Lessons from Leipzig

By Camilia Changizi
York University
February 4, 2012
Global Suburbanisms Project
CITY Institute at York University

“This research was supported by the Social Sciences and Humanities Research Council of Canada through funding from the Major Collaborative Research Initiative “Global suburbanisms: governance, land, and infrastructure in the 21st century (2010-2017)”. 

Photos: Camilia Changizi
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)
Construction of new housing 1950-1980s

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

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

Population gains through in-migration
Young in-migration (18-30 years)
Decreasing potential

Source: UFZ database; Annegret Haase
Housing

Large Housing Estates in East Germany
constructed 1960-1989

<table>
<thead>
<tr>
<th>Housing Estates</th>
<th>No. of Estates</th>
<th>No. of Flats</th>
</tr>
</thead>
<tbody>
<tr>
<td>More than 10,000 flats</td>
<td>26</td>
<td>590,000</td>
</tr>
<tr>
<td>5,000-10,000 flats</td>
<td>42</td>
<td>290,000</td>
</tr>
<tr>
<td>2,500-5,000 flats</td>
<td>78</td>
<td>260,000</td>
</tr>
<tr>
<td>500-2,500 flats</td>
<td>about 350</td>
<td>560,000</td>
</tr>
<tr>
<td>Less than 500 flats</td>
<td></td>
<td>400,000</td>
</tr>
<tr>
<td>In Total</td>
<td></td>
<td><strong>2,100,000</strong></td>
</tr>
</tbody>
</table>
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

Population development 1979-2008

Kabisch 2011
Urban Restructuring Program in Germany

Leipzig-Grüna

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

Kabisch 2011
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?