

Centre for Urban Research and Land Development Annual Review 2019-2020



July 1, 2020



Table of Contents

- 4 About us
- 5 Thank you to our donors
- 6 Message from the Director
- 8 Progress since our inception
- 9 Advisory Committee
- 10 People
- 11 Research highlights
- 15 Blog entries
- 16 Media coverage
- 25 Events
- 27 Student opportunities

About Us

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

Vision

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

Mission

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

Thank You to Our Donors



Message from the Director



In the context of the significant economic and social changes resulting from the global coronavirus pandemic and the overdue addressing of social injustices, I am pleased to provide the annual report from the Centre for Urban Research and Land Development (CUR). CUR had another successful year, despite the challenges that we have all faced in recent months, as demonstrated by our accomplishments during our seventh year of operation. As in past years, the Centre has continued to make progress in achieving its Mission through the funding and publishing of research projects and policy reports, the delivery of relevant policy seminars, the undertaking of partnerships with a broad range of organizations, and the hiring of Ryerson students and graduates to participate in its research activities. In addition, CUR's management team have been sought after for media commentary, and have contributed to a wide range of organizations, committees and working groups.

Consistent with our Mission, CUR produced 22 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 developments within the Greater Toronto Area (GTA) and the Greater Golden Horseshoe (GGH).

We have undertaken or partnered in five seminars on current policy issues this year. This has included several sessions on housing. The topics for these included; the implications of the economic outlook for the GGH; the concepts and ideas presented in Alain Bertaud's work "Design Without Order" (which included bringing Alain in to participate from New York); a roundtable on affordable housing as part of National Housing Week; and the use of public-private partnerships to rebuild or provide social housing in Toronto, Boston and Cape Town. We had hoped to hold several seminars in the first half of 2020, including one with both the new and previous head of Toronto's Affordable Housing Office. However, the coronavirus pandemic necessitated our postponing these events. We plan to release a series of online interviews, "Conversations with CUR" until we can restart our regular in-person seminar series.

CUR once again had a successful year partnering with other organizations in our research and our seminars. We partnered with the Toronto Region Real Estate Board, the Ontario Real Estate Association and the Ontario Homebuilders' Association on several research projects. We have continued to build our relationship with the Canada Mortgage and Housing Corporation, partnering with them, the Evergreen Foundation and the City of Toronto's Affordable Housing Office on our National Housing Week events. We also continue to partner with the McMaster Institute for Healthier Environments at McMaster University on a "Housing for all Canadians Hub Research Grant" from CMHC.

We met with several Provincial Ministers to discuss Transit Oriented Communities (TOC) and provided a briefing note on the benefits of Transit Oriented Development (TOD). We also met regularly with Provincial Government policy advisors and have participated in technical workshops on Community Benefit Contributions, the Lands Needs Assessment Methodology, the Growth Plan for the Greater Golden Horseshoe and other topics. We have also provided several formal submissions on the Province's policy proposals. CUR has been asked by the City of Toronto to work with their Concept to Keys (C2K) Committee on improving the Planning Approvals Process.

We have continued our working relationship with the Lincoln Institute of Land Policy in Cambridge, Massachusetts. Through the Lincoln Institute, we are also involved with research being undertaken by the Organization for Economic Development Cooperation (OECD) to develop a research protocol on land value capture tool applications for an international compendium. We are now working on the Canadian land value capture component of this research.

CUR's Senior Research Fellow, Dr. Frank Clayton, our Senior Researcher, Diana Petramala, and I have been invited to comment in the media, present at several events, serve on several committees and boards and sit on several panels over the past year. In terms of media coverage, we have been interviewed or cited 109 times over the past year.

Members of CUR's management team have been appointed as an Academic Adviser and Executive Committee Member to the National Executive Forum on Public Property (NEFPP), and as a Vice President of the Toronto Association of Business Economists. We have also sat on several committees and working groups, including the Planning Services Advisory Panel of MPAC; and the Statistics Canada Municipal Finance Data Advisory Group. We also had representation on the Toronto Region Board of Trade - City of Toronto Smart City Working Group; the City of Toronto Inclusionary Housing Committee, and two Metrolinx committees, the Real Estate and Development Oversight Committee and the Project Evaluation Advisory Panel.

CUR researchers have appeared on a number of televised interviews, including a feature on The Agenda, and have delivered presentations to the Toronto and Region Real Estate Board, C.D. Howe Institute, the Ontario Expropriation Association, Dalhousie University, the University of Toronto, and the senior management group at Waterfront Toronto.

Internationally, CUR researchers delivered a presentation for the Gdansk Technical University on land value capture and waterfront development, presented papers at the Association of the European Schools of Planning in Venice, the Association of the Collegiate Schools of Planning Conference in South Carolina, and the Property Law and Property Rights Conference in Usti

nad Labem, Czech Republic. We are also partnering with the School of Urban and Regional Planning to deliver training to Professional Planning Staff from Kuwait City (discussions postponed by the pandemic).

In undertaking all the above activities, we have engaged students and recent graduates to participate as research assistants. Over the past year CUR has employed 12 research assistants and have aided them in gaining the experience and economic knowledge to support their careers in planning and urban policy practice. We currently have four full-time researchers working this summer, two of whom are receiving a placement credit as part of their graduate program.

With regard to student support, we would like to recognize the recipient of the Michael Wilson award for the best student Major Research Project (MRP) consistent with CUR's Mission. We would like to congratulate the 2019-2020 winner Candace Safonovs, on her Major Research Project, "Spatial Income Inequality in Toronto: A Longitudinal Study".

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.

Overall, 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.

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

Progress since our inception

2019-2020

During 2019-2020, CUR holds events on the economy in the Greater Toronto Area and its impacts on housing affordability, infrastructure and urbanization and publishes a number of research papers on housing supply in the region. It partners with the Toronto Real Estate Board, the Ontario Real Estate Association and the Ontario Home Builders' Association to advance research on these topics.

2018-2019:

CUR holds events on the economic context to housing affordability, land supply and infrastructure development in the GTA. It partners with the Toronto Real Estate Board, the Ontario Real Estate Association and the Ontario Home Builders' Association to advance research on these topics.

