

# Joel Ginsberg

Councillor Candidate in the City of Vaughan, Ward 4  
York 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:** Please read my one page platform set out on my facebook page. My entire reason for running is to provide affordable, non-profit housing to the GTA region. I have developed My Plan over the past six years and have 4 decades of experience developing and building subdivisions and highrise condo buildings. Please read my proposal and then you can call me for more specific details.

**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:** Carbon emissions can be reduced by using mass timber construction and a low carbon emitting concrete for construction of homes and buildings as I have plans to use. In addition, energy efficiency in building design is paramount.

**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:** My Plan does away with the need to build massive new infrastructure of roads, sewers, utilities, parks, schools, libraries, public transit, shopping malls etc. by using all existing infrastructure already in place to service my proposed new housing, both rental and for purchase by sprinkling my new homes throughout old already built up residential areas and not building my homes in massive new development sites and as large new

developments at Nodal Points. I am talking about 300,000 for purchase and 300,000 rental units for the GTA alone to be built over the next 4-5 years, requiring NO TAX PAYER DOLLARS, and my homes can be sold and rented for ONE HALF THE MARKET PRICE !!!