

Centre for Urban Research and Land Development Annual Review 2021-2022



July 1, 2022

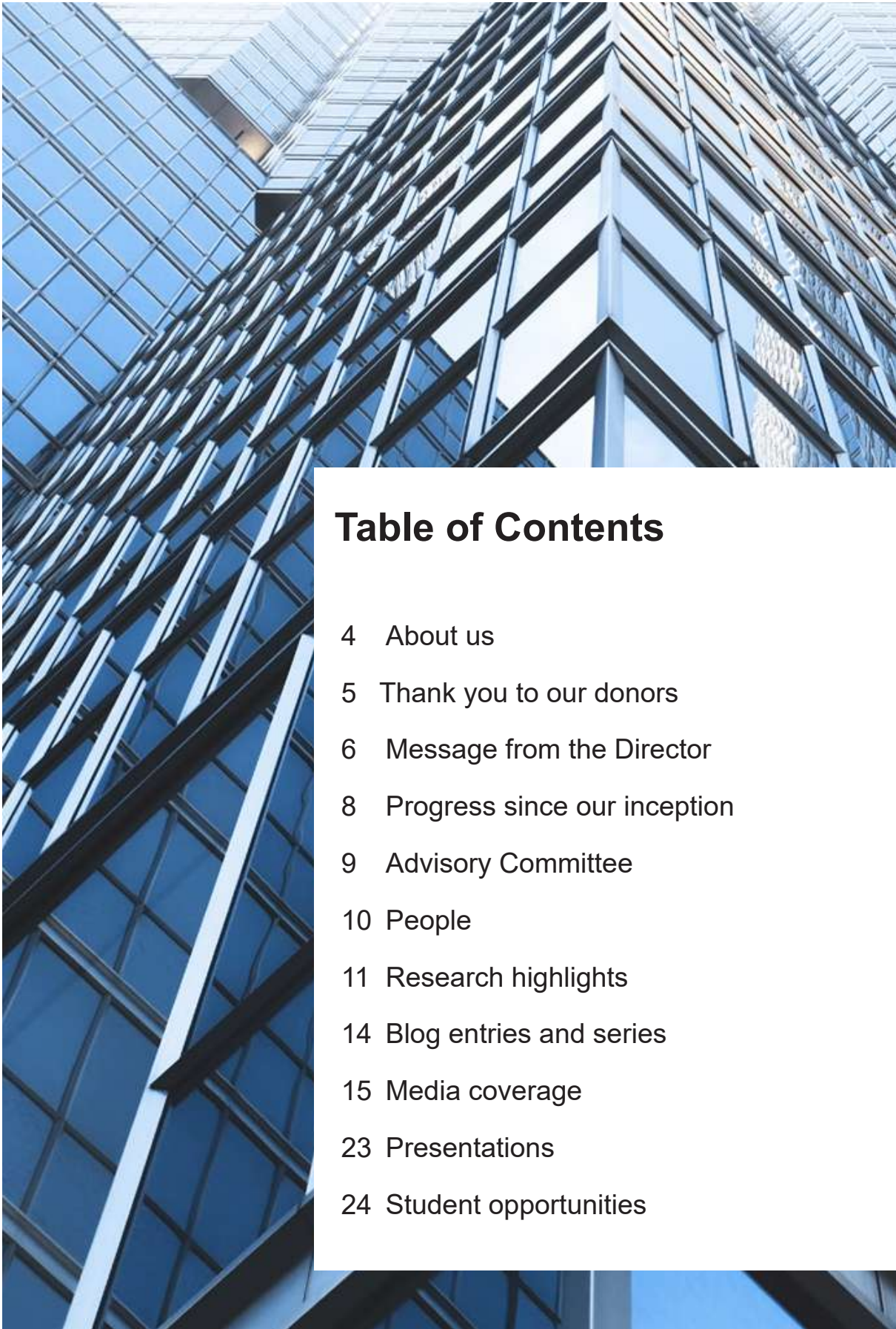


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About Us

Housed within the Faculty of Community Services at Toronto Metropolitan 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.

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Message from the Director



CUR produced 27 research publications this year, which included research reports, policy reports, blog entries and working papers all of which have focused on offering an economic perspective on urban policy issues within the Greater Toronto Area (GTA) and the Greater Golden Horseshoe (GGH). Many of these reports resonated with the media and policy makers. Several of these reports were used to inform the analysis of the Province's Affordable Housing Task Force of which I was a member.

