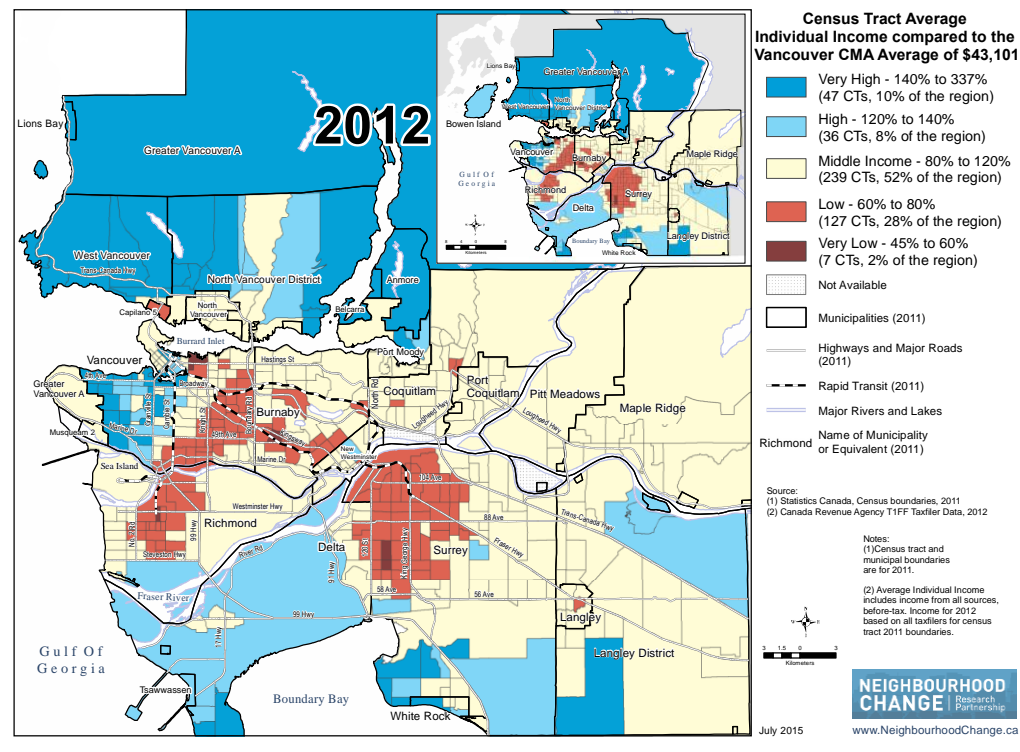


Development, displacement, and housing policies in Toronto and Vancouver

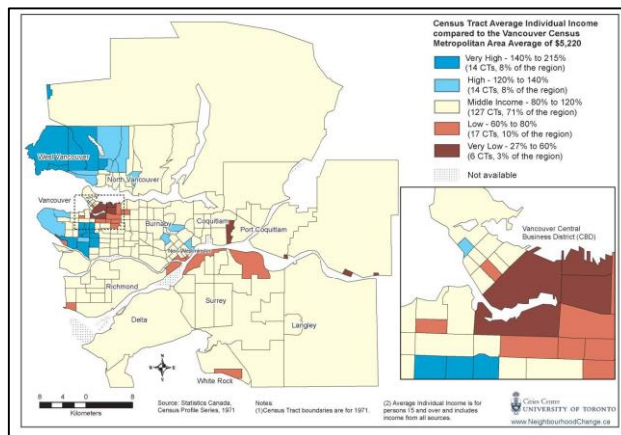
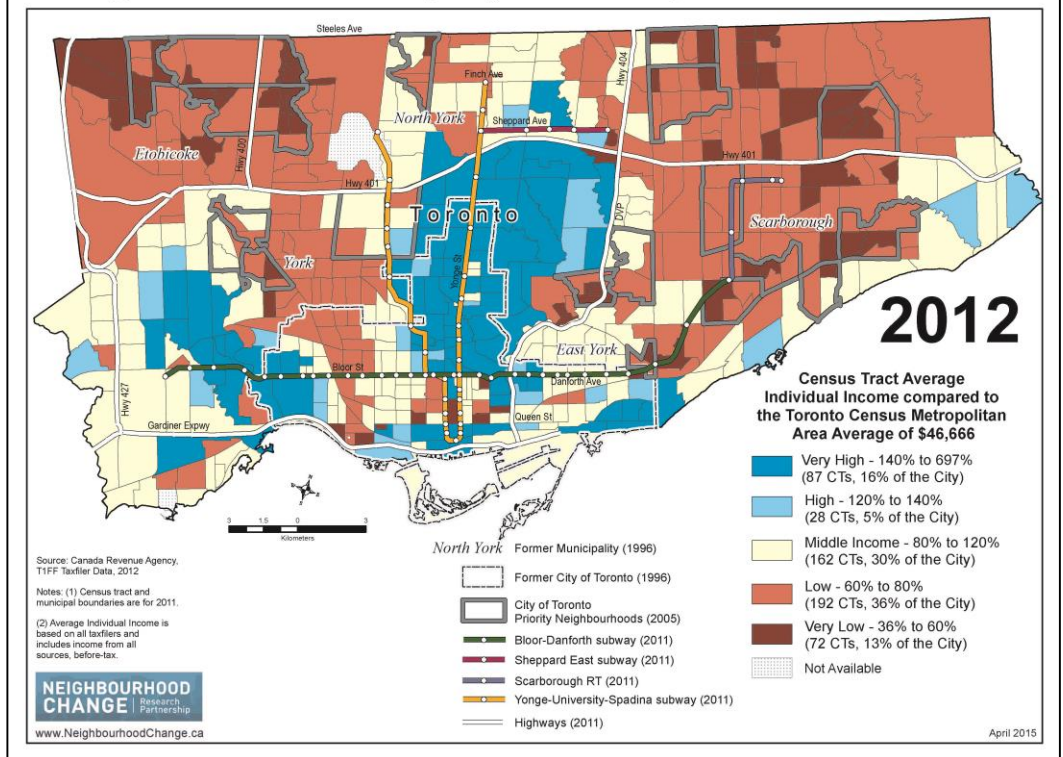
Emily Paradis, PhD
University of Toronto
e.paradis@utoronto.ca

Vancouver and Toronto: unequal cities

Average Individual Income, Vancouver Census Metropolitan Area, 2012

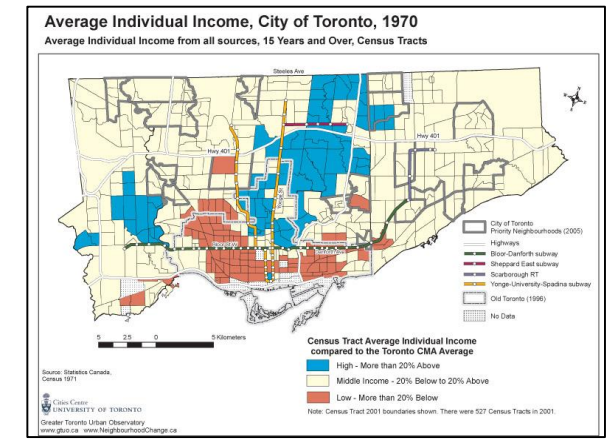


Average Individual Income, City of Toronto, 2012



Vancouver Average neighbourhood income 2012 vs 1970

Toronto Average neighbourhood income 2012 vs 1970



Vancouver & Toronto's Housing Boom / Crisis

	Toronto	Vancouver
Units currently under construction	50,992	39,702
Rental units built since 2006	2,050	2,227
Rental vacancy rate	1.3%	0.8%
Average rent (Sept 2017)	\$1930	\$2020
Renters paying > 30% of income on rent	44%	45%

How development contributes to housing loss

- Demolition of affordable units
- Upscaling & conversion
- Loss of low-barrier housing forms – rooming houses, hotels
- Gentrification – commercial & residential
- Increased land value
- Exclusionary development process



Image credit: Jonathan Dyck, media co-op

Displacement & dispossession: In our cities' DNA

“There's no easy equation and I can tell you, we went through a study early on in regard to Metrotown, looking at ways we could try to stimulate the re-creation of that amount of [rental] housing that existed, by the new development density that we brought in. Impossible.

