

New Frontiers of Gentrifications Research and their Implications for Planning

Brian Doucet

Margaret Ellis-Young

Emma McDougall

Guiseppe Tolfo



UNIVERSITY OF WATERLOO
FACULTY OF ENVIRONMENT

CIP National Conference
6 July 2019, Ottawa

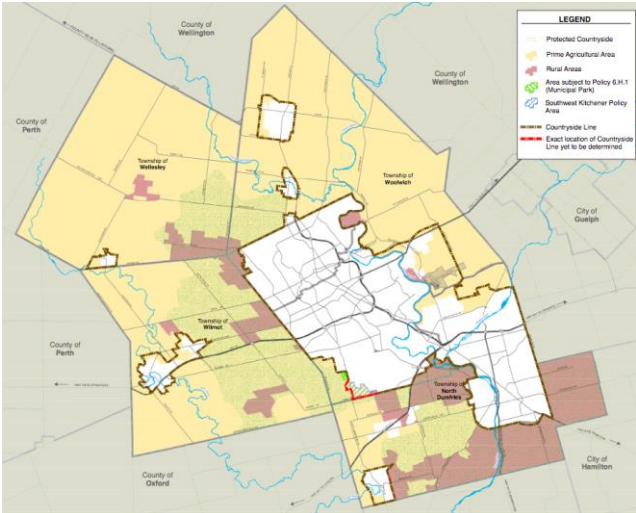
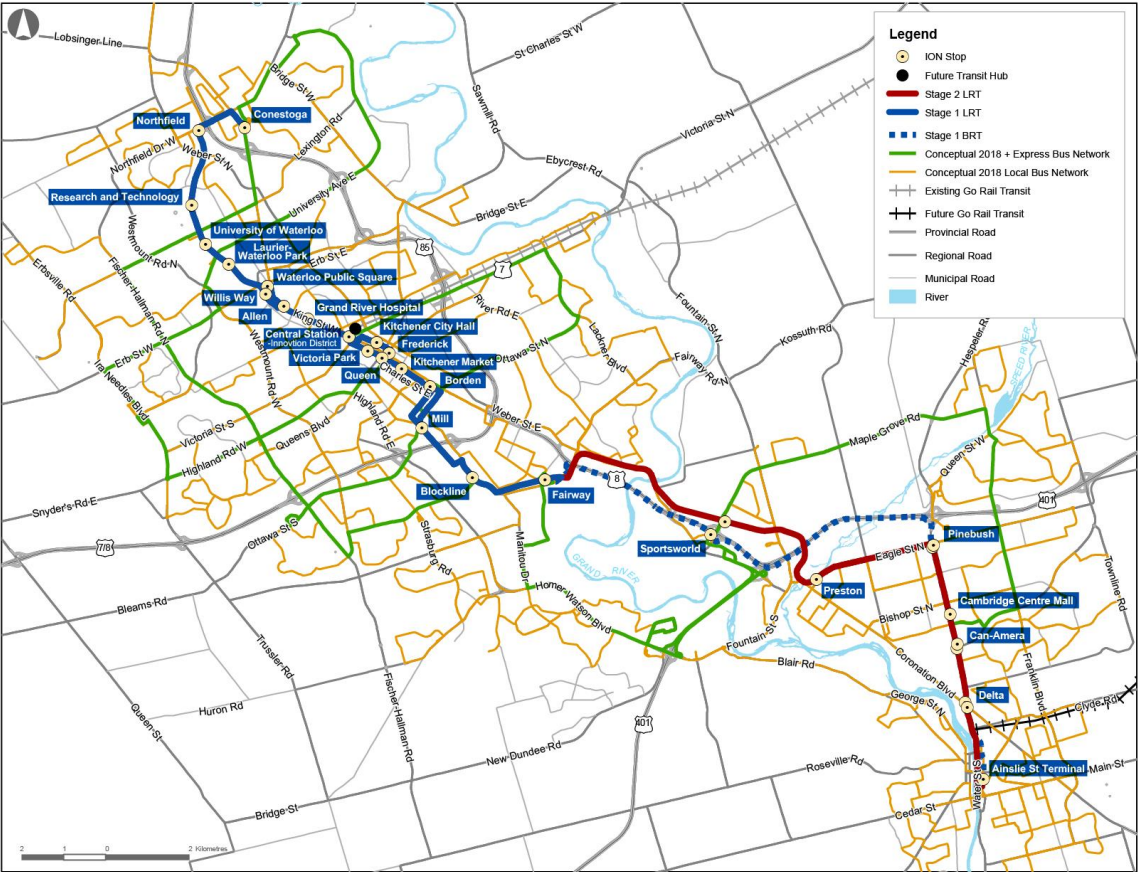


The paradoxes of the LRT: gentrification, development and displacement in Kitchener-Waterloo



UNIVERSITY OF WATERLOO
FACULTY OF ENVIRONMENT

LRT: a growth-management tool to curb sprawl and encourage intensification



\$3 billion in investment along the LRT line, before a single passenger was even carried!



