

Municipal Benchmarking Study

REGINA



OVERALL RANKING

Regina ranks fifth in the 2022 Municipal Benchmarking Study. Regina's rank dropped from first place in the 2020 Benchmarking Study to fifth place in the 2022 study, as many municipalities bolstered their rankings by offering additional features that Regina does not make available.

	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

+136%



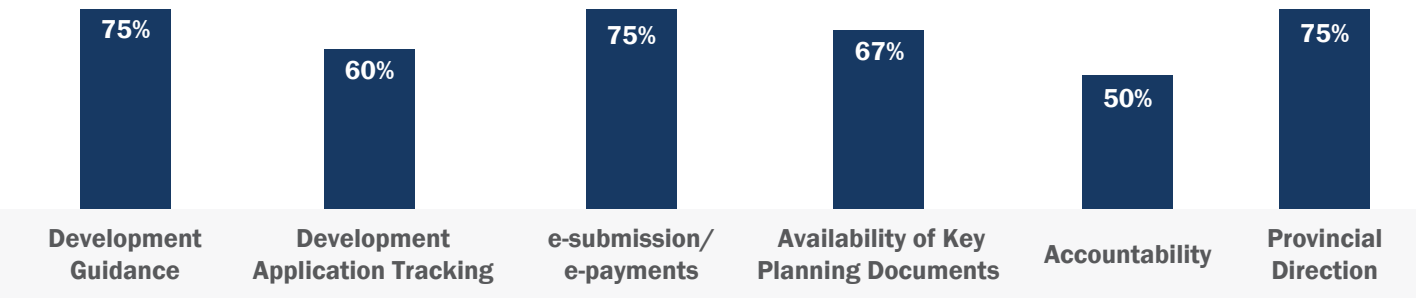
Regina

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

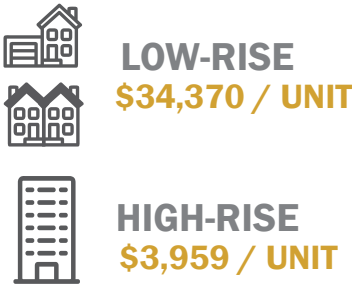


We estimate typical approval timelines for development applications – from complete application to planning approval. The nature of the ‘planning approval’ can take many forms.

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

WORKING WELL



Planning Features

Regina has numerous features enabled including the ability to appeal land use decisions, mandated timelines for appeal decisions to be rendered and others. However, Regina's rank dropped from first place in the 2020 Benchmarking Study to fifth place in the 2022 study, as many municipalities bolstered their rankings by offering additional features that Regina does not make available. Regina is one of the few municipalities to incorporate the ability for public comments to be submitted through their development application tracker.



Comprehensive Guides

Regina's Development Standards Manual delivers a comprehensive guide of the City's application process and procedures. The manual is written in well-structured language and uses flow charts that provide the reader with a clear sense of the stages in processes. In addition, it covers a range of topics that pertinent to the development process, such as land-use policy considerations and report requirements, among others.



Approvals Timelines

Regina was ranked third among the studied municipalities for the average approval timelines, at just 4.2 months.

NEEDS IMPROVEMENT



Planning Features

Regina needs to improve three features including the ability to submit applications online / digitally for planning apps and having a development application status tracker.



More Clarity Needed

Planning applications, building permit forms, documentation, and fees payments must be physically submitted to the City of Regina offices. The City also does not appear to readily offer an online status list of active development applications.



Additional Information on Report Requirements

The City's Development Standards Manual does not breakdown report requirements.

About the

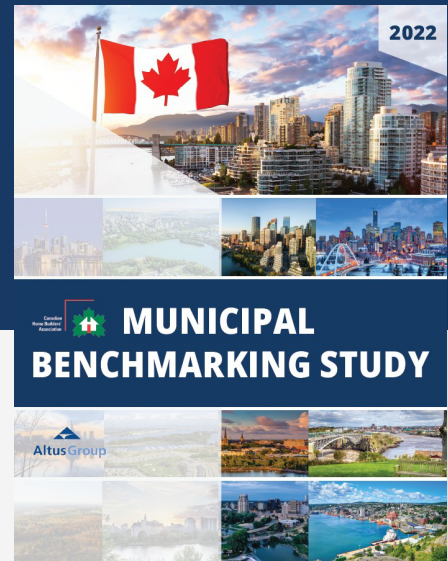
CHBA Municipal Benchmarking Study

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.

LOCAL INSIGHTS

This Local Insights page allows constituent local/provincial associations of CHBA to bring out more local context, including any successes, priorities and challenges from the report or since the original data was collected.

Regina & Region
Home Builders'
Association



Current Development Issues

It is important the Greater Regina Area removes barriers to growth and ensure a supply demand balance that provides many housing options for a growing population. With one of the most affordable home prices in the nation, preserving and expanding housing options needs to be a priority as one of our competitive advantages as a City and Region. To accomplish this we need to remove barriers to growth by:



Understanding Infrastructure Needs

An infrastructure plan is urgently needed to support phasing plans and intensification. An infrastructure plan is in many ways, the backbone of our Official Community Plan. Without a fulsome infrastructure plan a lack of decision making and offloading responsibilities to solve problems from the municipality to the individual developers is often the result.

Removing Obstacles to Intensification

We applaud the City of Regina for the removal of the Intensification Levy. Next steps are:

- Pre-Zoning - remove months from approval process and provide strong municipal leadership on the Regina Growth Plan
- Pre-determine Density - provide clarity on what the City is willing to accept in local context of each neighbourhood
- Pre-determine Built-Form - as simple as determining built heights or go as far as determining built form
- Pre-Servicing Identification - provide development in advance what requirements are needed
- Political Will - political fortitude is needed to see past the type of opposition that is rooted in not changing anything within there neighbourhood. Infill development is inherently about change.

Rethinking Development Charges

- Development charges have growth 15X the rate of inflation over the past decade and a half. The current model is based on 'growth pays for growth'. When you build something new you create additional servicing demands, and so developers should pay for whatever incremental needs their projects are creating. While this type of model does not recognize the benefits of growth to the larger community, it is the model we have worked under since 2007.
- 'Growth pays of growth' was never intended to do pay for improvements to existing services. If new development stopped and development charges revenue was \$0, there should not be any issues funding the existing services. Nobody should be complaining about lost revenue as there is no need for this additional revenue. There is no growth to fund, and all existing services are being adequately funded by the residents who are already using them.

LOCAL INSIGHTS

This Local Insights page allows constituent local/provincial associations of CHBA to bring out more local context, including any successes, priorities and challenges from the report or since the original data was collected.

Regina & Region
Home Builders'
Association



- In order to achieve the right balance, the City of Regina needs to determine the required debt level to fund growth. Without doing so is another impediment to growth. Development charges ultimately pay back the cost to build the infrastructure needed, but the City does need appropriate debt capacity to construct a project at day one before they receive the repayment over time.
- Rethinking Development Charges starts with determining first the necessary debt capacity needed to fund essential infrastructure needed to support growth.
- Barriers to growth are exactly what they appear to be, barriers to investment, barriers to job growth, barriers to population growth and barriers to economic growth.

“

The RRHBA is pleased the City of Regina scored a #5 ranking in 2022, even as it lost the #1 ranking from 2020. A top 5 ranking is representative of the collaborative working relationship the RRHBA and City Administration have developed over the past decade. As the City of Regina has new challenges to address, we will encourage and support the municipality to ensure Regina can once again achieve a higher ranking or #1 ranking in the near future.

”

— Stu Niebergall, President & CEO,
Regina & Region Home Builders' Association.

