

**19 October 2015**  
**ISOCARP**



# **10 keys to understand urban development in Brussels**

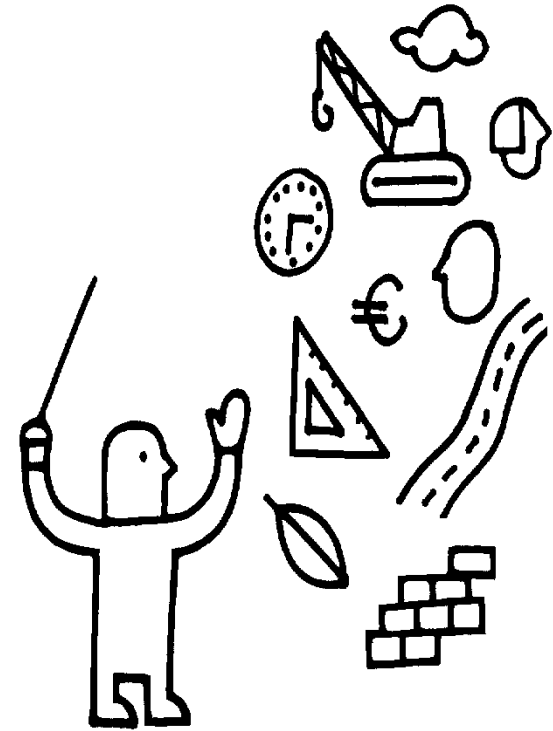
# Who are we?

## Urban Development Agency

Created in 2008 by the Government of the Brussels-Capital Region

### 3 main tasks:

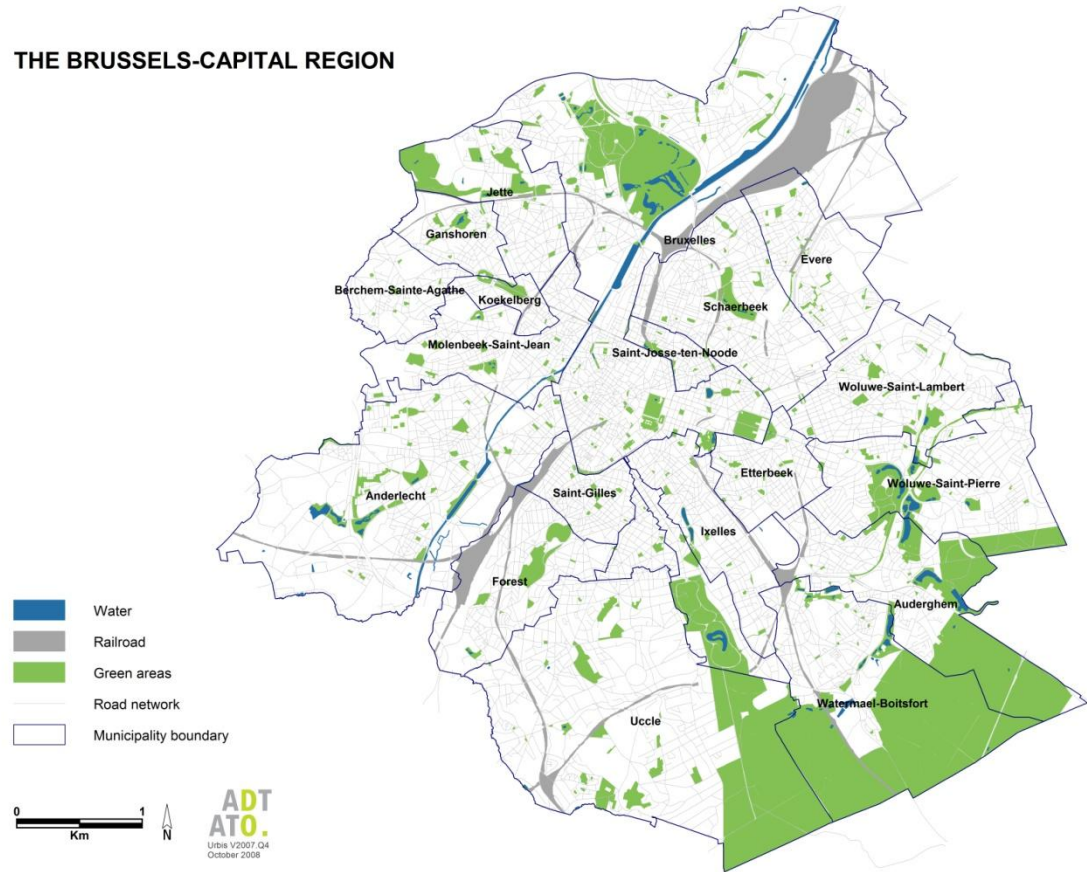
- Improve knowledge and understanding of the city
- Facilitate urban development (10 strategic zone)
- Promote attractiveness of central districts



## Some figures

- **161,4 km<sup>2</sup>**  
**0,53% of Belgium**
- **1.163.486 inhabitants**  
**10,5% of Belgium**
- **19 Municipalities**
- **7 210 hab./km<sup>2</sup>**  
20 980 hab./km<sup>2</sup> in Paris  
4 505 hab./km<sup>2</sup> in London  
3 861 hab./km<sup>2</sup> in Berlin  
2 149 hab./km<sup>2</sup> in Roma

