

PROFILE

Peter Spurr is an experienced researcher, analyst and project manager who specializes in the fields of housing and urban planning. His last consulting assignments have included large projects investigating: the potential of replotting to improve urban redevelopment; the Canadian residential land development industry; Canada's urban indicators; housing affordability in British Columbia; and municipal policies associated with housing affordability. His "research and development highlights" on a variety of national housing themes have been published by Canada Mortgage and Housing Corporation (CMHC). He has conducted surveys and performed many research and writing tasks in varied work environments.

As a consultant since 1997, Mr. Spurr's strengths lie in his organized approach and ability to succeed at a variety of different challenges. He is accomplished at working with others in diverse projects, such as: developing joint planning processes; performing surveys of various forms; conducting research, monitoring and evaluation; engaging in consultative processes; and producing, publishing and promoting highly visible research reports. He brings to each assignment a wide knowledge as an urban analyst and writer, and the broad contact base he has developed within the housing community, within the industry, governments, academia and NGOs across Canada.

As an employee of Canada Mortgage and Housing Corporation (CMHC) from 1971 to 1997, his responsibilities included, successively: analyst and manager dealing with land and infrastructure programs; senior researcher specializing in the housing industry, urban planning and sustainable development; and senior international relations officer responsible for coordinating Canadian activities in housing and urban affairs at the OECD, UN-Habitat, as well as other multilateral and bilateral relationships. During the same period he wrote a book on urban land policy, taught urban planning at Queens University, and was a partner in a small retail business.

Throughout his long working history as a researcher and research manager, Peter Spurr's investigations have always been on the themes of housing, urban land use planning and affordability, and the relationships between them.

EXPERIENCE

Research Consultant - Housing and Urban Planning

1998-2013

Potential of Replotting to Improve Urban Redevelopment With the support of a grant won in CMHC's External Research Program, examined literature and legislation concerning replotting in Western Canada and internationally, to assess its capabilities for a previously untried use in urban redevelopment. Conducted interviews about these potentials with over 50 key informants in provincial and municipal planning, land development and law, in BC, AB, SK and MB. Developed a final report through an iterative peer and participant review process. (2009-2012).

Profile of Canada's Residential Land Development Industry Led a team of nine associates in a survey-based study of the residential land development industry in the 1970s, at present, and in the near future. Contracted by CMHC, it was Canada's largest survey of land developers. Individual firms and their associations were consulted in all provinces, arranging for the completion of either an online or hard-copy questionnaire. The study addressed an array of developers' characteristics, and found the industry is evolving toward sustainable forms of development. (2005-2008).

UN-Habitat Urban Indicators Led six associates in four provinces in developing Canada's urban indicators for UN-Habitat. Under a CMHC contract, 42 diverse indicators were produced with input from 22 cities within the 5 urban regions selected for this research by UN statisticians. Canada's input was commended by UN-Habitat and used as a model. (2004-2005).

Analytical Support - Development of Social Housing Policy Provided statistical and other research support concerning demand and supply for social housing in BC, to a consultant team contracted to MCAWS as part of a multi-Ministry review of social housing policy. (2003 – 2004).

Municipal Survey of Regulatory Reform Led a team with partners in three other provinces in a large survey for the Federation of Canada Municipalities and CMHC, of relationships between planning regulations and housing affordability, entailing interviews with senior planners in 110 municipalities nationwide. (2001-2002).

Research and Development Highlights On contract to CMHC, researched and wrote seven authoritative, compact socio-economic research highlights on housing themes, based on the 1996 Census. These themes included housing conditions of senior-led, female-led, native-led, Metis-led, Inuit-led, North American Indian-led, as well as urban and rural households. (2001-2003).

Municipal Planning for Affordable Housing In a team with two partners from other provinces, studied six land use regulatory measures associated with housing affordability for CMHC. This project included the design and conduct of a stratified national survey, and holding expert workshops in six cities. (2000-2001).

Other Provided formal reviews of applications for research grants dealing with urban planning. Formed national teams and made proposals for other large studies concerning the Canadian housing industry, municipal affordable housing strategies, and housing export opportunities in the U.S.A. Worked on several major conferences on urban and housing issues.