2017-2018:

Economist Diana Petramala joins CUR as Senior Researcher. The media response to CUR's analysis on planning in the GTHA, particularly in regards to the King St. Pilot Project and Millennial housing preferences, highlights the impact of its research.

2016-2017:

CUR launches the Greater Toronto/Hamilton Area Government-Owned Public Lands Inventory Web Map. John Clinkard joins CUR as Research Fellow.

2015 - 2016:

CUR expands its research outputs to include blog entries, working papers and

905 vs. 416 charts, and partners with the Canadian Centre for Economic Analysis and the Residential Construction Council of Ontario on the Housing Affordability Conference.

2014 – 2015:

CUR partners with industry leaders on a range of topics related to economic and planning issues and establishes the Michael Wilson Award, thanks to Patrick O'Hanlon and Kylemore Communities.

2013 - 2014:

Ryerson University announces the creation of CUR with support from 15 founding donors. Professor David Amborski is appointed Director and Dr. Frank Clayton is appointed Senior Research Fellow. CUR provides 7 research grants to Ryerson faculty.



Advisory Committee



Christina Beja
Senior Vice President
Transaction Real Estate
Ernst and Young



Michael Brooks
CEO
REALpac



Mark Conway
Senior Partner
N. Barry Lyon
Consulting Ltd.



Richard Joy
Executive Director
Urban Land Institute



Michael Kraljevic
Member
Metrolinx Board of
Directors



Richard Lyall
President
RESCON



Patrick O'Hanlon
President
Compass Hill
Developments



Heather Tremain
CEO
Options for Homes



David Wilkes
President & CEO
BILD

People



CUR Staff and Management

David Amborski

Director
CUR

Frank Clayton

Senior Research Fellow
CUR

Diana Petramala

Senior Researcher
CUR

Chris De Sousa

Professor
School of Urban and
Regional Planning

Lyndsey Rolheiser

Assistant Professor
School of Urban and
Regional Planning

Lisa Barnoff

Dean
Faculty of Community
Services

John Clinkard

Research Fellow
CUR

Heather Metcalfe

Project Coordinator
CUR

Research Assistants

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

Daniel Bailey

Alex Beheshti

Jessica Brodeur

Victoria Colantonio

Matthew Greystone

Frances Grout-Brown

Dmytro Kharena

Tycen Legg

Candace Safonovs

Hong Yun (Eva) Shi

Hannah Chan Smyth

Valeriya Sokolenko

Research Highlights



Research / Policy Reports

Pre-Zoning Corridor Lands to a Higher Density - A Necessary but Not Sufficient Prerequisite for Increasing Housing Supply Elasticity

Released: April 20, 2020

By: Candace Safonovs and Frank Clayton

The Kingston Road Revitalization Study for the Birchcliff community corridor (avenue) in former Scarborough was launched by the City of Toronto in 2004. The Study resulted in a number of zoning changes permitting higher densities aimed at encouraging new residential development. The enactment of these zoning changes along this corridor is used here as a case study to see whether pre-zoning avenue land for denser development has increased the price elasticity of housing supply in response to demand.

This report concludes that pre-zoning avenues for higher densities is no panacea for ensuring serviced sites are available for development in response to increased market demand. It alone does not do enough to ensure that housing supply is able to respond quickly to demand. It is, however, a step in the right direction, in that Toronto's zoning should better reflect planning for current market conditions.

Upbeat Outlook for the GTHA Economy to Continue to Stoke Home Prices and Rents: Housing Affordability to Remain Challenged

Released: February 6, 2020

By: Diana Petramala and Frank Clayton

The Toronto Regional Real Estate Board ("TRREB") commissioned the Centre for Urban Research and Land Development at Ryerson University to study the drivers of economic activity in the Greater Toronto and Hamilton Area ("GTHA") over the next 10 years and how these future economic prospects will impact housing affordability.

The GTHA is expected to continue to churn out a healthy amount of high-paying jobs over the decade as a whole. This is good news for the wave of immigrants coming to the region in search of work and for Millennials and Generation Zers entering the job market. However, according to the authors, the supply of new housing in the region is not expected to grow fast enough to meet the needs of this growing population. Housing costs are expected to continue to outstrip household income growth over the next decade and affordability will remain challenged.

Association of Municipalities of Ontario's "Fixing the Housing Affordability Crisis" Paper Misses the Mark on Land Supply

Released: November 21, 2019

By: Frank Clayton and Diana Petramala

The Association of Municipalities of Ontario (AMO) recently released a paper, "Fixing the Housing Affordability Crisis: Municipal Recommendations for Housing in Ontario", which purports to provide a road map to fixing the housing affordability crisis in Ontario through the coordinated actions of the three levels of government. The paper includes 63 recommendations in total, 40 of which are intended to increase the supply of affordable housing.

According to Dr. Frank Clayton, CUR's Senior Research Fellow, however, AMO's recommendations fail to address aspects of the provincial legislative framework (e.g., *A Place to Grow: the Growth Plan for the Greater Golden Horseshoe*) and the municipal land use planning system that put the biggest constraints on the supply of affordable housing – those that limit the availability of serviced sites for development. The most important step the Province can make to ease the affordability problems for all households is to enforce Policy 1.4.1 of the Provincial Policy Statement (PPS), which requires municipalities to meet minimum thresholds in providing development-ready land at all times to accommodate a range of new housing.

Time to Transition Municipal Employment Surveys into an Annual GGH-Wide Employment Survey

Released: September 16, 2019

By: Frank Clayton and Hong Yun (Eva) Shi

Annual surveys of employment and business counts are available for most municipalities in the Greater Toronto and Hamilton Area (GTHA), but for only one municipality in the rest of the Greater Golden Horseshoe (GGH). Unfortunately, even where these surveys exist they have serious shortcomings, including: inter-municipal variation in terms of coverage, timing, collection procedures and consistency over time. The surveys do not provide reliable employment growth estimates at the regional level or for many municipalities.

