

Municipal Benchmarking Study

BURNABY



OVERALL RANKING

In 17th place, Burnaby saw significant improvement in approval timelines from 27 months in the 2020 Study to 21 months in the 2022 Study, with their ranking in this area improving from 22nd to 17th.

	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

+281%



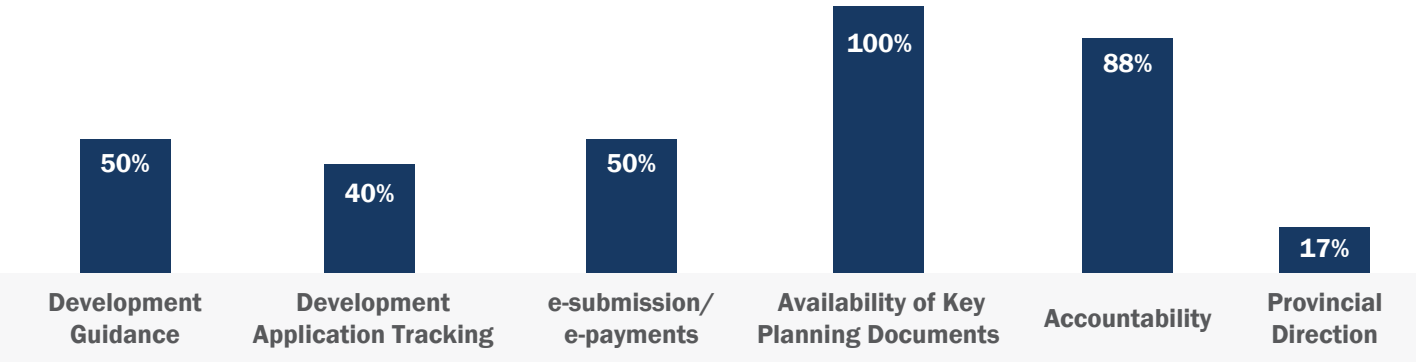
Burnaby

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

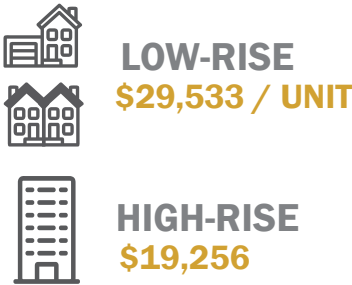


We estimate typical approval timelines for development applications – from complete application to planning approval. The nature of the ‘planning approval’ can take many forms.

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 seventeenth-place ranking, Burnaby has several elements working well, and a few others requiring improvement.

WORKING WELL



Regional Planning

Burnaby is one of the three study municipalities that are members of Metro Vancouver, which for the purposes of the LGA is a regional growth strategy. The LGA requires that regional context statements in official community plans be reviewed and submitted to Metro Vancouver every five years.



Improvement to Approval Timelines

Burnaby saw significant improvement in approval timelines from 27 months in the 2020 Study to 21 months in the 2022 Study, with their ranking in this area improving from 22nd to 17th.



Municipal Fees and Charges

The charges imposed by the City on both low-rise and high-rise development are below study-wide averages, with Burnaby having the 12th highest (out of 20) for high-rise and 15th highest (out of 21) for low-rise.

NEEDS IMPROVEMENT



Planning Features

Burnaby needs to enable seven features including the ability to appeal land use decisions, mandated timelines for appeal decisions to be rendered, appeal rights triggered after defined number of days, timed review of submissions prior to complete submission, can apply online / digitally for planning apps, has terms of reference for requirements for studies and requirement to have minimum supply of designated and/or serviced lands.



Online Application

While Burnaby provides online copies of application forms for both planning and building permits, they cannot be submitted over the internet and must be mailed in instead.



Development Application Tracking

Burnaby does not provide information on planning and building permit applications, such as active applications, application status, historical application data and map of development applications.



Application Times

On average, despite the improvement seen, planning applications take 20.9 months to obtain approvals in Burnaby, which was the fourth highest approval timeline amongst the studied municipalities.

About the

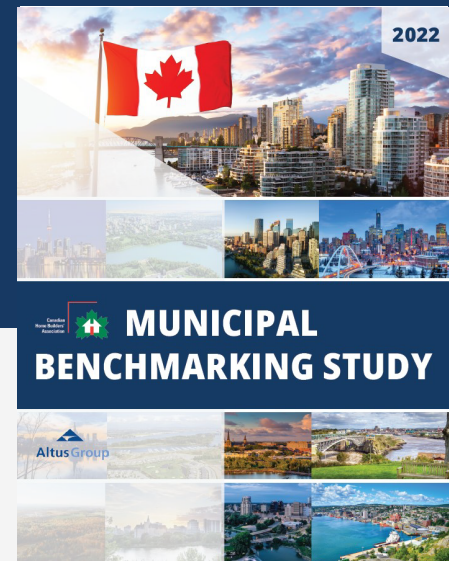
CHBA Municipal Benchmarking Study

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.