



DEVELOPMENT CHARGES INFORMATION PACKAGE

RATES AS AT JANUARY 1, 2010

With over 900 high-technology businesses and a legion of international and national head offices to its credit Markham is “Canada’s High-Tech Capital”. Markham’s population is poised for tremendous growth over the next decade, increasing from its current level of 275,000 to just under 300,000 by 2021. Markham has well-planned attractive streetscapes, residential subdivisions, business parks and natural spaces which sets it apart from other communities and makes it a desirable place to both work and live.

Development charges should be taken into consideration in the planning of any residential or non-residential project. Detailed below are some of the key characteristics of development charges and the manner in which they are calculated, imposed and collected.

What are development charges?

On November 23, 1989, the *Development Charges Act* was introduced to bring greater uniformity to the widely varied lot levy practices of the past. Development charges replaced lot levies as the primary way for Ontario municipalities to raise funds for required services and infrastructure improvements resulting from development.

Every development application is evaluated to determine to what extent development charges are applicable.

Development charges are now governed by the *Development Charges Act, 1997*.

Do I have to pay?

You may be required to pay development charges for any residential or non-residential development if you are:

- erecting a new (not replacement) building(s)
- making an addition or alteration to an existing building(s) which increases the gross floor area or number of units
- redeveloping a property or properties which result in a change of use

Certain exemptions exist within the by-laws. Therefore, it is recommended that you investigate whether your property is eligible for an exemption. To find out if exemptions are applicable to your project, please contact Mr. Kevin Ross (905) 475-4742 at the Town of Markham or check with each jurisdiction listed in the section “**Who Do I call for more information?**”

Who collects these charges?

The Town of Markham collects development charges and education development charges on behalf of itself and three external jurisdictions. Charges are collected on behalf of and remitted to the Region of York, the York District School Board and the York Catholic District School Board as required by law. Each jurisdiction is responsible for setting the rates of its own development charges and for determining any exemptions.

When are the charges collected?

For subdivisions, a portion of the total development charges is required at the time the subdivision agreement is executed. The balance is collected at the building permit stage.

All development charges must be paid in full prior to the issuance of a building permit.

What is an area specific development charge?

An area specific development charge is applied by the municipality in areas where services and infrastructure benefit a specific geographical area. As a result, municipal development charges are more equitably distributed.

Landowners may enter into front-ending or credit agreements with the municipality to provide infrastructure works and services instead of paying all or a portion of the applicable area specific charge.

How much can I expect to pay?

The amount of development charges you are required to pay depends on several factors, including:

- **Type of development**-Is it residential or non residential? Is it a single detached dwelling or apartment?
- **Size of development** - For residential developments, a combination of the site area (in net hectares) and the number and type of dwelling units.

For non-residential development, a combination of the floor area and site area (in net hectares).

- **Location of Development** - Where your property is located will determine if an area specific development charge is applicable.
- **Indexing of charge rates** - Each jurisdiction indexes its charges from time to time.
- **Exemptions** - Development charges are not intended to be collected more than once for the same service. Exemptions may be permitted if a service has already been provided, the development replaces some of the floor area eliminated via demolition, or as approved by the affected jurisdiction.

In all instances you must establish that the proposed development is entitled to an exemption. You should check with each jurisdiction to determine if you qualify for any exemptions.

Who do I call for more information?

Each jurisdiction passes its own by-laws to regulate the administration of their development charges. Copies of Markham's development charge by-laws are available at:

Clerk's Department
Town of Markham Anthony Roman Centre
101 Town Centre Boulevard, "Great Hall" entrance
Tel. (905) 475-4744
Between 8:30 a.m. and 4:30 p.m. daily

To serve you better, there are several municipal contacts who can assist you with or direct your general inquiries to the appropriate staff. Departments which may be able to deal with your general inquiries include:

- Building Standards at (905) 475-4870
- Economic Development Office at (905) 475-4878
- Financial Services at (905) 475-4742
- Development Services at (905) 475-4861

For inquiries dealing with calculations and exemptions, each jurisdiction should be contacted with respect to their respective development charge by-laws. The contact persons are listed below:

Markham

Mr. Kevin Ross
(905) 475-4742

Region of York

Ms. Mary Coates
(905) 764-6346 extension 1693

School Boards

Mr. Tom Pechkovsky
(416) 221-5051 extension 2374

Mr. Pechkovsky handles inquiries with respect to development charges for both school boards.

