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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: AGGRESSIVE VACANCY TAXES: DOUBLE THEM MONTHLY.

This is what I just told The Gleaner:

"You can see the details at platform.adamgolding.ca, we propose a number of measures:

- GIVE KHALEEL THE KEY TO THE CITY, NAME HIM A COVID HERO
- AGGRESSIVE VACANCY TAXES WHICH DOUBLE MONTHLY
- END VACANCY DECONTROL (After Jessica Bell's Rent Stabilization Act -- this removes a perverse incentive to evict.)
- THE BEGINNING OF A MODEST UNIVERSAL RENT SUBSIDY (indexed to Toronto rent prices, reducing the
- BAN MASS EVICTIONS AND ARBITRARY RELOCATIONS
- DAILY PUBLIC MEETING ON HOUSELESSNESS AND EVICTIONS
- LIMIT RENT CONTROL EXEMPTION ON NEW DEVELOPMENTS TO DEVELOPMENTS WHICH DO NOT

REPLACE FUNCTIONING UNITS -- this provides a cash incentive to spread out as a city."

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: There are a number of factors here. In the recent [Ward 11 Virtual Debate](#) I recall it was emphasized (I think it was there) that demolition companies don't pay the cost of the carbon emissions of their demolitions. This was in the context of a discussion about rent control wherein I mention that we should combine NDP and Conservative approaches to rent control with a twist: the conservative freeze of rent control on new developments should only apply when no demolition of function units is required for the development: this is an "if it aint baroque, don't fix it" principle and incentivizes development spreading out rather than redeveloping the same sites continually. This should be combined with **ending vacancy decontrol** along the lines of Jessica Bell's Rent Stabilization Act wherein rent control would apply to the unit, not the tenant, removing a perverse incentive for evictions.

This is related to the pitch to **double vacancy taxes monthly** mentioned above -- in addition to addressing the human need for housing ([Housing is a human right](#)) this houses people with existing units which thereby does not incur a carbon footprint from development. In the same debate it came up that there are 26,000 vacancies in Toronto and 'only 10,000 unhoused people.

We also need **democratic review of new developments**, to **expand green spaces**, and to institute **solar panels on city buildings**, and to **expand district heating/cooling**.

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: Regular democratic review of everything. Decentralized power structures are inherently more creative. With regard to parks:

We must ban mass evictions such as we saw last summer, in which hundreds of housed and unhoused Torontonians, standing together, were injured, harmed, charged, ticketed, evicted and/or assaulted by police & private security at three mass evictions of park encampments: Alexandra Park, Trinity-Bellwoods, and so-called "[Lampton 2](#)", in which three Socialist Alliance candidates for council were arrested on the same day. (Myself, Corey,

and Miguel)

So-called "Lamport 1" was the first event, in which the city was unsuccessful in scattering the residents of Lamport Stadium Park, repelled by those with a moral compass.

These events led to the foundation of [TorCH](#) and [The Socialist Alliance](#).

This is covered in my [Election Bulletin: VOTING BEGINS IN 6 DAYS \[#EvictJohnTory\]](#)

Some additional points from my platform, we need NEIGHBOURHOOD-SPECIFIC BYLAWS: "Vote locally on noise bylaws, park rules--some neighbourhoods go later than others!" This will respect the natural diversity that emerges as people self-organize into different neighbourhoods over generations. To that end we also need to limit rent increases so that people are not forced out of neighbourhoods where they have lived for many years.

I have also proposed handing up to half of city parks over to indigenous governance, starting with Alan gardens, where long-lost indigenous family members have been reunited after both becoming homeless and ending up in the same park, one of the few locations where encampments are not currently met with brutality.