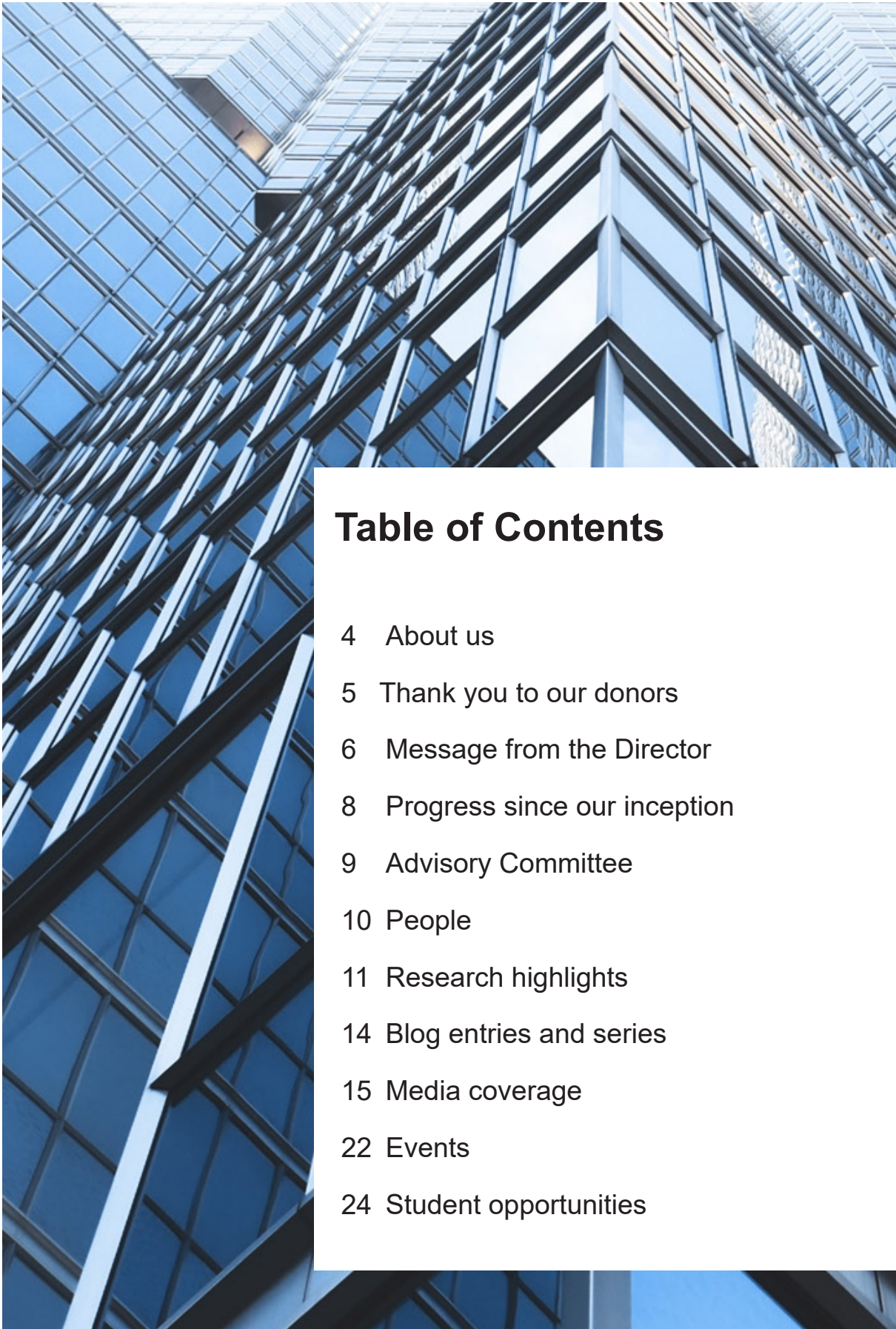




# Centre for Urban Research and Land Development Annual Review 2020-2021

July 1, 2021





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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). CUR focuses on educating students to take leadership roles in these pursuits while engaging with policy-makers and industry leaders. Its focus is on uniting economics and market analysis with an 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



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# Message from the Director



It is my pleasure to provide our Annual Report for the eighth successful year of operation of the Centre for Urban Research and Land Development (CUR) in the Faculty of Community Services at Ryerson University. We are in our second year of the COVID pandemic, causing many challenges and changes in the way that we undertake our work, and we are proud of all we have achieved.

Although the challenges of the pandemic have had an impact on our outputs and the way in which we interacted among the senior research team and our student research assistants, the main impact on our work is obviously the elimination of our “in person” seminars. Due to COVID-19 restrictions and concern for the health of our staff and the public, we did not hold any seminars this year. Further, we wanted to be cognizant of ‘zoom fatigue’ caused by a proliferation of online webinars by numerous organizations. However, we look forward to gearing these up in 2022 as conditions permit.

As well, our research team participated in a number of these events by other organizations with the goal of disseminating the research undertaken.

Despite these challenges, CUR has continued to make progress in achieving its Mission through the funding and publishing of research projects and policy reports, engagement in 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.

Consistent with our Mission, CUR produced over 20 research publications this year, which included research reports, policy reports, blog entries and working papers. These focused on offering an economic perspective on urban policy issues within the Greater Toronto Area (GTA) and the Greater Golden Horseshoe (GGH). This year we added two new components: the Urban Digest Series and the GTA Housing Market Pulse.

