

# National (CHBA) Municipal Benchmarking Study – Hamilton's Results

---

Presentation by Alex Beheshti,  
BURPI, MCIP, RPP



# Study Overview

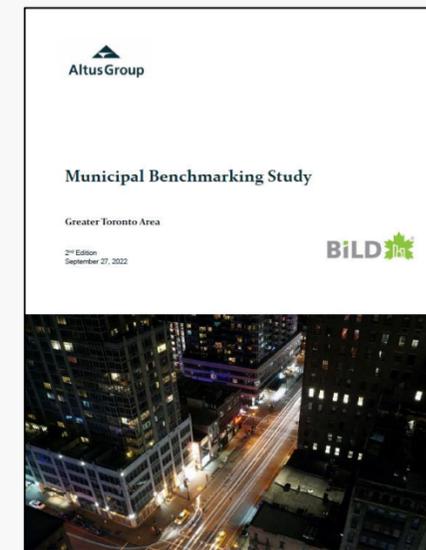
- Part of a dual-series of studies looking at planning outcomes in the GTA and Canada;
- National Study looks at planning outcomes across 23 cities in Canada from coast-to-coast, including Hamilton;
- The two Municipal Benchmarking Studies cover a total of 33 unique municipalities for timelines
  - 19 cities (57.6%) in studies come from Ontario
  - Overlap of 5 municipalities between both studies – Toronto, Markham, Brampton, Oakville, Bradford West Gwillimbury.

GTA BILD Study

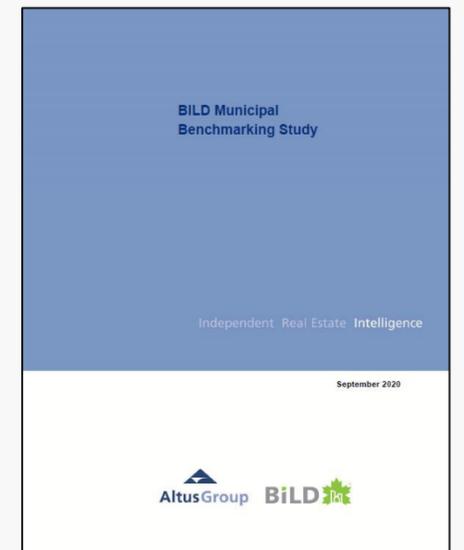
3<sup>rd</sup> Edition  
(2024)



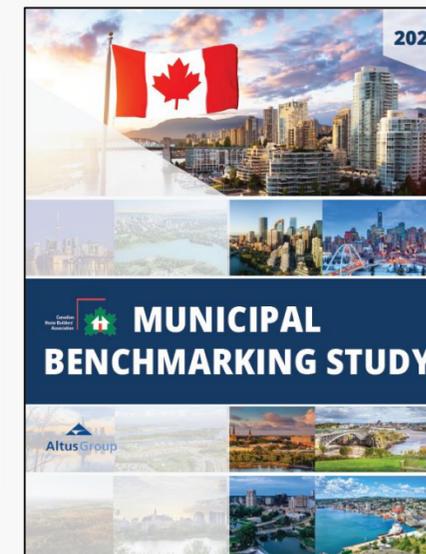
2<sup>nd</sup> Edition  
(2022)



1<sup>st</sup> Edition  
(2020)



