



**Development Charges Rates
July 1, 2025**

RESIDENTIAL	Unit Based Rates (\$/unit)			
	Single/Semi	Multiple Dwelling Unit	Large Apt.*	Small Apt.*
City-wide Hard	\$40,968	\$31,758	\$24,993	\$17,558
City-wide Soft	\$35,322	\$27,384	\$21,552	\$15,141
York Region Hard	\$68,018	\$56,589	\$43,917	\$28,562
York Region General	\$24,816	\$20,647	\$16,022	\$10,420
Go Transit	\$433	\$340	\$250	\$158
Public School	\$7,678	\$7,678	\$7,678	\$7,678
Separate School	\$872	\$872	\$872	\$872
Total Unit Costs	\$178,107	\$145,268	\$115,284	\$80,389

*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	\$227.55	\$283.61	\$283.61	\$138.18	\$138.18
City-wide Soft	\$24.51	\$30.60	\$30.60	\$14.68	\$14.68
York Region	\$320.02	\$795.35	\$143.06	\$795.35	\$320.02
Public School	\$14.53	\$14.53	\$14.53	\$14.53	\$14.53
Separate School	\$2.91	\$2.91	\$2.91	\$2.91	\$2.91
	\$589.52	\$1,127.00	\$474.71	\$965.65	\$490.32

AREA-SPECIFIC	Area No.	Rate	By- Law No.
Yonge Steeles Corridor	1B	\$1,922,384	2022-51
Armadale	5	\$11,605	2022-52
Armadale NE	7	\$20,295	2022-53
PD 1-7	9	\$965,179	2022-54
Rodick / Miller Road Planning District	17	\$868,425	2022-55
Mount Joy	23	\$227,085	2022-56
South Unionville - Helen Avenue	42A-1	\$231,348	2022-57
Markham Centre	42B	\$10,477	2022-58
Markham Centre - Clegg	42B-2	\$221,522	2022-59
Markham Centre - Hotel	42B-4	\$1,173,695	2022-60
Markham Centre - South Hwy 7	42B-6	\$1,620,602	2022-61
Markham Centre - Sciberras	42B-8	\$1,952,279	2022-62
Markham Centre - East Precinct	42B-9	\$309,772	2022-63
Cathedral	46	\$12,477	2022-64
York Downs	47B	\$10,756	2022-65
404 North Employment Lands	49	\$23,802	2022-66
Future Urban Area	50A	\$15,483	2022-67
Future Urban Area - Employment Block	50A-1	\$151,766	2022-68
Future Urban Area - Robinson Glen	50A-2	\$22,734	2022-69
Future Urban Area - Berczy Glen Block	50A-3	\$267,379	2022-70
Future Urban Area - Angus Glen Block	50A-4	\$92,119	2022-71
Future Urban Area - Robinson Glen - South Block	50A-5	\$63,204	2022-72