



**Centre for Urban Research and Land Development  
Faculty of Community Services  
Ryerson University**

**Year in Review  
2015 - 2016**

**June 30, 2016**

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# THANK YOU TO OUR DONORS



## MESSAGE FROM THE DIRECTOR



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

CUR has provided funding for twelve different principal researchers over the past year from four different faculties and it continues to issue research calls to engage faculty from across Ryerson to obtain funding for research projects that are consistent with the Mission of the Centre. The Centre has produced four research reports, a policy report, a working paper, a series of charts (five) comparing the 416 (the city of Toronto) and 905 (the surrounding regions within the Greater Toronto Area) and has established a Blog on the CUR website. In terms of seminars CUR has delivered or partnered on six policy seminars over the past year.

The Centre is very interested in partnering with other research organizations. To this end, CUR has partnered in seminars and/or research with Canada Housing and Mortgage Corporation, Evergreen City Works Housing Action Lab, The National Executive Forum on Public Property (NEFPP), the Residential Construction Council of Ontario (RESCON), the Canadian Centre for Economic Analysis (CANCEA), and Ryerson's School of Urban and Regional Planning on the annual Simpson-Hemson Lecture. Speakers at the seminars included Hon. Ted McMeekin, then Minister of Municipal Affairs and Housing, and Toronto City Councillor Ann Bailao. CUR has recently begun undertaking a contract research project for RESCON.

Our work, activities and researchers have garnered much media attention in the print media which has included two op-ed pieces as well as interviews including TV broadcasts. We plan to try to expand this exposure by support from our advisory committee member's organizations and obtaining a work-study student from the Ryerson Radio and Television Arts School of Media Studies.

In undertaking all of the above activities we have engaged students and recent graduates to participate mostly in the capacity of research assistants. These activities provide the students with experience and knowledge to support their careers in planning and urban policy practice. Over the past year CUR has employed thirteen different Ryerson student or recent grads. We have also awarded the Michael Wilson/CUR Major Research Project Award to one of our graduate students, Nathan Bunio. This year six students submitted their Major Research Project's to the competition which requires the submissions to focus on the Mission of CUR. The award is donated by one of our founders, Patrick O'Hanlon.

At our annual appreciation dinner for donors and our advisory committee, we were pleased to welcome Jan De Silva, President and CEO of the Toronto Region Board of Trade as our keynote speaker. We are also pleased to honour the request of the Ontario Legislative Library to submit our reports to be archived in the legislative library.

CUR's Senior Research Fellow, Frank Clayton, must be recognized for the significant role that he played in the research activities and management of the Centre over the past year.

As Dean Usha George is leaving the position of Dean of the Faculty of Community Services after her second term, we would like to acknowledge and thank her for her support in establishing the Centre, and helping it to develop over its formative years.



**David Amborski**

Director

Centre for Urban Research and Land Development

Faculty of Community Services

Ryerson University

## ABOUT US

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

## VISION

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

## MISSION

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

## MANAGEMENT COMMITTEE

**Usha George, Ph.D.**

Dean, Faculty of Community Services, Ryerson University

**Professor David Amborski**

Director, Centre for Urban Research and Land Development, Ryerson University

**Frank Clayton, Ph.D.**

Senior Research Fellow, Centre for Urban Research and Land Development, Ryerson University

**Chris De Sousa, Ph.D.**

Director, School of Urban and Regional Planning, Ryerson University

## ADVISORY COMMITTEE

**Patricia Arsenault**

Executive Vice President, Altus Group

**Michael Brooks**

CEO, REALpac

**Derek Burleton**

Vice President & Deputy Chief Economist, TD Bank Financial Group

**Mark Conway**

Senior Partner, N. Barry Lyon Consultants Limited

**Douglas Goad**

Vice President, Policy, Public Affairs & Communications, Toronto Region Board of Trade

**Richard Joy**

Executive Director, Urban Land Institute (ULI)

**Richard Lyall**

President, RESCON

**Patrick O'Hanlon**

President, Kylemore Communities

**Edward Sorbara**

Principal, The Sorbara Group

**Bryan Tuckey**

President & CEO, Building Industry and Land Development Association (BILD)

**Michael Turner**

Senior Vice President, Real Estate Management, Oxford Properties Group Inc.

