

Certified Candidates for the Oshawa Municipal Election



Candidates for Mayor



Candidate: Dan Carter
Position: Mayor
Incumbent: Yes
Contact Info:
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1. It's been widely reported that Ontario needs 1.5 million new homes in the next 10 years to balance supply with demand. As one of the fastest growing regions in the province, Durham Region will be playing a large part of the solution. As mayor, what will you do to improve the development processes, timelines and current staffing constraints to be able to stay on pace with the necessary growth?

The City of Oshawa has been recognized with the fastest approval time of 8-months, in the GTHA.

We've invested in vital staff in our Planning, Engineering, and Development Services Departments, to make sure all applications can be addressed in the most efficient way.

We have been advocating to the Province of Ontario to expand the skilled trades and apprenticeship programs at our colleges so we can meet the labour shortages in the construction industry.

I will continue to advocate for efficient approval processes to help the development and construction industry meet the growing demand for housing in the GTA.

2. As affordability is a key issue, how will address NIMBYism when it comes to new developments, especially those that will address the missing middle?

Looking for opportunities to create more of "missing middle" in housing stock is critical to meeting the growing housing demand in Oshawa, Durham, and across the GTA. We need to work with the development industry to identify suitable infill sites, opportunities for intensification along transit lines including the Go Train extension, and the appropriate mix of singles, semis, townhomes and multi residential low, mid and high-rise buildings on new development sites.

NIMBYism will never disappear, but we can reduce and manage it with thoughtfully planned proposals that are then well presented. Oshawa's council has not been afraid to make the tough calls and approve sound planning proposals.

3. How could you help to make underutilized or surplus land available to the industry to increase housing supply and improve affordability?

Oshawa has identified available surplus lands and made it available for development. Much of this land is ideal for smaller multi-residential infill development. We've also been encouraging the province to release their surplus lands for development.



Candidates for Mayor



Candidate: Joe Ingino

Position: Mayor

Incumbent: No

Contact Info:

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1. It's been widely reported that Ontario needs 1.5 million new homes in the next 10 years to balance supply with demand. As one of the fastest growing regions in the province, Durham Region will be playing a large part of the solution. As mayor, what will you do to improve the development processes, timelines and current staffing constraints to be able to stay on pace with the necessary growth?

I strongly believe that the answer to the population growth and the new home demands has to be addressed strategically. The lack of available land would guide us to high rise development. We are no longer can afford to think small. Traditional building is transforming. We must look at creating high rise villages. Places where people can shop and have the feel of small town but underground or above ground between high rise developments. For the municipalities it would mean a heaven of property tax. For developers a dream come true as in the same land space they could make 10 fold profits.

2. As affordability is a key issue, how will address NIMBYism when it comes to new developments, especially those that will address the missing middle?

As per the question above. I believe the future will be dependant on high rise developments. With this thought in a complex of five building for example. Affordable housing could be made available due to the higher floors being sold off as premium units and the lower floor to accommodate more reasonable and affordable units. The community based low, middle, high complexes have shown us that they do not work and it tears a barrier between neighbourhoods. In some cases these new subdivision that are being built are great withing the first 10 -20 years but soon after they are turned into modern day Ghettos. We must think ahead. We recognize the need and the emerging realities of social humanity. We must address the problem before it over takes us. The formula for success is incorporation of dwelling. As for NIMBYism... people fear what they do not understand. Common sense in many cases is not so common and my job as a Mayor of a City will be to talk educate and calm down unwarranted fears people may have. Protest come to be and defiance when negotiations stop or are non existant.

3. How could you help to make underutilized or surplus land available to the industry to increase housing supply and improve affordability?

This is a real interesting question. As underutilized lands and or surplus land are huge assets to any municipality. The key is to negotiate both with industry and housing reasonable packages that would include the investment on the properties desired so that any long term affect of development would be compensated at the onset of the development. Also leasing of said lands could also be a way to go in order to keep control of who and what is being developed. The future is not about re-inventing the past. It is about learning from the past and making the right future changes to accommodate to the very real needs of the community.