THE BRUSSELS-CAPITAL REGION

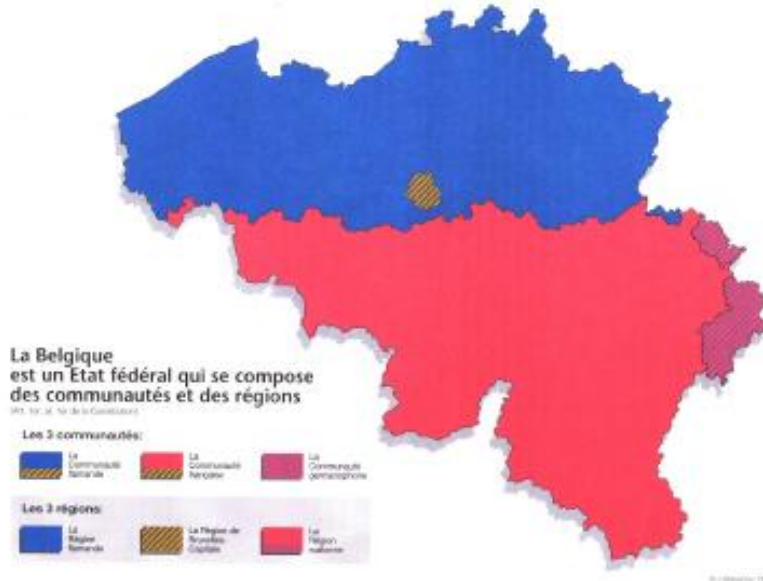


# 1. A city-region

Belgium is a « federal » state

Since 1980 s': 3 regions :  
- Flanders  
- Wallonia  
- Brussels

→ regional matters : territory-related

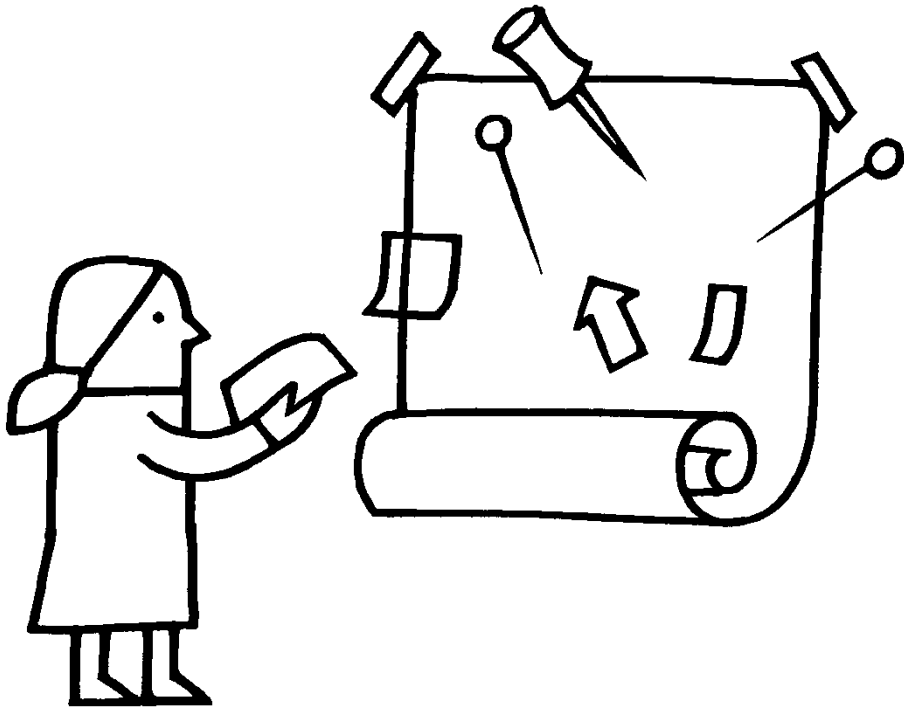


**3 communities :**

- Dutch : Flanders + Dutch speaking people of Brussels
- French : Wallonia + French speaking people of Brussels
- German: German speaking people in the east of the country

→ community matters : person-related

## 2. Own tools for **urban** and **strategic** planning



### **Regional Tools**

- 1 Regional Sustainable Development Plan (PRDD)
- 1 Regional land use Plan (PRAS)
- Urban Development Administration
- Regional Architect
- Urban Development Agency
- New: Regional building permits

### **Communal Tools**

- 19 Communal Development Plans (PCD)
- 19 Communal Land-Use Plans (PPAS)
- Building permits

### **Metropolitan Tools**

Development of projects and common studies

### 3. An **international city**



- 70.000 jobs dedicated to international fonctions
- 1st worldwide city for international organizations
- 2nd worldwide city for diplomatic representations
- 2nd worldwide city for Congresses
- 33% of inhabitants are foreigners



## HQ of **European** Institutions

- Comission, Council, Committee of the Regions, CESE
- 1.800.000 m<sup>2</sup> of offices
- 4 schools pour 8.000 pupils
- 30.000 european civil servants
- +  
NATO (4.000 civil servants)



#### 4. Brussels is a **rich** city...

- Brussels = 3rd richest European region  
(GDP= 62.000 euros/inhabitants)
- 12 millions m<sup>2</sup> of offices
- 704.000 jobs
- 19% of belgian GDP