3 Forms of displacement

1. Renoviction (48 Weber Street)



2. Demolition of below-market housing



3. Indirect displacement: Downtown Kitchener's one-sided building boom



2019 Residential Development, Downtown Kitchener

	Bachelor or 1 Bedroom units	2 Bedroom units	3+ Bedroom Units	Affordable housing units
Condominium	1336	532	5	0
Rental	457	189	3	10
Tenure unknown	170	36	0	0
Total	1963	757	8	10



Key takeaways for planners

- 1. Consultation that focuses on lived experience
 - Should planners do this?
- 2. Stronger tenant protections
- 3. Publicly-owned lands (i.e. parking lots)



Community organizations and gentrification in Hamilton: Lessons for planners

CIP National Conference

July 6, 2019

Margaret Ellis-Young

School of Planning, University of Waterloo



UNIVERSITY OF WATERLOO
FACULTY OF ENVIRONMENT



Source: Daily Hive, via Tourism Hamilton

Presentation outline

- Introduction
- Hamilton context
- Research focus
- Findings
- Conclusion and recommendations



Introduction

- Growing number of neighbourhood improvement strategies in Canadian municipalities
- Strategies emphasize community-based action (residents' groups, other local organizations) – often tied into broader revitalization efforts



Hamilton
**NEIGHBOURHOOD
ACTION STRATEGY**



UNIVERSITY OF WATERLOO
FACULTY OF ENVIRONMENT

Introduction

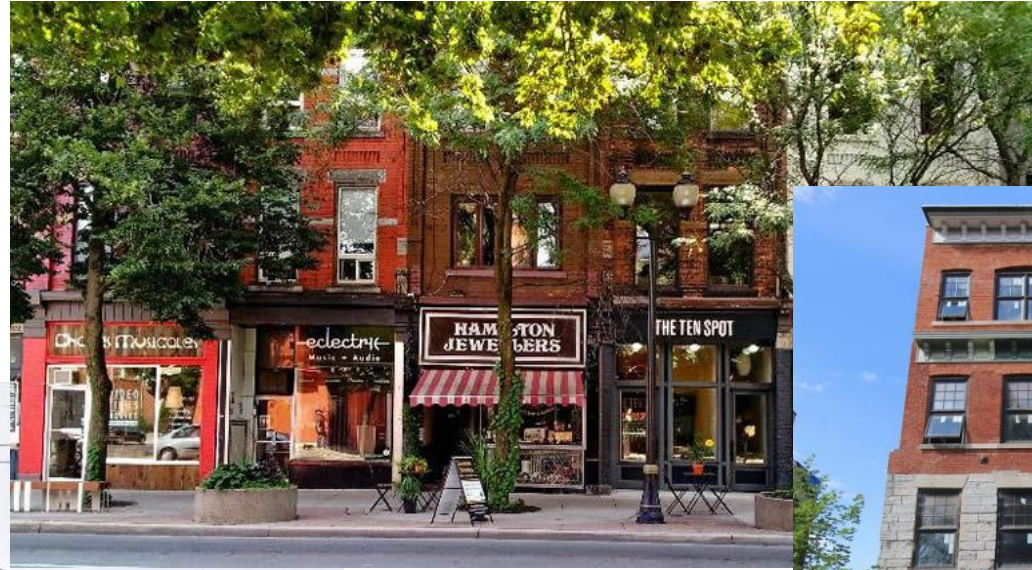
- In this context:
 - How do community organizations shape and respond to changes that are happening in gentrifying neighbourhoods?
 - What are the related challenges and opportunities for more equitable neighbourhood change that planners should be aware of?