To ensure the collection of comprehensive and consistent employment data throughout the GTHA or GGH, employment surveys should be conducted and / or supervised by a centralized agency or body which would apply a standardized methodology to the process. This paper, authored by Frank Clayton and Hong Yun (Eva) Shi presents three options for transforming the current municipal surveys into a region-wide survey, including the preferred option of having a centralized body and having the Ontario Growth Secretariat supervise the execution of the surveys by local municipalities.

*Something to Think About:
What Is Driving Declining
Population Mobility in the
Greater Toronto Area?*

Released: July 22, 2019

By: Frank Clayton and John Clinkard

In this initial analysis, CUR looks at factors that could have contributed to declining population mobility in the Greater Toronto Area (GTA) between 2006 and 2016.

The top finding was that a shortage of newly-built, ground-related homes likely was a major contributor to the decline in this mobility.

The results here suggest that more in-depth statistical research into the role that the marked decline in the quantum of ground-related housing completions played in reducing overall population mobility should be undertaken.

Exploring why the supply of new ground-related housing diminished so much since the first half of the 2000s is also an important research question.

CUR Presentations

Frank Clayton

Ontario Expropriation Committee
State of the Market Address
June 2020

State of the Market Address
October 2019

University of Toronto

*How an Understanding of the Supply
Side of the Housing Market Can
Lead to More Effective Housing
Policymaking*

February, 2020

Diana Petramala

CD Howe Institute
*Achieving Stability and Growth
in the Canadian Housing Market,*
December, 2019

Dalhousie University

Economists' Career Paths
October 2019

Commentary

Response to Recommended Changes to the Provincial Policy Statement: Ensuring an Ample Supply of Serviced/Readily Serviceable Residential Sites

Released: October 31, 2019

By: Frank Clayton and David Amborski

Clayton and Amborski provided an analysis of the proposed changes to the Provincial Policy Statement announced by the Ministry of Municipal Affairs and Housing.

Highlights of the submission include:

Agreeing with the proposal to replace “a minimum of 10 years” in (Policy 1.4.1 a) with “a minimum of 12 years”. This would mean municipalities would have to maintain a minimum 17-year supply of medium-term residential sites, assuming Official Plans are updated every 5 years; and

Recommending that the proposal to allow single-tier and upper-tier municipalities the choice of maintaining “at least a five-year short-term land supply” instead of a three-year supply (Policy 1.4.1 b) be changed to require the maintenance of “at least a five-year supply” of short-term land.

CUR’s submission also stresses the need to conduct residential land needs analyses by unit type, tenure and density to reflect “market-based” (or demographically-based) needs housing requirements.

CUR Series

CUR Urban Digest

Winter, 2020

Providing a commentary on what CUR researchers are reading in regards to the performance of economies and real estate markets, as well as land-use policy issues, CUR’s Urban Digest, launched in the winter of 2020, seeks to better engage with industry professionals.

The inaugural issues deal with the use of economic indicators, the use of development charges to build local infrastructure and the weighing of tax incentives for housing between renters and homeowners.

[Issue 2020-02 April 7, 2020](#)

[Issue 2020-01 March 9, 2020](#)

GTA Housing Market Pulse

2020

With the uncertainty caused by the widespread closure of the Ontario economy in the spring of 2020 resulting from the COVID-19 pandemic, CUR is seeking to provide some data analysis as to the impact on the housing market in the GTA.

The GTA Housing Market Pulse, released regularly during the spring and summer of 2020, looks at the impact of the closures, the gradual re-opening of the economy and the potential long-term effects.

[Issue 2020-06 June 22, 2020](#)

[Issue 2020-05 June 1, 2020](#)

[Issue 2020-04 May 22, 2020](#)

[Issue 2020-03 April 24, 2020](#)

[Issue 2020-02 April 17, 2020](#)

[Issue 2020-01 April 3, 2020](#)

Blog Entries



June 25, 2020

Federal Tax Expenditures Favour Homeowners

June 10, 2020

Toronto Now the Fastest Growing Metropolitan Area in the United States and Canada, City of Toronto Still the Fastest Growing Central City

March 11, 2020

Toronto CMA Losing Existing Population of All Ages to More Affordable Regions in Ontario

March 6, 2020

CUR's Top 4 Facts on Females in Real Estate

February 20, 2020

Where Are All the Canadian Millennials Moving To?

December 16, 2019

Toronto Homeowners Won't Be Overburdened by a Proposed Property Tax Increase to Fund Infrastructure

October 30, 2019

Millennials in the City of Toronto and CMA Are Heading to the Rest of the Greater Golden Horseshoe, but Are Being Replaced by Immigration

October 18, 2019

My Two Days with the Bertauds

October 7, 2019

Wondering Why the GTA Economy Has Been Growing So Fast and What the Future Holds? If so, Joe Berridge Is a Must Read

September 18, 2019

Takeaways from CUR's Seminar on Leveraging Public Land and Public-Private Partnerships to Provide Social Housing

September 9, 2019

Time to Revisit the Population Forecast Underlying the Growth Plan for the Greater Golden Horseshoe

September 4, 2019

Single-Detached Houses Are Here to Stay in the GTA, Contrary to Media Reports and Planners' Dreams

July 29, 2019

Debating the Mortgage Stress Test: To Loosen or Not to Loosen?

Media Coverage



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

June 29, 2020

Living on the edge

The Toronto Sun interviews CUR's Senior Researcher Diana Petramala on CUR's recent report on population growth in Toronto

By: Martin Slofstra

June 29, 2020

As the City Explodes, Toronto Transit Feels the Financial Strain

The Star refers to CUR's recent report on population growth in Toronto and the fiscal implications for city services

By: Divya Baljii

Also cross-posted in **The Financial Post** (Toronto) and **Bloomberg News**.