# PEOPLE

## PRINCIPAL INVESTIGATORS

**Professor David Amborski**, Professor, School of Urban and Regional Planning, Ryerson University

**Dr. Umberto Berardi**, Assistant Professor, Building Science, Ryerson University

**Dr. Joseph Chow**, Assistant Professor, Department of Civil Engineering, Ryerson University

**Dr. Frank Clayton**, Senior Research Fellow, Centre for Urban Research and Land Development, Ryerson University

**Dr. Chris De Sousa**, Director & Assistant Professor, School of Urban and Regional Planning, Ryerson University

**Dr. Murtaza Haider**, Associate Dean of Research and Graduate Programs, Ted Rogers School of Management, Ryerson University

**Dr. Carolyn Johns**, Associate Professor, Department of Politics and Public Administration, Ryerson University

**Dr. Darko Joksimovic**, Assistant Professor, Department of Civil Engineering, Ryerson University

**George Kapelos**, Associate Professor, Department of Architectural Science, Ryerson University

**Yuanshun Li**, Associate Professor of Finance, School of Accounting and Finance, Ryerson University

**Raktim Mitra**, Assistant Professor, School of Urban and Regional Planning, Ryerson University

**Matthias Sweet**, Assistant Professor, School of Urban and Regional Planning, Ryerson University

## RESEARCH ASSOCIATES

**Steven Webber**, Associate Professor, School of Urban and Regional Planning, Ryerson University

**Raktim Mitra**, Assistant Professor, School of Urban and Regional Planning, Ryerson University

**Kyle Rae**, Distinguished Visiting Scholar, Faculty of Community Services, Ryerson University

**Shelagh McCartney**, Assistant Professor, School of Urban and Regional Planning, Ryerson University

**Jaclene Begley**, Assistant Professor, School of Urban and Regional Planning, Ryerson University



## RESEARCH ASSISTANTS

**Lynn Duong**

**Justin Shin**

**Geoff Schwartz**

**Cameron Macdonald**

**Andrew Sgro**

**Michael Bennett**

**Anna Golovkin**

**Samantha Biglieri**

**Ahmed Amer**

**Nick Hiley**

**Rebecca Ke**

**Faisal Shaheen**

**Thomas Tiveron**

**Kailey Laidlaw**

**Christopher Marleau**

**Peter Conrad**

## SENIOR RESEARCH FELLOW

**Dr. Frank Clayton**

## ADMINISTRATION

**Professor David Amborski**

Director, Centre for Urban Research and Land Development, Ryerson University

**Laura Greflund**

Administrative Assistant, Centre for Urban Research and Land Development, Ryerson University

## RESEARCH FOCUS

Research is a primary activity of the centre. As specified in the Mission, it will be undertaken to inform urban policy decision-makers regarding the economic aspects of current conditions, policy issues and policy choices. The research themes, topics, and projects will be determined and undertaken based on the advice of the Advisory Committee and under the direction of the Management Committee.

## RESEARCH REPORTS

### **THE LAW OF UNINTENDED CONSEQUENCES: UNDERSTANDING THE INTERSECTION OF PROPERTY TAXES WITH TRANSITION LAND USES AND SOCIAL HOUSING**

**By: Samantha Biglieri**  
**May 24, 2016**

A number of property owners, property developers and social housing providers have been concerned about the process, timing and method by which properties are reassessed in Ontario for property tax calculation purposes. It is understood that the assessment structure in Ontario is based on the current value of property, but there are some concerns regarding how and when the reassessment is undertaken. The purpose of this research project is to gain a better understanding of the process and dynamics of this process, to evaluate the Provincial legislation which dictates this process, and to make recommendations regarding how it may be improved to support desired types of development. This research involved three specific case studies: purpose-built private market rental housing, social housing and brownfield redevelopment.

