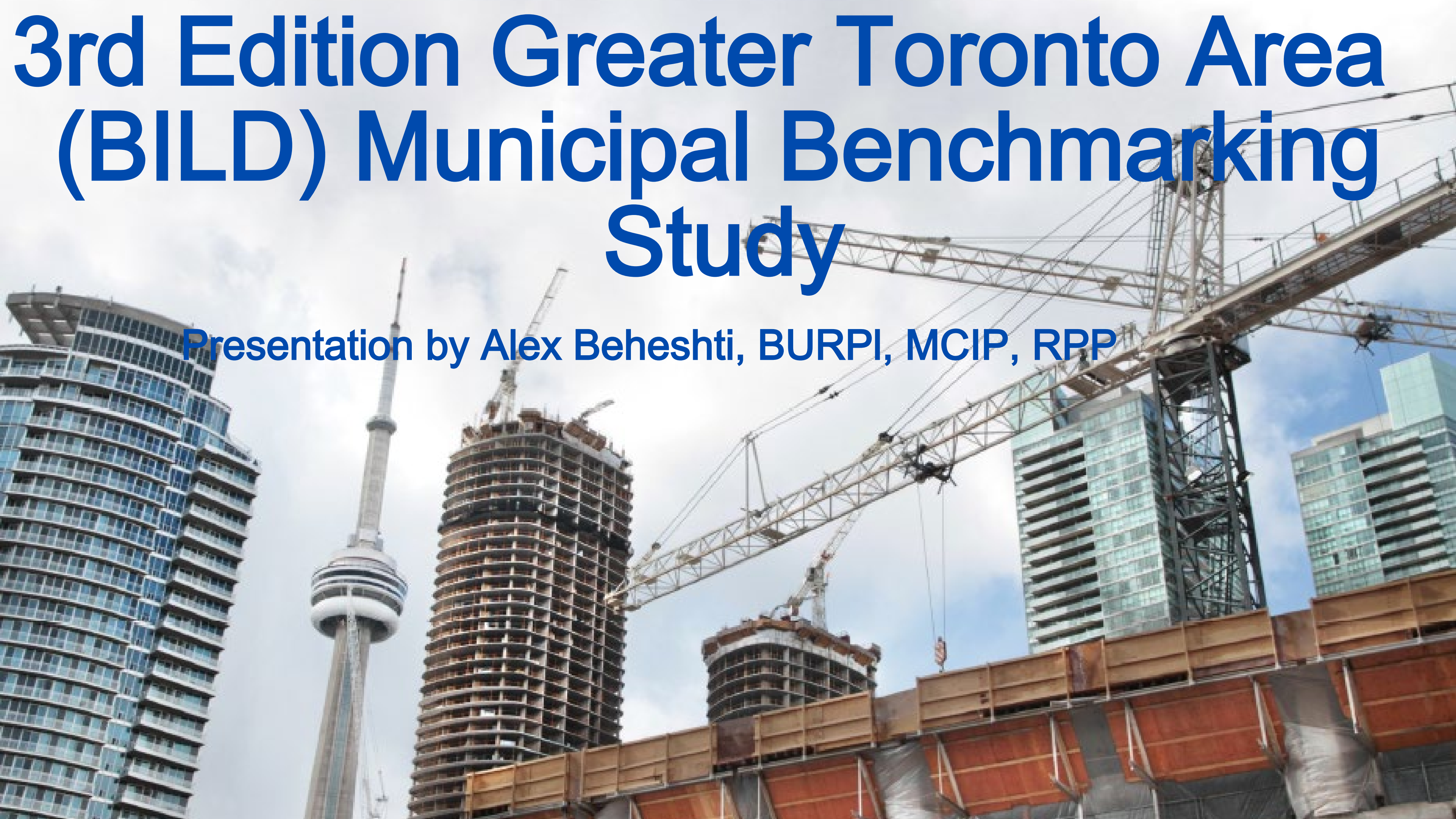


# 3rd Edition Greater Toronto Area (BILD) Municipal Benchmarking Study

Presentation by Alex Beheshti, BURPI, MCIP, RPP



# Study Overview

- Part of a dual-series of studies looking at planning outcomes in the Greater Toronto Area (“GTA”) and Canada;
- 5th report in the series, with the 6<sup>th</sup> ‘National’ study coming out in January 2025 that Markham is also part of;
- 16 Municipalities are covered in 2024 GTA Municipal Benchmarking Study;
- Looks at municipal processes, approval timelines, as well as fees and charges impacting housing supply and housing affordability across the GTA;
- Study breadth allows for analysis to identify operational issues and policy inefficiencies hindering growth in housing supply.

