



**Development Charges Rates  
January 1, 2024**

<b>RESIDENTIAL</b>	Unit Based Rates (\$/unit)			
	Single/Semi	Multiple Dwelling Unit	Large Apt.*	Small Apt.*
City-wide Hard	\$32,779	\$25,410	\$19,998	\$14,049
City-wide Soft	\$28,262	\$21,910	\$17,243	\$12,115
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
<b>Total Unit Costs</b>	<b>\$142,580</b>	<b>\$116,557</b>	<b>\$92,846</b>	<b>\$65,272</b>

\*Large Apt: 700sq. ft. and greater'; 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	\$182.07	\$226.92	\$226.92	\$110.56	\$110.56
City-wide Soft	\$19.62	\$24.49	\$24.49	\$11.75	\$11.75
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
	<b>\$467.57</b>	<b>\$889.08</b>	<b>\$378.22</b>	<b>\$759.98</b>	<b>\$388.19</b>

<b>AREA-SPECIFIC</b>	Area No.	Rate	By- Law No.
Yonge Steeles Corridor	1B	\$1,538,129	2022-51
Armadale	5	\$9,285	2022-52
Armadale NE	7	\$16,238	2022-53
PD 1-7	9	\$772,255	2022-54
Rodick / Miller Road Planning District	17	\$694,840	2022-55
Mount Joy	23	\$181,695	2022-56
South Unionville - Helen Avenue	42A-1	\$185,105	2022-57
Markham Centre	42B	\$8,383	2022-58
Markham Centre - Clegg	42B-2	\$177,243	2022-59
Markham Centre - Hotel	42B-4	\$939,092	2022-60
Markham Centre - South Hwy 7	42B-6	\$1,296,670	2022-61
Markham Centre - Sciberras	42B-8	\$1,562,049	2022-62
Markham Centre - East Precinct	42B-9	\$247,853	2022-63
Cathedral	46	\$9,983	2022-64
York Downs	47B	\$8,606	2022-65
404 North Employment Lands	49	\$19,044	2022-66
Future Urban Area	50A	\$12,389	2022-67
Future Urban Area - Employment Block	50A-1	\$121,430	2022-68
Future Urban Area - Robinson Glen	50A-2	\$18,190	2022-69
Future Urban Area - Berczy Glen Block	50A-3	\$213,934	2022-70
Future Urban Area - Angus Glen Block	50A-4	\$73,706	2022-71
Future Urban Area - Robinson Glen - South Block	50A-5	\$50,571	2022-72