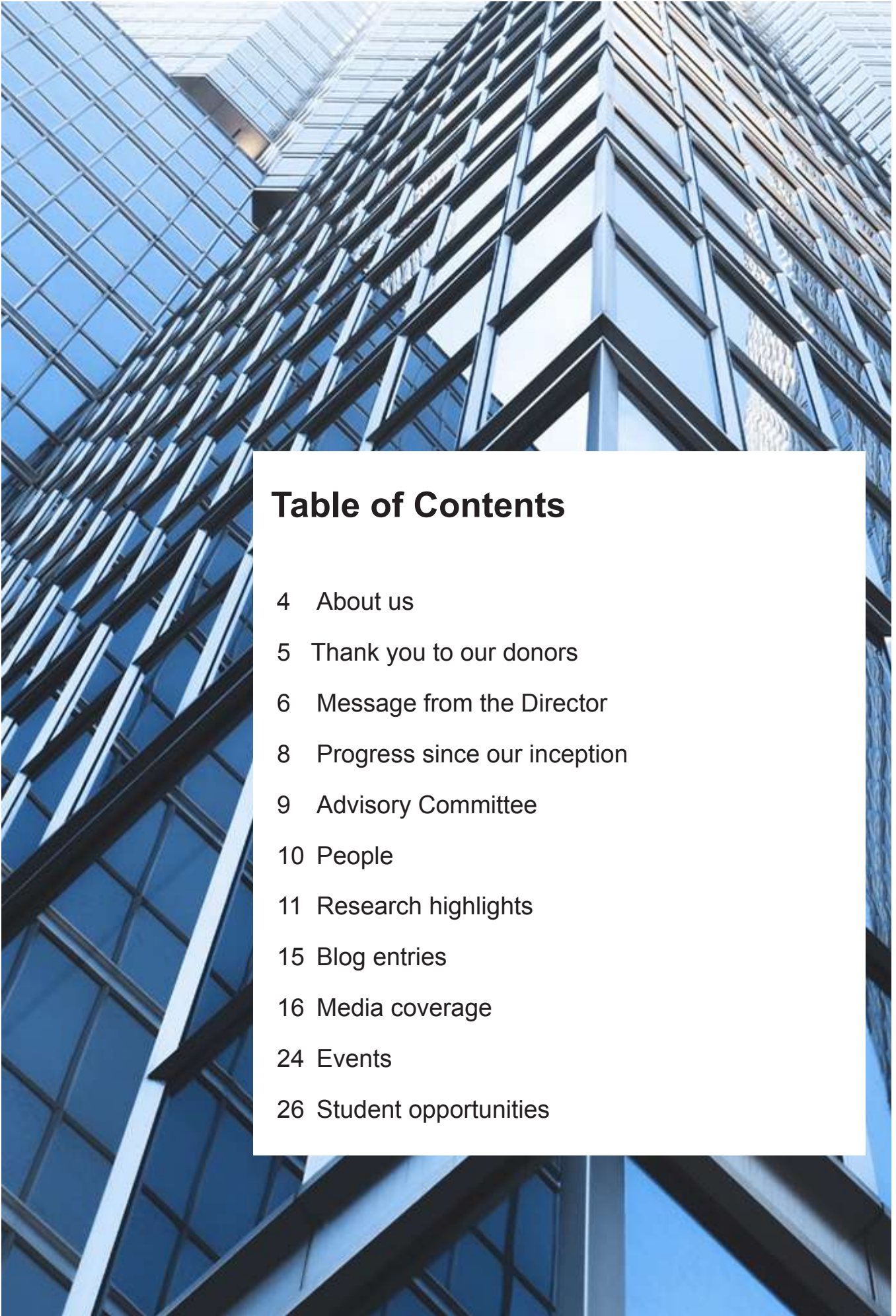


# Centre for Urban Research and Land Development Annual Review 2018-2019



July 1, 2019





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# 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) and 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



# Message from the Director



I am pleased to once again submit our annual report for the sixth successful year of operation of the Centre for Urban Research and Land Development (CUR) in the Faculty of Community Services at Ryerson University. As in past years, the Centre has continued to make progress in achieving its Mission through the funding and publishing of research projects and policy reports, the delivery of relevant policy seminars, the undertaking of partnerships with a broad range of organizations, and the hiring of Ryerson students and graduates to participate in its research activities. In addition, CUR's management team have been sought after for media commentary, and have contributed to a wide range of organizations, committees and working groups.

CUR continues to produce research consistent with its Mission. The Centre has produced 22 research publications this year which included research reports, policy reports, blog entries, working papers and data briefs, all of which have focused on offering an economic perspective on urban developments within the Greater Toronto Area (GTA) and the Greater Golden Horseshoe (GGH).

We have undertaken or partnered in five seminars on current policy issues this year. This has included several sessions on affordable housing, including sessions

reviewing the latest research on housing in the GTA and on tackling the affordability issue. CUR also hosted seminars on the concentration of job growth in the GTA and on unlocking the development potential along Ontario's transit corridors.

CUR once again had a successful year partnering with other organizations in our research and our seminars. We partnered with the Toronto Real Estate Board, the Ontario Real Estate Association and the Ontario Homebuilders' Association on several research projects. We have continued to build our relationship with the Canadian Mortgage and Housing Corporation, partnering with them, the Evergreen Foundation and the City of Toronto's Affordable Housing Office on our National Housing Week events. We have also partnered with the McMaster Institute for Healthier Environments at McMaster University on a "Housing for all Canadians Hub Research Grant" from CMHC-SSHRC. We have also been in talks with the Municipal Property Assessment Corporation (MPAC) regarding the possibility of undertaking research and directing seminars to enhance their understanding of planning and property assessment. We met with several City of Toronto Councillors, at their request, to discuss recommendations from our study of the "Missing Middle" in Toronto. We also met regularly with Provincial Government policy advisors and have provided several formal submissions on the Province's policy proposals.

We have continued our working relationship with the Lincoln Institute of Land Policy in Cambridge Massachusetts. Through the Lincoln Institute, we are also involved with research being undertaken by the Organization for Economic Development Cooperation (OECD) to develop a research protocol on land value capture tool applications for an international compendium. As well, in Medellin, Columbia, I delivered a seminar on how the process of North American TIF (Tax Increment Financing) applications might be applied. In addition, we are following up our previous research on rebuilding social housing by leveraging land assets in South Africa by planning a fall seminar with the Development Action Group, (a non-governmental organization from South Africa), the Boston Housing Authority and the Toronto Community Housing Corporation.