CMHC International Projects Coordinator - Urban Planning

1992-1997

Served as the focal point for Canada's involvement with the OECD subcommittee on urban planning, (Group on Urban Affairs), during projects on ecological cities, housing and sustainability, women in cities, urban energy management and sustainable urban transportation. Coordinated Canadian preparations and involvement with Habitat II, developed two publications on the Canadian housing system; developed a seminar for delivery in Beijing on Canadian Housing Finance, developed and managed the urban stream of Globe '92; managed liaison between CMHC and the U.S. Department of Housing and Urban Development; and undertook research on housing trade opportunities in the U.S.

CMHC Researcher - Urban Planning and Housing

1982-1991

Provided core research, research grant administration and other research management tasks leading to domestic and international publications concerning the land and housing industries, land supply, urban and municipal affairs and housing policy. Topics included accessory suites, secondary residences, urban infrastructure, survey of municipal housing policies, urban land policy and land use controls, transactions costs in housing, and the history of housing policy. As research manager, was responsible for all aspects of research and production of many of the key reference books produced in Canadian housing and planning during the last generation, including: *Housing Progress in Canada*; *The Canadian Housing Industry*; *The Canadian Housing System*; *Metropolitan Change in Canada*; *Land Supply Management in Canada*; *Canadian Municipal Environmental Directory*; and *Housing Export Opportunities in the United States*.

Lecturer - Urban Planning

1989

Taught a graduate course on "Economics of Land Development and Planning" at the School of Urban and Regional Planning, Queen's University.

Operations Research - Urban Land

1974-1982

As a project for CMHC, designed, developed and coordinated the implementation of a suburban land market intelligence system in Canada's 28 largest urban regions, and undertook various operational research tasks in support of federal/provincial land assembly program operations. This land market monitor is still in use in several major urban regions.

Researcher/Writer 1973-1974

Researched and wrote an assessment of Canadian urban land markets and land policy issues, including case studies and surveys. This was published, privately, under the title Land and Urban Development, sold nearly 3 000 copies and was used as a text in urban planning schools.

EDUCATION and OTHER TRAINING

Bachelor of Arts (Political Science), Carleton University, 1966.
Queen's Commission, RCA (Artillery), 1964.

SELECTED PUBLICATIONS:

Spurr, Peter. Preliminary Land Study - Main Report and Ancillary Papers. Ottawa: Canada Mortgage & Housing Corporation, Limited Distribution. 1971.

Spurr, Peter. Urban Land in the 1970s. Ottawa: CMHC, Limited Distribution. 1972.

Spurr, Peter. "Commentary on R.W. Wright's 'The Impact of Public Land Policy on the Form of Prairie Cities'", pp. 315-318 in J.G. Nelson, R.C. Scace and R. Kouri, eds. Canadian Public Land Use in Perspective: Symposium Proceedings. Ottawa: Social Science Research Council, 1974.

Spurr, Peter. "Metropolitan Development Trends", pp. 153-156 in Charles Beaubien, Patricia Rivers & Timothy Lash, eds. Population, Technology and Land Use. Ottawa: Science Council, 1975.

Spurr, Peter. Land and Urban Development. Toronto: James Lorimer and Co., 1976.

Spurr, Peter. "The Urban Land Oligopoly", pp. 96-97 in Charles Beaubien and Ruth Tabacnik, eds. Perceptions 4 - People and Agricultural Land. Ottawa: Science Council of Canada, 1977.

Spurr, Peter. "Urban Development and Land Assembly", pp. 59-68 in J.A. Murray, ed. Housing in North America and the Public Interest. Windsor: Univ. of Windsor, 1979.

Spurr, Peter. "The Canadian Land and Infrastructure Mapping Program", pp. 121-130 in J.T. Black & J. C. Hoben, eds. Urban Land Markets. Washington: The Urban Land Institute, 1980.

Spurr, Peter. "Land Mapping Helps Solve Land Market Problems", pp. 17-22 in Habitat. Vol. 24, No. 2. Ottawa: CMHC, 1981.

Spurr, Peter (author unidentified). Urban Land Policy and Land Use Controls - Canada (Canada's Response to UNCHS Questionnaire in Preparation for the 6th Session of the Commission on Human Settlements). Ottawa: CMHC, 1983.