June 24, 2020

Adjusting Growth Expectations: Province Proposes Amendments To The Growth Plan

NRU interviews CUR's Director, David Amborski, for its feature on the proposed changes to the Growth Plan for the GGH

Posted with permission of NRU Publishing Inc. The article first appeared in Novae Res Urbis GTHA, V. 23, N. 24, Wednesday, June 24, 2020

By: Rob Jewett

June 17, 2020

Toronto will still be attractive to immigrants after coronavirus

Phillipine Canadian Inquirer feature on CUR's report on population growth in Toronto compared to the United States and Canada

By: Shelby Thevenot

Also cross-posted in **CIC News (Toronto)**

June 15, 2020

Metro Vancouver is one 12th fastest growing regions in North America

604Now Vancouver features CUR's recent report on population growth in Toronto compared to other metro areas in the United States and Canada

By: Dana Bowen

June 12, 2020

Metro Vancouver is the 12th fastest growing region in North America

Daily Hive Vancouver references CUR's recent report on population growth in Toronto compared to other cities in the United States and Canada

By: Kenneth Chan

June 12, 2020

Toronto is the Fastest-Growing City

CTV feature on CUR's recent report on population growth in Toronto compared to other cities in the United States and Canada

June 12, 2020

Toronto: the fastest growing city (and region) in North America

Radio Canada International feature on CUR's recent report on population growth in Toronto compared to other cities in the United States and Canada

By: Marc Montgomery

June 12, 2020

Toronto is Fastest Growing City in All of Canada and US

CP24 feature on CUR's recent report on population growth in Toronto compared to other cities in the United States and Canada

June 12, 2020

Toronto is close to topping Chicago as North America's second city for skyscrapers. Here's why.

The Chicago Sun-Times interviews CUR's Senior Research Fellow, Frank Clayton, on immigration and population growth in Toronto and the implications for urban and economic growth

By: Ed Zotti

June 12, 2020

Toronto fastest growing metropolitan area on the continent, Ryerson University study

Zoomer Radio article on CUR's recent report on population growth in Toronto compared to other cities in the United States and Canada

By: Jane Brown

June 11, 2020

Toronto is the Fastest-Growing Metropolitan Area in Canada and US

Toronto Storeys features CUR's recent report on population growth in Toronto compared to other cities in the United States and Canada

By: Ainsley Smith

June 11, 2020

Toronto is now the fastest growing city in North America

Daily Hive feature on CUR's recent report on population growth in Toronto compared to other cities in the United States and Canada

By: Clarrie Feinstein

June 11, 2020

GTA population growth topped Canadian and American cities in 2019

The Star quotes CUR's Senior Researcher Diana Petramala regarding CUR's recent report on population growth in Toronto compared to other cities in the United States and Canada

By: David Rider

June 11, 2020

Toronto is now the fastest growing city in North America

BlogTO features CUR's recent report on population growth in Toronto compared to other cities in the United States and Canada

By: Lisa Power

June 11, 2020

Toronto Now Fastest Growing Metropolitan Area in the United States and Canada

The Municipal Information Network references CUR's recent release on population growth in Toronto in 2019

June 11, 2020

Toronto fastest growing municipality in North America in 2019: Report

Toronto Sun interviews CUR's Senior Researcher Diana Petramala regarding CUR's recent report on population growth in Toronto compared to other cities in the United States and Canada

By: Jane Stevenson

June 10, 2020

Toronto Now Fastest Growing City and Metro Area in US and Canada

Urban Toronto feature on CUR's recent report on population growth in Toronto compared to other cities in the United States and Canada

By: Jack Landau

June 5, 2020

Housing Now Advances

Novae Res Urbis interviews CUR's Director, David Amborski, on phase two of the City of Toronto's Housing Now program. Posted with permission of NRU Publishing Inc.

The article first appeared in Novae Res Urbis Toronto, V. 24, N. 23, Friday, June 5, 2020

By: Rob Jowett

June 3, 2020

How we'll live together - and stay apart

Toronto Star quotes CUR's David Amborski, on urban planning post COVID-19 pandemic

By: Tracy Hanes

June 1, 2020

Housing market will avoid "extreme stress" thanks to government stimulus: CUR

Livabl features CUR's release on the likely effects of government stimulus programs on the economic impacts of the COVID-19 pandemic

By: Sean MacKay

May 27, 2020

Buyers coming off sidelines in Toronto housing market

The Globe and Mail references CUR's release on the COVID-19 pandemic and the GTA housing market

By: Carolyn Ireland

May 26, 2020

Toronto's housing is no longer in a seller's market: CUR

Livabl features CUR's release on the COVID -19 pandemic and the GTA housing market

By: Sean MacKay

May 25, 2020

'Space is the new luxury': Could the coronavirus prompt an urban exodus in Ontario?

Global News interviews CUR's Senior Research Diana Petramala on the potential impact of the COVID-19 pandemic on housing preferences in the GTA

By: Daina Goldfinger

May 15, 2020

What the cancellation of Sidewalk Labs in Toronto means for Ryerson

The Eyeopener interview David Amborski, on the cancellation of Sidewalk Labs in Toronto

By: Libaan Osman, Heidi Lee, Alexandra Holyk

May 1, 2020

Necessary, But Not Sufficient

Novae Res Urbis feature on CUR's report on re-zoning for greater density in Toronto, including an interview with CUR's Senior Research Fellow, Frank Clayton. Posted with permission of the publisher of NRU Publishing Inc.

The article first appeared in Novae Res Urbis Toronto, Vol. 24, No. 18, Friday, May 1, 2020

By: Rob Jowett

April 29, 2020

Condo buyers scarce: sales in the GTA's outer rim 'still pretty busy'

Globe and Mail feature on CUR's report on the impact of COVID-19 on the housing market in the GTA

By: Carolyn Ireland

April 27, 2020

Toronto condo market weakening faster than forecasters projected: CUR

Livabl features CUR's latest newsletter on the impact of the COVID-19 pandemic on Toronto's housing market

By: Sean Mackay

April 22, 2020

Airbnb's Flame-Out In The COVID-19 Pandemic Could Be Good News For Renters And Homebuyers

HuffingtonPost.ca interviews CUR's Senior Researcher Diana Petramala on the impact of the COVID-19 pandemic on the short-term rental industry and the implications for housing supply

By: Daniel Tencer

April 21, 2020

Canada needs more multi-suite purpose-built rental units

Build-ing.ca references CUR's research on Canadian mobility rates as part of its feature on housing supply nationwide

By: Keith Reading

April 9, 2020

Time to Change the "Growth Must Pay for Growth" Mantra of Ontario Municipalities to "Beneficiaries Must Pay for Growth"

The Municipal Information Network references CUR's recent release on development charges in the GTA

April 5, 2020

Early Observations on the Pandemic and Population Density

NewGeography references CUR's research on ground-oriented housing in the GTA as part of its look at the possible implications of the COVID-19 pandemic

By: Wendell Cox

April 1, 2020

Want More Affordable Housing in Canada? Build More Houses

The Goodman Report interviews CUR's Senior Research Fellow, Frank Clayton, on land supply and housing affordability in Toronto.

