



**Development Charges Rates
July 1, 2021**

RESIDENTIAL	Unit Based Rates (\$/unit)			
	Single/Semi	Multiple Dwelling Unit	Large Apt.*	Small Apt.*
City-wide Hard	\$21,761	\$16,641	\$13,033	\$9,581
City-wide Soft	\$17,416	\$13,320	\$10,431	\$7,670
York Region Hard	\$58,978	\$47,476	\$34,503	\$25,207
York Region General	\$6,630	\$5,338	\$3,879	\$2,835
Go Transit	\$384	\$302	\$222	\$141
Public School	\$6,317	\$6,317	\$6,317	\$6,317
Separate School	\$1,463	\$1,463	\$1,463	\$1,463
Total Unit Costs	\$112,949	\$90,857	\$69,848	\$53,214

*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	\$110.84	\$145.11	\$145.11	\$70.69	\$70.69
City-wide Soft	\$13.04	\$17.09	\$17.09	\$8.33	\$8.33
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
	\$399.01	\$805.32	\$298.80	\$722.14	\$354.15

AREA-SPECIFIC	Area No.	Rate	By- Law No.
Yonge Steeles Corridor	1B	\$1,460,952	2017-118
Armadale	5	\$13,601	2017-119
Armadale NE	7	\$19,499	2017-120
PD 1-7	9	\$1,477,645	2017-121
Rodick / Miller Road Planning District	17	\$713,072	2017-122
Buttonville Airport	18	\$178,286	2017-123
Mount Joy	23	\$193,896	2017-124
South Unionville - Helen Avenue	42A-1	\$188,708	2017-125
Markham Centre	42B	\$9,101	2017-126
Markham Centre - Clegg	42B-2	\$189,244	2017-127
Markham Centre - Hotel	42B-4	\$1,034,309	2017-128
Markham Centre - South Hwy 7	42B-6	\$1,499,775	2017-129
Markham Centre - Sciberras	42B-8	\$1,707,976	2017-130
Markham Centre - East Precinct	42B-9	\$271,763	2017-131
Cathedral	46	\$11,792	2017-132
York Downs	47B	\$28,316	2017-133
404 North Employment Lands	49	\$72,088	2017-134
Future Urban Area	50A	\$15,063	2017-135
Future Urban Area - Robinson Glen	50A-2	\$700	2017-136