

# Municipal Benchmarking Study

# WINNIPEG



## OVERALL RANKING

Winnipeg placed sixth in the study. The City achieved this ranking due in part to an easy to understand application process, and doing well on its performance benchmarking and approvals timelines.

	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

+91%



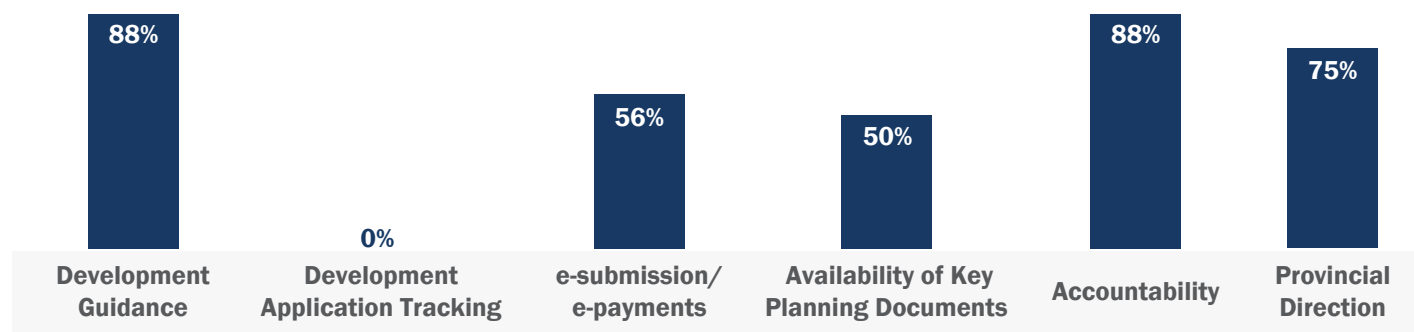
Winnipeg

# 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

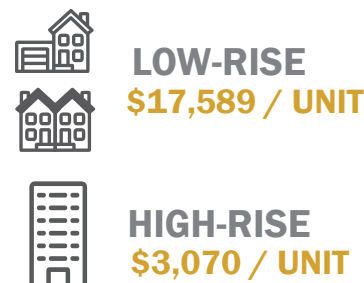


We estimate typical approval timelines for development applications – from complete application to planning approval. The nature of the 'planning approval' can take many forms.

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

## WORKING WELL



### Easy to Understand Application Process

Winnipeg's various development application forms explicitly state all required and potentially required documentation, making distinctions between the two. There are supplementary materials that lay out the application process in easy-to-understand flow charts.



### Performance Benchmarking

The City annually publishes a detailed "Community Trends and Performance Report" that includes numerous statistics and performance measures, one of the more robust internal benchmarking reports seen among study municipalities.



### Approvals Timelines

Winnipeg ranked 4th among municipalities for approvals timelines with an average of 5.0 months for a development application to reach the approval stage, an improvement from being ranked 7th in the 2020 Benchmarking Study.



### Strong Population Growth

The City of Winnipeg is one of five study municipalities to see average annual population growth rates increase in each of the last three Census periods (+0.93% from 2006-2011, +1.22% from 2011-2016 and +1.23% from 2016-2021). A key source of population growth for the City has been international immigration, with the surrounding region attracting 113,400 net new international immigrants over the past 10 years.

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## NEEDS IMPROVEMENT



### Planning Features

Winnipeg needs to enable three features including timed review of submissions prior to complete submission, the ability to apply and pay online / digitally for planning apps and have a development application status tracker. Winnipeg also does not provide an interactive zoning map or open data for development applications.



### Planning Application Process

While building permits can be applied for online with the City of Winnipeg, only contractors can access this feature at this time. Other applicants can still track the status of their permit, as well as upload revised submissions of their application documentation, but only after a physical initial submission has been made. No such equivalent service is available for planning applications, which must be delivered in a physical format.

About the

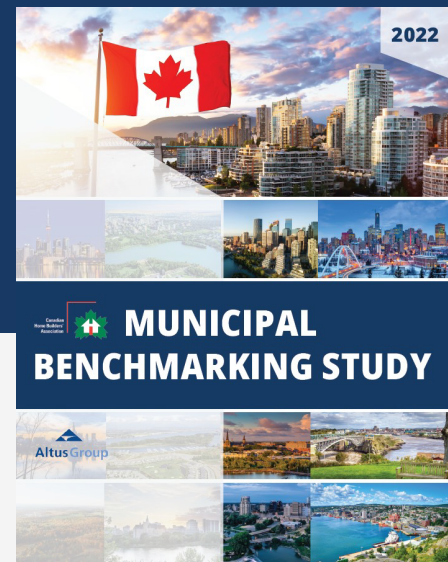
## CHBA Municipal Benchmarking Study

[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.