By: Peter Taylor

March 24, 2020

In Conversation with Frank Clayton, Centre for Urban Research and Land Development, Ryerson

In Conversation interviews CUR's Senior Research Fellow, Frank Clayton, on land supply and its impact on housing affordability in Toronto.

By: Wayne Karl

March 13, 2020

Mississauga is losing its millennials

Municipal Information Network quotes CUR's research on Millennial mobility trends

March 13, 2020

Mississauga is losing its millennials

Canindia quotes CUR's research on Millennial mobility trends in reference to the impact on the City of Mississauga

March 10, 2020

Forget the struggle of Toronto life, let's all move to Waterloo

The Eyeopener quotes CUR's research on Millennial mobility trends

March 6, 2020

Study reveals that Mississauga is losing millennials

Insauga.com quotes CUR's research on Millennial mobility trends in reference to the impact on the City of Mississauga

By: Lucy Mazzucco

March 6, 2020

Toronto affordable housing needs more than 'tinkering'

ConstructConnect quotes CUR's Senior Research Fellow, Frank Clayton, and CUR's report on incomes and housing regarding the issue of housing affordability as part of its feature on housing affordability in the city

By: Ian Harvey

March 5, 2020

Home ownership becoming a distant dream for some millennials in Waterloo Region

The Record quotes CUR's research on Millennial mobility trends in reference to the growing cost of real estate in the region

By: Waterloo Region Record

March 4, 2020

Editorial: Make way for the region's millennials

The Record quotes CUR's research on Millennial mobility trends in reference to its editorial on the impact on Waterloo and the need to invest in infrastructure

By: Waterloo Region Record

March 3, 2020

Millennials are choosing Waterloo Region as they are priced out of the GTA

The Record quotes CUR's research on Millennial mobility trends in reference to its article on the impact on Waterloo

By: James Jackson

March 3, 2020

The Financialization of the Housing Market

The Agenda with Steve Paikin hosts CUR's Senior Researcher, Diana Petramala, on a panel on the impact of financial investment on housing affordability in Toronto

March 2, 2020

First-time Home Buyer Incentive Program not targeted enough: expert

CityNews interviews CUR's Senior Researcher, Diana Petramala, on the First-time Home Buyer Incentive Program and the impact of housing affordability in Toronto

March 2, 2020

Toronto Regional Real Estate Board Presenting 2020 Market Outlook and January Market Statistics Today at Peel Region Economic Summit

The Canadian Business Journal references CUR's research on economic trends to 2031 and the impact on housing affordability

February 2020

Halton Economic Update

The Halton Economic Update features CUR's research on Millennial mobility trends in its article on the demographic impact

February 26, 2020

Toronto and Vancouver Median Incomes Are Falling

HuffPost Canada quotes CUR's research on Millennial mobility trends in its article on the cost of living in Vancouver and Toronto

By: Daniel Tencer

February 25, 2020

Study reveals the Region of Peel is losing Millennials

InBrampton references CUR's research on Millennial mobility trends and Halton Region

By: Lucy Mazzucco

February 25, 2020

Millennials are flocking to the Halton Region

InHalton references CUR's research on Millennial mobility trends in reference to its impact on the Halton Region

February 23, 2020

5 of Top 6 Destinations for Millennials Moving Within Canada Are in Ontario

Toronto Storeys feature on CUR's research on Millennial mobility trends within Canada

February 21, 2020

Report: Millennials choose Ottawa as their top destination in Canada

The Ottawa Sun discusses CUR's research on Millennial mobility trends and the impact on the housing market in Ottawa

By: Bruce Deachman

February 21, 2020

CTV Morning Live Ottawa

CTV Ottawa interviews CUR's Senior Researcher, Diana Petramala, regarding CUR's research on Millennial mobility trends

February 21, 2020

Ottawa is Canada's top destination for millennials: Ryerson University

The Ottawa Citizen features CUR's research on Millennial mobility trends and the impact on the housing market in Ottawa

By: Bruce Deachman

February 20, 2020

Ottawa Now with Evan Solomon

Ottawa Now feature on CUR's recent research on Millennial mobility trends

February 20, 2020

Ottawa Now - How the Nation's Capital is becoming a popular place to live for millennials

Ottawa Now interviews CUR's Senior Researcher, Diana Petramala, regarding CUR's research on Millennial mobility trends

February 20, 2020

GTA home price growth to hit 10 per cent this year: TRREB

HOMES interviews Frank Clayton regarding its economic forecast and the implications for housing affordability in the GTHA

By: Wayne Karl

February 20, 2020

CityNews at 6, Toronto

CityNews features regarding CUR's research on Millennial mobility trends

February 20, 2020

Ottawa the top destination for moving millennials

CTV news Ottawa quotes CUR's Diana Petramala as part of its feature on CUR's research on Millennial mobility trends

By: Ted Raymond

February 18, 2020

Toronto's Housing Affordability Problem Expected to Grow in 2020

Bisnow quotes CUR's Senior Research Fellow Frank Clayton in its feature on Toronto's housing affordability

By: Ian Johnston

February 12, 2020

Waiting for Canada's Housing Market to Crash Before Buying a Home? Get Ready to Wait a Long Time

The Motley Fool references CUR's study on Toronto's population growth as part of its article on the Toronto housing outlook