Our researchers participated in webinars organized by other organizations. This included local webinars on Women in Cities with the City Building Ryerson; a Conversation with Alain Bertaud for National Housing Day, presentations at the Ontario Professional Planners Conference, the PMA-CIBC Summit Series and Toronto Association for Business and Economics. Internationally, we contributed to Lincoln Institute of Land Policy webinars for planners in the United States and South Africa for the National Treasury. We also held multiple consultations with local government officials.

CUR once again had a successful year partnering with other organizations in our research and seminars. As noted above this includes the City Building Ryerson, Toronto Association for Business and Economics, PMA-CIBC, and the Ontario

Professional Planning Institute. In addition, we are a partner on the CMHC research grant awarded to Map Your Property as part of the first phase of the Housing Supply Challenge. CUR also submitted an application to act as the lead for the second phase of funding, parting with the City of Toronto, building on their Concept to Keys (C2K) initiative in conjunction the Town of Markham and the City of Vaughan. We have also qualified as potential consultant for CMHC program in which they request bids to undertake research from their pool of qualified researchers.

We continue to meet with the staff for several provincial Ministers to discuss our research findings and analysis regarding policies relevant to the ministries, and request areas where our research input may help inform policy development. Two areas that we have contributed on are the policies related to Transit Oriented Communities (TOC), and the Land Needs Assessment Methodology.

CUR's Senior Research Fellow, Dr. Frank Clayton, our Senior Economist, Diana Petramala, and I have been invited to comment in the media, present at several events, serve on several committees and boards and sit on several panels over the past year. In terms of media coverage, we have been interviewed or cited 62 times over the past year.

Members of CUR's management team have been appointed as an Academic Adviser and Executive Committee Member to the National Executive Forum on Public Property (NEFPP), and as a Vice President of the Toronto Association of Business & Economics (TABE). We have also sat on several committees and working groups, including the Planning Services Advisory Panel of MPAC and the Statistics Canada Municipal Finance Data Advisory Group. We are represented on the City of Toronto Inclusionary Housing Committee, and two Metrolinx committees – the Real Estate and Development Oversight Committee and the Project Evaluation Advisory Panel. We are also part of CMHC's Expert Community on Housing (ECOH).

Internationally, our work has been scaled back due to COVID-related travel restrictions. However, we continue to work remotely as an advisor to the Lincoln Institute of Land Policy's multi-year land value capture project with the National Treasury in South Africa. This has also led to providing advice for an NGO and several municipalities, including Cape Town and Stellenbosch, in the development on inclusionary housing and land leasing policies. We have also continued to work with the Organisation for Economic Co-operation and Development (OECD) on the development of their multi-country Land Value Capture compendium. As part of this partnership, a book chapter on the international applications of development charges is to be published by Routledge.

In undertaking all these activities, we have engaged students and recent graduates to participate as research assistants. Over the past year, CUR has employed 8 research assistants and have aided them in gaining the experience and economic knowledge to support their careers in planning and urban policy practice. This summer we had four full-time researchers, two of whom received a placement credit as part of their graduate program. Where appropriate, as in cases when they have made a significant contribution to the research product, the R.A.s are listed as co-authors on the final reports.

Finally, we would like to thank our generous donors for supporting the work of CUR, and our Advisory Committee members for providing CUR with important advice and guidance in developing our research agenda and programming.

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

# Progress since our inception

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During 2020-2021, CUR publishes a number of research reports on the housing affordability question in the Greater Toronto Area, and the related topics of infrastructure and urbanization. CUR also launched a regular publication on the global COVID-19 pandemic and its impacts.

CUR, established in 2013 thanks to the generous support of its founding donors continues to produce research on a host of topics related to economic and urban issues.

It has partnered with a number of industry leaders such as the Toronto Regional Real Estate Board, the Ontario Real Estate Association, the Canadian Centre for Economic Analysis, the Residential Construction Council and the Ontario Home Builders' Association, to promote public discussion on the economic context to the planning environment in the GTA.

The media response to CUR's analysis, particularly in regards to the economic outlook for the GTA, challenges to the housing affordability in the region, the King St. Pilot Project and Millennial housing preferences, highlights its impact.

CUR's Director, Professor David Amborski, and CUR researchers, Dr. Frank Clayton and Diana Petramala, with the aid of our research assistants, have produced many research and policy papers, working papers and releases on current issues impacting the region. CUR has also launched the Greater Toronto/Hamilton Area Government-Owned Public Lands Inventory Web Map.

CUR has provided a number of research grants for projects impacting urban issues. These have been published and promoted on CUR's website and in our seminars in order to heighten awareness and encourage discussion of the continuing research in the areas of urban affairs and economic development.





# Advisory Committee



Christina Beja  
Senior Vice President  
Transaction Real Estate  
Ernst and Young



Michael Brooks  
CEO  
REALpac



Mark Conway  
Senior Partner  
N. Barry Lyon  
Consulting Ltd.