We did not organize any virtual seminars as our primary researchers were invited to participate in a number of events. We also felt that the "seminar/zoom space" was quite crowded and a certain amount of "zoom fatigue" was setting in with potential audiences.

However, as COVID abates in the coming year, we look forward to gearing up our in-person seminars that were very successful before the pandemic.

Members of the CUR management team presented at or participated in a number of seminars, both by zoom and in person. This included ones organized by the Toronto Region Board of Trade, RESCON, Northwind (the annual Conference at Langdon Hall), the Ontario Professional Planners Institute, and the Harvard University Graduate School of Design Executive Real Estate Program. Other notable presentations included ones for the Urban Affairs Forum, the Institute of Municipal Assessors, the Toronto Association for Business & Economics and the Scotiabank symposium on Affordable Housing.

Members of CUR's management team have been appointed to a number of boards. This includes positions 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 are represented on

It is with great pleasure that the Centre for Urban Research and Land Development in the Faculty of Community Services at Toronto Metropolitan University (CUR) provides its annual report after nine successful years of the Centre's existence. This past year, as with the previous one, we have seen a number of challenges due to the ongoing COVID-19 pandemic. As with other departments in the university and Toronto, it has led to modifications in the way we have undertaken our work. The research activities have continued unabated as we have worked remotely, and met with staff and students via video conferencing and outside the office for the most part.

Our senior research group has continued to undertake policy-relevant research, participate in conferences, seminars and presentations, as well as participate in a number of advisory committees and groups and organizations. We have also been called upon to lend our expertise to the media by commenting on numerous policy issues over the year.

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 part of CMHC's Expert Community on Housing (ECOH) and have sat on several committees and working groups, including the Canadian Brownfields Network, the Canadian Brownfields Awards, the U.S. Agency for Toxic Substances and Disease Registry Brownfields/Lands Reuse Health Initiative and the Planning Services Advisory Panel of MPAC.

In addition, I was appointed to the nine person Provincial Affordable Housing Task Force, the Greenbelt Council and Toronto Mayor John Tory's COVID Economic Recovery Advisory Panel.

With respect to research funding, CUR continues to partner with Map Your Property on an ongoing CMHC Housing Supply Challenge grant. CUR has also been awarded a research grant from the Ontario Centre for Innovation and is part of a consortium that was recently awarded a MITACS grant to study the planning approvals process.

Internationally, our work has been scaled back due to COVID-19 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 regarding 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.

As in past years, CUR researchers have been contacted to comment on numerous emerging policy issues by the news media.

Over the past year there have been over 80 media hits where we discussed our research with various media outlets and formats, including in print, radio and television broadcasts.

We regret the departure of our Senior Researcher, Diana Petramala. Diana was a major contributor to Centre, both in making significant research contributions and as a valued mentor to our research assistants. She has taken up a senior research position at Altus Group, and we would like to thank her for her significant contributions to the Centre. We wish her well in her new position and look forward to her making occasional contributions to CUR. We plan to search for her replacement in the coming months.

As in past years, we hired several research assistants at both the graduate and undergraduate levels to work and learn at CUR. We employed eight research assistants this year, including five full-time research assistants in the summer. This year, in addition to the meetings the full-time research assistants had with the senior CUR researchers to discuss specific research projects, we initiated weekly zoom meetings to discuss current issues and provide background discussions and reading material to support student learning.

Overall, despite the COVID constraints, we have had a successful year contributing to the public policy debate by focusing on urban issues through an economic perspective, conducting research projects related to our mission, and giving students the opportunity to enhance their education and professional experience by researching policy issues under the guidance of CUR's senior researchers.

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

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. Since its inception, 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.

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 analysis. In 2021-2022, CUR published research on infrastructure, urbanization and the affordable housing question in the region of the Greater Golden Horseshoe, to further efforts in support of its mission to bring quantitative analysis to urban issues in Toronto and beyond.

The media response to CUR's analysis, particularly regarding the complex background to housing affordability in the region, province and country; the economic outlook for the GTA; the need for investment in infrastructure and the impact of housing preferences on supply, highlighted its impact.

CUR's researchers, with the aid of our research assistants, have produced many research and policy papers, working papers and releases on issues impacting the region. CUR is also working on updating and expanding the Greater Toronto/Hamilton Area Government-Owned Public Lands Inventory Web Map in the hopes of encouraging the leveraging of government lands for the provision of affordable housing by policy makers.



