

# Municipal Benchmarking Study

# MONCTON



## OVERALL RANKING

Moncton moved up the study ranks to achieve the #11 rank. In the application process, the City provides guides for numerous types of development applications, with detailed information on the steps involved in each process, broad information requirements.

	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

+123%



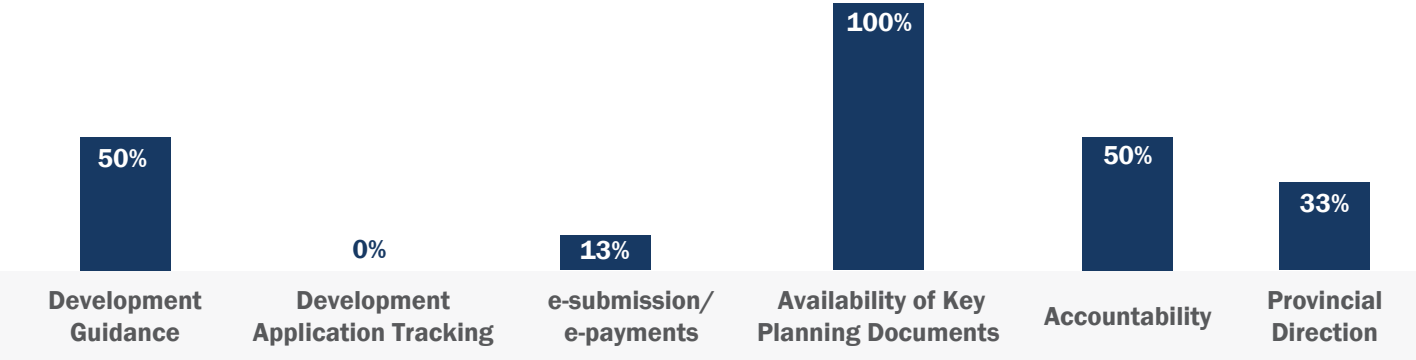
Moncton

# RANKINGS

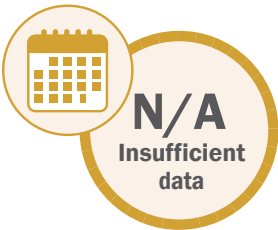
Each participating municipality has been assigned a score that combines their performance on planning features, approvals timelines and government charges. This ranking provides a snapshot to show which municipal governments are leading in which of the three areas at the moment, as well as an overall 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

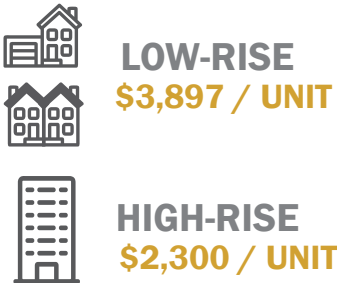


We estimate typical approval timelines for development applications – from complete application to planning approval. The nature of the ‘planning approval’ can take many forms.

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 an eleventh-place ranking, Moncton has several elements working well, and a few others requiring improvement.

## WORKING WELL



### Application Process

Moncton provides guides for numerous types of development applications, with detailed information on the steps involved in each process, broad information requirements, etc.



### Improving Housing Mix

Over the past five years (compared to the prior five-year period), the City saw the second-highest increase in the share of non-ground-related housing forms being built (behind only Pickering and Hamilton) – the proportion of high-density housing forms grew from a 43% share in the 2012-2016 period to a 65.9% share in the 2017-2021 period.



### Distributed Sources of Population Growth

Moncton was one of only a few jurisdictions studied (others being Edmonton, Ottawa, Halifax) that saw positive population growth from all four international and domestic sources of net in-migration – international immigration, non-permanent residents, Intraprovincial migration (movement within New Brunswick) and interprovincial migration (movement within Canada).

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## NEEDS IMPROVEMENT



### Planning Features

Moncton ranked in last place (21st) in the assessment of planning features, and needs to enable numerous features, including mandated timelines for appeal decisions to be rendered, appeal rights triggered after defined number of days, timed review of submissions prior to complete submission, terms of reference for requirements for studies, requirement to have minimum supply of designated and/or serviced lands and an online zoning portal.



### Approval Timeline Data

The City's website and publicly available information management system makes it extremely difficult to find information pertaining to recent development applications or approvals, as well as Council decisions on applications.

About the

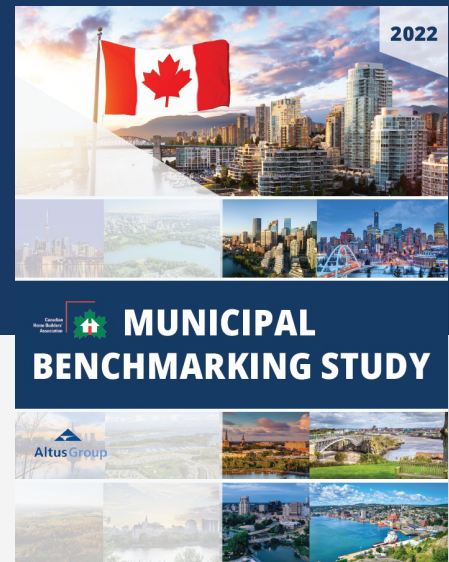
## CHBA Municipal Benchmarking Study

[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.