

Centre for Urban Research and Land Development Annual Review July 2022- December 2023



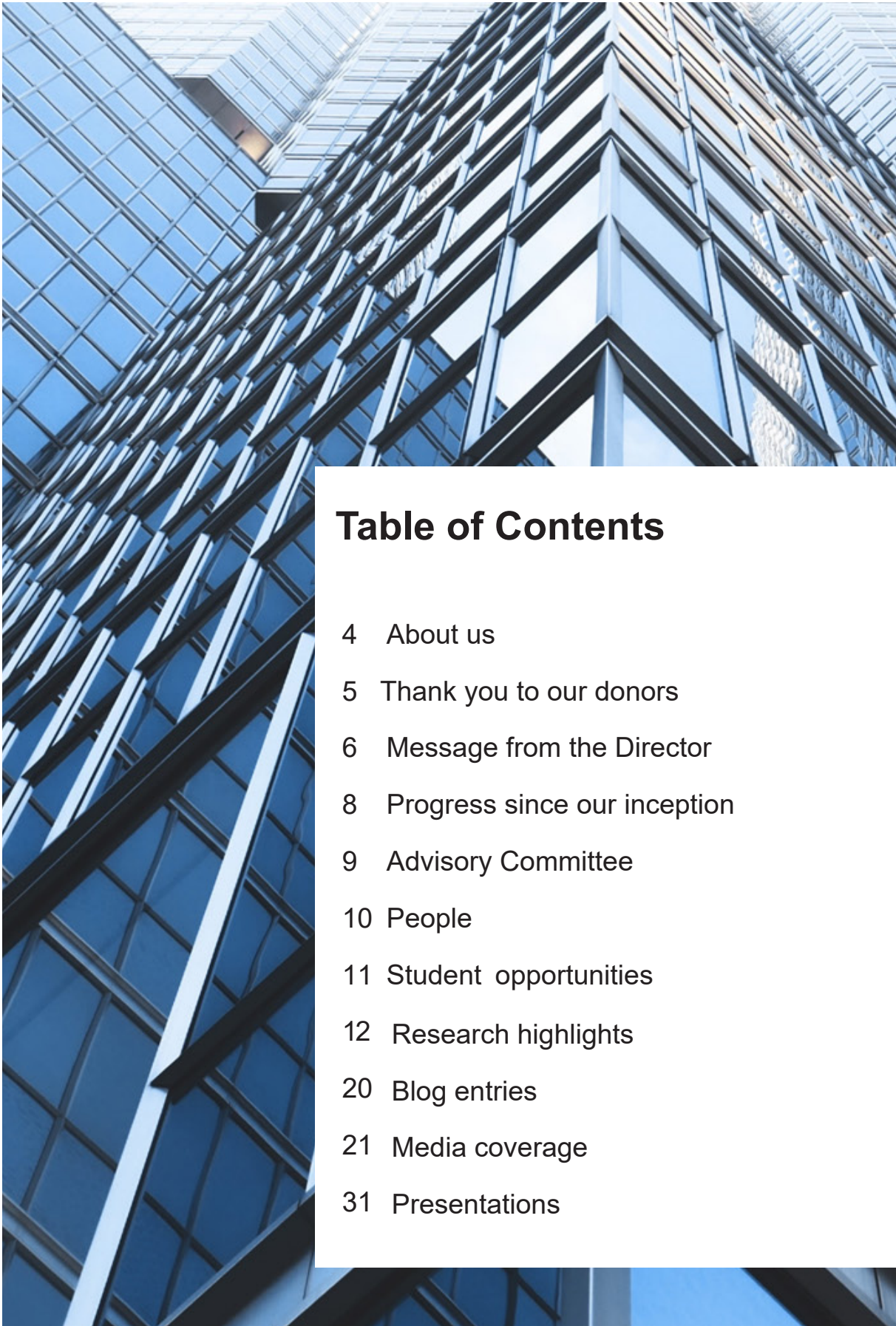


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About Us

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 policymakers 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 policymakers 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



media outlets and formats, including in print, radio and television broadcasts. CUR produced 17 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 and Hamilton Area (GTHA) and the Greater Golden Horseshoe (GGH). Many of these reports resonated with the media and policymakers. Several of these reports were used to inform the analysis of the Province's Affordable Housing Task Force of which I was a member. Much of the focus has been on the issue of the shortage of short-term/shovel ready land supply (serviced and planning approved). This is an issue we first raised when the Growth Plan was revised in 2017!

Similar to last year 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.

Members of the CUR management team presented at or participated in a number of seminars, both remotely and in-person. This included events organized by the Association of Municipalities of Ontario (AMO), RESCON's Housing Summit 3.0, the Ontario Professional Planners Institute, the Ontario Land Economists 60th Anniversary Event, Be Spatial Seminar, The Ontario Non-Profit Housing Association Seminar, The Ontario Association of Assessors Seminar, and at a Seminar for the Newfoundland Professional Planners. There was also a keynote presentation at the conference of the International Society of City and Regional Planning Officials (ISOCARP). A professional education seminar was also delivered for Members of the Ontario Land Tribunal and quarterly market updates were presented to the Metrolinx Real Estate Committee.

The members of CUR's management team continue to participate on a number of committees and working groups. This includes positions as an Academic Adviser and Executive Committee Member to the National Executive Forum on Public Property

I am pleased to provide the 2022-2023 annual review for the Centre for Urban Research and Land Development in the Faculty of Community Services at Toronto Metropolitan University which covers the period of July 2022 to December 2023. The submission of this annual review marks ten successful years of the Centre's existence. We have emerged from the depths of COVID to a more normal period where classes returned to in-person mode. As with other departments at TMU, our research activities have continued unabated as we have adopted a hybrid work model for student research assistants and staff.

