The Multi-dimensional Stories of Displacement and Social Mixing in Regent Park

"The new building is practically done, but I don't think they 're gonna ask us to move back"

"The buildings are ok, I don't pay much attention to the design."

"I watched all the movies during summer in the Regent Park Festival, I really like it"

"I don't see [my current apartment] as home, it is just a place to live as long as I am with my family"

"My school was demolished, and will become a Catholic School"

SAMIRA'S STORY

I am Samira and I am 14 years-old.

I've lived in Regent Park since I was born.

This is my part of my experience of displacement and social - mixing since the Revitalization started

"I'm pretty sure they're demolishing all the buildings because [they] need the money, without focusing on what they're actually doing."

"I don't talk to my neighbors much as my mom does."

"My close friend still lives in Regent Park, but is far from where I live"

"I remembers someone wanting to move out, so she stayed until she was the only one left in the building"

"I don't remember much of my childhood, maybe if nothing had changed I would remember more"

I was born

My first home was at Oak St.

My close friend move out frome her place. She may not come back.

Her house was demolished

I am now attending a French Immersion School

I attended Duke of York School

Duke of York School was demolished

And it will become a Catholic School

I moved to another apartment in the same street and I still live there.

2005 | 2007 | 2008 | 2009 | 2010 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019

NEWS COVERAGE

The Globe and Mail
Green Light for Regent Park

City of Toronto secured the Ontario Municipal Board's permission to spend the first 2 million on the Regent Park Housing Project.

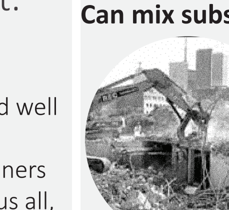
1946-4

The Globe and Mail
Regent Park Residents Pon
Housing Units to Replace 60
Hopes Rise for Rehabilitatio

Sep 4, 1957
The Globe and Mail
First Families Move To New Regent Park

Apr 8, 2005
THE GLOBE AND MAIL
This time, let's get it right at Regent Park
"The project to revitalize the decaying neighbourhood could well become a showcase of the 21st century's best architectural ideas and urban visions. Seeing that the architects and planners actually get it right this time will require close attention by us all, zero tolerance of any architectural proposals that are bland, mediocre or routine, and a pit bull-like clamp on the leg of TCHC until the agency completes in Regent Park one of the most vibrant new residential communities in the world."

THE GLOBE AND MAIL
Can mix subsidized and market'rate housing work?

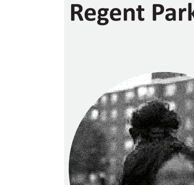


It started with best of intentions after Second World War- a community here Toronto's not-so-well-off could live a life without having to worry about devious slumlords. But the public housing project went off the rails almost the moment it was completed.

Rebirth of Regent Park under way.

What defines a neighborhood- people, streets, a coffee shop, a grocery store, a bank branch, even a swimming pool- is coming into view at Regent Park. Construction activity now marks the first phase of a long-term renewal of the aging low-income housing projects.

Regent Park Revitalization Socially Progressive or Trojan Horse?: Moving people around like pawns



Ms. Ahmed is looking forward to going back. While many Torontonians consider Regent Park, in this former state, to be a horror of crime and drugs, for many it is home, with a sense of community 'enough so that 97% of displaced tenants have indicated they want to return. 'Where I am now, I dont know anybody. Where I was, my community surrounded me,'said Ms. Ahmed, a 32-year-old Somali immigrant. "It has caused a lot of stress, and people are depressed and need counselling"

THE GLOBE AND MAIL **Families set to move into new Regent Park in April**

About 390 families who were relocated to nearby housing will have the option to take up residence in any 500 units that will be ready by spring.

THE GLOBE AND MAIL **The Loganathans move back to a new Regent Park**
The Loganathan family's urban odyssey began almost four years ago, when they moved out of one cockroach-infested building and into another that was even worse. Yesterday, the Loganathans' journey came to a happy ending when they became the first family to move into the grandest experiment in the history of Canadian social housing- the $1-billion redevelopment of Regent Park.

October 16, 2010
NATIONAL POST
Regent Park welcomes its first grocery store

The opening of a new grocery store might not be a big deal in wealthy neighbourhoods, but for residents in Regent Park it has been years in the making.

TORONTO SUN **TCHC residents feel like the were 'duped' in Regent Park redevelopment**

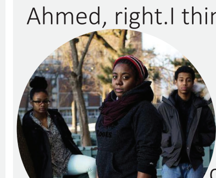
They were led to believe by Toronto Community Housing Corporation (TCHC) officials that they'd have every right to return to an affordable unit in the newly revitalized Regent Park.

NATIONAL POST
Regent Park revitalization draws mixed reactions from residents
Residents of Toronto's Regent Park called reporters to their neighbourhood Monday morning to give out free coffee and praise the neighbourhood's $1-billion, 15-year revitalization — but at least two residents at the news conference questioned the redevelopment effort.

TORONTO SUN **Movin' on up in Regent Park**
The social engineers and their media cheerleaders were positively tripping over each other in early 2005 to describe the daring new vision to raze and rebuild the socially isolated Regent Park into a mixed-income, mixed-use community. The poor would be "fully integrated into the fabric" of the surrounding.

