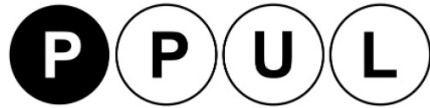


[NeW-BLIV]
Post-Covid housing supply in
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Good Living in Brussels Post-Pandemic

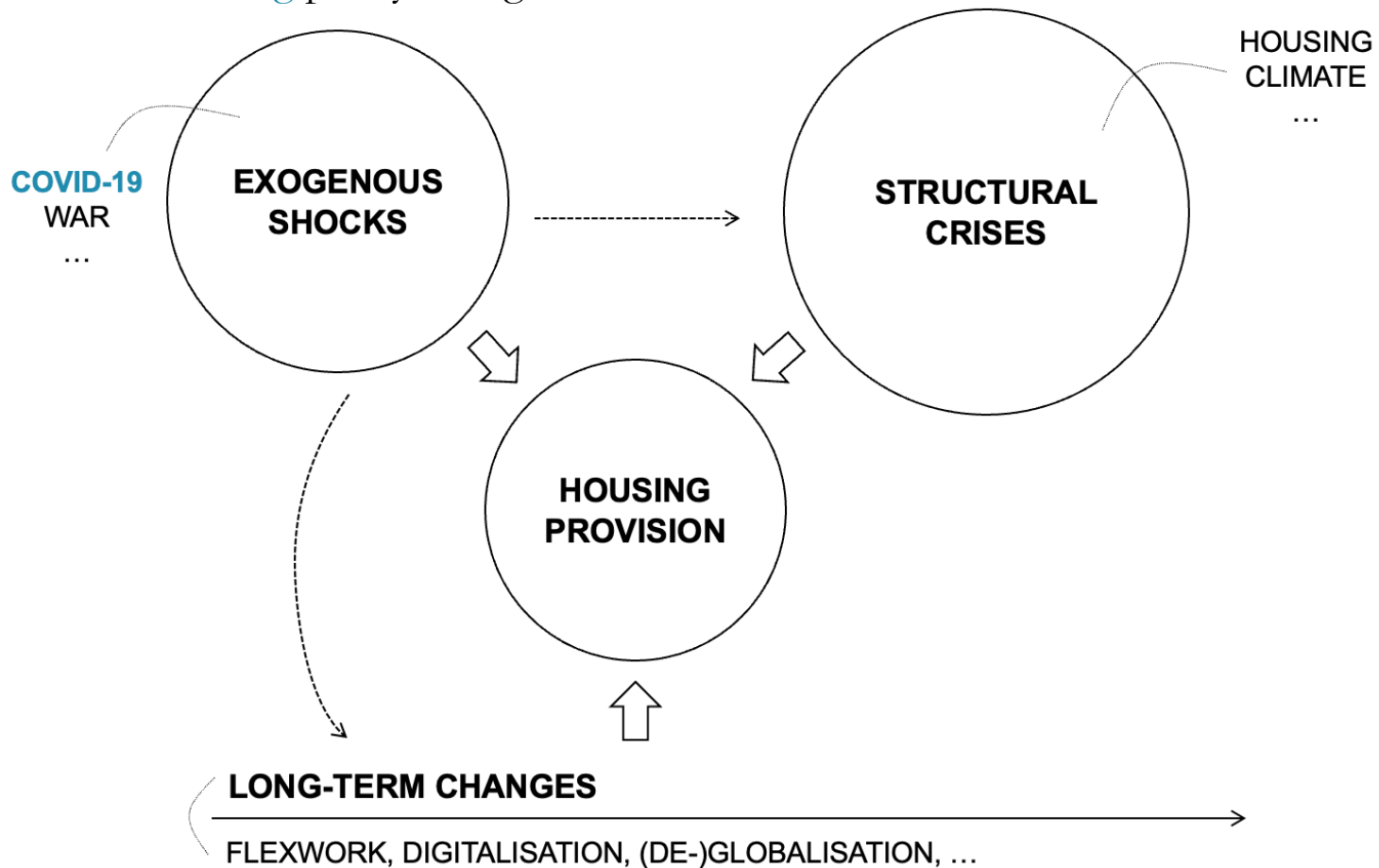


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COVID-19 AS A PATH-CLEARING EVENT

2

- Covid-19 as driving and **legitimizing** policy reform
- Path-clearing event **accelerating** policy change



BRUSSELS AS CASE-STUDY

3

- Brussels' regional planning regulations (GSV) revision
- GSV (1999) revised in 2006 but new proposal in 2019
- 2020: Scientific housing committee providing advice for the GSV revision (a.o.)
- 2021: Expert commission giving orientations for the revision (Good Living)
- 2022: GSV revision approved in first lecture > unfavorable advice during the public inquiry (2023)
- (Documents analysed: Good Living; Environmental impact report; GSV proposal)