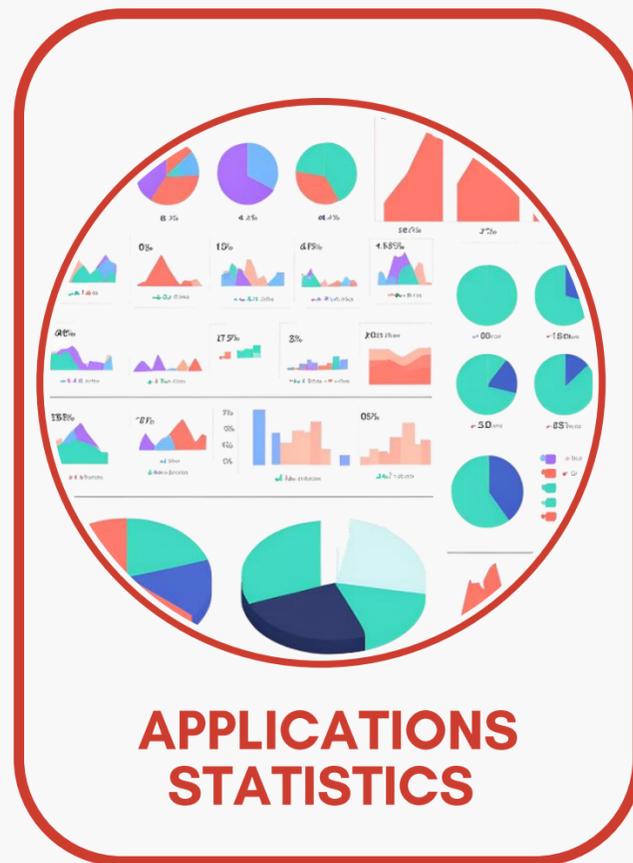
National CHBA Study



# COMPONENTS OF THE STUDY



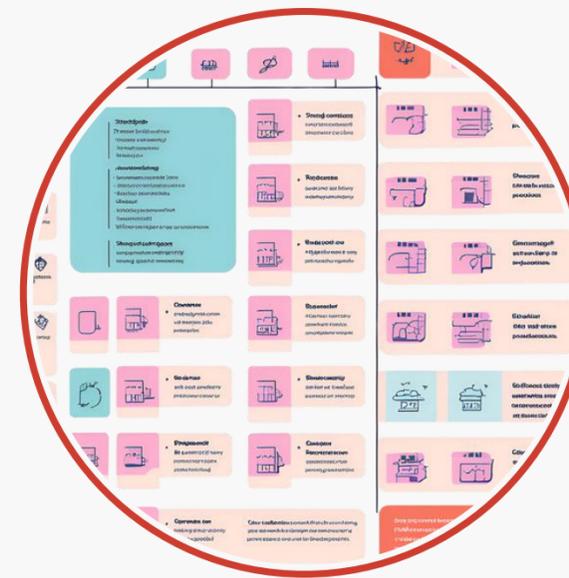
**DEMOGRAPHICS**



**APPLICATIONS  
STATISTICS**



**FEES AND  
CHARGES**



**PLANNING  
FEATURES**



**MUNICIPAL  
ACHIVEMENTS**

# Data Requested

1. Data for 'typical' Residential applications where a decision (approved or denied) was rendered between July 2022 to May 2024.
2. Total applications submitted by type and by month between January 2018 to May 2024
3. Municipal Achievements
  - Could be anything that staff wanted to be highlighted
  - This includes structural changes – e.g. zoning reform – or more process-oriented changes – setting up continuous improvement processes, re-structure teams or departments – etc.

