

Municipal Benchmarking Study

CHARLOTTETOWN



OVERALL RANKING

Charlottetown rose from the #5 spot in the 2020 survey to achieve second place in 2022. It was ranked first in both approval timelines and government charges.

	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%



+142%



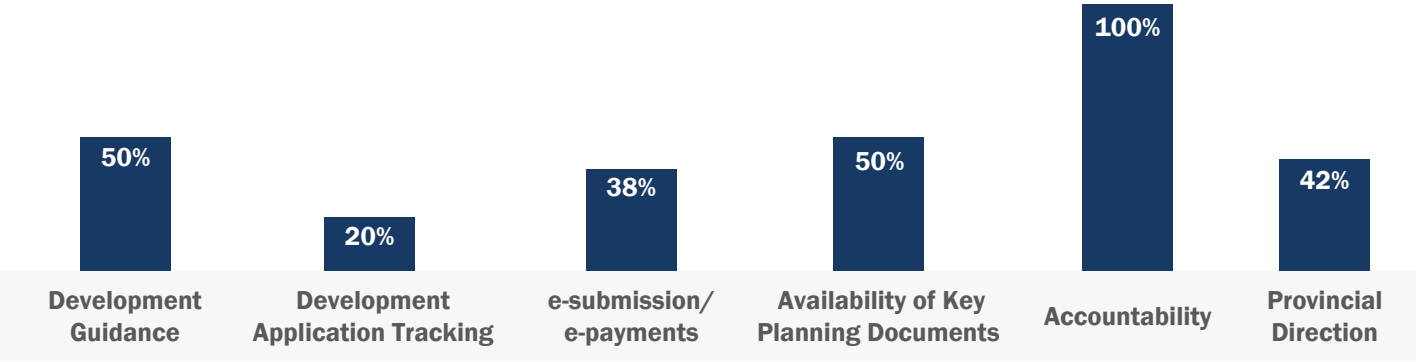
National Average **Charlottetown**

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

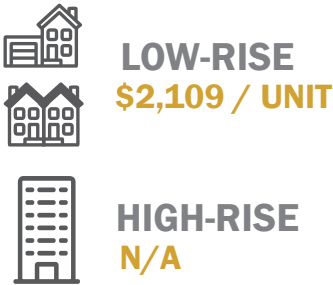


We estimate typical approval timelines for development applications – from complete application to planning approval. The nature of the ‘planning approval’ can take many forms.

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

WORKING WELL



Planning Features

Charlottetown has numerous features enabled including the ability to appeal land use decisions, requirement to review municipal plans on regular basis and others.



Strong Provincial Framework

The Prince Edward Island Planning Act ("PEI Planning Act") requires that all municipal official plans contain policies on future land use, management and development for a time horizon of no more than 15 years. As well, the PEI Planning Act requires that all land-use bylaws be reviewed every 5 years.



Contact Information

Charlottetown's website provides clear contact information in the form of a directory, including phone number and email address.



Approvals Timelines

The average time for a development application approval in Charlottetown is 3.4 months, the lowest amongst all studied municipalities. It is also noted that of the municipalities to provide in-house approval timeline data to the researchers, municipal staff from Charlottetown were the first to respond to and fulfill the data request.

NEEDS IMPROVEMENT



Planning Features

Charlottetown needs to enable seven features including mandated timelines for appeal decisions to be rendered, appeal rights triggered after defined number of days, can apply online / digitally for planning apps, has a development guide showing required studies, has terms of reference for requirements for studies, requirement to have minimum supply of designated and/or serviced lands and have development application status tracker.



More Online Services

The City provides no online tracking services for active development applications. However, the City does post a monthly report on recent development permit approvals. An online portal is not available to submit documentation or pay for application fees. The City only makes their zoning available in PDF format that make it difficult to navigate.



Mandated Requirements

There are no minimum or mandated requirements for the Island Regulatory and Appeals Commission to render a decision. There no time limits for the approval authority to make its decision that trigger an appeal. Appeals are granted only when Council has made a decision on a matter.

About the

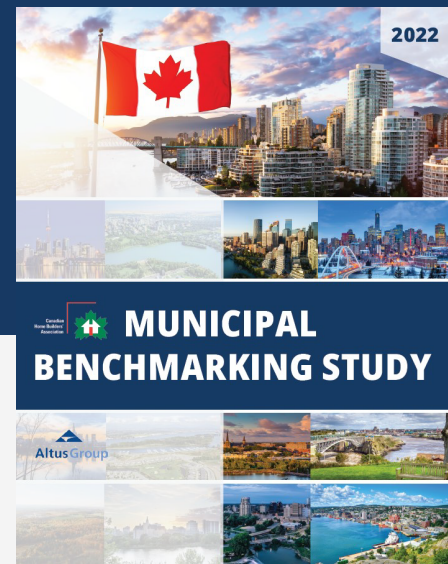
CHBA Municipal Benchmarking Study

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.