

Daniel Zeraldo

Councillor Candidate for Town of Whitchurch-Stouffville, 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: The housing crisis is one of the biggest issues our communities face today. The solutions to it will involve a hand from all three levels of government. From the municipal perspective, we need to prioritize the approval and construction of purpose-built affordable housing in all communities. This could be funded in part through increased development charges, public-private partnerships, higher property taxes on luxury housing, and through existing provincial or federal funding streams. Regardless of which route we take, affordable housing must be a much more prevalent part of future development planning.

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: To reduce carbon emissions within the built environment and contribute less to climate change, I believe municipalities must put more pressure on developers to create housing that minimizes effects on climate. For example, housing units that incorporate green technology & appliances to reduce emissions, units designed creatively to maximize usable space, and units that are integrated sustainably with nearby green spaces and nature. To encourage developers to move in this direction, municipalities might consider reduced development charges, or, various tax incentives from the province or federal government could also be considered.

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: To ensure that civic spaces achieve design excellence and are properly maintained for future generations, we should do the following:

- Conduct extensive public consultation and visioning sessions to ensure that what is ultimately built meets residents' conception of their community's needs.
- Design these spaces in such a way that future retrofitting & upgrades are possible if needed, and use quality materials that will stand the test of time.
- Invest robustly in the ongoing maintenance of such spaces to ensure their long-term preservation and beauty.