

Response to September 20, 2022 questions from Toronto Society of Architects about **Position on Issues of the Built Environment**

Question about housing affordability

When discussing it is critical to be holistic. It is not just the monthly rent. It must include transportation for going to school, to work or to buy groceries. If a car must be purchased and maintained that cost needs to be included.

There needs to be policies, supported by legislation and regulations, as to the percentage of affordable new dwelling units in new developments, to meet the affordability measure.

There needs to be policies and incentives to encourage owners of large single detached residences to renovate to create legal safe apartments.

Inclusionary zoning with conditions needs to be encouraged and promoted. But it is not the solution everywhere. For example: if good public transit is not in place nor unlikely to be implemented, transitioning from single detached homes to apartments and townhouses will necessitate more cars; the latter requires parking spaces and may congest streets.

Urban boundaries must not be expanded. Pushing out the urban boundaries costs more for the municipality. Municipal services will cost more; hence property taxes will increase. Public transit will either not exist or be inefficient.

Question about reduction of carbon emissions within the built environment

The Ontario Building Code must be modified as soon as possible. Too many buildings are being built today which are bad for the environment: they leak heat, they allow the summer heat to seep in.

There needs to be public education about alternatives for heating and cooling one's home. Alternatives such as air source heat pumps are perceived as being good for those living in Florida whereas they are quite effective in the GTA today. Knowledgeable professionals in the sector are lacking; a significant training program is required.

Provincial and/or federal programs to incent energy retrofits need to be re-introduced. And then the professionals, the technicians need to be trained to assess the current state of buildings and then execute the technologies etc.

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