Only #3 was provided by Hamilton Staff

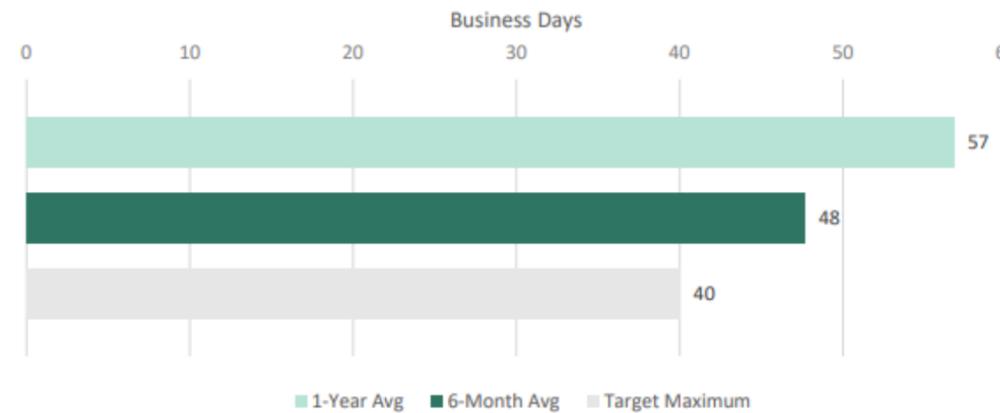
# Timeline Methodology

- Used 'Toronto Method' of timeline analysis to deal with Bill 109 Applications – separate them into stand-alone bucket;
- To also maintain apples-to-apples comparison with previous studies, Bill 109 applications are omitted from final timeline averages;
- Toronto includes both approved and refused applications for it's Bill 109 apps for timeline average, which include 50% to 60% of rejections.
  - Studies only include approved applications;
- Bill 109 applications are those submitted between July 2023 and June 2024 and subject to provincial refund policies
  - The province no longer requires refunds as of Bill 185;
  - Municipalities can no longer require consultations as of Bill 185;

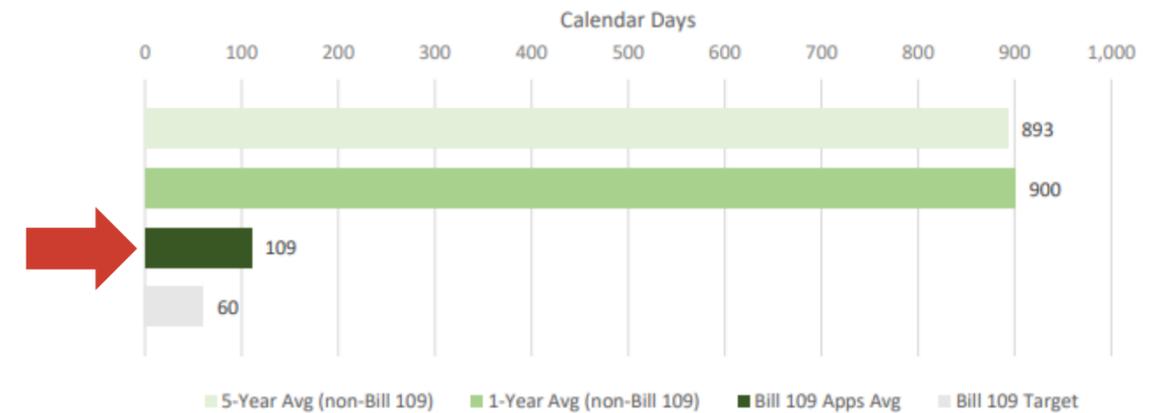
## Attachment 1: Development Review Timeline Metrics - Q2 2024