Advisory Committee



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Transaction Real Estate
Ernst and Young



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CEO
REALpac



Mark Conway
Senior Partner
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Patrick O'Hanlon
President
Compass Hill
Developments



Heather Tremain
CEO
Options for Homes



David Wilkes
President & CEO
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People



CUR Staff and Management

David Amborski

Director
CUR

Frank Clayton

Senior Research Fellow
CUR

Chris De Sousa

Professor
School of Urban and
Regional Planning

Kiaras Gharabaghi

Dean
Faculty of Community

John Clinkard

Research Fellow
CUR

Heather Metcalfe

Project Coordinator
CUR

Research Assistants

(Toronto Metropolitan University School of Urban and Regional Planning students and recent graduates)

Nigel Alphonso

Daniel Bailey

Victoria Colantonio

Ethan Crowe

Bahareh Hamehkasi

Ryan Kyle

Lana Marcy

Graeme Paton



Research Highlights



Research / Policy Reports

Most Hamiltonians Do Not Oppose an Expansion of the City's Urban Boundary

Released: February 16, 2022

By: Frank Clayton

Our report found that the November 19, 2021 vote by the City of Hamilton Council not to expand the City's urban boundary was based upon a fallacious understanding of the housing market and the housing demand of its current and future residents.

The support for the "No Urban Boundary Expansion" option in the residents' survey authorized by Council was not representative. It was too limited in the options listed, did not represent a random sampling and there is little doubt that it was hijacked by opponents of urban expansion.

Highlights:

- More than 70% of current Hamilton households live in and more than 80% would prefer to live in ground-related homes;
- 45% of Hamilton renters currently live in ground-related homes but 70% would prefer to do so; and
- 79% of all Greater Toronto Area (GTA) households intending to buy say they are going to buy a ground-related home.

Existing and future Hamilton residents wanting affordable ground-related houses will increasingly relocate to other fringe municipalities where this housing is available. The resulting longer commutes mean that instead of stopping "sprawl", Hamilton's Council is simply shifting development to other municipalities. It will also mean Hamilton will not achieve the minimum population forecast the Province has set.

A Fair Inventory of Short-Term Residential Land in the GTA According to the Latest Data: So, What's the Problem?

Released: December 22, 2021

By: Frank Clayton and David Amborski

Our analysis found there was a fair supply of short-term land for major dwelling types in the Greater Toronto Area (GTA) at the time an inventory was compiled. Unfortunately, the last year we had complete information on the GTA's short-term residential land inventory was 2003.

Provincial policy requires municipalities to maintain a minimum three-year supply of short-term land by dwelling type at all times and this has been the case since 1995.

In the Greater Toronto and Hamilton Area (GTHA), only Hamilton has published an annual short-term land inventory for 15 years. In the GTA, only York Region has released a recent short-term land inventory by dwelling type and municipality for greenfield lands for 2020.

It is time for the Province to enforce this policy and instruct all municipalities in the Greater Golden Horseshoe (GGH) to regularly compile data on their short-term land supplies in built-up areas and greenfield areas by dwelling type and density and to take suitable steps to ensure compliance.

CUR's Response to Durham Region's 30-Year Recommended Housing Needs Forecast by Dwelling Type

Released: November 15, 2021

By: Frank Clayton and David Amborski

CUR's senior researchers provided feedback on the Durham Region's housing needs forecast for 2021 to 2051, a key input into the Region's land needs assessment.

They found two limitations to the staff-recommended housing needs forecast by type of dwelling:

- While the 2021-2051 household growth forecast is identical to that produced by Hemson Consulting, total housing needs are understated by approximately 10%. In CUR's view, total housing needs should be 240,000 households over the 30 years to account for past housing shortages, rather than the staff-recommended 219,630; and
- The forecast significantly overstates the need for high-density housing and

understates the need for low-density housing. As a result, the Region will need more designated greenfield land than the staff forecast predicts.

Deliberately over-planning for high-density housing at the expense of low-density housing will make it impossible for the Region to achieve its 2051 population target and exacerbate the Region's growing housing affordability problem.

The Holy Grail: Accelerating Housing Supply and Affordability by Improving the Land-use Planning System

Released: November 1, 2021

By: Frank Clayton and David Amborski

This paper highlighted the planning challenges identified in the June **final report of the Canada/B.C. Expert Panel on Future Housing Supply and Affordability** and its conclusions and recommendations under the thematic category of **Creating a Planning Framework that Proactively Encourages Housing**.

