

## Question 1

*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?*

Answer:

Council must 1) create truly affordable (rent-geared-to-income), publicly owned housing; 2) support tenants currently in rental housing by strengthening property standards protection and landlord licensing; and 3) end exclusionary zoning across the city.

We continue to define “affordable” as 30 percent of an individual’s net income, and build stable, secure housing that is accessible to our lowest-income residents, throughout the city. Any housing built on public land must be affordable housing and must accommodate a variety of family structures and needs, from single people to multi-generational families.

Owing to the nature of rent control in Ontario, we must prioritize keeping tenants housed in their current apartments whenever possible. Toronto must enact an anti-renoviction/demoviction by-law, to support tenants staying in their current apartments and penalize landlords who use “personal use” evictions to “flip” their tenants. We must strengthen the RentSafeTO programme, fund housing inspectors and confer upon them the power to issue immediate, punitive fines for property standards violations.

We must end exclusionary zoning, while at the same time, clearly articulating and strengthening the standards for “missing middle” housing in existing neighbourhoods.

We should look to forming a coalition with other municipalities across the province, both large and small, and institute a province-wide rent-control framework, a province-wide speculation tax, and a province-wide tax on multiple homeowners. We must also explore additional revenue streams that municipalities can implement in order to fund housing projects across the city.

## Question 2

*The design, construction and operation of our built environment account for nearly 40% of energy-related carbon emissions, contributing to the ongoing climate crisis affecting us today. What do you believe needs to be prioritized to reduce carbon emissions within the built environment?*

Answer:

We should consider the whole life cycle of our developments from the production of building materials, the building construction itself, maintenance, and even demolition. We must prioritize new mixed-use projects which foster fifteen-minute walkable communities. These developments should use lower carbon building materials where possible, be energy efficient, and encourage the use of public transit. Our city has many natural features that help beat the heat and lower carbon emissions, but we haven’t

designed the city to maximize those assets. Instead, we've created a city that in many ways directly counteracts those natural cooling and carbon sequestering effects. I believe that we do not need to reinvent the wheel in order to make our city more sustainable. We should look to other municipalities around the world that are doing good work and adapt these design principles to Toronto's unique landscape and composition. We will need to prioritize expanding the current slate of revenue streams available to the city to properly fund our vast city-building project to create an inclusive, sustainable, and forward-thinking city.

We must also ensure that existing structures can be retrofitted for sustainability and other emission-reducing actions such as:

- Installing radiation reflective roof coatings on flat and pitched roofs across the city
- Growing our urban canopy in neighbourhoods with few trees and across the city
- Rewilding underutilized spaces or converting them into community agriculture projects
- Protecting our existing shared spaces and ensuring that new plans for development include shared community greenspaces that far exceed the current requirements
- Retrofitting existing rental buildings to allow tenants the ability to recycle
- Vastly expanding our city's network of truly complete streets with avenues that promote active transport methods and that are safe and inclusive for all users

To keep us accountable, we can direct the Auditor General to review our progress on climate action, including the Transform TO and BetterHomesTO programs at regular intervals throughout the council term to make sure that we are meeting and exceeding our climate goals.

### Question 3

*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?*

Answer:

The City must clearly articulate standards that reflect the needs of the community and the desired use of shared spaces, with an eye to the evolving needs of changing communities. Inclusive design needs to be a core guiding principle in every planning decision made by the City of Toronto. Design excellence begins with designing inclusively and in collaboration with those most affected by the design of shared spaces. Designing inclusively and universally will allow us to future-proof our city's built environment. Inclusive design is a principle that fosters collaboration, iteration, and innovation and expands the depth of knowledge that we all share.

In addition to fully aligning the city planning process with inclusive design principles, we must also ensure that there is wider and more equitable access to the fields and positions that are best suited to the great project of planning cities. It is harder and much more costly to retrofit a space to be accessible and inclusive than it is to design that space inclusively from the very beginning of the process.

When we design a new shared space, the responsibility for upkeep and maintenance must be clearly articulated, and the responsible department must be held accountable. In Ward 19, we have a significant public art project that seems to have been orphaned, and one of my projects as councillor will be ensuring that Dawes Crossing becomes part of somebody's portfolio, to re-animate the space and ensure that it is vibrant and well maintained.

Keeping Toronto a vibrant city with thriving neighbourhoods is a strong priority. New housing should support families, renters and seniors who use parks, playgrounds and community centers. These higher-density developments with mixed uses have a low carbon footprint and encourage active transport and leisure activities. We need to work more closely with stakeholder groups and with architects in the conception phase to build beautiful and functional spaces where we can live with dignity.