	3 <sup>rd</sup> Edition (2024)	2 <sup>nd</sup> Edition (2022)	1 <sup>st</sup> Edition (2020)
<b>GTA BILD Study</b>			
<b>National CHBA Study</b>	<p>January 2025</p>		

# COMPONENTS OF THE STUDY



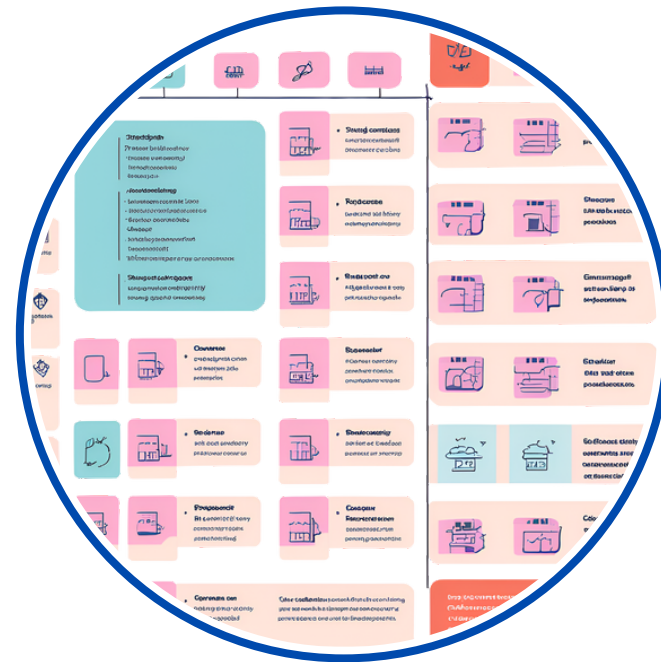
DEMOGRAPHICS



FEEES AND CHARGES



APPLICATIONS STATISTICS

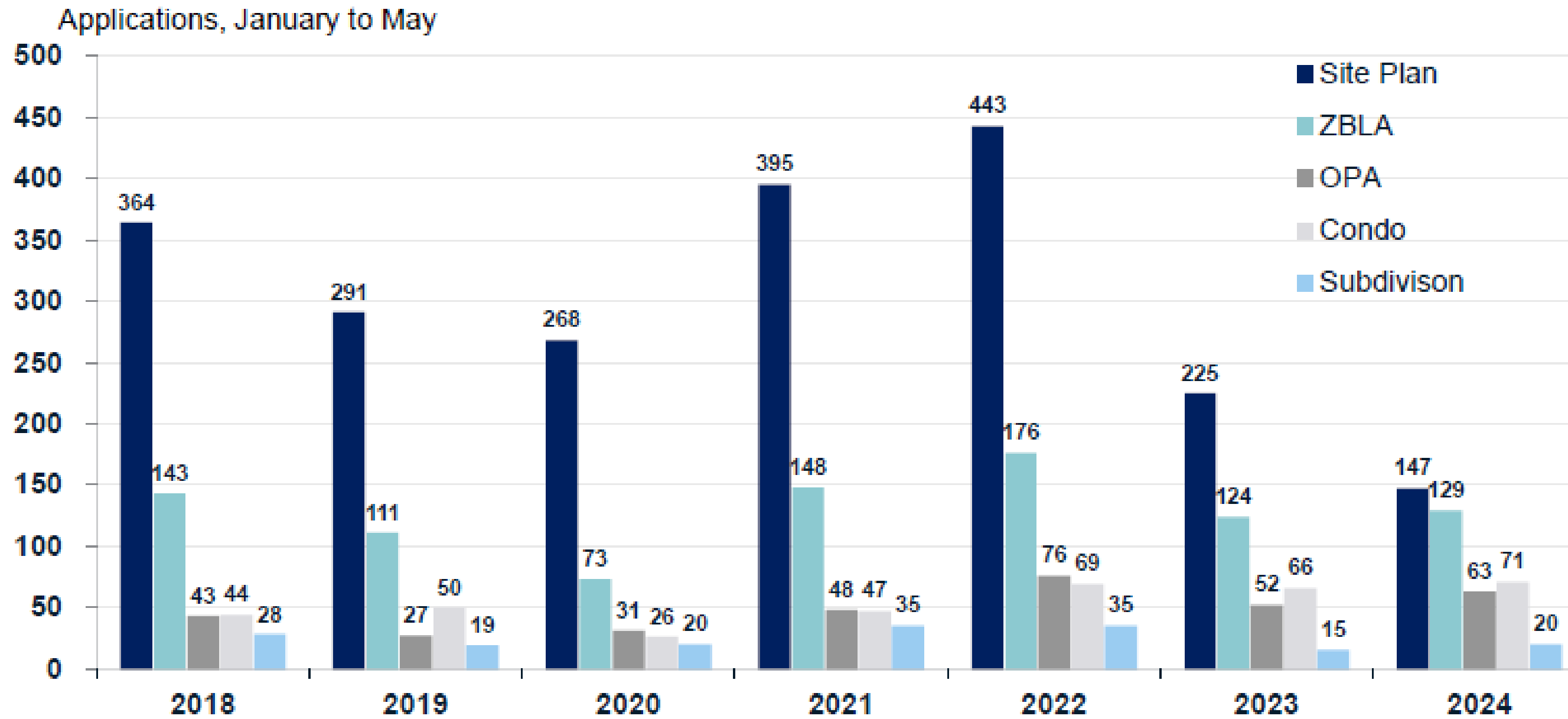


PLANNING FEATURES



MUNICIPAL ACHIEVEMENTS

# Applications — GTA Total



# Municipal Achievements

Based on **114 achievements** that **municipalities** submitted to us.

The most notable ones were **categorized into the following 5 groupings**

- 1. Nascent Forays into Artificial Intelligence**
  - 2. Other Technological Adoptions and Advancements**
  - 3. Delegation of Approval Authority**
  - 4. Updates and Changes to Zoning By-laws**
  - 5. Process Improvements**
-

# Final Results

Municipality	Municipal Fees			Approval Timelines			Planning Features				Combined Scoring	
	Total Value	Index	Rank	Average Timelines	Index	Rank	Score	Rebased	Indexed	Rank	Overall Index	Overall Rank
	<i>Per Unit (\$), weighted average of development scenarios</i>	<i>Divided by series average</i>	<i>(Lowest to Highest)</i>	<i>Months</i>	<i>Divided by series average</i>	<i>(Lowest to Highest)</i>	<i>%</i>	<i>(for lower to equal better)</i>	<i>Divided by series average</i>	<i>(Lowest to Highest)</i>	<i>Weighted Average</i>	<i>(Lowest to Highest)</i>