CISION **The Daniels Corporation responds to inaccurate allegations regarding the Regent Park Revitalization.**
"It is unfortunate that the Toronto Sun is attempting to discredit a public/private partnership celebrated around the world as the model by which challenged urban neighbourhoods can be re-imagined and re-created. Most importantly, it is a shame that the historic work and incredible accomplishments of local residents who have worked tirelessly since 1995 to transform their community are being undermined.

THE GLOBE AND MAIL **What's it like growing up in Regent Park? Ask them**
Trevlyn Kennedy,19, left, Ashley Fraser,17, centre, and Mustafa Ahmed, right.I think the revitalization was what threw it off for me because it becomes open and – I don't want to put it in a way where outsiders weren't allowed to come in – but you could just tell the outsiders or not [before]; you could tell if there was a threat or something. I felt more secure when the revitilization was not happening. It became an unfamiliar ground to work around.



HUFF **Canada's Largest Social Housing Project Favours the Rich?**
The focus of the fuss over the Regent Park revitalization is that Councillor Pam McConnell snagged one of the prime, 1,200-square foot condos for $400,000-plus, while many former residents were moved out with the assurance that they could return-- a promise that was reneged on.

THE STAR **Regent Park revitalization: Has it created an "us versus them" dynamic?**
Our research strongly suggests that the ambitious program to rebuild Regent Park with an influx of higher-income newcomers has had unintended and even negative effects on community networks and, consequently, on crime and violence in the neighbourhood.

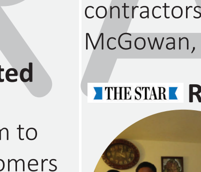
THE GLOBE AND MAIL **Regent Park residents feel happier and safer with new homes.**

More than 90 per cent of those surveyed said their home is now a good place to live, up from just over 70 per cent in the period before they moved.Over all, the 59 people interviewed for the study reported remarkably high levels of satisfaction with the new homes.

Global NEWS **Single mom refuses to leave Regent Park building slated for demolition**

Candice McGowan is the last person left in a Toronto Community Housing building that she refuses to move out of until she has somewhere else to go. She's waiting for the TCHC to find her a new home. The building a was supposed to be prepared to be demolished Monday. But contractors have been moved to another building because McGowan, concerned she has nowhere else to go, refuses to leave.

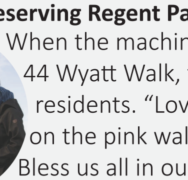
THE STAR **Regent Park residents find relocation unfair**



"Right now, Amal Ahmed can walk to her classes at Ryerson University or to her baby daughter's doctor appointments. Her mother attends a women's group at the health centre down the street, and she can rely on her longtime neighbours in Regent Park."

tvo **"Happy But Not Happy" in Regent Park**
"...many people are quite happy with the redevelopment so far. But satisfaction with the project is by no means unanimous."

THE STAR **Preserving Regent Park's history amid revitalization**

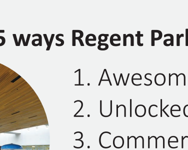


When the machines ripped apart the rowhouses of 44 Wyatt Walk, the walls told the stories of former residents. "Love this house," wrote a young girl on the pink wall of her old bedroom. "May God Bless us all in our new home," her mother added.

The New York Times **...to, a Neighborhood in Despair Transforms ...f Inclusion**

...d by a yellow hijab, Idil Hassan watched her young daughter splash with other children at the Regent Park Aquatic Center, an architectural jewel of glass, wood and chlorine in the middle of Canada's largest housing project.

THE STAR **5 ways Regent Park's revitalization is a game-changer**



1. Awesome amenities.
2. Unlocked grid.
3. Commercial comeback.
4. Housing mix.
5. Full integration

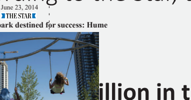
The Guardian **Inside Regent Park: Toronto's test case for public-private gentrification**

Once notorious for bedbugs and crime, the Regent Park social housing development has been transformed with a $1bn revitalisation – and more luxury apartments. But has it managed ...al cleansing?

blogTO **Remaining Rede... Regent Park Now at Risk**

The city o... ...ng for contributions from the fede... ...ial governments to help pay for the third phase of this massive redevelopment project. According to the Star, the city is $108 million short.

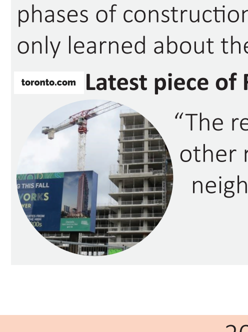
TORONTO SUN **Regent Park revita... ...illion in the hole**



The $107-million city bailout required to finish Phase 3 is only the start with another $182-million funding shortfall predicted (on a preliminary basis) for Phases 4 and 5. The costs for the outstanding Phase 3 units range from $294,853 to $301,049 per unit.