Candidates for Mayor



Candidate: Sara Lear
Position: Mayor
Incumbent: No
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1. It's been widely reported that Ontario needs 1.5 million new homes in the next 10 years to balance supply with demand. As one of the fastest growing regions in the province, Durham Region will be playing a large part of the solution. As mayor, what will you do to improve the development processes, timelines and current staffing constraints to be able to stay on pace with the necessary growth?

We are lucky to be living in Oshawa which happens to have an excellent planning and development department. The current city approval process in place has been working well for us so there is little that I would like to see changed. Ideally we can add additional building and life safety inspectors to our roster coming up so as to make inspections more readily available and as a result expedite the substantial completion and ultimately occupancy. Having worked as a contractor for Durham Region as well as my background in Construction I think this would be of great benefit.

2. As affordability is a key issue, how will address NIMBYism when it comes to new developments, especially those that will address the missing middle?

Thankfully we have a lot of options to attack NIMBYism, and it starts with a sense of inclusion not exclusion. Having recently achieved my WELL AP certification I am now qualified to help design buildings and communities that focus on PEOPLE FIRST design to maximize an individuals mental and physical well being. There are many things we can do when designing our communities and developments to better integrate the new modern flare without alienating our existing constituents. Increasing park spaces, and walking scores to amenities is a prime example of bringing people into the process and achieving buy in.

3. How could you help to make underutilized or surplus land available to the industry to increase housing supply and improve affordability?

It starts with Land Use Planning, this is something that as a municipality we have complete control over (as opposed to some options which require approval from the Region and/or Province). Part of increasing the housing supply means we cannot continue to build exclusively luxury rental units (most of our many recent developments), we need to be offering a combination of models and types of housing products (fully detached, semi, townhome, apartments, condos etc.) I'd like to see a fast track development process to reward builders who put a priority on affordable rental AND accessible construction projects.



Candidates for Regional Councillor - Ward 1

Candidate: John Neal
Position: Regional Councillor - Ward 1
Incumbent: Yes

Did not respond to questions.

Candidate: Christopher John Parkinson
Position: Regional Councillor - Ward 1
Incumbent: No

Did not respond to questions.

Candidate: Rosaldo Russo
Position: Regional Councillor - Ward 1
Incumbent: No

Did not respond to questions.



Candidates for City Councillor - Ward 1

Candidate: Theresa Anne Corless
Position: City Councillor - Ward 1
Incumbent: No

Did not respond to questions.

Candidate: Ahmad Rashed Formuly
Position: City Councillor - Ward 1
Incumbent: No

Did not respond to questions.

Candidate: Rosemary McConkey
Position: City Councillor - Ward 1
Incumbent: Yes

Did not respond to questions.



Candidates for Regional Councillor - Ward 2



Candidate: Lina Fouroughy
Position: Regional Councillor - Ward 2
Incumbent: No
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1. It's been widely reported that Ontario needs 1.5 million new homes in the next 10 years to balance supply with demand. As one of the fastest growing regions in the province, Durham Region will be playing a large part of the solution. As mayor, what will you do to improve the development processes, timelines and current staffing constraints to be able to stay on pace with the necessary growth?

In overview:

- Durham's portion of the projected 2021-2031 Ontario demand is 89,900 units (8,170 units annually). In 2021 Durham issued permits for 6,290 homes, up 16.9.% from 2020. That rate is 77% of the projected demand; and
- Actual demand will be affected by other factors (mortgage interest rates). Achieving 8,170 homes annually requires stakeholders working together cooperatively.
- Planning - increasing staff and resources to assess proposals, review permit applications, etc.
- Home Builders - submitting achievable proposals that do not create bottlenecks for other applications; and
- Council - identifying development-suitable land and ensuring fees are fair

for both Region and homebuilders.

2. As affordability is a key issue, how will address NIMBYism when it comes to new developments, especially those that will address the missing middle?

