



**Development Charges Rates
May 21, 2026**

RESIDENTIAL	Unit Based Rates (\$/unit)			
	Single/Semi	Multiple Dwelling Unit	Large Apt.*	Small Apt.*
City-wide Hard	\$41,890	\$32,473	\$25,555	\$17,953
City-wide Soft	\$36,117	\$28,000	\$22,037	\$15,482
York Region Hard	\$55,479	\$47,406	\$38,454	\$24,363
York Region General	\$29,239	\$24,986	\$20,267	\$12,839
Go Transit	\$0	\$0	\$0	\$0
Public School	\$7,678	\$7,678	\$7,678	\$7,678
Separate School	\$872	\$872	\$872	\$872
Total Unit Costs	\$171,275	\$141,415	\$114,863	\$79,187

*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	\$232.67	\$289.99	\$289.99	\$141.29	\$141.29
City-wide Soft	\$25.06	\$31.29	\$31.29	\$15.01	\$15.01
York Region	\$283.73	\$779.41	\$92.91	\$779.41	\$283.73
Public School	\$14.53	\$14.53	\$14.53	\$14.53	\$14.53
Separate School	\$2.91	\$2.91	\$2.91	\$2.91	\$2.91
	\$558.90	\$1,118.13	\$431.63	\$953.15	\$457.47

AREA-SPECIFIC	Area No.	Rate	By- Law No.
Yonge Steeles Corridor	1B	\$1,965,638	2022-51
Armadale	5	\$11,866	2022-52
Armadale NE	7	\$20,752	2022-53
PD 1-7	9	\$986,896	2022-54
Rodick / Miller Road Planning District	17	\$887,965	2022-55
Mount Joy	23	\$232,194	2022-56
South Unionville - Helen Avenue	42A-1	\$236,553	2022-57
Markham Centre	42B	\$10,713	2022-58
Markham Centre - Clegg	42B-2	\$226,506	2022-59
Markham Centre - Hotel	42B-4	\$1,200,103	2022-60
Markham Centre - South Hwy 7	42B-6	\$1,657,066	2022-61
Markham Centre - Sciberras	42B-8	\$1,996,205	2022-62
Markham Centre - East Precinct	42B-9	\$316,742	2022-63
Cathedral	46	\$12,758	2022-64
York Downs	47B	\$10,998	2022-65
404 North Employment Lands	49	\$24,338	2022-66
Future Urban Area	50A	\$15,831	2022-67
Future Urban Area - Employment Block	50A-1	\$155,181	2022-68
Future Urban Area - Robinson Glen	50A-2	\$23,246	2022-69
Future Urban Area - Berczy Glen Block	50A-3	\$273,395	2022-70
Future Urban Area - Angus Glen Block	50A-4	\$94,192	2022-71
Future Urban Area - Robinson Glen - South Block	50A-5	\$64,626	2022-72