

**Q1 CANDIDATE INFORMATION**

Candidate Name:

**Ryan Rennie**

Ward:

**3 & 4**

Municipality:

**Brampton**

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**Q2 UPDATE ZONING BY-LAWS** Outdated zoning by-laws are a barrier to building the right types of homes to keep up with demand.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?

**YES,**

Comments (please specify):

1. Reduce minimum lot sizes and relax density restrictions in single-family zones. 2. Fix our zoning: if by-right development is economically infeasible, you're creating artificial scarcity. 1. Simplify the permitting process 2. Reduce or waive fees for small projects with low impact 3. Eliminate requirements like minimum lot sizes, parking, floor area ratios and open spaces. 4. Allow duplexes, triplexes, fourplexes and accessory dwelling units in single-family zones by right.

## 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):

- The City of Brampton & Region of Peel keep asking for more revenues but is not controlling their current spending behaviours - The main source of overspending is what is paid out to city workers - I support making taxes fairer by turning our upside-down property tax rightside-up by reducing the tax rate applied to privately-created building values and increasing the rate applied to publicly-created land values - Those who own vacant lots (or parking lots) pay much less property tax than their more responsible neighbors even though their land requires the same amount of street, sidewalk, water pipes, sewer pipe, utility lines, etc.

- By reducing the speculative holding of vacant and underutilized land, this system helps keep land prices more modest while avoiding the booms and busts created by speculation. The end result is more affordable and more compact development. I also support: Affordable Housing Opportunity Fund Websites that charge a fee to post rental advertisements would be required to collect & remit a "Rental Advertising Tax (RAT)" of 1% (one percent) of the advertised monthly rent for any of the following categories. • Room Rentals & Roommates (595) • House Rental (313) • Apartments & Condos for Rent (307) • Short Term Rentals (25) As of Oct. 3, 2018 there are 1240 rental listings on Kijiji under "Brampton" (ie. \$600 rent = \$6 occupancy tax, \$2,100 = \$21 occupancy tax) Exclusions: • REALTOR® listings synced from MLS boards Funds CAN ONLY BE USED for: • Tenant-based rental assistance / Rapid Rehousing o security deposit and/or short-term rent assistance until sufficient income or a permanent tenant-based subsidy is in place • Overnight/Emergency Shelter/Transitional housing • Homelessness prevention • build affordable housing projects o Supporting Single Room Occupancy (SRO) & family housing by developing, rehabilitating, or arranging special financing for properties in target areas where shelter programs that also offer support services and job creation opportunities can be closely linked • subsidizing a portion of the monthly rental obligation through the allocation of a Housing Assistance Payment (HAP) made directly to the landlord o Enable low-income disabled individuals, homeless or those living in poverty, low income families and seniors to choose their place of residence in the private market, further increasing housing opportunities for program participants

**Q4 REMOVE HOUSING SUPPLY RED TAPE** Red 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):

House permitting in one place with a clear and simple step-by-step process and you will make developers' lives a whole lot easier

**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?

**NO,**

Comments (please specify):

I'm in, but let's do this first: - Take care of all the micro level deficiencies (sidewalks that go no more, convoluted routes that waste minutes, Poorly-timed transfers between two popular routes etc.) - First we build foot-oriented neighborhoods so people aren't bound by a car, bicycle, or transit on a regular basis - Then we can accommodate other modes of getting around on top of that - Transit and cycling become productive investments - Transit just becomes "train/bus assisted walking" - You can already walk around your source and your destination, and you could even walk the entire distance from A to B, but your bus/train/bike is used to speed up part of your walk - The same goes for biking