CUR has made some organization changes at CUR this year, welcoming a new faculty member from Ryerson's School of Urban and Regional Planning to our Management Committee and transitioning the members of our Advisory Committee. First, we would like to welcome our newest Management Committee member, Lyndsey Rolheiser, to the Centre. Lyndsey is a housing and real estate specialist who completed her PhD in Urban Studies and Real Estate from MIT. She completed a post doctorate at Harvard University prior to joining Ryerson. Secondly, as members of our Advisory Committee have reached the end of their terms, there has been some anticipated turnover. We would like to thank Edward Sorbara, Bryan Tuckey, and Derek Burleton for their significant contributions and advice in guiding CUR during its formative years. On that note, we would like to welcome the following Advisory Committee members as they join us. These include Dave Wilkes, President and CEO of BILD (and a Ryerson Alumnus); Christina Beja, Associate Partner at Ernst and Young (and previously a Senior Vice President at the Ontario Realty Corporation); and Michael Kraljevic, most recently President of the Toronto Portlands Corporation and then CreateTO (and also an Alumnus of Ryerson's School of Urban and Regional Planning).

CUR's Senior Research Fellow, Dr. Frank Clayton, Senior Researcher, Diana Petramala, and I have been invited to comment in the media, present at a number of events, serve on several Committees and Boards, and sit on a number of panels over the past year. In terms of media coverage, we have been interviewed or cited 89 times over the past year. We have acted as an Academic Adviser to the National Executive Forum on Public Property (NEFPP); participated in a consultation with the Deputy Governor of the Bank of Canada; and acted as a Vice President of the Toronto Association of Business Economists. We have also sat on a number of committees and working groups, including the Planning Services Advisory Panel of MPAC; the Ontario Expropriation Association; the Statistics Canada Municipal Finance Data Advisory Group; and a committee on "What's Next for Buffalo-Niagara". We also had representation on the Toronto Region Board of Trade, the City of Toronto Smart City Working Group and the Google Toronto Affordable Housing Advisory Committee.

CUR researchers delivered presentations to the Ontario Real Estate Association; the Toronto Region Board of Trade; the Institute of Municipal Finance and Governance at the Munk Center at the University of Toronto; a Globe and Mail event in Ottawa, the Toronto Real Estate Board Governance Committee and the senior management group at Waterfront Toronto.

Internationally, CUR researchers delivered a presentation to the City of Medellin, Columbia on TIF applications, participated in a workshop at the OEDC in Paris, France and presented a paper at the Association of the European Schools of Planning in Venice, Italy. We have also had discussions concerning the delivery of a teaching model for a new graduate program in "Transforming City Regions" at Aachen University in Germany.

We have contributed to a number of external publications, including a report for Infrastructure Canada on the Building Permit Process across Canadian jurisdictions; an op-ed in the Globe and Mail; and chapters on Toronto as a Livable City and on the applications of Development Charges in Canada.

In undertaking all the above activities, we have engaged students and recent graduates to participate as research assistants. Over the past year CUR has employed twelve research assistants and have aided them in gaining the experience and knowledge to support their careers in planning and urban policy practice.

To that end, CUR is pleased to announce that, in addition to the generous support of our founding donors, the family of Michael Wilson has extended a student award in his name in the amount of \$3,000 for a period of five years. We would like to congratulate this year's winner Nicola Sharp, on her Major Research Project, "Evaluating the Viability of Intensification Around Three Suburban GO Stations."

Overall, we have had a successful year contributing to the public policy debate by focusing on urban issues through an economic perspective, funding a number of faculty research projects related to our mission, and giving students the opportunity to enhance their experience researching a policy issues.

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

# Progress since our inception 2018-2019

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CUR holds events on the economy in the Greater Toronto Area and its impacts on housing affordability, infrastructure and urbanization and publishes a number of research papers on supply in the region. It partners with the Toronto Real Estate Board, the Ontario Real Estate Associate, the Ontario Home Builders' Association to advance research on these topics.

## 2017-2018:

Economist Diana Petramala joins CUR as Senior Researcher. The media response to CUR's analysis on planning in the GTHA, particularly in regards to the King St. Pilot Project and Millennial housing preferences, highlights 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's report on rising housing prices is featured in 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 the Housing Affordability Conference.

## 2014 – 2015:

CUR partners with the Evergreen Foundation, the Canada Mortgage and Housing Corporation, the Institute on Municipal Finance and Governance, the National Executive Forum on Public Property and the Canadian Brownfields Network. CUR establishes the Michael Wilson Award, generously donated by Patrick O'Hanlon and Kylemore Communities.

## 2013 - 2014:

Ryerson University announces the creation of CUR with support from 15 founding donors. 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 from 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 Gould  
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  
CompassHillDevelopments



Edward Sorbara  
Principal  
The Sorbara Group



Heather Tremain  
CEO  
OptionsforHomes



Bryan Tuckey  
President & CEO  
BILD

# People



## Staff and Management

David Amborski

Director  
CUR

Frank Clayton

Senior Research Fellow  
CUR

Chris De Sousa

Professor  
School of Urban and  
Regional Planning

Diana Petramala

Senior Researcher  
CUR

Lyndsey Rolheiser

Assistant Professor  
School of Urban and  
Regional Planning

Lisa Barnoff

Dean  
Faculty of Community  
Services

John Clinkard

Research Fellow  
CUR

Heather Metcalfe

Project Coordinator  
CUR

## Research Assistants

(Ryerson School of Urban and Regional Planning students and graduates)

Alex Beheshti

Jessica Brodeur

Alex Butler

Dmytro Kharena

Ray Lister

Trevor MacPherson

Tyler Olsen

Kayly Robbins

Candace Safonovs

Hong Yun (Eva) Shi

Valeriya Sokolenko

Andrew Zaduban

# Research Highlights



## Research / Policy Reports

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### *CUR's Top 10 Takeaways from Statistics Canada's Latest Population Estimates for the Greater Golden Horseshoe (GGH)*

Released: June 21, 2019

By: Diana Petramala and Frank Clayton

Petramala and Clayton put together a list of the top ten highlights from StatsCan's 2018 population growth estimates for the Greater Golden Horseshoe (GGH).

Among the most interesting trends are a growth spurt in the City of Toronto led by temporary immigration; a slump in population growth in York Region; and an exodus of Millennials and Generation X from more urban areas to more affordable suburban areas like Simcoe County.

### *How Land-Use Is Fuelling the Workplace Gender Gap in the Greater Golden Horseshoe*

Released: March 9, 2019

By: Diana Petramala

In honor of International Women's Day, CUR released research prepared by Diana Petramala on the impact of land-use planning on gender inequality in the workplace.

