

Vers La Ville Inclusive



Les Défis

Une convergence de facteurs pousse vers la division sociale et milite contre la « ville inclusive »

- **Polarisation économique - précarité des emplois**
- **Nouvelle popularité des centres ville (problème de succès) avec la gentrification des quartiers traditionnels**
- **L'immobilier (les unités d'habitation) devient commodité pour l'investissement par le marché international**
- **'Zonage' par catégories de logement – jeunes personne ou couples, jeunes familles, personnes âgées, classes sociales**
- **Dysfonctionnement du marché immobilier par niches dans l'offre – séparation sociale**
- **Manque de produits immobiliers abordables pour la gamme complète de la population**

Big economic and social forces have propelled this shift for those seeking the most desired places

as the post-war North American Dream has loses its lustre



and a competing 'dream' emerges reflecting very different priorities



People (especially the young) are voting with their feet choosing to live in neighborhoods where you can walk to buy groceries, take transit to work.

Résultats

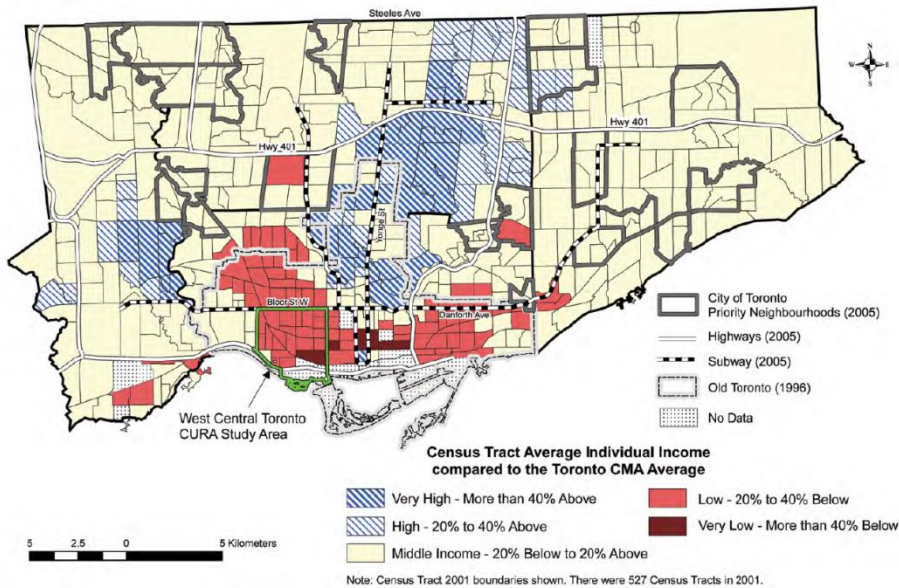
La désagrégation et triage de la population

- Pression > Gentrification
- Renversement des quartiers riches et pauvres
- Une ville divisée et déstabilisée

The burning question

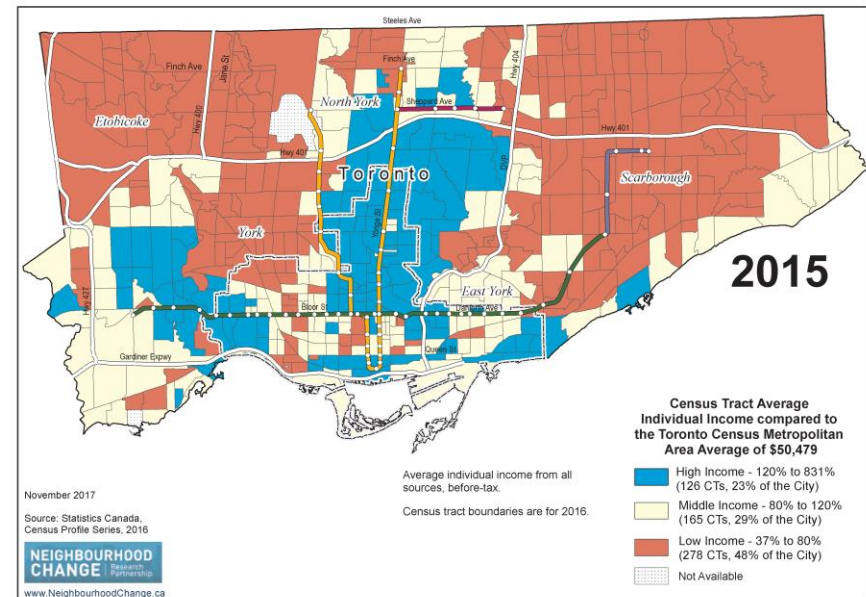
Can we make our success unite and not divide us?

MAP 2 Average Individual Income, City of Toronto, 1970
Average individual income from all sources, 15 years and over, census tracts



