

# Municipal Benchmarking Study

# BRAMPTON



## OVERALL RANKING

Brampton is in 16th place in the study. In Brampton, planning applications took an average of 13.4 months to obtain approvals, better than average relative to the rest of the study municipalities, and had the largest ranking improvement of any of the study municipalities, moving from 16th to 10th in approval timelines.

	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	BWG	18	15	14	15.6
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

+164%



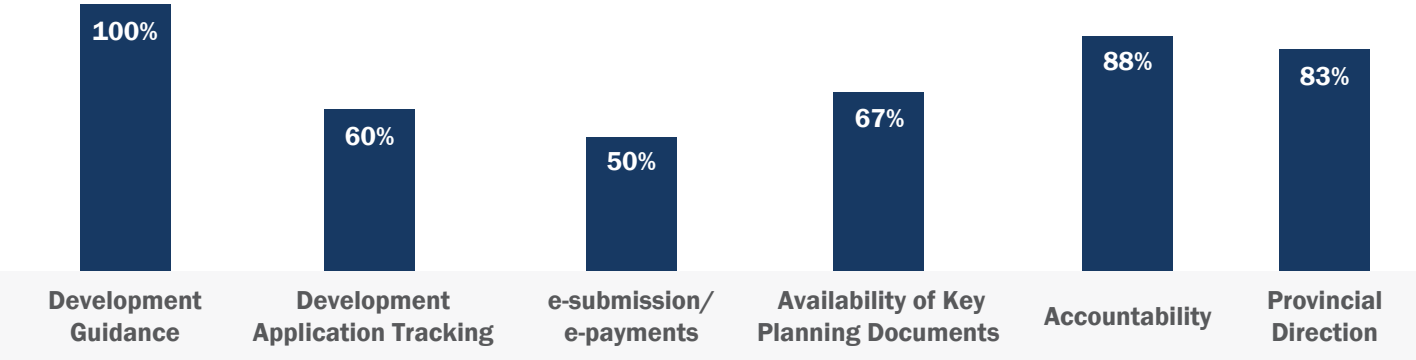
Brampton

# 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

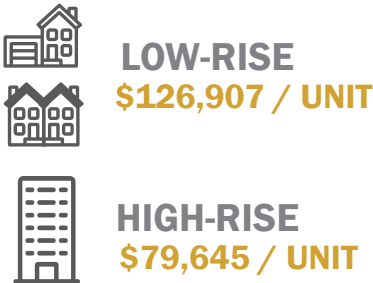


We estimate typical approval timelines for development applications – from complete application to planning approval. The nature of the ‘planning approval’ can take many forms.

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.



# SUCCESSSES AND CHALLENGES

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

## WORKING WELL



### Clear Information

The City of Brampton provides detailed information regarding all development applications, including all studies and technical reports submitted, as well as active applications, status, map of development applications and historical application data.



### Application Process

Brampton's Pre-Application Consultation package lists examples of additional relevant materials that may be required but provides little specification about what is likely to be required of an applicant.



### Development Guidance

Brampton provides excellent development guidance information, which includes up-to-date municipal webpages, application forms, documents and guides for planning application submissions, that can help in improving the quality of submissions and cut-down on non-value-added tasks that consume staffing resources.



### Application Times

In Brampton, planning applications took an average of 13.4 months to obtain approvals, better than average relative to the rest of the study municipalities, and had the largest ranking improvement of any of the study municipalities, moving from 16th to 10th in approval timelines.

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## NEEDS IMPROVEMENT



### Planning Features

Brampton needs to enable two features including mandated timelines for appeal decisions to be rendered and can apply online / digitally for planning apps.



### High Municipal Charges

Brampton had the fourth highest municipal charges per unit for high-rise and the third highest municipal charges per unit for low-rise scenarios.



### Electronic Submission

Brampton needs significant improvement for electronic submission and payments for planning and building permit applications.

About the

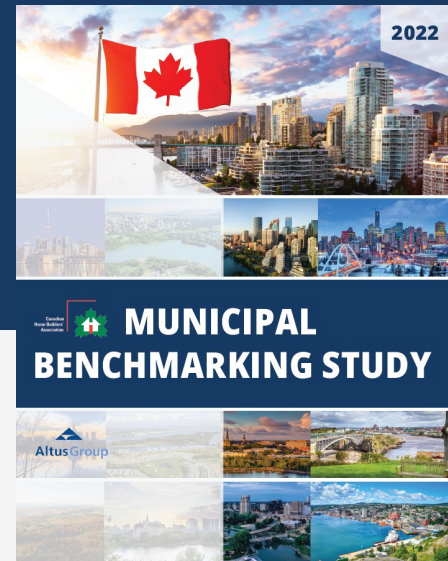
## CHBA Municipal Benchmarking Study

[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.