This study investigates anecdotal evidence which indicates that, under the current use of the Assessment Act, 1990 (which governs the property tax system in Ontario), the planning goals of affordable housing (purpose-built private market rental housing and social housing) and brownfield redevelopment are at a disadvantage. While the particular barriers which face each of these three planning goals are different in scope and remedy, they are all examples of the law of unintended consequences. This paper cannot provide comprehensive recommendations due to the limited timeframe and parameters of the study, but the circumstances which each of the three case studies present are stark enough to enable us to provide clear recommendations concerning the way in which Ontario could revise and use the existing Assessment Act for the following purposes:

- To support the creation of more purpose-built private market rental housing;
- To protect the existing and future social housing stock; and
- To encourage remediation of contaminated lands.

This paper also suggests related policy areas which require further study.

## **GOVERNANCE AND FINANCIAL MODELS OF NEFPP'S MEMBERS**

**By: Anna Golovkin**

**Presented to the National Executive Forum on Public Property**

**April 29, 2016**

This report provides a comprehensive account of the governance models and financial structures of the 35 members of the National Executive Forum on Public Property (The Forum). The first section of the report provides a short overview of the evolution of government in North America and discusses changes in the governance of public institutions and agencies. The next section features 35 narratives about the specific governance structures used by each Forum member, through a real property management lens. The final section of the report offers a broad discussion of the important themes, emerging trends, and common challenges which were uncovered during the research.

## **POPULATION DYNAMICS IN THE GREATER GOLDEN HORSESHOE: MILLENNIALS VS. BABY BOOMERS**

**By: Dr. Frank Clayton**

**November 19, 2015**

This report analyzes population growth patterns by municipality within the Greater Golden Horseshoe (GGH) by component and generation for the period 2011-2014 with comparisons to patterns of the preceding five years. There is a particular focus on the behaviour of two generations – millennials (ages 17-33 in 2014) and baby boomers (ages 50-68 in 2014). Highlights of the statistical analysis are:

- There are about the same number of millennials and baby boomers in the GGH in 2014 – just over 2.2 million.
- The number of GGH millennials are increasing, by an average of 43,000 persons per year in 2011-2014, while baby boomers declined slightly.
- Millennials are flocking to the city of Toronto, growing by an average of 26,000 persons per year in 2011-2014; Peel region was next with growth averaging 5,000 per year.
- A net influx of immigrants is the largest cause of growth in GGH millennials with the influx centred in the city of Toronto and Peel region.

A net outflow of intraprovincial migrants (total of all generations) is taking place from city of Toronto and Peel region to other municipalities, most notably to Simcoe County, and York, Durham and Halton regions.

## **A LOOK AT REASONS WHY THE GROWTH PLAN POPULATION FORECASTS MAY BE OFF-TARGET**

**By: Dr. Frank Clayton**  
**November 3, 2015**

This report explores reasons for the significant differences between population growth forecasts for municipalities prepared in 2013 for the Growth Plan for the Greater Golden Horseshoe for 2011-2016 and the actual growth estimated by Statistics Canada for 2011-2014. These differences have been documented in an earlier CUR report *Are the Growth Plan Population Forecasts on Target?* (Dated April 1, 2015).

The most noted differences between estimated actual and forecasted future population growth are: (1) a considerable shortfall in population growth in the Outer Ring (largely municipalities outside the outer boundary of the Greenbelt), particularly in the west (e.g. Waterloo region); (2) higher than forecasted future population growth in the city of Toronto and (3) a shortfall in the 905 portions of the Greater Toronto Area and Hamilton (GTAH) centred in York and Durham regions.

The authors conclude that these divergences between the forecasted and estimated actual population growth during 2011-2014 can be explained primarily by the robust growth in new apartment construction and employment growth in central Toronto combined with shortages of serviced lots for ground-related housing in key 905 region municipalities both within and outside of the GTA. Employment weakness in Kitchener-Waterloo was a contributing factor in the western sub-forecast area. Unless there is a significant increase in the supply of serviced sites in the areas outside the city of Toronto it is likely that the population, and, ultimately, employment, forecasts for these areas in the Growth Plan will not be met.