**2010**  
**European Year**  
**for Combating**  
**Poverty and**  
**Social Exclusion**

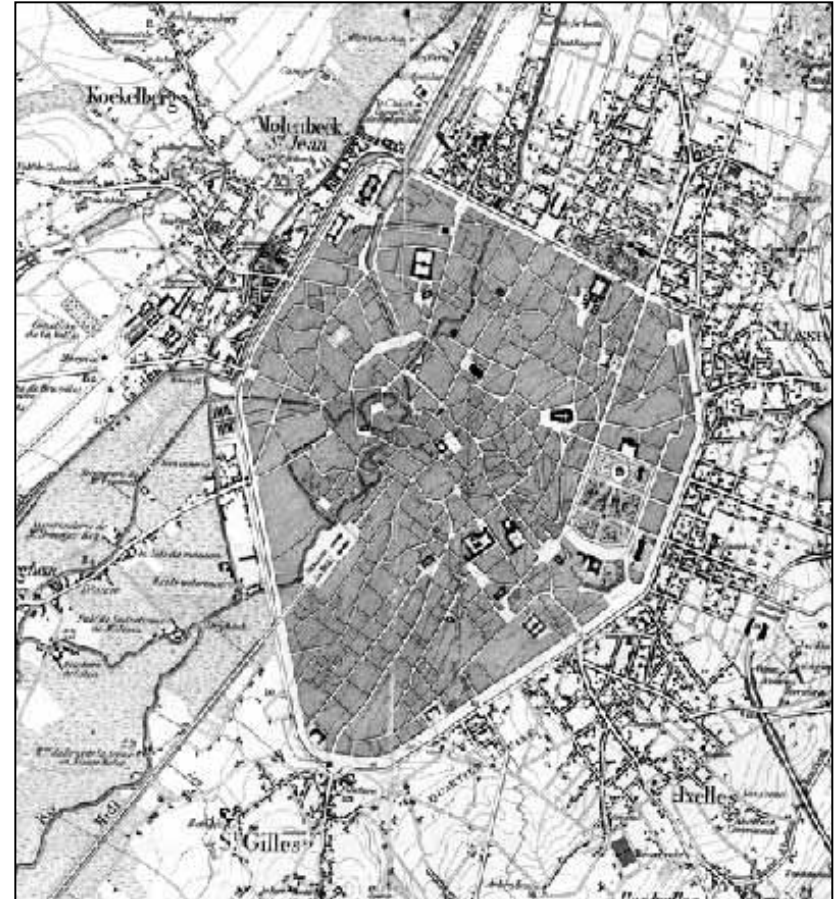
## 5. ...BUT a population **not so rich**

- unemployment = 19,3 %
- Youth unemployment = 30 %
- Some very poor Municipalities
- Low income of the inhabitants  
(13,312 euros/inhabitants)

# 6. A classical **European** morphology

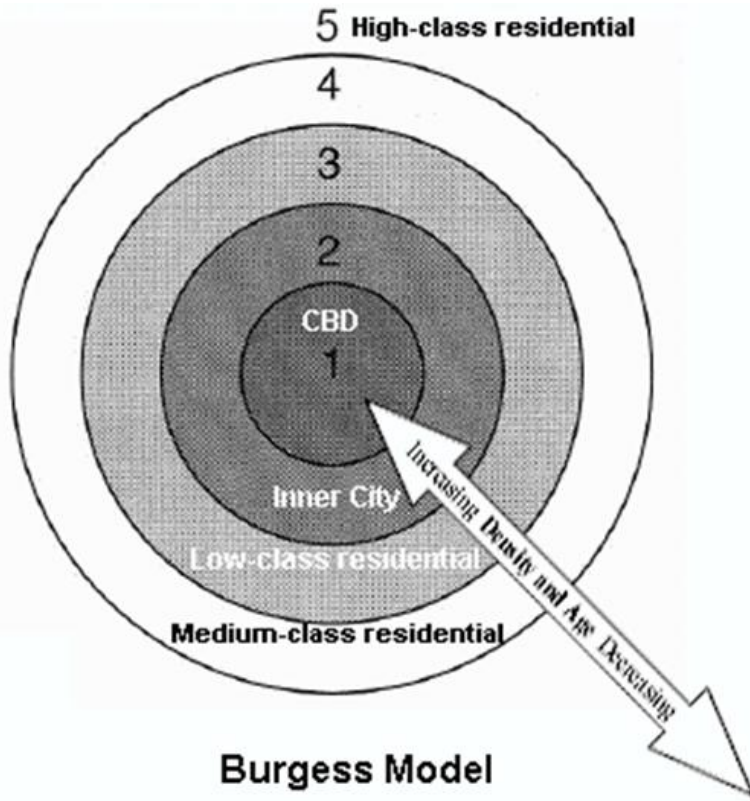


1777



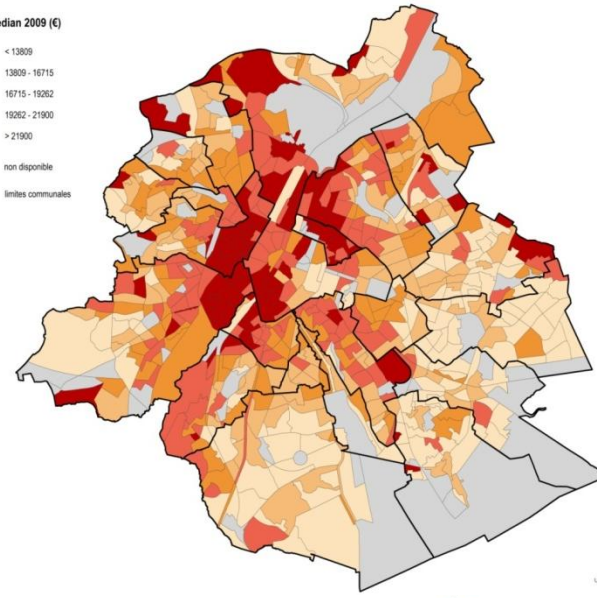
1858

# 7. An « american » sociology



Revenu médian 2009 (€)

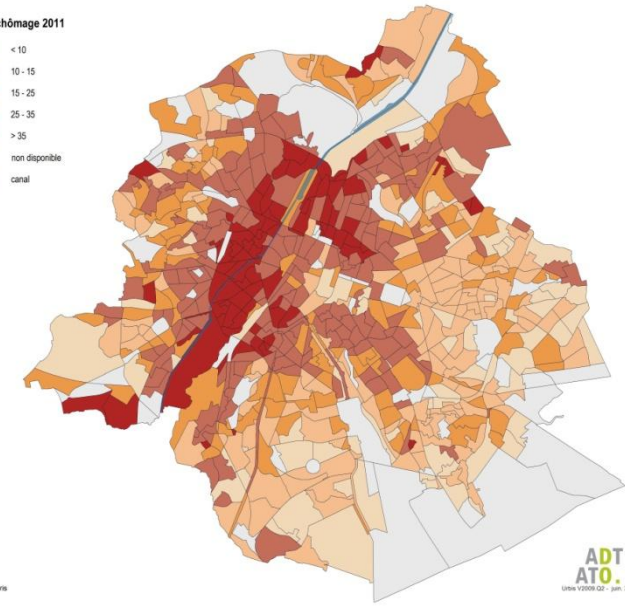
- < 13809
- 13809 - 16715
- 16715 - 19262
- 19262 - 21900
- > 21900
- non disponible
- limites communales



