

# Lessons from Leipzig

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Photo: Camilia Changizi

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Photos: Camilia Changizi



## Global Suburbanisms Project CITY Institute at York University

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Social Sciences and Humanities  
Research Council of Canada

Conseil de recherches en  
sciences humaines du Canada

Canada

# History

- ▶ City of Fairs, Books, and Publishing Houses
- ▶ Johannes Sebastian Bach
- ▶ Important Industrial Location
  - Rapid Growth
  - 1871-107,000
  - 1910-590,000
- ▶ Population Peak
- 1933 – 713,000
- ▶ Destruction during WWII
- ▶ German Democratic Republic (GDR)



# Political Restructuring – The Fall of the Berlin Wall (1989)



Construction of new  
housing 1950-1980s

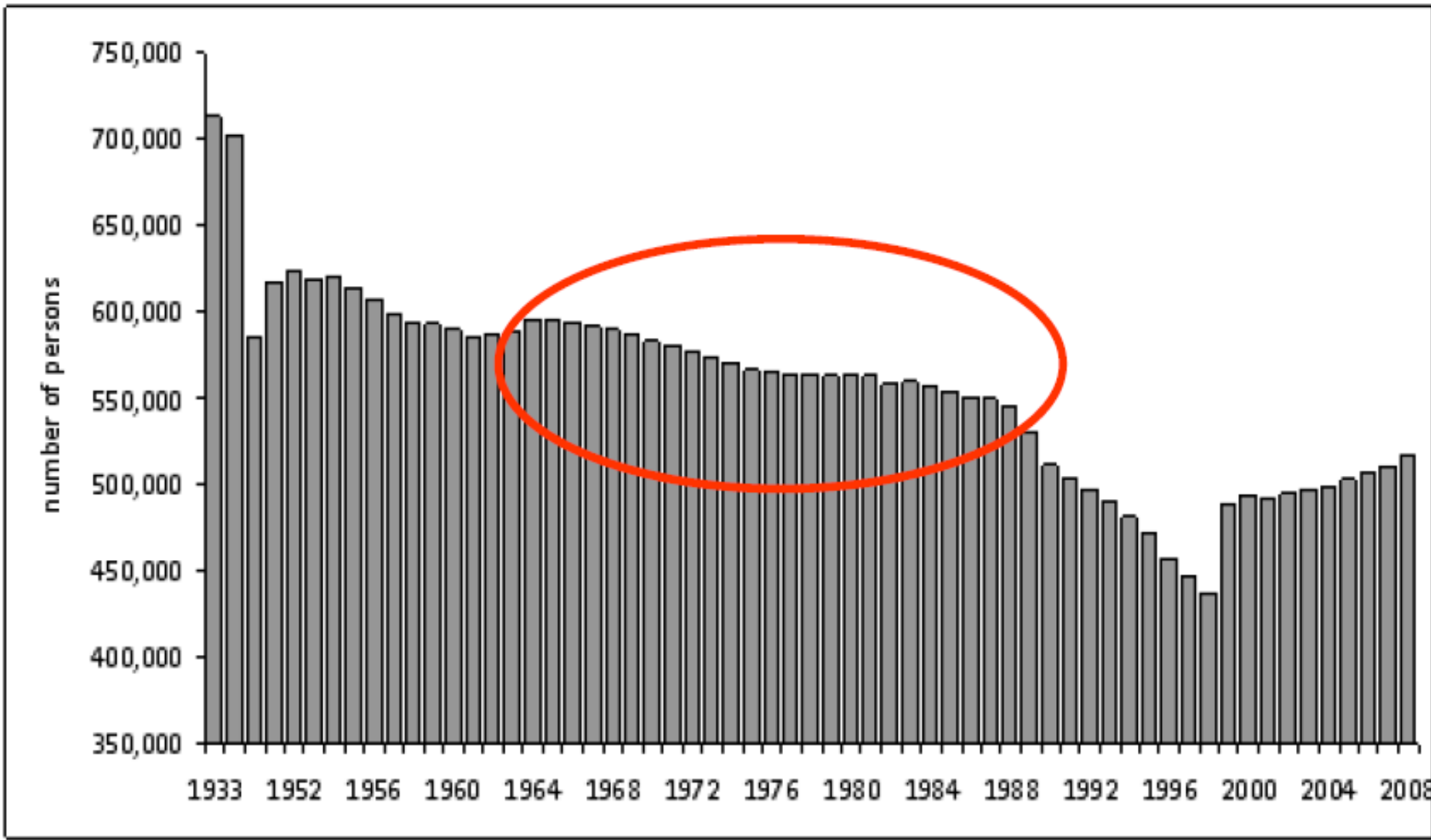


Sources: Rink et al. (2009)