1970

Average Individual Income, City of Toronto, 2015



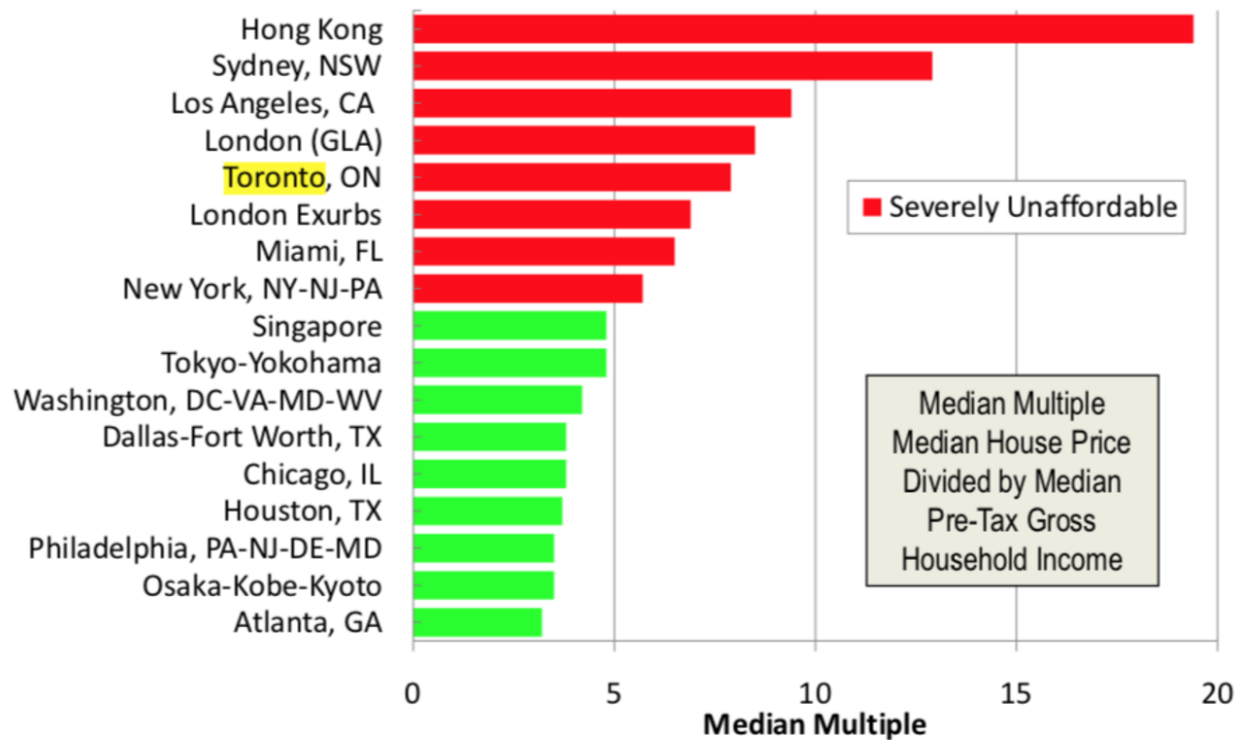
2015

Average Individual Income, City of Toronto – David Hulchanski University of Toronto

Can we make living in Toronto affordable?

Housing Affordability: Very Large Markets

2017: POPULATION OVER 5,000,000



14th Annual Demographia International Housing Affordability Survey

Figure 1

Risques pour la société

Exacerber les divisions

- Perte de cohésion sociale
- Des coûts et dégâts à long terme
- Enjeux particuliers pour des villes hétérogènes
- Pour l'instant, nous faisons exception en concevant la diversité comme valeur positive
- Nous ignorons ce déplacement et prenons nos succès pour acquis, à notre péril
- Est-ce qu'on va pouvoir soutenir cette attitude face à ces pressions?



The language quilt

By Catherine Farley and Damian Listar/TORONTO STAR

English is still, by far, the first language across Greater Toronto. But strip away that blanket of dominance and a colourful patchwork emerges, showing where newcomers from around the world chose to settle. The map shows the most prevalent mother tongue after English in more than 1,000 neighbourhoods across the GTA, as revealed by a Star analysis of 2006 census data

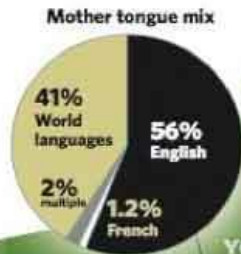
Some discoveries

- English is the second language in **47** of the GTA's **1,076** census tracts
- English is in third place in **7** tracts in Agincourt, on Toronto's northern edge
- In **57** tracts, **70%** or more of the population has a non-English mother tongue
- The preponderance of English as a mother tongue is **90%** or more in **42** census tracts
- In **200** tracts, more than **30** distinct mother tongues are spoken by 15 or more people — the minimum number of speakers required for a language to count in the census
- In **13** tracts, there are more than **40** mother tongues

56% of the **5.4 million** GTA residents count English as their mother tongue. Here are the next most prevalent:

Top 10 mother tongues (after English)

- Italian** 3.5%
- Chinese** (all languages specified) 3.2%
- Cantonese** 3.1%
- Punjabi** 2.5%
- Portuguese** 2%
- Spanish** 2%
- Tagalog** 1.9%
- Urdu** 1.8%
- Tamil** 1.7%
- Polish** 1.6%



KEY TO MOTHER TONGUES

Number of speakers in the GTA

Western Europe, Americas

English	3,029,955 (56%)
Italian	189,775 (3.5%)
Portuguese	110,255 (2%)
Spanish	110,225 (2%)
French	65,405 (1.2%)
Greek	47,305 (0.9%)
German	42,955 (0.8%)
Dutch	13,460 (0.2%)

East Asia

Chinese (all languages specified)	173,405 (3.2%)
Cantonese	167,305 (3.1%) (Hong Kong)
Tagalog	101,485 (1.9%) (Philippines)
Mandarin	61,140 (1.2%) (China)
Korean	48,185 (0.9%)
Vietnamese	45,735 (0.8%)