ADT  
ATO.  
URBA 2009.02 - jan. 2012

Taux de chômage 2011

- < 10
- 10 - 15
- 15 - 25
- 25 - 35
- > 35
- non disponible
- canal

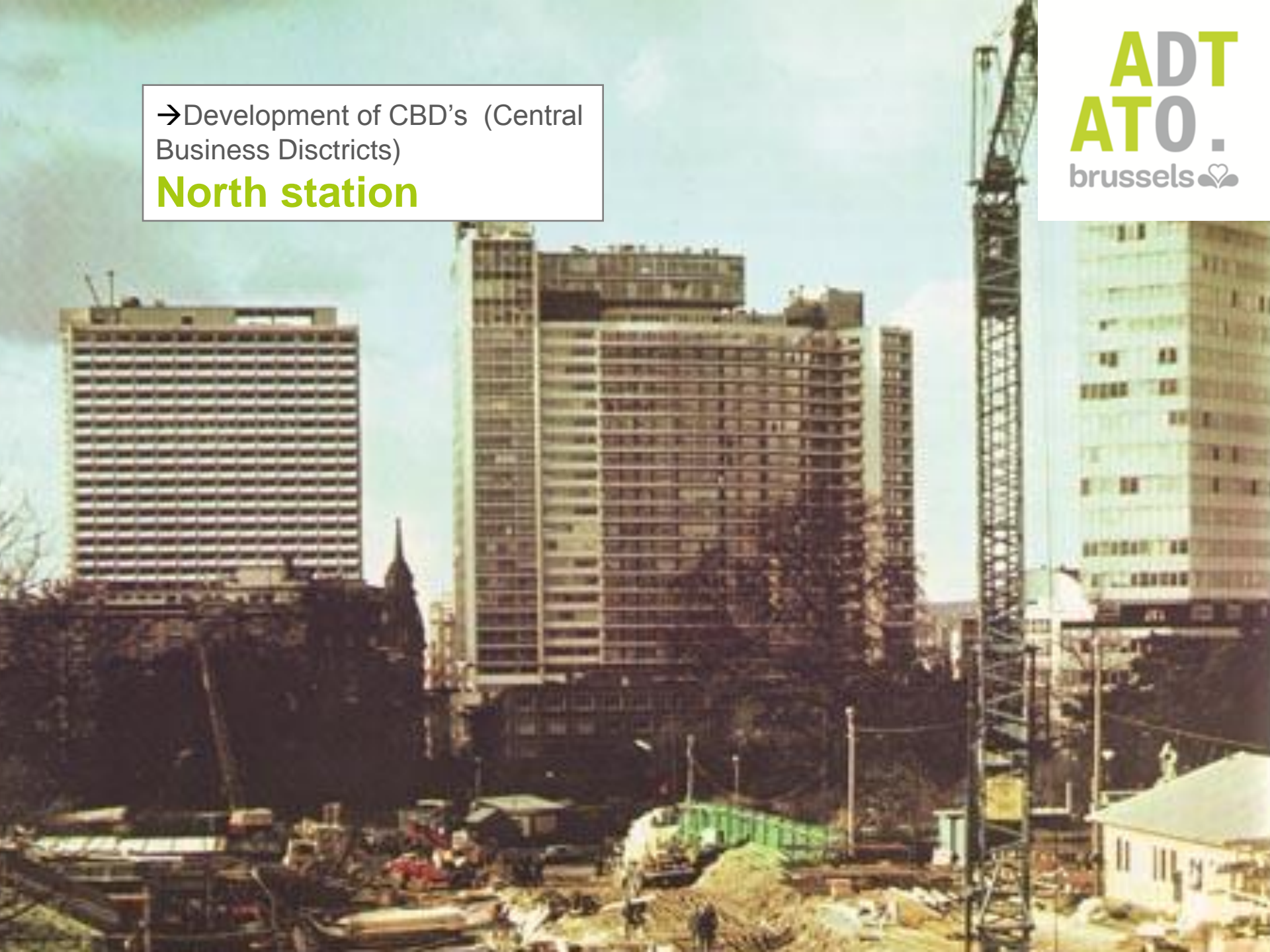


ADT  
ATO.  
URBA 2009.02 - jan. 2012

Source: Actiris

→Development of CBD's (Central Business Districts)

## North station



# European quarter

Comité économique  
European Economic  
www.

Around a CBD  
→ A transition zone with  
housing renovated



In the central neighbourhoods

→ The former bourgeois houses were let by the more deprived classes, the immigrants...

