

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

EFFECTIVE JUNE 26, 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	\$4,384	\$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 26, 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	\$2,244	\$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 26, 2025

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.