Hamilton context



Source: Hamilton Spectator



Source: McMaster University



Source: Hamilton Spectator



Source: BuzzBuzzNews (James Bombales)

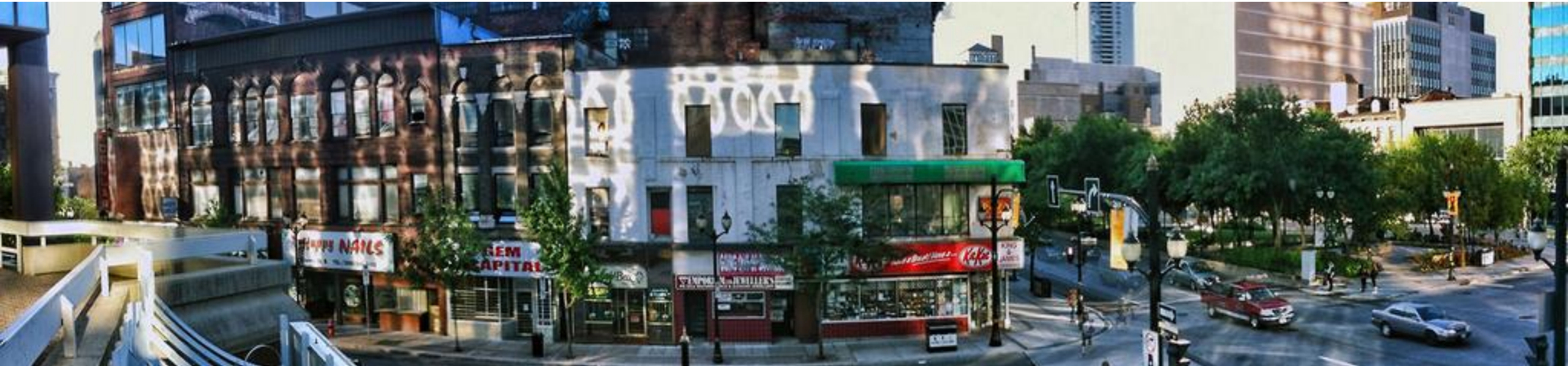


Research Focus

- How do community organizations influence the current trajectory of change in Hamilton's inner-city neighbourhoods?
 - Neighbourhood associations, business improvement associations, and relevant city-wide organizations
- 15 semi-structured interviews (12 organizations) and document analysis



Findings: Community-Based Action and Neighbourhood Change



Source: Flickr (Wayne MacPhail)



UNIVERSITY OF WATERLOO
FACULTY OF ENVIRONMENT

Multiple, diverse priorities



Key actions in a context of revitalization

Building
Community
Connections

Shaping
Development
and
Investment

Addressing
Neighbourhood
Identity

These actions may be inclusive or exclusive...

“...so activating the park and getting investment for it, but then while doing that, also being the folks who say, you know, the people who use this park are completely valid, it’s not about upgrading the people who use the park, it’s just getting more people to use the park.”

- Informant G, neighbourhood association

“...and it has had a substantial impact in reframing the park, as a matter of fact, now it’s had a makeover, people are using the park...the right people are using the park, not that the wrong people...”

- Informant E, neighbourhood association



Emergent resistance to gentrification



Source: Raise the Hammer (via Google Earth)

- Some organizations do play a role in addressing affordability and displacement
- Two categories of action:
 - Helping community members cope with impacts of gentrification
 - Addressing drivers of gentrification



(Perceived) constraints in addressing gentrification

“...there's not a lot we can do about gentrification, I mean, how do you stop it, you know...the policy issues around gentrification, about protecting people in their homes and making sure that homes stay affordable is well beyond any levers that we have...”

- Informant N, neighbourhood association



Advancing gentrification and displacement?

Certain priorities introduce concerns of intensifying existing pressures:

“...there are a lot of illegal residences in those storefronts which should not be there, not appropriate....we’re pushing to get the correct use into commercial space...”

