

An aerial photograph of a city skyline, likely New York City, featuring prominent skyscrapers like the Chrysler Building and the Empire State Building. The image is overlaid with a semi-transparent blue filter. The text is centered and white.

2024

ANNUAL REVIEW

**CENTRE FOR URBAN
RESEARCH AND
LAND DEVELOPMENT**



Table of Contents

- 3 About Us
- 4 Thank you to our Donors
- 5 Message from the Director
- 7 Progress Since Our Inception
- 8 People
- 9 Research Highlights
- 10 Blog Entries
- 11 Student Opportunities
- 12 Media Coverage
- 20 Presentations

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



With eleven successful years of existence, it is with great pleasure that we once again provide the annual report for the Centre for Urban Research and Land Development (CUR) in the Faculty of Community Services at Toronto Metropolitan University. This past year, as with the previous one, has seen a number of challenges due to changes in market conditions, particularly relevant as the bulk of our funding draws from the development and building industry. Nevertheless, we have continued on with our research activities which have focused precisely on said market conditions - identifying the underlying issues at play and both commenting on and recommending policies to address the present circumstances.

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

CUR produced 17 research publications in 2024, which have included research reports, policy reports, blog entries and working papers, all of which have focused on offering an economic perspective on urban policy issues within the Greater Toronto Area (GTA) and the Greater Golden Horseshoe (GGH). Many of these reports have resonated with media and policymakers, with several of these reports being used to inform analysis of provincial and federal policy alike.

Members of the CUR management team presented at or participated in a number of presentations and seminars, both virtually and in person. At a glance, this includes: two presentations to the National Executive Forum on Public Property (NEFPP) - one regarding the activities of CUR and a second focused on the use and potential of public land leasing; a seminar on development charges, organized by the Association of Ontario Land Economists (AOLE); a presentation for CMHC's Expert Community on Housing (ECOH) group on "Identifying and Mapping Government-Lands to Support Building Affordable Housing by Non-Profit Organizations: Government and Faith Based;" a session at RESCON Housing Summit 4.0 on improving the planning approvals process; a session on land value capture at the International Urban Thinkers Campus in Buenos Aires; presentations on quarterly market updates for the Metrolinx Board Real Estate Committee; and a workshop on the challenges of maintaining ample inventories of shovel-ready residential lands at Statistics Canada's ASMB Socioeconomic Conference Series on Housing Data and Research.

CUR's management team members have been appointed to and continue to

meaningfully contribute to a wide range of boards, committees and working groups. This includes positions as an Academic Advisor and Executive Committee Member to the National Executive Forum on Public Property (NEFPP); engagement as part of the Planning Services Advisory Panel of MPAC; and representation on a Metrolinx committee. We are part of CMHC's Expert Community on Housing (ECOH) and have done extensive work as part of the Canadian Brownfields Network, including the Canadian Brownfields Awards and the Government Relations Committee. CUR had strong representation on the Toronto Mayor's COVID Economic Recovery Advisory Panel and were recently invited to join the MMAH Projection Methodology Technical Advisory Committee.

Internationally, we continue to work 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 advising an NGO and several municipalities, including Cape Town and Stellenbosch, regarding inclusionary housing, public land leasing/release and other land value capture policies. We have also continued our efforts with the Organisation for Economic Co-operation and Development (OECD) to follow up their publication on the multi-country land value capture compendium. This has included working on the development of a diagnostic tool for the application of land value capture tools.

CUR researchers continue to be contacted for comment on numerous emerging policy issues by the established news media. We also advise the media that we are happy to be contacted simply to help them better understand the economics related to the policy issues that they are assigned to cover. Over the past year, there have been over 50 media 'hits' where we discussed our research with various outlets, including in print, radio, podcast, and television broadcasts.

To address our mission of undertaking research and enhancing the learning experience of students in our field, we hired a number of students as Research Assistants, at both the graduate and undergraduate levels, to work and learn at the Centre. We employed six Research Assistants in 2024, including two full-time over the summer months. This year, in addition to the meetings the full-time Research Assistants had with the senior CUR researchers in order to discuss specific projects, we initiated weekly Zoom meetings to discuss current issues and provide background discussions and reading material to further support student learning.

Despite some constraints, the Centre for Urban Research and Land Development has had a successful year contributing once again to the public policy debate by focusing on urban issues through an economic perspective, conducting research projects central to our mission, and providing students with the opportunity to enhance their education and professional experience by researching policy issues under the guidance of CUR's senior researchers. We have been successful in fulfilling our mission.