Photo: Camilia Changizi

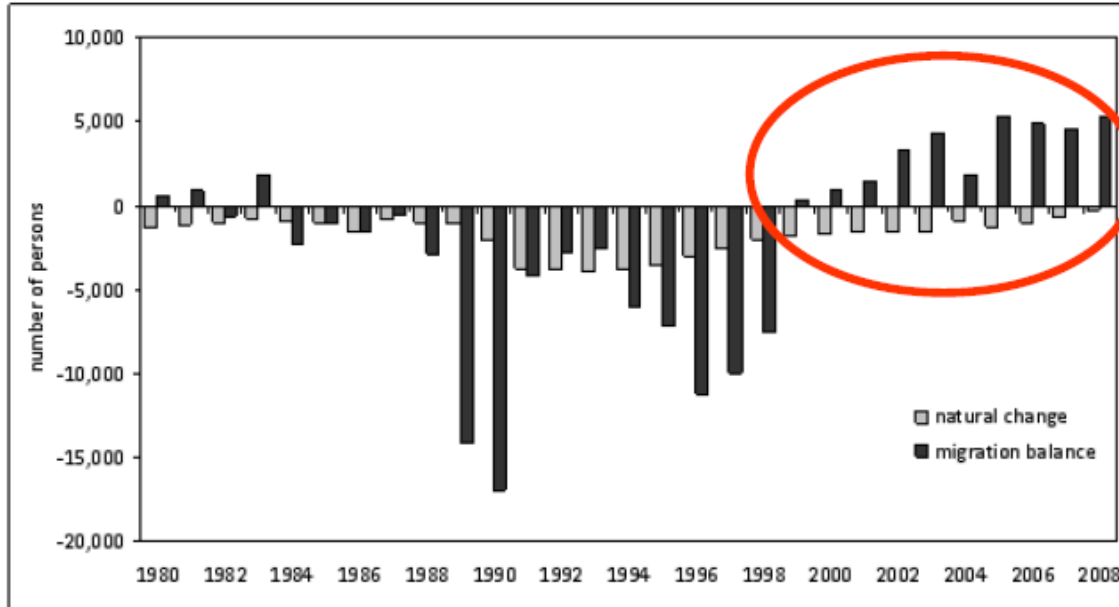
Figure 2.1.1: City of Leipzig – population development 1933-2008



Source: UFZ database

# Reurbanization in 2000s

Figure 2.1.2: City of Leipzig – natural population development and migration balance 1980-2008



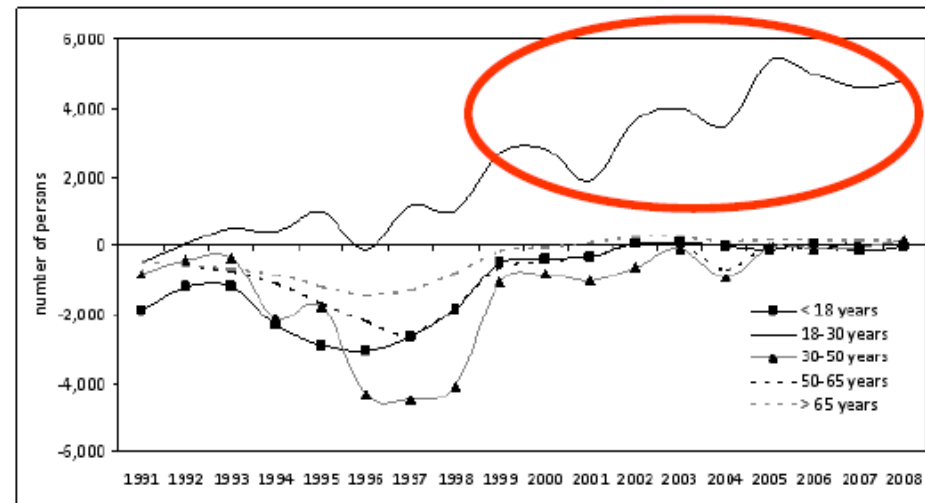
Source: UFZ database

Population gains through in-migration

Young in-migration (18-30 years)

