



Centre for Urban Research and Land Development Annual Review 2017-2018

July 1, 2018



Table of Contents

- 3 About Us
- 4 Thank you to our donors
- 5 Message from the Director
- 7 Five years of progress
- 8 Advisory Committee
- 9 People
- 10 Research highlights
- 14 Blog entries
- 15 Media coverage
- 18 Events
- 20 Student opportunities

About Us

Housed within the Faculty of Community Services at Ryerson University, the Centre for Urban Research and Land Development (CUR) is an expert led research centre, dedicated to formulating policies and solutions to address the challenges confronting urban growth and change within the Greater Golden Horseshoe (GGH) as well as to educating students to take leadership roles in these pursuits. Its orientation is founded on uniting economics and market analysis with the understanding of social and environmental considerations.

Vision

To be a first-rate applied research centre which undertakes research to provide analysis and recommendations to help urban policy makers' make the best possible decisions.

Mission

- To conduct research on land use and urban policy issues in an effort to improve policy outcomes.
- To enhance the experiential learning opportunities of our students in order to better prepare them for research and professional practice.
- To organize seminars and research lectures to inform and educate urban public policy professionals and decision-makers throughout the Greater Golden Horseshoe.

Thank You to Our Donors



PembertonGroup.com
it's all about you®



Message from the Director



It is our pleasure to once again submit our annual report after our fifth successful year of operation of the Centre for Urban Research and Land Development (CUR) at the Faculty of Community Services, Ryerson University. During the past year, the Centre has continued to make progress in meeting its Mission by funding and publishing research projects and policy reports, delivering seminars, undertaking partnerships and hiring Ryerson students and graduates to participate in the activities of the Centre.

CUR continues to fund faculty research that is consistent with the Mission of the Centre. We have recently released or will be soon releasing reports from five CUR funded research projects by faculty members. We also plan to put out another research funding call to faculty this fall.

The Centre has produced 22 research documents this year which includes a range of products such as research reports, policy reports, blog entries, working papers and data briefs which offer a snapshot of demographics within the GTHA and GGH.

We have undertaken or partnered in five seminars over the past year. This has included a session on what is

happening in the residential land market in the Greater Golden Horseshoe, and a seminar with the Toronto Association of Business Economists (TABE) on what will make housing affordable. We also held a workshop with the Town of Innisfil to assist them in approaches to business development as well as a seminar on insights in planning in the Greater Golden Horseshoe to honour the career of Ed Sajecki, retiring Commissioner of Planning in Mississauga. Our session on Evaluating the Province's Proposed Methodology for Land Needs Assessment for the Greater Golden Horseshoe brought forth a number of interesting suggestions from those in the industry.

CUR has once again had a very interesting and successful year partnering with other organizations in terms of both our research and seminars.

We have continued our relationship with the Residential Construction Council of Ontario (RESCON) most notably with our report on improving the Building Permit process, which led to our meeting with senior officials at the Province. We are also considering the prospect of being a member of a committee, (comprised of industry officials and municipal Chief Building Officials) with RESCON to undertake some pilot projects with municipalities.

We have developed a working relationship with the Lincoln Institute of Land Policy (Cambridge Massachusetts). I have been involved with them in advising the National Treasury of South Africa in formulating their Development Charge legislation. In addition, I presented at a DAG Dialogue (NGO) seminar in which they are working with Cape Town to develop an inclusionary Housing Policy. The Lincoln Institute has also funded our research regarding the use of land value capture being used to build and redevelop social housing, using the specific example of Regent Park. Partnering with the DMZ organization, 'Map Your Property', we are applying for a joint research grant regarding Section 37 Density Bonuses from the Ontario Centres

of Excellence and NSERC.

We continue to have a working relationship with CMHC. We partnered with them on National Housing Day by participating in their main event in Toronto and partnering with TABE in events held to celebrate the day. We were invited to their CMHC Board of Directors meeting in August to comment on the research being presented on the Toronto region, and we participated in a CMHC organized session at the Canadian Economics Association Conference on the data needs for analyzing land and housing markets. We are also partnering with CMHC in a half day workshop to be held at Ryerson in September on “Implementing the National Housing Strategy”.