South Asia

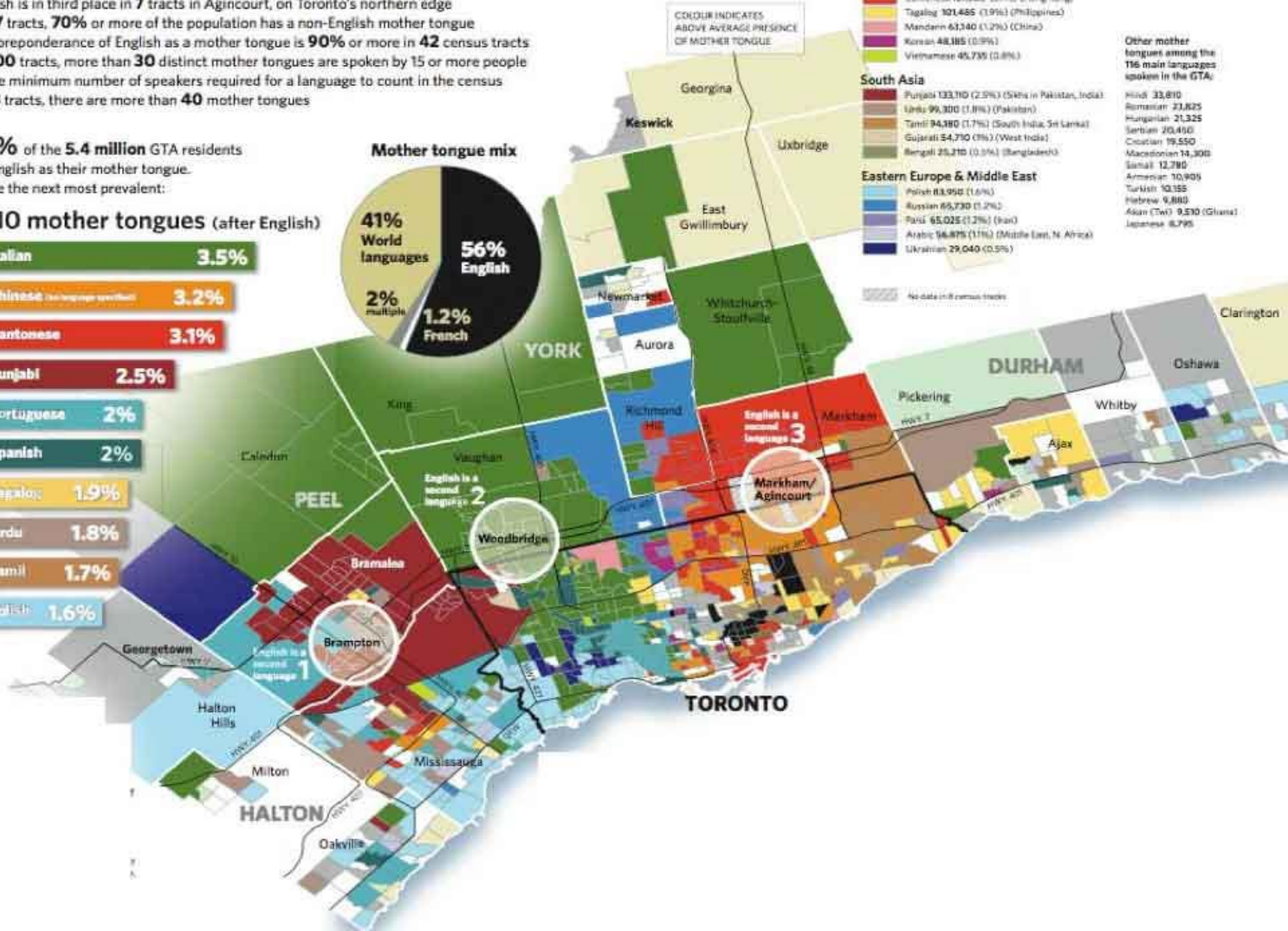
Punjabi	133,110 (2.5%) (Sikhs in Pakistan, India)
Urdu	90,300 (1.6%) (Pakistan)
Tamil	94,180 (1.7%) (South India, Sri Lanka)
Gujarati	54,710 (1%) (West India)
Bengali	25,210 (0.5%) (Bangladesh)

Eastern Europe & Middle East

Polish	83,950 (1.6%)
Russian	65,730 (1.2%)
Parisi	65,025 (1.2%) (Iran)
Arabic	56,875 (1.1%) (Middle East, N. Africa)
Ukrainian	29,040 (0.5%)

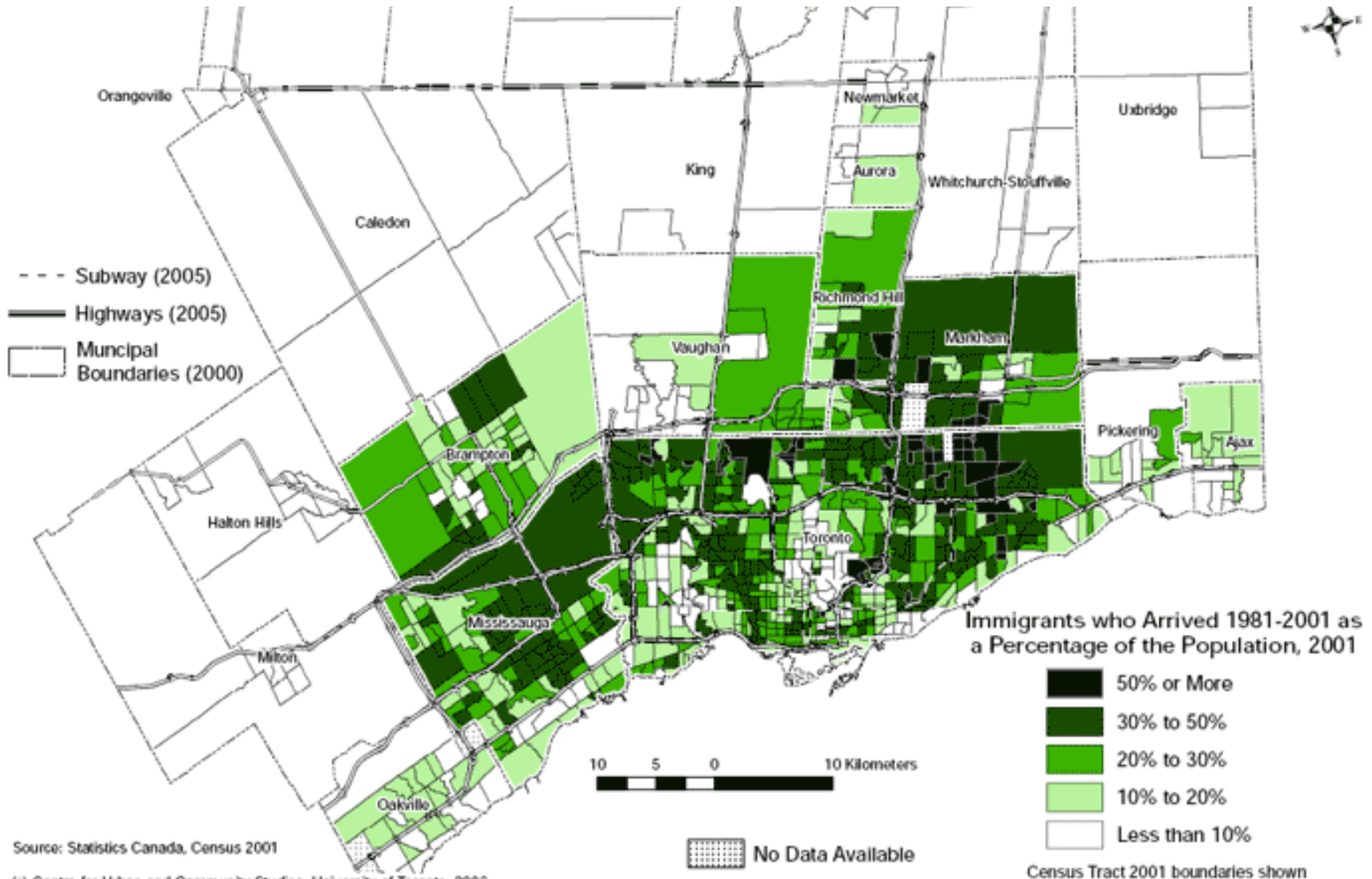
Other mother tongues among the 116 main languages spoken in the GTA:

