

Municipal Benchmarking Study

MARKHAM



OVERALL RANKING

Markham ranks 21st in the 2022 study. Markham has numerous features enabled including being one of only two municipalities that had a perfect score in the theme area of electronic submission and payment capabilities.

	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

+367%



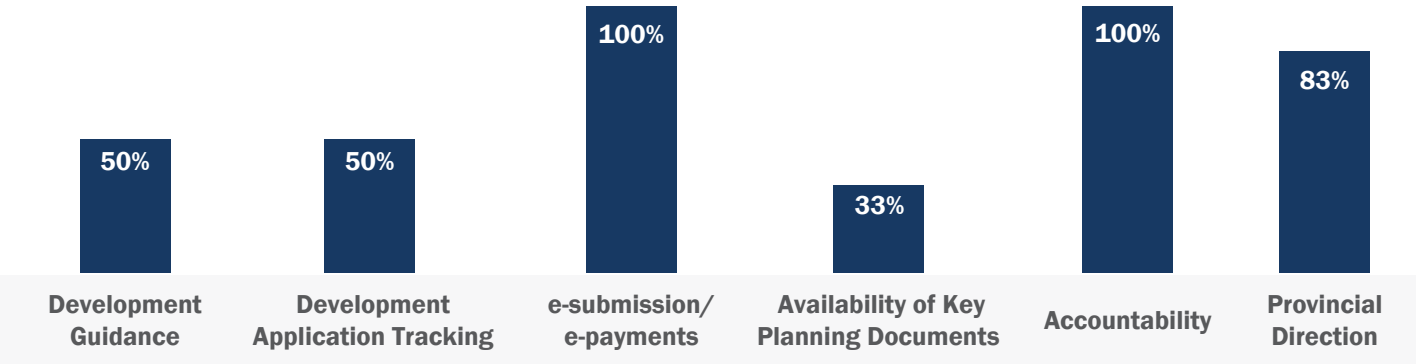
Markham

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

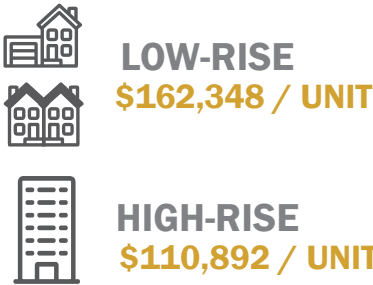


We estimate typical approval timelines for development applications – from complete application to planning approval. The nature of the ‘planning approval’ can take many forms.

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

WORKING WELL



Planning Features

Markham has numerous features enabled including being one of only two municipalities that had a perfect score in the theme area of electronic submission and payment capabilities (Surrey being the other).



Online Applications

Markham provides homebuilders an online portal named "ePlan" that allows for the submission of building permits and some planning applications types but not all, with the option of online fee payment.

NEEDS IMPROVEMENT



Planning Features

Markham needs to enable two features including mandated timelines for appeal decisions to be rendered and has terms of reference for requirements for studies.



Clear Information

The City does not provide any substantive development guidelines. Markham does provide developers with pre-consultation meetings where they offer specific guidance on application requirements, however, there is no transparency into the full development process beforehand. Markham was also one of the two municipalities that had the highest total development charges per unit.



Online Information

The City's Zoning schedule is not available online for review in any format. Information regarding a properties zoning is provided through an online review request service that requires a minimum of 10 business days to receive a response, this service is also not provided either in person or over the phone. Markham also only makes their zoning available in PDF format that makes it difficult to navigate.



Regular Reports on Circulated Planning Application

City of Markham produces regular reports in PDF format on all the planning applications submitted within a two-month period, without any information on the actual date of submission/completion, the number of days since the application has been active or the current application status.



Planning Approvals Timelines

On average, Markham taken 23 months to process and approve planning applications, the third longest amongst all studied municipalities, after Toronto and Burnaby. In the 2020 study, the average approval timeline for the City of Markham was 13 months.



High Municipal Charge

Municipal charges for high-rise developments in Markham were the second highest in the study (after Vancouver) as well as the second highest for low-rise development, after the City of Toronto. Relative to the 2020 Benchmarking Study, total charges for low-rise developments increased by 35% and those for high-rise developments increased by 29% in the 2022 study.

About the

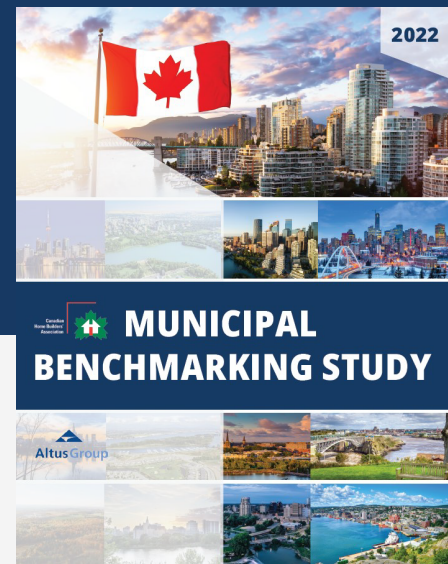
CHBA Municipal Benchmarking Study

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.