Decreasing potential

Figure 2.1.6: In- and out-migration by age groups 1991-2008



Source: UFZ database; Annegret Haase

# Housing

## Large Housing Estates in East Germany constructed 1960-1989

Housing Estates	No. of Estates	No. of Flats
More than 10.000 flats	26	590.000
5.000-10.000 flats	42	290.000
2.500-5.000 flats	78	260.000
500-2.500 flats	about 350	560.000
Less than 500 flats		400.000
<b>In Total</b>		<b>2.100.000</b>

# City of Schwerin, LHE Vidiner/Talliner Str.



Demolition and Reconstruction



No. of Flats

Before: 590

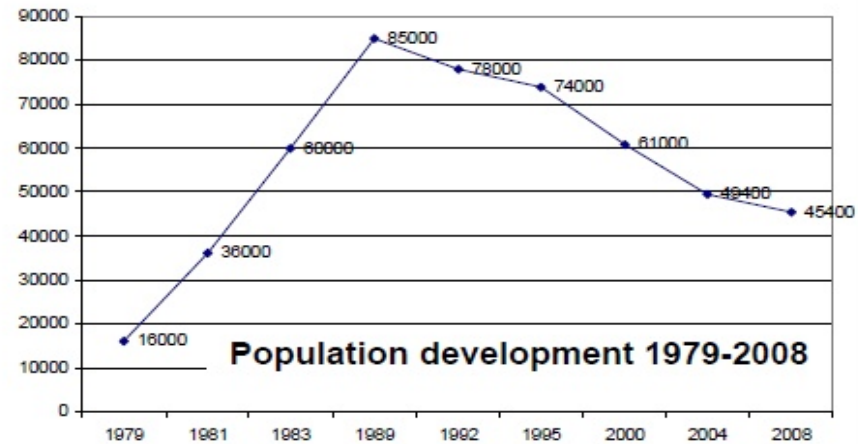
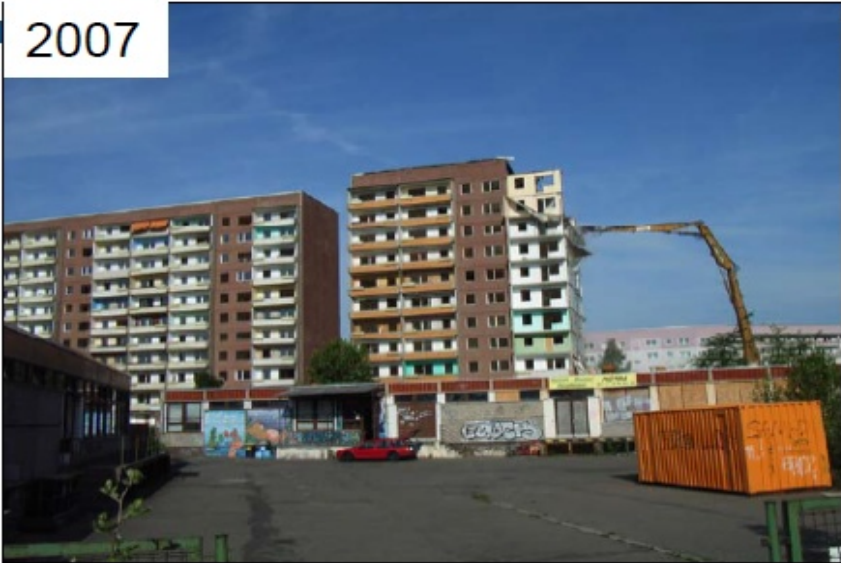
After: 187