Hindi	33,810
Romanian	21,825
Hungarian	21,325
Serbian	20,460
Croatian	19,550
Macedonian	14,300
Sinhali	12,780
Armenian	10,905
Turkish	10,155
Hebrew	9,880
Asian (TWO)	9,510 (Ghana)
Japanese	8,790





This is producing a very different pattern of settlement as the older walkable areas have become less affordable for new arrivals



Where are the informal gathering places in auto-oriented world of the strip mall where the incubation of businesses for many new immigrant communities now occurs?



Réponses

Un aménagement et design intentionnels qui visent l'inclusion

- **La planification de quartiers mixtes**
- **Qu'est-ce que le secteur public peut faire?**
- **Un zonage qui revendique la mixité sociale**
- **Accès aux terrains**
- **Enlever les barrières**
- **Comment les secteurs privé et à but non lucratif peuvent-ils contribuer?**
- **Partenariats pour la mise en œuvre**
- **Projets ponctuels**



Directions for New Urban Neighbourhoods:
LEARNING FROM ST. LAWRENCE
CONFERENCE PROCEEDINGS

November 17-18, 1989.
Ryerson Polytechnical Institute

David L.A. Gordon
Editor

*A Conference Sponsored by
The City of Toronto
Canada Mortgage and Housing Corporation
Ontario Ministry of Housing
Canwest Development Corporation
Ryerson School of Urban and Regional Planning*

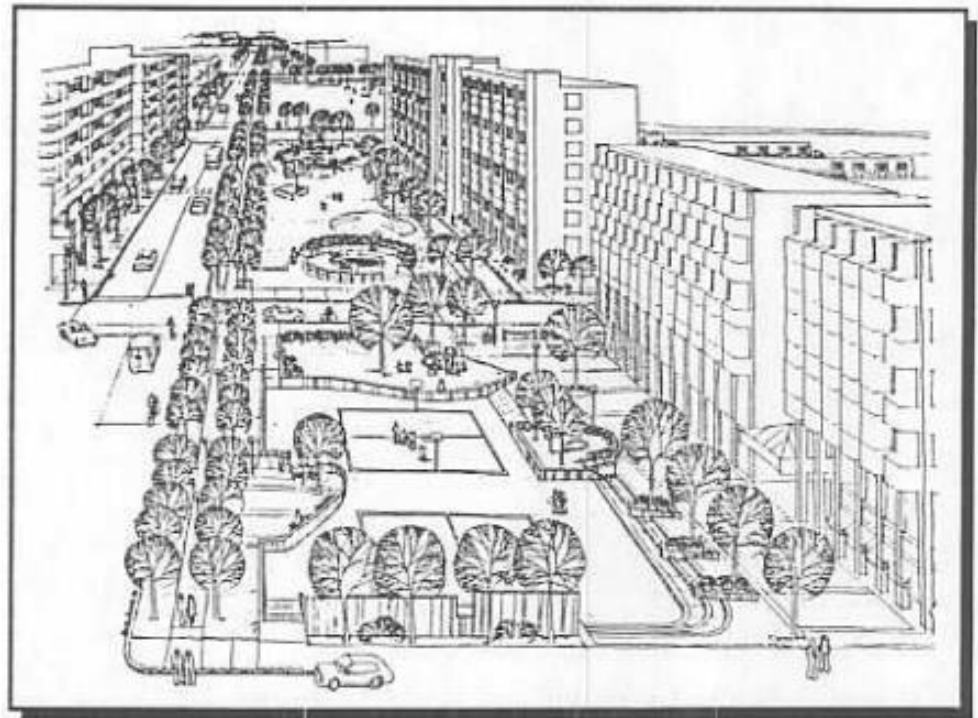


Figure 4 Crombie Park, at the centre of St. Lawrence



The St. Lawrence Area from a sea of parking lots in the 1970's...