Richard Joy  
Executive Director  
Urban Land Institute  
Toronto



Michael Kraljevic  
Member  
Metrolinx Board of  
Directors



Richard Lyall  
President  
RESCON



Patrick O'Hanlon  
President  
Compass Hill  
Developments



Heather Tremain  
CEO  
Options for Homes



David Wilkes  
President & CEO  
BILD

# People



## CUR Staff and Management

David Amborski

Director  
CUR

Frank Clayton

Senior Research Fellow  
CUR

Diana Petramala

Senior Economist  
CUR

Chris De Sousa

Professor  
School of Urban and  
Regional Planning

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)

Daniel Bailey

Ryan Kyle

Lana Marcy

Victoria Colantonio

Tycen Legg

Hannah Chan Smyth

Ethan Crowe

Riley Maltaner

# Research Highlights



## Research / Policy Reports

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*Changing Direction: A Fresh Approach for Assessing Affordable Housing Options in the GTA*

Released: May 20, 2021

By: Frank Clayton and Daniel Bailey

Housing affordability continues to be a pressing concern in many urban areas, including the GTA.

Using a data-driven analytical tool, Clayton and Bailey argue that the initiatives taken by various levels of government to address housing affordability challenges in the Greater Toronto Area (GTA) are not likely to materially improve access to housing. Clayton and Bailey point out there are two parts to the affordability problem: (a) an insufficient supply of the types of housing demanded by the marketplace, causing prices and rents to be excessively high relative to incomes; and (b) the inability of many low-income households to secure suitable and adequate housing at a cost they can afford.

Securing acceptable housing is also becoming increasingly harder for low-income households as they are competing

with middle-income households to gain access to the declining stock of affordable housing.

Clayton and Bailey conclude that housing affordability can be improved only if coordinated action is taken at a regional level, not the municipal one, to reform the planning system to greatly increase and expedite planning applications for all types of housing. Planning reform will allow for improvements to overall market affordability with little or no spending by municipalities, allowing governments to direct more money to subsidies to low-income households living in core housing need.

*Who Is Being Left Behind in the GTA Housing Market? A Profile of Core Housing Need, 1991-2018*

Released: February 25, 2021

By: Frank Clayton and Daniel Bailey

There has been a flurry of interest in recent years by all levels of government on the provision of affordable housing in the Greater Toronto Area (GTA). A wide variation exists in what is meant by “affordability”, however.

Clayton and Bailey observe that policy-makers are increasingly applying it to the difficulties middle-income households are having in finding acceptable housing at a price or rent they can afford. While governments are devoting significant resources to help these households, less attention is being given to the affordability problems of low-income households.

Using the Core Housing Need (CHN) metric formulated by CMHC, the paper documents trends in CHN over time by tenure and looks at the most recent data by location and household characteristics.

Highlights include: about 400,000 GTA households are in CHN with the majority being renters living in the city of Toronto. Most households in CHN are living in acceptable housing but are paying too much for it.

*CUR Response to the Proposed Regulation for a Streamlined Environmental Assessment Process for the Greater Toronto Area West Transportation Corridor Project*

Released: August 27, 2020

By: Frank Clayton and David Amborski

CUR's response to the Proposed Regulation for a Streamlined Environmental Assessment Process for the Ministry of Transportation's Greater Toronto Area (GTA) West Transportation Corridor project was posted in August of 2020.

*Metrolinx's 2041 Regional Transportation Plan for the Greater Toronto and Hamilton Area* predicts that even with all its

recommended transit improvements the number of trips by car in the Greater Toronto and Hamilton Area (GTHA) will increase by 4.4 million daily trips during the peak rush hour by 2041 compared to 2011. Improved 400-series highways like the GTA West corridor are essential to accommodate this growth.

It is simply taking too long for this process to be completed - 2023 or beyond before the preliminary design study for the Corridor is completed for instance. Bringing critical infrastructure improvements needs to be a priority.

CUR thus supported the Province's proposed regulation to streamline the approval process to eliminate duplication while maintaining environmental protections.

*CUR's Response to the Proposed Land Needs Assessment Methodology for A Place to Grow: Growth Plan for the Greater Golden Horseshoe*

Released: August 10, 2020

By: Frank Clayton and David Amborski

CUR published its response to the proposed land needs methodology released by the Ontario Growth Secretariat for consultation.

The response conveyed two main messages:

Enforcing municipal compliance with policy 1.4.1 of the Provincial Policy Statement (PPS) is the single biggest action the Province can take to improve housing affordability; and

Municipalities should be required to disaggregate housing needs by housing type. CUR recommends that a “missing middle” housing type be added to the two housing types addressed in the latest Hemson forecasts for the GGH.

Our submission also stressed that categorizing housing and land requirements by unit type is critical to quantifying the amount of housing to be built in designated built-up and greenfield areas.

*CUR's Submission to the City of Toronto Council Regarding the Toronto City Planning Report 'Expanding Housing Options in Neighbourhoods'*

Released: July 27, 2020

In July of 2020, the City Planning Division released a report entitled “Expanding Housing Options in Neighbourhoods” (“Planning Report”).

The Planning Report seeks to provide a framework for revisions for the Official Plan to open up low-rise neighbourhoods for the incorporation of more housing of the ‘missing middle’ type.

The findings of the Planning Report are largely in-line with our 2019 study, entitled [“A Strategy for Significantly Increasing “Missing Middle” Housing in the City of Toronto”](#).

CUR’s recommendations for Council to greatly increase the supply of “missing middle” housing are as follows:

- **Think bolder.** Opening up a significant amount of low-rise neighbourhoods (the so-called “yellow belt”) to more density will

help provide accommodation in housing forms closely related to ground-related housing, while not distracting from the neighbourhood ambiance;

- **Move much faster.**

Under the current Planning Report’s timeline, any meaningful changes to the regulatory environment will not occur for at least two years;

- **Go after low hanging fruit first.**

Our 2019 “missing middle” report highlighted 10 low-rise neighbourhoods that had declining populations between 1971 and 2016.

