

# Bob Delaney

Councillor Candidate in the City of Mississauga, Ward 9  
Peel Region

*The following answers were provided by the candidate in response to [a letter sent by the Toronto Society of Architects on September 20, 2022](#) outlining three questions related to issues of the built environment. Answers have been copied and pasted into this page for clarity and ease of access, but all answers are verbatim and no changes or edits have been made.*

**Q1: 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?**

**A: Affordable Housing:**

- Cities like Mississauga need to work with the federal government to criminalize and eliminate the use of housing as a means to launder money;
- Cities like Mississauga need to work with the provincial and federal governments to provide disincentives for housing units of all sizes to stand vacant while offshore money is ‘parked’ in their purchase as a means to speculate;
- Cities like Mississauga need to examine their zoning for decisions made 50, 40 and 30 years ago to find opportunities to re-purpose commercial and industrial land within their borders for medium and high-density houses;
- Cities like Mississauga need to work with the provincial government to continue to de-fang the Ontario Municipal Board to ensure that cities can lay and enforce forward-looking plans for mixed-density housing within their borders without having their plans appealed and amended after-the-fact by developers choosing to build what’s most profitable rather than what’s needed. This also applies to ratepayer groups in existing areas opposing higher-density developments on re-zoned land on grounds that are mainly based in NIMBYism rather than reality.

**Q2: 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?**

**A: Reduction of carbon emissions**

- Residential housing accounts for about a sixth of all carbon emissions. Cities need to work with the provincial government to continue to evolve the building code with technology, new materials, cheaper solar equipment and best practices on both new homes, and especially retrofits on existing homes;
- The dozens of local electricity and gas distributors (Alectra and Enersource in Mississauga) are ideal local partners through which to design and implement subsidy and rebate programs to improve insulation and update old technology. Solar heating and solar photovoltaics both reduce energy demand. Low-temperature solar panel heating conversions through a gas utility will allow homeowners to reduce gas consumption. While gas burns cleanly, it's still a carbon-based fuel and basically methane burns to carbon dioxide and water vapour. Still, reducing the emissions of carbon dioxide is a realistic goal to which a mandate, money, people and time need to be allocated. Architects have many ways to be part of the solution;
- Ontario electricity is largely carbon-free, save for gas-fired peak power plants which typically operate only five to ten percent of the time. Architects should be thinking ahead to when rooftop solar panels can be linked to cost-effective wall-mounted storage cells that charge during the day, and enable a home resident to minimize the need to use the grid during peak times, and, for example, re-charge an electric car battery at night.

**Q3: 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?**

**A: Shared public spaces**

- If housing gravitates to becoming denser, especially when older areas are re-zoned from single-family residences to mixed-density development, public spaces will become vital places to gather and to live life. In Asia and Europe, where many more people live in much less space, public areas function as the question implies they should. We need not re-invent those innovations in use elsewhere. As such areas are conceived during their planning stages, cities need to look for progressive ideas on how to optimize the usability and livability of public spaces;

- As density increases, and transit becomes more feasible, the need for adaptable, safe and comfortable public spaces to serve families and people of all ages will increase. Parks should not be places that are largely empty nearly all the time. Arenas can be multipurpose facilities. Many such buildings put up from the 1960s through the 1980s are coming up for renewal or redevelopment. This is an opportunity to do the job right for the future rather than the past.