Rates

The rates as at January 1, 2010 for all jurisdictions are detailed below. The rates are subject to change/indexing in accordance with the various by-laws. Exemptions etc. are the responsibility of the individual jurisdiction.

RESIDENTIAL

	Single/ Semi	Townhouse	2 Bed + / Large Apt.	1 Bed - / Small Apt
Town Wide Hard (\$/unit)	\$8,519	\$6,703	\$5,272	\$3,168
Town Wide Soft (\$/unit)	\$9,801	\$7,694	\$6,058	\$3,638

NON-RESIDENTIAL

Town Wide Hard (\$/net hectare)		\$178,513
Town Wide Soft (\$/m²)	I.O.I.	\$8.07
	Retail	\$8.77
	Mixed Use	\$5.53

IN ADDITION TO THE ABOVE TOWN WIDE CHARGES, THE FOLLOWING AREA SPECIFIC CHARGES APPLY TO ALL RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT OCCURRING IN THOSE AREAS. THE CHARGE IS CALCULATED ON A PER NET HECTARE BASIS.

AREA NAME	AREA #	AMOUNT	BY-LAW NO.
Don Mills / Browns Corner	4	\$ 31,114	2008-126
Armadale	5	\$ 11,329	2008-127
Armadale NE	7	\$ 14,737	2008-128
Milliken Mills	8	\$ 207,935	2008-129
PD 1-7	9	\$ 538,564	2008-130
Rodick / Miller Road Planning District	17	\$ 310,613	2008-131
South Unionville	42A	\$ 58,025	2008-132
South Unionville - Helen Avenue	42A-1	\$ 815,747	2008-133
Markham Centre	42B	\$ 51,240	2008-134
Markham Centre - Clegg	42B-2	\$ 67,801	2008-135
Markham Centre - Hotel	42B-4	\$ 899,126	2008-136
Markham Centre - South Hwy 7	42B-6	\$ 340,826	2008-137
Markham Centre - Sciberras	42B-8	\$ 573,742	2008-138
Markham Centre - East Precinct	42B-9	\$ 555,974	2008-139
Rouge North East	44A	\$ 7,301	2008-140
Wisper	45A	\$ 7,041	2008-141
Cathedral	46	\$ 3,290	2008-142
York Downs	47B	\$ 25,610	2008-143
404 North Employment Lands	49	\$ 18,251	2008-144

THE FOLLOWING EXTERNAL JURISDICTIONS CHARGE DEVELOPMENT CHARGES (RESIDENTIAL CHARGES ARE ON A PER UNIT BASIS, NON RESIDENTIAL IS ON A PER SQ. METER BASIS.)

	SINGLE/ SEMI	TOWN HOUSES	LARGE APTS- 2 BED+	APTS - 1 BED	NON-RES ** I.O.I	RETAIL
YORK REGION	\$24,181	\$19,993	\$15,054	\$9,732	\$105.49	\$230.79
PUBLIC SCHOOL	\$1,370	\$1,370	\$1,370	\$1,370		\$3.77
SEPARATE SCHOOL	\$650	\$650	\$650	\$650		\$1.83

**** Note:** The Region's non-residential charge has been split between Industrial/Office/Institutional (I.O.I.) development and Retail development.

Calculation Sample and Worksheet

On page #7 is a sample residential and on page #8 is a sample non-residential calculation together with a worksheet so that you may calculate an estimate for your project. Should you need assistance with your calculation please contact Mr. Kevin Ross (905) 475-4742 at the Town.

The sample residential calculation is for a single family home on 0.05 hectares of land in Area Specific # 5 Armadale.

The sample non-residential calculation is for an Industrial/Office/Institutional class building with 2,503 m² of gross floor area on 0.926 hectares of land in Area Specific # 5 Armadale.

