.2%
Ambulance Services	\$902	\$746	\$374	\$528	\$345	\$244	0.8%
Development-Related Studies	\$176	\$145	\$73	\$103	\$67	\$48	0.2%
Long Term Care	\$2,039	\$1,685	\$845	\$1,193	\$779	\$553	1.7%
Child Care	\$1,019	\$843	\$423	\$597	\$390	\$276	0.9%
Waste Diversion	\$820	\$678	\$340	\$480	\$313	\$222	0.7%
Subtotal General Services	\$74,367	\$61,469	\$30,834	\$43,533	\$28,417	\$20,154	63.5%
Roads and Related	\$24,887	\$20,570	\$10,318	\$14,568	\$9,510	\$6,744	21.2%
Water	\$3,867	\$3,196	\$1,603	\$2,263	\$1,478	\$1,048	3.3%
Sanitary Sewer	\$9,514	\$7,864	\$3,945	\$5,569	\$3,636	\$2,578	8.1%
Storm Water Management	\$4,534	\$3,748	\$1,880	\$2,654	\$1,733	\$1,229	3.9%
Subtotal Engineered Services	\$42,802	\$35,378	\$17,746	\$25,054	\$16,357	\$11,599	36.5%
TOTAL CHARGE PER UNIT	\$117,169	\$96,847	\$48,580	\$68,587	\$44,774	\$31,753	100.0%

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

EFFECTIVE MAY 1, 2024

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	\$1,908	\$2,035	\$1,085	\$1,351	\$1,441	\$999	\$709	3.5%
Transit (balance)	n/a	\$21,410	\$22,840	\$12,172	\$15,164	\$16,176	\$11,217	\$7,958	39.3%
Parks and Recreation	n/a	\$7,918	\$8,446	\$4,502	\$5,608	\$5,982	\$4,149	\$2,942	14.6%
Library	n/a	\$1,359	\$1,449	\$772	\$962	\$1,026	\$712	\$505	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	\$408	\$435	\$232	\$289	\$308	\$214	\$151	0.7%
Fire	n/a	\$152	\$162	\$87	\$108	\$115	\$80	\$57	0.3%
Ambulance Services	n/a	\$386	\$412	\$219	\$273	\$291	\$202	\$143	0.7%
Development-Related Studies	n/a	\$109	\$116	\$62	\$77	\$82	\$57	\$40	0.2%
Long Term Care	n/a	\$98	\$104	\$56	\$69	\$74	\$51	\$36	0.2%
Child Care	n/a	\$571	\$609	\$324	\$404	\$431	\$299	\$212	1.1%
Waste Diversion	n/a	\$38	\$41	\$22	\$27	\$29	\$20	\$14	0.1%
Subtotal General Services	n/a	\$34,357	\$36,649	\$19,533	\$24,332	\$25,955	\$18,000	\$12,767	63.2%
Roads and Related	n/a	\$10,000	\$10,666	\$5,685	\$7,082	\$7,554	\$5,239	\$3,716	18.4%
Water	n/a	\$2,397	\$2,556	\$1,363	\$1,697	\$1,810	\$1,256	\$891	4.4%
Sanitary Sewer	n/a	\$5,799	\$6,185	\$3,297	\$4,107	\$4,380	\$3,038	\$2,155	10.7%
Storm Water Management	n/a	\$1,793	\$1,913	\$1,020	\$1,270	\$1,355	\$940	\$666	3.3%
Subtotal Engineered Services	n/a	\$19,989	\$21,320	\$11,365	\$14,156	\$15,099	\$10,473	\$7,428	36.8%
TOTAL CHARGE PER UNIT	n/a	\$54,346	\$57,969	\$30,898	\$38,488	\$41,054	\$28,473	\$20,195	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, 2024