By: Andrew Button

February 7, 2020

The creation of new housing supply should take precedence in Toronto

MortgageBrokerNews quotes CUR's Senior Research Fellow, Frank Clayton, regarding CUR's recent forecast for the Toronto housing and jobs markets

By: Ephraim Vecina

February 7, 2020

Upbeat Outlook for the GTHA Economy to Continue to Stoke Home Prices and Rents: Housing Affordability to Remain Challenged

The Municipal Information Network references CUR's recent forecast for the Toronto housing and jobs markets

February 6, 2020

Report: More Jobs in GTHA in Next 10 Years, Rising Housing Prices

CityTV interviews CUR's Senior Researcher, Diana Petramala, on CUR's recent forecast on Toronto's jobs and housing market

February 6, 2020

Toronto Regional Real Estate Board Releasing 2020 Market Outlook and January Market Statistics Today at Economic Summit

StreetInsider.com references CUR's look at the forecast for Toronto's jobs and housing markets in reference to TRREB's Economic Summit

February 3, 2020

Population of GTA Expected to Break 10 Million in next 25 years

Toronto Storeys features CUR's study on Toronto's population growth as part of its article on the Toronto housing outlook

January 25, 2020

Vancouver's affordability crisis is hampering its much-touted 'livability'

The Globe and Mail references CUR's study on Toronto's population growth as part of its article on housing affordability in Vancouver

By: Kerry Gold

January 23, 2020

How this underused housing model could help solve the affordability crisis

TVO quotes CUR's Director, David Amborski, in its article on the use of land trusts to mitigate housing affordability challenges

By: Mary Baxter

January 22, 2020

Why are cops, teachers and nurses giving up on Toronto?

Toronto Life references CUR's recent blog on Toronto's demographics in its look at housing affordability in the city

By: Sarah Fulford

January 14, 2020

Tackling the challenges of urban growth

REMI references CUR's study on population in Toronto compared to other urban centres

By: Erin Ruddy

December 17, 2019

Toronto council votes overwhelmingly to increase property taxes by 8 per cent over 6 years

The Star references CUR's follow-up study on property taxes in Toronto as part of its feature on the City of Toronto's budget deliberations

By: Jennifer Pagliaro

December 12, 2019

No one likes property taxes, but Toronto is doing the right thing with gradual hike

The National Post references CUR research on property taxes in Toronto

By: Murtaza Haider and Stephen Moranis

November 18, 2019

One Ontario city's innovative approach to affordable housing

TVO interviews Diana Petramala on market conditions and the innovative uses of financing to provide affordable housing in Ontario municipalities

By: Josh Sherman

October 27, 2019

Hamilton non-profits forge partnership to build affordable housing on government land

The Hamilton Spectator interviews CUR's Director, David Amborski, regarding the use of surplus lands to provide affordable housing and references CUR's study on innovative uses for surplus lands

By: Teviah Moro

October 25, 2019

Get used to it: Toronto is the key to winning

The Globe and Mail references CUR's study on Toronto's population growth compared to other cities in North America as part of their feature on the 2019 Federal election

By: Marcus Gee

October 23, 2019

Forest Hill condo promises direct LRT access

Remi network references CUR's study on Transit Oriented Development as part of its feature on condo development at Bathurst and Eglinton

By: Rebecca Melnyk

October 17, 2019

Toronto's apartment market: fundamentals driving demand

RENX quotes CUR's study on Millennials entering the housing market as part of their feature on Toronto's rental market

By: Greg Placidi

October 17, 2019

Will the Election Help Solve Toronto's Housing Crisis?

Building quotes CUR's study on Toronto's population growth compared to other cities in North America as part of their feature on the 2019 Federal election

By: Paul Danison

October 9, 2019

True confessions from Toronto's housing hell

The Eyeopener quotes CUR's Senior Research Fellow, Frank Clayton, in their feature on the rental market in Toronto

By: Abbey Kelly

October 4, 2019

Order without Design: Planning and Economics

CUR's event with urbanist Alain Bertaud featured in the Novae Res Urbis. Posted with permission of NRU Publishing Inc.

The article first appeared in Novae Res Urbis - Toronto, V. 23, N. 39, Friday, October 4, 2019

By: Rachael Williams

October 2, 2019

Toronto's unaffordability will lead people to consider leaving the city: Forum Poll president

Toronto Star references CUR's study on population growth while discussing the rental market in Toronto

By: Ilya Bañares

September 27, 2019

Gender Equity Strategy: Planning for Women

CUR's Senior Researcher, Diana Petramala, interviewed on the impact of commute times on women in the Novae Res Urbis on its feature the City of Toronto's proposed gender equity division.

Posted with permission of NRU Publishing Inc. and appeared in Novae Res Urbis – Toronto, V. 23, N. 38, Friday, September 27, 2019

By: Rachael Williams

September 26, 2019

Beware Toronto Renters - Things Are About to Get Worse!

TorontoStoreys references CUR's study on population growth while discussing the rental market in Toronto

By: Jenny Febbraro

September 18, 2019

Reviving Regional Economies

CUR's Senior Researcher, Diana Petramala, interviewed by Novae Res Urbis on the Ontario Chamber of Commerce report on regional disparities in Ontario.

Posted with permission of NRU Publishing Inc. and appeared in Novae Res Urbis – GTHA, V. 22, N. 37, Wednesday, September 18, 2019.