- NIMBYism;- it is the home builders' goal to design housing units that will be attractive to both potential purchasers and to the existing local community, while enhancing Durham's housing stock.
- The missing middle - The market is adapting. In 2021, the townhouse building permits issued increased by 79.7% to 2, 557 units; addressing part of the "missing middle" challenge.

3. How could you help to make underutilized or surplus land available to the industry to increase housing supply and improve affordability?

Council needs actionable information; it can and must task and fund Planning to prepare and report on land inventory, identifying potential tracts and infrastructure status (e.g. roads, water, storm and sewer services). Council can then address, as required, various factors, including:

- Status - specific land parcels;
- Location - specific infrastructure upgrades; and
- Region - overall infrastructure requirements.

Affordability is a function of many factors, including the overall economy, other regions' offerings and Durhams' priorities. Generally, one can achieve "cheap, fast or good", but not all three; thus stakeholders must work together cooperatively.



Candidates for Regional Councillor - Ward 2



Candidate: Tito-Dante Marimpietri

Position: Regional Councillor - Ward 2

Incumbent: Yes

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1. It's been widely reported that Ontario needs 1.5 million new homes in the next 10 years to balance supply with demand. As one of the fastest growing regions in the province, Durham Region will be playing a large part of the solution. As a regional councillor, what will you do to improve the development processes, timelines and current staffing constraints to be able to stay on pace with the necessary growth?

Action speaks louder than words. Over the past four years, since being appointed by my Council Colleagues as the City of Oshawa's Chair of Development Services, the Regional Vice-Chair of Public Works, and Chair of the Mayors' Economic Recovery Task Force, with the collaborative support of my colleagues and staff, I have worked with focus and foresight to transform the way we do business within the Development Services Department. By engaging and effecting a more business-like customer service-based approach and the carefully assessing and sensibly acting on the collective expectations of our community and those of industry leaders, as Chair I am proud to have led a Record \$3.5 Billion in Job-Creating Economic Development. As a direct result of this transformational approach, our efforts to restructure, streamline, and execute in a timely business-like manner has earned us the celebrated ranking of producing the fastest Building Permit approvals of any municipality in the GTA.

2. As affordability is a key issue, how will address NIMBYism when it comes to new developments, especially those that will address the missing middle?

This is a rather difficult question, but I welcome it - because on behalf of the

community, I fundamentally believe that the City of Oshawa is already saturated with a specific housing product being back-to-back-stack-townhomes which is now commonly referred to the missing middle which as Councillor and Chair of DS, I have made no bones about my dislike for this particular product density - instead preferring a housing product form that is less dense, more livable, and safer to the community as well. Together, through one of the most difficult periods of any business environment our generation has yet experienced, as a Council member and Chair, I am proud to have ultimately forged a new era of respectful dialog and professional consideration around the decision making table while working in good faith to advance community needs - however, it must be impressed that consideration for any future developments based on the so-said newly defined missing middle in our Region must come with the mutual and respectful understanding of facilitating better, larger, more age-friendly accessible greenspaces and parks.

3. How could you help to make underutilized or surplus land available to the industry to increase housing supply and improve affordability?

Creativity is something that requires vision. Attempting to realize and advance some of the projects which may have been the industry or Governments choice of affordable housing in the past, is evidently becoming much less palatable and moreover, must be realistic in any community. Increasing housing supply is a serious discussion, I take to heart. On behalf of the community, I genuinely believe 'product form' is as important a discussion as the supply. We can not afford to simply have a free-for all. Proper planning, sensible growth, balance development, also revolves around livability. Advancing well planned, affordable supply in a timely, cost effective, and community respectful manner, does not mean we need to shoe-horn or jam density into every square inch of space, particularly not in communities already suffering the historic presence of high-density.



Candidates for City Councillor - Ward 2



Candidate: Jane Hurst
Position: City Councillor - Ward 2
Incumbent: Yes
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1. It's been widely reported that Ontario needs 1.5 million new homes in the next 10 years to balance supply with demand. As one of the fastest growing regions in the province, Durham Region will be playing a large part of the solution. As mayor, what will you do to improve the development processes, timelines and current staffing constraints to be able to stay on pace with the necessary growth?