## **INCLUSIONARY ZONING A NEEDED TOOL FOR PROVIDING AFFORDABLE HOUSING IN THE GREATER GOLDEN HORSESHOE? IS**

**By: Dr. Frank Clayton**  
**October 20, 2015**

It is generally recognized that the provision of affordable housing to meet the needs of lower income households is an income redistribution program most appropriately funded by the senior levels of government, not municipalities. Municipalities are being forced to search for less satisfactory, locally based approaches due to a marked shortfall in funding from the Ontario and federal governments. In this report Dr. Frank Clayton and research assistant Geoff Schwartz explore the need for a new tool –inclusionary zoning (IZ) - to be added to the municipal toolbox for providing affordable housing in the Greater Golden Horseshoe (GGH). IZ typically reserves a percentage of affordable housing units in new developments that require re-zonings. In

exchange, density trade-offs are frequently offered to developers to offset the cost of providing affordable units.

The report explores the different iterations of inclusionary zoning in effect in other jurisdictions and focuses on the impacts that IZ could have on the housing market in the GGH. It further explores how an inclusionary zoning policy would fit with the other policy tools available to Ontario municipalities, including development charges, Section 37 of the Planning Act and the creation of second suites in single-detached houses. It is found that inclusionary zoning policy is fundamentally determined at a local level and has varying levels of success in terms of producing affordable units and minimizing negative impacts such as increases in housing prices and decreases in new housing production.

The research findings indicate that IZ in Ontario might not be necessary. Inclusionary zoning effectively duplicates the provisions of Section 37 of the Planning Act which allow municipalities to provide additional density in exchange for community benefit contributions, including affordable housing. Moreover, municipalities can enhance housing affordability in the GGH in a significant way by greatly increasing the supply of serviced sites for all types of new housing units and encouraging the creation of second units in the existing stock of single-detached houses.

## **A DOWNTOWN ON-STREET PARKING MODEL WITH URBAN TRUCK DELIVERY EFFECTS: A CASE STUDY OF TORONTO'S FINANCIAL DISTRICT**

**By: Dr. Joseph Chow**  
**September 24, 2015**

In this report Professor Joseph Chow with research assistance by Ahmed Amer present an on-street parking model for downtowns in urban centers that incorporates the often-neglected parking demand of commercial vehicles. When parking is saturated, passenger cars often cruise until an open space is available. Commercial vehicles, on the other hand, are more likely to double-park near their destinations and occupy a travelling street lane.

The model is applied to a case study area that encompasses the Financial District in downtown Toronto to demonstrate the application of the model and how useful it could be in creating significant gains in social surplus (in maximizing the total benefit minus the total cost). The authors found that compared to a baseline scenario representative of the study area in Toronto in 2015, increasing parking fees from \$4/hour to nearly \$9/hour and assigning 3.4% of parking spaces to truck deliveries would eliminate cruising and truck double-parking, resulting in a social surplus gain of over \$13,500/hr/mi<sup>2</sup>. This is one of two scenarios examined in the report.

# **POLICY REPORT**

## **DENSITY BENEFIT INCENTIVES IN METRO VANCOUVER: LESSONS FOR THE GREATER GOLDEN HORSESHOE**

**By: Adam Mattinson**

**November 2015**

This policy report authored by Adam Mattinson argues that Ontario municipalities should be required to refine their process for negotiating density-amenity agreements under Section 37 of the Planning Act. With municipalities across the Greater Golden Horseshoe seeking to offset the impacts of density and intensification within their neighbourhoods through Section 37 negotiations, more predictable and transparent methods are necessary in order to achieve mutually beneficial outcomes for both developers and communities at large.

Municipalities in the Metro Vancouver region of British Columbia have an established history of successfully using similar, comparable policy frameworks to great effect in this regard. Case studies from three Metro Vancouver area municipalities are analyzed to demonstrate potential alternatives for managing these density-for-benefit agreements.

It is recommended that Ontario's Ministry of Municipal Affairs and Housing incorporate the lessons learned from these case studies as part of their ongoing review of Section 37 in order to provide municipalities with better guidance for implementing local density benefit incentive policy frameworks.

