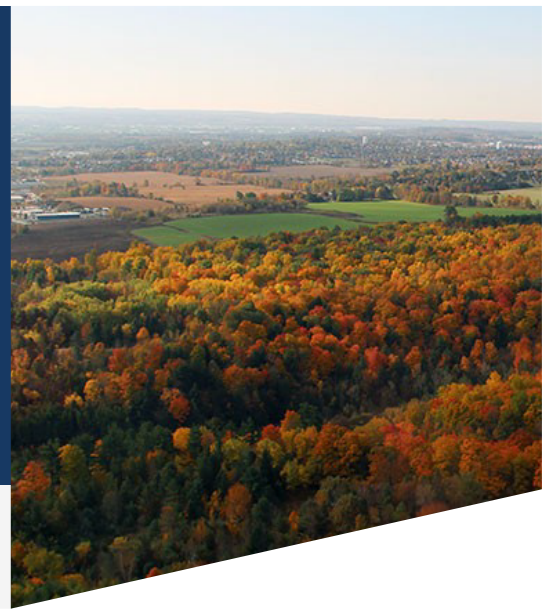


## Municipal Benchmarking Study

# BRADFORD WEST GWILLIMBURY



## OVERALL RANKING

Bradford West Gwillimbury is at 20th place. BWG saw significant improvement in approval timelines from 24 months in the 2020 Study to 20 months in the 2022 Study, with their ranking in this area improving from 19th to 15th.

	Rank	Planning Features (1=best)	Approvals Timelines (1=best)	Government Charges (1=lowest)	Score (Avg. Rank)
1	Edmonton	1	6	6	4.5
2	Charlottetown	19	1	1	6.4
3	Calgary	6	5	10	6.8
4	London	3	8	9	6.8
5	Regina	13	3	7	7.2
6	Winnipeg	15	4	5	7.6
7	Saskatoon	12	2	11	7.7
8	Halifax	5	16	4	9.1
9	St. John's	20	7	3	9.7
10	Ottawa	10	9	12	10.2
11	Moncton	21	10	2	10.9
12	Vancouver	8	10	17	11.5
13	Surrey	9	11	15	11.6
14	Oakville	4	13	18	11.8
15	Hamilton	7	18	13	13.2
16	Brampton	11	12	19	13.8
17	Burnaby	16	17	8	14.0
18	Toronto	2	20	21	14.9
19	Pickering	17	14	16	15.5
20	<b>BWG</b>	<b>18</b>	<b>15</b>	<b>14</b>	<b>15.6</b>
21	Markham	14	19	20	17.8

The study assessed municipalities on features, approvals and government charges, drawing out best practices. All cities can learn from each others' experiences, continually improving policies and operations to increase housing supply and affordability.



### Population

change in the last decade



### House Prices

change from 2006-2021

+149%



National  
Average

+138%



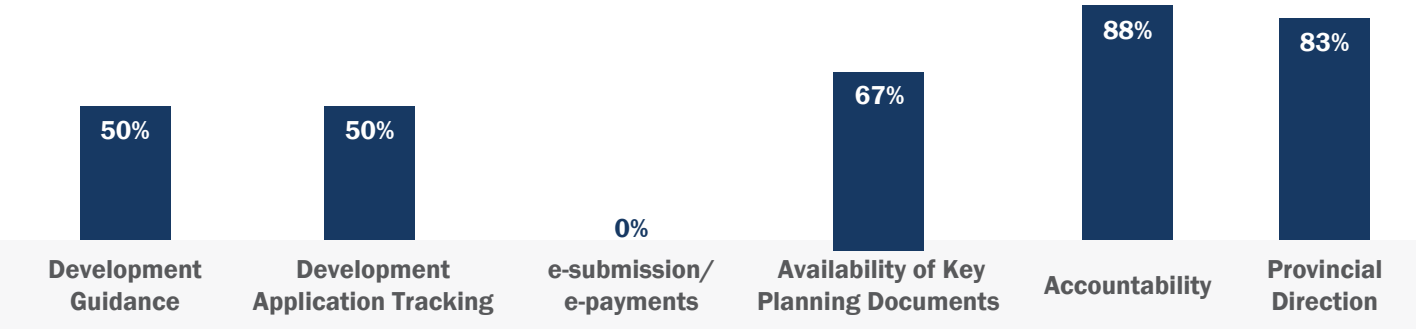
BWG

# RANKINGS

Each participating municipality has been assigned a score that combines their performance on planning features, approvals timelines and government charges. This ranking provides a snapshot to show which municipal governments are leading in which of the three areas at the moment, as well as an overall ranking. This ranking does not assess anything beyond what was analyzed and is not reflective necessarily of the engagement and cooperation between industry and local governments. Whether at the top or the bottom of the list, each city can learn from best practices of others and continue to improve.