We have had some staffing changes this year. First, we added a Senior Research position for which we undertook a search process where we were fortunate to hire Diana Petramala. Diana comes to us from being a senior economist at the TD Bank where she was the bank’s housing and real estate expert. Since joining us in September Diana has made a significant contribution to the research at the centre.

We have also had a change in our Project Coordinator position as Laura Greflund has taken up a position in the office of Ryerson’s Vice President of Research and Innovation. Laura began working with us at the inception of CUR and has made significant contributions to the development and functioning of CUR throughout our formative years. We wish her well in her new position. We have been fortunate to find an excellent replacement for Laura. Heather Metcalfe has recently joined us in the Project Coordinator role. Heather has significant administrative and academic experience that will be an asset in the functioning of CUR, and we welcome her to our team.

CUR’s Senior Research Fellow, Dr. Frank Clayton, Diana Petramala, and I have been invited to comment in the media, make presentations on a number of events, sit on panels, represent CUR/Ryerson on Committees and Boards, and make presentations at a number of events over the past year. This includes sitting on the MPAC Planning Services Advisory Panel; acting as a Director of TABE; as an Academic Adviser to the National Executive Forum on Public Property (NEFPP); as a member of the Toronto and

Region Board of Trade / City of Toronto Smart City Working Group; and as a member of the Google Toronto Affordable Housing Advisory Committee.

Papers and external seminar presentations based in CUR research have been delivered at the Ontario Provincial Planners Conference; the Housing Matters Seminar; the Globe and Mail Building a Better City Conference; the National Executive Forum on Public Property; the Association of the Collegiate Schools of Planning; the Canadian Economics Association Conference; the Land Value Capture Experts Forum at the Lincoln Institute of Land Policy; and an internal presentation for staff at the Municipal Finance Branch of the Ministry of Municipal Affairs. We have also met with a delegation of the International Monetary Fund (IMF) to brief them about the housing market in the Toronto region. Other international examples include the Association of the European Schools of Planning in Lisbon, the DAG Dialogue in Cape Town, and the Polish Professional Planners Congress in Gdynia.

We have contributed to a number of external publications, including an editorial in the Globe and Mail; book chapters on Toronto as a Livable City; Canadian Applications of Development Charges; and Policy Commentary for the University of Calgary School of Public Policy entitled; “The Future of the Suburbs: Policy Challenges and Opportunities in Canada: Municipal Finance”.

In undertaking all the above activities, we have engaged students and recent graduates to participate as research assistants. These activities provide students with experience and knowledge to support their careers in planning and urban policy practice. Over the past year CUR has employed eleven Ryerson students or recent graduates.

Overall, the year has been successful in contributing to the public policy debate by focusing on issues through an economic perspective, funding a number of faculty research projects related to our mission, and hiring students to gain experience researching a policy issue from an economic perspective.

David Amborski, MCIP, RPP, Director,
Centre for Urban Research and Land
Development Ryerson University

Five Years of Progress

2017-2018

Economist Diana Petramala joins CUR as Senior Researcher. CUR holds a number of events on housing affordability and the impact of urbanization. The Centre publishes a number of research papers on planning in the GTHA and continues its blog series. The media response to its analysis of planning policies, the King St. Pilot Project and Millennial housing preferences highlight the impact of its research.

2016-2017: CUR launches the Greater Toronto/Hamilton Area Government-Owned Public Lands Inventory Web Map. John Clinkard joins CUR as Research Fellow. CUR continues to serve as an important voice of rationality in urban policy-making in the GGH. CUR report about rising housing prices is featured on the front page of The Globe and Mail.

2015-2016: CUR expands its research outputs to include blog entries, working papers and 905 vs. 416 charts. CUR partners with the Canadian Centre for Economic Analysis and the Residential Construction Council of Ontario on Housing Affordability Conference featuring the Ontario Minister of Municipal Affairs and Housing.

2014-2015: CUR enhances its research network through partnerships with the Evergreen Foundation, Canada Mortgage and Housing Corporation, Institute on Municipal

Finance and Governance, National Executive Forum on Public Property and the Canadian Brownfields Network. CUR establishes the Michael Wilson Award generously

2013-2014: Ryerson University announces the creation of CUR with support from 15 founding donor organizations. Professor David Amborski is appointed Director and Dr. Frank Clayton is appointed Senior Research Fellow. CUR gives out 7 research grants to Ryerson faculty members spanning various departments and schools.