The senior researchers have 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 apply our expertise for the media by commenting on numerous policy issues. Over the past 18 months CUR has appeared in over 75 media hits where we discussed our research with various

(NEFPP)). We have also sat on several committees and working groups, including the Planning Services Advisory Panel of MPAC and are represented on the City of Toronto Mayor's Economic Recovery Panel, the Ontario Greenbelt Council, a member of the Council of Ontario Universities' Modular Student Housing Committee, and the Metrolinx 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.

With respect to research funding, CUR continued to partner with Map Your Property on an ongoing CMHC Housing Supply Challenge grant. CUR has also completed its work on a research grant from the Ontario Centre for Innovation to develop a government-owned land inventory map. We are also continuing work on a consortium that is part of a MITACS grant study to improve the efficiency of the planning approvals process.

Internationally, our work has ramped up post-COVID. I delivered a keynote presentation to this year's International Society of City and Regional Planners (ISOCARP). I also delivered presentations at the Association of European Schools of Planning (AESOP), and the Network and Institutes and Schools of Public Administration in Central and Eastern Europe (NISPACEe). 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 also continued to work with the Organisation for Economic Co-operation and Development (OECD) on the extension of their multi-country Land Value Capture compendium.

We have had a change in staff in our Project Coordinator position. We regret the departure of Heather Metcalfe who has moved to a

job with the Federal Government. We thank Heather for the significant contribution that she has made to CUR over the years and her assistance in the transition of our new Project Coordinator, Brooke Adams. We welcomed Brooke to our team in March 2023. She comes to us with experience working at TMU in the student support system and with a Master's Degree in environmental science and management. Brooke has already demonstrated her knowledge and value to CUR not only her organization and management in the position but also by contributing to several of the Centre's research initiatives.

Once again, we were able to hire several research assistants at both the graduate and undergraduate levels to work and learn at CUR. We employed six research assistants this year, including three full-time positions in the summer. The research assistants have regular meetings with the senior CUR researchers to discuss specific research projects, current issues, and provide background discussions and reading material to support student learning.

We have had another 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 allowing students 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 ongoing research in the areas of urban affairs and economic analysis. In 2022-2023, 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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People



CUR Staff and Management

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School of Urban and
Regional Planning

Kiaras Gharabaghi

Dean
Faculty of Community Services

John Clinkard

Research Fellow
CUR

Brooke Adams

Project Coordinator
CUR

Research Assistants

Toronto Metropolitan University students and recent graduates

Nigel Alphonso

Maham Malek

Rachael Nash

Maaha Nomani

Graeme Paton

Elizabeth Zenko

Student Opportunities



With the return to a more normal work environment post-Covid-19, CUR was able welcome back some of its research assistants to in-person gatherings. Pictured left to right: David Amborski, Frank Clayton, Maham Malek, Brooke Adams, Graeme Patton, Rachael Nash, and Maaha Nomani.

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 (and others) 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 60 students from Toronto Metropolitan University and have helped them kick-start their careers. (The 6 researchers we employed this year are listed on page 10.)

Research Highlights



Research / Policy Reports

Differentiating Housing Demand, Housing Needs, and Housing Requirements

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Observations on the definition of an "Affordable Residential Unit"

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*A Review of Brownfields
Revitalisation and Reuse Research in
the US Over Three Decades*

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*CUR Researchers Want Greater
Emphasis on Ensuring Ample Short-
and Medium-Term Residential Land
Inventories in the Province's
Proposed Provincial Planning
Statement 2023*

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demonstrated its ability to produce more housing than it has in recent times. The Region's share of housing starts in the Toronto census metropolitan area dropped from 12% in 2001-2005 to 9-10% in 2011-2020. The sluggishness in converting designated greenfield lands into serviced sites in Halton appears due to inertia in the planning system, and differences between municipalities and developers on the appropriate housing types, densities and the financial front-ending of major infrastructure.

We know that Halton fails to regularly monitor its supply of short-term land by dwelling type in greenfields and built-up urban areas as required under Policy 1.4.1 b) of the Provincial Policy Statement. Under this policy, municipalities like Halton must maintain at all times an inventory of short-term land with servicing capacity to accommodate a minimum of three years of market-based demand by dwelling type.

What Kinds of Housing Are Homebuyers or Intending Homebuyers in the GTHA Choosing?

By: Frank Clayton and Graeme Paton

June 28, 2022 - There is no doubt that recent homebuyers and intending homebuyers in the Greater Toronto and Hamilton Area ("GTHA") continue to have a strong innate preference for ground-related homes, especially single-detached houses. Many recent first-time buyers have purchased a ground-related home. This is consistent with the June 2022 Bank of Canada report that shows that in recent years house price trends in Canada have increased more rapidly in the suburbs than in downtown areas.

In contrast, this paper finds that urban land-use policies are designed to shift the new housing supply away from ground-related homes, especially single-detached houses, to apartments, primarily for environmental reasons. The current provincial government's version of the Growth Plan incorporates a sizeable shift away from single-detached houses to apartments in the GTHA.

This disparity between housing demand and supply sets the stage for housing prices to move even higher in the coming years, with adverse consequences for younger and immigrant households and a more unequal distribution of wealth among households in the GTHA. As in recent years, these higher housing prices will encourage many households to move further away from employment nodes, searching for affordable types of ground-related homes.