Expert commission report – Good Living plan



Environmental impact report



GSV proposal



RESEARCH GOALS

4

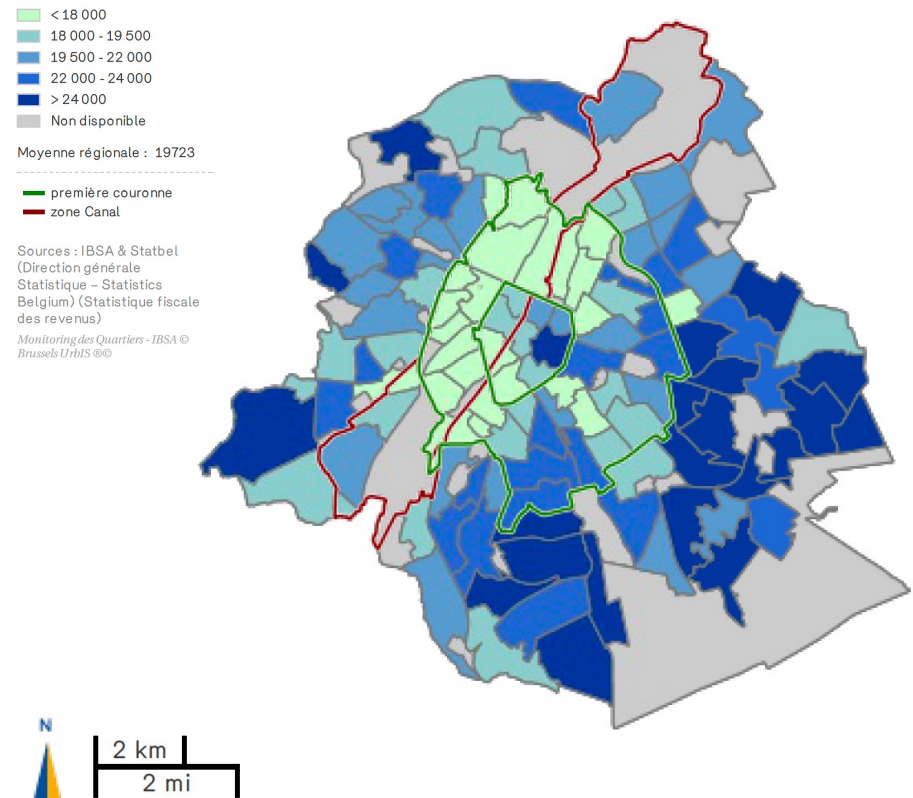
- Quality of Life (QOL) justifying the GSV flexibilization from hard rules to vision (// planning flexibilization and relaxation in other contexts)
- Goal: Reflect on the Covid-19 role in increasing awareness to housing and public space quality and facilitating the policy relaxation process
- Empirical material: 19 interviews + policy and planning documents' analysis



BRUSSELS' URBAN REDEVELOPMENT

5

- Fragmented and segregated city-region
- Institutional complexity and conflicting power levels
- Socio-spatial inequalities > variegated quality in housing and public space