KEY IS NOW LIES IN BUILDING SUSTAINABLE NEIGHBOURHOODS

Mixing living and work; great streets; local shopping and services and transit for a mix of incomes and needs...and have the density to support this

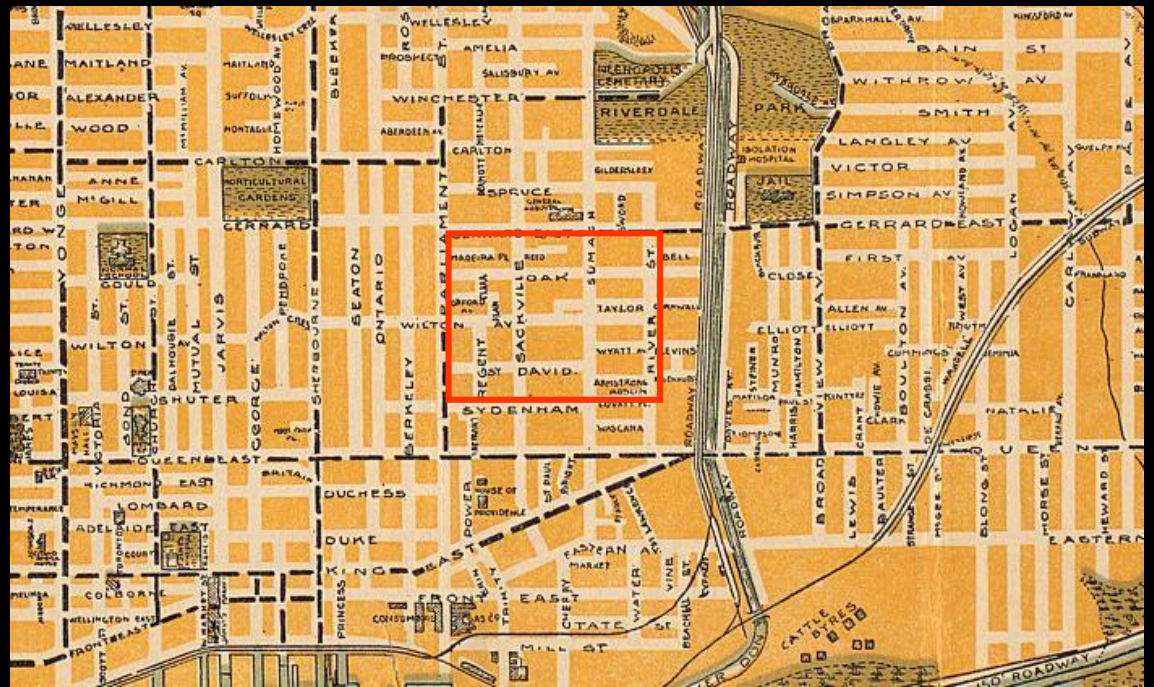


**Regent Park
Looking to the future...
Fall 2002**



Ken Greenberg
Greenberg Consultants Inc.

A look back...
Pre WW II



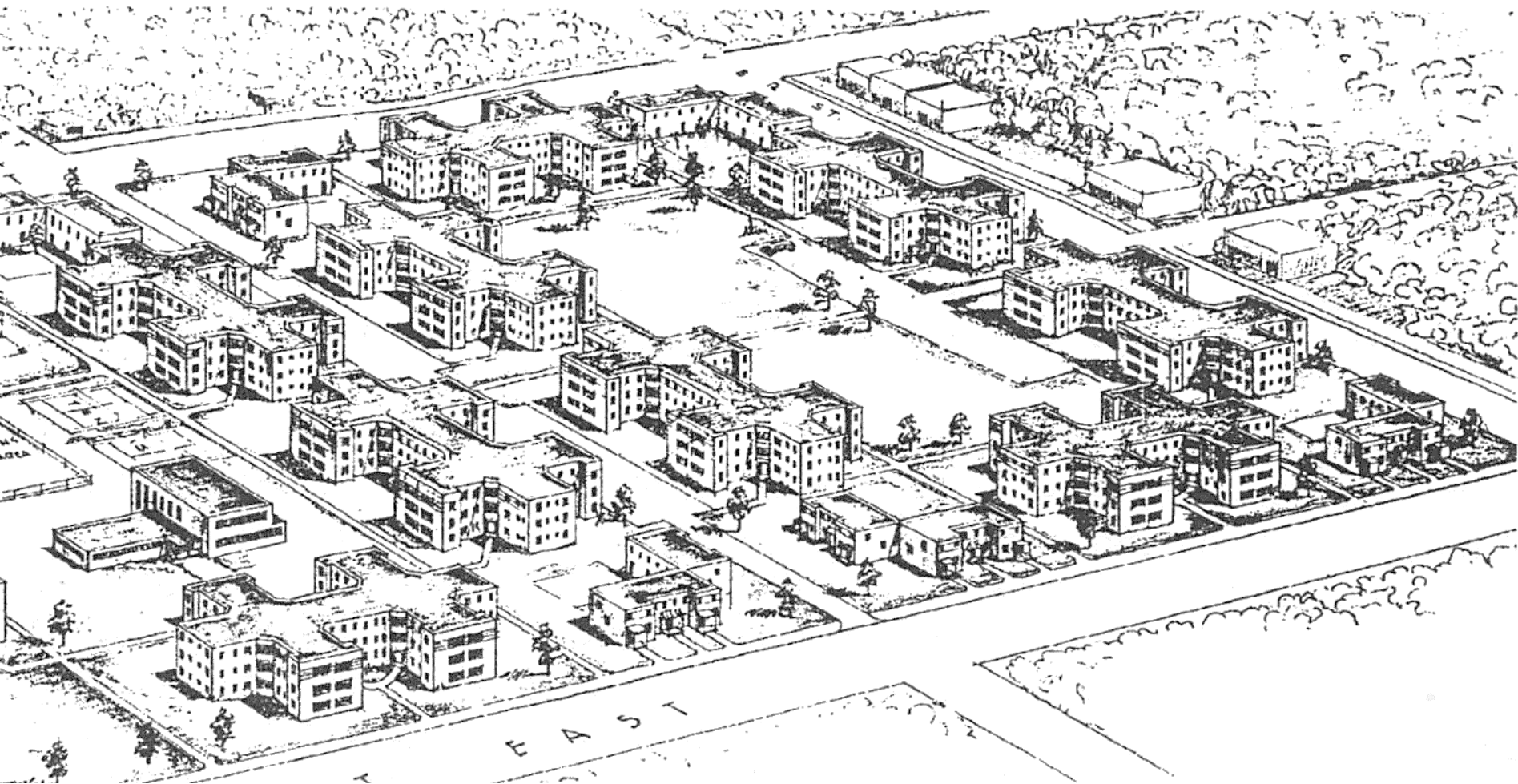
Farewell to Oak Street

https://www.youtube.com/watch?v=bh_pmtgOkLM



The antidote - Regent Park

Architect J.E. Hoare 1947



The promise and the reality by the end of the 20th Century



Regent Park was home to many unanticipated problems - isolation, crime, poverty, but strong community assets as well

