

Steven Leca

Councillor Candidate in City of Toronto, Ward 9
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: Being a realtor, I experienced the highs and lows of the Toronto Real Estate Market. Still, before I became a realtor, I worked as a project manager in my father's renovation business, where we remodelled old homes. The biggest issue for the lack of homes being built in Toronto is the **red tape** at City Hall.

I would look into ways to streamline the process of getting a building permit so that we can get started on building the homes we need. It shouldn't take four to six months to get a building permit. There needs to be a better way. The following action will be to look at the municipal property standards by-law to see what needs to be changed to allow for medium to high density along the main roads and subways stations and for medium density on the inner streets.

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: A lot of new technology is being used in the construction business, making new builds more energy efficient. The City of Toronto has already implemented a program called Net Zero by 2040 Climate Strategy and accelerated the Toronto Green Standard (TGS) implementation dates for the Greenhouse Gas Emission limits to 2025 and 2028 so that buildings constructed on or after 2030 are near zero emissions.

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: I believe the most prominent issue here is not the design, construction or adequate maintenance of these items but rather the oversight. There seems to be a lack of leadership on these projects. I believe if we had an efficient project manager who oversaw the project from start to finish, things would be built faster and cheaper. I don't know how many times I had passed by a project where a sidewalk or road was being torn up and redone when it didn't have to be, but other parts of the City which needed repairs were left behind.

Better Efficiency is what I would implement so that current and future generations could enjoy our City Space.