Barrie	105,029	0.86	5	11.2	0.55	1	0.92	0.08	0.22	2	0.57	1
Oakville	109,126	0.89	7	14.1	0.69	3	0.88	0.12	0.33	5	0.66	2
Mississauga	108,597	0.89	6	25.0	1.23	13	0.96	0.04	0.11	1	0.76	3
Brampton	117,796	0.96	9	14.1	0.70	4	0.75	0.25	0.72	7	0.81	4
<b>Markham</b>	<b>152,390</b>	<b>1.24</b>	<b>14</b>	<b>22.6</b>	<b>1.11</b>	<b>9</b>	<b>0.92</b>	<b>0.08</b>	<b>0.22</b>	<b>2</b>	<b>0.90</b>	<b>5</b>
Milton	96,441	0.79	3	23.5	1.15	10	0.71	0.29	0.85	8	0.91	6
Toronto	143,990	1.18	13	25.0	1.23	12	0.90	0.10	0.28	4	0.92	7
Vaughan	166,904	1.36	16	18.1	0.89	6	0.81	0.19	0.55	6	0.98	8
Clarington	102,567	0.84	4	14.3	0.70	5	0.42	0.58	1.66	13	1.04	9
Innisfil	112,281	0.92	8	19.8	0.98	7	0.52	0.48	1.38	11	1.07	10
Whitby	128,349	1.05	11	12.4	0.61	2	0.38	0.62	1.77	14	1.13	11
BWG*	94,606	0.77	2	23.5	1.16	11	0.38	0.62	1.77	15	1.19	12
Caledon	143,493	1.17	12	26.9	1.33	14	0.54	0.46	1.33	10	1.27	13
Oshawa	125,129	1.02	10	20.7	1.02	8	0.27	0.73	2.10	16	1.35	14
Richmond Hill	164,149	1.34	15	33.6	1.65	15	0.44	0.56	1.61	12	1.51	15
Burlington	87,776	0.72	1	--	--	--	0.62	0.38	1.11	9	--	--
<b>Weight (%)</b>		<b>0.40</b>			<b>0.30</b>				<b>0.30</b>			

# CONCLUDING REMARKS