Page 9 of this handout provides details of the various Area Specific areas in the Town. If you are unsure of the actual Area Specific area your project is in please contact Mr. Kevin Ross (905) 475-4742 at the Town. We require either the civic address or legal description of the property to confirm the Area Specific area.

To complete your calculation you will require the following information:

Residential Projects

- Type of units (singles/semis, townhouses, small apartments¹ / 1 bedroom or less, large apartments² / 2 bedroom plus)
- Number of units
- Size of lot(s) in net hectares Net hectares means the area of land in hectares net of all lands conveyed into public ownership.

Non-residential Projects

- Gross floor area (GFA) in square meters (m²)
- Main purpose of the building (industrial, office, institutional, retail)
- Size of lot(s) in hectares

¹ Small Apartments have a floor area equal to or less than 750 sq ft.

² Large Apartments have a floor area greater than 750 sq ft.

CALCULATION WORKSHEET – RESIDENTIAL

		<i>Sample</i>		<i>Your Calculation</i>
<u>Rate</u>				
Town-wide Hard		\$ 8,519.00		\$
Town-wide Soft		\$ 9,801.00		\$
Region		\$ 24,181.00		\$
Public School		\$ 1,370.00		\$ 1,370.00
Separate School		\$ 650.00		\$ 650.00
Total	(a)	\$ 44,521.00	(a)	\$
(a) sum of all rates above				
Number of units	(b)	1	(b)	
C - Sub-total	(a x b)	\$ 44,521.00	(a x b)	\$

Area Specific

Area Rate/Hectare	(d)	\$ 11,329.00	(d)	\$
Times area (hectares)	(e)	0.05	(e)	
F - Sub-total	(d x e)	\$ 566.45	(d x e)	\$

Total Charge	(C + F)	\$ 45,087.45	(C + F)	\$
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CALCULATION WORKSHEET – NON-RESIDENTIAL

		<i>Sample</i>		<i>Your Calculation</i>
<u>Rate</u>				
Town – soft (insert correct rate)	I.O.I. Retail Mixed	\$ \$ \$	8.07 8.77 5.53	\$
Region (insert correct rate)	I.O.I. Retail	\$ \$	105.49 230.79	\$
Public School		\$	3.77	\$ 3.77
Separate School		\$	1.83	\$ 1.83
Total	(a)	\$	119.16	(a) \$
(a) sum of all rates above				
Times Gross Floor Area (m ²)	(b)		2,503	(b)
C - Sub-total	(a x b)	\$	298,257.48	(a x b) \$

Area Specific / Town-wide Hard

Area Rate / ha	(d)	\$	11,329.00	(d) \$
Town-wide Hard Rate / ha	(e)	\$	178,513.00	(e) \$ 178,513.00
Subtotal	(f)	\$	189,842.00	(f) \$
Times area (ha)	(g)		0.926	(g)
H - Sub-total	(f x g)	\$	175,793.69	(f x g) \$