By: Rachael Williams

September 6, 2019

How Toronto locals soured on Alphabet's neighborhood of the future

FastCompany references CUR's study on population growth in Toronto as part of its feature of Sidewalk Labs

By: Jared Lindzon

September 4, 2019

Canadians are clinging to affordable rents as long as they can

The Globe and Mail references CUR's study on population mobility as part of its feature on rents across Canada

By: Gail Johnson

August 6, 2019

T.O.'s transportation transformation

NextHome.ca references CUR's study on population growth in Toronto

August 2, 2019

Toronto has the lowest property tax among 35 major Ontario cities, a new report says

Reference to CUR's report on property taxes in the Star

By: Jacob Lorinc

July 31, 2019

Housing development roaring along in Brampton, Bill 108 notwithstanding

The Pointer interviews David Amborski and the impact of Bill 108 on Brampton

By: Hiren Mansukhani

July 30, 2019

3 reasons why the mortgage stress test should not change (for now)

NewInHomes.com feature on CUR's study on the B-20 mortgage stress test

July 30, 2019

Toronto reigns supreme in North American construction

ConstructionDive feature quotes CUR Senior Researcher, Frank Clayton, regarding CUR's study on population growth in Toronto

By: Jenn Goodman

July 29, 2019

The Real Economy

Bloomberg interviews Diana Petramala, on CUR's study on potential changes to the B-20 mortgage stress test

July 25, 2019

CP24 Hot Property

CP24 Hot Property references CUR's study on population mobility in the GTA

July 24, 2019

Less Torontonians are changing addresses compared to a decade ago

MortgageBrokerNews.ca feature quotes CUR's Senior Research Fellow, Frank Clayton, on CUR's study on population mobility in the GTA

By: Ephraim Vecina

July 23, 2019

Toronto area housing mobility under pressure amid surging prices

Bloomberg interviews CUR's Senior Research Fellow, Frank Clayton, for its feature on CUR's study on population mobility in the GTA

July 23, 2019

The Morning Show (AM 640 Toronto (CFMJ-AM)) (audio)

The Morning Show interviews CUR's Senior Research Fellow, Frank Clayton, for its feature on CUR's study on population mobility in the GTA

July 23, 2019

Bulletins de nouvelle du 23 juillet, 2019

Radio-Canada (Toronto) interviews CUR's Research Fellow, John Clinkard, for its feature on CUR's study on population mobility in the GTA

July 23, 2019

Toronto's housing supply shortage could be preventing important life decisions

NewInHomes.com feature on CUR's study on population mobility in the GTA

July 23, 2019

People moving less due to high housing prices

CityTV feature on CUR's study on population mobility in the GTA

July 23, 2019

People in Toronto are moving homes a lot less than they used to

BlogTO feature quotes CUR's Senior Research Fellow, Frank Clayton, on CUR's study on population mobility in the GTA

By: Mira Miller

July 23, 2019

Mobility rates across Canada

CTV Morning Live Ottawa feature on CUR's study on population mobility in the GTA

July 22, 2019

Mobility rate of Toronto homeowners has declined markedly because of weak housing construction

Feature by the Globe and Mail on CUR's study on population mobility in the GTA

By: Janet McFarland

July 22, 2019

Fewer housing options have Torontonians moving less, report says

Star feature on CUR's study on population mobility in the GTA

By: Tess Kalinowski

July 19, 2019

Toronto's astonishing growth: Will it matter to Buffalo?

The Buffalo News interviews CUR's Senior Research Fellow, Frank Clayton, regarding population growth trends in Toronto

By: Caitlin Dewey

July 11, 2019

InterRent Announces \$155 Million Acquisition in Montreal

GuruFocus.com references CUR's study on population growth in North America as part of its feature on Montreal real estate

July 4, 2019

First-Time Home Buyer Incentive Can Save You Up to \$286 on Monthly Mortgage

ReallInsights references CUR's study on Millennials entering the housing market

By: Shantae Campbell

July 2, 2019

Why there's no hope on the horizon for Toronto's housing crisis

TVO references CUR's takeaways from the 2016 Census

By: John Michael McGrath

Events



What Is the Economic Outlook for the GTHA to the Year 2031 and What Does It Mean for Incomes, Housing Prices and Rents?

Building on CUR's earlier research on the GTHA economy and its impact on housing affordability in the region, the authors of the report, Diana Petramala and Frank Clayton, presented their findings at our seminar on **March 4, 2020**. In particular, they focused on their average annual forecasts for the economic activity and employment prospects in the GTHA over the next decade and the implications for future average household incomes. Their analysis focused on how this economic outlook is expected to impact housing affordability in the region.

After an overview of the reports' findings, a general discussion followed with the authors answering the audiences' questions on their findings and what they foresaw for developments in the GTHA economy and housing markets.



National Housing Week Roundtable

Accessing affordable housing continues to be a problem in the GTA. In addition to CUR's research in this area, on **November 19, 2020**, we also brought together a number of industry leaders to discuss effective approaches to the issue.

In a wide-ranging discussion of the issue and the solutions being contemplated by a number of non-profits locally, the roundtable discussed how the issue affects families and the region as a whole.

Seminar Series: Alain Bertaud

CUR, along with the Toronto Association of Business Economists and Lambda Alpha International (Simcoe Chapter), invited noted urbanist Alain Bertaud to visit Toronto to inform students and industry leaders on his work and his latest book *Order without Design: How Markets Shape Cities*.

Time for Economics to Revolutionize Land Use Planning in the GTA?

On **September 30, 2020**, Bertaud presented to students and industry leaders from a wide range of industries at Ryerson University. He then engaged with a panel which included CUR's Senior Research Fellow, Frank Clayton, Russell Mathew (Partner, Hemson Consulting Ltd.), and Matthias Sweet (School of Urban and Regional Planning of Ryerson University) to discuss how economic theory can be applied to planning in the GTA. A discussion moderated by Frank Clayton followed.

By applying the theories of urban economics to the practice of urban planning, Bertaud argues we can improve the productivity and welfare of citizens in urban regions like the GTA. He argues that planners and economists can work

together to improve the management of urban regions in response to ongoing issues such as housing affordability, responsible land-use policies and infrastructure development.

Letting Markets and Data Shape Cities

Bertaud also held a joint session with noted statistician Paul Waddell on **October 1, 2019** at Ryerson University. With CUR's Senior Researcher, Diana Petramala, acting as moderator, Bertaud and Wadell engaged in a discussion as to the use of data to reshape the planning approach to urban environments.

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

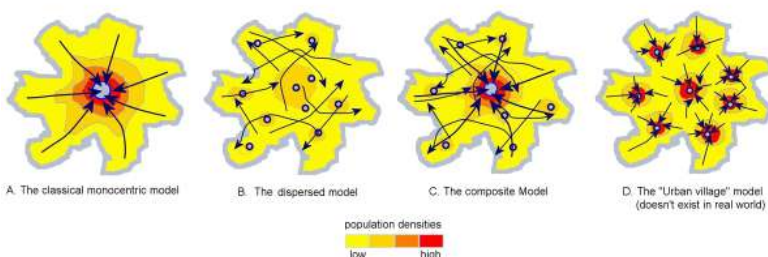
Should Municipal Planning Departments Be Transformed into "Municipal Planning and Economics Departments?"

