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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: At a municipal level the main concern from the housing professionals (engineers, architects, builders, etc.) is the very lengthy time and high cost of the approval process. A site plan can take up to 16-18 months in some municipalities. There are a couple of policies to address these issues:

- a) implement an internal Facilitator/Expeditor coordinator position focused on residential development and finding new ways to minimize the red tape by collaborating with the building industry professionals on a quarterly basis.
- b) Review and re-evaluate the exiting bylaws to allow “granny flats” in back yards. Families who wish to have a granny flat and donate and/or sell their home to their children will help the affordability issue, to some extent. Something to explore but will take time. We need to start somewhere.

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) Homes need to be fully carbon neutral. While there are some energy programs to help homeowners to retrofit, they are not enough. The Federal and Provincial governments need to be more aggressive in providing grants to homeowner’s retrofits.
- b) New homes must have options to be built with solar and geothermal energy packages
- c) Housing designs must be built with carbon zero mindset. Communications and collaboration with your association is a good start.

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:

This is an excellent question and one that requires a more organic approach to answer. While I am not an Urban Planner, Engineer, or Architect, I believe that much can be accomplished if these professionals are brought into one room on a regular basis to come up with solutions, it's the best way to design civic spaces. Municipal staff is limited with Urban Design skills but engaging professionals such as your association would assist in the development of design standards that will achieve long-term benefits in our community.