

City of Toronto Development Charge Rates Effective June 6, 2024 and May 1, 2025

Notice of Development Charges Rates

At its meeting on April 23, 24 and 25, 2025, City Council adopted [MM29.16](#) and has elected to maintain development charge rates at their current levels for housing developments. As a result, the indexed rates scheduled to take effect on May 1, 2025 (which reflects a 4% annual indexing adjustment) will not apply as of that date.

To qualify for the current rates, developers must enter into a Section 27 agreement under the *Development Charges Act* prior to building permit issuance.

The current development charge rates, which came into effect on June 6, 2024, remain in effect for eligible developments with a Section 27 agreement until the City's development charges bylaw review is complete and a new bylaw is adopted. The effective rates that will apply with a Section 27 agreement (June 6, 2024 rates) and absent a Section 27 agreement (May 1, 2025 indexed rates) are provided in the tables below.

Table 1: Residential Development Charge Rates – Non-rental – Effective June 6, 2024¹

Table 2: Residential Development Charge Rates – Non-rental – Effective May 1, 2025²

Table 3: Residential Development Charge Rates – Rental – Effective June 6, 2024¹

Table 4: Residential Development Charge Rates – Rental – Effective May 1, 2025²

Table 5: Non-residential Development Charge Rates - Effective June 6, 2024

Table 6: Non-residential Development Charge Rates - Effective May 1, 2025

Notes:

(1) Continues to be in place with a Section 27 agreement

(2) Applicable without a Section 27 agreement

For more information about the Section 27 agreements and eligibility, please see the City's website.

TABLE 1
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% |

TABLE 2
CITY OF TORONTO
RESIDENTIAL DEVELOPMENT CHARGES RATES - NON-RENTAL
PER DWELLING UNIT OR DWELLING ROOM

EFFECTIVE MAY 1, 2025

| 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 | \$4,560 | \$3,769 | \$1,891 | \$2,669 | \$1,743 | \$1,236 | 3.2% |
| Transit (balance) | \$55,328 | \$45,731 | \$22,939 | \$32,387 | \$21,141 | \$14,993 | 38.5% |
| Parks and Recreation | \$21,067 | \$17,413 | \$8,735 | \$12,332 | \$8,050 | \$5,709 | 14.7% |
| Library | \$2,897 | \$2,394 | \$1,201 | \$1,696 | \$1,107 | \$785 | 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 | \$803 | \$664 | \$333 | \$470 | \$307 | \$218 | 0.6% |
| Fire | \$301 | \$249 | \$125 | \$176 | \$115 | \$82 | 0.2% |
| Ambulance Services | \$1,104 | \$913 | \$458 | \$646 | \$422 | \$299 | 0.8% |
| Development-Related Studies | \$215 | \$178 | \$89 | \$126 | \$82 | \$58 | 0.2% |
| Long Term Care | \$2,495 | \$2,063 | \$1,035 | \$1,461 | \$954 | \$676 | 1.7% |
| Child Care | \$1,248 | \$1,031 | \$517 | \$730 | \$477 | \$338 | 0.9% |
| Waste Diversion | \$1,004 | \$830 | \$416 | \$588 | \$384 | \$272 | 0.7% |
| Subtotal General Services | \$91,022 | \$75,235 | \$37,739 | \$53,281 | \$34,782 | \$24,666 | 63.5% |
| Roads and Related | \$30,460 | \$25,177 | \$12,629 | \$17,830 | \$11,640 | \$8,255 | 21.2% |
| Water | \$4,732 | \$3,912 | \$1,962 | \$2,770 | \$1,808 | \$1,283 | 3.3% |
| Sanitary Sewer | \$11,645 | \$9,625 | \$4,828 | \$6,816 | \$4,450 | \$3,156 | 8.1% |
| Storm Water Management | \$5,550 | \$4,587 | \$2,301 | \$3,249 | \$2,121 | \$1,504 | 3.9% |
| Subtotal Engineered Services | \$52,387 | \$43,301 | \$21,720 | \$30,665 | \$20,019 | \$14,198 | 36.5% |
| TOTAL CHARGE PER UNIT | \$143,409 | \$118,536 | \$59,459 | \$83,946 | \$54,801 | \$38,864 | 100.0% |