→ But more and more middle classes are relocating in the city centre

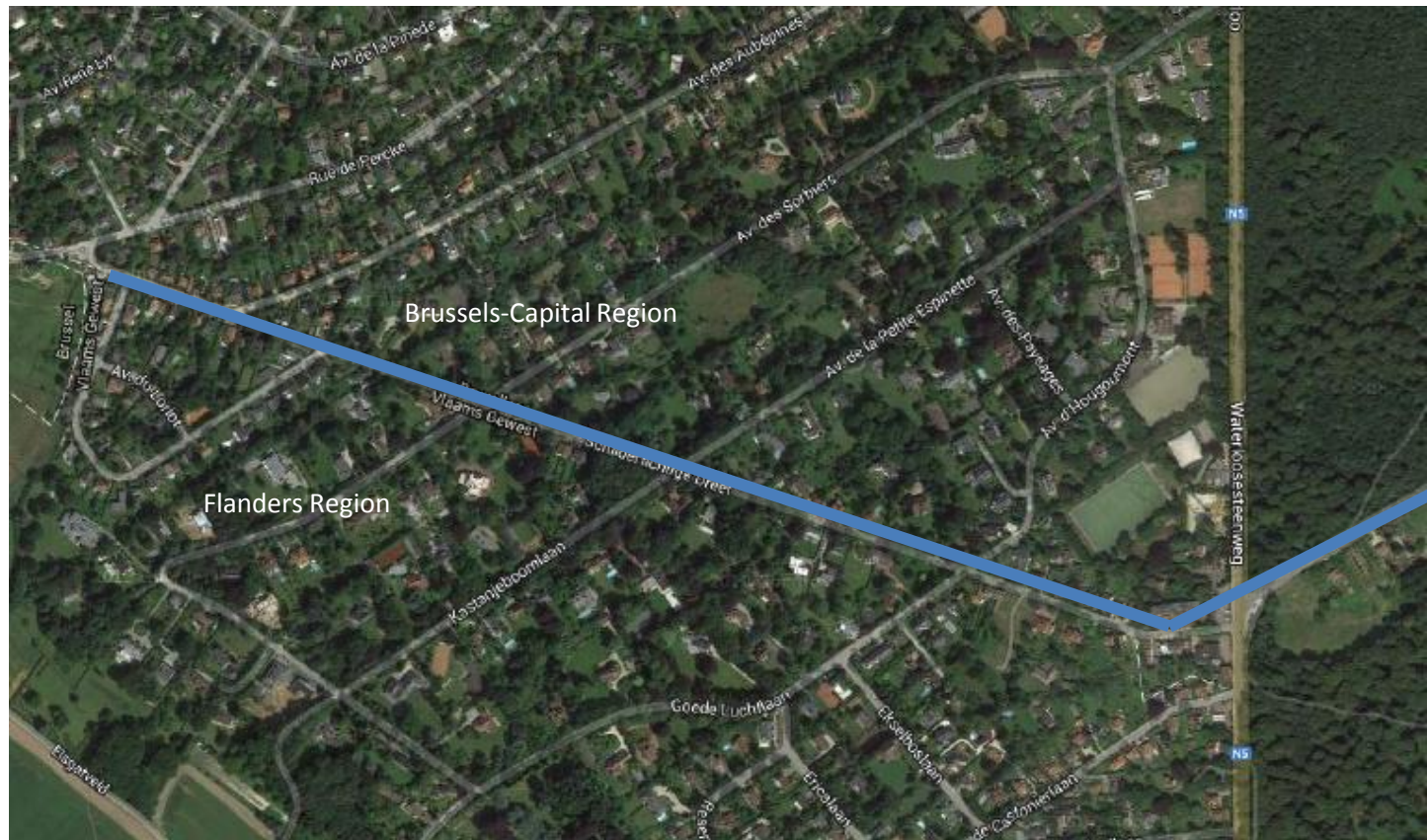
In the second crown of Brussels and the periphery

→the Bourgeoisie and the Middle class

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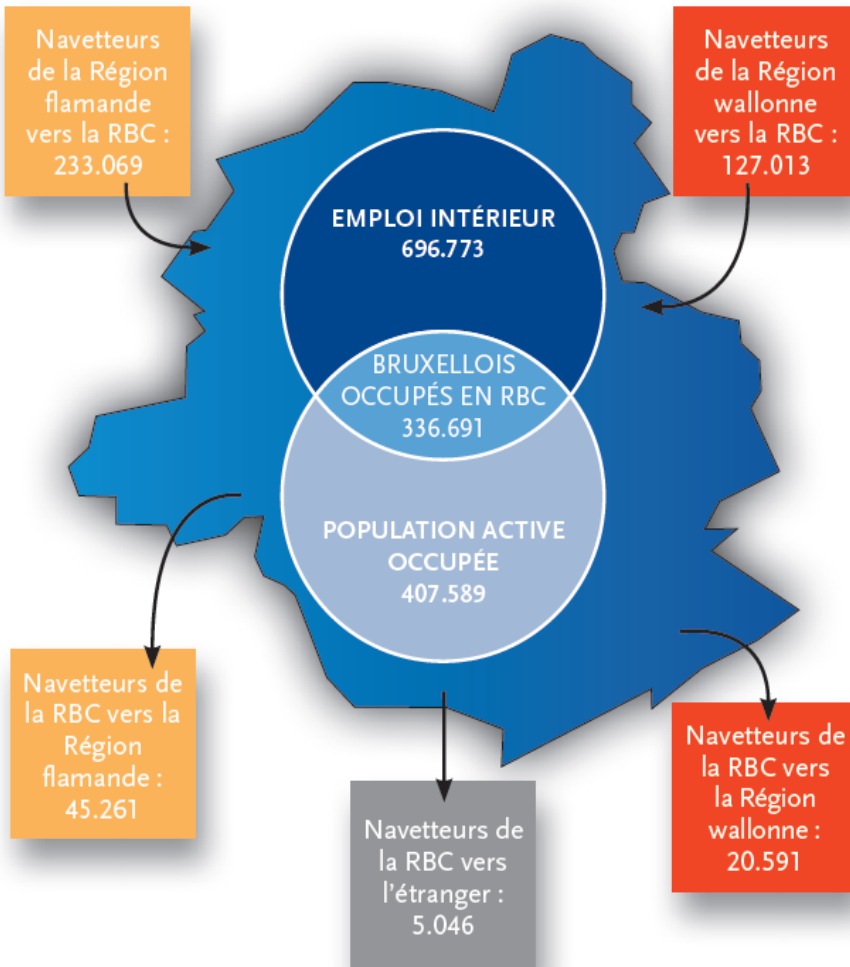