We looked at these recommendations from a Greater Toronto and Hamilton Area ("GTHA") lens to provide suggestions on expediting housing supply to improve affordability through reforming the land use planning process.

Among our recommendations are:

- The Province of Ontario should apply its maximum timelines for municipal decisions on applications for official plan amendments, zoning by-law amendments and subdivision plans to include other stages of the development process, such as site plan and building permit approvals and to fast-track

violation appeals by applicants to the “front of the line” at the Ontario Land Tribunal.

- The Province should ensure municipalities update their zoning by-laws to support and implement their official plans soon after they are updated and require municipalities to pre-zone large areas for residential development in both the built-up and greenfield areas, or implement a development permit system.
- All public participation should occur earlier in the planning process than when re-zoning applications for particular sites are submitted. Uses and densities consistent with the provisions of the official plan for specified areas should be in place through the pre-zoning process or the use of a development permit system.

The Province’s land needs assessment methodology should include a requirement that municipalities include estimates of future demand within the existing housing stock (demolitions less net conversions) and a vacancy allowance in addition to household growth. An “affordability adjustment” should be part of the calculation of future housing needs to account for past undersupply, thus improving overall housing affordability.

Forecasting Housing Needs to 2051: York Region Is Credible, Hamilton Is Not

Released: October 22, 2021

By: Frank Clayton

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides a planning roadmap to address housing affordability.

It does this by instructing municipalities to base long-term land requirements on market-based needs subject to minimum targets for: (a) intensification and (b) densification.

This paper assesses the housing needs forecasts for 2021-2051 as prepared by the City of Hamilton and the Region of York to determine future residential land requirements, applying a methodology by the Ministry of Municipal Affairs and Housing. It examines the extent to which they are consistent with market-based land supply tests required by the Growth Plan.

The bottom line is that York’s forecast of future greenfield land needs during 2021-2051 is more reasonable than Hamilton’s, with Hamilton significantly understating its greenfield land needs.

Mobility and Bike Share During the Pandemic: A Look Back at Bike Share Usage in 2020

Released: August 12, 2021

By: Diana Petramala and Daniel Bailey

The pandemic has changed the way individuals and households live, work and play in Toronto. These shifts were evident in the way the city of Toronto’s bike-sharing program (“Bike Share”) was used in 2020.

This report looks at how ridership patterns changed during the pandemic. Findings show that while Bike Share was primarily used during peak commuting hours prior to the pandemic, there were far more rides on weekends and evenings during the pandemic. Bike usage also shifted by location. Stations near employment centres were most popular prior to the pandemic, but stations near the waterfront recreational trails had more usage in 2020. Meanwhile, there was a big increase in usage among “mega-users”, including couriers using Bike Share to make their deliveries.

Blog Entries and Series



Blog Entries

June 6, 2022

Five of the Ten Fastest Growing Cities in the United States/Canada Are Canadian - Montreal and Toronto Join List of Cities with Largest Declines in 2021

May 24, 2022

Greater Golden Horseshoe Housing Supply: Several Oddities When Comparing CMHC and Census of Canada Data

April 18, 2022

Metro Toronto Population Growth Crashes to 21st Place in U.S./Canada Ranking, Down from Third Place in 2020

May 3, 2022

The Greater Golden Horseshoe Growing Slower Than Forecast Largely Due to City of Toronto and Peel Region

February 2, 2022

Toronto CMA's Continued Dominance of the GGH Economy Dependent Upon a Supply of Affordable Ground-Related Housing

January 14, 2022

Affordability Issues, Not the Pandemic, Drive Population from the City of Toronto and Peel Region

January 13, 2022

Brampton: The Land of Secondary Suites

July 7, 2021

Five Principles That Can Improve Housing Affordability in the GTA

July 7, 2021

The GTA Needs More Road Capacity: If Not Highway 413, Then Where?

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 in 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 CUR researchers have been quoted or where CUR's research and events have been referenced.