Service	Non-residential Charge per Square Metre	Percentage of Charge
Spadina Subway Extension	\$25.00	3.7%
Transit (balance)	\$304.13	44.4%
Parks and Recreation	\$12.19	1.8%
Library	\$1.71	0.2%
Housing Services - Shelter	\$0.00	0.0%
Housing Services - Affordable Housing	\$0.00	0.0%
Police	\$8.01	1.2%
Fire	\$2.67	0.4%
Ambulance Services	\$7.05	1.0%
Development-Related Studies	\$1.99	0.3%
Long Term Care	\$0.00	0.0%
Child Care	\$9.24	1.3%
Waste Diversion	\$0.00	0.0%
Subtotal General Services	\$371.99	54.3%
Roads and Related	\$185.03	27.0%
Water	\$31.77	4.6%
Sanitary Sewer	\$64.85	9.5%
Storm Water Management	\$31.16	4.6%
Subtotal Engineered Services	\$312.81	45.7%
TOTAL CHARGE PER SQ.M.	\$684.80	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, 2024

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	\$3,077	\$2,543	\$1,276	\$1,801	\$1,176	\$834	3.5%
Transit (balance)	\$34,537	\$28,549	\$14,321	\$20,219	\$13,199	\$9,362	39.3%
Parks and Recreation	\$12,773	\$10,558	\$5,296	\$7,477	\$4,881	\$3,462	14.6%
Library	\$2,192	\$1,812	\$909	\$1,283	\$837	\$594	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	\$657	\$543	\$273	\$385	\$251	\$178	0.7%
Fire	\$245	\$203	\$102	\$144	\$94	\$67	0.3%
Ambulance Services	\$622	\$514	\$258	\$364	\$238	\$169	0.7%
Development-Related Studies	\$175	\$145	\$73	\$103	\$67	\$48	0.2%
Long Term Care	\$158	\$130	\$65	\$92	\$60	\$43	0.2%
Child Care	\$920	\$761	\$382	\$539	\$352	\$249	1.1%
Waste Diversion	\$61	\$51	\$25	\$36	\$23	\$17	0.1%
Subtotal General Services	\$55,417	\$45,809	\$22,980	\$32,443	\$21,178	\$15,023	63.2%
Roads and Related	\$16,131	\$13,333	\$6,689	\$9,442	\$6,163	\$4,372	18.4%
Water	\$3,866	\$3,196	\$1,603	\$2,263	\$1,477	\$1,048	4.4%
Sanitary Sewer	\$9,354	\$7,732	\$3,879	\$5,476	\$3,574	\$2,535	10.7%
Storm Water Management	\$2,893	\$2,391	\$1,200	\$1,693	\$1,105	\$784	3.3%
Subtotal Engineered Services	\$32,244	\$26,652	\$13,371	\$18,874	\$12,319	\$8,739	36.8%
TOTAL CHARGE PER UNIT	\$87,666	\$72,462	\$36,351	\$51,317	\$33,497	\$23,759	100.0%

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

EFFECTIVE MAY 1, 2024

Service	Non-residential Charge per Square Metre	Percentage of Charge
Spadina Subway Extension	\$19.43	4.0%
Transit (balance)	\$218.70	44.7%
Parks and Recreation	\$10.22	2.1%
Library	\$1.68	0.3%
Housing Services - Shelter	\$0.00	0.0%
Housing Services - Affordable Housing	\$0.00	0.0%
Police	\$7.99	1.6%
Fire	\$2.70	0.6%
Ambulance Services	\$4.01	0.8%
Development-Related Studies	\$1.96	0.4%
Long Term Care	\$0.00	0.0%
Child Care	\$6.02	1.2%
Waste Diversion	\$0.00	0.0%
Subtotal General Services	\$272.71	55.7%
Roads and Related	\$105.91	21.6%
Water	\$31.79	6.5%
Sanitary Sewer	\$60.67	12.4%
Storm Water Management	\$18.66	3.8%
Subtotal Engineered Services	\$217.03	44.3%
TOTAL CHARGE PER SQ.M.	\$489.74	100.0%

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