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## 8. A « commuters » tradition

Situation du marché du travail en RBC en 2011  
(population de 15 à 64 ans)\*



+/-365.000 jobs occupied by commuters

52% of the jobs



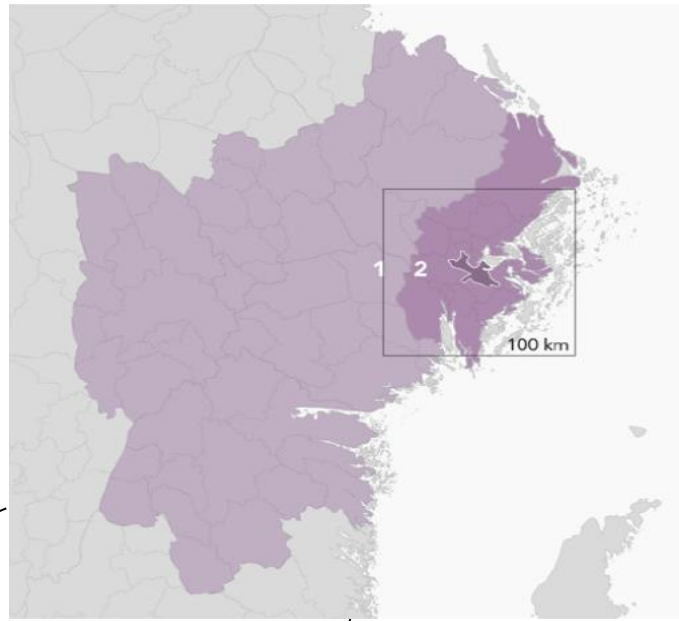
\* Statistiques basées sur des données d'enquête et qui, notamment, reposent sur le concept d'emploi du BIT



Several level of cooperation at metropolitan scale

## Stockholm metropolitan cooperation levels

Maps coming from the eurocities MAIA project (Metropolitan Areas In Action)



