

Q1 CANDIDATE INFORMATION

Candidate Name:

Mrs. Josephine Tatangelo

Ward:

1 and 5

Municipality:

Brampton

Q2 UPDATE ZONING BY-LAWS Outdated zoning by-laws are a barrier to building the right types of homes to keep up with demand. According to the Building Industry and Land Development Association, in order to keep up with demand, 50,000 new homes need to be built each year (only 38,000 were built in 2017). It is forecasted that 115,000 new residents per year will call the GTA their home. Decades old zoning restrictions primarily allow for detached homes, with a few exceptions of high-rise towers along major transit corridors, but there are not many options offered in-between, the so-called “missing middle.” The lack of choice in housing types is a serious issue. Municipal policies need to be more flexible so that home buyers can choose from the full spectrum of options, especially the “missing middle” – home types that bridge the gap between detached houses and condominium apartments. If elected, will you push for updating municipal zoning by-laws and policies that will allow and encourage more medium density housing in the GTA?

UNSURE,

Comments (please specify):

Although I want to see more affordable housing in Brampton, I would also want to be proactive for existing homeowners, and to be sure what sort of housing footprint is being requested and where. Therefore, I would not want to update/change a by-law that is being used to protect their land/home value negatively. This, too, is about guardianship and responsibility for home owner protection.

GTA Housing Issues Candidate Survey

Q3 OPPOSE ANY POTENTIAL NEW MLTTHousing supply and choice are already a challenge in the region. Let's not do anything that will make this worse, like introducing a municipal land transfer tax. A second land transfer tax will make it more expensive to move, which means people will stay put and there will be even less homes for sale for home buyers to choose from. Toronto has this double taxation with the provincial LTT and it has directly contributed to reducing choice for home buyers in Toronto because some current homeowners choose not to put their home up for sale when they realize how much they will have to pay in land transfer taxes to move. This tax distorts the market, hurts consumers, and will eventually discourage people from moving to the region, which will have a negative effect on talent attraction.If elected, will you strongly OPPOSE any new municipal land transfer tax in the GTA?

YES,

Comments (please specify):

People who want to move/sell or buy a home are already bombarded by the legalities, and I can appreciate the frustration. The buyer/seller sees it as being taken advantage of and do not know where the money goes and what it is used for. It adds to the stagnation of freedom, the right to choose where to live; especially closer to places of work, and the not knowing of what is done with such taxes.

Q4 REMOVE HOUSING SUPPLY RED TAPERed tape and delays caused by municipal approval processes slow down the creation of new housing (projects are delayed by up to 3–4 years according to the Building Industry and Land Development Association) and add costs that reduce affordability (around \$168,000 to a single-family house in GTA according to the C.D. Howe Institute). We need to find ways to streamline this process and make it more efficient so that we can get more housing supply into the market quicker, which, in turn, will provide more choice and affordability for home buyers and renters.If elected, would you support cutting approval times and other red tape barriers that limit the building of new housing in the GTA?

YES,

Comments (please specify):

Providing that the impact of the types of new housing developments does not devalue existing properties and the original intent of the previously developed land(s) surrounding. This responsibility requires proper presentation of the new housing to council.

Q5 BUILD INFRASTRUCTURE Even when new housing developments are approved, they are often delayed by the need for municipal infrastructure to service the new area or building. Without roads or sewers, construction cannot even begin, hence adding another barrier to bringing more housing supply to the market. Municipalities often lack the funding or staff to expand services. Infrastructure investment funding comes from the provincial and federal governments. A recent report from the Canadian Centre for Economic Analysis found that the federal government has fallen behind on its commitment to invest in Ontario's infrastructure, like transit and transportation. Inadequate transit and transportation, coupled with a sluggish economy, will have a negative effect on real estate in the GTA region. Infrastructure investment in Ontario peaked eight years ago when 4.2% of GDP was spent; however, it has since diminished, with a decade-low occurring in 2016 when only 2.4% of GDP was invested. If elected, would you push for more investment in critical infrastructure, such as transportation, to facilitate growth and housing by finding creative ways to secure funding from the provincial and federal governments?

YES,

Comments (please specify):

Both federal and provincial governments have been aware that disrupting the economic growth of our beloved Ontario takes its toll on the lives of its businesses and its people. Ontario is and has been Canada's economic engine. How we ever found ourselves falling behind in the building of new and the upkeep of the existing infrastructure has been because of the lack of skilled trades. This problem is multi-leveled and requires the development of a task force that will directly deal with the government liaisons of each level of government to earmark the funds to get projects done. But, also have the workforce to do it. As a nation, we need to accept that our skilled trades force is weak, and must be built-up immediately. These recommendations are only a few of the items I would bring forth to our current Prime Minister. Once the larger ailment is dealt with, then so will productive and proactive measures be implemented to stop the bleeding.