- **Incentivize the creation of large numbers of secondary suites.** CUR’s 2019 report found that encouraging secondary suites in single-detached houses alone could potentially generate 325,000 apartment suites in low-rise neighbourhoods across the City of Toronto

- **Less research, more action.** Emphasis should be placed on changing zoning in those low-rise neighbourhoods that can absorb more population growth while having a limited impact on amenities and infrastructure.

- **Make the production of more “missing middle” housing a top priority.** A recent CUR report showed that in one year, 32,000 persons left Toronto for other regions of the GTA as they looked for more affordable housing; and

- **Introduce targets for “missing middle” housing production by unit type and neighbourhood and monitor progress.**

# Blog Entries and Series



## CUR Blog Entries

**June 16, 2021**

**The City of Toronto Now the Second Fastest Growing Among U.S. and Canadian Central Cities in 2020, Down from First Place in 2019**

**June 4, 2021**

**Some Observations on the Recent Pattern of Residential Building Permits in the GGH**

**May 27, 2021**

**Toronto Third Fastest Growing Among U.S. and Canadian Metropolitan Areas in 2020, Down from First Place in 2019**

**March 5, 2021**

**GTA Residential and Industrial Markets Booming While Office Market Suffers: 905 Area Outshining City of Toronto**

**February 24, 2021**

**Bleeding of Resident Population from City of Toronto and Peel Region Accelerated Again in 2020**

**January 18, 2021**

**Region of Peel and City of Toronto Remain Top Destination for Millennials in 2020, Even**

**as Many Flee in Search of More Affordable Housing**

**November 10, 2020**

**What Halton Region Is Missing by Its Blanket Opposition to CN's Proposed Intermodal Facility**

**August 14, 2020**

**Shift in GTA's Real Estate Demand to the 905 Area from Toronto Started Before COVID-19 GTA**

## CUR Series

### *Urban Digest*

CUR's Urban Digest provides a commentary on economies and real estate markets, as well as land-use policy issues.

### *GTA Housing Market Pulse*

With the uncertainty caused by the widespread COVID-19 closures the spring of 2020, CUR seeks to provide data analysis on the impact on the GTA housing market.

# Media Coverage



CUR's research has been covered by media outlets and cited in publications and television and radio broadcasts. This list details instances where David Amborski, Frank Clayton, Diana Petramala and Lyndsey Rolheiser have been quoted or where CUR's research and events have been referenced.

June 29, 2021

## **Rising house prices and the challenge governments face**

Feature article in Policy Options by CUR's Director, David Amborski, on potential trends in the Canadian real estate market following the COVID-19 pandemic

By: David Amborski

June 23, 2021

## **Raising interest rates will be 'No. 1' issue for Canada's housing market, economists say**

Global News interviews CUR's Senior Economist, Diana Petramala, on interest rates and the Canadian housing market

By: Erica Alini

June 18, 2021

## **Canada's Housing Market Is Hotter than Bennifer. Will It Ever Cool Off?**

Refinery29 interviews CUR's Senior Economist, Diana Petramala, on interest rates and the Toronto housing market

By: Laura Hensley

June 14, 2021

## **When baby boomers in Toronto finally leave their current homes, it will free up space for hundreds of thousands of young homeowners. But will they be able to afford them?**

The Star interviews CUR's Director, David Amborski, on trends in the Toronto housing market as baby boomers downsize

By: Victoria Gibson

June 12, 2021

## **York Region municipalities must carve out a future for affordable housing**

YorkRegion.com references CUR's report on the potential uses of government surplus lands to build affordable housing

By: Yvonne Kelly

June 5, 2021

## **Will the new mortgage rules tame Canada's overheated housing market? Experts surveyed by the Star say they doubt it**

The Star interviews CUR's Senior Economist, Diana Petramala, on the Canadian housing market and potential strategies to cool rising prices

By: Joseph Hall

June 5, 2021

## **Ground-related housing vs. apartment permits across the Greater Golden Horseshoe**

Feature on CUR's analysis of trends in building starts and trends in the GGH housing market

By: Brandon Donnelly

June 3, 2021

### **Small-Town Homes, Big-City Prices: Welcome to the Everywhere Boom**

The Globe and Mail interviews CUR's Director, David Amborski, on the rising prices in the Canadian housing market

By: Rob Carrick

June 2, 2021

### **Getting Our Housing In Order: Ryerson Report Calls For Seismic Planning Reform To Tackle GTHA Housing Crisis**

NRU interviews CUR's Senior Research Fellow, Frank Clayton, regarding his recent report urging planning reform to encourage the provision of affordable housing

"Posted with permission of the publisher of NRU Publishing Inc. Original article first appeared in *Novae Res Urbis – GTHA*, Vol. 24, No. 22, Wednesday, June 2, 2021."