# Urban Restructuring Program in Germany

## Leipzig - Grünau

constructed from 1976 until 1989

2007



2008

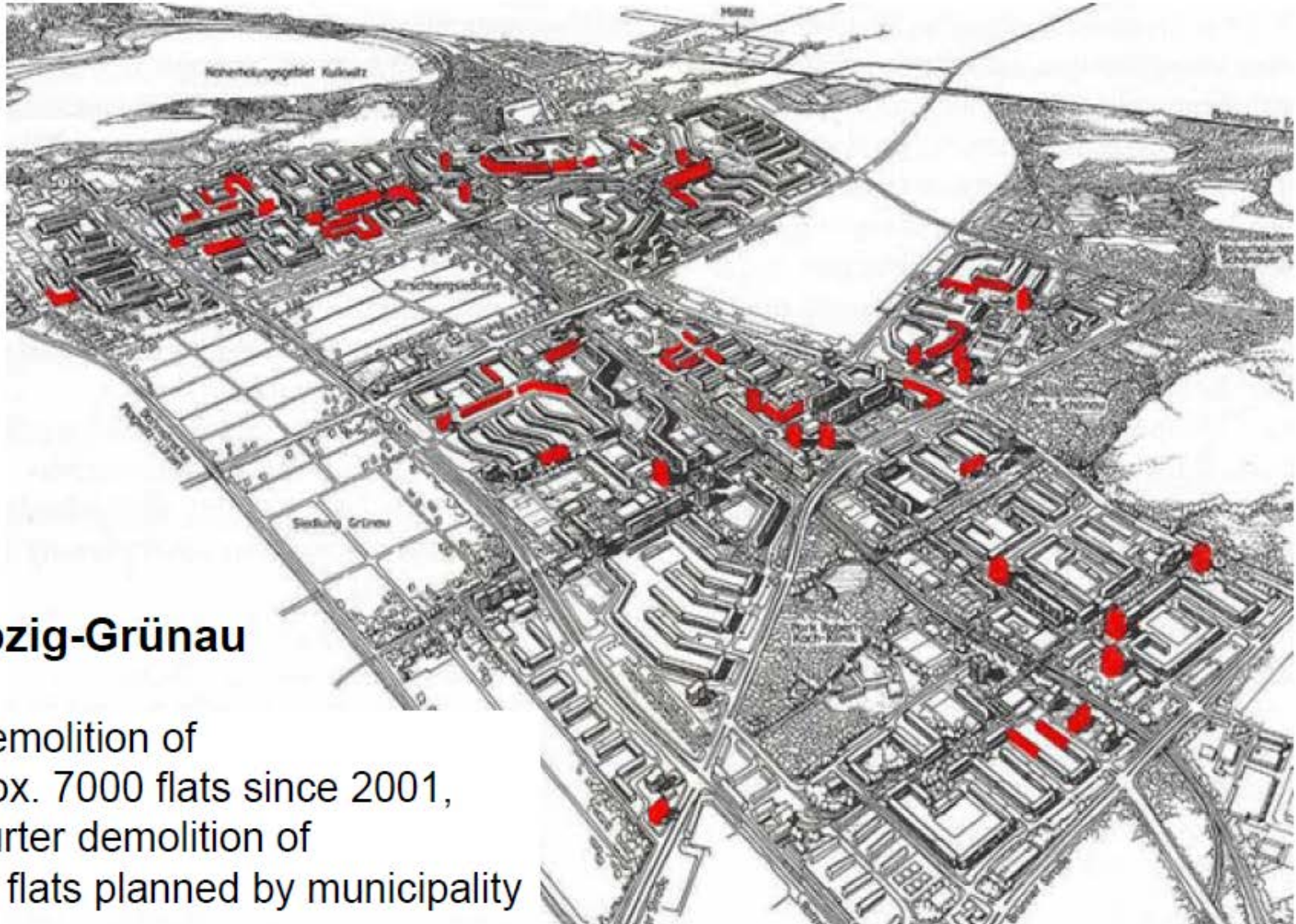


Kabisch 2011

2009



# Urban Restructuring Program in Germany



## Leipzig-Grünau

- Demolition of approx. 7000 flats since 2001,
- Further demolition of 6000 flats planned by municipality



Stadtwerte Leipzig

ENERGIE FÜR SIEGER

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Photo: Camilia Changizi



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# Shrinkage vs. Growth

- Overall perception that decline is bad, and growth is good?
  - Need clear definition of shrinkage (Kabisch 2011)
- Does planning always need to gear towards growth?
  - Is there another form of urban development than growth? (Kabisch 2011)
- How can cities learn to sustain themselves in a time of decline?

# Lessons from Leipzig

- Similarities
  - Rental Housing – Tower Neighbourhoods problematic (Tower Renewal)
  - Redevelopment and Revitalization – Better Quality of Life, Social Equity?
  - Political Constraints
  - Growth Promotion Strategies
- Adaptability
  - How would the City of Toronto react in a time of decline?

Thank you for your time!

Questions or Comments?