Why Isn't a Lot More Purpose-Built Rental Housing Being Built in the Greater Toronto Area?

By: Frank Clayton and Graeme Paton

June 16, 2022 - The Greater Toronto Area ("GTA") has an almost insatiable need for more rental housing despite a short-term uptick in vacancy rates resulting from the pandemic. So, the question is often asked: Why don't we see the start of many more new purpose-built rental projects? A recent CMHC-funded study done by Altus Group provides the answer: even with the low-interest rates in place in 2020, expected rents are inadequate to generate widespread interest in building new rental projects. This paper by Frank Clayton and

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*The Case Strengthens for an Annual
Employment Survey of the Greater
Golden Horseshoe (GGH)*

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CUR Blog



Blog Entries

December 18, 2023

Existing Housing Stock Losses Outpace New Missing Middle Starts in the City of Toronto

October 17, 2023

What Land Removal Criteria Should be Applied to Toronto's Greenbelt?

August 22, 2023

Increases in Average Residential Property Taxes for Large Cities Within the Greater Toronto and Hamilton Area, 2016-2021

August 8, 2023

Residential Property Taxes: Effective Rates and Burdens for Census Metropolitan Areas within the Great Golden Horseshoe, 2021

May 23, 2023

Toronto Second Fastest Growing Metropolitan Area, City of Toronto the Fastest Growing Central City, in the United States/Canada in 2022

March 27, 2023

The Gainers Are Many When Toronto and Peel Bleed Population

January 19, 2023

GGH's Greater Population Growth in 2022 Compared to 2019 Centred in the City of Toronto and Waterloo Region

November 10, 2022

Missing in Action: New Low-Rise Apartments in the Greater Golden Horseshoe

September 15, 2022

Narrowing the Housing Price Gap Between the Suburbs and Downtown Toronto: Demand or Supply Driven in the Future?

September 12, 2022

School of Cities Critics Misconstrue Clayton/Amborski on Greenfield Development/Sprawl

July 12, 2022

The City of Toronto Has the Potential to Significantly Increase Its Annual Housing Production if Council and Staff Get on Board

June 6, 2022

Is All Greenfield Development in the Greater Toronto and Hamilton Area

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.

Will 'wartime' home program work in Hamilton, Ont.? Market analysts raise questions

December 17, 2023

Global News interviews Frank Clayton, CUR senior research fellow, regarding the feasibility of implementing the "wartime" housing program in Hamilton. The wartime housing initiative was the preparation of a catalogue of standardized house designs - was not a housing program or plan.

By: Don Mitchell

CTV Your Morning

December 15, 2023

CTV Your Morning interviews David Amborski, CUR Director, on trends in the 2024 housing market

AM 900 Hamilton's News Talk Leader (CHML)

December 13, 2023

AM 900 interviews Frank Clayton, CUR senior research fellow, on the Federal Government reviving wartime housing initiative of released standardized house designs.

Minister Fraser Floats Immigration Reforms Amid Housing Shortages

December 13, 2023

The Epoch Times quotes Frank Clayton, CUR senior research fellow.

How can anyone afford a home in Canada right now, viral Reddit post asks

December 8, 2023

Yahoo!News quotes Frank Clayton, CUR Senior Research Fellow, regarding affordable housing options outside city centres.

By: Elianna Lev

Burlington Gazette

December 6, 2023

The Burlington Gazette quotes David Amborski, CUR Director, on a lecture he delivered on the home building industry and how development finance works and ties into municipal finance.

By: Pepper Parr

Zoomer Radio (CFZM)

December 3, 2023

Zoomer Radio interviews David Amborski, CUR Director, on Canada's immigration level and the impact on housing.

Millennials and gen-Z twice as likely to own a home if their parents do, StatsCan finds

November 20, 2023

The Toronto Star interviews David Amborski, CUR Director, on the relationship between millennial homeownership and their parents' owning homes.

By: Diana Zlomislic

Brownfields can tackle housing crisis if governments get on board

November 20, 2023

Construct Connect interviews Frank Clayton, CUR Senior Research Fellow, and Chris De Sousa, CUR Management Team, about the potential to develop brownfields for housing.

City looks to explore converting office space to affordable housing, Canada Reviews

November 17, 2023

Canada Reviews quotes David Amborski, CUR Director, on the feasibility and development requirements to convert office space to housing.

By: Harriette Halepis

AM 900 Hamilton's News Talk Leader (CHML)

November 1, 2023

CHML's Scott Radley interviews Frank Clayton, CUR Senior Research Fellow, about using wartime housing to address supply issues.

City looks to explore converting office space to affordable housing

November 1, 2023

Streets of Toronto quotes David Amborski, CUR Director, regarding the feasibility of converting downtown Toronto office space to into housing.

How to solve the rental crisis in Canada

October 16, 2023

CTV News interviews David Amborski, CUR Director, regarding how cities around the world are managing rent and what can be done to help Canadian renter.

New bill will change Ontario's definition of affordable housing

October 10, 2023

iPolitics interviews Frank Clayton, CUR Senior Research Fellow, regarding the introduction of Bill 134 and the definition of housing affordability.

By: Davis Legree

Five Canadian cities among world's best

October 6, 2023

The Toronto Sun references a recent CUR blog written by Frank Clayton, Senior Research Fellow, regarding Toronto being the fastest-growing metropolitan area in North America.

By: Linda White

If you can't afford a house, a recession will help a lot more than building more homes.