By: Marc Mitanis

May 27, 2021

### **Want to cool the housing market? Raise property taxes**

The Globe and Mail interviews CUR's Senior Research Fellow, Frank Clayton, on the Canadian housing market

By: Rob Carrick

May 26, 2021

### **What Would a Canadian Real Estate Bubble Bursting Actually Look Like?**

Storeys interviews CUR's Senior Economist, Diana Petramala, on the impact of millennials entering the Canadian housing market

By: Erin Nicole Davis

May 19, 2021

### **Billions in federal funds for housing haven't made up for past relegation to provinces, say advocates**

The Hill Times interviews CUR's Senior Research Fellow, Frank Clayton, regarding federal funding announcements for housing

By: Alice Chen

May 17, 2021

### **Nowhere to buy**

Macleans quotes CUR's Senior Economist, Diana Petramala, on record-breaking trends in the Canadian housing market

By: Jason Markusoff

May 7, 2021

### **Infilling The Gaps: 14-Storey Building Proposed In Bathurst-Steeles Tower-In-The-Park Neighbourhood**

NRU interviews CUR's Director, David Amborski, regarding the impact of infill and vacant land on Toronto's housing market

"Posted with permission of the publisher of NRU Publishing Inc. Original article first appeared in *Novae Res Urbis – Toronto*, Vol. 25, No. 18, Friday, May 7, 2021."

By: Marc Mitanis

April 30, 2021

### **Transforming The Yellowbelt: Guidebook Provides Overview Of Missing Middle Constraints And Opportunities**

NRU interviews CUR's Director, David Amborski, on zoning and Missing Middle housing on Toronto's housing market

Posted with permission of the publisher of NRU Publishing Inc. Original article first appeared in *Novae Res Urbis – Toronto*, Vol. 25, No. 17, Friday, April 30, 2021.

By: Marc Mitanis

April 21, 2021

### **Toronto buyers eager for an acreage**

The Globe and Mail quotes CUR's Senior Economist, Diana Petramala, regarding the impact of new listings on trends in the Canadian housing market

By: Carolyn Ireland

April 10, 2021

### **Here's how home prices compare to incomes across Canada** (video)

Global News interviews CUR's Senior Economist, Diana Petramala, on the housing market and interest rates

By: Erica Alini



April 2, 2021

### **Three ways Ottawa could cool the housing market in the federal market** (video)

Global News interviews CUR's Senior Economist, Diana Petramala, regarding housing market trends and ways in which the federal government might respond

By: Erica Alini

April 1, 2021

### **What a 'hot' housing market looks like in Alberta**

The Globe and Mail interviews CUR's Senior Economist, Diana Petramala, regarding Canadian demographic trends and the housing market

By: Ximena Gonzalez

April 1, 2021

### **Toronto's condo market heats up**

The National Post interviews CUR's Senior Economist, Diana Petramala, in its feature on condo prices in the GTA

By: Cassandra Drudi

March 27, 2021

### **Experts don't foresee prolonged decline in Toronto's downtown core**

The Star quotes CUR's Director, David Amborski, regarding the impact of the COVID-19 pandemic on commercial real estate in Toronto's downtown core

By: Joseph Hall

March 25, 2021

### **Feds watching housing markets 'very closely' as CMHC warns of vulnerabilities**

The National Post interviews CUR's Senior Economist, Diana Petramala, regarding real market trends and a potential corrections

By: Bianca Bharti

March 23, 2021

### **Cottage home prices sizzle in Ontario and the Atlantic as city folk eye rural havens**

The Chronicle Herald interviews CUR's Senior Economist, Diana Petramala, regarding real market trends during the COVID-19 pandemic

By: Bianca Bharti

March 17, 2021

### **One COVID-Year Later: Everything That's Happened in the Suburbs**

Storeys interviews CUR's Senior Economist, Diana Petramala, regarding real market trends, the impact of demographics and the COVID-19 pandemic

By: Erin Nicole Davis

March 17, 2021

### **Statistics Canada says annual pace of inflation edges up in February to 1.1%**

Interview with CUR's Senior Economist, Diana Petramala, in the Star as part of feature on inflation and housing affordability

By: Jordan Press

March 10, 2021

### **For downtown Toronto condos, the worm has turned**

The Globe and Mail references CUR's recent report on real estate trends in the 416 and the 905

By: Carolyn Ireland

March 5, 2021

### **It's Millennials, Not the Pandemic, Driving the Red-Hot Housing Market**

Storeys feature on CUR's recent release on the latest population estimates and the region's housing market

By: Erin Nicole Davis

February 25, 2021

### **Bleeding of Resident Population from City of Toronto and Peel Region Accelerated Again in 2020**

The Municipal Information Network references CUR's recent blog on intraprovincial migration

February 17, 2021

### **Row over development charges pit Toronto, Province**

The Globe and Mail quotes CUR's Director, David Amborski, regarding recent changes to Toronto development charges

By: Shane Digman

February 15, 2021

### **Toronto 'poised for big things'**

Toronto Sun references CUR's recent report on Toronto's population growth

By: Linda White

February 1, 2021

### **Shelter demand & lengths of stay increasing as Peel seeks solutions**

The Pointer references CUR's recent report on demographic trends in the GTA

By: Vjosa Isai

January 25, 2021

### **When it comes to parking minimums, less is more**

Feature in Spacing Toronto by CUR's Lyndsey Rolheiser on the impact of parking minimums in Toronto

January 23, 2021

### **The focus is on affordability**

The National Post interviews CUR's Director, David Amborski, regarding affordable housing and land supply in Toronto

By: Lisa Grainger

January 23, 2021

### **How the home reno boom could help fill in the 'missing middle' in Toronto's housing stock**

CBC news interviews CUR's Senior Research Fellow, Frank Clayton, on the impact of renovating on the continuing search for increased 'missing middle' housing