June 9, 2022

One house, four owners: These unique Toronto listings let you own separate floors in a single home

The Star quotes CUR's Director, David Amborski, regarding alternatives to traditional real estate models and the impact on housing affordability in Toronto

By: Ghada Alsharif

May 26, 2022

Housing blog identifies inaccuracies in counting new GTHA homes

ConstructConnect quotes CUR's latest research on inaccuracies on housing data sets tracking the creation of secondary suites in the GTHA

May 17, 2022

Supply, supply, supply, key to solving Ontario's housing crisis, parties agree

The Financial Post quotes CUR's Senior Research Fellow, Frank Clayton, regarding the impact of supply on housing affordability

By: David Reevely

May 9, 2022

How the federal government's affordable housing strategies will affect buyers and sellers

Cottage Life quotes CUR's Senior Research Fellow, Frank Clayton, regarding the federal government's strategies to address housing affordability

By: Andrew Cruickshank

May 9, 2022

In Context: Why so many Newmarket developer charges go to recreation, external link

Newmarket Today interviews CUR's Director, David Amborski, on the use of development charges by the town of Newmarket

By: Joseph Quigley

April 18, 2022

Rising house prices and the challenge governments face

AM 900 interviews CUR's Senior Research Fellow, Frank Clayton, on the federal budget and housing

April 10, 2022

With no relief in sight for house prices, is it time to rethink home ownership?

The Financial Post quotes CUR's Senior Research Fellow, Frank Clayton, regarding housing affordability

By: Sigrid Forberg

April 9, 2022

Toronto turning some of its offices into housing. Advocates say it's a 'model' for other governments

CBC interviews CUR's Director, David Amborski, regarding the City of Toronto program to transform some city-owned properties into housing

By: Vanessa Balintec

April 8, 2022

From home flippers to homelessness, the federal budget is all about housing. Here's six ways it could affect the GTA

The Star quotes CUR's Senior Research Fellow, Frank Clayton, regarding the federal budget and housing unaffordability

By: Victoria Gibson, Tess Kalinowski and Donovan Vincent

April 7, 2022

AM980 (CFPL)

AM980 CFPL quotes CUR's Senior Research Fellow, Frank Clayton, regarding the federal budget and housing affordability

April 5, 2022

CBC Radio One - Metro Morning

Metro Morning interviews CUR's Director, David Amborski, on Ontario's new housing bill

March 25, 2022

Friday Headlines!

Toronto Realty Blog quotes CUR's Senior Research Fellow, Frank Clayton, regarding inclusionary zoning and housing unaffordability

By: David Fleming

March 23, 2022

Three Ontario initiatives aim to tackle soaring housing costs, but will any of them really help?

The Globe and Mail interviews CUR's Senior Research Fellow, Frank Clayton, for a feature on Ontario initiatives to help reduce housing unaffordability

By: John Daly

March 22, 2022

Fewer Canadians thinking of buying a home as inflation takes hold, RBC survey finds

The Star quotes CUR's Senior Research Fellow, Frank Clayton, regarding the impact of inflation on the Canadian housing market

By: Joshua Chong

March 21, 2022

Rye Students Still Hopeful of Becoming Home Owners Despite Unaffordable Housing Market

The Eyeopener interviews CUR's Director, David Amborski, on the impact of housing affordability on students in Toronto

By: Ryan O'Connor

March 7, 2022

Could crowdfunding help solve Hamilton's housing crisis? 3H raises over \$340 in one week

The Hamilton Spectator interviews CUR's Senior Research Fellow, Frank Clayton, as part of a feature on building affordable housing in Hamilton

By: Matthew Van Dongen

February 27, 2022

MZOs have turned urban planning into the wild west; Caledon adopts new rules to bring the public back into the process

The Pointer quotes CUR's Director, David Amborski, regarding the use of MZOs in Ontario

By: Isaac Callan

February 23, 2022

Ontario to scrap license plate stickers

Zoomer Radio interviews CUR's Senior Research Fellow, Frank Clayton, regarding the proposal to remove the tolls from Highways 412 and 418

February 18, 2022

Toronto's Bike Share ridership kicked into high gear during COVID-19

The Star interviews CUR's Senior Economist, Diana Petramala, on the expansion of the City of Toronto's bike share program during COVID-19

By: Ben Spurr

February 17, 2022

Most Hamiltonians Do Not Oppose an Expansion of the City's Urban Boundary

The Municipal Information Network features CUR's recent release on the City of Hamilton's consideration of the expansion of the urban boundary

February 16, 2022

Canada's housing market is breaking records at an alarming rate

CPA's Pivot magazine quotes CUR's Senior Economist, Diana Petramala, on the Canadian housing market and the impacts of Millennials

By: Cassandra Drudi

February 12, 2022

2021 StatCan Annual Population Estimates Show GTA'ers Moving to Hamilton

The Public Record references CUR's recent research on intraprovincial migration.

