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Mayoral Candidate in the Town of Huntsville,
Muskoka 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 is one of the biggest issues we all face. An inflated housing markets by speculative buyers and the increases in short term rentals have ballooned the situation out of control. The Airbnb issue has taken rental units out of the marketplaces. An app that has created a monster.

Airbnb's must be owner occupied. I recognize that for many this has become an income generating stream, but it comes at the cost of much needed housing for immigration and low-income Canadians a crossed the country. We should not hold housing hostage while people are forced into the streets because of lack of affordability or simple greed.

I would like to see alternative housing developments. Low-income housing doesn't mean shacks and open sewers. Prefabricated Mobil and modular units that meet the needs now with room to replace in the future as housing prices drop.

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: Reducing our carbon emissions is building smart. Locally sourced where available, renewable resources and new technologies. Wood and shake siding continentally sourced. We have the capabilities. Remodeling rather than destroying to keep the heritage buildings. We have 600 year old buildings that can be perfectly functional for centuries more. Obsolete doesn't mean teardown. We have an entire complex in Orillia's Huronia Regional Center that sits vacant and abandoned. Remodel for the future, preserve these properties owned by government. Muskoka Center Gravenhurst 5 floors of beauty left to deteriorate. Remodel and reuse. Preserve and restore.

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: As for the last questions of public spaces. We need to ensure as council that we maintain and acquire the spaces we need for public use and environmental health. Protecting ecologically sensitive areas and creating natural habitats spaces. Design I think needs to be looked at by more qualified developers than an open opinion. You have to respect the process we have in place to create for the future and preserve the past.