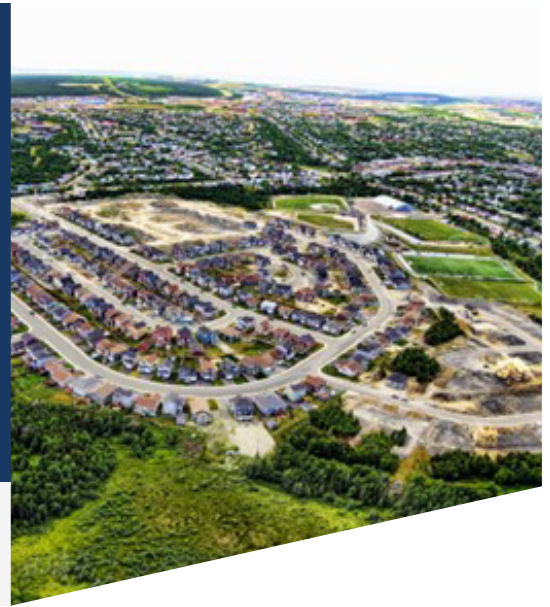


Municipal Benchmarking Study

ST. JOHN'S



OVERALL RANKING

St. John's rank is at #9 across the three categories of approval timelines, government charges, and planning features. The City has above average approval timelines at 9.4 months, compared to the study-wide average of 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

+101%



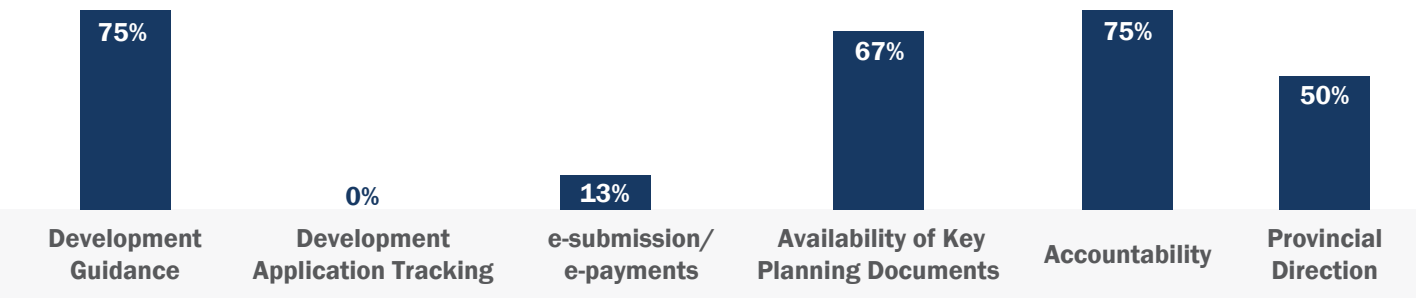
St. John's

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

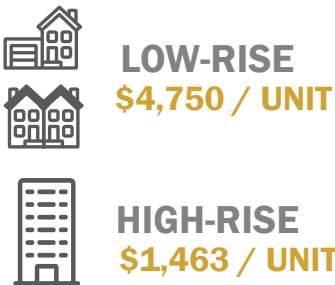


We estimate typical approval timelines for development applications – from complete application to planning approval. The nature of the ‘planning approval’ can take many forms.

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 ninth-place ranking, St. John's has several elements working well, and a few others requiring improvement.

WORKING WELL



Approval Timelines

The City has above average approval timelines at 9.4 months, compared to the study-wide average of 14 months.



Municipal Charges

The City has the third-lowest charges for low-rise and the lowest charges for high-rise development, each of which have not increased significantly since the 2020 Study.



Clear Information Requirements

The City of St. John's provides some development application information on their website that explain processes and procedures. There are also supplementary checklists of information that development applications are required to have.

NEEDS IMPROVEMENT



Planning Features

St. John's ranked 20th (out of 21) in the review of planning features and tools, and needs to enable several features including timed review of submissions prior to complete submission, the ability to apply online / digitally for planning apps, terms of reference for requirements for studies, requirement to have minimum supply of designated and/or serviced lands and a development application status tracker.

About the

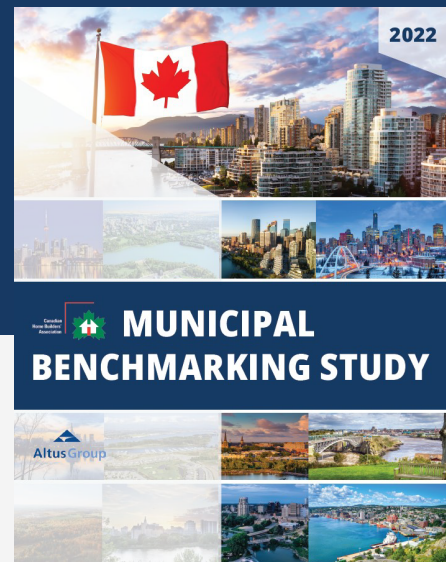
CHBA Municipal Benchmarking Study

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.



Economic/Market Conditions

In the St. John's CMA, real GDP is estimated to have decreased by 2.4% to \$16.1 billion (in \$2012) in 2021, mainly due to a 9.6% decrease in offshore oil production, offsetting growth in other sectors of the economy. Excluding the oil and gas production industry, real GDP in the St. John's CMA increased by an estimated 4.7%. Growth was driven by increases in consumer spending and real estate activity, both of which surpassed pre-pandemic levels.



Current Development Issues

We are currently working with Members and Municipalities to address some concerns regarding permit/inspection timelines and ways we can assist both parties to streamline the process thus preventing delays.

Additional Context On MBS Results

CHBA-NL works closely with surrounding municipalities (City of St. John's, City of Mount Pearl, Town of Paradise and Town of Conception Bay South) and has built great relationships. Inspectors from these jurisdictions are represented on CHBA-NL's Technical Research Committee and meet monthly to discuss issues arising and provide updates on what's going on within each municipality.

We have collaborated with the City of St. John's in the past to create Deck Plans suitable for our Builder Members and continue to work on initiatives that benefit Members, Consumers and Municipalities.

We are committed to continuing this relationship with municipalities to keep the industry strong within Newfoundland and Labrador.