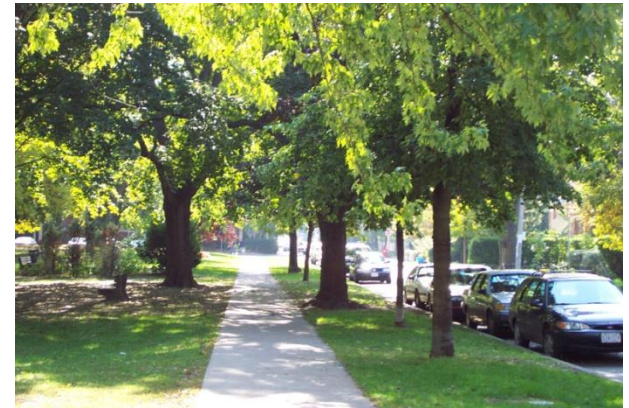


Principles for a new beginning

- 1 Renew the Regent Park Neighbourhood
- 2 Re-introduce Pedestrian Friendly Streets and Park Spaces
- 3 Design a Safe and Accessible Neighbourhood
- 4 Involve the Community in the Process
- 5 Build on Cultural Diversity, Youth, Skills and Energy
- 6 Create a Diverse Neighbourhood with a Mix of Uses Including a Variety of Housing, Employment, Institutions and Services
- 7 Design a Clean, Healthy and Environmentally Responsible Neighbourhood
- 8 Keep the Same Number of Rent Geared to Income (RGI) units
- 9 Minimise disruption for residents during relocation
- 10 Develop a Financially Responsible Strategy
- 11 Create a Successful Toronto Neighbourhood
- 12 Improve the rest of Regent Park as well while Redevelopment takes place



Creating a successful Toronto neighbourhood



Building a neighbourhood is not just about the buildings and the spaces ...