- Informant D, business improvement association



Source: Peter Power,
Toronto Star



UNIVERSITY OF WATERLOO
FACULTY OF ENVIRONMENT

Conclusion

- Community-based action can protect and/or potentially compromise inclusivity of gentrifying neighbourhoods
- Organizations face diverse needs/demands within neighbourhoods – initiatives impact residents in different ways



Source: NAS Annual Update 2016



UNIVERSITY OF WATERLOO
FACULTY OF ENVIRONMENT

Conclusion

- Overall, organizations' focus on neighbourhood transformation outweighs level of support for those who may be made more vulnerable
 - Capacity constraints are a factor
- However, must balance initiatives that threaten inclusivity of neighbourhoods to realize more equitable revitalization



Source: Gteam.ca



UNIVERSITY OF WATERLOO
FACULTY OF ENVIRONMENT

Key takeaways for planners

- Reflect on contradictory nature of community-based action in establishing neighbourhood strategies
- Increase flexibility and support for community-led projects oriented toward affordability, inclusivity, etc.
- Reframing municipal revitalization goals and strategies to address imbalance between transformation and protection of the vulnerable



Source: City Brokerage



UNIVERSITY OF WATERLOO
FACULTY OF ENVIRONMENT



UNIVERSITY OF WATERLOO
FACULTY OF ENVIRONMENT

THANK YOU!

Movement in the creative city: Contextualizing the role of artists

07/06/19

Presented by: Emma McDougall
New frontiers of gentrification research and the implications for
planning



UNIVERSITY OF WATERLOO
FACULTY OF ENVIRONMENT

AGENDA

- Introducing the role of artists
- Contextualizing the creative city
- A case study of Toronto
- Considerations as we move forward



Musta, 2012



The role of artists

- Artists play two roles in our discussions of gentrification
- The first, as the catalyst of gentrification
- The second, as victims of gentrification



IMAGE CREDIT: Hawk, 2008



UNIVERSITY OF WATERLOO
FACULTY OF ENVIRONMENT

THE CREATIVE CLASS

“My work is based on a relatively simple underlying theory that human creativity has replaced raw materials, physical labor and even flows of capital as the primary generator of economic value, and that a new class structure is emerging as a result of that basic economic transformation.”

(Florida, in Lang and Danielsen,
2005, page 218)

TWO KEY ASPECTS OF THE CREATIVE CITY

CLUSTERS	MOVEMENT
<ul style="list-style-type: none">• Artists are actively involved in the community surrounding their craft	<ul style="list-style-type: none">• Artists are able to be mobile, and are constantly on the move



WHAT DOES IT MEAN TO BE “CREATIVE”?



Artists

Clark, 2011

Fall into one of 9 arts occupations

Median income: \$23, 100

(Hill Strategies, 2019)



Cultural workers

The city of Toronto, 2011

Fall into over 50 occupations that relate to culture

Median income: \$39, 300

(Hill Strategies, 2019)



Creative class

Perechkas, 2008

Lacks a concrete definition, incorporates any job in which the person is “creative”

Median income: Not measurable



UNIVERSITY OF WATERLOO
FACULTY OF ENVIRONMENT

The case of Toronto



UNIVERSITY OF WATERLOO
FACULTY OF ENVIRONMENT



City of Toronto Archives, Fonds 1244, Item 7203



City of Toronto Archives, Fonds 1244, Item 2546



MCH 21-1923

DUNDAS STREET



Wyliepoon, 2018



Wliepoon, 2018

the CURRENT STATE OF Toronto

Toronto's rental crisis threatens social, economic fabric: Opinion | Toronto Star

The time has now come for non-profit, community, and private-sector organizations to work with all levels of government and governmental agencies to tackle the rental housing crisis...

THESTAR.COM

Frenzied bidding wars push Toronto homebuyers to skip inspections

In Toronto, some homebuyers are so desperate to win bidding wars that they're rushing to make offers without even getting an inspection.

THEGLOBEANDMAIL.COM

What's making Toronto late for work: Explaining the 1,190 subway delays during TTC's peak season in 2015

Between September and November 2015, there was a total of 7,301 minutes of delays, caused by everything from missing drivers, bomb threats and an owl

NATIONALPOST.COM

Soaring rent threatens Sterling Road's creative vibe | Toronto Star

As the fledgling neighbourhood prepares for Museum of Contemporary Canadian Art, several artists and businesses are departing as rents spike.

THESTAR.COM

Wake up, Toronto, to your housing crisis

You would have thought the worldwide attention Vancouver received might have served as a cautionary tale

THEGLOBEANDMAIL.COM

Sterling Rd. gets an artistic polish | Toronto Star

Former industrial area in midst of major makeover, but there's always been life amid the ruins

THESTAR.COM



UNIVERSITY OF WATERLOO
FACULTY OF ENVIRONMENT

ON PROXIMITY

“The opportunity to live so close to my studio was the main impetus for moving into a different apartment. It has been a complete game-changer on many levels. For one, I can get there at a moment's notice, which caters to the often spontaneous approach I take with my work. On a practical level, it means I can easily do things like go home for lunch, or decide to work for only a short period of time without drastically interrupting the course of my day. It makes my life very flexible. Because my method of transportation is walking, I don't need to rely on transit and can therefore go to my studio any time of day or night. Essentially, it's more efficient overall, which makes me more motivated and productive.”

