



**Development Charges Rates  
January 1, 2022**

<b>RESIDENTIAL</b>	Unit Based Rates (\$/unit)			
	Single/Semi	Multiple Dwelling Unit	Large Apt.*	Small Apt.*
City-wide Hard	\$23,850	\$18,239	\$14,284	\$10,501
City-wide Soft	\$19,088	\$14,599	\$11,432	\$8,406
York Region Hard	\$58,978	\$47,476	\$34,503	\$25,207
York Region General	\$6,630	\$5,338	\$3,879	\$2,835
Go Transit	\$396	\$311	\$229	\$145
Public School	\$6,317	\$6,317	\$6,317	\$6,317
Separate School	\$1,463	\$1,463	\$1,463	\$1,463
<b>Total Unit Costs</b>	<b>\$116,722</b>	<b>\$93,743</b>	<b>\$72,107</b>	<b>\$54,874</b>

\*Large Apt: 700sq. ft. and greater<sup>1</sup>; Small Apt. <700sq. ft.

<b>NON-RESIDENTIAL</b>	GFA Based (\$/m <sup>2</sup> ) Rates				
	Industrial Office Institutional (IOI)	Retail	Hotel	Mixed Use Retail	Mixed Use IOI
City-wide Hard	\$121.48	\$159.04	\$159.04	\$77.48	\$77.48
City-wide Soft	\$14.29	\$18.73	\$18.73	\$9.13	\$9.13
York Region	\$261.68	\$629.67	\$123.15	\$629.67	\$261.68
Public School	\$11.30	\$11.30	\$11.30	\$11.30	\$11.30
Separate School	\$2.15	\$2.15	\$2.15	\$2.15	\$2.15
	<b>\$410.90</b>	<b>\$820.89</b>	<b>\$314.37</b>	<b>\$729.73</b>	<b>\$361.74</b>

<b>AREA-SPECIFIC</b>	Area No.	Rate	By- Law No.
Yonge Steeles Corridor	1B	\$1,601,203	2017-118
Armadale	5	\$14,907	2017-119
Armadale NE	7	\$21,371	2017-120
PD 1-7	9	\$1,619,499	2017-121
Rodick / Miller Road Planning District	17	\$781,527	2017-122
Buttonville Airport	18	\$195,401	2017-123
Mount Joy	23	\$212,510	2017-124
South Unionville - Helen Avenue	42A-1	\$206,824	2017-125
Markham Centre	42B	\$9,975	2017-126
Markham Centre - Clegg	42B-2	\$207,411	2017-127
Markham Centre - Hotel	42B-4	\$1,133,603	2017-128
Markham Centre - South Hwy 7	42B-6	\$1,643,753	2017-129
Markham Centre - Sciberras	42B-8	\$1,871,942	2017-130
Markham Centre - East Precinct	42B-9	\$297,852	2017-131
Cathedral	46	\$12,924	2017-132
York Downs	47B	\$31,034	2017-133
404 North Employment Lands	49	\$79,008	2017-134
Future Urban Area	50A	\$16,509	2017-135
Future Urban Area - Robinson Glen	50A-2	\$767	2017-136