On **October 1, 2019**, Bertaud was the guest of honour for an intimate dinner with industry leaders, hosted by the Simcoe chapter of the Lambda Alpha International, at the University Club.

As part of his presentation, Bertaud argued that applying the theories of urban economics to the practice of urban planning is the way to improve the productivity and the welfare of citizens in urban regions like the GTA: "Instead of being exclusively focused on land use and regulatory issues, planning departments should also be involved in economic analysis on a day-to-day basis."

Following the conclusion of the seminar series with Alain Bertaud, CUR's Senior Researcher, Diana Petramala, released an overview of Bertaud's impressions of Toronto and lessons learnt from his visit ([My Two Days with the Bertauds](#)).

Trip Patterns and Types of Jobs Spatial Distribution



Source: Bertaud, Alain (2018). "Order without Design: How Markets Shape Cities." Cambridge: MIT Press



CUR's Frank Clayton with Alain Bertaud (NYU) and Jim Clayton (York University), September 30, 2019

Leveraging Public Land and Public-Private Partnerships to Provide Social Housing

Government housing agencies have recently been leveraging public land to build or rebuild social housing units. CUR hosted a seminar on **September 10, 2019**, which presented three case studies: the Toronto Community Housing Corporation (TCHC); the Boston Housing Authority (BHA); and the City of Cape Town in conjunction with the Development Action Group (DAG), to showcase how this is being undertaken internationally.

Speakers involved in the Toronto (Regent Park), Boston (One Charlestown and McCormack) and Cape Town initiatives (Woodstock) compared their experiences and offered lessons learned from their perspectives how these international case studies compared and contrasted in improving the accessibility of social housing where needed.

Following the presentation, the floor was then opened for a general discussion moderated by the Director of CUR, David Amborski. A wide-ranging discussion on the differing approaches taken by these organizations followed, including a number of questions of how these different approaches can be applied across different fiscal contexts.

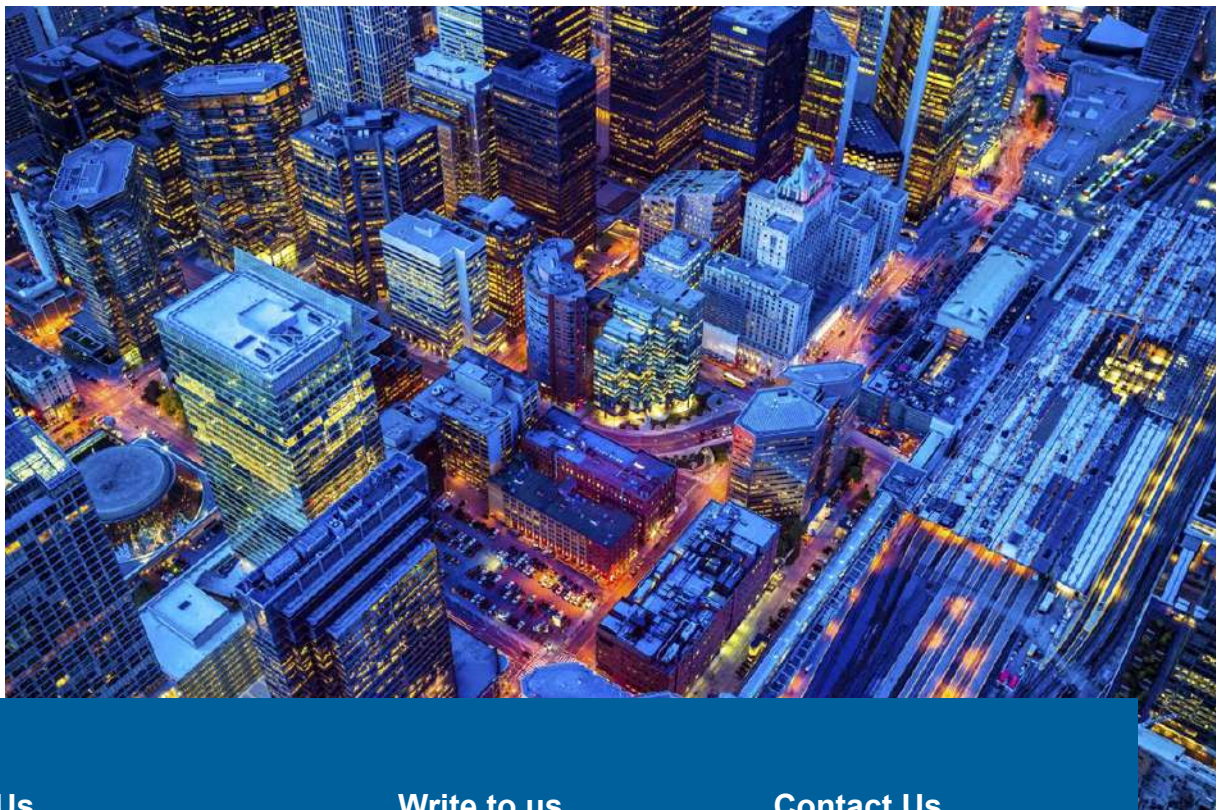
Student Opportunities



Research Assistants Dmytro Kharena, Valeriya Sokolenko and Frances Grout-Brown volunteering at a CUR event, February 2020

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

Since CUR began, we have hired 40 students and recent graduates from the School of Urban and Regional Planning and have helped them kick-start their careers. (The 12 researchers we employed this year are listed on page 10.)



Visit Us

111 Gerrard Street East
3rd Floor, Room: GER 204
Toronto, ON

Write to us

350 Victoria Street
Toronto, ON M5B 2K3

Contact Us

416-979-5000 x 3348
cur@ryerson.ca
ryerson.ca/cur