# **WORKING PAPER**

## **OVERCOMING BARRIERS AND FACILITATING BROWNFIELDS REDEVELOPMENT IN THE GTHA: A REVIEW OF RESULTS FROM INTERVIEWS WITH PRIVATE SECTOR STAKEHOLDERS**

**By: Dr. Chris De Sousa**

**November 23, 2015**

The redevelopment of brownfields is seen to offer communities a “triple benefit” in terms of remediating pollution, removing neighbourhood blight, and providing new development and employment. It is for this reason that the Ontario government, through its Provincial Policy Statement and the Growth Plan, explicitly promotes brownfield redevelopment as an opportunity for intensification and more sustainable growth. Provincial ministries and municipalities have also implemented a range of policy, funding, and technical assistance tools to facilitate cleanup and redevelopment by the private market.

Using information gathered through interviews with twenty developers, landowners, and other private sector stakeholders, this working paper examines the current motivations for, and barriers to, private sector redevelopment of brownfields in the GTHA, as well as the perceived effectiveness of policies, programs, and tools which aim to foster redevelopment.

The overall perception was that the existing regulatory framework was well intended, but needed to be modified to make it more efficient, effective, secure, and generally more cognizant of the costs, timelines, and risks facing the private market. Many felt that the “easy” brownfield projects in strong GTHA markets have been redeveloped, so continued success in primary and secondary markets would require more collaboration to unlock both private and public returns.

## 905/416 CHARTS

### GTA POPULATION GROWTH DROPS TO 78,407 IN 2015 WITH NEARLY THREE-QUARTERS OF THE GROWTH IN THE 905 AREA

**By: Dr. Frank Clayton**  
**March 16, 2016**

This release uses data provided by Statistics Canada to look at the various components of population growth in the Greater Toronto Area (GTA) over the past decade, more specifically the city of Toronto and the four regions that make up the 905 area.

In the later part of the decade, population growth in the GTA has slowed down and is currently at its lowest level, at 78,407 persons in 2015. Most of the population growth (nearly three quarters in 2015) the GTA experiences is found in the 905 area. The primary driver of the GTA’s population growth is net immigration, and due to its decline in the past two years, it has brought down the overall population growth. While the city of Toronto for most of the past decade had been the primary receiving area for net immigration, just recently, in the last two years (2014-2015) the largest influx of net immigrants has shifted from the city of Toronto to the 905 area.

While estimates for intraprovincial migration for the latest year (2015) is assumed to be the same as the previous year, it still shows an interesting population shift in the GTA. Historically, the city of Toronto has lost a significant portion of its population to the 905 area, with the attraction of a larger supply of ground-related housing and employment opportunities. In the 905 area, net intraprovincial migration has sharply declined throughout the decade dropping from 37,000 persons in 2006 to only 2,900 in 2014 and 2015, signaling that this area is not only receiving fewer net in-migrants from Toronto, but also experiencing a net loss to areas outside the 905 area such as Simcoe County.

## **VIRTUALLY ALL GTA GROUND-RELATED HOUSING STARTS IN 905 AREA - TORONTO STILL DOMINATES APARTMENT CONSTRUCTION BUT 905 AREA SHARE RISING RAPIDLY**

**By: Frank Clayton**  
**March 4, 2016**

This release looks at the new housing market in the Greater Toronto Area (GTA); more specifically, the trends in housing starts by type between the city of Toronto and the regions that comprise of the 905 area (Durham, York, Halton, and Peel).

New housing construction in the GTA remained robust in 2015 with the total housing starts for the entire GTA jumping 47% over 2014 to 44,047 units. Higher apartment starts in both the city of Toronto and the 905 area (principally Peel and York regions) accounted for most of the year-to-year increase.

Over the past decade, about 90% of all new ground-related housing starts (singles, semis and townhouses) in the GTA have been built in the 905 area and this continued in 2015. All regions in the 905 area have seen a downward trend in their ground-related housing starts over the past decade, most notably in York and Halton regions. This is contrary to what would be expected when the demand for these types of housing is so robust [see p.4 of CUR's Resale (MLS) Housing Market (2012-2015)].

Toronto represented 59% of the year-to-year increase in apartment starts in 2015. Interestingly, since 2010, Toronto's share of the total GTA apartment starts has been declining, while in the 905 area the share of total GTA apartment starts have more than doubled from 15% to 37%. While all four regions in the 905 recorded year-to-year increases in apartment starts, sharply higher starts in Vaughan York region were behind York region's increase.