Development Context Plan



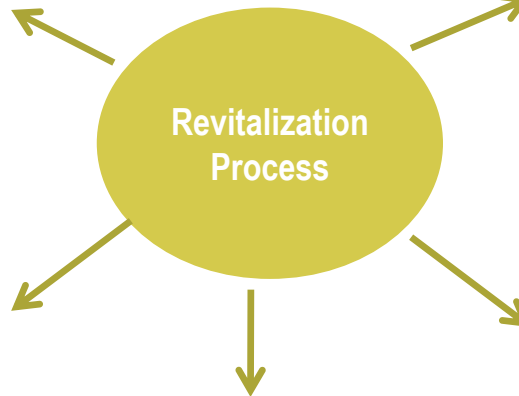
Master Plan



Tenant Relocation Plan



Implementation

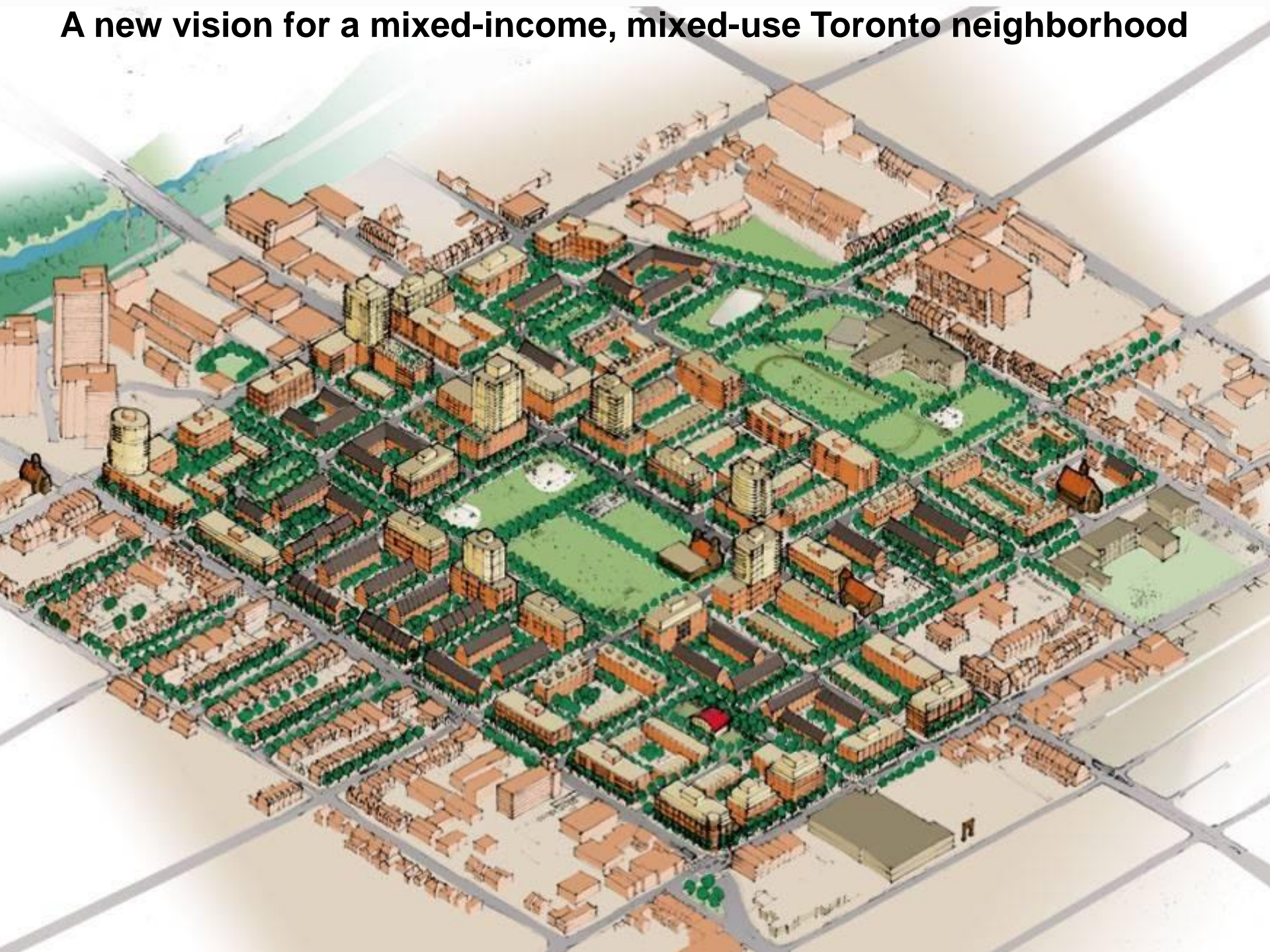


Social Development Plan



Sustainability Plan

A new vision for a mixed-income, mixed-use Toronto neighborhood



Implementing the Plan....**First Buildings**



Massive revitalization effort has brought many more facilities in its wake while making this neighbourhood a destination of choice for the city at large

ONECOLE CONDOMINIUMS



UNDER CONSTRUCTION
ONEPARK WEST BOUTIQUE CONDOMINIUMS
AND TOWNHOMES



UNDER CONSTRUCTION
REGENT PARK
ARTS AND CULTURAL CENTRE



COMING SOON
NEW SIX-ACRE COMMUNITY PARK

Revitalization Story Of Regent Park

- The Regent Park Revitalization will be completed in 6 phases spanning from Parliament, Dundas, Gerrard and River Streets.
- When complete, The Regent Park Revitalization will have renewed and restored 69-acres of Toronto's Downtown East neighbourhood.
- In Phase 1 alone, over 40,000 sq.ft. of new retail space will be introduced to the Regent Park Neighbourhood.
- With Phases 1 and 2 currently underway, almost 50% of the total revitalization is either complete, under construction or undergoing demolition.



COMING SOON
PAINTBOX CONDOMINIUMS



COMING SOON
NEW COMMUNITY CENTRE



PEDESTRIAN FRIENDLY MEWS

COMING SOON
THE AQUATIC CENTRE



THE PARK
ENTRANCEWAY



The 'Spectrum' at Regent Park...is a 60,000 sq. ft. non-profit community cultural hub in the heart of a 2000 unit public housing project transforming into a 6000 unit mixed-Income, mixed-income neighbourhood

Home of 7 innovative cultural organizations; contains event, performance and exhibition spaces



Flexibility in the Plan for mid-course adaptations







Jane Jacobs..."the best plans are the plans that liberate other peoples' plans



The housing stock is renewing

A substantial part of the Helsinki housing stock was built in the 1950–70's. The need for renovations grows in the older housing stock, when high-rise blocks built during the intensive suburbanisation period reach the renovation age. As energy efficient solutions as possible are strived for both in new construction and in renovation. In new construction, the goal is to diversify the housing stock through different kinds of experimental development projects.



The City as a housing policy actor

The City of Helsinki has a significant role as a housing policy actor. The city owns 70 per cent of its land area. The City's housing assets consist of 60,000 housing units, of which 48,500 are government-subsidised rented housing units. The City also has its own housing developer.

HOME TOWN HELSINKI 2016

Implementation Programme on Housing and Related Land Use

www.uuttahelsinkia.fi/asumaan

Further information on strategic planning of housing:

Housing Programme Manager Mari Randell

Tel. +358 9 310 25823

City Executive Office, Economic and Planning Division

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City of Helsinki



HOME TOWN HELSINKI

New City

During the next decade, several entirely new neighbourhoods will be built in Helsinki. Building new areas on the waterfront and along good transport services diversifies the city's housing supply and complements the urban structure. In addition to the new residential areas, the significance of complementary building will also increase.

Some 70 per cent of the new housing units to be completed during 2016–2025 will be built on city-owned land, thus ensuring that the land use control is being implemented in a sustainable way.



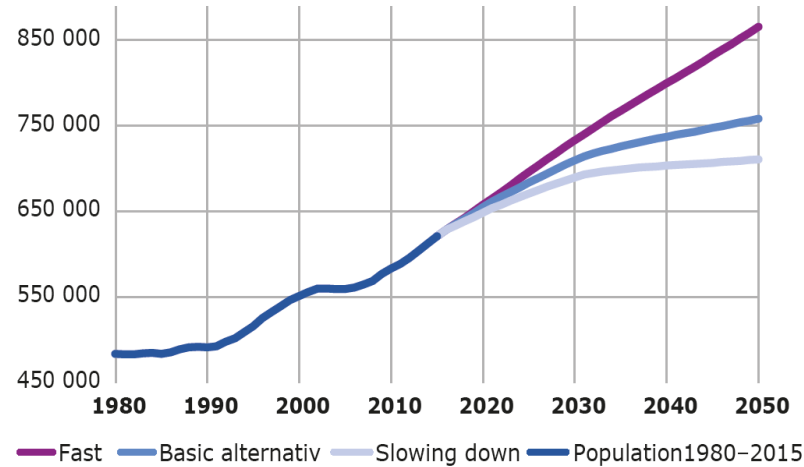
Population still growing

The population of Helsinki is growing rapidly due to immigration and migration within Finland.