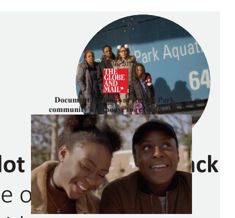
CBC **Decision quietly made by Toronto Community Housing ...arks concern in Regent Park**
...CH acknowledges it should have told residents sooner new ...evelopers could be moving in.It's been nearly five years since the public housing agency's board of directors scrapped an existing contract with the Daniels Corporation, opening up the final two phases of construction to new developers. But residents say they only learned about the move in the last three weeks

toronto.com **Latest piece of Regent Park redevelopment is starting to rise**



"The redevelopment has served as a template for other revitalization projects in public housing neighbourhoods across Toronto."

THE STAR **Regent Park residents say they can't access their neighbourhood pool. City data backs them up.**



CTV NEWS **Demolition of Regent Park buildings 'brings a lot ...ck**
...t a lot of time at one ...buildings when her kids were younger.

Regent Park community reflects and regroups as final chapter of rebuild begins THE STAR
"Sureya Ibrahim stands on an icy sidewalk in Regent Park and surveys a neighbourhood she fears is headed toward an uncertain future."

MOVIES AND DOCUMENTARIES

1953
Farewell Oak Street

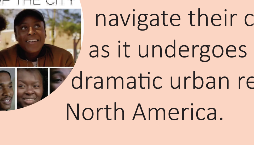
This documentary presents a before-and-after picture of people in a large-scale public housing project in Toronto. Due to a housing shortage, they were forced to live in squalid, dingy flats and ramshackle dwellings on a crowded street in Regent Park North; now they have access to new, modern housing developments designed to offer them privacy, light and space.

1994
Return to Regent Park

2009
Invisible City

Moving story of two boys from Regent Park crossing into adulthood – their mothers and mentors rooting for them to succeed; their environment and social pressures tempting them to make poor choices.

2017
My Piece of the City



Remarkable young artists in Toronto's Regent Park navigate their community as it undergoes one of the most dramatic urban revitalizations in North America.

2017
The Stairs: Tales from Regent Park.

A compassionate and bold documentary that brings us to the heart of the Regent Park Community Health Centre's social centre's staff members — former and current drug users and sex workers — tells a complex story of resilience and the work that goes into making change.

CONSTRUCTION

- 1995 — Tenants approach Toronto Community Housing about Revitalization
- 2003 — City Council approves the Revitalization
- 2005 — Revitalization Starts
- 2006 — TCHD selects Daniels as development partner for Phase 1
- 2007 — City Council passes Social Development Plan, developed with residents
- 2009 — Phase 2 construction begins
- 2012 — Phase 1 completed
- 2014 — Phase 3 construction begins
- 2018 — Phase 2 completed; Developer selected for Phases 4 and 5
  989 RGI units had been completed
  798 had been occupied
  191 were in the process of being occupied
  225 RGI units were under construction.
- 2021 — Phase 3 completed (estimated)

Lees, Loretta. (2004)
"There is poor evidence base for the widespread policy assumption that gentrification will help increase the social mix, foster social mixing and thereby increase the social capital and social cohesion of inner city communities."

Toronto Community Housing. (2007). Regent Park Social Development Plan: Executive Summary
"Regent Park is being rebuilt as a diverse, mixed-income community in an open and integrated neighbourhood."
"The redevelopment of Regent Park is a priority for the people who live and work there, but it also reflects a widespread commitment to 'city building' and the growth of healthy, sustainable communities across Toronto."

Vaughan (2009)
"Organizational networks, family networks – when you put them back, are they going to be exactly the same? No. But you have to work with them so when they go back everything can be as close to before as possible."

Laughlin (2011)
"The prospect of losing friends and family as neighbours caused concern about whether they would still be able to have fun and feel like they belong in Regent Park."

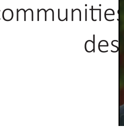
August (2014)
The mixed-income approach to revitalization being undertaken in RP is part of a global trend for addressing 'problem' public housing projects or council estates.

Hayes (2016)
"Some have chosen not to suffer yet another move, and have stayed in their new neighbourhoods."
'Right of return policy' – every former tenant was given a contract which guarantees that, once the new TCHC buildings are completed, they can return to the same sizes of unit they had vacated, with rent calculated the same way.

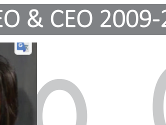
Brail and Kumar (2017)
Regent Park's future is premised on redevelopment and social mix.
Social mix is assumed to result in improved socio-economic outcomes for low-income residents through: sharing of information and resources between people of different socio-economic status; a stronger sense of social control through greater accountability among community members; positive behaviour change through role modelling and mentorship between people of different socio-economic status; and higher quality local services and infrastructure through stronger collective efficacy.

TORONTO COMMUNITY HOUSING CORPORATION (TCHC)

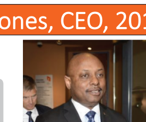
Derek Ballantyne CEO, 2002-2009
"Mixed-income communities are successful when social inclusion is supported by physical des... ...res that encourage social mixing."



Keiko Nakamura, Interim CEO & CEO 2009-2011



Gene Jones, CEO, 2012-2014



Greg Spearn, Interim CEO, 2014-2017

Kathy Milsom 2017-2019