



Development Charges Rates

February 1, 2025

RESIDENTIAL	Unit Based Rates (\$/unit)			
	Single/Semi	Multiple Dwelling Unit	Large Apt.*	Small Apt.*
City-wide Hard	\$40,161	\$31,132	\$24,501	\$17,212
City-wide Soft	\$34,626	\$26,844	\$21,127	\$14,843
York Region Hard	\$65,527	\$54,517	\$42,309	\$27,516
York Region General	\$23,908	\$19,892	\$15,436	\$10,039
Go Transit	\$433	\$340	\$250	\$158
Public School	\$7,312	\$7,312	\$7,312	\$7,312
Separate School	\$872	\$872	\$872	\$872
Total Unit Costs	\$172,839	\$140,909	\$111,807	\$77,952

*Large Apt: 700sq. ft. and greater¹; 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	\$223.07	\$278.02	\$278.02	\$135.46	\$135.46
City-wide Soft	\$24.03	\$30.00	\$30.00	\$14.39	\$14.39
York Region	\$308.40	\$766.38	\$137.78	\$766.38	\$308.40
Public School	\$13.46	\$13.46	\$13.46	\$13.46	\$13.46
Separate School	\$2.91	\$2.91	\$2.91	\$2.91	\$2.91
	\$571.87	\$1,090.77	\$462.17	\$932.60	\$474.62

AREA-SPECIFIC			
	Area No.	Rate	By- Law No.
Yonge Steeles Corridor	1B	\$1,884,505	2022-51
Armada	5	\$11,376	2022-52
Armada NE	7	\$19,895	2022-53
PD 1-7	9	\$946,161	2022-54
Rodick / Miller Road Planning District	17	\$851,314	2022-55
Mount Joy	23	\$222,611	2022-56
South Unionville - Helen Avenue	42A-1	\$226,790	2022-57
Markham Centre	42B	\$10,271	2022-58
Markham Centre - Clegg	42B-2	\$217,157	2022-59
Markham Centre - Hotel	42B-4	\$1,150,569	2022-60
Markham Centre - South Hwy 7	42B-6	\$1,588,670	2022-61
Markham Centre - Sciberras	42B-8	\$1,913,811	2022-62
Markham Centre - East Precinct	42B-9	\$303,668	2022-63
Cathedral	46	\$12,231	2022-64
York Downs	47B	\$10,544	2022-65
404 North Employment Lands	49	\$23,333	2022-66
Future Urban Area	50A	\$15,178	2022-67
Future Urban Area - Employment Block	50A-1	\$148,776	2022-68
Future Urban Area - Robinson Glen	50A-2	\$22,286	2022-69
Future Urban Area - Berczy Glen Block	50A-3	\$262,111	2022-70
Future Urban Area - Angus Glen Block	50A-4	\$90,304	2022-71
Future Urban Area - Robinson Glen - South Block	50A-5	\$61,959	2022-72