Petramala found that women (particularly millennial women) in the Greater Golden Horseshoe (GGH) were less likely to work than those living in other parts of Canada.

The divergence in female labour force participation rates between the GGH and the rest of Canada suggests that a regional factor has resulted in relatively fewer highly educated women remaining in the job market. While access to daycare is most likely a factor in this equation, she argued that commute times may also have played a significant role.

### *How Much Room Does the City of Toronto Have for Increasing Residential Property Taxes?*

Released: February 28, 2019

By: Frank Clayton

The City of Toronto faces a growing financial challenge as it struggles to replace and expand the city's deteriorating infrastructure to meet the demands resulting from population growth.

Clayton concluded that Toronto has room to increase its average property tax rate on owner-occupied homes by approximately 20% to fund infrastructure and still be in the middle of the range of taxes levied by 28 other municipalities within the Greater Toronto and Hamilton Area.

Clayton followed up this report with one which analyzed property taxes levied specifically on single-detached homes. CUR released his blog, *Another look at the Room the City of Toronto has to Raise Residential Property Taxes: Focus on Owner-Occupied Single-Detached Houses* on March 28, 2019.

## *A Strategy for Significantly Increasing the Supply of “Missing Middle” Housing in the City of Toronto*

Released: February 6, 2019

By: Frank Clayton and Diana Petramala

CUR, with support from the Toronto Real Estate Board, studied ways to greatly expand the supply of what is now called “missing middle” housing in the City of Toronto.

CUR researchers Frank Clayton and Diana Petramala, explored the role of “missing middle” housing in the Toronto market (both past and present), and the reasons for the limited production of new “missing middle” housing units relative to demand. Further, it provided recommendations for significantly increasing the supply of these types of housing units in Toronto in the future as a means of increasing affordable housing in the city.

## *Townhouses Not a Magic Bullet for GTA Ground-Related Housing Affordability*

Released: October 11, 2018

By: Frank Clayton and Diana Petramala

Clayton and Petramala found that while new townhouses (regarded as a form of “missing middle” housing) are less expensive than new single-detached houses, they remain out of reach for many prospective buyers. This is largely because the cost of serviced land for townhouse development is inordinately high, largely due to the lack of serviced sites and high government-imposed costs, i.e. development charges.

## *Challenge for Complete Communities in the GGH*

Released: July 25, 2018

By: Frank Clayton

Creating complete communities has been a cornerstone of Ontario’s *Growth Plan for the Greater Golden Horseshoe*. Clayton’s research indicated that this policy ideal failed to match economic realities, as actual

employment growth from 2006-2016 did not support this objective. The City of Toronto has greatly overachieved in job creation, while the Outer Ring has fallen behind.

## *Action Plan for Improving Housing Affordability in the Greater Golden Horseshoe*

Released: July 17, 2018

By: Frank Clayton, Diana Petramala and David Amborski

Housing affordability remains a challenge in the Greater Golden Horseshoe, a reality which has serious negative implications for economic and productivity in the region. CUR put forth a number of recommendations to address impediments to the market’s ability to respond to increased demand. Central among these is the revision and proper implementation of the province’s *Growth Plan for the Greater Golden Horseshoe*, particularly as its emphasis on apartment-style housing has resulted in policies which continue to aggravate the shortfall in housing supply.

## [Affordable Housing in Ontario - Series](#)

The Centre for Urban Research and Land Development at Ryerson University (CUR) studied ways to encourage the production of affordable housing in Ontario at the request of the Ontario Real Estate Association and the Ontario Home Builders’ Association and released the following reports.

A third report in this series, on the impact of development charges, is forthcoming.

## *Governments in Ontario Making Headway in Using Surplus Lands for Housing*

Released: April 29, 2019

By: Diana Petramala and David Amborski

Petramala and Amborski examined how all three levels of governments in Ontario have been able to successfully leverage surplus lands for affordable housing in the past,

and lays out recommendations for further development in this area.

The examples studied in this report demonstrate how ramping up the use of public surplus lands can help ease the province's affordable housing challenge, if done appropriately.

### *Transit Nodes in Ontario Have Untapped Development Potential*

Released: March 7, 2019

By: Diana Petramala and David Amborski

Petramala and Amborski examined the potential to develop housing along Ontario's major transit corridors.

There exists significant unmet development capacity across the 200 major transit nodes in Ontario, but outdated city by-laws protect much of it from higher transit supportive density. Carefully implementing as-of-right zoning along transit corridors is likely to be an effective action governments in Ontario can take to make room for additional housing supply, particularly missing middle housing.

## Articles

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### *Assessment of Land Value Capture and P3s to Provide Social Housing*

Upcoming monograph, published by Lincoln University; chapter submitted May 24, 2019

### *Developer Obligations: The Experiences in Four Provinces*

Co-authored by Eran Kaplinski, U Alberta, (Routledge) in *Public Infrastructure, Private Finance: Developer Obligations and Responsibilities*, May 2019

### *Opportunities for Innovation in Construction Permitting Across Canada*

Submitted to Infrastructure Canada  
February 5, 2019

## Working Papers

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

### *Cleanup and Smart-In-Up: A Look at Ontario's Efforts to Connect Brownfields Remediation, Infill Development and Regional Growth Planning*

By: Christopher De Sousa, School of Urban and Regional Planning, Ryerson University

Released September 6, 2018

De Sousa's paper on the redevelopment and intensification of brownfields (previously used and potentially contaminated lands) to accommodate urban growth in key strategic areas examined the limitations of the practice in Ontario since the government's prioritization of this strategy in 2004.

Overall, he found that brownfield reuse activity has been rather extensive in scale, character, and value during the time period examined, particularly in Toronto's strong real-estate market. While there have been significant barriers identified by the private sector, cleanup and planning policy in regards seem to be working together. This has led to denser redevelopment in areas identified by the provincial growth plan and by municipal Community Improvement Plans (CIP). This strategy aligns with the prime sustainability objective of growing in and up instead of out.

# Commentary

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## *Ontario Government Proposes Legislation That Could Unlock Development Potential Around Transit Stations in Ontario*

Released: May 3, 2019

By: Diana Petramala

Petramala provided an analysis of the proposed changes to the land-use planning system in Ontario resulting from *Bill 108: More Homes, More Choice* announced by the provincial government in May of 2019. Petramala's analysis concluded that the system as proposed could aid in stimulating a greater degree of housing around targeted sites in Ontario, particularly around former employment areas, transit stations and along transit corridors through the use of transit oriented development (TODs).

