

# Peter Barbati

Councillor Candidate in the Town of New Tecumseth, Ward 7  
Simcoe Region

*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:** There are few policies local councils can implement directly as this is a larger-scale issue: supply and demand and also limited financing options. 1-Supply and demand issues can be lessened with the construction of a suitable variety of homes (apartments, freehold or Condo) and Council can assist with conscientious and timely approval of housing developments, with the proviso that those developments meet regulations and do not have an adverse effect on the environment or produce other hardships for constituents. 2-Financing options have to be broadened (Federal issue) as it is difficult or impossible to obtain finance for homes that are built on land-lease lots or non-conventional homes (freehold or Condo). I do believe we need a new class of homeownership: shared lot ownership, where the home owners own a proportional share of a larger lot but do not have individual titles to the lot (but do enjoy exclusive usage, as any freehold or condo). There is presently NO finance program in effect for this type of home. I have written the Premier on this issue.

**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:** The reduction of carbon can be met with increased insulation of homes/structures and, where possible, alternative forms of heating/cooling, such as: heat pumps or geo-thermal. This option is not always financially feasible for many homes.

**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:** New Tecumseth has hard-earned tax dollars on studies that have suggested walking trails be incorporated into new subdivisions, in order to better promote non-motorized transportation between communities and I supported this in 2014, 2018 and continue to do so. Those walking trails can link our libraries and communal areas. Many of the older neighborhoods cannot accommodate the significant revision required to allow for those trails and links, nor would it be financially feasible to do so, but going forward, we should incorporate trails or pathways into all new neighborhoods.