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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: I believe there are 2 factors driving the unaffordable costs of housing in Ontario. The first factor is that our population appears to be growing rapidly and our housing stock is not keeping pace. As there is more demand than supply, the prices to buy or rent increase. The second factor is that housing is increasingly being treated as an investment rather than a fundamental human right. While the stock market declined throughout the pandemic, housing did not, and was quite profitable for investors. The Blackstone investment firm even took note of the profit potential in housing and shifted its investment strategy to include more housing. The solutions that have been implemented so far (raising rates, first-time home buyer's savings accounts) do not address this part of the problem. When the rates rise, the intent is to reduce demand and thereby reduce the cost of housing, but in reality, all it does is kick out the home buyers who can't afford the higher rates and leave the investors who don't care what the rates are because they pass that cost on to their renters anyways. We need policies that ensure housing is treated as a human right and not an investment. We need policies to limit investment firms and corporations from being residential landlords. They should only be allowed to own & rent apartment buildings or commercial buildings. We need policies to limit the number of houses an individual residential landlord may own. A retiree owning a second property for additional income may be reasonable but when they own 6 properties, it's a bit excessive. Other policies that may help would be ones geared towards making rental investments less attractive with the idea of getting investors out of the market, reducing the cost of rent and allowing home buyers the opportunity to compete. These policies could include hefty rental taxes or requiring rental permits.

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: The built environment should prioritise building WITH the environment rather than clearcutting and putting down yet another Mattamy subdivision. Designs should include any significant natural features on the land they're building on: if there are rather old trees, make them the centre point of a park within the subdivision, if there are creeks running through the land, ensure the houses are far enough back on either side and design bridges and walkways over them. To further reduce emissions after the building is done, thought should be given to where the build is taking place and how it will be used. With subdivisions as an example again, building on the outskirts of a town requires the use of cars to get into town for services & supplies. Subdivisions should be designed around an active transportation network so that the residents could walk, bike, or take public transport into town, and only use cars when necessary.

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: The answer to this is the same as the answer to #2. Ensure the natural environment is included in the design and give careful thought to the placement of these public areas. Towns and cities should continue to provide maintenance for these public areas and as society shifts towards a more sustainable future, hopefully we will take it upon ourselves to be environmental stewards and the amount of misuse and litter in these public spaces.