### All Toronto Districts

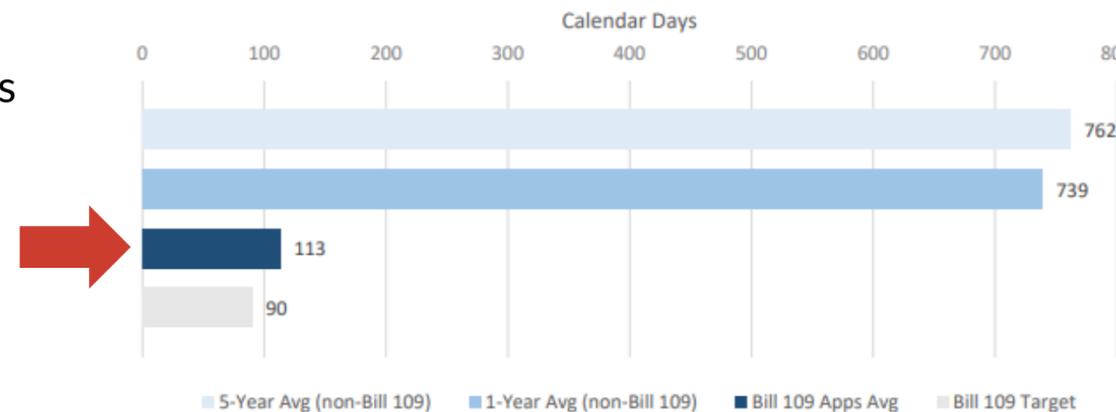
1. Average Time To Complete PAC



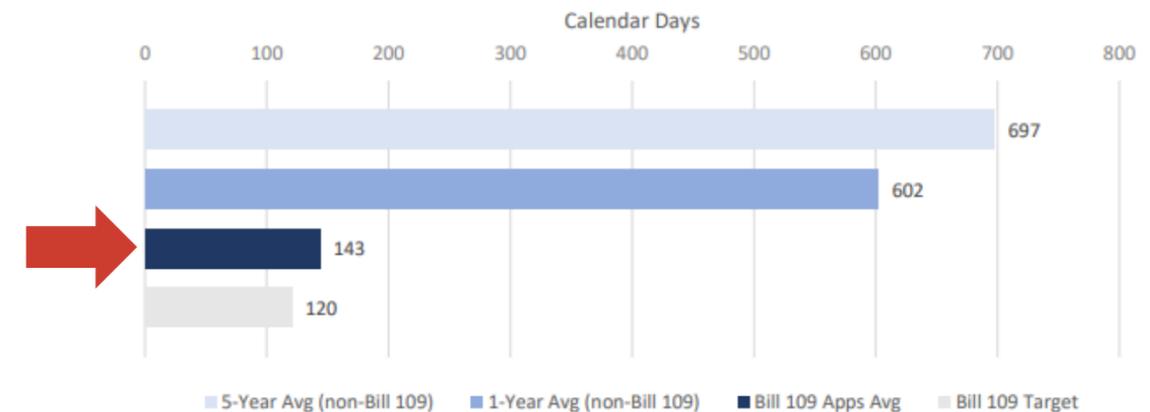
2. Average Time To Decision - Site Plan



3. Average Time To Decision - Zoning By-law



4. Average Time To Decision - OPA / Zoning By-law



# Timeline

## Methodology (cont.)

Timelines were based on applications that were:

- **Approved** between July 2022 and May 2024
- Represented ‘typical’ residential applications e.g.
  - Not conversion
  - Not replacements
  - Not ADUs
  - Not affordable housing
  - More than 3 units
- Applications for non-residential were not included
- Applications that were rejected were not included
- Applications that were appealed were not included
- Long-tail applications – i.e. those that were very long or short relative to all other applications – were excluded using statistical analysis for identification
- Where a municipality did not provide timelines **we used publicly accessible data sources** – e.g. meeting minutes, staff reports, open data catalogues, etc.
- Public search method typically under-reports timelines when compared to municipally provided data (See 2022 Studies for more information)