As in years past, we remain extremely grateful to our generous donors for their support of our work, and our Advisory Committee members for providing CUR with valuable 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 2024, CUR continued to publish 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.



People



CUR Staff and Management

David Amborski

Director
CUR

Frank Clayton

Senior Research Fellow
CUR

Chris De Sousa

Professor
School of Urban and
Regional Planning

Kiaras Gharabaghi

Dean
Faculty of Community
Services

Diana Petramala

Senior Researcher
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John Clinkard

Research Fellow
CUR

Carly Anderson

Project Coordinator
CUR

Research Assistants

Toronto Metropolitan University students and recent graduates

**Anas Ahmad
Yagnic Patel**

**Giselle Lute
Elizabeth Zenko**

Research Highlights



Research and Policy Reports

The Housing Affordability Benefits of Commutershed Land Use Planning: A Case Study of the Ottawa and Toronto Metropolitan Areas

By: Frank Clayton

February 6, 2024 - This paper authored by CUR Senior Research Fellow, Frank Clayton, addresses why since the mid-2000s housing affordability in Ontario's largest metropolitan area, Toronto, has deteriorated much more than in the province's second-largest metropolitan area, Ottawa.

There is a growing awareness that an inverse relationship exists between housing prices and the characteristics of the land use planning framework. The paper examines the roles of demographic, economic, and housing market factors in the increasing affordability gap between the Toronto and Ottawa census metropolitan areas (CMAs) with the influence of the planning systems being determined residually.

It is concluded that the widening affordability gap is most likely due to:

- The municipal and planning fragmentation in metropolitan Toronto versus a single dominant municipality in metropolitan Ottawa, and;
- The Province's imposition of additional planning layers on municipalities in the Greater Golden Horseshoe but not metropolitan Ottawa (i.e., the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Act).

The research supports undertaking a more in-depth analysis of the impact of land use planning regimes on short-term land inventories and new ground-related housing production in the two metropolitan areas to better understand the relationship between these variables and their implications for housing affordability.

Blog Entries and Series



Blog Entries

December 10, 2024

Demographics Foretell a Shift to New Single-Family Housing

November 22, 2024

The Globe & Mail Is Correct: Ontario Can Learn About Housing from Alberta But Disregards the Importance of Greenfield Development

October 17, 2024

Guelph Has an Insufficient Supply of Short-Term Residential Land: Time for Municipalities to Correctly Measure Their Short-Term Land Adequacy

October 1, 2024

Walkable Streetscapes Can Make Local Businesses More Attractive

September 26, 2024

An Update on Why Housing is Much More Affordable in Metropolitan Ottawa Than Metropolitan Toronto

September 23, 2024

Not Addressing All the Costs To Drivers and Passengers Results in Excessive Automobile-Restricting Policies

September 3, 2024

Post-Pandemic, Housing Prices In Most Ontario Metropolitan Areas Remain Elevated Compared to Metropolitan Toronto

August 16, 2024

The Majority of the GTA's Combined New and Existing Home Sales Are Concentrated Outside the City of Toronto's Borders

June 18, 2024

Residents Fleeing the City of Toronto, Peel and York Regions to Find More Affordable Homes

June 10, 2024

Toronto Tops in 2023 Population Growth in Canada and the United States

June 7, 2024

**Percent Increase in GO Passenger Trips
Three Times the TTC in the First Quarter,
2024 According to Statistics Canada**

June 4, 2024

**GGH Population Growth: Population
Surges in the City of Toronto, Peel and
Waterloo Regions in 2023**

May 15, 2024

**GDP Growth Rates in Guelph, Kitchener-
Cambridge-Waterloo, and Barrie
Exceeded the Toronto CMA 2009-2020**

May 7, 2024

**Why do the “Experts” Treat Housing
Types as Irrelevant?**

March 26, 2024

**Toronto CMA Renters Increased
Spending on Public and Private
Transportation 2010-2019**

January 24, 2024

**Statistics Canada Vacant Residential
Land Estimates for Toronto and Ottawa
Metropolitan Areas: A Baby Step
Forward**

Student Opportunities



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 over 60 students from Toronto Metropolitan University and have helped them kick-start their careers. (The four researchers we employed this year are listed on page 8.)

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.