October 3, 2023

The Globe and Mail interviewed Frank Clayton, CUR Senior Research Associate, regarding the impact of increasing housing supply and a recession on house prices.

By: Rob Carrick

Addressing Housing in Ontario: Role of Universities in Finding Solutions

September 18, 2023

Ontario Universities quotes David Amborski, CUR Director, regarding housing supply and demand and planning for population. Growth.

Ontario summit focuses on housing costs

September 14, 2023

Ontario Construction News mentions David Amborski's, CUR Director, participation in RESCON Housing Summit taking place in October 2023.

By: Robin MacLennan

Tune In: RESCON Housing Summit To Tackle Crisis Solutions

September 12, 2023

Storeys mentions David Amborski's, CUR Director, participation in RESCON Housing Summit taking place in October 2023.

By: Laura Hanrahan

Ottawa's Newstalk Radio (580 CFRA)

August 24, 2023

Ottawa's Newstalk Radio interviews Frank Clayton, Senior Research Fellow, Centre for Urban Research and Land Development, on the housing crisis challenge.

The City of Toronto Has Significant Capacity to Increase Property Taxes on Owner-Occupied Housing

August 24, 2023

The Municipal Information Network features CUR's Blog on trends in property taxes for large municipalities in the GTHA.

Strong mayor? Don't care, say many small town mayors

August 24, 2023

Newmarket Today quotes David Amborski, CUR Director, regarding the potential issues if the Province lets small municipalities set their own housing targets.

By: Aidan Chamandy

Tight vacancy, stalled construction: why this GTA town's rental woes rival that of Toronto

August 21, 2023

The Peterborough Examiner interviews David Amborski, CUR Director, regarding the rental issues in Peterborough.

By: Victoria Gibson

Is Trudeau to blame? Understanding the latest data behind Canada's housing crisis

August 16, 2023

iPolitics interviews Frank Clayton, CUR Senior Research Fellow, about trends in 2023 the CMHC housing starts data.

By: Davis Legree

CUR Researchers Want Greater Emphasis on Ensuring Ample Short- and Medium-Term Residential Land Inventories in the Province's Proposed Provincial Planning Statement 2023

July 20, 2023

The Municipal Information Network features CUR's recommendations for the 2023 Proposed Provincial Planning Statement

ANALYSIS: Is a Real Estate Crash on the Horizon for Canada?

July 19, 2023

The Epoch Times quotes Frank Clayton, CUR Senior Research Fellow, regarding real estate trends in Canada.

By: Matthew Horwood

Province forges ahead with housing targets for small municipalities, including Halton Hills

July 7, 2023

Halton Hills today interviews David Amborski, CUR Director, on the impact of the Province allowing smaller municipalities to set their own housing targets.

By: Aidan Chamandy

Shovel-ready land shortage exacerbates housing crisis in the Greater Golden Horseshoe

June 29, 2023

Real Estate Magazine features CUR's report on the lack of shovel-ready land supply and how it is exacerbating the housing crisis in the Greater Golden Horseshoe.

As Canada's Population Hits 40 Million, Economists Warn of Strain on Housing Market, Health System

June 28, 2023

The Epoch Times quotes Frank Clayton, CUR Senior Research Fellow, and David Amborski, CUR Director, regarding the infrastructure needed to support immigration.

By: Matthew Horwood

Toronto housing affordability is a mayoral election issue. What do experts say about the city's future?

June 22, 2023

The Toronto Observer interviews David Amborski, CUR Director, about Toronto mayoral candidates' housing campaign goals.

By: Marva Trim

Income needed to buy a Toronto house dropped last month — by less than \$3,500

June 20, 2023

The Toronto Star interviews Frank Clayton, CUR senior research fellow, about the temporary decrease in the average income needed to buy a home in Toronto.

By: Ben Mussett

Toronto election reality check: What the top candidates would do about the housing crisis — and what the experts say

June 17, 2023

The Toronto Star interviews David Amborski, CUR Director, on how Toronto mayoral candidates plan to address the housing crisis.

By: Kelly Skjerven

Who's Working To Solve The Student Housing Woes?

June 16, 2023

Storeys interviews Frank Clayton, CUR Senior Research Fellow, about how post-secondary institutions can't afford to provide housing at below-market rents to students.

By: Zakiya Kassam

New School of Public Policy and Democratic Innovation set to open at TMU

June 16, 2023

TorontoMet Today references CUR for its contribution to public policy dialogue and implementation.

By: Tania Ulrich

Five Canadian cities rank among the world's best cities for 2023

June 5, 2023

Daily Hive Canada cites Frank Clayton's, CUR senior research fellow, blog on population trends in major Canadian and U.S. cities.

'A start': Toronto multiplex policy aimed at boosting housing welcomed by observers

June 1, 2023

The Toronto Star features an interview by the Canadian Press with CUR's director, David Amborski, regarding Toronto's new multiplex housing policy and its positive impact on housing supply.

By: Sharif Hassan

Pipe Dreams? A new report identifies different stumbling block to achieving housing affordability in Ontario

May 31, 2023

NRU interviews Frank Clayton regarding CUR's report on the lack of shovel-ready land supply available to accommodate the Province's 2031 housing target.

By: Matt Durnan

Expanding Housing Supply and Improving Housing Affordability in the GGH Are Pipedreams Without an Ample Inventory of Shovel-Ready Sites

May 29, 2023

The Municipal Information Network features CUR's recent report on the supply of shovel-ready land in the GGH.