### Major Dates in Staff Report Examples

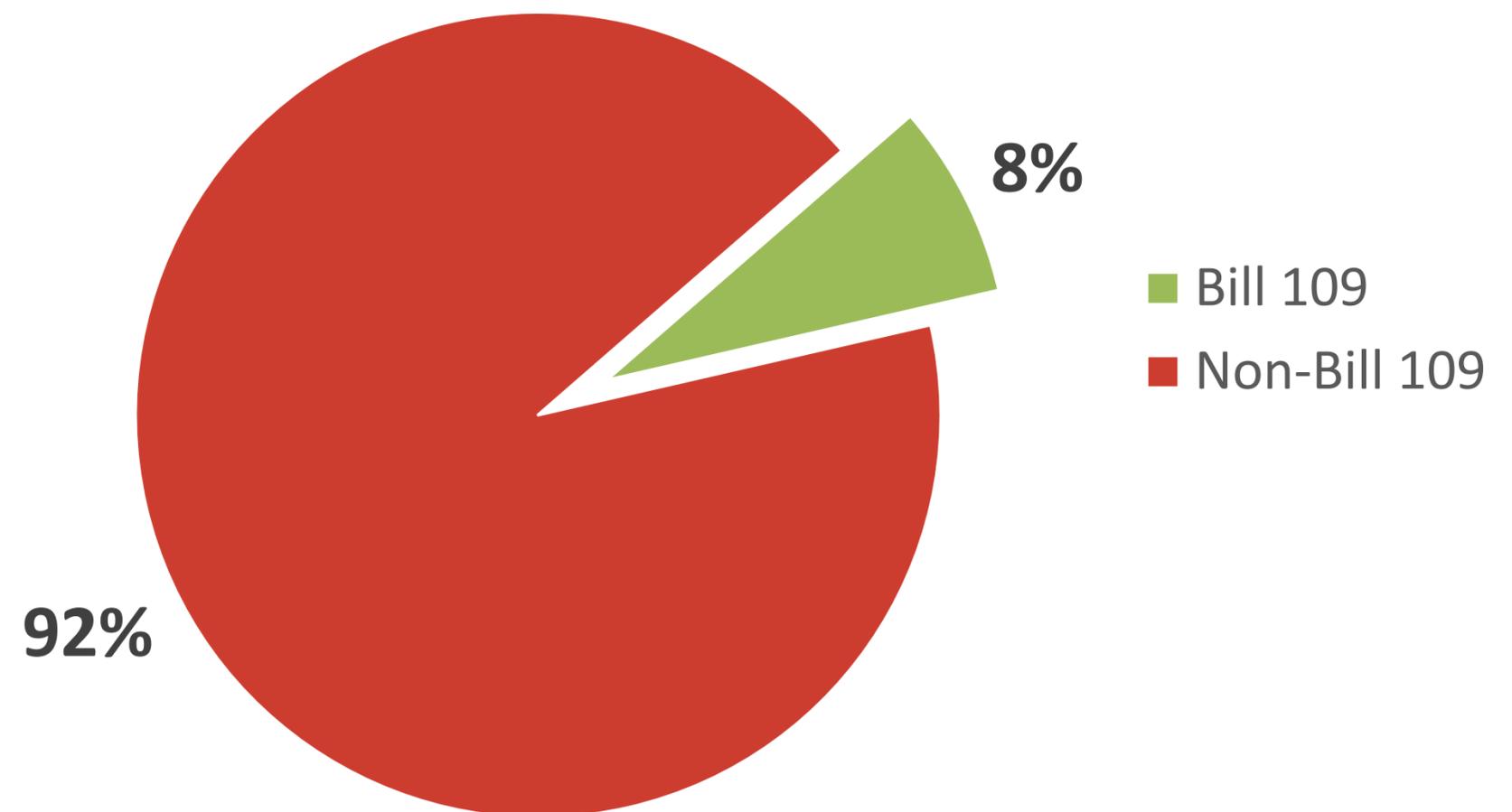
Town of Oakville		City of Hamilton	
<b>Key Milestones:</b>		<b>Processing Details</b>	
Pre-Consultation Meeting	August 9, 2023	Received:	April 19, 2021.
Public Information Meeting	N/A	Deemed Complete:	May 13, 2021.
Pre-submission Review	N/A	Notice of Complete Application:	Sent to 128 property owners within 120 metres of the subject property on May 21, 2021.
Application Deemed Complete	August 28, 2023	Public Notice Sign:	Posted May 20, 2021 and updated with public meeting date on July 13, 2022.
P & D Council - Public Meeting	October 16, 2023	Notice of Public Meeting:	Sent to 128 property owners within 120 metres of the subject property on July 22, 2022.
Date Eligible for Appeal/Refund for Non-decision	December 27, 2023	Public Consultation:	The Applicant held a virtual Public Open House meeting on September 23, 2021, with invitations sent to 125 properties within the area. A total of 41 interested parties participated in the Public Open House meeting, and comments were provided to the applicant. The comments received during the Public Open House are provided in Appendix "F-2" attached to Report PED22139.
This application is subject to Section 34 (10.12) of the <i>Planning Act</i> as amended by Bill 97, as the application was considered complete after July 1, 2023.		Public Comments:	Letters of objection were submitted by 28 interested parties expressing concern for the proposed Official Plan Amendment and Zoning By-law Amendment applications.  Public comments are summarized in the table below and are provided in Appendix "F-1" attached to Report PED22139.
		Processing Time:	477 days from date of receipt of initial Application. 106 day from receipt of revised development proposal.