Housing lag may cost London; City could gain Ontario millions if more builders started city-approved projects

December 19, 2024

The Londoner (Print Edition) quotes David Amborski, CUR Director, on housing starts and incentives for developers.

By: Jonathan Juha

Where to find the biggest homes and smallest condos in Ontario

December 18, 2024

INsauga quotes David Amborski, CUR Director, regarding how the market drives home sizes and the predicted move away from condo development.

By: Karen Longwell

Toronto Under Construction Podcast

December 15, 2024

In Episode 78 of the Toronto Under Construction podcast, host Ben Myers is joined by Frank Clayton, Senior Research Fellow and guests to explore historical and current housing trends, government policies, development charges, and the evolving dynamics of Toronto's housing market.

By: Ben Myers

Building lag may cost city hall millions in Queen's Park housing cash

December 9, 2024

The London Free Press quotes CUR Director, David Amborski, regarding the tracking of housing starts. While it's a way for the province to know exactly how many units are being built - it's unfair to municipalities, as it's the developers themselves who decide when to build and high costs act as a deterrent to do so.

By: Jonathan Juha

Toronto's traffic is a nightmare. Here's what some experts say is the biggest culprit and what the city can do about it

December 7, 2024

The Toronto Star cites CUR's GGH population growth blog, noting Toronto's surge for the year ending July 2023. Such growth and increasing demand for transportation and road infrastructure only adds to the city's existing traffic woes.

By: David Rider, Kate Allen

Underused public land in some of Canada's larger cities could house a million people, study shows

November 18, 2024

The Globe and Mail quotes CUR Director, David Amborski, regarding how underused publicly owned land can be better utilized to help solve Canada's housing crisis, cautioning that governments should lease public land, rather than sell it outright.

By: Erin Anderssen, Rachelle Younglai, Chen Wang

The role of self storage in Toronto's construction boom

November 12, 2024

CyprusMail article cites a recent CUR study, finding that Toronto was the fastest-growing city in Canada and the US in the twelve months ending July 1, 2023. This rapid population growth drives pressure to create new homes.

Pierre Poilievre would replace Liberal housing programs with tax cut on new homes

October 28, 2024

The Toronto Star quotes David Amborski, Director, Centre for Urban Research and Land Development, regarding Pierre Poilievre's proposal to cut the five-percent federal sales tax on newly built homes that sell for less than \$1 million.

By: Alex Ballingall, Victoria Gibson, Robert Benzie

Guelph Has an Insufficient Supply of Short-Term Residential Land: Time for Municipalities to Correctly Measure Their Short-Term Land Adequacy

October 18, 2024

Education News Canada features CUR's blog on the current supply of short-term land for housing and its adequacy, as prepared by the City of Guelph's planning staff.

Investors own 65 percent of Toronto's smaller condo units, StatsCan finds

October 3, 2024

The Toronto Star speaks with Frank Clayton, CUR Senior Research Fellow, regarding why developers are building smaller units and locating less expensive land to help reduce building costs.

By: Manuela Vega

Walkable Streetscapes Can Make Local Businesses More Attractive

October 2, 2024

The Municipal Information Network features CUR's blog on walkable streetscapes and whether features that enhance walkability can also make local businesses more attractive.

Zoomer Radio (CFZM)

September 26, 2024

Zoomer Radio (CFZM) interviews Frank Clayton, Senior Research Fellow at CUR, on Doug Ford's 'big dig' proposal.

Not Addressing All the Costs to Drivers and Passengers Results in Excessive Automobile-Restricting Policies

September 24, 2024

The Municipal Information Network features CUR's blog on how current methodologies used for transportation projects and initiatives typically fail to include a comprehensive assessment of impacts imposed on drivers and passengers.

Developers call on municipalities to speed up approvals as new builds lag population growth

September 24, 2024

The Toronto Star quotes CUR Senior Research Fellow, Frank Clayton, regarding shortening approval times for new developments and reducing development charges as ways to combat the housing crisis. Clayton also highlights that the GTA faces more growth pressure than other parts of Ontario, while there is no

'metropolitan level of government' centralizing development applications.

By: Manuela Vega

RESCON housing summit to examine why Ontario's housing crisis is going 'in the wrong direction': Lyall

September 17, 2024

Daily Commercial News announces the panellists and confirms speakers for the Residential Construction Council of Ontario (RESCON)'s fourth annual Housing Supply Summit. Among the esteemed group of presenters is CUR's Director, David Amborski.

