

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

EFFECTIVE JUNE 6, 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 | \$4,384 | \$3,623 | \$1,817 | \$2,566 | \$1,675 | \$1,188 | 3.2% |
| Transit (balance) | \$53,181 | \$43,958 | \$22,051 | \$31,130 | \$20,322 | \$14,412 | 38.5% |
| Parks and Recreation | \$20,250 | \$16,737 | \$8,396 | \$11,853 | \$7,738 | \$5,488 | 14.7% |
| Library | \$2,784 | \$2,302 | \$1,154 | \$1,630 | \$1,064 | \$755 | 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 | \$772 | \$638 | \$320 | \$452 | \$295 | \$209 | 0.6% |
| Fire | \$289 | \$239 | \$120 | \$169 | \$111 | \$78 | 0.2% |
| Ambulance Services | \$1,061 | \$877 | \$440 | \$621 | \$406 | \$288 | 0.8% |
| Development-Related Studies | \$207 | \$171 | \$86 | \$121 | \$79 | \$56 | 0.2% |
| Long Term Care | \$2,399 | \$1,983 | \$994 | \$1,404 | \$917 | \$650 | 1.7% |
| Child Care | \$1,199 | \$991 | \$497 | \$702 | \$458 | \$325 | 0.9% |
| Waste Diversion | \$965 | \$798 | \$400 | \$565 | \$369 | \$261 | 0.7% |
| Subtotal General Services | \$87,491 | \$72,316 | \$36,275 | \$51,214 | \$33,433 | \$23,710 | 63.5% |
| Roads and Related | \$29,278 | \$24,200 | \$12,139 | \$17,139 | \$11,188 | \$7,934 | 21.2% |
| Water | \$4,549 | \$3,760 | \$1,886 | \$2,663 | \$1,738 | \$1,233 | 3.3% |
| Sanitary Sewer | \$11,193 | \$9,252 | \$4,641 | \$6,552 | \$4,277 | \$3,033 | 8.1% |
| Storm Water Management | \$5,335 | \$4,409 | \$2,212 | \$3,123 | \$2,039 | \$1,446 | 3.9% |
| Subtotal Engineered Services | \$50,355 | \$41,622 | \$20,878 | \$29,476 | \$19,243 | \$13,646 | 36.5% |
| TOTAL CHARGE PER UNIT | \$137,846 | \$113,938 | \$57,153 | \$80,690 | \$52,676 | \$37,356 | 100.0% |

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

EFFECTIVE JUNE 6, 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 | \$2,244 | \$2,394 | \$1,276 | \$1,589 | \$1,695 | \$1,176 | \$834 | 3.5% |
| Transit (balance) | n/a | \$25,191 | \$26,871 | \$14,321 | \$17,840 | \$19,030 | \$13,199 | \$9,359 | 39.3% |
| Parks and Recreation | n/a | \$9,316 | \$9,937 | \$5,296 | \$6,597 | \$7,037 | \$4,881 | \$3,462 | 14.6% |
| Library | n/a | \$1,598 | \$1,705 | \$909 | \$1,132 | \$1,207 | \$837 | \$594 | 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 | \$480 | \$511 | \$273 | \$340 | \$362 | \$251 | \$178 | 0.7% |
| Fire | n/a | \$179 | \$191 | \$102 | \$127 | \$135 | \$94 | \$67 | 0.3% |
| Ambulance Services | n/a | \$454 | \$484 | \$258 | \$321 | \$343 | \$238 | \$169 | 0.7% |
| Development-Related Studies | n/a | \$128 | \$136 | \$73 | \$91 | \$97 | \$67 | \$48 | 0.2% |
| Long Term Care | n/a | \$115 | \$123 | \$65 | \$82 | \$87 | \$60 | \$43 | 0.2% |
| Child Care | n/a | \$671 | \$716 | \$382 | \$475 | \$507 | \$352 | \$249 | 1.1% |
| Waste Diversion | n/a | \$45 | \$48 | \$25 | \$32 | \$34 | \$23 | \$17 | 0.1% |
| Subtotal General Services | n/a | \$40,421 | \$43,116 | \$22,980 | \$28,626 | \$30,534 | \$21,178 | \$15,020 | 63.2% |
| Roads and Related | n/a | \$11,764 | \$12,549 | \$6,689 | \$8,332 | \$8,887 | \$6,163 | \$4,372 | 18.4% |
| Water | n/a | \$2,820 | \$3,008 | \$1,603 | \$1,997 | \$2,130 | \$1,477 | \$1,048 | 4.4% |
| Sanitary Sewer | n/a | \$6,822 | \$7,277 | \$3,879 | \$4,831 | \$5,154 | \$3,574 | \$2,535 | 10.7% |
| Storm Water Management | n/a | \$2,110 | \$2,251 | \$1,200 | \$1,494 | \$1,594 | \$1,105 | \$784 | 3.3% |
| Subtotal Engineered Services | n/a | \$23,516 | \$25,085 | \$13,371 | \$16,654 | \$17,765 | \$12,319 | \$8,739 | 36.8% |
| TOTAL CHARGE PER UNIT | n/a | \$63,937 | \$68,199 | \$36,351 | \$45,280 | \$48,299 | \$33,497 | \$23,759 | 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 JUNE 6, 2024