By: Joey Coleman

February 10, 2022

Ontario must double housing production to improve affordability, task force says

The National Post quotes CUR Director, David Amborski, regarding the recent release by Ontario's Housing Affordability Task Force

By: Murtaza Haider and Stephen Moranis

February 9, 2022

People are flocking to Toronto's downtown and outer suburbs - but not in between, census data show

The Star quotes CUR's Senior Economist, Diana Petramala, on the latest Census release and Ontario demographics

By: Victoria Gibson

January 27, 2022

Hamilton-area population climbs to 812,000 as more leave big cities for 'smaller places'

CBC references CUR's recent report on intraprovincial migration and housing affordability in the GTA

By: Desmond Brown

January 20, 2022

Could missing middle housing help solve Etobicoke's affordable housing issue?

The Star quotes CUR's Senior Research Fellow, Frank Clayton, on 'missing middle' housing in Toronto

By: Tamara Shephard

January 19, 2022

Squeezed out of the housing market?

Ontario Today interviews CUR's Senior Research Fellow, Frank Clayton, for its Q&A on housing affordability in Ontario

January 15, 2022

Tenants with huge bills question Ford's rent control policy

The Star interviews Frank Clayton, CUR's Senior Research Fellow, on Ontario's policy on rent control

By: Victoria Gibson

January 14, 2022

Renting a place in 2022? Here's what you should know first

BNN interviews Diana Petramala, CUR's Senior Economist, on the Toronto rental market

By: Temur Durrani

January 13, 2022

Torontonians could pay average of \$141 more on their property tax bill this year

CBC interviews CUR's Senior Research Fellow, Frank Clayton, for its feature on anticipated property tax hikes for Toronto residents

By: John Rieti

January 7, 2022

Can missing middle housing help solve Scarborough's affordable housing woes?

The Star interviews Frank Clayton, CUR's Senior Research Fellow, regarding the potential for increased missing middle housing in Scarborough and the rest of Toronto

By: Mike Adler

December 22, 2021

13 charts to watch on health, families and population in 2022

Macleans interviews Diana Petramala, CUR's Senior Economist, on population growth in 2021 and projections for the future

By: Jason Markusoff

December 8, 2021

Doug Ford's housing affordability task force is already facing scrutiny. Here's a look at the nine panellists

The Star profiles CUR's Director, David Amborski, in its feature on the members of Ontario's Housing Affordability Task Force

By: Victoria Gibson

December 7, 2021

Nine Members Appointed to Ontario's Housing Affordability Task Force

Storeys references the appointment of David Amborski, CUR's Director, to Ontario's Housing Affordability Task Force in its feature on the task force's establishment

By: Jeff Gray

December 7, 2021

Ontario names members of Housing Affordability Task Force

ConstructCanada references the appointment of David Amborski, CUR's Director, to Ontario's Housing Affordability Task Force in its feature on the task force's establishment

November 28, 2021

In Peel's tug-of-war between sustainability and human desire, is 7, 400 acres too much for future housing?

The Pointer interviews CUR's Senior Research Fellow, Frank Clayton, regarding millennials and housing demand in the GGH

By: Natasha O'Neill

November 27, 2021

Environmentalists hope Hamilton anti-sprawl vote sets example for other Ontario municipalities

The Globe and Mail quotes CUR's Senior Research Fellow, Frank Clayton, in its feature on the Hamilton City Council's decision on the urban boundary

By: Jeff Gray

November 24, 2021

Province suggests Hamilton's rejection of boundary expansion will drive up home prices

Global News interviews CUR's Senior Research Fellow, Frank Clayton, regarding Hamilton City Council's decision not to expand the urban boundary

By: Don Mitchell

November 22, 2021

Scott Thompson Show at November 22, 2021

Interview with CUR's Senior Research Fellow, Frank Clayton, on Hamilton City Council's decision on expanding the urban boundary

November 17, 2021

Canada's consumer price index makes largest year-over-year leap in 18 years

Saanich News quotes CUR's Senior Economist, Diana Petramala, in its feature on inflation and the housing market

By: Jordan Press

November 16, 2021

CUR's Response to Durham's Region's 30-Year Recommended Housing Needs Forecast by Dwelling Type

MIN features CUR's analysis of Durham Region's 30-year housing needs forecast by dwelling type

November 13, 2021

Toronto's new policy to introduce more affordable housing met with mixed reaction

CP24 interviews CUR's Director, David Amborski, regarding the inclusionary zoning policies recently approved by the City of Toronto

By: Noushin Ziafati

November 12, 2021

Toronto developer takes on outside-of-the-box project by turning house into six condominiums

