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City of Toronto

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: Currently there are still 1.3 million empty homes in Canada, you can Google it. Speculators and Developers holding on to property for years to develop into condos at a later date are part of the problem. House flippers are another problem from what I see on the House Flipping shows on TV. Some will take a \$200,000.00 house and add \$150,000.00 in renovations and then add \$150,000.00 for profit for themselves and then sell the house for \$500,000.00, only the \$150,000.00 profit didn't really add value to the house.

The middle class asking for or accepting a "Winter Tire Tax Credit", a "Staycation Tax Credit", "\$10.00 a Day or less Childcare", "Affordable Housing", (when "Affordable Housing" is not affordable for Seniors with no financial savings who are relying solely on CPP, Low Income Workers or Families, ODSP or OW Clients it's not Affordable Housing and must be for the Middle Class), instead of a thrivable livable income for years is another problem.

By the middle class doing this it keeps the Minimum Wage and Disability and Social Services Benefits so low that workers and clients are ending up Homeless.

I would advocate and demand the Ontario Provincial Government increase the Minimum Wage and ODSP and OW Benefits to realistic amounts. Landlords know that if someone has to use their whole income to pay rent, (whole minimum wage paycheque, ODSP or OW Shelter and Basic Needs Allowances combined), they may do something shady or illegal on their property to get by and now some rental ads say, "ODSP or OW Clients Need Not Apply". This means making sure people have enough money for food and their basic needs as well as rent money is a necessity for good tenant landlord relationships.

50 yrs of Housing Schemes instead of addressing poverty has resulted in more Homelessness than every and I believe that the Canadian Federal Government should invoke the Emergency Measures Act and build 20,000 400 unit average market rent apartment buildings across Canada in one go and ultimately Guarantee Average Market

Rent rent money by Postal Code to those that need it so no Canadians go homeless. I think the Canadian Federal Government should continue to build even after the 20,000 apt buildings are completed to keep up with demand.

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: As to the environmental impact/carbon emissions I am not a scientist and would need to be brought up to speed by whichever committee oversees this issue. However, buildings with higher ceilings take more material to build and more energy to heat and in many instances are totally unnecessary. Perhaps there should be an environmental tax on high ceilings?

I think another big issue with condos and apartment buildings and other residences is noise problems causing sleep deprivation torture in some instances, I personally have experienced sleep deprivation torture in 2 apartment buildings I have lived in and have taken a landlord to the Housing Tribunal twice over noise at night coming from the unit above me. I believe the Building Code needs to be changed or amended to include mandatory soundproofing between floors and on exterior walls. The walls towards neighbors to the side or hallway shouldn't be soundproofed too much in case someone in distress needs help and needs their cries or screams for help to be heard. Noise problems would be a lot easier to solve if this change to the Building Code were implemented. When low income families are sleep deprived the children struggle in school to make good grades and may get a poorer quality education as a result of it and the parents go to work tired and grouchy and don't get raises or advancements because of it. Tenants who already struggle with mental health issues are really affected by Sleep Deprivation Torture and when management don't take their noise complaints seriously and label them problem tenants instead of dealing with their complaints realistically they may act out and get evicted and become homeless because they can't afford to rent anywhere else. Ultimately even old or existing buildings should be soundproofed in this manner as well newly built buildings.

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: This term, I helped shepherd urban design guidelines through approval. I am committed to a beautiful, vibrant revitalization of my ward that focuses on preserving heritage and our unique country/urban mix.