| Service | Non-residential Charge per Square Metre | Percentage of Charge |
|---------------------------------------|--|-----------------------------|
| Spadina Subway Extension | \$29.41 | 3.7% |
| Transit (balance) | \$357.78 | 44.4% |
| Parks and Recreation | \$14.34 | 1.8% |
| Library | \$2.01 | 0.2% |
| Housing Services - Shelter | \$0.00 | 0.0% |
| Housing Services - Affordable Housing | \$0.00 | 0.0% |
| Police | \$9.43 | 1.2% |
| Fire | \$3.14 | 0.4% |
| Ambulance Services | \$8.30 | 1.0% |
| Development-Related Studies | \$2.34 | 0.3% |
| Long Term Care | \$0.00 | 0.0% |
| Child Care | \$10.88 | 1.3% |
| Waste Diversion | \$0.00 | 0.0% |
| Subtotal General Services | \$437.63 | 54.3% |
| Roads and Related | \$217.68 | 27.0% |
| Water | \$37.38 | 4.6% |
| Sanitary Sewer | \$76.29 | 9.5% |
| Storm Water Management | \$36.66 | 4.6% |
| Subtotal Engineered Services | \$368.01 | 45.7% |
| TOTAL CHARGE PER SQ.M. | \$805.64 | 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 JUNE 6, 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 | \$3,620 | \$2,992 | \$1,501 | \$2,119 | \$1,383 | \$981 | 3.5% |
| Transit (balance) | \$40,636 | \$33,590 | \$16,849 | \$23,787 | \$15,527 | \$11,014 | 39.3% |
| Parks and Recreation | \$15,027 | \$12,421 | \$6,231 | \$8,796 | \$5,742 | \$4,073 | 14.6% |
| Library | \$2,578 | \$2,131 | \$1,069 | \$1,509 | \$985 | \$699 | 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 | \$774 | \$639 | \$321 | \$453 | \$296 | \$210 | 0.7% |
| Fire | \$289 | \$239 | \$120 | \$169 | \$110 | \$78 | 0.3% |
| Ambulance Services | \$732 | \$605 | \$304 | \$429 | \$280 | \$198 | 0.7% |
| Development-Related Studies | \$206 | \$170 | \$86 | \$121 | \$79 | \$56 | 0.2% |
| Long Term Care | \$186 | \$153 | \$77 | \$109 | \$71 | \$50 | 0.2% |
| Child Care | \$1,083 | \$895 | \$449 | \$634 | \$414 | \$293 | 1.1% |
| Waste Diversion | \$72 | \$60 | \$30 | \$42 | \$28 | \$20 | 0.1% |
| Subtotal General Services | \$65,203 | \$53,895 | \$27,037 | \$38,168 | \$24,915 | \$17,672 | 63.2% |
| Roads and Related | \$18,977 | \$15,686 | \$7,869 | \$11,109 | \$7,251 | \$5,143 | 18.4% |
| Water | \$4,548 | \$3,759 | \$1,886 | \$2,662 | \$1,738 | \$1,233 | 4.4% |
| Sanitary Sewer | \$11,005 | \$9,096 | \$4,563 | \$6,442 | \$4,205 | \$2,982 | 10.7% |
| Storm Water Management | \$3,404 | \$2,813 | \$1,411 | \$1,992 | \$1,300 | \$922 | 3.3% |
| Subtotal Engineered Services | \$37,934 | \$31,354 | \$15,729 | \$22,205 | \$14,494 | \$10,280 | 36.8% |
| TOTAL CHARGE PER UNIT | \$103,137 | \$85,249 | \$42,766 | \$60,373 | \$39,409 | \$27,952 | 100.0% |

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

EFFECTIVE JUNE 6, 2024

| Service | Non-residential Charge per Square Metre | Percentage of Charge |
|---------------------------------------|--|-----------------------------|
| Spadina Subway Extension | \$29.41 | 4.0% |
| Transit (balance) | \$357.78 | 44.7% |
| Parks and Recreation | \$14.34 | 2.1% |
| Library | \$2.01 | 0.3% |
| Housing Services - Shelter | \$0.00 | 0.0% |
| Housing Services - Affordable Housing | \$0.00 | 0.0% |
| Police | \$9.43 | 1.6% |
| Fire | \$3.14 | 0.6% |
| Ambulance Services | \$8.30 | 0.8% |
| Development-Related Studies | \$2.34 | 0.4% |
| Long Term Care | \$0.00 | 0.0% |
| Child Care | \$10.88 | 1.2% |
| Waste Diversion | \$0.00 | 0.0% |
| Subtotal General Services | \$437.63 | 55.7% |
| Roads and Related | \$217.68 | 21.6% |
| Water | \$37.38 | 6.5% |
| Sanitary Sewer | \$76.29 | 12.4% |
| Storm Water Management | \$36.66 | 3.8% |
| Subtotal Engineered Services | \$368.01 | 44.3% |
| TOTAL CHARGE PER SQ.M. | \$805.64 | 100.0% |

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