Spurr, Peter. "Land Supply Monitoring in Canada", pp. 41-47 in Kelly Roark, ed. Land for Housing: Developing a Research Agenda. Cambridge, Massachusetts: The Lincoln Institute for Land Policy, Monograph #85-3, 1985.

Spurr, Peter, Mark Burchinshaw and David Jeu. Survey of Municipal Housing Policies. Ottawa: CMHC, Limited Distribution, 1985.

Pavli, Alfonz, David Jeu and Peter Spurr. Transaction Costs in Housing. (unpublished paper for CMHC Research Division). Ottawa: CMHC, 1987.

Spurr, Peter. "The Changing Role of CMHC in Urban Affairs", in Proceedings of IUS Conference on Housing and Urban Affairs - February, 1988. Winnipeg: University of Winnipeg, 1988.

Spurr, Peter and Marie-Hélène Pastor (authors unidentified). Urban Infrastructure in Canada (Urban Infrastructure Project, OECD Group on Urban Affairs). Ottawa: CMHC, October 1989.

Spurr, Peter (author unidentified). Secondary Residences in Canada. (Secondary Homes Project, UN-ECE Committee on Urban and Regional Planning). Ottawa: CMHC, May 1989.

Spurr, Peter and David D'Amour (authors unidentified). Accessory Apartments: Characteristics, Issues and Opportunities. (Research and Development Highlight #3). Ottawa: CMHC, 1991.

Spurr, Peter (author unidentified). Women in Canada's Cities: Housing and Urban Services. (Canada's paper for OECD Conference on gender in urban affairs). Ottawa: CMHC, August, 1994.

Spurr, Peter (author unidentified). Habitat II Report. (Canada's report on United Nation's Global Conference on Human Settlements held in Istanbul, June/July 1996). Ottawa: CMHC, July 1997.

Tomalty, Ray, Anna Hercz and Peter Spurr. Municipal Planning for Affordable Housing. Ottawa: CMHC, January 2000.

Spurr Research Associates. CMHC R & D Highlight Number 55-5, Special Studies on 1996 Census Data: Changes in Canadian Housing Conditions, 1991-96. Ottawa: CMHC, July 2000.

Spurr Research Associates. CMHC R & D Highlight Number 55-6, Special Studies on 1996 Census: Housing Conditions of Native-led Households, 1996. Ottawa: CMHC, January 2001.

Spurr Research Associates, CitySpaces Consulting, Fuller Information and Luba Serge Consulting. Survey of Canadian Municipalities: Regulatory Measures for Housing Affordability and Choice. Ottawa: CMHC, June, 2001.

Spurr Research Associates. Survey of Canadian Municipalities: Regulatory Measures for Housing Affordability and Choice. Ottawa: CMHC, October 2001. Summary available as Publication #87 at: <http://www03.cmhc-schl.gc.ca/b2c/b2c/init.do>

Spurr Research Associates and Fuller Information. CMHC R & D Highlight Number 55-8, Special Studies on 1996 Census Data: Housing Conditions of Senior-led Households, 1996. Ottawa: CMHC, revised June 2002.

Spurr Research Associates and Fuller Information. CMHC R & D Highlight Number 55-9, Special Studies on 1996 Census Data: Housing Conditions of Female-led Households, 1996. Ottawa: CMHC, July 2002.

Spurr Research Associates. CMHC R & D Highlight Number 55-11, Special Studies on 1996 Census Data: Housing Conditions of Rural Households, 1996. Ottawa: CMHC, April, 2003.

Spurr Research Associates. CMHC R & D Highlight Number 55-10, Special Studies on 1996 Census Data: Housing Conditions of North American Indian, Métis, and Inuit Households, 1996. Ottawa: Canada Mortgage and Housing Corporation, September 2002.

Spurr Research Associates. Canada's UN-Habitat Urban Indicators: Monitoring "the Habitat Agenda" and "The Millennium Development Goals". Ottawa: CMHC, unpublished. This report was contributed by Canada at World Urban Forum III.

Spurr Research Associates. A Profile of Canada's Residential Land Development Industry. Ottawa: CMHC, 2009.

Spurr Research Associates. The Potential of Replotting to Improve the Sustainability of Cities in Western Canada. Ottawa: CMHC, 2012.