## **416 IS STEERING THE ROBUST GTA OFFICE MARKET**

**By: Dr. Frank Clayton**  
**February 19, 2016**

This release examines the GTA office real estate market highlighting market conditions and trends in the city of Toronto as well as the four regions (905 area) which surround Toronto.

The office real estate market in the GTA has been performing well over the past decade, but looking more closely at the different regions, it is the city of Toronto that is driving the office market in the GTA.

Construction is booming in the city of Toronto with 3.4 million sq. ft. of new office floor space under construction in 2015, while the 905 area has only 1.6 million sq. ft. of new office space under construction. Toronto's vacancy rate has fallen to 7.3% by the end of 2015, while in the 905 area, vacancy rates continue to climb to 16.0%, highest in more than a decade.



Demand for office space is robust in Toronto while in the 905 area the office market has softened leading to office tenants shifting away from the suburbs and into Toronto's downtown area. Average asking net rents have remained high in Toronto sitting at \$19.32/ sq. ft. by the end of 2015, while in the 905 area rents have remained relatively flat recording \$16.06/ sq. ft.

## **905 AREA MONOPOLIZES THE GTA'S NEW INDUSTRIAL BUILDING MARKET**

**By: Frank Clayton**  
**February 16, 2016**

February 16, 2016 – This release examines the GTA industrial real estate market highlighting market conditions and trends in the city of Toronto as well as the four regions (905 area) which surround Toronto.

There has been tremendous growth in new industrial floor space since 2009 due to buoyant demand and a supply of vacant and shovel-ready industrial land, almost all in the 905 area. Peel and Halton regions make up most of the current industrial floor space construction activity in the GTA. There is minimal construction activity in the city of Toronto and Durham region.

Vacancy rates have been falling in both the 905 area and the city of Toronto since 2009 and are below the rates generally regarded as indicative of a balanced market. Asking net rents per square foot are considerably higher in the 905 area than in Toronto and both areas are experiencing rising rents.

## **RESALE (MLS) HOUSING MARKET (2012- 2015)**

**By: Dr. Frank Clayton**  
**January 21, 2016**

This release compares resale housing market conditions and recent trends in the city of Toronto with the four surrounding regions (the 905 area). Together the city and the four regions constitute the GTA. The release examines overall resale market conditions (all unit types), ground-related homes (singles, semis and townhouses) and condo. MLS market data from the Toronto Real Estate Board is used in the analysis.

The key finding is that the resale housing markets in the 905 area tightened more rapidly than the city of Toronto for both ground-related homes and condominium apartments during 2012-2015. At the end of 2015, the resale markets for both housing types were equally tight in the 905 area as in Toronto. The available supply of resale listings was most constricted for the ground-related market in both areas. Clearly, then the shortage of resale housing product is region-wide in scope.

## **BLOG ENTRIES**

**Did You Know: Travel Times for City of Toronto Commuters on Average are 60% Longer by Subway than by Car?**

<http://ryerson.ca/cur/Blog/blogentry4.html>

By: Dr. Frank Clayton

May 11, 2016

**Toronto's Population Ranks High up When Compared to Major U.S. Metropolitan Areas - Migration Patterns Key**

<http://ryerson.ca/cur/Blog/blogentry3.html>

By: Dr. Frank Clayton

April 12, 2016

**The Fallacy that the City of Toronto Needs New Taxation Powers**

<http://ryerson.ca/cur/Blog/blogentry.html>

By: Dr. Frank Clayton

February 4, 2016

**Forget a Municipal Land Transfer Tax in Ontario - Tweak the Property Tax Instead**

<http://ryerson.ca/cur/Blog/blogentry2.html>

By: Dr. Frank Clayton

November 19, 2015

## EVENTS

Over the past year, CUR has held policy seminars on various topics which have brought together members of the public and private sectors, policy makers, academics, students, developers and government officials to generate discussion on pressing urban issues in the Greater Golden Horseshoe.

