

Municipal Benchmarking Study

VANCOUVER



OVERALL RANKING

In 12th place, Vancouver is one of the few municipalities to incorporate the ability for public comments to be submitted through their development application tracker.

	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

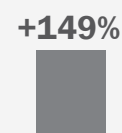
The study assessed municipalities on features, approvals and government charges, drawing out best practices. All cities can learn from each others' experiences, continually improving policies and operations to increase housing supply and affordability.



Population
change in the last decade



House Prices
change from 2006-2021



National Average



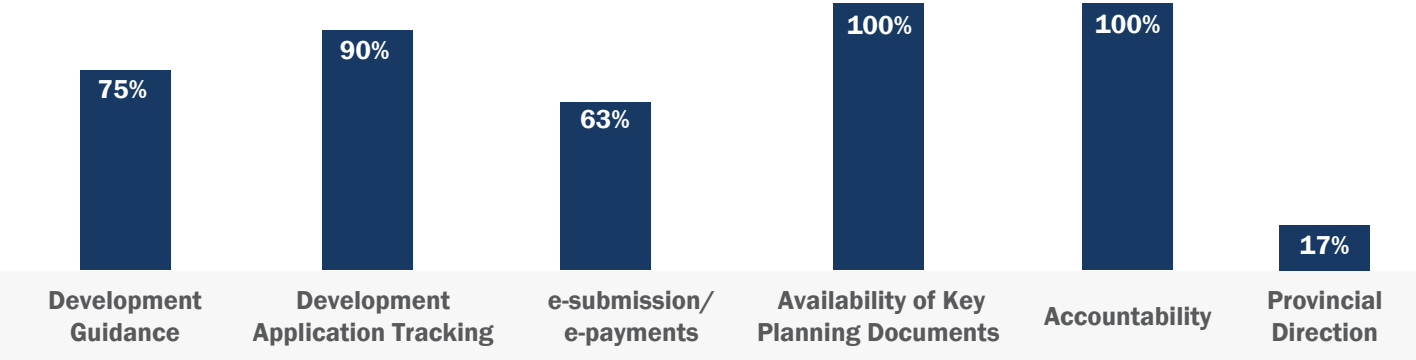
Vancouver

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.



LOW-RISE
\$61,414 / UNIT

HIGH-RISE
\$125,542 / UNIT

SUCCESSES AND CHALLENGES

To achieve a twelfth-place ranking, Vancouver has several elements working well, and a few others requiring improvement.

WORKING WELL



Planning Features

Vancouver has numerous features enabled including having a development guide showing required studies, requirement to review municipal plans on a regular basis and others. Vancouver is one of the few municipalities to incorporate the ability for public comments to be submitted through their development application tracker.



Detailed Information

The City provides a detailed list of development applications, and individual webpages for each application that contains detailed documentation, details regarding upcoming dates, and city contact information.



Strong Population Growth

The City of Vancouver is one of five study municipalities to see average annual population growth rates increase in each of the last three Census periods (+0.87% from 2006-2011, +0.91% from 2011-2016 and +0.96% from 2016-2021).

NEEDS IMPROVEMENT



High Costs

Vancouver recorded the highest municipal charges per unit for high-rise developments, driven by high community amenity charge fees. The ratio of charges per square foot for high-rise compared to low-rise is the highest in the City of Vancouver.



Approval Timelines

The average time for a planning application to reach the approval stage in Vancouver was approximately 15 months, a moderate increase from the 13 months in the 2020 Study.

About the

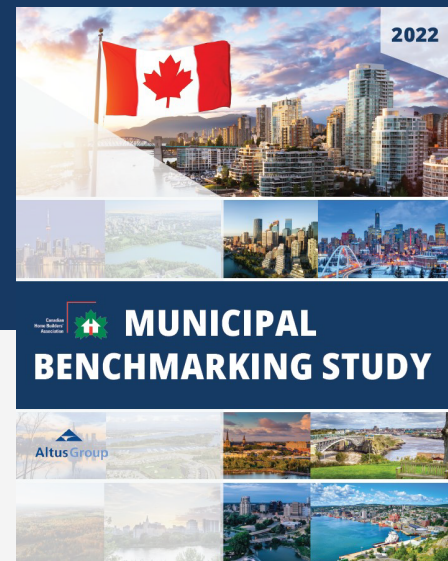
CHBA Municipal Benchmarking Study

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.