... And then the question becomes, “Since I've rented in this apartment for this long, you owe me. You owe me the right to an apartment, and you owe me the right to live in this neighbourhood.” Well, nobody owes you anything and they're not going to give it to you.”

Interview with Burnaby elected official, pp. 31-32 in Jones, C. (2015). *Transit-Oriented Development and Gentrification in Vancouver's Skytrain Corridor*. Research Paper 237, Toronto: Neighbourhood Change Research Partnership.

“Appropriation may thus occur without consent. **Native lands (with some exceptions) were deemed unimproved, and could thus be justly expropriated** by those who were capable of reclaiming the “waste.””

Blomley, N. (2004), *Unsettling the City: Urban Land and the Politics of Property*. New York: Routledge. (p. 116)

Policy and community responses

Inclusionary zoning

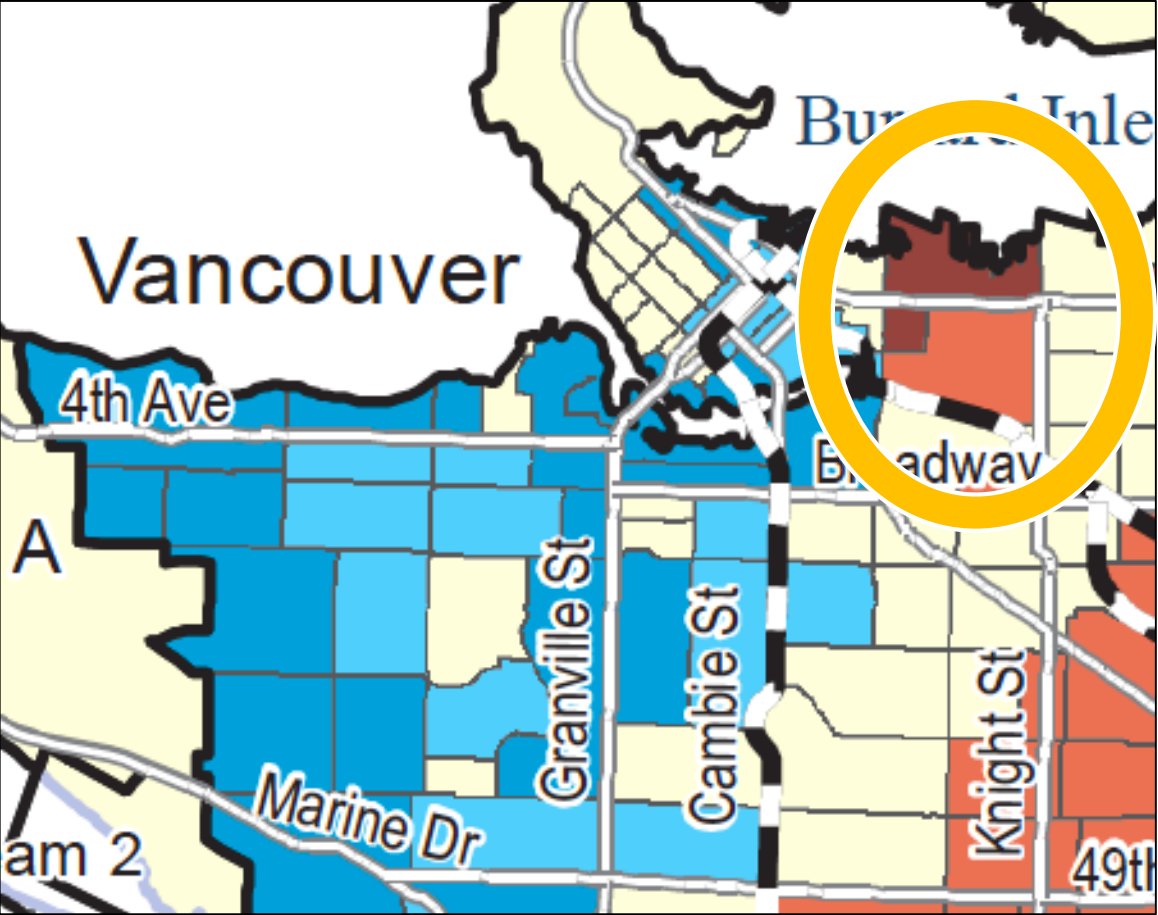
- Mandating inclusion of affordable units in all new developments
- “Affordable” – market-based definition
- Need additional subsidies and programs to ensure units are owned and managed as deeply affordable housing in perpetuity