### **JUNE 2016:**

#### **WHEN WILL THE TORONTO REGION'S HOUSING BUBBLE BURST?**

CUR brought together a panel of experts to debate, educate and answer questions about the housing market in Toronto.

#### **Moderator:**

Rob Carrick, Personal Finance Columnist, *The Globe and Mail*

#### **Panelists:**

Helmut Pastrick, Chief Economist, Central 1 Credit Union, Vancouver B.C.,

Peter Norman, Vice President & Chief Economist, Research, Valuation & Advisory, Altus Group Limited

Will Dunning, President, Will Dunning Inc.

### **MARCH 2016:**

#### **HEMSON SIMPSON LECTURE SERIES: UPDATING THE GOLDEN HORSESHOE PLAN - LESSONS FROM BELOW**

CUR partnered with Ryerson's School of Urban and Regional Planning for the Hemson Simpson Public Lecture Series. This lecture was given by **Dr. Gerrit Knaap**, Professor of Urban Studies & Planning and Executive Director of the National Center for Smart Growth Research and Education at the University of Maryland. Dr. Knaap is an internationally renowned expert on how demographic and economic forces guide growth plans and spatial development. Dr. Knaap shared lessons from the South and how they affect Toronto's Growth Plan. As a national leader, Dr. Knaap has helped communities internationally from Maryland to Oregon to Indonesia, plan for spatial development challenges.

## **MARCH 2016:**

### **DENSITY BONUSES: IMPLEMENTATION ISSUES IN ONTARIO, SECTION 37 AND BRITISH COLUMBIA**

This seminar addressed the implementation of Density Bonuses, Section 37 in Ontario and Community Amenity Agreements in British Columbia. The recent legislation “An Act to Amend the Development Charges Act, 1997, and the Planning Act” did very little to address the range of issues that currently exist regarding the implementation of Section 37 of the Planning Act.

Panelists discussed the existing issues, current practice, and how the issues need to be addressed to improve the policy implementation. The British Columbia experience, that has been compared to the Ontario practice, provided another Canadian example of current practice and legislation regarding density bonusing.

#### **Speaker & Moderator:**

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

#### **Panelists:**

Patrick Devine, LSUC Certified Specialist in Municipal Law, Devine Park LLP

John MacKenzie, Deputy City Manager, Planning and Growth Management, City of Vaughan,

Jeff Fisher, Vice President & Senior Policy Advisor, Urban Development Institute, Vancouver, British Columbia

## **DECEMBER 2015:**

### **THE ESCALATING CHALLENGE OF HOME OWNERSHIP: CAUSES, COSTS AND RISKS**

Housing industry leaders, government officials and academics gathered at the Ryerson University to discuss the ground-breaking new research report by the Canadian Centre for Economic Analysis (CANCEA) examining the Causes, Costs & Risks that are making it harder for families to purchase a home.

This event was co-hosted by the Centre for Urban Research and Land Development and the Residential Construction Council of Ontario (RESCON).

#### **Presentations by:**

City Councillor Ana Bailao

Hon. Ted McMeekin, Minister of Municipal Affairs and Housing

Paul Smetanin, President and CEO, CANCEA

**Panelists:**

Ben Dachis, Senior Policy Analyst, C.D. Howe Institute (Moderator)

Ted Tsiakopoulos, Senior Economist, Canada Mortgage and Housing Corporation (CMHC)

Sheena Sharp, Principal, Coolearth Architecture & Ontario Association of Architects (OAA)

Sal Guatieri, Director and Senior Economist at BMO Financial Group

Cherise Burda, Director, Ryerson City Building Institute

Paul Smetanin, President and CEO, CANCEA

**NOVEMBER 2015:**

**OVERCOMING BARRIERS AND FACILITATING BROWNFIELD REDEVELOPMENT IN THE GTHA**

This seminar was centred around a CUR Working Paper on facilitating private sector redevelopment of brownfields in the GTHA authored by CUR researcher, Professor Chris De Sousa. Results from this research report were presented followed by an expert panel discussion reflecting on lender, developer, and municipal perspectives.