The requirement of the use of Community Planning Permits (CPPs) would enable the Ministry of Municipal Affairs and Housing to encourage development in targeted areas by Ontario municipalities. The use of these permits, which allow for a more streamlined process for developers in return for stringent adherence to planning rules, has the potential, Petramala argued, to more quickly provide for development within a specified range of transit stations, and thus to achieve more density in targeted areas.

The effective use of CPPs depends on the nature of their implementation. Municipalities will need to set a clear plan for development around transit stations. They will also need to revise current by-laws in light of these objectives and to comply with CPPs, and they will need to streamline the planning and development application process. These strategies will be key in the successful use of CPPs to achieve its objectives in increasing the supply of affordable housing.

Overall, Petramala argued that these changes have the potential to increase the supply of market and non-market housing if they are implemented effectively.

## *CUR Researchers Give Thumbs Up to the Direction of the Proposed Changes to the Growth Plan*

Published: March 12, 2019

By: David Amborski and Frank Clayton

On behalf of the Centre for Urban Research and Land Development, Amborski and Clayton submitted comments for the Ontario Government's Proposed Amendment 1 to the *Growth Plan for the Greater Golden Horseshoe*. While they concurred with the Proposed Amendment's goals of a more streamlined planning process, more land for housing and more housing and jobs near transit, they proposed three key changes:

- Replace Policy 2.2.6.2 from the 2017 Growth Plan, which gave the Growth Plan primacy over Policy 1.4.1 of the Provincial Policy Statement, with text emphasizing municipalities must comply with Policy 1.4.1 and that the policy applies to all housing unit types;
- Drop the requirements that municipalities are to use the 2017 Provincial Land Methodology for residential lands; and
- Define major transit station areas as having a radius of approximately 800 metres, as opposed to the proposed range of 500 to 800 metres.

CUR research has consistently found that the land use planning system in Ontario has been a significant and growing cause of rising housing prices since the mid-2000s. This has contributed to greater income and wealth disparities in the region and has acted as a drag on its economic growth.

There is a need for a methodology to assess residential land needs which is market-based and which incorporates the demand for various types of housing. Amborski and Clayton recommended that the Province should resurrect and update the methodology guide, released in 1995, as it still represents a meaningful framework for ascertaining residential land requirements.

# Blog Entries



## **June 14, 2019**

Debating Bill 108 – How Economics 101 Can Help Planners Understand the Impact of Bill 108 on Housing Affordability

## **May 31, 2019**

WOW! Toronto Was the Second Fastest Growing Metropolitan Area and the Top Growing City in All of the United States and Canada

## **May 3, 2019**

Ontario Government Proposes Legislation That Could Unlock Development Potential Around Transit Stations in Ontario

## **March 28, 2019**

Another look at the Room the City of Toronto has to Raise Residential Property Taxes: Focus on Owner-Occupied Single-Detached Houses

## **February 22, 2019**

Highlights from the CUR Seminar with Pamela Blais: “Hyper-Concentration of GTA Job Growth in Downtown Toronto: What Does It Mean for the 905 Regions?”

## **December 13, 2018**

Car-Owning Households up by 355,000 in the GTHA, 88,000 in the City of Toronto, and 26,000 in the Toronto Core since 2006

## **December 7, 2018**

Rent Control Has Been Eased, Will GTA Rent Growth Follow?

## **November 22, 2018**

Creative Ways to Build Affordable Housing in Expensive Markets

## **September 6, 2018**

Cleanup and Smart-In-Up: A Look at Ontario’s Efforts to Connect Brownfields Remediation, Infill Development and Regional Growth Planning

# Media Coverage



CUR's research has been sought out by national media outlets. It has been cited extensively both in publications, in local radio broadcasts, and online media. The following list details instances where David Amborski, Frank Clayton and Diana Petramala have been quoted or where CUR research and events and research have been referenced.

June 30, 2019

## **Millennials vs Housing**

RECCanada interviews CUR's Senior Researcher, Diana Petramala, on the housing affordability problems for millennials in Toronto

By: Spencer Maxwell

June 24, 2019

## **GTA Expected to Grow 40 Per Cent by 2041**

ReallInsights references CUR's study on Toronto's population growth comparative to the United States and Canada

By: Shantae Campbell

June 18, 2019

## **InterRent REIT Announces \$175 Million Equity Offering to Fund Property Acquisitions in the City of Montreal**

GlobalNewswire references CUR's study on population growth in major metropolitan areas in the United States and Canada

June 18, 2019

## **Fastest Growing City**

The Ontario Home Builders' monthly newsletter references CUR's study on Toronto's population growth

June 13, 2019

## **Boomers Delaying Their Downsizing**

CTV references CUR's study on millennial housing

June 12, 2019

## **When it comes to housing, you don't have to trade affordability for livability**

The National Post references CUR's study on Toronto's population growth comparative to the United States and Canada

By: Murtaza Haider and Stephen Moranis

June 12, 2019

## **Why Kawhi Leonard Needs Toronto, as Much as Toronto Needs Kawhi Leonard**

RE/MAX references CUR's study on Toronto's population growth comparative to the United States and Canada

By: Lydia McNutt

June 8, 2019

## **Most boomers likely won't downsize for another 20 years - too late for millennials**

Global News feature on demographic changes references CUR's study on millennial housing

By: Erica Alini

June 7, 2019

## **Toronto Population is Fastest Growing in North America**

Remax.ca feature on CUR's study on Toronto's population growth compared to its American and Canadian counterparts

By: Lydia McNutt

June 7, 2019

## **Census Data Reveals Toronto Fastest Growing City In Both Canada and the U.S.**

Build-Ing.ca cites CUR's study on population growth in Toronto compared to its American and Canadian counterparts



June 5, 2019

### **InterRent Announces \$38 Million Acquisition in Montreal**

DigitalJournal.com cites CUR's comparative study on population growth in Canada and the United States as part of its discussion on the real estate landscape in Montreal

June 4, 2019

### **A better way to make housing more affordable**

National Post interviews CUR's Senior Research Fellow, Frank Clayton, on inclusionary zoning in Toronto

By: Josh Dehass

June 4, 2019

### **Toronto Ranked #1 For Population Growth In North America**

Narcity feature on CUR's study on population growth in Toronto compared to its American and Canadian counterparts

By: Jordyn Posluns

June 4, 2019

### **The Downside of Toronto's Rapid Growth**

CityNews feature on CUR's study on population growth in Toronto compared to its counterparts in North America