Toronto Second Fastest Growing Metropolitan Area, City of Toronto the Fastest Growing Central City, in the United States/Canada in 2022

May 25, 2023

The Municipal Information Network features CUR's recent release on population growth trends in Canada and the United States in 2022.

It's getting worse': Years of underinvestment paved way for downtown Toronto decline even before pandemic hit, experts say

May 24, 2023

CTV News interviews CUR's Senior Research Fellow, Frank Clayton, regarding the City of Toronto's role in maintaining the downtown core.

By: Natalie Johnson

Canadian cities outpacing United States in 2022 population growth

May 24, 2023

Livabl interviews Frank Clayton, CUR senior research fellow, regarding CUR's recent blog on population growth trends in major Canadian and U.S. cities.

By: Heather Wright

Unlocking the Housing Market

May 3, 2023

NRU interviews CUR's Senior Research Fellow, Frank Clayton, regarding the impact of Peel Region's proposed vacant housing tax on housing supply.

By: Lana Hall

Ready to Real Estate Podcast - Housing Newcomers: Where will Record-Levels of New Immigrants Live?

April 20, 2023

TRREB Chief Market Analyst Jason Mercer interviews Dr. Frank Clayton, CUR Senior Research Fellow, about where record levels of new Immigrants live and what will it mean for the cost of home ownership and rental units in an already tight market for the Ready to Real Estate Podcast.

Will homes ever be affordable again in the Greater Toronto Area?

April 14, 2023

BNN Bloomberg quotes David Amborski, CUR director, regarding home affordability in Toronto.

By: Holly McKenzie-Sutter

GTA loses 400K residents over 6-year period, report finds

April 12, 2023

Real Estate Magazine features CUR's report on intraprovincial migration which shows residents are leaving the GTA.

By: REM Editorial Team

ICI Radio-Canada Première CBON

April 9, 2023

Interview with David Amborski, director of CUR, on the real estate market and limited housing supply.

Real estate purchase: experts deplore the increase in prices and a limited supply

April 8, 2023

Radio Canada quotes David Amborski, director of CUR, regarding the limited housing supply in Toronto.

By: Radio Canada

Lack of “Missing Middle” Homes Drives People out of Toronto

March 31, 2023

Features a quote from Senior CUR research associate, Frank Clayton, regarding missing middle housing in

Toronto and its contribution to migration from the city.

By: Josh Sherman

New RESCON-Sponsored Research Looks to Streamline Ontario's Development Approvals

March 28, 2023

Features research by CUR's director, David Amborski, regarding ways to streamline the development approval process.

By: Laura Hanrahan

The Gainers Are Many When Toronto and Peel Bleed Population

March 28, 2023

The Municipal Information Network features CUR's recent release on interprovincial migration trends in the GTHA.

In Search of a Bigger Picture

March 22, 2023

NRU interviews CUR's director, David Amborski, regarding housing supply and demand in Ontario.

By: Matt Durnan

Why is Rent in Toronto So Ridiculous?

March 22, 2023

Excalibur quotes Frank Clayton regarding housing supply and demand and the impact on renters.

By: David Clarke

A class-action lawsuit claims Toronto real estate brokerages are price fixing commission rates. Is it true?

March 15, 2023

Cottage Life interviews Frank Clayton, CUR's Senior Research Fellow, regarding a class action lawsuit that claims Toronto real estate brokerages have been price-fixing realtor commission rates.

By: Andrew Cruickshank

New housing market report outlines affordable housing strategies to benefit everyone

March 2, 2023

TorontoMet Today interviewed Frank Clayton for its feature on CUR and its recent report on Core Housing Need in the GTA.

By: Tania Ulrich

Government housing programs benefit the middle class, not the most in need

February 27, 2023

The Star features CUR's latest report on Core Housing Need and GTA households

By: Tess Kalinowski

Will new housing legislation actually make cottages more affordable?

February 22, 2023

Cottage Life interviews Frank Clayton, CUR's Senior Research Fellow, regarding the impact of new legislation on the real estate market in Ontario's cottage country.

By: Shauna McGinn

Inflation, pandemic costs driving Ontario property tax hikes as upkeep backlogs grow

January 11, 2023

CityNews interviews CUR's Director, David Amborski, regarding property tax hikes in municipalities in Ontario.

By: Jordan Omstead

CUR report documents lengthy GTA housing approval process

December 27, 2022

Daily Commercial News references CUR's study on the lengthy housing approval process in the GTA.

New Council Gets to Work

December 16, 2022

The Public Record references CUR's report on the number of low-rise apartments in the GGH

By: Joey Coleman

Housing our top money worry - but food, fuel, other costs not far behind

December 12, 2022

The Toronto Observer interview CUR's Director, David Amborski, and Senior Research Fellow, Frank Clayton, regarding housing affordability for rentals in Toronto

By: Jamie Casemore

The Construction Record Podcast

December 12, 2022

The Construction Record Podcast references CUR's study on intraprovincial migration and the demographic trends for Ottawa.

Toronto ranks #1 among the top 25 best cities in the world

November 17, 2022

Y Axis references CUR's study on Toronto's population growth.

Getting the Lowdown on Employment: CUR Report Advocates for Provincially Coordinated GGH Municipal Employment Surveys

November 16, 2022

NRU interviews CUR's Senior Research Fellow, Frank Clayton, regarding CUR's report on employment surveys in the GGH.

By: Rahul Gupta

Toronto Leads Way As Five Canadian Cities Ranked Among 100 Best In World

November 15, 2022

Canada Immigration News references CUR's study on Toronto's population growth

By: Colin Singer

Why does this Canadian city rank among top 25 worldwide?