## Planning Features

Each municipality is scored on whether they have features that can support an efficient planning approvals system, and increase transparency for developers, the public, or other interested parties. They were scored based on six overall themes.



## Approvals Timelines

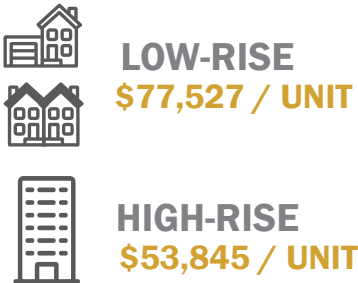


We estimate typical approval timelines for development applications – from complete application to planning approval. The nature of the ‘planning approval’ can take many forms.

Delays in approvals impact housing affordability. Months of delays add tens of thousands of dollars to the cost of a home.

## Municipal Charges

The report provides a high-level overview of government charges levied by municipal governments and attempts to quantify the costs these charges and fees generate for developers, home builders, and ultimately, home buyers. To model and estimate the charges and fees imposed by the municipalities two development scenarios were analyzed.



# SUCCESSES AND CHALLENGES

To achieve a twentieth-place ranking, BWG has several elements working well, and a few others requiring improvement.

## WORKING WELL



### Robust Population Growth

BWG grew by over 3.1% in each of the past three Census periods, and has grown from 24,000 people in 2006 to nearly 43,000 people in 2021, growth of nearly 48% in a 15-year period.



### Improvement to Approval Timelines

BWG saw significant improvement in approval timelines from 24 months in the 2020 Study to 20 months in the 2022 Study, with their ranking in this area improving from 19th to 15th.



### Municipal Charges

BWG's increases to municipal charges (+23% for low-rise and +31% for high-rise) were below or similar to study-wide averages.

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## NEEDS IMPROVEMENT



### Planning Features

BWG needs to several planning features, ranking 18th out of 21 for all planning features reviewed.



### Housing Mix

BWG has seen little variety in housing mix constructed, with 100% of the housing starts in the Town being ground-related housing units.



### Online Information and Electronic Payments:

The Town's Planning webpage does not provide guidance on the development application process in a substantive way. Simcoe County's Development Planning webpage lays out the application process in a basic format, but it does not provide substantive insight into the review procedures or process stages.

About the

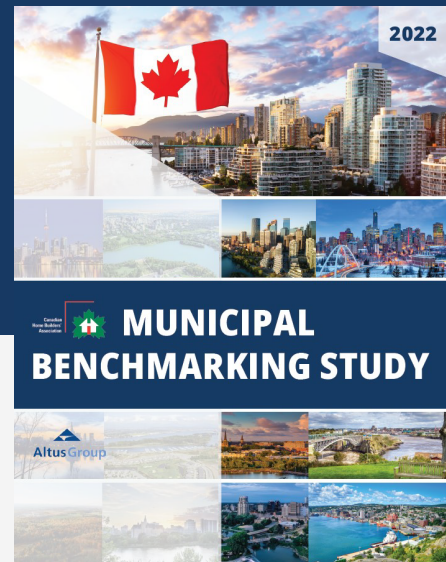
## CHBA Municipal Benchmarking Study

[www.chba.ca/municipal-benchmarking](http://www.chba.ca/municipal-benchmarking)

The Municipal Benchmarking Study was commissioned by the Canadian Home Builders' Association (CHBA) and delivered by Altus Group. The study compares 23 Canadian municipalities, examining how their processes, approvals timelines, and charges and fees contribute to housing affordability and supply issues in major housing markets across Canada. The report reads as a report card to show which municipal governments are leading in which of the three pillars of the study—planning system features, approval timelines and government charges.

*“This report is intended to support the important conversation with all orders of government on major challenges to housing affordability and the efficient delivery of much needed new housing supply. We’ve undertaken this work to showcase where municipal governments have the policies and systems in place to support supply and affordability, and provide a path forward for improvements where things aren’t working as well.”*

— Kevin Lee, CEO, CHBA



### Notes

The research for the study was completed prior to March 16, and therefore prior to the COVID related public health measures.

The rankings only reflect what was studied, and the results are based on readily available or public information. Planning systems vary between provinces, and implementation of provincial planning systems can vary between municipalities. The results examine things that are comparable across the country but may not reflect the full processes, approvals, or charges in this community.

The results are independent of the quality of the relationship between the municipal government and the residential construction industry.