

1027 | THE DEVELOPMENT AND IMPACT OF CULTURAL URBAN REGENERATION IN BEIJING-WITH CULTURE QUARTER, 798 ART DISTRICT AS EXAMPLE

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ABSTRACT: Since creative industry, creative class and cultural urban regeneration rose in 1990s, the cultural urban regeneration is the catalyst of urban revitalization in most western cities such as Paris, Barcelona, Manchester and New York. The outcomes of cultural urban regeneration in improving deteriorated area, stimulating economic value and employment and fulfilling social cultural life are notable. Meanwhile, the controversy about homogeneity, over-commercialization, gentrification and short-term effects are also provoked.

Experiencing the evolution of economic market and planning system, the urban planning receives attentions in China. Facing the parallel issues of urbanization and urban decay, highly urbanized cities in China urgently need a method to break out of this dilemma. Under the particular socialistic political system, culture as a keyword has been written in national political and planning policies. Beijing, the capital of China gathering abundant political and cultural resources, is seen as the cultural center of China. Therefore, cultural urban regeneration in Beijing is a typical one shown in Chinese style.

This research is aimed to explore the development and impacts of cultural urban regeneration in macro and micro levels (Beijing and 798 Art District). After understanding the concepts of cultural urban regeneration and cultural quarter and analyzing the potential impacts, the research is achieved through four methods: case study, documentary analysis, interviewing and visual methodology. In macro level, the development of cultural urban regeneration is summarized by the review of municipal planning policies and related historic records. The results of impacts are measured through analyzing Beijing Statistical Yearbooks, field study and three interviews. Similarly, these methods are also used in the case of 798 Art District; only three more interviews are conducted. Based on the research, the development process and impacts are similar with western countries, but the role of government is emphasized in Beijing in the management and supervision to adjust impacts and further developments. Although diverse practical information is collected, the research is still limited because of the inaccessibility of vital data, which suggests the governments share more information to the public, contributing to the further studies and cultural urban regeneration development in Beijing.

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1203 | URBAN REVITALISATION AND THE ROLE OF URBAN PROJECTS IN CITIES MARKED BY THE HERITAGE OF VOLUNTARISTIC PLANNING: THE CASE OF GRENOBLE AND PÉCS

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ABSTRACT: While urban public space is traditionally associated with the notion of equality, radical openness, diverse opportunities of confrontation with alterity, its role of facilitating anonymous social interactions between individuals of diverse religious, ethnic, socioeconomic backgrounds and is the emblematic embodiment of the emancipatory aspect of urban life, it has come to occupy an ever diminishing part of neoliberal urban space. This is partially due to the privatisation of urban space characterized by segmentation and fragmentation, and to a larger extent the growing hegemony of

economism over the political. In France, critical strands of urban sociology lamented the disappearance of the public sphere with the depreciation of the commons, and evoked the annihilation of the city by urbanisation (architecture). The decades post-World War II were marked by functionalist and rational planning leading to the construction of massive housing estates subjected to rapid deterioration and devaluation and which often became conflictual sites revealing escalating social tensions. The construction of these homogeneous complexes of poor quality defied the basic principles of present day urbanism with its emphasis on social mixity, quality of life, functional diversity, and most of the time, they entailed the demolition of the existing urban environment (preferring the principle of tabula rasa). From the seventies, their building was gradually abandoned and replaced by the general movement of the „return to the city marked by the establishment of ZACs in France. The presentation focuses on the rehabilitation and reintegration of downgraded and segregated housing estates to the urban fabric with their origins in the Fordist era (Villeneuve in Grenoble) and in the Eastern European context the Socialist Era (Pécs- Uranium City) in order to investigate how the modern elements of urbanisation may be inserted into the historical development of two mid-sized cities founded in the Roman epoch. The revitalisation of urban centres and the new urban projects following the cultural turn of postmodernism may create new forms of sociability and civic participation.

1257 | THE PROVISION OF AFFORDABLE HOUSING IN TORONTO: NEW APPROACHES

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ABSTRACT: The prices in the Toronto housing market in Toronto have been increasing at a dramatic rate over the past 15 of years. This has led to significant affordability problems in all sectors, ownership and rental, as well subsidized/social housing. The average price of a resale home in Toronto in December 2016 was \$720,400 with the average price for single family detaches units reaching \$1,038,400, and condos \$396,700. The average rent at the end of the year for a condo was \$1,986. With most of the new rental supply being condo apartments, and a projected reduction of new condo projects, the reduced supply suggests upward pressure on both prices and rents. More than 80,000 households are on the waitlist for government affordable housing. Very little purpose built market rental housing has been built over the past 25 years. Investor owned condos have been used to fulfill much of the rental demand.

The Demographia affordable rankings lists Toronto as the 29th least affordable market in major world cities. Its data indicated that median house price is 7.7 times the median annual household income. These facts are intended to provide a general indication of the affordability crunch which is reflected in all sectors: the ownership market, the rental market and the provision of social housing.

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Part of the current problem is the result of the lack of funding from the Federal and Provincial governments. In 1992 the Federal government withdrew funding for social housing after evaluating the program that subsidized co-op and nonprofit housing. The Province of Ontario downloaded the cost of providing social housing to municipalities in 1998. Since that time, the financial responsibility for providing affordable/social housing has been the responsibility of municipalities

The purpose of the paper will be to first provide a description of the programs that are currently available in the City to Toronto to help provide affordable housing. This includes the use of density bonuses, some funding for rebuilding social housing (Toronto Community Housing Corporation), and third sector housing provision. After describing those programs, the new initiatives will be discussed in terms of their application and potential effectiveness in meeting the affordability need, and how these programs may mesh with the existing programs. The new programs include the City's new Open Door program, and the Provincially approved legislation that permits municipalities to impose inclusionary zoning. These programs will be discussed in the context of their ability to delivery affordable housing under current market conditions in Toronto.