

Toronto's Golden Mile Urban Redevelopment Project: Intensifying Social Exclusions or Increasing Opportunity?

Sam Pickersgill

Department of Geography, McGill University, Montréal (Québec) Canada

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Supervisor: Professor Sarah Moser

Reader: Professor Darius Scott

The Golden Mile, a historically light industrial neighbourhood on Toronto's eastern outskirts is poised to undergo a significant neighbourhood-level redevelopment. 15 private developers have successfully proposed a series of 76 new mid-rise buildings, expected to attract 45,000 new residents over the next 20 years. To date, private developer discourse and promotional material has marketed the redevelopment as an opportunity for neighbourhood-wide economic rejuvenation. However, existing community members, especially more vulnerable low-income residents with families are skeptical. Fears of rental appreciation, discrimination, the burden of construction, as well as the potential loss in community networks and clientele amongst local businesses and social sector agencies has amplified concern. Armed with this stakeholder insight, interventions can be made before it's too late. By prioritizing community equity ownership and job participation in the development's construction, as well as the thoughtful use of government policy, such as vacancy and affordable housing bylaws and tax incentives to incent affordable units, inclusive local economic opportunity can be fostered with the neighbourhood's transition.

North-Facing 3D Visualization of Golden Mile Redevelopment Plans



Source: (Stephen Velasco, Future Model Toronto, 2022)