The Globe and Mail interviews CUR's Director, David Amborski, regarding planning reform in Toronto

By: John Lorinc

November 9, 2021

AM 900 Hamilton's New Talk Leader

AM 900 Hamilton interviews CUR's Senior Research Fellow, Frank Clayton, on his views on the Hamilton urban boundary debate

November 9, 2021

August 19- PC Party Fundraising Controversy, Highway 413 & Doctor Burnout

Fight Back with Libby Znaimer interviews CUR's Senior Research Fellow, Frank Clayton, regarding the building of the proposed 413 highway

November 8, 2021

Ahead of Hamilton urban boundary vote, analysts say intensification plan misses the mark

Insauga interviews CUR's Senior Research Fellow, Frank Clayton, regarding CUR's latest research into intensification in Hamilton

By: Nathan Sager

November 2, 2021

The Holy Grail: Accelerating Housing Supply and Affordability by Improving the Land-use Planning System

MIN features CUR's report on improving the land-use planning system in the GTHA

November 1, 2021

Patrick Brown misled council, claimed move to cut public out of key planning decisions was due to provincial deadline

The Pointer interviews CUR's Director, David Amborski, regarding the use of Municipal Zoning Orders (MZOs) in Ontario

By: Isaac Callan

October 25, 2021

Forecasting Housing Needs to 2051: York Region Is Credible, Hamilton Is Not

MIN features CUR's report on land-use policies in York Region and Hamilton

October 15, 2021

Royal LePage forecasts 16-per-cent bump in home prices, despite IMF warnings of global market crashes

The Star interviews CUR's Senior Economist, Diana Petramala, for its feature on housing prices in the GTA

By: Tess Kalinowski

October 8, 2021

Housing crisis? What crisis? Canada has struggled to house people for decades

National Post references CUR's research into the lack of serviced land in the GTA and the impact on housing affordability

By: Murtaza Haider and Stephen Moranis

October 1, 2021

Toronto named one of the best cities in the world by new report

TRNTO references CUR's findings that Toronto was the fastest-growing metropolitan area across the U.S. and Canada

By: Julia Mastroianni

September 28, 2021

Toronto falls 5 spots on prestigious ranking of world's best cities

BlogTO references CUR's findings that Toronto was the fastest-growing metropolitan area across the U.S. and Canada

By: Breanna Xavier-Carter

September 16, 2021

Core Development Group Announces Land Acquisition in The Junction for Future Mixed-Use Residential Development

National Post references CUR's recent research on population growth in Toronto

September 14, 2021

Could a rent-to-own plan turn more Ontarians into homeowners?

TVO interviews CUR's Senior Economist, Diana Petramala, on the Liberal platform regarding Canadian housing affordability and the proposed rent-to-own program

By: Josh Sherman

September 10, 2021

Election debate fact-check: Does Trudeau want a tax on primary residences?

Global News quotes CUR's Senior Economist, Diana Petramala, on the potential impact of a capital gains tax

By: Erica Alini

September 7, 2021

Here are 5 ways the feds could fix Canada's housing crisis

Bloomberg News interviews CUR's Senior Economist, Diana Petramala, on tangible steps the federal government could take to address housing affordability in Canada's major urban centres

By: Jameson Berkow

September 2, 2021

Liberals' \$1B 'Rent-to-Own' Plan May Sound Nice to Voters, But Most Won't Benefit From It

Toronto Storeys interviews CUR's Senior Economist, Diana Petramala, on the Liberal platform promises on Canadian housing affordability

By: Erin Nicole Davis

September 2021

Housing crisis is now a key election issue

CUR's research on the Canadian housing market and the need to increase supply in the GTHA featured in RESCON's monthly newsletter

August 29, 2021

There is a straightforward solution to this suburban voter's problems that politicians risk forgetting

There is a straightforward solution to this suburban voter's problems that politicians risk forgetting

By: Heather Scoffield

August 27, 2021

Liberals say they'll bring in a rent-to-own-program. But what will it do for Toronto's housing crisis?

The CBC interviews CUR's Senior Research Fellow, Frank Clayton, on the impact of the Liberal's proposed housing policies on the Toronto housing market

By: Farrah Merali

August 27, 2021

Mortgage costs are less than the rate of inflation for the first time in 40 years

The Financial Post interviews CUR's Senior Economist, Diana Petramala, on interest rates and the Canadian housing market

By: Romana King

August 26, 2021

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

#1 Concern of Canadians: How Long Will the Near-0% Interest Rate Hold?