**Speaker and Moderator:**

Dr. Chris De Sousa, Director, School of Urban and Regional Planning, Ryerson University

**Panelists:**

George Boire, Senior Vice President, Environment/Sustainability, Marsh Canada,

David Harper, President, Kilmer Brownfield Equity Fund

Tara Tran, Policy Planner & Project Manager, City of Brantford

**OCTOBER 2015:**

**IS INCLUSIONARY ZONING A NEEDED TOOL FOR PROVIDING AFFORDABLE HOUSING IN THE GREATER GOLDEN HORSESHOE?**

This seminar centred around the CUR Report, "Is Inclusionary Zoning a Needed Tool for Providing Affordable Housing in the Greater Golden Horseshoe?" Results from this research report were presented followed by a panel discussion.

**Speaker:**

Geoff Schwartz, Research Assistant, CUR

**Moderator:**

David Amborski, Director, CUR

**Panelists:**

Patrick Maier, Executive Director, Innovative Housing Institute (IHI), Baltimore, MD

Richard Drdla, President, Richard Drdla Associates, Toronto, ON

John Brodhead, Special Advisor to the President of the University of Toronto.

## 2016 MICHAEL WILSON/CUR MAJOR RESEARCH PROJECT AWARD

The 2016 Michael Wilson/CUR Major Research Project Award has been established through a generous donation by Patrick O’Hanlon and Kylemore Communities in honour of the late Michael Wilson, a pioneer in the Home Building Industry in Southern Ontario for over 50 years.

We are pleased to report that this year, there were six MRP’s submitted for the award. This suggests that students are doing MRP research which is aligned with the Mission of the Centre.

Congratulations to the award winner, Nathan Bunio, for his Major Research Project entitled: "Air Rights Development and Public Assets: An Implementation Handbook for Public Entities."

### *Abstract:*

Air rights development (ARD) above/below public assets can achieve a number of smart growth principles while also being a land value capture tool. However, there are several complexities associated with ARD, along with bureaucratic resistance to an unfamiliar form of development. This report will explore the different ways a public entity can address these challenges and build an effective implementation structure for ARD.

The research questions will explore the role of the public entity in ARD and the options available to address the associated challenges. For this exploratory research, the methodology will involve an academic literature scan, along with a jurisdictional scan of institutional literature with Boston, New York, Vancouver, and a Washington D.C. as primary case studies. The report will be structured around the challenges of ARD, including political, regulatory, facilitation, and economic valuation issues. The report concludes with recommended steps in creating an implementation structure for ARD.

## ANNUAL OBJECTIVES

The annual objectives set out for CUR in its third year were to continue to uphold its dedication to provide analyses and recommendations to address the concerns confronting urban growth and change in the Greater Golden Horseshoe. Additionally, to produce evidence-based research and policy commentaries, engage with students, host events and continue to seek additional funding to meet its fundraising goals. CUR has met most of these objectives and is working to achieve others.

CUR is presently funding ten research projects headed by Ryerson researchers spanning various faculties such as the Faculty of Engineering and Architectural Science, the Ted Rogers School of Management and the School of Urban and Regional Planning.

CUR's research has been noted by various media outlets such as *Novae Res Urbis* (GTA and Toronto editions) *The Toronto Star*, *The Globe and Mail*, *The Business News Network* (BNN) and *TVOntario* (TVO).

David Amborski and Frank Clayton have had several op-ed's published in the *Toronto Star* and *Globe and Mail*. These op-ed's have helped advance CUR's mission of bringing economics in to the urban land development discussion. Further, they have highlighted key issues in the GGH's planning policies.

CUR's reports are now archived in the Legislative Library of Ontario. These reports will be made available to Members of Provincial Parliament, their staff, staff of the legislative Assembly and members of the Legislative Press Gallery.

CUR anticipates a busy 2016/17 with events, new research initiatives and collaborations. CUR will offer more education for private and public sector organizations. CUR will also build up its staff by hiring a Senior Researcher to take on new projects and oversee Research Assistants.

To date, CUR has secured funding from seventeen Founding Donor organizations who have committed a collective amount of 1.7 million dollars. The Centre continues to seek additional funding to ensure its longevity and sustainability.

CUR aims to strengthen its presence in policy making and to continue to uphold the city building mission of Ryerson.



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