

# Jacob Maydansky

Councillor Candidate in the City of Toronto, Ward 9  
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:** Right now affordability is a huge crisis in our city. We're seeing renters getting priced out of reasonable housing. Young people are having a hard time purchasing housing as it has become too expensive to own. First we need to open up zoning so that more neighbourhoods, and wards are able to have multi unit housing, so instead of one single family home you can have 3 or 4 apartments in the same spot. As well as more high density housing in more parts of the city. Certain wards including my own ward 9 bear a higher burden of taking in high density housing because our zoning codes are different from other wards. Density is best when it is spread out evenly and not clustered in singular locations. The other part of this is making user fees or building fees cheaper for large builders so that they can take advantage of the city as well and build more housing. It's both a supply and demand issue but to alleviate demand we need to keep building. As well as building more housing on well supported transit lines so that people can live further from the city with the same access to transport.

**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:** Building more now so that we don't escalate this problem further into the future. It will obviously cost carbon to sustain the operation of our built environment. It takes energy to accomplish any task in a carbon fueled society. The key to using less carbon is building and maintaining carbon neutral and carbon absorbing infrastructure. Through green initiative building measurements like LEED certification but also making transit more efficient so that more people chose transit, with more ridership there's more money. With more money and more investment,

the system can be upgraded to run better in a positive feedback loop. As well as an even build of greenspace we can have carbon absorbing wells that can offset much of the carbon cost of growth.

**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:** It has to be well planned first and foremost. We need decision makers in government informed with the best decision for the project with price and longevity taken into account. Parks and streets need to be well maintained, as they stand to brace with the elements of Canadian winter. Libraries need to be built to be open, calm and safe spaces for everyone in the community. Design excellence means it serves the most people for the most efficient cost. Projects should be aesthetically beautiful, easy access for everyone in the community, and efficient in cost of build and maintenance.