

Reead Rahamut

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Peel 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: My plan to address this crisis is to adopt a 80/20 approach. This 80/20 approach would seek to give residential developers tax breaks and a minor density bonus if they reserve 20 percent of new housing units to lease or sell at below-market rates to qualifying lower-income residents. This is a similar program to what New York City has implemented with the change of adjusting the 70/30 ratio depending on what part of the city the development is taking place. The ratio could vary based on the population density and needs of the area. In the short term, create a fund for co-operative housing which will allow for mortgage assistance and direct funding.

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: We need to prioritise phasing out fossil fuels and moving to clean, renewable energy sources. To phase out fossil fuels, we need to start by working with the federal and provincial Governments to create a level playing field for low-carbon producers. The priority on the clean energy source would start with providing our practitioners and technical experts with relevant training on developing a Green Infrastructure, allowing homes and businesses with renewables to earn credits toward energy use for excess energy production, and electrifying everything practicable, including buildings, transport, and industrial energy.

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: The priorities to ensure our civic spaces are protected are to work with the Federal and Provincial Governments to strengthen and uphold the Environmental Bill of Rights, establish more strict monitoring and enforcement of standards for air and water pollution, and ensure proper environmental assessments are done for public and private sector projects.