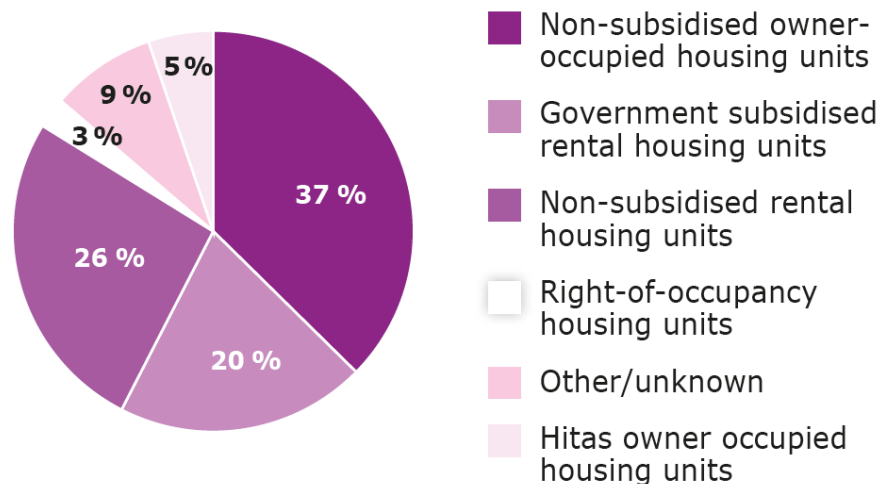
The population is almost 630,000 and it has been estimated that the population will grow by about 230,000 new residents by 2050. At the same time, the size of the households keeps getting smaller, which affects the growth of the demand for housing units.

HOME TOWN HELSINKI

Population of Helsinki 1980–2015 and population projection alternatives 2016–2050



Housing units according to tenure status 2014



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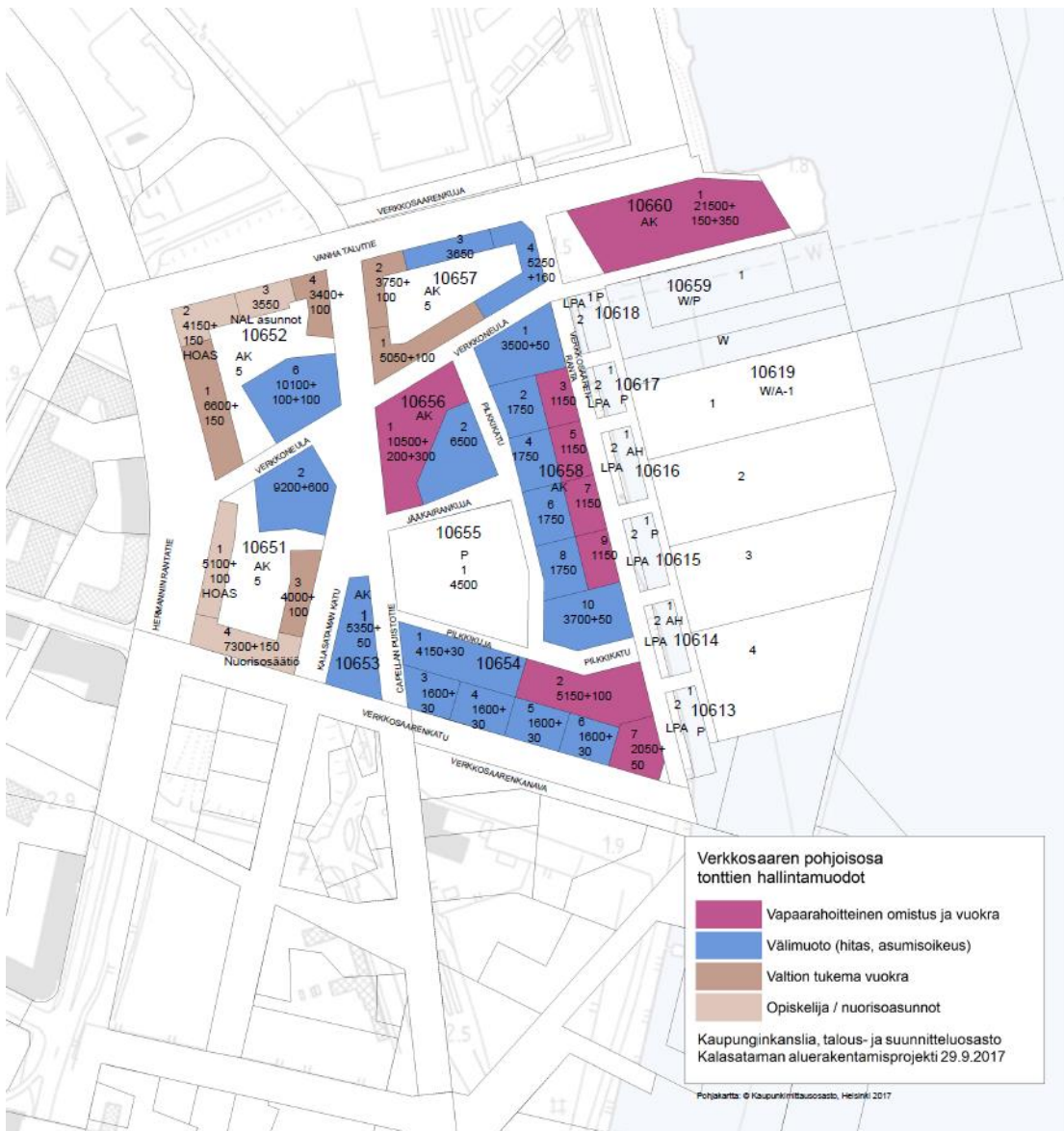


Pasila

Kalasatama

Kruunuvuorenra

West Harbour



Within the individual blocks, there is an even finer grain of division into different buildings by different design architects and different housing producers to make up the 20/40/40 formula for market and below market housing





An opportunity for infill through laneway housing & secondary suites