Anonymous Toronto Artist

ON DISTANCE

“it’s quite annoying to get to some times, [her studio] which actually affects my work schedule. Because a lot of times, if I’m not working on a deadline, but I should be at my studio painting, I many not end up going because I just don’t feel like taking the subway that night.”

Anonymous Toronto Artist

Considerations for planners

- Better understanding of the experience of artists
- Further protection for arts and cultural industries
- Changes to regulations for commercial renting





UNIVERSITY OF WATERLOO
FACULTY OF ENVIRONMENT

THANK YOU!

False Creek, Vancouver's Final Standoff

Giuseppe Tolfo



UNIVERSITY OF WATERLOO
FACULTY OF ENVIRONMENT

An aerial photograph of Vancouver, British Columbia, Canada, showing the city's dense urban core, the harbor, and the surrounding mountains. The image is overlaid with a semi-transparent white box containing text. The text reads: "In Vancouver, urban planning focuses on liveability..."

“In Vancouver, urban planning focuses on liveability...”

source: MET Credit

An aerial photograph of Vancouver, British Columbia, Canada, showing the city's dense urban core, the harbor with numerous boats, and the surrounding mountains under a clear sky. The text is overlaid on the image.

“In Vancouver, urban planning focuses on liveability...”

But what does liveability
mean?

source: MET Credit



source: Vancouver Weekly



source: Vancouver Weekly



source: The Tye



source: LifestyleAsia.com



source: Knatsahlano Fest



source:
The Mainlander

A focus on livability...

“In Vancouver, urban planning focuses on livability. That means creating a city of neighbourhoods where people can work, play, and shop. It also means creating urban environments where residents feel supported and engaged, and can enjoy a vibrant street life and their fellow residents.”

A focus on livability...

“In Vancouver, urban planning focuses on livability. That means creating a city of neighbourhoods where people can work, play, and shop. It also means creating urban environments where residents feel supported and engaged, and can enjoy a vibrant street life and their fellow residents.”

A focus on livability...

“In Vancouver, urban planning focuses on livability. That means creating a city of neighbourhoods where people can work, play, and shop. It also means creating urban environments where residents feel supported and engaged, and can enjoy a vibrant street life and their fellow residents.”

A focus on livability...

“In Vancouver, urban planning focuses on livability. That means creating a city of neighbourhoods where people can work, play, and shop. It also means creating urban environments where residents feel supported and engaged, and can enjoy a vibrant street life and their fellow residents.”



NORTH EAST FALSE CREEK Plan

Northeast False Creek: Liveability Profile

Vacant

“underutilized land in a central location”

“take full advantage of a highly suitable, downtown location”

“Visual amenity”

“achieve a high standard of design and development”

Experience

“a unique area to play, work and live”



Downtown Eastside: Liveability Profile

Adequate and affordable goods and services

“no loss of low-income housing stock”

“important that SROs be made liveable”

“low-cost food, clothing and other retail goods”

“make a living to afford to meet their basic needs”



Primary Concerns

Northeast False Creek

Aesthetic

Entertainment Volume

“to address the liveability of the housing”

Adequate Park Space

“high quality and plentiful public open spaces”

Downtown Eastside

Equity

Displacement

“The biggest fear that residents have... is that they will no longer be able to afford to live in the neighbourhood...”

“Many say that they already feel like they don't belong...”



Viaduct Removal



source: Vancouver 2012



UNIVERSITY OF WATERLOO
FACULTY OF ENVIRONMENT

Viaduct Removal



Georgia and Dunsmuir Viaducts

“Legacies of past transportation planning decisions continue to inhibit the achievement of current goals regarding livability...”