By: Philip Lee-Shanok

January 14, 2021

### **Canada's Biggest Cities Saw Fastest-Ever Exodus Of Residents, And It Began Before COVID-19**

The Huffington Post interviews CUR's Senior Research Fellow, Frank Clayton, on the long-term impact of the COVID-19 pandemic on housing and intraprovincial migration

By: Daniel Tencer

January 4, 2021

### **Topping Off 2020: UrbanToronto's Hottest Stories**

UrbanToronto references CUR's report on population growth in major centres in the United States and Canada as part of its year-in-review feature

By: Jack Landau

December, 2020

### **2020 Taxation**

The Rental Housing Business magazine quotes CUR's Senior Research Fellow Frank Clayton on the question of capital gains taxation for its feature on taxation and Canadian housing

By: David Gargaro

December 14, 2020

### **Are Toronto condos now a losing proposition?**

Mortgage Broker News interviews CUR's Director, David Amborski, for its article on supply in Toronto's condo market

By: Ephraim Vecina

December 9, 2020

### **Toronto's Languishing Condos Put Mom-and-Pop Investors in a Bind**

Bloomberg quotes CUR's Director, David Amborski, in its article on Toronto's condo market and the impact of the COVID-19 pandemic

By: Ari Altstedter

December 5, 2020

### **Residents fear 'canyon of condos on Kingston Road but planners say more density needed**

CBC interviews CUR's Senior Research Fellow, Frank Clayton, for its feature on development on Kingston Road

By: Philip Lee-Shanok

December 4, 2020

### **A program to help first-time home buyers has had little uptake in Toronto. So Ottawa has changed the rules**

The Star interviews CUR's Senior Economist, Diana Petramala, on the federal First-Time Home Buyers Incentive program

By: Victoria Gibson

November 25, 2020

### **Will a COVID Vaccine Cause Homebuyer Regret for Those Who Fled the City?**

TorontoStoreys interviews CUR's Senior Economist, Diana Petramala, regarding the long-term implications for Toronto's housing market

By: Erica Nicole Davis

November 18, 2020

### **Municipalities vexed by Ontario zoning orders**

The Globe and Mail quotes CUR's Director, David Amborski, in its feature on the use of Ministerial Zoning Orders in the GTHA

By: Shane Dingman

November 17, 2020

### **Simcoe County becoming final destination for much of Toronto's exodus**

Barrie Today quotes CUR's report on intraprovincial mobility as part of its look at the economic growth in the GTHA

By: Marg Bruineman

November 14, 2020

### **Toronto would be amazing if only we had more money to invest in our future - here's how we could get it**

The Star quotes CUR's Director, David Amborski, in its feature on Toronto's future growth

By: Joseph Hall

November 14, 2020

### **How COVID-19 has made Canada's underhoused and unequal communities impossible to ignore**

The Globe and Mail references CUR's research on Core Housing Need as part of its feature on the impact of COVID-19 on Toronto

By: Alex Bozikovic

November 9, 2020

### **Smaller communities appeal to job seekers**

The Kingston Whig-Standard references CUR's report on intraprovincial mobility as part of its look at the economic growth in the GTHA

By: Linda White

November 9, 2020

### **A Fix for Toronto's Housing Crisis Could Be Hiding in Plain Sight**

Toronto Storeys interviews CUR's Senior Economist, Diana Petramala, for its feature on land supply in Toronto

By: Nina Dragicevic

October 29, 2020

### **Toronto ranked one of the best cities in the world in 2021**

Daily Hive references CUR's report on the comparative population growth of major cities in the United States and Canada as part of its feature on Toronto

By: Teana Graziani

October 28, 2020

### **From Downtown to 'Urban Centre', Why Mississauga Could Be the Move to Make**

Toronto Storeys references CUR's report on intraprovincial migration in its feature on Mississauga

October 24, 2020

### **Active open spaces, homes near work, walkable neighbourhoods - has COVID-19 changed the way the suburbs will look in the future?**

Interview with CUR's Senior Research Fellow, Frank Clayton, in Star feature on the impact of the COVID-19 pandemic on housing and transit in the GTA

By: Tess Kalinowski

October 13, 2020

### **September Sales for Every 905 Home Type Up Significantly Over 416**

Toronto Storeys feature on CUR's recent housing pulse on sales of housing types in Toronto versus the rest of the GTA

By: Ainsley Smith

September 24, 2020

### **"There's so much fear": Toronto's renters worried about eviction during COVID-19**

TVO quotes CUR's Senior Economist, Diana Petramala, regarding the supply of rental housing in Toronto

By: Sula Greene

September 23, 2020

### **Studies suggest Toronto's rental shortage will likely skyrocket in coming years**

The Globe and Mail interviews CUR's Senior Research Fellow, Frank Clayton, regarding population growth, supply issues and rental housing in Toronto

By: Shane Dingman

September 16, 2020

### **Millennials Trading the City for the Suburbs to Buy Ground-Level Homes: Report**

Toronto Storeys quotes CUR's recent Housing Pulse on the long-term impact of the COVID-19 pandemic and the GTA housing market

By: Ainsley Smith

September 15, 2020

### **Average Canadian house price soared 18% in past year, CREA says**

CBC interviews CUR's Diana Petramala regarding the long-term impact of the COVID-19 pandemic on the GTA housing market

By: Pete Evans

September 14, 2020

### **Millennial demand for detached homes is surging during pandemic: CUR**

Livabl feature on CUR's latest Housing Pulse and the long-term impact of the COVID-19 pandemic on the GTA housing market