November 14, 2022

Canadian HRReporter feature referencing CUR's study on Toronto's population growth.

By: Sarah Dobson

Smaller centres poised to benefit from the coming population boom

November 4, 2022

The Globe and Mail quotes CUR's Director, David Amborski, in its look at population growth and the strain on housing in Ontario.

Zoomer Radio (CFZM) interviews CUR's Senior Research Fellow, Frank Clayton, regarding the Province's new housing legislation

October 30, 2022

Living spaces in Toronto keep getting smaller. Here's why that's a big problem

October 22, 2022

The Star quotes CUR's Director, David Amborski, on the real estate market in Toronto.

By: May Warren and Victoria Gibson

AM 980 (CFPL)

October 21, 2022

Hamilton's NewsTalk radio interview CUR's Director, David Amborski, regarding potential new provincial legislation to allow for duplexes and triplexes across Ontario.

Sparking a Catalytic Effect

October 12, 2022

NRU interviews CUR's Researcher, Chris De Sousa, regarding the redevelopment of brownfields.

By: Rahul Gupta

Many Canadians Can't Afford Homes Despite Cooling Real Estate Markets

October 8, 2022

The NYT interviews CUR's Senior Research Fellow, Frank Clayton, on Canadian real estate trends.

By: Ian Austen

Toronto student housing woes have no easy solution

October 4, 2022

Toronto.com quotes CUR's Senior Research Fellow, Frank Clayton, on continuing trends in student housing in Toronto.

By: Dan Pearce

Here's why it's difficult to build housing and why it should inform your municipal election vote

October 1, 2022

CBC news feature quoting CUR's Director, David Amborski, on the need for an increased supply of housing in Toronto.

By: Ryan Patrick Jones

Sustainable Brownfield Redevelopment

September 28, 2022

The Municipal Information Network references the feature article CUR Management Committee member, Chris De Sousa, on the costs of remediation for brownfield lands.

CBC Radio One 99.1 FM CBLA

September 24, 2022

CBC Radio One interviews CUR's Director, David Amborski, on rising rental prices in Toronto.

Sustainable Brownfield Redevelopment

September 16, 2022

NAIOP feature by CUR Research Associate, Chris De Sousa, on brownfields and the potential for the sustainable redevelopment.

Ontario's Growth Plan is reducing housing affordability

September 15, 2022

Feature by CUR's Senior Research Fellow, Frank Clayton, in The Conversation on the impact of the Growth Plan on housing affordability.

David Amborski Appointed to Greenbelt Council and Mayor's Economic Recovery Advisory Panel

August 19, 2022

The Municipal Information Network references the appointment of CUR's Director, David Amborski, to the Ontario Greenbelt Council and Toronto Mayor John Tory's Economic Advisory Panel.

AM980 CFPL

August 16, 2022

CityNews 680 interviews CUR's Senior Research Fellow, Frank Clayton, about the new housing report from the University of Ottawa.

AM640 CFMJ (Audio)

August 15, 2022

TalkRadio AM640 Storeys interviews CUR's Senior Research Fellow, Frank Clayton, on the housing market.

Building on Success: Peel Makes Affordable Housing Incentives Pilot Program Permanent

August 10, 2022

NRU interviews CUR's Director, David Amborski, regarding Peel's pilot program on affordable housing.

By: Matt Durnan

CityNews 680 (CFTR), 12:30AM (Audio)

August 6, 2022

CityNews 680 interviews CUR's Director, David Amborski, on the need for more supply in Toronto's housing market to increase affordability.

CJRU

July 28, 2022

Campus radio CJRU interviews CUR's Director, David Amborski, on the impact of garden suites on housing affordability in Toronto.

Sorry, But Even a Canadian Housing Price Crash Won't Make Housing Affordable

July 25, 2022

Storeys quotes CUR's Senior Research Fellow, Frank Clayton, on the need for more housing supply in Toronto and elsewhere.

By: Daniel Tencer

How Canadian PropTech is Leading the Way in a Changing World

July 18, 2022

Storeys references CUR's research on Toronto's population growth.

By: Tim Ng

980AM (CFPL)

July 17, 2022

AM 980 interviews CUR's Senior Research Fellow, Frank Clayton.

RESCON: Can Toronto afford an exodus?

July 8, 2022

Canada.com quotes CUR's Senior Research Fellow, Frank Clayton, and his research on Toronto's population growth and the impact on housing affordability.

By: Richard Lyall

Interest rates put Scarborough affordable housing at risk

July 8, 2022

The Star quotes CUR's Director, David Amborski, regarding the impact of interest rates on the production of affordable rental housing in Toronto and elsewhere.

By: Victoria Gibson

Garden suites: a partial solution to the housing crisis, experts say

July 7, 2022

The Saxon.org quotes CUR's Senior Research Fellow, Frank Clayton, regarding the impact of secondary suites such as garden suites on housing affordability.

By: Teilor Stone

Critics demand less talk, more action on zoning plan to tackle Toronto's housing 'emergency'

July 1, 2022

CBC quotes CUR's Senior Research Fellow, Frank Clayton, regarding the impact of regulation on housing affordability.