By: Angela Gismondi

Toronto exodus keeps home prices up in Waterloo Region

September 17, 2024

The Record speaks to CUR Senior Research Fellow, Frank Clayton, regarding Waterloo Region's persisting high housing prices even after significant price drops over the past two years.

By: Terry Pender

Doug Ford's government helped speed development on this parcel of GTA land. So why have no houses been built yet?

September 15, 2024

The Toronto Star quotes Frank Clayton, CUR Senior Research Fellow, regarding why the province's efforts to fast-track housing haven't yet succeeded.

By: Noor Javed

These Are The Fastest-Growing And Shrinking Cities In The US And Canada

August 27, 2024

digg highlights CUR's recent analysis of both the fastest-growing and fastest-shrinking central cities between July 2022 and July 2023. Toronto leads the way in terms of fastest-growing, while New York City ranks highest overall in terms of fastest-shrinking central cities.

By: Darcy Jimenez

Mapped: Fastest Growing (and Shrinking) Cities in the U.S. and Canada

August 26, 2024

Visual Capitalist references CUR's recent study highlighting that Canada was home to a majority of the fastest-growing central cities, despite having a population just 12% the size of the United States.

By: Kayla Zhu

Le rêve d'acheter une maison reste cher aux jeunes, malgré les prix élevés

August 25, 2024

ICI Radio-Canada quotes David Amborski, Director, Centre for Urban Research and Land Development, regarding a recent study showing that, despite affordability concerns, a majority of young adults in Canada still hope to one day own a home.

Where does the money go when you buy a new Toronto condo? Here's the breakdown

August 20, 2024

The Toronto Star quotes David Amborski, Director, Centre for Urban Research and Land Development, regarding the moderation of development fees and lease of public lands to non-profits as ways of cutting condo costs and increasing housing affordability.

By: Manuela Vega

The Majority of the GTA's Combined New and Existing Housing Sales Are Concentrated Outside the City of Toronto's Borders

August 19, 2024

The Municipal Information Network features CUR's blog on total homes sales (both resale and new) in the Greater Toronto Area since the Growth Plan for the Greater Golden Horseshoe has come into effect.

Toronto is now the fastest growing city in North America

August 16, 2024

The Toronto Sun references the Centre for Urban Research and Land Development's recent report, establishing Toronto as the fastest-growing central city in the US and Canada, for the year ending July 1, 2023.

By: Barbara Lawlor

Toronto housing: Can 'Tiny Tiny Homes' attached to bikes solve Toronto's homelessness crisis?

August 9, 2024

Yahoo! News Canada interviews Frank Clayton, Senior Research Fellow at the Centre for Urban Research and Land Development, regarding affordable home

builds that also provide appropriate shelter for people in need.

By: Ellianna Lev

AM 900 Hamilton's News Talk Leader (CHML)

July 26, 2024

CHML interviews Frank Clayton, Senior Research Fellow at the Centre for Urban Research and Land Development, on densification and park lands in Toronto.

Hundreds of thousands more Canadians are leaving Toronto than moving here

July 2, 2024

blogTO article cites CUR's June 10th blog post referencing that the GTA welcomed 221,588 newcomers between July 1, 2022 and July 1, 2023 - owing largely in part to Canada's record immigration numbers.

By: Becky Robertson

Toronto's population growth higher than major U.S. cities due to 'surge of immigration': report

June 27, 2024

The Paris Star (and cross-posted on MSN.com) spotlights CUR Senior Research Fellow, Frank Clayton's recent blog, attributing Toronto's rapidly growing population to a surge of immigration, aiding the city in becoming an economic powerhouse.

By: Courtney Greenberg

CKFM 99.9 Virgin Radio

June 26, 2024

CKFM 99.9 Virgin Radio reference CUR Senior Research Fellow, Frank Clayton's recent blog citing Toronto as the fastest growing city in the US and Canada.

Toronto now has the fastest-growing population out of any city in the US and Canada

June 26, 2024

blogTO article spotlights findings from CUR Senior Research Fellow, Frank Clayton's recent blog, which ranks Toronto top in 2023 population growth - significantly outperforming major American jurisdictions.

