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MEDIA RELEASE

New Ryerson CBI Study Identifies Immediate Opportunities for Affordable “Missing Middle” Homes in the GTHA

Study proposes intensification as the win-win alternative to “Tall and Sprawl” pattern of regional housing development

TORONTO, ON – Affordably-priced, desirable urban housing is out of reach for many in the GTHA’s current housing market, and the problem is getting worse as the population grows. Consumers are forced to choose between restrictively small downtown condos and suburban dwellings that commit them to long commutes. Today, a new report released by the Ryerson CBI demonstrates an alternative to the region’s “Tall and Sprawl” development pattern that is easily and immediately achievable.

Using Mississauga as a case study, *Finding the Missing Middle in the GTHA* locates opportunities for 174,000 homes of the type consumers are demanding, through medium-density intensification around transit stations, along transit corridors, in existing neighbourhoods and underutilized urban lots. If transformed into a plan, this analysis would meet Mississauga’s growth projections through 2041 and welcome 435,000 residents, using a method applicable in other municipalities.

“We’re one of North America’s fastest growing regions,” says **Graham Haines**, Ryerson CBI Research Manager. “We can’t keep building outwards, and building condos mainly for investors. Low- and middle-density infill housing is a ready alternative that comes with huge benefits like environmental preservation and healthier communities connected to services, schools, jobs and transit.”

Finding the Missing Middle in the GTHA is a guide to intensification planning and its application, intended for policy makers, planners, city builders and the development community across the region. The report and executive summary are available for download on the Ryerson City Building Institute’s website, at <https://www.citybuildinginstitute.ca/portfolio/missing-middle>.

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