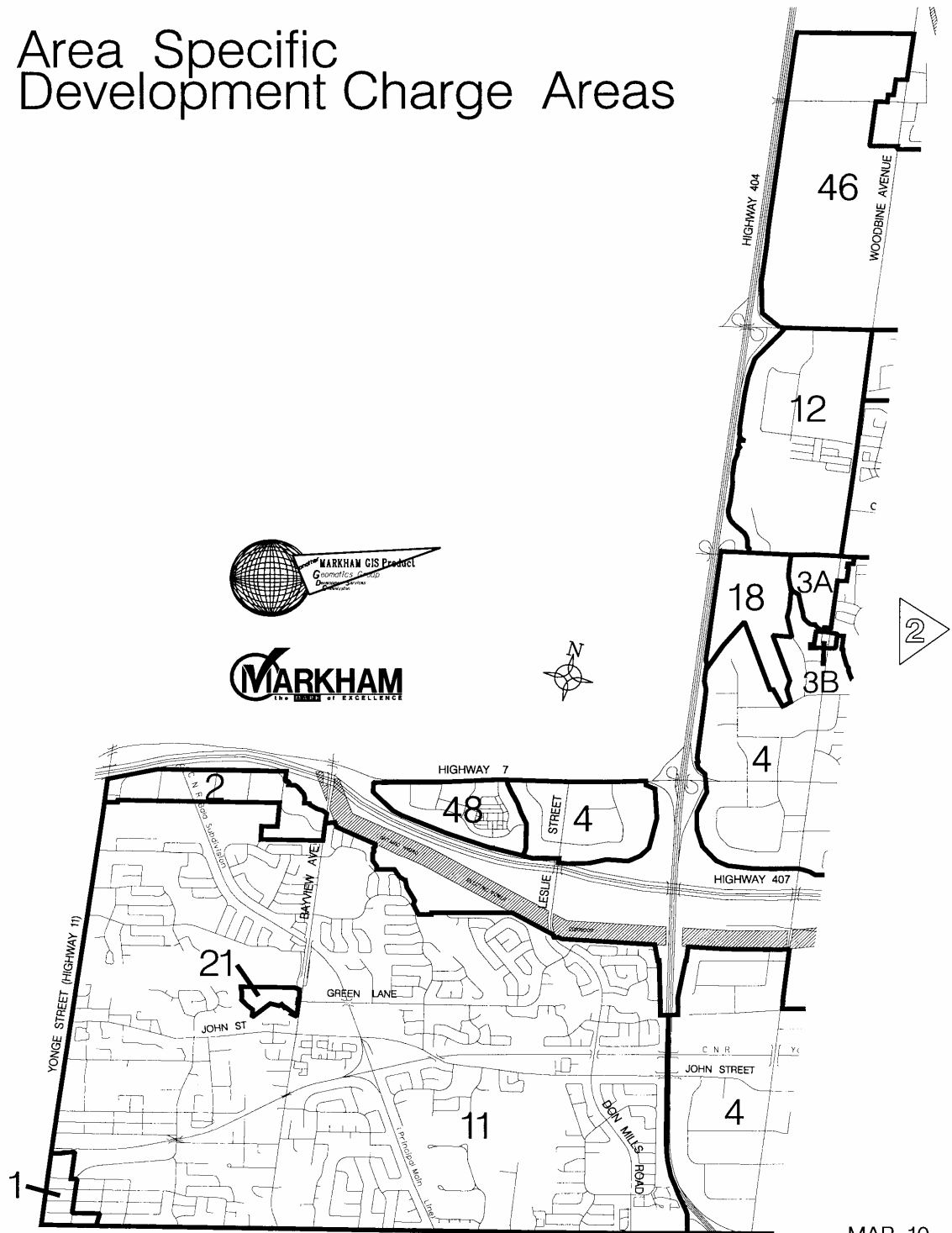
Total Charge	(C + H)	\$	474,051.17	(C + H)	\$
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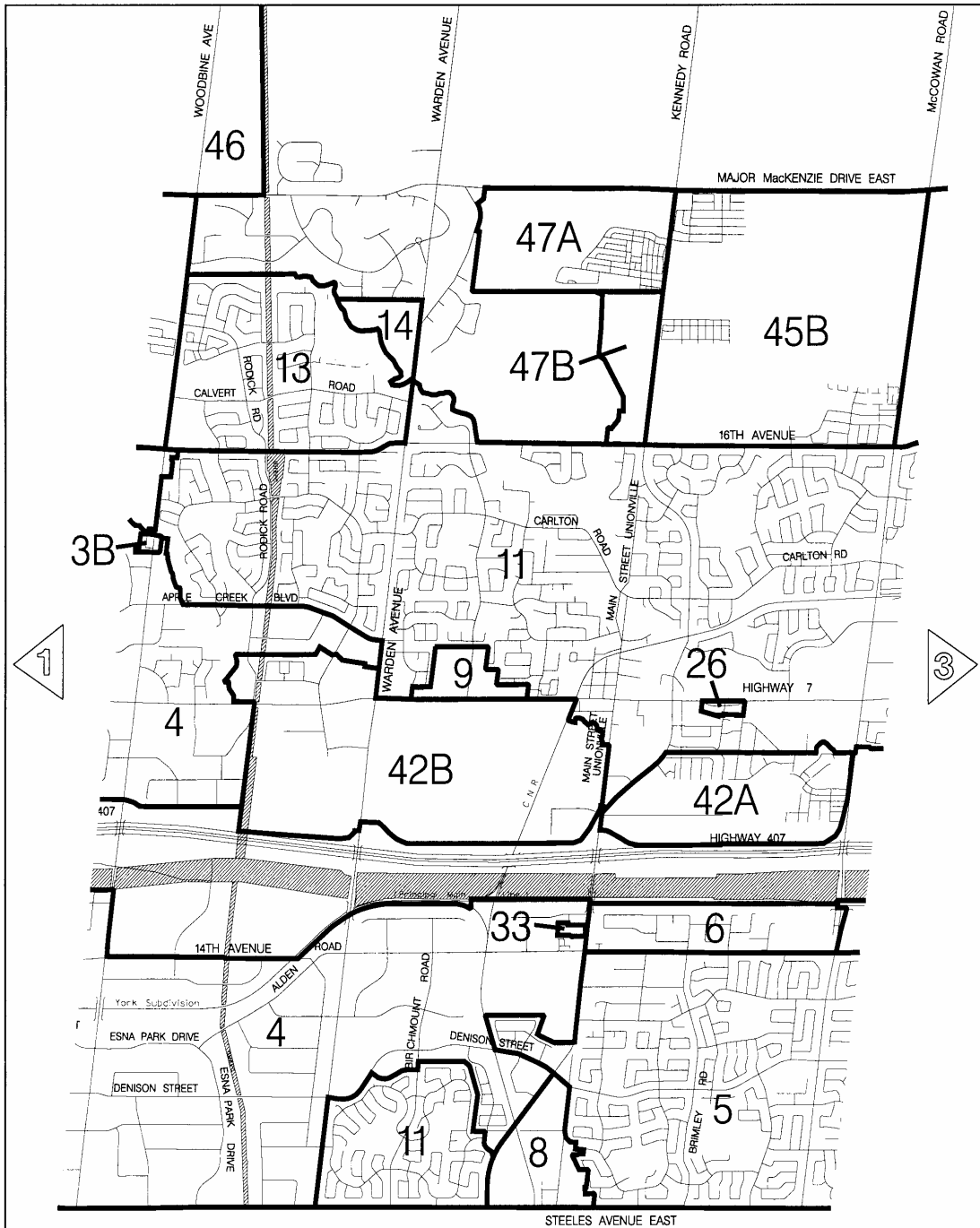
Area Specific Map