**1** Stockholm County

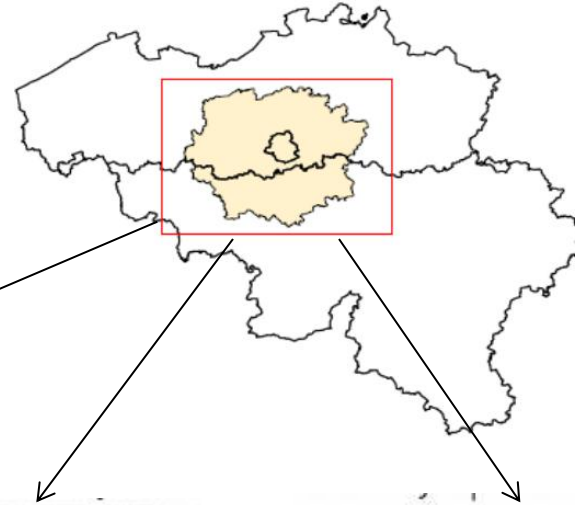


**2** Stockholm Mälardalen Region



## Brussels metropolitan areas

- Between 2,5 and 3 million inhabitants
- Spread in the other 2 Regions



Functional Urban area  
2,6m inhabitants

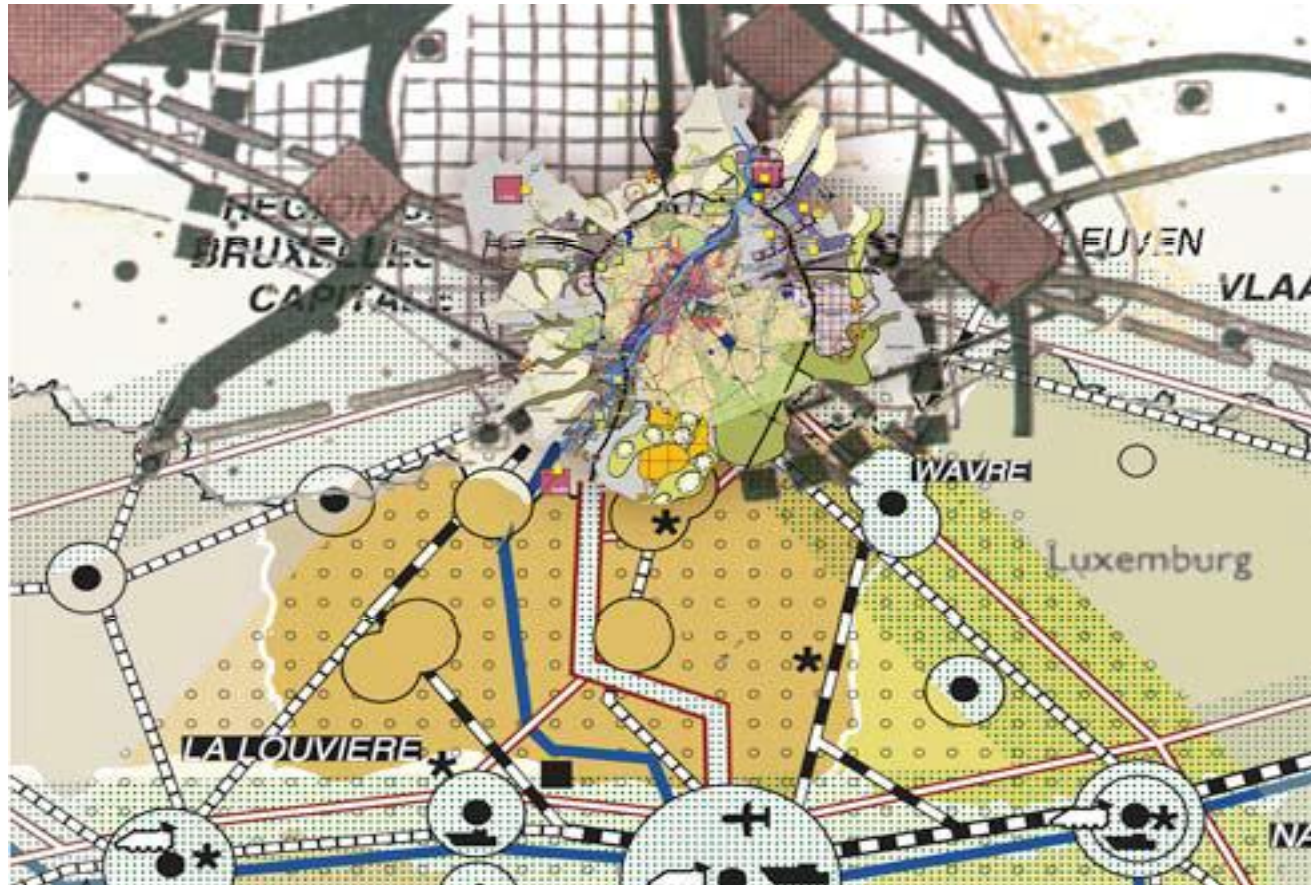


Metropolitan Community  
area  
2,5m inhabitants



Railway Express Network  
area  
2,9m inhabitants

A lack of coordination  
at metropolitan level .....



## New (possible) metropolitan tools

### Interregional information Forum between 3 Regions (End 2012)

•Composition: Ministers and civil servants of the 3 Regions

•Missions

- Identify territorial planning processes of interest for at least 2 Regions
- Facilitate concertation on new planning documents
- Organise and facilitate exchange of information on new planning processes
- Finance common studies

### Possibility to create a Brussels Metropolitan Community (July 2012)

•Members

- 3 Regions, Federal state, 111 Municipalities
- On voluntary basis : 2 Provinces

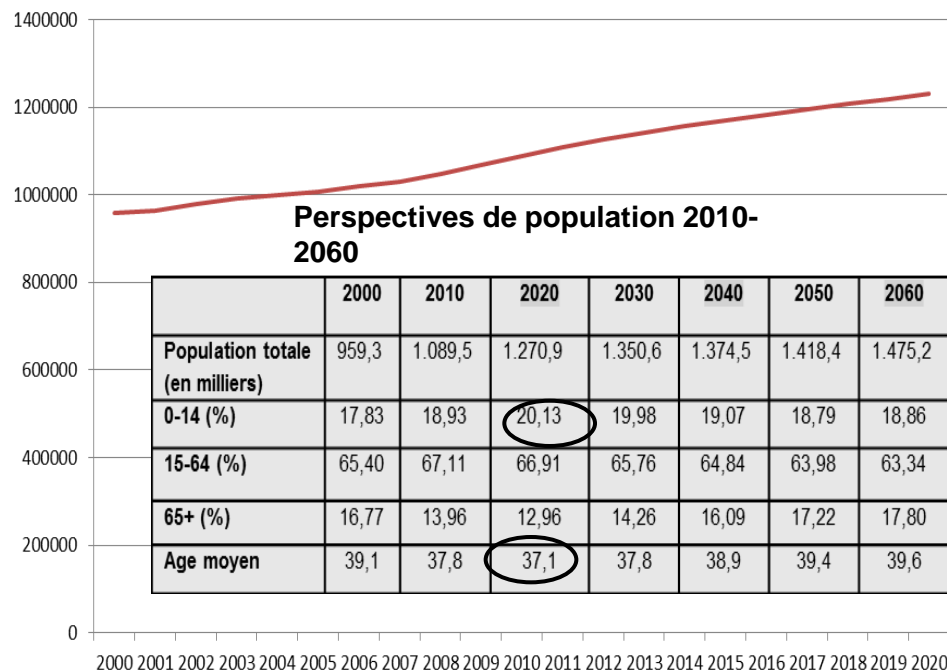
•Topics of cooperation

- Potentially: all topics of interregional interest
- The law insists in focusing on Mobility, road safety and public works on roads

•BUT NOT IMPLEMENTED YET!!!!