TABLE 3
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

TABLE 4
CITY OF TORONTO
RESIDENTIAL DEVELOPMENT CHARGES RATES - RENTAL
PER DWELLING UNIT OR DWELLING ROOM

EFFECTIVE MAY 1, 2025

| 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 | \$2,335 | \$2,490 | \$1,327 | \$1,653 | \$1,764 | \$1,223 | \$868 | 3.5% |
| Transit (balance) | n/a | \$26,208 | \$27,954 | \$14,900 | \$18,561 | \$19,798 | \$13,732 | \$9,741 | 39.3% |
| Parks and Recreation | n/a | \$9,692 | \$10,338 | \$5,510 | \$6,863 | \$7,321 | \$5,077 | \$3,601 | 14.6% |
| Library | n/a | \$1,663 | \$1,774 | \$945 | \$1,178 | \$1,256 | \$871 | \$618 | 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 | \$499 | \$532 | \$284 | \$353 | \$377 | \$261 | \$185 | 0.7% |
| Fire | n/a | \$186 | \$199 | \$106 | \$132 | \$141 | \$98 | \$69 | 0.3% |
| Ambulance Services | n/a | \$472 | \$504 | \$269 | \$334 | \$357 | \$247 | \$175 | 0.7% |
| Development-Related Studies | n/a | \$133 | \$142 | \$76 | \$94 | \$100 | \$70 | \$49 | 0.2% |
| Long Term Care | n/a | \$120 | \$128 | \$68 | \$85 | \$90 | \$63 | \$44 | 0.2% |
| Child Care | n/a | \$698 | \$745 | \$397 | \$495 | \$528 | \$366 | \$260 | 1.1% |
| Waste Diversion | n/a | \$47 | \$50 | \$26 | \$33 | \$35 | \$24 | \$17 | 0.1% |
| Subtotal General Services | n/a | \$42,053 | \$44,856 | \$23,908 | \$29,781 | \$31,767 | \$22,032 | \$15,627 | 63.2% |
| Roads and Related | n/a | \$12,239 | \$13,055 | \$6,959 | \$8,668 | \$9,246 | \$6,412 | \$4,548 | 18.4% |
| Water | n/a | \$2,933 | \$3,129 | \$1,668 | \$2,077 | \$2,216 | \$1,537 | \$1,090 | 4.4% |
| Sanitary Sewer | n/a | \$7,097 | \$7,570 | \$4,035 | \$5,026 | \$5,361 | \$3,718 | \$2,637 | 10.7% |
| Storm Water Management | n/a | \$2,195 | \$2,341 | \$1,248 | \$1,555 | \$1,658 | \$1,150 | \$816 | 3.3% |
| Subtotal Engineered Services | n/a | \$24,464 | \$26,095 | \$13,910 | \$17,326 | \$18,481 | \$12,817 | \$9,091 | 36.8% |
| TOTAL CHARGE PER UNIT | n/a | \$66,517 | \$70,951 | \$37,818 | \$47,107 | \$50,248 | \$34,849 | \$24,718 | 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

TABLE 5
CITY OF TORONTO
NON-RESIDENTIAL DEVELOPMENT CHARGES
RATES PER SQUARE METRE

EFFECTIVE JUNE 6, 2024

| Service | Non-residential | 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.

TABLE 6
CITY OF TORONTO
NON-RESIDENTIAL DEVELOPMENT CHARGES
RATES PER SQUARE METRE

EFFECTIVE MAY 1, 2025

| Service | Non-residential | Percentage of Charge |
|---------------------------------------|------------------------|-----------------------------|
| Spadina Subway Extension | \$30.59 | 3.7% |
| Transit (balance) | \$372.22 | 44.4% |
| Parks and Recreation | \$14.92 | 1.8% |
| Library | \$2.10 | 0.2% |
| Housing Services - Shelter | \$0.00 | 0.0% |
| Housing Services - Affordable Housing | \$0.00 | 0.0% |
| Police | \$9.81 | 1.2% |
| Fire | \$3.27 | 0.4% |
| Ambulance Services | \$8.63 | 1.0% |
| Development-Related Studies | \$2.43 | 0.3% |
| Long Term Care | \$0.00 | 0.0% |
| Child Care | \$11.32 | 1.3% |
| Waste Diversion | \$0.00 | 0.0% |
| Subtotal General Services | \$455.29 | 54.3% |
| Roads and Related | \$226.47 | 27.0% |
| Water | \$38.89 | 4.6% |
| Sanitary Sewer | \$79.37 | 9.5% |
| Storm Water Management | \$38.14 | 4.6% |
| Subtotal Engineered Services | \$382.87 | 45.7% |
| TOTAL CHARGE PER SQ.M. | \$838.16 | 100.0% |

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