

Ferin Malek

Candidate for Mayor of Toronto
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: The 10 key points that should be implemented are as follows:

We can have 5 year plans and 10 year plans based on these policies and procedures and according to the long term strategy of the Federal and Municipal guidelines.

1. We need to find the root cause of the increase of the rent and then implement a policy forward to implement a rent freeze / rent cap for at least 2 years so that people can afford to pay the rent based on the inflation rate.

2. We can encourage the house owners to convert their parking spaces behind their house into secondary units so that they can give out those places for lesser rent on a subsidized rate.

3. To implement a policy to have a foreign money freeze for around 3 years, so that the house prices can fall to an affordable rate which is already one of the motto of the liberal party of Canada.

4. All the landlords should be educated and fined to not to increase rent as per their wish and landlord registration should be done at a municipal level.

Fifth, Speeding up the approval times by creating a Development Plan to get more multi-units built faster and cutting the red-tape faster.

Sixth, empty lands should be taxed higher so that the builders are encouraged to build the units on them faster and rezoning laws should be implemented for including more land for building multi-housing units like condominiums and apartments.

7th - Empty houses and rental units should be taxed more and the original properties used as residence should be taxed less.

8th - Enable more co-op, supportive and affordable housing by allocating a portion of City owned land to be developed by non-profits.

9th - Providing incentives for the construction of rental housing as well as speeding up the applications
10. To have more units for homeless and some portion of land allocated to the indigenous segment of the society to show our faith in equality,

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: Residential properties are responsible for 17 - 21% of energy-related carbon emissions globally. In winters, the majority of carbon emission goes into heating water and houses. It is very important that we decrease the global warming to within 1.5 degree Celsius that every nation has pledged. Putting in solar panels and increasing subsidies for the same will promote this motive and less use of coal will be helpful in reducing the carbon emissions throughout GTA. We should encourage all the condo and residential buildings and house owners and businesses to reduce the carbon footprint and form policies in and around them

Another plan is in place to reduce emissions from more than 2000 city owned buildings by at least 70% by 2040. Good thing is that we already have knowledge and tools to decrease carbon emissions from housing. Not only solar technology is cheaper but also sustainable and is in abundance.

We have a groundbreaking innovation at Western Hospital already in place regarding the HVAC systems which will significantly reduce carbon emissions. This project is a good example of public- private partnership and more such projects will come to fruition in future.

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: A 5 point plan will ensure that our future generation enjoys the construction and work done towards green spaces today.

1. Digital factories provide a fast method to measure, evaluate and report on products' manufacturing Co2 footprint. Computer models and CAD drawings can come in handy to measure carbon footprint beforehand and calculate its impact on climate change, which should be sent to a national repository or database and saved and evaluated every 2 years or 5 years max.

2. Solar panels and hydro power or even nuclear engineering should come into play. Nuclear reactors have a capability to power lots of green spaces at once and can come in handy and it creates less chances of accidents and impact on the environment which can be one of the long term solutions.

3. Evaluation of CO2 alongside cost should be done to improve sustainability without hurting profitability.

4. Production of bitcoin produces lots of heat and increases carbon footprint, if electricity goes to solar panels or nuclear based, so much impact can be lessened on the environment for future generations.

5. Putting in solar panels in parks and fountains run on solar panels for birds and animals can make a difference.

Water fountains at public and private spaces and green toilets could mean that we get people to get more into the community and more people would love to go to such places. Solar lamps on streets could make a world of difference for our future generations.