The maps detailing the various Area Specific boundaries are shown on pages 10, 11 and 12 of this handout. Please note that by-laws are only in effect for 19 of these areas as shown on page 5. The Area Specific names and numbers relating to the numerical references on the maps are detailed below. Should you encounter difficulty in determining which Area Specific your project is located please contact Mr. Kevin Ross at (905) 475-4742.

AREA SPECIFIC NAME	NUMBER
Yonge-Steeles	1
Langstaff	2
Buttonville North	3A
Buttonville South	3B
Don Mills/Browns Corner	4
Armadale	5
Armadale Northwest	6
Armadale Northeast	7
Riseborough	8
Village Prkwy	9
Rouge North	10
Town Wide	11
Woodbine North	12
Cachet	13
Devil's Elbow	14
Armadale East-Fairtree West	16A
Armadale East -Fairtree East	16B
Buttonville Airport	18
Shouldice	21
Mount Joy	23
Daniels Rouge	24A
Markham Main St. South	24B
Deviation Road	26
Sara Jane Court	30
NW 14th & Kennedy	33
Cornell	41
South Unionville	42A
South Unionville – Helen Avenue	42A-1
Markham Centre	42B
Markham Centre – Cox	42B-1
Markham Centre – Clegg	42B-2
Markham Centre – IBM	42B-3
Markham Centre – Hotel	42B-4
Markham Centre – South Hwy 7	42B-6
Markham Centre – Remington	42B-7
Markham Centre – Sciberras	42B-8
Markham Centre – East Precinct	42B-9
Greensborough	43
Rouge North East	44A
Boxgrove	44B
Wismer	45A
Berczy	45B
Cathedral	46
Angus Glen	47A
York Downs	47B
Leitchcroft	48