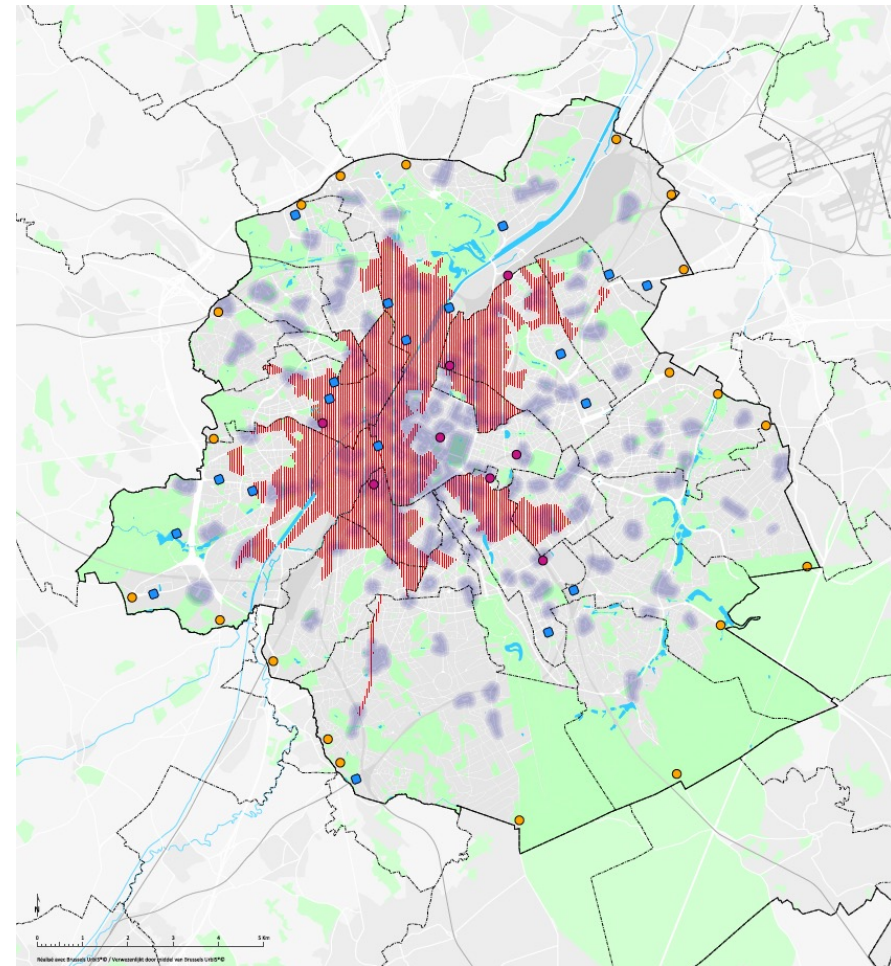


Taxable median incomes based on 2018 declarations (€) (IBSA & Statbel, 2022)

BRUSSELS' STRATEGIC PLANNING AND QUALITY OF LIFE

6

- Brussels' regional development plan (GPDO – 2018) contributing to QOL by defining, e.g., new public and green space
- GPDO defining priority sites > polycentric, mixed-use development strategy
- GPDO setting QOL improvement as goal for the revised GSV



(Brussels Capital Region, 2018)

BRUSSELS PLANNING FLEXIBILITY

- No planning framework until 1962 leaving much room for the private sector
- Private sector current pressure to make housing supply and urban planning more flexible
- Planning flexibilization and transition housing forms accelerated under Covid-19



(Credit: Cohabs)

PLANNING POLICY CHANGE UNDER COVID-19

8

- Renewed attention for housing and public space
- Covid-19 as an exogenous shock and path-clearing event accelerating policy change (Hogan et al., 2022)
- Environmental impact report: direct links between the pandemic and the need for outdoor space, spatial quality, high living standards and public infrastructure



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ONTWERP VAN NIEUWE GEWESTELIJKE STEDENBOUWKUNDIGE VERORDENING (GSV)

Milieueffectenrapport (MER) van
het ontwerp van herziening van
de GSV

REFERENTIE VAN HET DOSSIER: C1298

12 OKTOBER 2022

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C1298 | MER - GEWESTELIJKE STEDENBOUWKUNDIGE VERORDENING

12 OKTOBER 2022

INCREASED VALUE FOR OPEN AND OUTDOOR SPACE

9

- Actors seeing Covid-19 as an ‘awareness accelerator’ making, e.g., the work of the government architect ‘easier’ because his ideas are better ‘accepted’
- Private outdoor space receiving more attention in housing design and development and used as ‘compensation’ for smaller dwellings
- GSV making access to outdoor space mandatory in new developments to improve inhabitants’ well-being



Illustration retrieved from the GSV proposal (graphic version)

HOUSING QUALITY THROUGH HEALTH AND FLEXIBILITY

10

- Balance between housing quality, dwelling size and affordability: no consensus among the actors
- Flexibility as a way to integrate WFH in smaller dwellings
- New housing typologies developed as ‘smart’, flexible (yet smaller) alternatives > supported in the new GSV
- Flexibility part of the ‘post-pandemic’ and ‘pandemic-resilient’ housing discourse > what about QOL, housing affordability and accessibility?



Illustration retrieved from the GSV proposal (graphic version)

15'-CITY PRINCIPLES

11

- Good living supporting (de-)densification and mixed-use development in specific neighbourhoods,
- No explicit support for the 15'-city in the GSV but well in the political discourse and in most recent detailed plans (e.g., for the EU district)
- Access to amenities currently very unequally distributed
- GSV setting criteria for density, mixed-use, green space...that relate to the 15'- city principles
- 15' city controversial in BE as internationally

LA VILLE * À 10 MINUTES À PIED "