June 3, 2019

### **Toronto: fastest growing city in North America**

Radio Canada International article looks at CUR's study on population growth in Toronto

By: Marc Montgomery

June 2, 2019

### **Toronto Is The Fastest-Growing City In U.S. And Canada, And That's Not Good**

HuffPost Canada interviews CUR's Senior Research Fellow, Frank Clayton, on CUR's comparative study on population growth in Canada and the United States

By: Daniel Tencer

May 17, 2019

### **A first-time homebuyer's guide to land transfer and property tax in Ontario**

Livabl\_ interviews CUR's Director, David Amborski, in an article providing guidance for first-time homebuyers

By: Jenny Morris

May 16, 2019

### **The complete homebuyer's guide to property tax breaks and rebates in Ontario**

Livabl\_ quotes CUR's Director, David Amborski, on residential property taxes

By: Jenny Morris

May 16, 2019

### **Surplus land can ease province's affordable housing challenge: Report**

ConstructConnect.ca references CUR's report on surplus lands in Ontario in regards to public consultations regarding the Housing Supply Action Plan

By: Angela Gismondi

May 16, 2019

### **GTA has 2,000 possible sites to build new housing: Report**

RENX.ca interviews CUR's Director, David Amborski, in regards to CUR's report on surplus lands in Ontario

By: Steve McLean

May 7, 2019

### **Toronto-area politicians rally against Ford's housing-supply plan**

Representative from the Ministry of Municipal Affairs and Housing references CUR's research in the Globe and Mail.

By: Stephen Cook

May 5, 2019

### **City adding 31 skyscrapers by 2024**

The Toronto Sun quotes CUR's Senior Researcher, Diana Petramala, in an article on high-rise development in Toronto

By: Jane Stevenson

May 2, 2019

### **'Unicorn sites' aplenty in Toronto**

Reference to CUR's report on surplus lands as part of a larger discussion of underutilized land in Toronto by MortgageBrokerNews.ca

By: Neil Sharma

May 1, 2019

### **How Ontario can amp up affordable housing development**

NewInHomes.com features CUR's report on the potential of using public surplus lands to create more affordable housing

By: Sam Reiss

April 30, 2019

### **Sell public surplus land to create affordable housing: report**

Overview of CUR's report on the potential of using public surplus lands to create more affordable housing by the Peterborough Examiner

April 30, 2019

### **Affordable housing announcement a taste of what's to come?**

MortgageBrokerNews.ca quotes extensively from CUR's report on the potential of using public surplus lands to create more affordable housing

By: Neil Sharma

April 29, 2019

### **Use surplus public lands 'more aggressively' to create affordable housing, researcher says**

CBC News interview with CUR's Senior Researcher, Diana Petramala, regarding the use of public surplus lands

By: Muriel Draaisma

April 29, 2019

### **200 affordable units to be built after province sells surplus downtown site**

Report in the Star on the sale of provincial site in downtown Toronto features discussion of CUR's report on surplus lands

By: Tess Kalinowski

April 28, 2019

### **Newstalk 1010 with Tim Hudak**

CUR's Director, David Amborski, interviewed regarding to the use of surplus lands in Ontario

April 28, 2019

### **Toronto suspends loan program for Regent Park, other community housing areas**

The Globe and Mail interviews CUR's Senior Research Fellow, Frank Clayton, for its article on the cancellation of the City of Toronto's loan program for residents of community housing areas

By: Meagan Campbell

April 26, 2019

### **Obsolete land the solution to GTA housing woes: Report**

The Toronto Sun quotes CUR's Senior Research Fellow, Frank Clayton, in its feature on CUR's report on potential uses for surplus lands in Ontario

By: Joe Warmington

April 14, 2019

### **Government should encourage development along Toronto transit hubs**

CUR's report on Transit Oriented Development referenced by CEO of Ontario Real Estate Association in Toronto.com

By: Tim Hudak

April 2, 2019

### **Taking another look at increasing property taxes in Toronto**

NewinHomes feature on CUR's blog on property taxes in Toronto on single-detached houses

March 30, 2019

### **Should Canada charge drivers to use roads during rush hour?**

CUR's Director, David Amborski, quoted in Global News article on the pros and cons of charging tolls for the use of GTA roads

By: Jane Gerster

March 16, 2019

### **Why it's so hard to get housing into Toronto's 'yellowbelt' neighbourhoods - and how experts say it can be done**

CUR's Senior Research Fellow Frank Clayton interviewed for Star regarding missing middle housing in Toronto

By: Tess Kalinowski

March 15, 2019

### **Lots of room for more people to live near Ottawa's transit centres, Ryerson report says**

Feature in the OttawaStart.com on CUR's study on Transit Oriented Development

By: Devyn Barrie

March 15, 2019

### **Unlocking Growth**

CUR's Senior Researcher Diana Petramala interviewed on CUR's study on Transit Oriented Development and housing

Posted with permission of NRU Publishing Inc. Article first appeared in Novae Res Urbis – Toronto Edition, Vol. 23, No. 11.

By: Rachael Williams

March 12, 2019

### **Rye gets \$7 million to "beautify" Gould and Victoria streets**

CUR's Director David Amborski quoted in feature in the Eyeopener on revitalization of main entrance to Ryerson's campus

By: Sherina Harris

March 12, 2019

### **A new push for housing density**

CUR's Senior Researcher Diana Petramala interviewed by the Globe and Mail on CUR study on Transit Oriented Development

By: Shane Dingman

March 11, 2019

### **Developers and realtors ask Queen's Park: How far are you willing to go?**

TVO references CUR study on Transit Oriented Development and housing in Ontario

By: John Michael McGrath

March 10, 2019

### **Municipal Politicians, NIMBYs blamed for housing shortage**

Reference to CUR study on Transit Oriented Development and housing in Ontario by Mortgage Broker News

By: Neil Sharma

March 8, 2019

### **Ontario housing industry advocating for more density around transit lines**

CUR's study on transit oriented zoning and its implications for housing in Ontario referenced in Bloomberg interview with Joe Vaccaro of OHBA (video)

March 8, 2019

### **Rezoning for transit oriented development is the key to new housing supply**

NewinHomes feature on CUR's report on transit oriented zoning and its implications for housing in Ontario

By: NewinHomes

March 8, 2019

### **Realtors, home builders urge province to loosen zoning rules around transit hubs**

Ottawa Citizen article on CUR's report on transit oriented zoning and increasing housing in Ontario