Source: Altus Group Economic Consulting based on Town of Oakville and City of Hamilton Staff Reports

# Timeline Dataset Composition

- Of the 1,667 applications in the dataset that met the study criteria
  - 1,537 (92%) were Non-Bill 109 applications
  - 130 (8%) were Bill 109 applications
- This is inclusive of all 19 municipalities located in Ontario between the two studies where a timeline analysis was done
- **Only looking at Bill 109 applications tells you a fraction of the story.**

## Planning Applications Used For Timeline Analysis



# Timeline Results

## Ontario Municipal Timelines, All Application Types, 2022-2024

Rank	City	Official Plan Amendment	Zoning By-law Amendment	Site Plan	Plan of Condominium	Plan of Subdivision	Averages	Study
1	London	6.0	5.5	1.0	5.4	17.8	4.6	CAN
2	Barrie	13.4	12.8	9.7	2.1	14.9	11.2	GTA
3	Whitby	15.8	14.8	12.2	3.3	20.8	12.4	GTA
4	Oakville	6.0	17.8	**	5.2	18.3	14.1	GTA/CAN
5	Brampton	14.2	13.1	21.4	9.4	12.6	14.1	GTA/CAN
6	Clarington	**	16.4	21.8	5.5	15.9	14.3	GTA
7	Ottawa	12.1	16.4	7.8	20.9	19.4	16.9	CAN
8	Pickering	20.8	21.0	10.3	22.8	17.3	17.3	CAN
9	Vaughan	18.2	19.4	21.9	8.2	23.9	18.1	GTA
10	Innisfil	13.2	18.7	22.9	**	19.9	19.8	GTA
11	Oshawa	23.0	26.4	13.6	7.3	64.4	20.7	GTA
12	Markham	32.1	28.0	20.0	8.0	20.8	22.6	GTA/CAN
13	Milton	24.8	21.9	26.0	**	21.3	23.3	GTA
14	Bradford West Gwillimbury	**	23.5	**	**	**	23.5	GTA/CAN
15	Toronto	21.1	22.9	30.2	18.7	87.3	25.0	GTA/CAN
16	Mississauga	20.1	30.8	34.3	7.8	45.2	25.0	GTA
17	Caledon	23.6	23.6	28.7	22.4	30.4	26.9	GTA
18	Hamilton	27.4	28.0	**	**	49.3	31.0	CAN
19	Richmond Hill	28.4	30.7	38.8	34.7	36.6	33.6	GTA

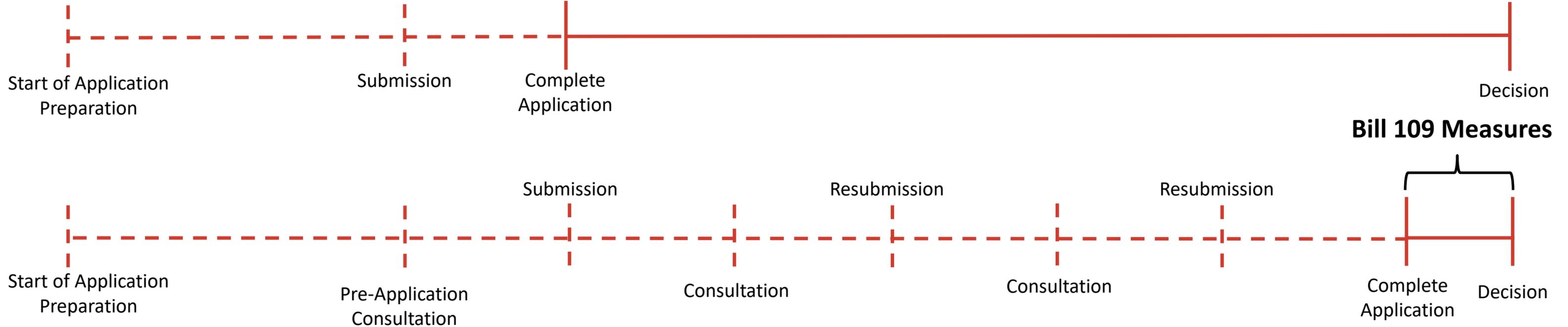
Source: Alex Beheshti based on Altus Group 2024 Municipal Benchmarking Studies

# CONCLUDING REMARKS

## Applicant Measures for Cost (\$)

### Municipal Benchmarking Study Measures

### Bill 109 Measures



Time

Note: Diagram not to scale