Advisory Committee



Patricia Arsenault
Executive VP
Altus Group



Michael Brooks
CEO
REALpac



Derek Burleton
VP & Deputy Chief
Economist
TD Bank Financial
Group



Mark Conway
Senior Partner
N. Barry Lyon Consulting Ltd.



Douglas Goold
VP, Policy, Public Affairs &
Communications
Toronto Region Board of Trade



Richard Joy
Executive Director
Urban Land Institute



Richard Lyall
President
RESCON



Patrick O'Hanlon
President
Kylemore Communities



Edward Sorbara
Principal
The Sorbara Group



Heather Tremain
CEO
Options for Homes



Bryan Tuckey
President & CEO
BILD

People



Staff and Management

David Amborski
Director
CUR

Frank Clayton
Senior Research Fellow
CUR

Chris De Sousa
Director
School of Urban and
Regional Planning

Diana Petramala
Senior Resarcher
CUR

John Clinkard
Research Fellow
CUR

Lisa Barnoff
Dean
Faculty of Community
Services

Heather Metcalfe
Project Coordinator
CUR

Principal Investigators

Murtaza Haider
Associate Dean of Research
and Graduate Programs
Ted Rogers School of Management

Umberto Berardi
Assistant Professor
Building Science

Matthias Sweet
Assistant Professor
School of Urban and
Regional Planning

Carolyn Johns
Associate Professor
Department of Politics
and Public Administration

Darko Joksimovic
Assistant Professor
Department of Civil
Engineering

George Kapelos
Associate Professor
Department of
Architectural Science

Yuanshun Li
Associate Professor
Finance
School of Accounting and Finance

Raktim Mitra
Assistant Professor
School of Urban and
Regional Planning

Steve Webber
Assistant Professor
School of Urban and
Regional Planning

Research Assistants

Amanda Mackay
Alison Quigg
Alex Butler
Candace Safonovs

Lynn Duong
Benjamin Pister
Jodee Ng
Cameron Macdonald

Kelly Irish
Matthew Taylor U E
Justin Shin

Tyler Olsen
Ray Lister
Eileen Quigg

Research Highlights



Research / Policy Reports

Millennials in the Greater Toronto and Hamilton Area: A Generation Stuck in Apartments?

Released: May 22, 2018

By: Diana Petramala and Frank Clayton

The impact of the rapidly growing Millennial demographic on the Greater Toronto and Hamilton Area (GTHA) is likely to be substantial. As they move into the housing market, the homeownership rate for Millennials could rise from 40% in 2016 to 60% in 2026. This will potentially result in almost 500,000 new Millennial-led households.

Our report argues that it is likely that this cohort will generally prioritize the same things as previous generations, (marriage, children, homeownership), as they age and move up the income bracket. They will likely prioritize space and affordability over amenities and access to transit, resulting in a preference for ground-related homes, (singles, semis and townhomes) either as first-time home buyers or as they transition from starter homes.

Although condo apartments have been an affordable and attractive option for Millennials at the younger stage of their lives, this is unlikely to continue as they age and move into their prime income earning years. At the same time, Baby Boomers are not projected to downsize in

any meaningful way until the mid-2040s, meaning any increased demand in ground-related housing will need to be met by the new housing market.

Current trends in construction emphasize the apartment condo market as opposed to ground-related housing. Should this trend continue, the GTHA could be short an additional 70,000 units in ground-related housing over the next decade with regard to the housing demands of the Millennial cohort. This disconnect between demand and supply will only further constrain availability and encourage long-term upward pressure on home prices.

Critique of 2016 Employment Surveys and Economic Nuggets: GTA Municipalities

Released: November 20, 2017

By: Frank Clayton and Jodee Ng, BURP1

Our report found several key findings when examining the 2016 municipal surveys.

- The number of GTA jobs climbed by 76,639 in that year. There were a number of regional disparities. It is striking that the combined employment growth in Durham and York regions alone was close to Toronto's growth. Further, more than half of GTA jobs in 2016 were located outside the City of Toronto.
- Jobs in Toronto were tilted to knowledge-based (office) and population-related sectors (commercial retail) with minimal employment lands employment (industrial). Population-related employment was disproportionately high in Halton and

Durham regions, as was employment lands employment in Peel region. York region had the most balanced structure with employment distributed almost equally across the three categories.