By: Vanessa Balintec

Presentations



Notable Presentations

Driving Solutions to the Housing Crisis - David Amborski, CUR Director, presents at RESCON Housing Summit

October 12, 2023 - The Residential Construction Council of Ontario (RESCON) held its third virtual housing summit. The theme of this year's summit was "Driving Solutions to the Crisis". David Amborski, CUR's Director, presented a talk titled Streamlining & Modernization of Development Approvals. His key conclusions are:

- The Planning Approvals Process is lengthy and inefficient which leads to increased costs in terms of information/studies required, and delays in obtaining approvals;
- Very little progress has been achieved to streamline this process;
- Recent research has documented the magnitude and impacts of the problem; and
- The solution requires both technology and change management.

For Climate Action, Urban Finance: David Amborski, CUR Director, presents at the Urban Economy Forum and ISOCARP World Planning Forum

October 10-13, 2023 - The International Society of City and Regional Planners (ISOCARP) held its 5th Urban Economy Forum and 59th World Planning Congress. The theme of this year's conference was "For Climate Action, Urban Finance: Climate-responsive Planning for Equitable Places & Communities" an

David Amborski, CUR Director, presented a talk titled "Local Government Finance and the Implementation of Climate Change Policies". The presentation covered:

- The role of governments in addressing climate change and in developing climate change policy including examples from the Canadian Federal, Ontario Provincial, and Toronto Municipal governments.
- How local governments can explore fiscal tools, such as land value capture, to fund climate change initiatives with international examples from Boston (United States), Curitiba (Brazil), Quito (Ecuador), and Tokyo (Japan).
- Emphasis that the time for action is NOW in all levels of government.

David Amborski presents at the Urban Economy Forum and ISOCARP World Planning Forum

October 10-13, 2023 - The International Society of City and Regional Planners (ISOCARP) held its 5th Urban Economy Forum and 59th World Planning Congress. David Amborski, CUR Director, presented a talk titled "Local Government Finance and the Implementation of Climate Change Policies". The presentation covered the role of governments in addressing climate change and in developing climate change policy including examples in the Canadian context.

CUR at the Ontario Land Tribunal - Expanding Housing Supply and Affordability

September 11, 2023 - Dr. Frank Clayton, Senior Research Fellow at CUR, gave a presentation to a Professional Development Meeting of the Ontario Land Tribunal which covered the following points:

- **Housing market area:** Municipalities like the city of Toronto and the 905 regions are part of a larger housing market area - this municipal fragmentation means the province must be in charge, including financing infrastructure, for effective housing policies.
- **Affordability:** There are three separate but interrelated affordability challenges: lower-income, middle-income, and homelessness.
- **Understanding housing buyers and renters:** Most homebuyers and renters have an ingrained desire for ground-related housing - singles, semis and townhouses. Missing

middle housing like stacked townhouses are the closest substitutes to the single-detached house. High-rise apartments are not a near match for ground-related homes.

- **Supply of shovel-ready lands:** There is a severe deficiency of shovel-ready land for ground-related and missing middle housing, which must be addressed for housing affordability to improve.
- **Ottawa/Toronto CMA comparison:** The much greater decline in affordability in metropolitan Toronto than in metropolitan Ottawa is attributed to two factors: (1) the city of Ottawa is a single housing market, and the city of Toronto is not, and (2) Ottawa has not been encumbered with the GGH Growth Plan
- **The Future:** Despite all efforts, housing unaffordability will continue to be a characteristic of metropolitan Toronto. Improvement is dependent on significantly increasing supply (especially missing middle and rental housing), curtailing demand (a severe recession or sharply reduced immigration), and ensuring environmental, planning and infrastructure financing policies do not needlessly push housing costs higher or reduce supply.

CUR at The Association of Municipalities Ontario 2023 Annual General Meeting and Conference

August 20-23, 2023 - David Amborski, CUR Director, joined James Dunn (McMaster University) and Laura Allan (Wilfrid Laurier University) for a panelist discussion and Q&A about addressing housing challenges through university research and innovation.

CUR at The 2023 National Brownfields Training Conference: Sustainable Communities Start Here

August 7-11, 2023 - Chris De Sousa, CUR Research Associate, coordinated and presented in two panels. The first, entitled Brownfields North of the Border: Municipal Experiences in Ontario, Canada, with Praseon Adhikari (City of Guelph) and Greg Atkinson (City of Windsor), and the second, entitled Dissing Disinvestment: Research & Policy Paths for Sustainable Resilient Revitalization, with Ann Carrol (US Environmental Protection Agency), Stephan Bartke (German Environmental Agency), and Joseph Schilling (Urban Institute).

CUR at The Association of Eastern European School of Planning (AESOP) 35th Annual Congress

July 11-15, 2023 - David Amborski, CUR Director, gave a presentation titled "Addressing the Housing Supply Issue in the Greater Toronto Area" at AESOP's 35th Annual congress held in Łódź, Poland.

CUR at the 60th Anniversary of the Association of Ontario Land Economists

June 27, 2023 - In a keynote address to the 60th Anniversary Celebration of the Association of Ontario Land Economists, CUR researcher Frank Clayton covered an assortment of topics related to land and housing supply issues in the Toronto census metropolitan area (the Toronto region). These included:

- The severe shortage of shovel-ready sites for ground-related and missing middle housing types in the Toronto region.
- The failure of municipalities and the Province to regularly monitor the adequacy of the short-term land inventories by unit type despite being a requirement of the Provincial Policy Statement since the 1990s.
- The creation of a regional government - the Municipality of Metropolitan Toronto (Metro Toronto), with its boundaries encompassing the commutershed - led to an explosion in housing production in the 1950s.
- In the mid-1980s, housing affordability was the same in the Toronto and Ottawa urban regions which both had upper-tier municipal governments.
- Affordability has since deteriorated in both areas; however, Toronto experienced a much more significant decline after the mid-2000s – by this time the Toronto region commutershed extended far beyond the boundaries of Metro Toronto into many more municipalities.