By: Becky Robertson

How Toronto Is Responding as the Fastest Growing City in North America

June 25, 2024

UrbanToronto cites CUR Senior Research Fellow, Frank Clayton's recent blog (published June 10, 2024) regarding Toronto's designation as the fastest growing city in the US and Canada, in the 12 months ending July 1, 2023

By: Ash Navabi

Collaboration will help boost local economic development fortunes: Peterborough mayor

June 25, 2024

The Peterborough Examiner cites CUR Senior Research Fellow, Frank Clayton's recent blog (published May 15, 2024) regarding the city's bottom ranking in gross domestic product growth among

comparable economic development initiatives in Ontario.

By: Bill Hodgins

Toronto Tops in 2023 Population Growth in Canada and the United States

June 11, 2024

The Municipal Information Network features CUR's blog on Canadian central cities and metropolitan areas outperforming their American counterparts - particularly Toronto, which was the fastest growing city in Canada and the US, for the year ending July 1, 2023.

Population Surges in the City of Toronto, Peel and Waterloo Regions in 2023

June 6, 2024

The Municipal Information Network features CUR's blog on the Greater Golden Horseshoe's population increase, as Toronto and Peel region lead the way - accounting for almost 80% of GTA growth, and nearly 55% of GGH growth in 2023.

Toronto's rental construction was at its highest level since the 1990s. Why is it now slumping?

May 29, 2024

The Toronto Star quotes David Amborski, CUR Director, on the significant shift toward building condos instead of purpose-built rentals.

By: Victoria Gibson

Ten big problems define Toronto's housing crisis. Here's what every level of government is promising to do about it (and whether it will work)

May 3, 2024

The Toronto Star quotes CUR Director, David Amborski, regarding political promises made in relation to combatting Toronto's housing crisis.

By: Victoria Gibson

AM 900 Hamilton's News Talk Leader (CHML)

April 23, 2024

CHML interviews Frank Clayton, Senior Research Fellow, on the federal initiative on affordable housing.

Iqaluit churches upset after property tax bylaw leaves them in debt

April 11, 2024

CBC North interviews David Amborski, CUR Director, regarding the uniqueness of Iqaluit's bylaw requiring religious and non-profit organizations to pay property taxes.

By: TJ Dhir

Ontario awarded four cities millions for meeting housing goals after count tallied care beds

April 10, 2024

The Globe and Mail quotes Frank Clayton, CUR Senior Research Fellow, regarding inflated housing target numbers.

By: Jill Mahoney

Ontario homebuilding way behind compared to population growth: Moffatt

March 14, 2024

iPolitics interviews Frank Clayton, Senior Research Fellow, regarding the realities of meeting Ontario's housing targets.

By: David Legree

Canada's Housing Supply Has Been Choked And Taxed To Death

March 12, 2024

Storeys references CUR's recent report on how the planning process can impact housing supply and affordability, using Toronto and Ottawa as examples.

By: Richard Lyall

Interactive: Bigger share of GTA suburban homes are tipping into the \$1 million-plus range, as another price point disappears

March 8, 2024

The Toronto Star interviews David Amborski, CUR Director, regarding how the increase in housing prices indicates demand in that area.

By: Victoria Gibson

CBC Radio One 90.5 (CBHA)

February 26, 2024

CBHA interviews Frank Clayton, CUR Senior Research Fellow, on home price trends in Canada.

Looking at Housing Through a Different Lens

February 23, 2024

NRU interviews Frank Clayton, Senior Research Fellow, regarding CUR's report on the widening affordability gap between the Ottawa and Toronto Census Metropolitan Areas.

By: Matt Durnan

CBC Radio One Yellowknife (CFKY)

February 22, 2024

CKFY interviews Frank Clayton, CUR Senior Research Fellow, on home price trends in Canada.

Torontonians report lower quality of life than average Canadians amid rising shelter costs, financial pressures

February 21, 2024

The Toronto Star interviews Frank Clayton, CUR Senior Research Fellow, about how housing affordability is impacting the living arrangements of young people in Toronto.

By: Mahdis Habibinia

Rent hikes are slowing but tenants are still competing in an 'utterly unaffordable' market

January 30, 2024

The Toronto Star interviews David Amborski, CUR Director, regarding the unaffordability of Toronto's rental market.

By: Victoria Gibson

StatCan may overestimate vacant housing land in Toronto, Ottawa: study

January 25, 2024

RENXHomes interviews Frank Clayton, CUR Senior Research Fellow, regarding his recent analysis of the StatCan vacant residential land inventory compared to other existing data sources.

By: Tyler Choi

Episode #17 – All About The 2024 Toronto City Budget

January 24, 2024

CUPE 416 Left Looking In podcast interviews David Amborski, CUR Director, about Toronto's proposed budget and its impact on housing affordability.