March 7, 2019

### **Realtors and builders urge province to allow more development above transit stations**

CBC feature on CUR's report on transit oriented zoning and partnership with Ontario Real Estate Association and Ontario Home Builders' Association

March 7, 2019

### **Housing associations call on province to encourage development near transit hubs**

Article in Muskoka411 on CUR's report on transit oriented zoning and partnership with Ontario Real Estate Association and Ontario Home Builders' Association

By: Maddie Binning

March 7, 2019

### **Taxes on average-price home to go up \$104 in 2019 after council approves hike**

CUR's report on property taxes referenced in CP24 analysis of new Toronto budget

By: Chris Fox

March 7, 2019

### **Realtors and home builders urge Ontario to loosen zoning rules near transit hubs**

CTV News feature on CUR's report on transit oriented zoning and partnership with Ontario Real Estate Association and Ontario Home Builders' Association

By: Shawn Jeffords

March 7, 2019

### **Here's how much more you'll pay in property taxes in 2019 - and where the money's going**

CUR's report on property taxes in the GTA referenced in the discussion of the City of Toronto's budget by the CBC

By: Lauren Pelley

March 7, 2019

### **Housing industry wants province to force cities to build near transit**

The Star features CUR's report on transit oriented development in Ontario

By: Tess Kalinowski

March 6, 2019

### **Toronto has the sixth lowest property tax in the GTHA: report**

The Daily Hive feature on CUR's report on Toronto property taxes

By: Ainsley Smith

March 4, 2019

### **Report says Toronto property taxes could handle 20% rise**

Discussion of CUR's report on property taxes and infrastructure in the GTHA in UrbanToronto.ca

By: Ryan Debergh

March 4, 2019

### **Toronto budget heading for final approval still has \$79 million hole in it**

Reference to CUR's report on property taxes included in discussion on debate on the new Toronto budget

By: Jennifer Pagliaro

March 4, 2019

### **City council to debate property taxes and garbage rates**

GlobalNews feature on Toronto budget mentions CUR's report on property taxes in the City of Toronto

March 4, 2019

### **Are low property taxes hurting Toronto?**

CityNews feature on Toronto budget mentions CUR's report on property taxes in the City of Toronto

March 3, 2019

### **Toronto poised to OK budget: taxes, water, garbage up**

CUR's report on property taxes and infrastructure in the GTA referenced in Toronto Sun article on new Toronto budget

By: Antonella Artuso

March 1, 2019

### **Study out of Ryerson says Toronto can pay more in property taxes**

Discussion on Moore in the Morning on CUR's report on Toronto's property taxes

March 1, 2019

### **Ryerson study says Toronto has room to raise property taxes**

CP24 feature on CUR's report on property taxes in the City of Toronto

March 1, 2019

### **Torontonians can afford 20 percent more in taxes: report**

CityTV interview with CUR's Director, David Amborski, on Toronto property taxes

By: Ginella Massa

March 1, 2019

### **Study says Toronto pays less property taxes than most**

CP24 feature on CUR's report on property taxes in the City of Toronto

March 1, 2019

### **Study says Torontonians are overdue for a rise in property taxes**

680 News report on CUR's report on property taxes in the City of Toronto

March 1, 2019

### **Toronto has sixth lowest property tax in GTA. But that could change**

Toronto Storey's feature on CUR's report on property taxes and infrastructure in the GTA

By: Isabelle Khoo

March 1, 2019

### **Report calls for 20 per cent tax hikes for Torontonians**

680News feature on CUR's report on property taxes in the GTA

March 1, 2019

### **Report calls for 20 percent tax hike for Torontonians**

CityTV feature on CUR's report on property taxes in the City of Toronto

March 1, 2019

### **Property taxes are the obvious solution to Toronto's revenue crisis**

CUR's report on property taxes and infrastructure in the GTA referenced in the Star

By: Edward Keenan

February 28, 2019

### **Toronto property tax rates among the lowest across GTA, report says**

Interview with Senior Research Fellow Frank Clayton on CUR's report on property taxes and infrastructure in the GTA featured in the Globe and Mail

By: Jeff Gray

February 28, 2019

### **Is it time to consider increasing Toronto's property taxes?**

Review of CUR's report on Toronto property taxes subject of NewinHomes blog

February 28, 2019

### **Toronto has room to hike property taxes by 20% to fund city services, researchers say**

CBC Toronto features CUR's report on property taxes and infrastructure in the GTA

By: Lauren Pelley

February 28, 2019

### **Ryerson study concludes Torontonians could pay far more in property taxes**

CUR's Senior Research Fellow Frank Clayton interviewed in the Star regarding CUR's report on property taxes and infrastructure in the GTA

By: David Rider

February 27, 2019

### **Millennials don't want to be stuck in condos, Mr. Morneau**

The Globe and Mail quotes CUR's report on Millennial preferences for ground-related housing in the GTA

By: Konrad Yakabuski

February 27, 2019

### **Stuck in the middle: 'missing middle' housing in T.O. findable but dire change needed: report.**

Senior Research Fellow Frank Clayton interviewed by the Toronto Sun regarding missing middle housing in Toronto

By: Paul Barker

February 16, 2019

### **NewsTalk 1010 Ask the Experts: Toronto Real Estate Board**

NewsTalk 1010's segment from the Toronto Real Estate Board's Economic Summit includes CUR's Senior Researcher Frank Clayton's presentation on increasing missing middle housing in Toronto

February 15, 2019

### **Toronto area real estate market off to a good start for the year**

Toronto.com feature on TREB's Market Year in Review and Outlook Report references CUR's submission on encouraging more 'missing middle' housing in the GGH

By: Garry Bhaura

February 12, 2019

### **What we learned from TREB's Market Year in Review and Outlook Report, 2019**

Article by ReallInsights on TREB's Market Year in Review and Outlook Report references CUR's submission on encouraging more 'missing middle' housing in the GGH

By: Shantae Campbell

February 12, 2019

### **How Ryerson's expansion will change Yonge street**

Feature in the Eyeopener on the Ryerson expansion quotes CUR's Senior Research Fellow, Frank Clayton, regarding the impact on Yonge street

By: Jonathan Braun

February 11, 2019

### **How to increase the supply of missing middle housing in Toronto**

CUR's report on increasing the supply of missing middle housing in Toronto featured in NewinHomes.com

January 8, 2019

### **'Renovictions' Set to Rise in Canada in 2019, Rentals.ca Report Predicts**

CUR's Frank Clayton in the Huffington Post's feature on the Toronto's rental market

