

Questions

1. Housing is a fundamental human right, and yet an increasing number of residents across the Greater Toronto Area are struggling to pay rent or find an affordable place to live. What policies and actions do you believe need to be implemented to address this crisis?

We need to allocate suitable lands in our town development plans as part of our planning to build residential hubs with access to public transportation and amenities. Cost efficient, eco designed Condos and or apartments suitable for young families. The average home design today is well beyond the reach of the younger generation coming into the workforce and starting families. We build 3000 sq/ft homes with 12 ft ceilings on 40ft lots! My first home in 1973 in Bramalea On was a semi-backsplit 4 bedroom 950 sq/ft home with a car port, suitable for a family of 5. We paid \$25,000 for it! The ratio of the cost of purchasing a house to income has increased 10 times since then but the average salary has not increased significantly, \$45,000 FOR MEN \$38,000 FOR WOMEN. Not anywhere close to be able to afford anything today! We need to start thinking outside of the box with new home designs to meet the "average Canadians needs. New ergonomic, cost effective, easy to build echo, environmentally designed getting away from the traditional box shape, wood structured type to use our most abundant supply metal as done in Japan and other areas in the world! In addition weather and climate change will now prove a major factor in how our house designs stand up! Having large roof peaks waving in the wind will invite mother nature to blow your house down as more and more much stronger winds and tornados run havoc thru our towns in the near future. The future shape of our houses and residents will determine which abodes survive and which will not? This situation we are faced with will have dire consequences on insurance and added costs placed on governments.

2. The design, construction and operation of our built environment accounts for nearly 40% of energy related carbon emissions, contributing to the ongoing climate crisis affecting us today. What do you believe needs to be prioritised to reduce carbon emissions within the built environment?

This is an easy question! use heat pumps instead of gas furnaces! My group here in New Tecumseth has already initiated a pilot program proof of concept program which has already shown significant results in a carbon foot print reduction to virtually zero and major cost savings! Also we need to better insulate of our homes as in Europe who now use three tier glass insulation. We need to initiate ISO practices in the building of our homes, later inspection of some new homes reveals insufficient use of insulation.

3. In towns and cities, so much of life happens in the shared public spaces—in our parks, libraries and streets. How can we ensure these civic spaces achieve design excellence in their initial conception and construction, and that they are properly maintained so they may continue to serve future generations?

As I mentioned above future residential hubs will include civic greening spaces and other public amenities. We should revisit the ancient tried and true Town square or commons concept where all residents could congregate? My village of Beeton Ontario with a population of nearly 5,000 built in the 1800's has a central community centre, recent library, farm and horticultural park with a shopping plaza, doctors' offices, pubs and restaurants all within 15 to 20 minutes walking distance for residents. Modernize this concept and there you have your ideal city civic hub!

www.torontosocietyofarchitects.ca

@