By: Sean MacKay

September 10, 2020

### **Has COVID Really Resulted in Toronto Residents Fleeing to the Suburbs?**

Toronto Storeys interviews CUR's Senior Researcher, Diana Petramala, on the long-term impact of the COVID-19 pandemic on the GTA housing market

By: Christina Varga

September 2, 2020

### **If we want affordable housing, the numbers must work for everyone**

RENX references CUR's study on surplus and underutilized government lands in regards to potential strategies and pitfalls involved in the provision of affordable housing in Toronto

By: Naama Blonder

August 31, 2020

### **CUR supports GTA West Corridor EA streamlining**

ConstructConnect feature on CUR's recent release on the provincial government's proposal to streamline the environmental assessment process for the Greater Toronto Area West Transportation Corridor.

August 17, 2020

### **Shift in GTA's Real Estate Demand to the 905 Area from Toronto Started Before COVID-19**

The Municipal Information Network references CUR's recent blog on the housing markets in Toronto and the 905 areas

August 14, 2020

### **Expanding Housing Options: It's Time To Seize The Day On 'Missing Middle' Experts Say**

NRU interviews CUR's Senior Researcher Diana Petramala on zoning in the City of Toronto and 'missing middle' housing

Posted with permission of the publisher of NRU Publishing Inc. Original article first appeared in Novae Res Urbis Toronto, Vol. 24, No. 32, Friday, August 14, 2020.

By: Andrew Reeves

Aug 3, 2020

### **Transit-oriented communities on the horizon?**

The Toronto Sun interviews CUR's Director David Amborski regarding transit-oriented developments for Toronto

By: Linda White

July 24, 2020

### **Turning old hotels into new housing**

TVO interviews CUR's Senior Researcher Diana Petramala on the impact of the COVID-19 pandemic on the hotel industry and the potential for the housing market

By: Josh Sherman

July 21, 2020

### **How Reduced Immigration Will Impact Canada's Housing Market**

RealtyTimes references CUR's recent report on population growth in the Greater Toronto Area and the implications for the housing market

By: Jim Adair

July 20, 2020

### **Pandemic to usher in new generation of condos**

The Goderich Signal-Star quotes CUR's Senior Researcher Diana Petramala regarding the long-term impact of the COVID-19 pandemic on urban design in Toronto

By: Linda White

July 14, 2020

### **The 905 is Now Outperforming Toronto-Area Housing Activity: Report**

Toronto Storeys references to CUR's recent report on housing sales in the GTA

July 9, 2020

### **As the City Explodes, Toronto Transit Feels the Financial Strain**

Herald Mail Media (Pennsylvania) references to CUR's recent report on population growth in Toronto and the fiscal implications for city services

By: Divya Baljii

# Events



## Women and Cities: Planning for Equity

### A Presentation from CUR and City Building Ryerson in recognition of International Women's Day

Presented in recognition of International Women's Day on March 8, 2021, this webinar with Diana Petramala, Senior Economist, Ryerson Centre for Urban Research and Land Development, and Hannah Chan Smyth, MPI candidate, looked at a large body of literature that demonstrates how gender biases in city planning can disadvantage women, highlighting the city of Vienna's experience in undoing its effects.

It also discussed the role that investments in gender mainstreaming in city planning can play in supporting women's participation in the labour market and overall economic growth.

The conversation aimed to provide lessons to cities around the world, including Toronto, in preparation for an equitable post-pandemic return to work, as well as longer-term guidelines and inspiration for creating cities that remove barriers faced by women globally.

Presented in association with **City Building Ryerson**

## Alain Bertaud, In Conversation

### A Presentation from CUR and City Building Ryerson in recognition of National Housing Day

Alain Bertaud is a Senior Fellow at the esteemed Marron Institute of Urban Management at New York University and former Principal Urban Planner for the World Bank. In his 2018 book, "Order Without Design: How Markets Shape Cities", he outlined a diagnostic tool for assessing the impact of housing market policies on the supply of affordable housing.

The Ryerson Centre for Urban Research and Land Development (CUR) released a related report, "**Changing Direction: A Fresh Approach for Assessing Affordable Housing Options in the GTA**", in May of 2021. This applied a modified version of Bertaud's diagnostic tool to data from the Greater Toronto Area.

On Monday, November 23rd, 2020, Mr. Bertaud joined Diana Petramala, Senior Economist for CUR, to discuss his seminal approach for housing affordability data analysis and CUR's latest findings. This was followed by a Q&A with Ryerson students and the audience.

Presented in association with **City Building Ryerson**

# CUR Presentations

## CUR at OPPI 2020

### The Impact of Land Use Planning on Housing Affordability: An Economic Analysis

In a **virtual presentation to the Ontario Professional Planners Institute's annual conference in September of 2020**, CUR's Frank Clayton and Diana Petramala argued that land use planning regulation was a primary cause of the high housing price/income ratio in the Greater Toronto Area (GTA).

Their presentation, "The Impact of Land Use Planning Affordability: An Economic Analysis", referenced recent studies concluding that planning regulation was responsible for between 25% (Los Angeles) and up to 56% (Auckland) of the price of housing and opined that the contribution of GTA planning regulation to housing prices falls within this range.