Portable housing benefits

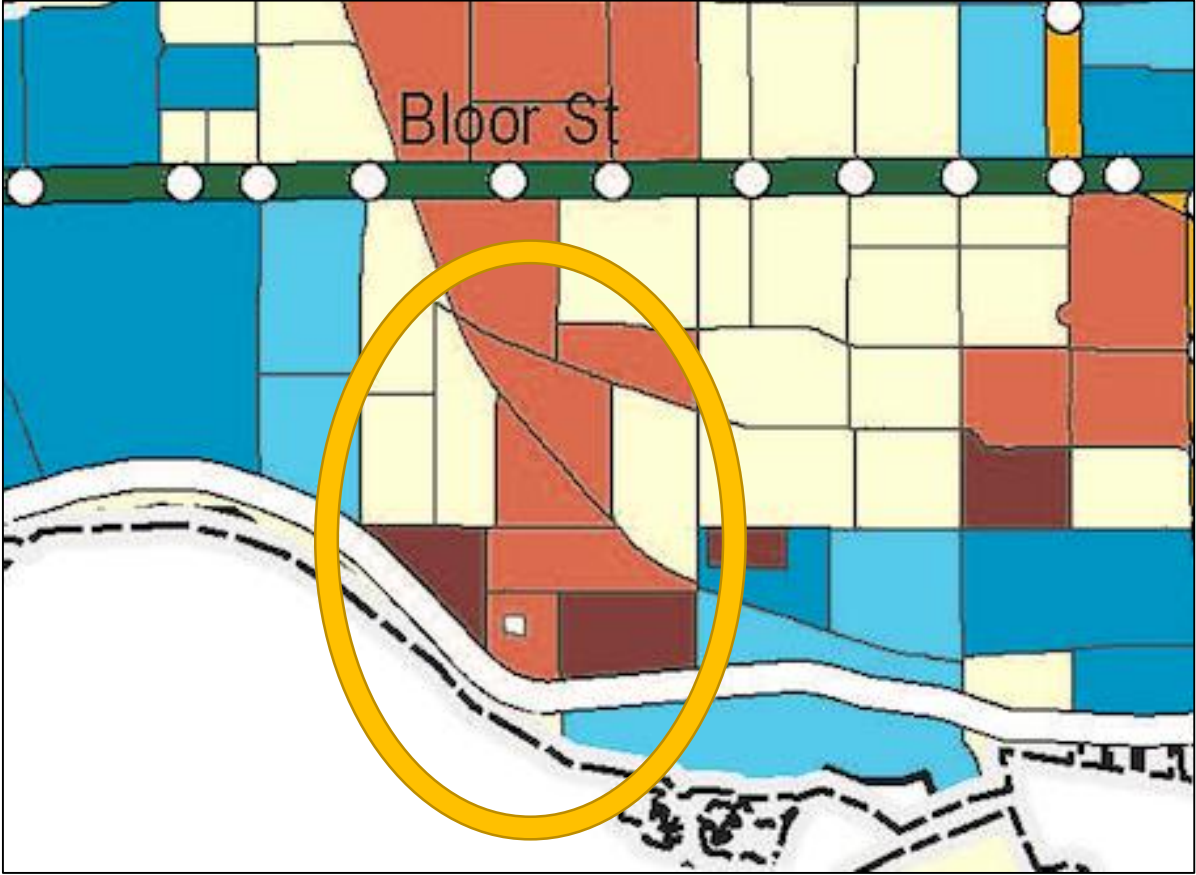
- Help households afford high rent in private market
- Don’t address discrimination, need for supports

Community initiatives: Development without displacement

Downtown Eastside & Parkdale – Development squeeze



Downtown Eastside, Vancouver



Parkdale, Toronto