Viaduct Removal

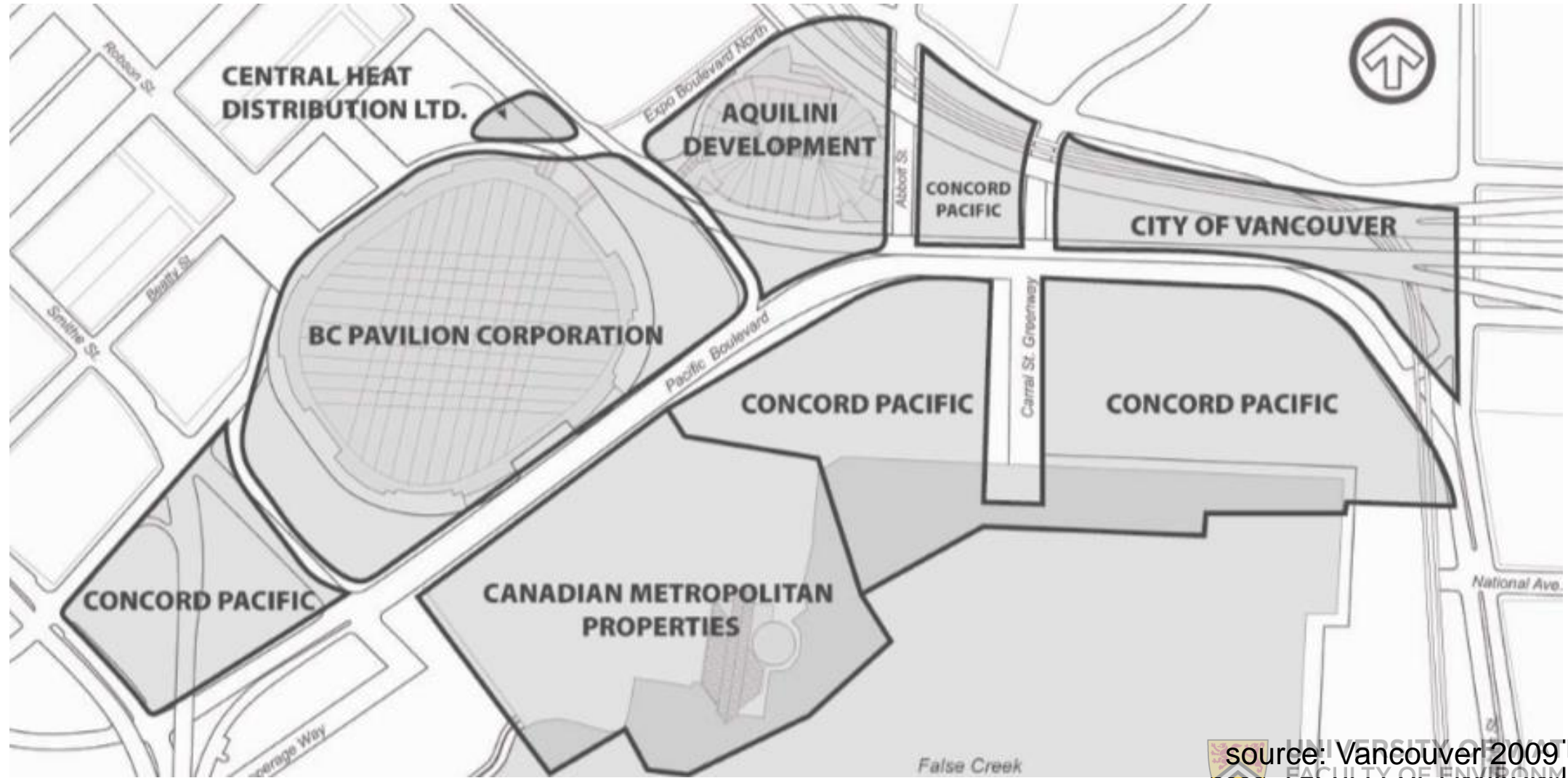


Georgia and Dunsmuir Viaducts

“For land use and planning purposes, the viaducts are most closely related to North East False Creek...”

source: Vancouver 2012

Northeast False Creek Planning Area (2009):



Northeast False Creek Planning Area (2015-): **Gentrification**



Takeaways

Must make displacement, and addressing displacement, central when looking to improve quality-of-life.

Recognize conflict: Erased from the conversation, erased from history are forms of displacement.

Progressive planning demands that we ask ourselves “liveability, for whom?”



Brian Doucet: brian.doucet@uwaterloo.ca

Margaret Ellis-Young: margaret.ellis-young@uwaterloo.ca

Emma McDougall: edmcdougall@uwaterloo.ca

Guiseppe Tolfo: pgstolfo@uwaterloo.ca



UNIVERSITY OF WATERLOO
FACULTY OF ENVIRONMENT

THANK YOU!