- The more severe deterioration in housing affordability in the Toronto region compared to Ottawa can be linked to the existence of a region-wide municipality whose mandate covers the Ottawa commutershed. vs the municipal fragmentation in Toronto.
- The Ottawa region has produced an annual inventory of greenfield land by state of the development process and unit type since 1982 - in the Toronto region, a comparable land inventory has not been available since 1993, a span of 20 years.
- As a result, Ottawa has been much more proactive in monitoring regional demand and land supply and taking steps to ensure enough shovel-ready land by unit type.

In the absence of a Toronto region government, it is up to the Province to assume this role and provide and fund the infrastructure required to produce a sizable increase of housing of all types but especially ground-related and missing middle forms.

CUR at the NLAPP 2023 Winter Workshop: Developing Diverse & Inclusive Housing Opportunities in a Changing Landscape"

March 23, 2023 – David Amborski, CUR Director, presented at the Newfoundland and Labrador Atlantic Planners Institute’s 2023 Winter Workshop as a representative for the “Ontario Affordable Housing Task Force”.

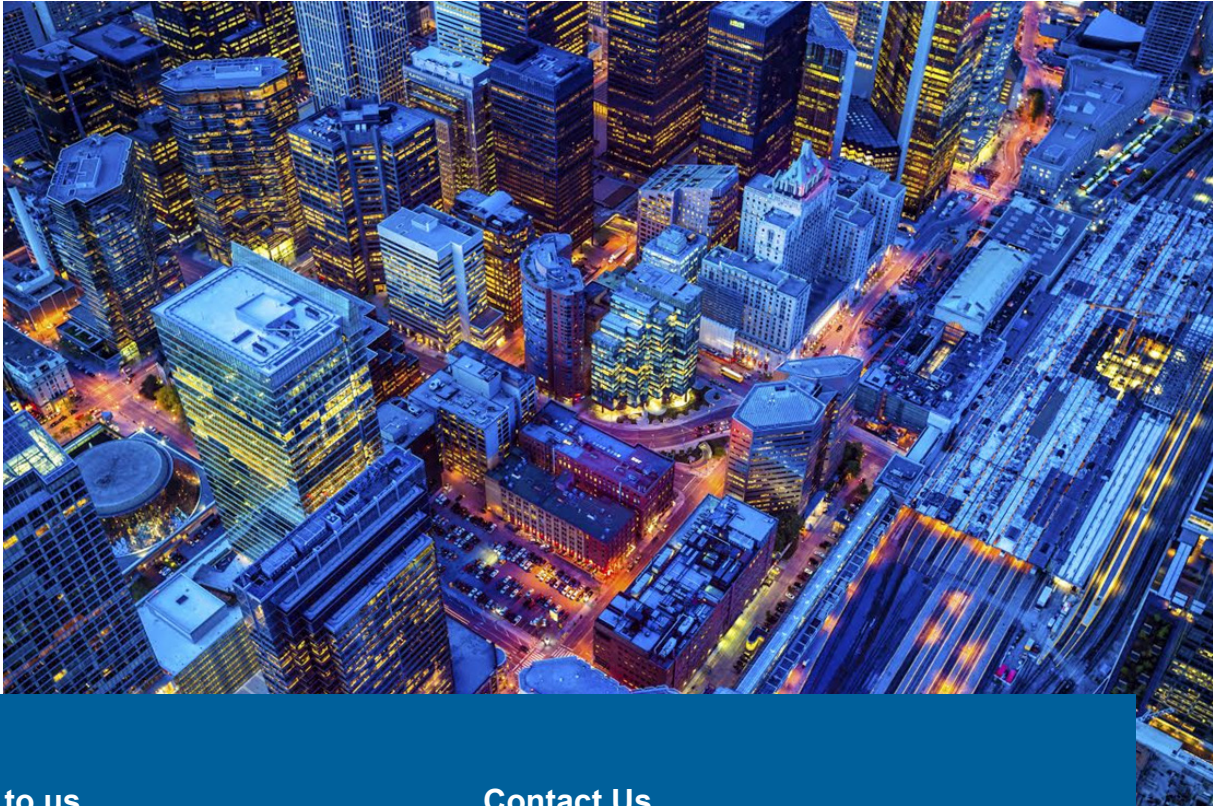
CUR at OPPI 2022

Inclusionary Zoning: Using Various Policy Frameworks for Municipal Applications

At the Ontario Professional Planners Institute's annual conference in September, CUR’s Director, David Amborski, presented his research into the use of Inclusionary Zoning as a land capture tool by various municipalities.

The objective was to provide an overview of the policy frameworks and decisions that must be undertaken in developing an Inclusionary Zoning policy in Ontario. A distinction was drawn between using an “exaction” policy framework and a “land value capture” policy framework. It pointed out the range of decisions that should be made as part of the policy process and the types of studies and analysis that must be undertaken to develop an effective Inclusionary Zoning policy. The presentation illustrated that policy development is complex and it is necessary to consider the potential market impacts in the development of the policy.

Amborski agreed with a 5% cap on units where the policy is designed as mandatory and is effectively an exaction, as in the situation in the City of Toronto. However, where offsets are provided, especially where increased density is provided and land value increases are shared, there can be provisions for higher contributions for affordable housing depending on the value of the offsets.



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