

Q1 CANDIDATE INFORMATION

Candidate Name:	Winston Harding
Ward:	7
Municipality:	Mississauga

Q2 UPDATE ZONING BY-LAWS Outdated zoning by-laws are a barrier to building the right types of homes to keep up with demand.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

As a Realtor, I know that the biggest challenge facing potential buyers and renters in the population is the cost of housing. The lack of affordable housing, be it for buyers or renters, are causing family disruption throughout this province, and particularly major city like Toronto and Mississauga and the GTA on a whole. The unfriendly download of provincial government programs, particularly housing over the past twenty-five years has come to play havoc on the lives of low income people and our aging population. I would encourage more medium size homes, semi detached and detached.

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 escalating cost of housing has reach such a level that it is putting the lifestyle as well as the lives of ordinary citizens in jeopardy. Seemingly, only people with high income and those from overseas investors can afford the rising cost. Large sums of money are being brought in the economy by those investors, thereby causing the cost of housing to spiral out of control. Is there a guideline for bringing this type of investment money into the housing market of Canada and is it being properly enforced? Working people are finding themselves living under the poverty line even when they are working two or even three jobs. Seniors are doing with less, some parents and their children are being fed daily by the Food banks. This is totally unhealthy for this society, a place that is seen around the world as a bright shining star amongst nations. Perhaps all permits that are given to developers should have a condition that increased numbers of affordable housing should be sit aside within the development at various price levels. Secondly, municipality should also make more land available for the aforementioned. Thirdly, perhaps they can implement a program to make homeownership easier, be it by interest rate or loan mechanism.

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):

My view or suggested plan would be to break the backlog of supply and demand so people who have saved fifty to one hundred thousand dollars with good credit will have the opportunity and choice of buying a home. There are many in the workforce who are forced to live from pay check to pay check. This be stopped, or should never happen in an industrialized and progressive country like Canada. There are people who are entering the country who are prepared to pay high sums of money just to obtain residency and have an advantage over the average person as well as the municipality unless the municipality have the ability to exercise control and to ensure there is credibility in the system. At present it seems that the municipalities and other authorities are becoming merely a welcome mat. The time for permit approval could be shortened. We need to get on the 21st Century train with vigor and vitality. Growth should not be stagnated.

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):

I intentionally enter this election to voice my opinion of having more funding for transportation without raising taxes. My call is for a special delegated lottery to help with funding for a Subway and new bus terminal for Mississauga, and more funding for all municipalities across Ontario. It is a winning formula for all municipalities as they will be awarded new funding based on their demographics. The time has come for us to demand more from the federal and provincial governments. We must not stand and surrender in quietness and let the idea for funding without raising taxes slip away.