

# Municipal Benchmarking Study

# OAKVILLE



## OVERALL RANKING

Oakville ranks #14 in the 2022 study. Amongst the six GTA municipalities within the study, Oakville ranked second highest for the best approval timelines for planning applications, at 14 months.

	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

+191%



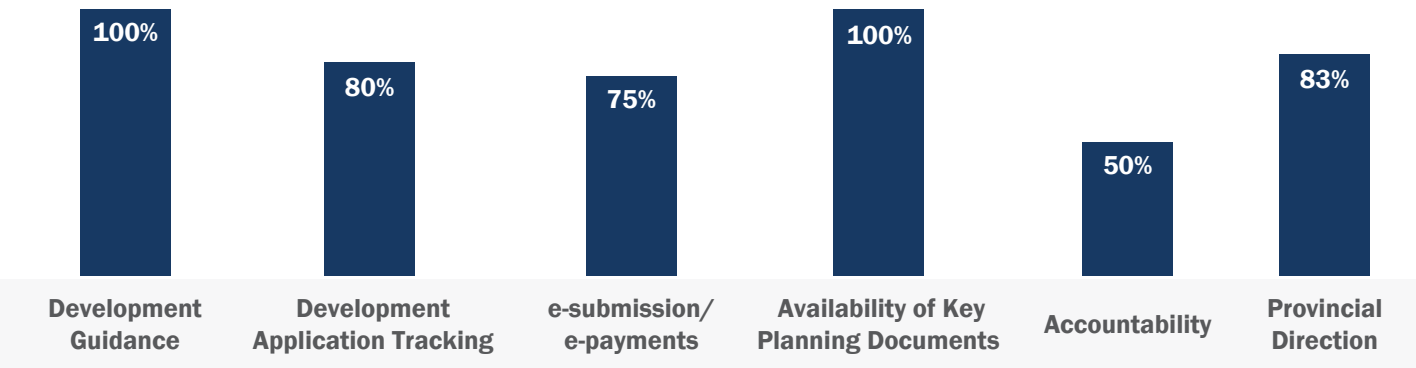
Oakville

# 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

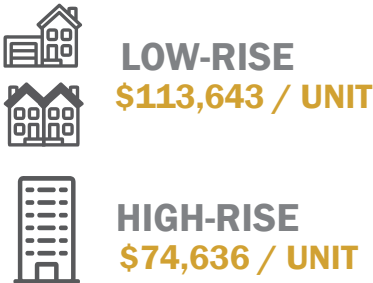


We estimate typical approval timelines for development applications – from complete application to planning approval. The nature of the ‘planning approval’ can take many forms.

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

## WORKING WELL



### Planning Features

Oakville has numerous features enabled including the ability to appeal land use decisions, appeal rights triggered after defined number of days and others. Overall, Oakville ranked 4th (out of 21) in the planning features area.



### Key Guidelines

The Town of Oakville has very clear and comprehensive development guides. The city also provides very detailed information on current development applications, including constantly updating status of the application. The Town has guides for the building permit, planning application, and development engineering processes.



### Application Tracker

The Town's development application status and information portal is among the most robust collections of information among the study municipalities.



### Planning Approvals Timelines

Amongst the six GTA municipalities within the study, Oakville ranked second highest (behind only Brampton) for the best approval timelines for planning applications, at 14 months.

## NEEDS IMPROVEMENT



### Planning Features

Oakville needs to enable two features including mandated timelines for appeal decisions to be rendered and the ability to apply online / digitally for planning apps. The current system is to upload the documents to a drop box link and pay via e-transfer.



### Additional Information on Guidelines

The Town of Oakville provides prospective developers extensive guidance materials. However, some of the documentations are light on details, such as the guidelines for official plan amendments or zoning by-law amendments.



### Municipal Charges

Town of Oakville had the fourth highest municipal charges for low-rise development applications and the fifth highest municipal charges for high-rise development applications, amongst the studied municipalities, an increase of 35% and 23% respectively, compared to the 2020 Benchmarking Study.

About the

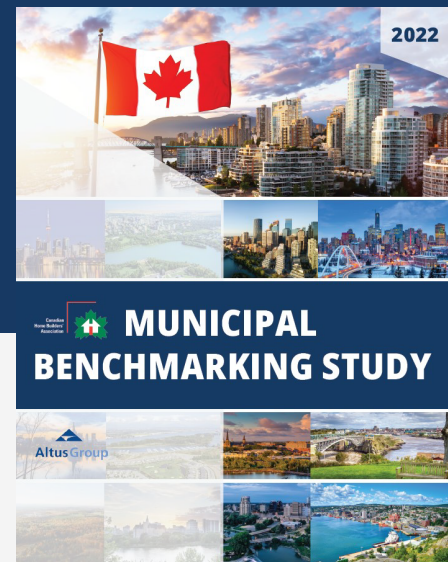
## CHBA Municipal Benchmarking Study

[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.