The report pointed out that while these are intriguing findings, caution must be taken given the concerns apparent with the methodology of these surveys. They are conducted at the municipal level rather than by a centralized agency or body. Further, there is little effort being made to ensure the individual surveys are consistent over time so that recorded changes accurately reflect fluctuations in employment patterns.

Overriding Preference for Ground-Related Housing by GTA Millennials and Other Recent and Prospective Buyers

Released: September 26, 2017

By: Frank Clayton and Kelly Irish

The CUR report on home-buying preferences updates one released a year earlier which reviewed the data from a number of surveys of actual and likely homebuyers in the GTA. That report concluded that housing preferences strongly favour ground-related homes, and that this preference crossed all age groups of buyers, including Millennials. In updating CUR's research on housing preferences, the most recent information available indicated the resiliency in the demand for ground-related homes, especially single-detached houses, in the GTA.

Where there has been a distinguishable shift in intended types from detached houses to condo apartments on the part of likely buyers over the past year, this seems to reflect economic concerns rather than desirability. There was a greater share of first-time buyers among the likely buyers, and it is also likely that the deteriorating affordability of single-detached houses was a factor.

The willingness of GTA residents to forgo ground-related homes in favour of location-

efficient communities is an important issue in regards to land-use plans and housing affordability. Both reports have indicated that the desire for ground-related housing is unlikely to wane despite the pressure of urban density policies constraining supply and the influx of Millennials into the housing market.

Commentary

Market-Based Housing – Transition Briefing: Land-Use Planning Reform is Key to Restoring Housing Affordability in the Greater Golden Horseshoe

30 on 30 Transition Briefing, Ontario 360

Released: April 6, 2018

By : Frank Clayton

Clayton's commentary, published by Ontario 360, a project at the University of Toronto's school of public policy and governance, sets out some concrete steps that policy makers can take to make progress on housing affordability in the Greater Golden Horseshoe. Housing prices in the region remain elevated even after several policy interventions by the federal, provincial, and municipal governments. These elevated costs have various economic and social implications; such as high household debt, long commutes, wealth transfers, labour market distortions, and so on. Fundamental demand sources like migration-generated population growth, aging of millennials, and job creation along with extremely low mortgage interest rates have created a robust demand for housing over the past 15 years. The consensus is that demographic and economic forces will continue to favour a robust demand for housing in the coming years.

Relief will have to come from the supply side of the housing market – namely the construction of more new housing units. Recent research published by CMHC documents that the response of new housing supply to a given rise in housing prices is much lower in the Toronto and

Vancouver regions than in other large urban regions examined especially Edmonton and Montreal. If the supply responsiveness in the Toronto region were to increase to the level of those cities, it would be building 3,000-5,000 more units every year to counter upward price pressures.

The single largest cause of the sluggish supply responsiveness of the new housing supply to rising prices is the Provinces land-use planning system. He argues that the most effective immediate step to address housing affordability to require municipalities to have a continuous five-year supply (from the current three-year provision) of 'shovel-ready' sites to accommodate expected short-term housing demand by housing submarket (ground-related, low-rise apartment, high-rise apartment) and monitoring and enforcing compliance with this policy. The increase redevelopment of former industrial sites, (such as Warden Woods), in built-up areas like the city of Toronto would also aid in alleviating this pressure.

Long-term, Clayton advocates launching a New Zealand-type inquiry to examine ways to reform the system to counter price pressures by making the system more receptive to market demands. He also recommends introducing more financing for provision of sewer and water infrastructure to accommodate growth, including the use of private-public partnerships.

Ontario Needs an Evidence-Based Strategy to Expand Housing Supply

Editorial, the Globe and Mail

Released May 2, 2018

Clayton argues that Ontario needs a long-term, evidence-based strategy to expand its housing supply and housing-affordability challenges. Housing affordability hit its worst levels in 27 years in 2017 in the Greater Golden Horseshoe despite numerous policy interventions. It still consumes an overwhelming share of the

average household's income across much of the region, leading to various economic and social implications – including high household debt, long commutes, wealth transfers, labour-market distortions and so on.

