



**Development Charges Rates
November 8, 2023**

RESIDENTIAL	Unit Based Rates (\$/unit)			
	Single/Semi	Multiple Dwelling Unit	Large Apt.*	Small Apt.*
City-wide Hard	\$32,073	\$24,863	\$19,568	\$13,747
City-wide Soft	\$27,654	\$21,438	\$16,872	\$11,854
York Region Hard	\$53,258	\$44,312	\$34,388	\$22,366
York Region General	\$19,434	\$16,168	\$12,547	\$8,162
Go Transit	\$420	\$330	\$243	\$153
Public School	\$6,964	\$6,964	\$6,964	\$6,964
Separate School	\$1,463	\$1,463	\$1,463	\$1,463
Total Unit Costs	\$141,266	\$115,538	\$92,045	\$64,709

*Large Apt: 700sq. ft. and greater'; Small Apt. <700sq. ft.

NON-RESIDENTIAL	GFA Based (\$/m ²) Rates				
	Industrial Office Institutional (IOI)	Retail	Hotel	Mixed Use Retail	Mixed Use IOI
City-wide Hard	\$178.15	\$222.04	\$222.04	\$108.18	\$108.18
City-wide Soft	\$19.20	\$23.96	\$23.96	\$11.50	\$11.50
York Region	\$251.13	\$622.92	\$112.06	\$622.92	\$251.13
Public School	\$12.38	\$12.38	\$12.38	\$12.38	\$12.38
Separate School	\$2.37	\$2.37	\$2.37	\$2.37	\$2.37
	\$463.23	\$883.67	\$372.81	\$757.35	\$385.56

AREA-SPECIFIC	Area No.	Rate	By- Law No.
Yonge Steeles Corridor	1B	\$1,505,019	2022-51
Armadale	5	\$9,085	2022-52
Armadale NE	7	\$15,888	2022-53
PD 1-7	9	\$755,631	2022-54
Rodick / Miller Road Planning District	17	\$679,883	2022-55
Mount Joy	23	\$177,784	2022-56
South Unionville - Helen Avenue	42A-1	\$181,120	2022-57
Markham Centre	42B	\$8,203	2022-58
Markham Centre - Clegg	42B-2	\$173,428	2022-59
Markham Centre - Hotel	42B-4	\$918,877	2022-60
Markham Centre - South Hwy 7	42B-6	\$1,268,757	2022-61
Markham Centre - Sciberras	42B-8	\$1,528,424	2022-62
Markham Centre - East Precinct	42B-9	\$242,518	2022-63
Cathedral	46	\$9,768	2022-64
York Downs	47B	\$8,421	2022-65
404 North Employment Lands	49	\$18,634	2022-66
Future Urban Area	50A	\$12,122	2022-67
Future Urban Area - Employment Block	50A-1	\$118,816	2022-68
Future Urban Area - Robinson Glen	50A-2	\$17,798	2022-69
Future Urban Area - Berczy Glen Block	50A-3	\$209,329	2022-70
Future Urban Area - Angus Glen Block	50A-4	\$72,119	2022-71
Future Urban Area - Robinson Glen - South Block	50A-5	\$49,482	2022-72