By: Jessica Chin

January 4, 2019

### **Toronto's condo market expected to moderate in 2019**

CUR's David Amborski quoted in the Star's feature on forecasts for Toronto's condo market in 2019

By: Tess Kalinowski

December 14, 2018

### **Car-Owning Households up by 355,000 in the GTHA, 88,000 in the City of Toronto and 26,000 in the Toronto Core since 2006**

CUR's blog on car-owning households in the GTHA featured in the Municipal Information Network

December 3, 2018

### **Boosting supply is no. 1 job, Ontario's housing minister says**

CUR's seminar on the housing affordability challenge in the GTA mentioned in the Star's interview with Steve Clark, the Minister of Municipal Affairs and Housing

By: Tess Kalinowski

November 13, 2018

### **Two big ideas to address Toronto's housing crisis now**

The Tye quotes CUR's David Amborski regarding the use of surplus lands and the availability of affordable housing in Toronto

By: Seila Rizvic

October 28, 2018

### **85-storey condominium to be built near Ryerson campus**

The Eyeopener quotes CUR's David Amborski regarding the impact of property taxes on businesses and the condo development at Yonge and Gerrard

By: Madison Wong

October 15, 2018

### **Why students and seniors make the best roomies**

LocalLove quotes CUR's Frank Clayton in its feature on Toronto's Homeshare pilot

By: Kristy Woudstra

October 15, 2018

### **Building more missing middle housing is only half the battle**

CUR's report on costs estimates for new townhouse developments featured in the Toronto Star's new homes section

By: Lucas

October 12, 2018

### **Millennials from GTA fear they will never own a home**

Editorial in The Star references CUR's report on the challenges facing millennials and housing affordability in the GTA

By: David Wilkes

October 11, 2018

### **Boost townhouse supply to fill housing's 'missing middle' report says**

The Star interviews Frank Clayton regarding CUR's latest report on the cost of townhouse developments and the need to address housing affordability in the GTA

By: Tess Kalinowski

October 11, 2018

### **Could this approach to development make affordable GTA housing a reality?**

Livabl's features CUR's Diana Petramala's views on residential zoning in its coverage of the Ontario Real Estate Association's 2018 Ontario Housing Summit

By: Sarah Niedoba

October 5, 2018

### **94 per cent of GTA millennials worry young people won't be able to afford a home**

The Star references CUR's study on millennials and the GTA housing market

By: Marta Marychuck

August 21, 2018

### **As a planning tool, 'inclusionary planning' is deeply flawed**

Toronto Sun references CUR's recommendations on increasing housing affordability in the GGH

By: David Wilkes

July 27, 2018

### **You can't have a complete community without employment**

CUR's report on complete communities in the GGH featured in the Toronto Star

By: Lucas

July 23, 2018

### **An action plan to improve housing affordability in the GGH**

CUR's recommendations on improving housing affordability in the GGH featured in the Toronto Star's new homes section

By: Lucas

July 20, 2018

### **Three Myths About the 2018 Canadian Housing Market, According to Experts**

CUR's Diana Petramala discusses the interplay of supply and demand on the Canadian housing market

By: Sarah Niedoba

July 18, 2018

### **Build More Diverse Housing Options to Meet Demand Ryerson Action Plan Advises**

CUR's Director David Amborski interviewed in the Toronto Star regarding CUR's policy recommendations for increasing housing affordability in the GGH

By: Tamar Harris

July 15, 2018

### **Dealership's Face a Problem: Less Land, Large Inventories**

CUR's Diana Petramala discusses the far-reaching impact of the high cost of land in the GTA

By: John Irwin

July 11, 2018

### **The Student Scramble for Affordable Housing**

The research of CUR's Frank Clayton on affordable housing in the GTA referenced in The Varsity

By: Raafia Shahid

# Events



## Unlocking the Development Potential Along Ontario's Transit Corridors

Building on CUR's earlier research on using TODs to encourage affordable housing along transit corridors, (authored by Diana Petramala and David Amborski), this seminar on **April 16, 2019** brought together a number of representatives from Ontario municipalities who had proven successful at implementing Transit Oriented Development strategies. These panelists included Jason Thorne (Hamilton), Amanda Kutler (Regional Municipality of Waterloo), Robin van de Lande (City of Ottawa), Greg Tokarz (City of Toronto) and Ed Sajecki (former Commissioner of Building and Planning at the City of Mississauga and the founder of Sajecki Planning).

After an overview of the reports' findings, a general discussion followed focusing on what policies have been successful in implementing TODs and on the lessons learned.

## Hyper-Concentration of GTA Job Growth in Downtown Toronto: What Does It Mean for the 905 Regions?

In her new study, prepared with The Neptis Foundation, "Planning for the Next GGH", Pamela Blais detailed the hyper-concentration of GTA core job growth occurring in downtown Toronto at the expense of the 905 regions. Moreover, she predicted that this concentration of jobs in the downtown will continue.

On **February 7, 2019**, CUR, along with the Local Economic Development Certificate Program at the G. Raymond Chang School at Ryerson University, invited Dr. Blais to present her findings and to engage with a panel of economic development professionals from the 905 regions to discuss the implications of the report. The panel, including Simon Gill (Regional Municipality of Durham), Doug Lindeblom (Regional Municipality of York), and John Davidson (Regional Municipality of Halton), also discussed the strategy shifts the 905 regions are contemplating as a result. Following the presentation, the floor was opened for questions and discussion, moderated by Frank Clayton, Senior Research Fellow at CUR.

CUR's Senior Researcher, Diana Petramala, released a breakdown of takeaways from the session. As she pointed out, while the Neptis Report was a good step in the right direction in terms of data-driven analysis of planning issues, a significant amount of work is still needed to understand how both labour and business spatial patterns are currently being impacted by market forces and how they might in the future. She also pointed that one of the central points of agreement at the session was that the GTA needs better transit planning and more urban amenities in the suburban urban centres to make them more attractive to employees and employers.





## Let's Talk Housing Research: A Review of the Latest Reports Focused on the GTHA

CUR gathered a number of panelists from various backgrounds to discuss the latest research on housing affordability in the Greater Toronto and Hamilton Area on **January 23, 2019**. With CUR's Director, David Amborski, acting as moderator, while the panelists, Matthew Cory (Malone Givens Parsons); Michelle German (the Evergreen Foundation); and Paul Smetanin (the Canadian Centre from Economic Analysis) presented their findings. A general discussion, open to the floor and moderated by David Amborski, followed.

Given the pressing challenge of increasing affordable housing in the GTHA, CUR hoped to bring these panelists and the community at large together to discuss the latest findings on housing affordability in the region and to aid in the stimulation of effective ideas regarding the issue.