Clayton recommends two approaches to addressing this issue. In the short term, the focus should be to increase the supply of shovel-ready sites, zoned with water and sewer infrastructure. Requiring municipalities to have a continuous five-year supply (from the current three-year provision) is key. Encouraging the City of Toronto to convert large tracts of obsolete industrial lands into new ground-related housing communities, as with the Warden Woods community, is also important.

In the longer term, the Ontario government should launch a New Zealand-type inquiry to examine ways that the land-use planning system in the Toronto region is affecting housing costs and look at ways to reform the system to counter price pressures by making the system more receptive to market demands.

Articles

Toronto as a Livable City

Upcoming monograph, collection edited by the University of Washington; chapter submitted June, 2018

The Future of the suburbs: Policy Challenges and Opportunities in Canada

Upcoming monograph *Community Livability*, published by the University of Calgary; chapter submitted April, 2018

Developer Obligations: Development Charges in Canada: Municipal Finance

Co-authored by Eran Kaplinski, U Alberta, (Routledge) in *Public Infrastructure, Private Finance: Developer Obligations and Responsibilities*: chapter submitted March, 2018

Working Papers

CUR has also sponsored the release of the following Working Papers.

Travel Behaviour and Residential Location of the Millennials: A Case Study of Post-Secondary Students from Four Toronto-Area Universities

By: Raktim Mitra, School of Urban and Regional Planning, Ryerson

Released June 20, 2018

The travel behaviour of millennials has received much attention in the past decade. Much of this is anecdotal, however, and millennials as a group are under-represented in most legacy transportation surveys. The study by Mitra collected survey data from over 15,000 university students in the GTHA on their daily travel patterns. He argued that in the absence of representative data, large comprehensive datasets can be useful in providing partial insights. This is especially the case here, as millennials are pursuing post-secondary education at rates higher than any other generation in history.

The study found that distinct transportation 'life-cycles' among these post-secondary students contributed to different travel profiles, as did the characteristics of residential neighbourhoods. An encouraging observation was that two-thirds of all post-secondary students (64.1%) relied almost exclusively on walking, cycling and transit. The impact of changing life-cycles remains to be addressed, however. These students, currently studying in post-secondary institutions in a large metropolitan area, most likely have different economic and social constraints than millennials who are working full-time. The study also found that with increased social role and responsibilities, individuals were likely to become more dependent on cars and transit.

Mitra's study contributes to an improved understanding of residential location preferences among young adults, as well as the effect of neighbourhood locations on transportation outcomes. This should be considered when creating policy regarding

affordable housing specifically targeted at young adults.

*Green Infrastructure and Stormwater Management in Toronto
Policy Context and Instruments*

By: Carolyn Johns, Department of Politics and Public Administration, Ryerson

Released June 8, 2018

Green infrastructure (GI) includes a wide range of natural vegetative systems, green technologies and innovative approaches to development that collectively provide a multitude of environmental, economic and social benefits to people and communities. Many of these benefits relate to water and stormwater management. As jurisdictions across the globe face increased infrastructure, water and development pressures in urban centres, policy makers are trying to advance a shift from grey to green infrastructure by developing and implementing a range of policy instruments.

Understanding green infrastructure policies in urban areas in Canada requires a multi-level governance approach by outlining the policy context at the federal, provincial and municipal levels in Canada. Using the City of Toronto, Canada's largest urban centre, as a case study, Johns' report outlines the complex context and diverse set of instruments that are currently associated with green infrastructure efforts. In addition to a focus on the City of Toronto, the report also outlines some of the initiatives that non-government organizations and the private sector are engaged in related to green infrastructure and stormwater management across the city.

Johns concludes that the policy that seeks to shift from grey to green requires a recognition of the complex mix of policy instruments involved and an increased emphasis on partnerships – between levels of government; between government agencies with infrastructure, land and water mandates; and between governments and the non-government and private sector actors and organizations.

Blog Entries

June 22, 2018

Tough Going: Few Winners, Many Losers in the GGH Job Creation Game

April 26, 2018

Love it or hate it: The King Street Pilot still falls short on transit needs along the corridor

March 2, 2018

Province's Proposed Methodology Will Aggravate House Price Affordability in the GGH

February 23, 2018

CMHC Report Highlights the Importance of Supply to Making Housing Affordable Again

February 9, 2018

City of Toronto's Economic Success Poses a Conundrum for Province's "Growth Plan"

December 19, 2017

What is happening in markets for residential land in the Greater Golden Horseshoe?