Will my rent go up after Toronto's property tax hikes? Not necessarily, experts say — here's why

January 19, 2024

The Toronto Star interviews David Amborski, CUR Director, regarding how Toronto's proposed property tax increase may impact rental prices in the city.

By: Kevin Jiang

Worried Toronto's proposed budget will send your property tax soaring? Experts break down how you'll be impacted

January 16, 2024

The Toronto Star interviews David Amborski, CUR Director, regarding how property taxes will change after Toronto's proposed budget and how those changes could impact housing affordability.

By: Kevin Jiang

'Day of reckoning': big tax hike would correct Toronto's revenue gap, experts say

January 16, 2024

The Toronto Star quotes Frank Clayton, CUR Senior Research Fellow, regarding a property tax analysis in GTHA municipalities published in 2023. It found that in 2021, Toronto had the lowest effective rate out of all of them, at 0.41%.

By: Ben Spurr

Presentations



Notable Presentations

CUR at Statistics Canada's ASMB Socioeconomic Conference Series on Housing Data and Research

November 8, 2024 – Frank Clayton, CUR Senior Research Fellow, gave a presentation at Statistics Canada's Analytical Studies and Modelling Branch Socioeconomic Conference Series on Housing Data and Research. Titled, "The Challenge of Measuring Inventories of Shovel-Ready Residential Lands," the presentation focused on:

- Where residential land supply fits in land needs analysis;
- Understanding the land use planning process for the creation of buildable sites and the critical need for shovel-ready lands for housing supply and affordability; and
- How residential lands are referenced in Ontario's 2024 Provincial Planning Statement.

CUR at the National Executive Forum on Public Property, 2024 Fall Members' Working Session

October 17, 2024 - David Amborski, CUR Director, gave a presentation at the National Executive Forum on Public Property titled, "Public Land Leasing for Affordable Housing - by All Levels of Government."

Key takeaways included:

- Land leasing is widely used for multiple objectives:
- It can be used as a land value capture tool;
- It can generate significant income streams; and
- It can be applied to residential development, including affordable housing.

CUR at CMHC's Expert Community on Housing Webinar Series

July 23, 2024 - David Amborski, CUR Director, in collaboration with MapYourProperty, gave a presentation as part of CMHC's Expert Community on Housing Webinar Series titled, "Identifying and Mapping Lands to Support Building Affordable Housing by Non-Profit Organizations: Government and Faith-Based Lands."

Key findings included:

- In addition to government land, 'faith-based' property portfolios provide an

opportunity for providing sites for affordable, below market housing;

- These organizations/landowners need to obtain support to move forward in these initiatives, both in terms of technical urban planning and development expertise; and
- They also need to understand how to leverage government housing subsidy programs for these developments as they are essential to make them financially feasible, especially to maximize the number of below market rate units provided in the development.

CUR at the UN-Habitat World Urban Campaign's Urban Thinkers Campus on Land-Based Finance Seminar

June 6, 2024 – David Amborski, CUR Director, was part of a panel at the UN-Habitat World Urban Campaign's Urban Thinkers Campus on Land-Based Finance and presented, "Land-Based Financing Models: Opportunities and Challenges."

Key considerations taken from his presentation included:

- Permitting/pre-zoning has numerous impacts which factor into the value to the private sector partners, the timing of the development, and the response of the neighbouring community;
- Procurement/structuring the RFP (request for proposal); and

- Alternative approaches to capturing land value via 'in-kind' provision of housing by the P3 partner; sale of land to the private sector partner; lease of land to the private sector partner, and equity participation in market unit sale.

CUR at the Canadian Brownfields Network Annual Conference

May 30, 2024 – Chris De Sousa, Urban and Regional Planning Professor and member of CUR's Management Team, presented his paper, "The Status of Brownfield Incentives Across Canada" as part of the session entitled, "Prioritizing Brownfields: Are Brownfields the Solution for New Attainable Housing?"

CUR at the Canadian Industrial Heritage Centre Symposium (Virtual)

March 16, 2024 – Chris De Sousa, Urban and Regional Planning Professor and member of CUR's Management Team, presented, "Celebrating the Past on our Journey Forward: Reflections on best practices in integrating heritage, open space, and sustainability in brownfields redevelopment" in a virtual session at the Canadian Industrial Heritage Centre Symposium.



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& Land Development**
Faculty of Community Services