Area Specific Development Charge Areas





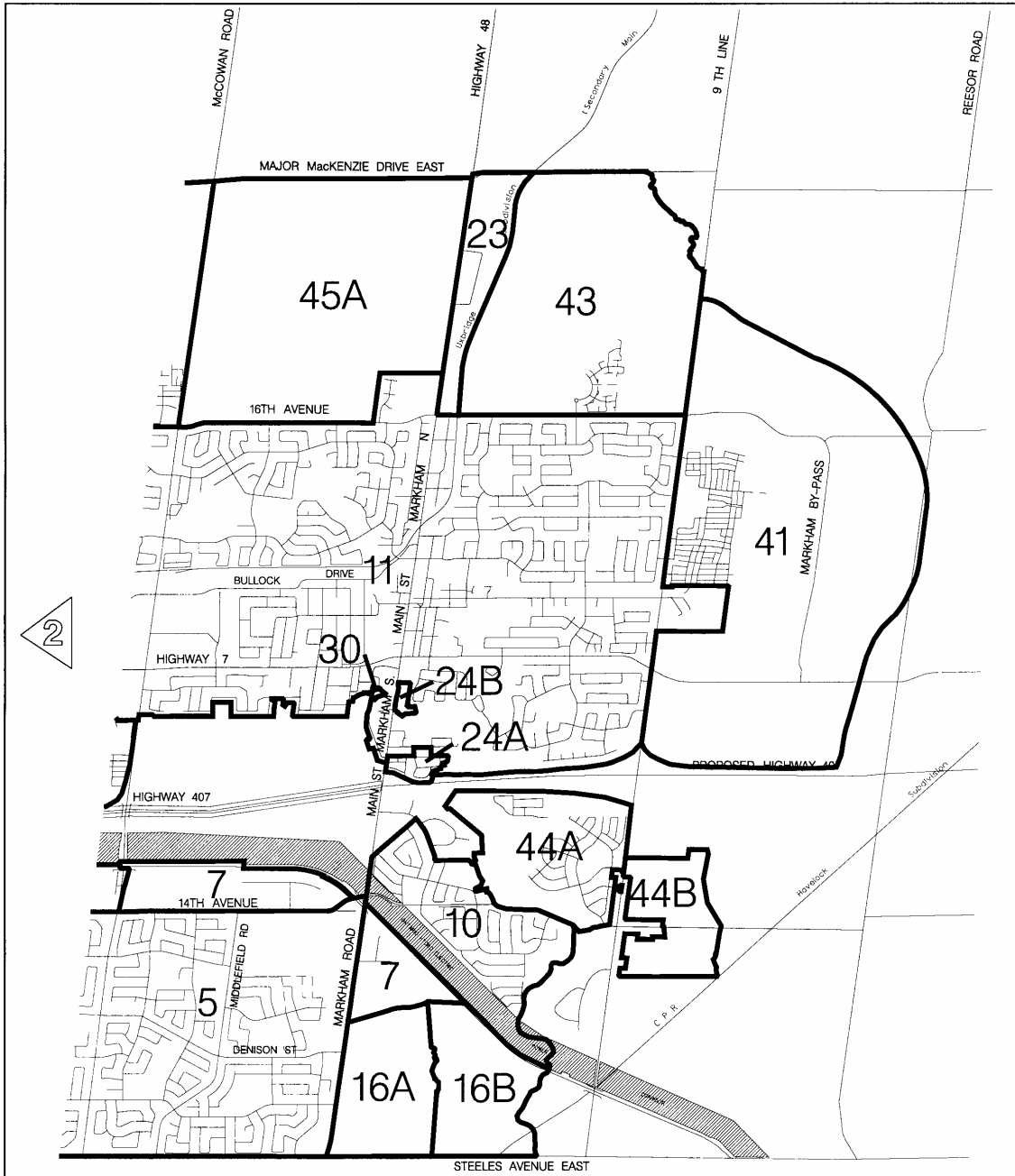
Area Specific Development Charge Areas



Date: 991102



MAP 11



Area Specific Development Charge Areas



Date : 99/1/02



MAP 12