By: Christopher Liew

August 25, 2021

Major party leaders urged to prioritize housing crisis, external link

The REMI Network features CUR's feature on the need to increase housing supply in the GTHA in light of increased demand as part of its feature on the federal election and housing affordability

August 20, 2021

Canada/B.C. panel calls for boost in housing supply to ensure affordability

Journal of Commerce quotes CUR's feature on what the GTHA can learn about policies for increasing housing affordability in B.C.

August 20, 2021

Municipalities Must Cause an Oversupply of Housing to Mitigate Unaffordability – Canada/B.C. Expert Panel

The Municipal Information Network references CUR's feature on what the GTHA can learn about policies for increasing housing affordability in B.C.

August 16, 2021

'The numbers are staggering': You now need \$1 million to buy a detached house across 97% of the GTA - even in areas far from downtown

The Star quotes CUR's Senior Research Fellow, Frank Clayton, in its feature on housing prices in the GTA

By: Tess Kalinowski

August 16, 2021

Bike sharing trends hint at commuter uptake post COVID

CUR's report on the impact of COVID on Toronto's Bike Share program featured in the REMI Network

By: Andre Furtado

July 1, 2021

3 Baffling Reasons Housing Prices Are Going Parabolic

Motley Fool quotes CUR's Senior Economist, Diana Petramala, regarding trends in the Canadian housing market

By: Christopher Liew

July 16, 2021

3 years after Supreme Court decision, TRREB still fighting over MLS data

CBC quotes CUR's Senior Economist, Diana Petramala, on TRREB and the control of MLS housing data

By: Tara Deschamps

July 10, 2021

The Saturday Debate: Do We Need Highway 413?

Feature editorial by CUR's Senior Research Fellow, Frank Clayton, on infrastructure and the proposed Highway 413 posted in the Star

By: Ryan Norris

July 7, 2021

Increasing unaffordability in Canada's red-hot housing market a 'national emergency,' says NDP's Kwan

The Hill Times quotes CUR's Senior Economist, Diana Petramala, regarding Millennials and the Canadian housing market

By: Mike Lapointe

July 6, 2021

Q-and-A with senior economist on Ontario's rising housing market crisis

NewHamburgIndependent interviews CUR's Senior Economist, Diana Petramala, on housing affordability in Canada

By: Angelica Babiera

Presentations



Notable Presentations

CUR at Urban Affairs Forum 2021

The Housing Affordability Crisis

In a **virtual presentation to the Urban Affairs Forum at Design TO's annual conference in January of 2022**, CUR's Frank Clayton argued that reforming land use planning regulation was necessary to address the housing affordability crisis faced by many in the Greater Toronto Area (GTA).

His presentation, "Changing Direction: A Fresh Approach for Assessing Affordable Housing Options in the GTA", clarified the different challenges faced by lower-income and middle-income households in the region. He argued that high housing price/income ratio aggravates housing problems of low-income households through more competition by middle-income households. Thus, increasing the supply of housing across the GTA would also ease the burden faced by lower-income households by reducing the competition for all housing.

CUR at TRBOT, Housing Affordability Committee

CUR's Director, David Amborski, presented at the Toronto Regional Board of Trade Housing Affordability Committee as a keynote speaker on **May of 2022**. Amborski

provided an overview of housing supply and the economics of affordability in Ontario. In addition, Amborski gave an overview of the recommendations of the 2021 Ontario Affordable Housing Task Force on which he served as a committee member. He focused in particular on the need to understand land regulations and supply, particularly in terms of demand pressures and the impact on affordable housing in Ontario and the GTHA.

CUR at Scotiabank

On **May 31st, 2021** CUR's Director, David Amborski, presented insights on leveraging public land for affordable housing. His presentation, based on the Centre's recent research, discussed the need to extend the mapping of public land across Canada. He discussed the ways in which the Centre works with municipal, provincial and federal governments to gain and analysis the lands these governments own.

It also explored the end goal of this work, the possibility of working with not-for-profit and private developers to leverage this land to provide an increased supply of affordable housing. In addition, his presentation explored the general considerations - regulations, approvals process and exactions - that affect the greenfield and infield land supply.

Student Opportunities



With the easing of some COVID-19 health restrictions in the summer of , CUR was able welcome back some of its research assistants to in-person meetings. Pictured 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 Toronto Metropolitan 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 almost 50 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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