November 23, 2017

Key Takeaways from the 2016

Canadian Census Housing Data Release

October 23, 2017

Ontario government not yet maximizing the economic benefits from its foreign buyers' tax to increase housing affordability

October 4, 2017

What can the GTA do to attract Amazon?

September 20, 2017

What is Meant by "Missing Middle Housing" and How a Greater Vancouver-Based Study Proposes to Rectify It

August 31, 2017

How Accurate was Statistics Canada in Estimating Annual Population Growth Within the Greater Golden Horseshoe (GGH) 2011-2016?

Media Coverage



The research undertaken by CUR has been actively sought out by various national media outlets such as The Globe and Mail, Toronto Star, National Post and CBC. It has been cited extensively both in these publications and in local radio broadcasts, publications and online media. Through this coverage, CUR researchers have attempted to further promote rationality and economic analysis in the formulation of urban policy decision in the GGH. The following list details recent instances where CUR researchers David Amborski, Frank Clayton and Diana Petramala have been interviewed and quoted in the media. This list also details references to CUR research and events.

June 22, 2018

CUR's report on Millennial housing preferences referenced in the Journal of Commerce

Will Multi-family Starts Continue to Dominate the Canadian Housing Market?

By: Peter Caulfield

June 15, 2018

Panel including CUR's David Amborski interviewed in regard to housing affordability in the GTA in the Toronto Star

How Can Doug Ford Fix Toronto Area Housing?

By: Tess Kalinowski

June 9, 2018

CUR's Report on Millennial Housing Preferences Referenced in the Toronto Star

Everyone Must Work Together to Create Housing Millennials Can Afford

By: David Wilkes

June 7, 2018

Interview with CUR's Frank Clayton on Tim Hudak's podcast on Newstalk 1010 regarding CUR's report on Millennial housing preferences.

OREA Presidential Podcast - A Generation Stuck in Apartments?

May 29, 2018

Interview with CUR's Frank Clayton regarding CUR's report on Millennial housing preferences published in CondoBusiness (REMNI Network)

Is Condo Living Just a Phase for GTHA Millennials?

By: Michelle Ervin

May 28, 2018

BNN interviews CUR's Diana Petramala regarding Millennials entering the housing market

Wave of Millennial Homebuyers Coming to Toronto Area in Next 10 Year: Urban Policy Expert

May 24, 2018

The National Post article examines findings of CUR's report on Millennial housing preferences.

Millennials Aren't Abandoning Home Ownership, Just Delaying It - and the Coming Wave Will Be Huge

By: Murtaza Haider and Stephen Moranis

May 22, 2018

CUR's report on Millennial housing preferences and housing affordability featured in The Toronto Star

Toronto-Area Millennials Want Their Own Backyards, Report Says

By: Tamar Harris

May 22, 2018

CUR's report on affordability and Millennial housing preferences examined in CTV feature

Toronto Millennials Dream of Backyards But Are Stuck in Condos - Report

By: Graham Slaughter

May 22, 2018

CUR's report on Millennial housing preferences featured in CBC article

New Report Finds Millennials are Still Clinging to Their Home Ownership Dreams

By: Ryan Patrick Jones

May 22, 2018

Canadian Press features CUR's report on Millennial preference for ground-based housing

Ontario Real Estate Association Not Backing Down from Toronto Affordability Message

By: Tara Deschamps

May 10, 2018

CUR's Frank Clayton's research on housing affordability featured in two

Why Toronto Needs More Townhouses

By: Josh Dehaas

May 9, 2018

Daily Hive Toronto features CUR report on the King St. Pilot Project

King Street Pilot a 'mismatch' between transit planning and development: Study

By: Yasmin Aboelsaud

May 4, 2018

CUR report on the King St. Pilot Project Referenced on Newstalk 1010 Toronto radio

Moore in the Morning - With John Moore

May 3, 2018

CUR report featured in The Toronto Star

Future residents likely to push King St. streetcars back past limits, study finds

By: Julie Gignac

May 2, 2018

Frank Clayton Editorial in The Globe & Mail urges concrete steps be taken to increase the supply of family-friendly ground-related and stacked townhomes in the GTA