## 9. A city with a high **demographical growth**

**Population Totale RBC**



Perspectives 2020

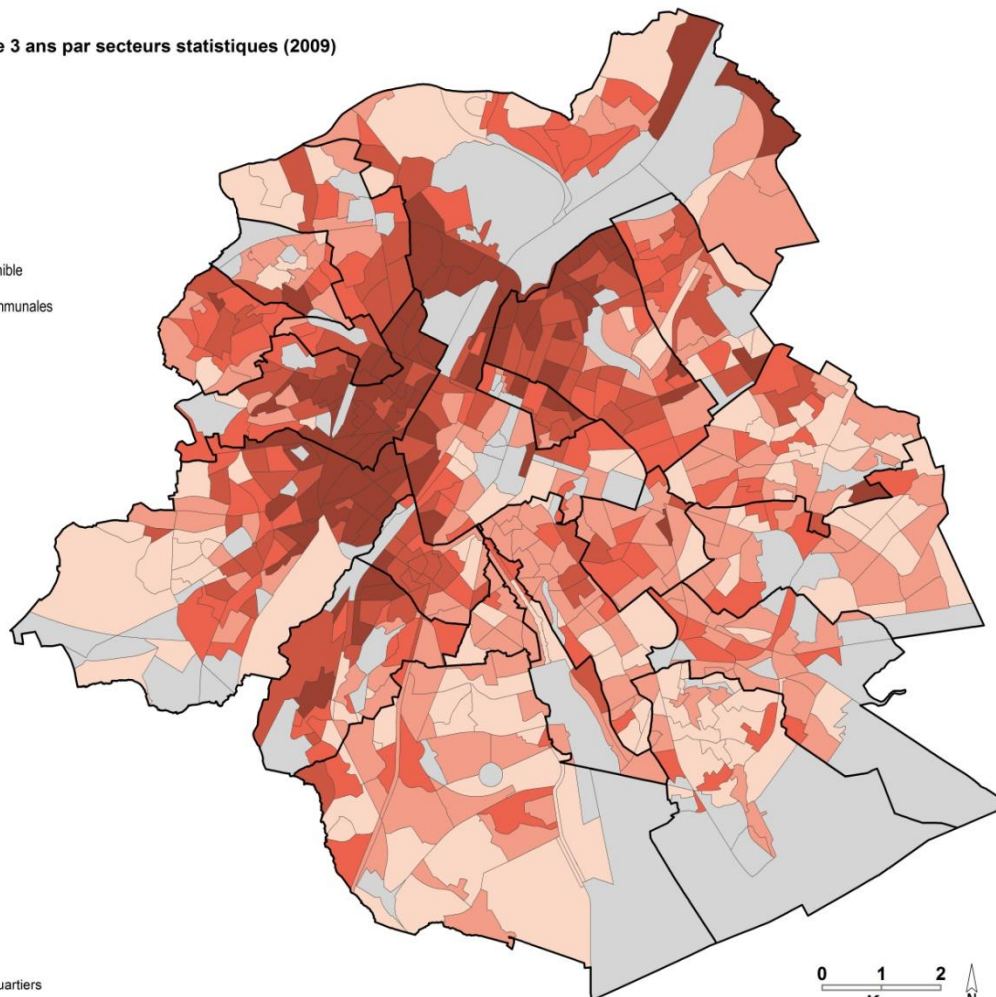
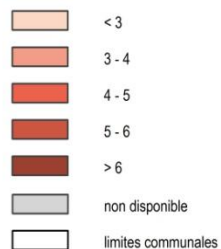
+ 18.000 inhabitants/year

+ 47.000 youngsters 0 to 18  
(+ 30 % in poorest quarters)

= 50 new schools !

= 9.500 news social or mid-rang dwellings

Part des moins de 3 ans par secteurs statistiques (2009)



The children population under 3 years old **will increase more than 18,6%** over the period 2008-2020, mainly in the poorest area

# 10. Future **strategic zones** for development...

## 7 Priority Poles

Reyers, Tour and Taxis, Heysel,  
Schaarbeek-Formation, Josaphat,  
Canal, Hippodrome of Boisfort.

## 6 Poles for specific Developments

4 University Campuses

2 Reconversion sites (prisons, NATO)

## 7 Poles in the “second crown”

Poles to be urbanized or densified

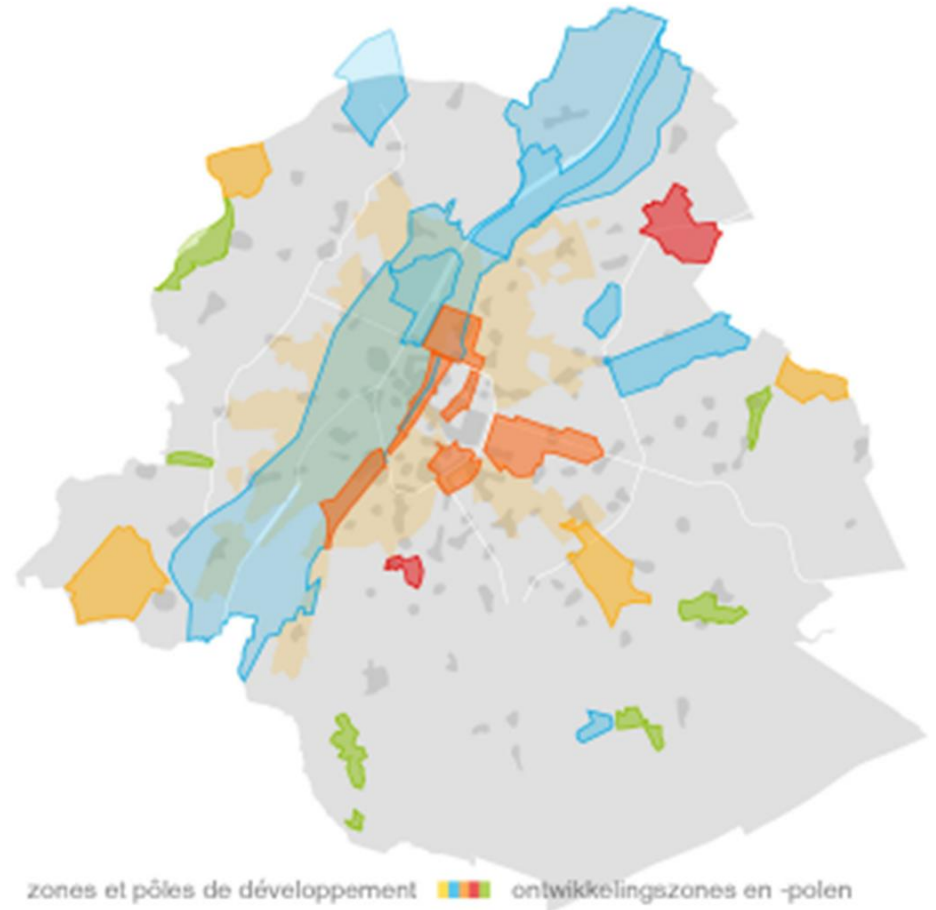
## 6 Metropolitan and international poles

EU-quarter, Brussels South,

Brussels North,

Centre (Louise/Namur, Central avenues),

Administrative city





**Thank you for your attention.**

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**Head of European projects**

**We remain at your disposal for further information**

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