## Getting Serious about Tackling the Housing Affordability Challenge in the GTA

Ryerson University's Centre for Urban Research and Land Development (CUR) hosted a discussion on effective steps in increasing housing affordability in the Greater Toronto Area (GTA) on **November 30, 2018**.

After a presentation by CUR researchers Diana Petramala and Frank Clayton, the panelists, including Sean Gadon (Affordable Housing Office, City of Toronto), Robert Hogue (Senior Economist, TD) and Neil Rodgers (President Dumara Projects Limited) responded. David Amborski, the Director of CUR, acted as moderator for the panel and audience comments.

**Creative and Effective Land-Use Projects**

**Amsterdam's Borneo Sporenburg: A unique design with high density and a suburban feel**

- 1. Collaboration** City of Amsterdam + Developer + 100 Architects
- 2. Revitalization** Two docks converted into 2,500 ground-related units
- 3. Density** Designed to provide a suburban feel with three times the density of a conventional suburb.
- 4. Privacy** Private outdoor space and parking for every unit
- 5. Efficient Use of Space** Compact plots and limited space dedicated to streets
- 6. Affordable** 30% of units government subsidized

**New York - New Housing Marketplace Plan**  
Example: Via Verde<sup>2</sup> Development in the Bronx

- 1. Collaboration** Department of Housing Preservation + State Agencies + Johnathan Rose Company (Developer)
- 2. Efficient Land-Use** Underused lots were provided by the Department of Housing Preservation
- 3. Financing** Government Subsidies + Tax Bonds
- 4. Guidance** Government Review Committee and developer meet regularly to address obstacles in the development process.
- 5. Scale** 320 units costed at:  
Rent = 30% - 60% of median income  
Co-op = 70% - 175% of Median Income

"Without forceful, sustained government intervention, it's fair to say that the South Bronx would still be a smoldering ruin."  
— HDC President Marc Jahr

Ryerson University

## From Talk to Action: Celebrating the Future of Affordable Housing in Toronto

As part of National Housing Week 2018, CUR, in partnership with Options for Homes and the Evergreen Foundation, participated in the launch of the Canadian Mortgage and Housing Corporation annual week-long event on affordable housing in Canada. presented research lessons learned from encouraging innovative approaches to affordable housing in expensive cities internationally.

In addition to the address by CUR's Director, David Amborski, on **November 19, 2018** CUR's students presented research lessons learned from encouraging innovative approaches to affordable housing in expensive cities internationally. These focused on innovations in government collaboration, support for long-term co-operatives and leases, as well as in financing and built-form and the leveraging of philanthropy.

Following the event, CUR's Senior Researcher, Diana Petramala, released an overview of CUR's research and the event.

# Student Opportunities

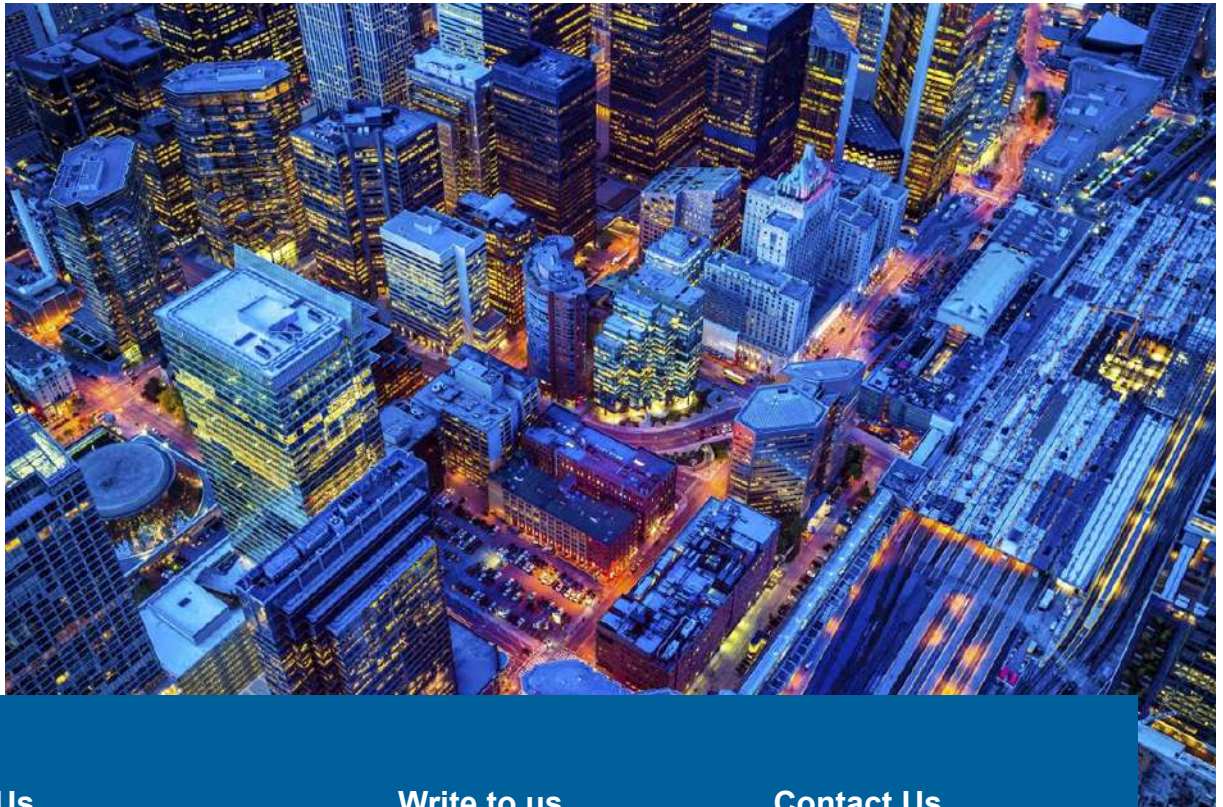


CUR Senior Researcher Diana Petramala with Research Assistants Candace Safonovs and Dmytro Kharena at CMHC's National Housing Week launch, November 2018

As part of CUR's Mission Statement, we are constantly looking to 'enhance the experiential learning opportunities' of our students, as it is they who, as graduates of the urban planning program at Ryerson University, will be taking the lead on urban land development issues in the Greater Golden Horseshoe in the future.

Since CUR began, we have hired 34 students and recent graduates from the School of Urban and Regional Planning and have helped them kick-start their careers. (The 12 researchers we employed this year are listed on page 10.)





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