Ontario Needs an Evidence-Based Strategy to Expand Housing Supply

May 1, 2018

The Toronto Star quotes Frank Clayton

Greenbelt About-Face Speaks Volumes about Doug Ford

April 26, 2018

Diana Petramala interviewed on CityNews at 6 about the King Street Pilot Project

April 11, 2018

CUR report referenced in The Toronto Star

Planning changes are key to increasing land supply

By: Sam Reiss

April 6, 2018

30 on 30 Transition Briefing, Ontario 360

Market-Based Housing – Transition Briefing: Land-Use Planning Reform is Key to Restoring Housing Affordability in the Greater Golden Horseshoe

By: Frank Clayton

April 4, 2018

David Amborski interviewed on CBC's On the Money with Peter Armstrong re: the drop in Toronto home sales

March 1, 2018

The Toronto Star quotes David Amborski

Tumbling Toronto home sales signal a return to normal market, say analysts

By: Tess Kalinowski

February 28, 2018

Reuters quotes Frank Clayton

Toronto's housing supply challenge and the growth plan paradox

By: Nichola Saminather and Matt Scuffman

February 26, 2018

BuzzBuzzNews Canada quotes Diana Petramala

How much is a lack of supply driving up GTA home prices? More than you think, according to this expert

By: Sarah Niedoba

February 2, 2018

The Globe and Mail quotes Frank Clayton

Can Toronto turn a patch of urban wasteland into Amazon's jewel?

By: Janet McFarland

December 14, 2017

The Globe and Mail references Frank Clayton and David Amborski

Toronto-area builders point again to land shortage

By: Shane Dingman

December 1, 2017

The Toronto Star quotes Frank Clayton

Detached home or condo? Vaughan comes up with a compromise

By: Noor Javed

October 25, 2017

BuzzBuzzHome News references CUR blog by Diana Petramala

This expert thinks Ontario's foreign buyers' tax could help combat housing affordability in a new way

By: Sarah Niedoba

October 10, 2017

BuzzBuzzNews Canada quotes Diana Petramala

The factors influencing Toronto's real estate market this fall (and beyond)

By: Josh Shrman

September 26, 2017

The Toronto Star quotes CUR blog by Diana Petramala

Why High Park Ave. may be Toronto's ideal street

By: Tess Kalinowski

July 20, 2017

CUR Senior Research Fellow, Dr. Frank Clayton quoted in Waterloo Region Record article

Millennials choosing the Region

By: Jeff Outhit

July 14, 2017

CUR Report referenced in Daily Commercial News article,

Report slams slow Ontario building approvals

By: Don Wall

June 16, 2017

CUR Report mentioned in Troy Media article

How fighting urban sprawl inflates housing prices

By: Wendell Cox

Events



Evaluating the Province's Proposed Methodology for Land Needs Assessment for the Greater Golden Horseshoe

CUR held a workshop on **February 26, 2018** to evaluate the Province's proposed methodology for land needs assessment for the Greater Golden Horseshoe. The presentations by CUR's management team, (David Amborski, Frank Clayton and Diana Petramala), covered best practices in regards to building a comprehensive land needs methodology; assessing the provisions of the Province's proposed methodology; the economic and market impacts from its limited scope; and ways in which to make the Province more cognizant of economic and market realities while minimizing negative impacts and achieving Growth Plan objectives.

The workshop and the discussion which followed was incorporated into CUR's submission to the Province on revising its proposed methodology for land needs assessment for the Greater golden Horseshoe.

Insights on Planning in the Greater Golden Horseshoe

In partnership with the Ontario Professional Planners Institute (OPPI), CUR hosted the Commissioner of Planning and Building at the City of Mississauga, Ed Sajecki, to share his insights on planning in the Greater Golden Horseshoe at a seminar on **January 7th of 2018**. As he retired from long and accomplished career in Ontario public service at both the municipal and provincial levels, Sajecki reflected on the nature and legacy of his career.

He emphasized the need for thoughtful and long-term planning such as region-

wide plans, (such as the Growth Plan for the Greater Golden Horseshoe), to provide the 'bones' for the development of great cities. Sajecki used the examples of the denser development occurring in Mississauga's downtown and the mobility hubs in Cooksville, Port Credit and elsewhere.

Sajecki further addressed how challenges in the development application process could be met, with examples such as Mississauga's Rapid Review Committee and its Development Ambassador, to speed the review approvals and provide guidance through the application process. He emphasized the importance of getting the business case correct and urged developers to consider project feasibility and to develop using the pro forma schema.