## CUR at PMA-CIBC Summit Series

Frank Clayton and Diana Petramala acted as keynote speakers at the PMA-CIBC kick off to their annual summit series with "The Market Review". The webinar, which took place in **February of 2021**, concluded with a full 2020 year in review and recent and potential trends in the housing market.

In addition, Frank Clayton was a keynote speaker at "The Market Summit: The Return of the ABC Report", **in September of 2020**, during which he presented insights from research conducted at CUR .

## CUR at the Toronto Association for Business and Economics

On **May 31st, 2021** CUR's Diana Petramala presented insights based on her recent research at CUR. Her presentation, "Buy, Sell or Run? What's behind the latest boom

in Toronto's home prices and what can we do about it?" was part of TABE's look at the economic and demographic factors behind home price escalation in Ontario's top housing markets and what policy tools, if any, should be used to temper market activity. The panellists also compared today's market to that of the early 1990s, the last time these markets saw a real estate bubble.

## CUR with the Lincoln Institute of Land Policy

David Amborski provided a presentation on Land Value Capture Tools to Support Affordable Housing as part of a multi-day webinar organized by the Lincoln Institute of Land Policy for urban planning professionals across the United States in **May of 2021**. The program also included working sessions on case study discussing the opportunity to apply various land value capture tools around a new transit line in the Washington DC area.

## CUR in South Africa with the National Treasury and DAG (NGO)

David Amborski provided two webinars as an advisor to the Lincoln Institute Land Value Capture program with the South African Government (National Treasury) and an NGO, the Development Action Group (DAG). The presentations were given to members of the National Treasury and officials from numerous municipalities, including Cape Town where DAG is working closely with the government developing and Inclusionary Housing Policy. One presentation focused specifically on the policy structure and choices that must be made in developing an Inclusionary Housing Policy. The second presentation provided an overview of land value capture tools/policies that potentially could be applied in South African cities.

# Student Opportunities



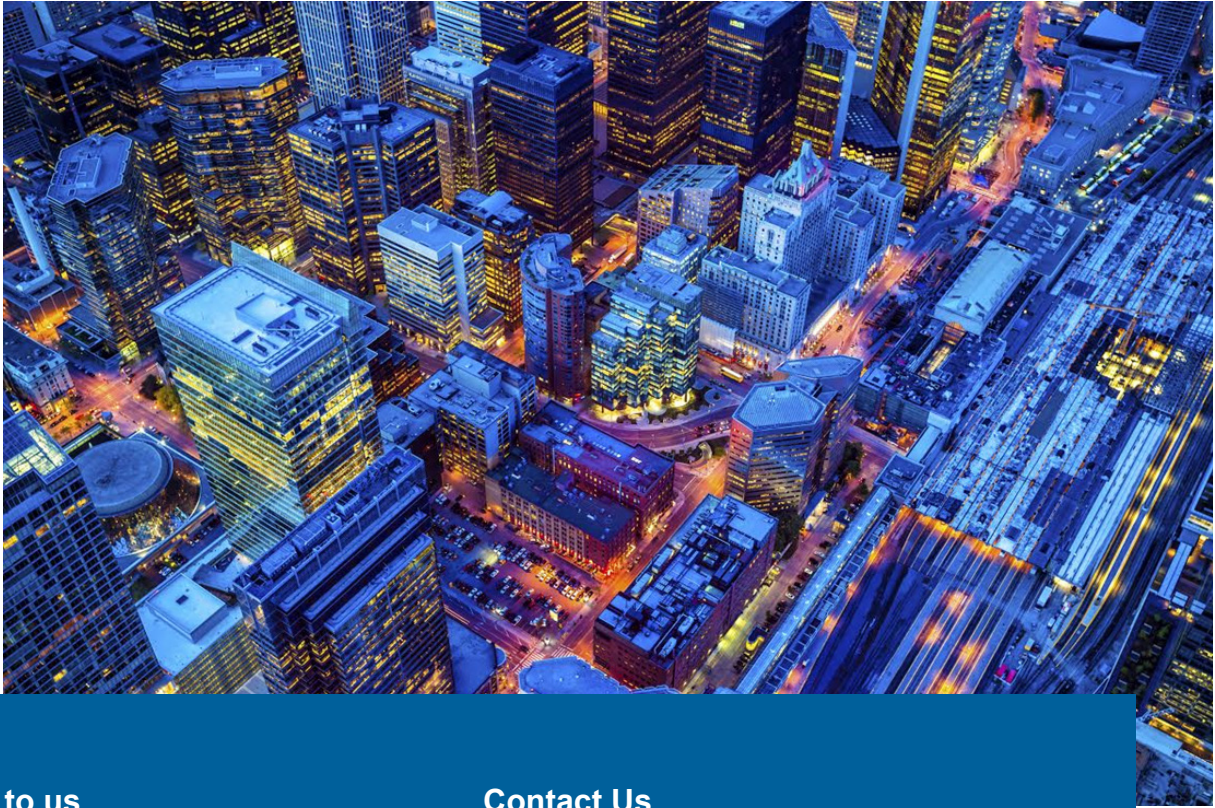
As COVID-19 health restrictions eased slightly in the summer of 2021, CUR was able to hold some internal meetings in person. Picture left to right: Frank Clayton, Victoria Colantonio, Ethan Crowe and Diana Petramala.

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

Since CUR began, we have hired 44 students and recent graduates from the School of Urban and Regional Planning and have helped them kick-start their careers. (The 8 researchers we employed this year are listed on page 10.)







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