

Municipal Benchmarking Study

SURREY



OVERALL RANKING

Surrey has achieved #13 in the rankings. The City 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

+197%



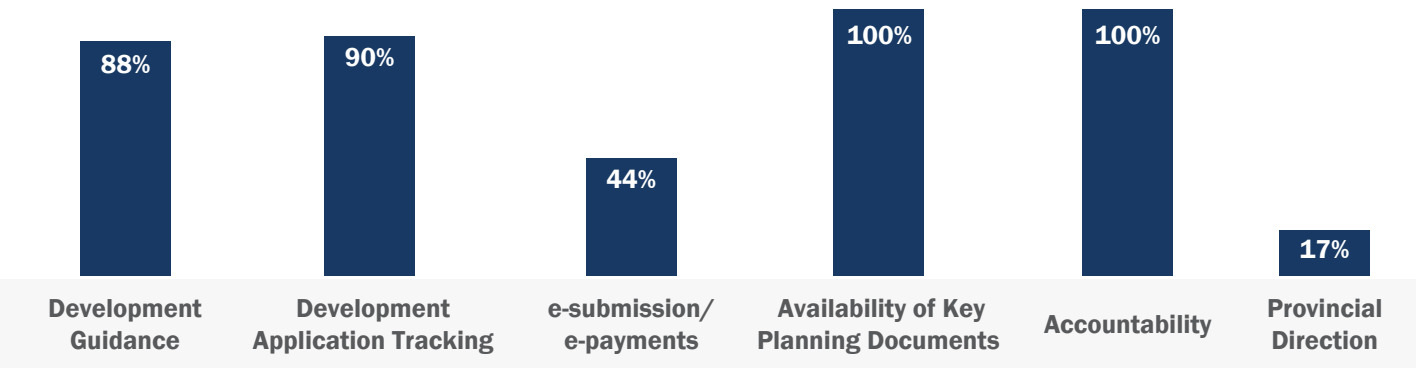
Surrey

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

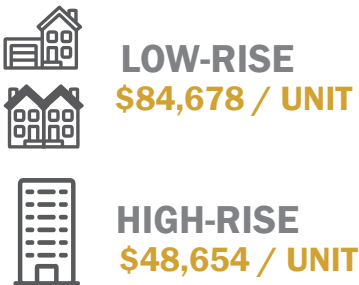


We estimate typical approval timelines for development applications – from complete application to planning approval. The nature of the ‘planning approval’ can take many forms.

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

WORKING WELL



Planning Features

Surrey 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 (Markham being the other).



Approval Timelines

The City has average approval timelines at 13.8 months, just below the study-wide average of 13.9 months.



Population Growth

The City saw robust population growth, with percentage growth in each of the past Census periods exceeding the study-wide averages.



Improving Housing Mix

Over the past five years (compared to the prior five-year period), the City saw the fourth-highest increase in the share of non-ground-related housing forms being built (behind only Pickering, Hamilton, and Moncton) – the proportion of high-density housing forms grew from a 37.3% share in the 2012-2016 period to a 52.8% share in the 2017-2021 period.

NEEDS IMPROVEMENT



High Fees and Charges

The City of Surrey has one of the highest governments charges for both high-rise (\$48,645 per unit) and low-rise (\$84,678 per unit) developments, ranking 8th and 6th, respectively in those metrics.



Rapid Increases to Municipal Charges

The City's municipal charges increased by 62% for low-rise, the highest among study municipalities, and 37% for high-rise.

About the

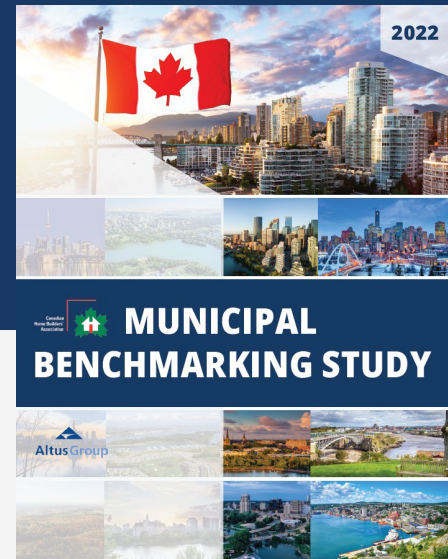
CHBA Municipal Benchmarking Study

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.