A panel discussion which followed focused on lessons from Mr. Sajecki's tenure, as well as the future of planning in Ontario. Panelists Lindsay Dale-Harris, Partner at Bousfields, and Allan Leibel, Counsel from Goodmans LLP, celebrated Sajecki's career and the lessons learned, particularly the importance of development pro forma and the importance of striking a balance between the public and private sector in supporting infrastructure.





What is happening in markets for residential land in the Greater Golden Horseshoe?

On **December 7th, 2017**, CUR gathered a number of panelists from various backgrounds to discuss trends in residential land markets in the Greater Golden Horseshoe. With Dr. Frank Clayton acting as moderator, Matthew Taylor and Diana Petramala from CUR; Mike Czestochowski from CBRE; and Peter Schut from Brookfield Homes, discussed their findings.

Serviced land values for single-detached and townhome developments in the Greater Golden Horseshoe (GGH) had been growing at a steady pace between 2005 and 2014, before exploding in 2015. New data released by MCAP, one of Canada's largest independent mortgage financing companies, indicates that prices doubled between 2015 and the fall of 2017. The price of a 30 to 36 foot frontage went from just over \$200,000 in early 2015 per foot frontage to roughly \$600,000 in the fall of 2017. This has impacted the condo market as well, previously untouched by such extreme fluctuations. In some areas across the region, land values have tripled. The rise in land prices is largely a result of the sharp appreciation in home prices over the last few years and the increased speculation by developers.

The constraints on supply, acerbated by planning constrictions, and the continuing demand despite new purchasing regulations being put into place, meant that affordability was unlikely to improve in the near-term as both land prices and

housing prices would likely remain high by historical standards.

What Will Make Housing Affordable Again?

On **November 21st, 2017**, the Toronto Association of Business and Economics (TABE) and Ryerson University's Centre for Urban Research and Land Development (CUR) hosted a discussion on housing affordability in the Greater Toronto Area (GTA) for National Housing Week 2017.

Panelists at the seminar included Stephen Punwasi, Co-founder, Better Dwelling, Bryan Tuckey, President & CEO, Building Industry and Land Development Association (BILD), Frank Clayton, Senior Research Fellow, Centre for Urban Research and Land Development (CUR) Ryerson University and Michelle German, Senior Manager of Policy & Partnerships, Evergreen. Brian DePratto, Senior Economist, TD Bank, acted as moderator for this event.

Stimulating Businesses and Jobs in Urbanizing Communities: Innisfil as a Case Study

On **November 2, 2017** the Centre for Urban Research and Land Development (CUR), in partnership with Ryerson's Chang School's Local Economic Development Certificate Program, and the Town of Innisfil, hosted a workshop regarding the impact of commuters on bedroom communities and the necessity of stimulating local economic growth.

The Town of Innisfil typifies many smaller municipalities experiencing rapid urbanization with residential growth outpacing employment growth by a large margin. There is an urgent need to transform municipalities like Innisfil into more complete communities by attracting businesses and jobs, a key thrust of the Province of Ontario's land use planning initiatives.

Taking the Town of Innisfil as a case study, the workshop examined the situational analysis by Innisfil consultants and staff, followed by an independent panel discussion moderated by CUR's Frank Clayton. The panelists looked specifically as to whether Provincial land planning initiatives on complete communities were being implemented to achieve these objectives.

Student Opportunities



As part of CUR's Mission Statement, we are constantly looking to 'enhance the experiential learning opportunities of our students in order to better prepare them for research and professional practice.' As it is our students, as graduates of the urban planning program at Ryerson University, who will be looking to take the lead on resolving urban land development issues facing the Greater Golden Horseshoe, we hope to give them every advantage in terms of tools and economic know-how. By allowing them the opportunity to participate in the research undertaken at the Centre, we hope to help them hone their research and policy skills for their professional careers. Since CUR began, we have hired 26 student/graduate researchers and have helped them kick-start their careers.



Visit Us

111 Gerrard Street East
3rd Floor, Room: GER 204
Toronto, ON

Write to us

350 Victoria Street
Toronto, ON M5B 2K3

Contact Us

416-979-5000 x 3348
cur@ryerson.ca
ryerson.ca/cur