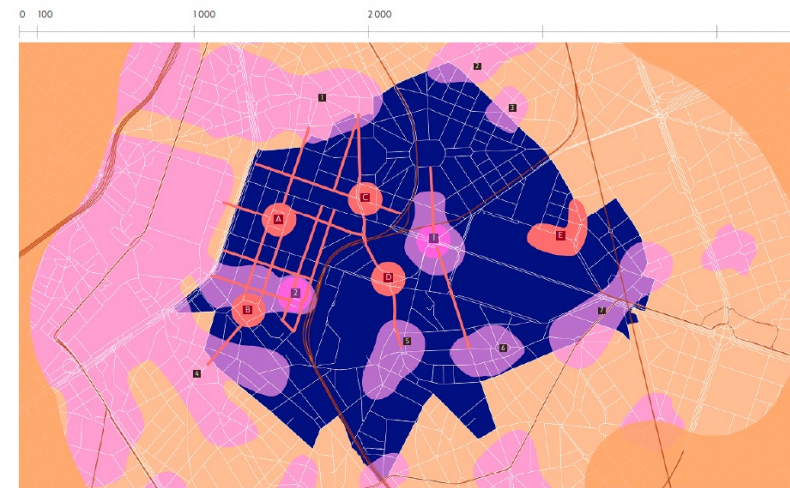
- développer un quartier vivant et agréable pour tous ses habitants et usagers
- permettre à tous de bénéficier des services de proximité essentiels à la vie quotidienne

L'introduction de fonctions actives - en particulier des fonctions dites "sociales" (équipements, support à l'habitat) - doit venir renforcer le maillage des Noyaux d'Identité Locale. L'ambition est d'offrir à tous les habitants la possibilité de bénéficier de ces fonctions à proximité de chez soi, tout en renforçant les identités de quartier créatrices d'un sentiment affectif vis à vis de son milieu de vie. La vision propose dans un premier temps de renforcer les NIL existants au sein du quartier, en particulier :

- **NIL Schuman** : au cœur du quartier européen, c'est un des lieux les plus emblématiques du périmètre (UE, Cinquantenaire), déjà dynamique mais principalement pendant les horaires

de bureaux. Le développement de logements sur les rues Archimède et Froissard (axes de développement prioritaire de la fonction résidentielle) va contribuer à diversifier les usagers de cette zone. L'implantation de davantage de services de proximité et d'équipements doit permettre de renforcer ce noyau d'identité locale pour en faire un pôle de vie dont les dynamiques ne sont plus uniquement rythmées par les horaires de bureau. Ce NIL ne doit en revanche pas perdre sa dimension européenne, et l'activation du quartier pourra se faire au moyen de programmes faisant davantage de liens entre les institutions et les habitants et autres usagers, s'inscrivant également comme un pôle majeur du circuit touristique.

- **NIL Luxembourg** : ce NIL est aujourd'hui principalement lié à la place du Luxembourg qui accueille plusieurs Horeca et un marché hebdomadaire, ainsi qu'à la rue du Luxembourg dans la partie ouest, reliant la place à Trône. Avec la présence



NOYAUX D'IDENTITÉ LOCALE DANS LE QUARTIER EUROPÉEN

- | | |
|--|-------------------------------------|
| ■ Noyaux d'identité locale à renforcer | ■ Noyaux d'identité locale à créer |
| 11 Bruxelles - Schuman | 12 Bruxelles - Fièvre-Orban |
| 12 Bruxelles - Luxembourg | 13 Bruxelles - Maelbeek |
| | 14 Bruxelles - De Meeûs |
| | 15 Bruxelles - Jean Rey |
| Autres Noyaux d'identité locale existants au sein du périmètre | |
| 16 St-Josse - Verbist | 17 Schaerbeek - Chasseurs Ardennais |
| 18 Schaerbeek - Dailly | 19 Ixelles - Matonge |
| | 20 Etterbeek - Jourdan |
| | 21 Etterbeek - Van Meyel |
| | 22 Etterbeek - Mérode - St-Pierre |
- Axe de développement prioritaire de la fonction résidentielle

Excerpt from the planning directory plan for the European district (2023)

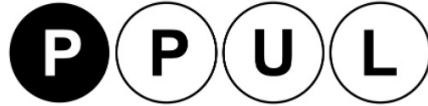
QOL OPPORTUNITY V. GOVERNANCE CHALLENGES

12

- Brussels' historical segregation and fragmentation impacting QOL
- Crisis as opportunity to set QOL improvement on top of the agenda again
- Covid-19 and related socio-spatial and health inequalities accelerating planning regulations' revision and flexibilization after lasting private sector's advocacy (for better & for worse)
- Covid-19 legitimating existing planning discourses: good-quality housing now presented as 'lockdown-compatible' housing

- Revised GSV implementation in the current institutional context?
- Quality of the existing housing stock?
- ...Still many challenges to improve QOL in housing and public space in Brussels

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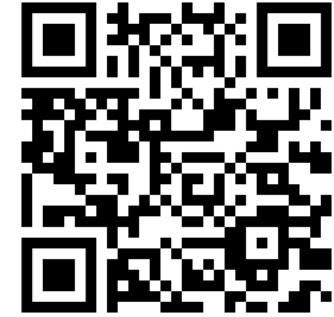
Paper on Covid-19 and
Brussels' planning :



Conference paper on **Covid-19**
conceptualization:



Paper on **path dependency** and
housing and planning regimes:



Thank you



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