I have had the privilege of working with our city's Development Services department over the past 40 years in a variety of capacities and witnessed the ongoing improvements to the process. As a councillor and member of DS for the past term, I am so proud of our people who work hard and it shows in our record breaking building permits. If we need more staffing, I'm quite confident the Commissioner will let us know at budget time!

2. As affordability is a key issue, how will address NIMBYism when it comes to new developments, especially those that will address the missing middle?

"Affordable Housing" is an historic social and economic issue which has been addressed with government funding in order to provide rental housing. Others view it as being homeownership and to me that's where the

expectations have become greater creating a stress on everyone who is part of the development process. The industry has an opportunity to demonstrate its confidence and to promote there's no stigma to renting and the home you live in today likely isn't your "forever home".

3. How could you help to make underutilized or surplus land available to the industry to increase housing supply and improve affordability?

Lands in public ownership (all levels of government) should be reviewed for suitability. Lands in private ownership is more challenging and aside from expropriation, creative financial solutions may be required.



Candidates for City Councillor - Ward 2

Candidate: Jonathan Giancroce
Position: City Councillor - Ward 2
Incumbent: No

Did not respond to questions.

Candidate: Jim Lee
Position: City Councillor - Ward 2
Incumbent: No

Did not respond to questions.

Candidate: Julia McCrea
Position: City Councillor - Ward 2
Incumbent: No

Did not respond to questions.

Candidate: John R.E. Sturdy
Position: City Councillor - Ward 2
Incumbent: No

Did not respond to questions.

Candidate: Amin Ullah
Position: City Councillor - Ward 2
Incumbent: No

Did not respond to questions.



Candidates for Regional Councillor - Ward 3



Candidate: Bob Chapman
Position: Regional Councillor - Ward 3
Incumbent: Yes
Contact Info:
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1. It's been widely reported that Ontario needs 1.5 million new homes in the next 10 years to balance supply with demand. As one of the fastest growing regions in the province, Durham Region will be playing a large part of the solution. As mayor, what will you do to improve the development processes, timelines and current staffing constraints to be able to stay on pace with the necessary growth?

I have been a member of Oshawa's Development Services Committee for the past 12 years and always supported GOOD development. Oshawa staff continuously improved our processes during this time and was rated by the Altus Group as #1 for fastest approvals in the GTA. We will strive to maintain our ranking as we move towards having a Billion dollar year.

2. As affordability is a key issue, how will address NIMBYism when it comes to new developments, especially those that will address the missing middle?

There is also a "missing end" which is smaller single level homes. Many seniors, especially those with mobility issues want to move from their large home, but would like to remain in the well-established neighbourhood they

have lived in for the past 50 plus years. They suggest smaller bungalows would fit nicely within infill lots such as closed local school properties.

Many aren't opposed to infill development, but have issues with 3-storey townhouses backing bungalows. The Planning Act public process allows residents to express concerns and Council must balance those concerns with the greater good.

3. How could you help to make underutilized or surplus land available to the industry to increase housing supply and improve affordability?

Oshawa has a long history of using compound zoning in certain key areas that allows the developer annually to choose the appropriate built form. This includes school sites (CIN/R1-C) as well as redeveloped sites zoned R2/R3/R4. Some sites in this category could go right to Part Lot Control to build singles in R1-C.

I will also continue to advocate for the release of Federal, Provincial, Regional and City surplus lands that are appropriate for housing development.



Candidates for Regional Councillor - Ward 3



Candidate: Jemma Lambert
Position: Regional Councillor - Ward 3
Incumbent: No
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1. It's been widely reported that Ontario needs 1.5 million new homes in the next 10 years to balance supply with demand. As one of the fastest growing regions in the province, Durham Region will be playing a large part of the solution. As mayor, what will you do to improve the development processes, timelines and current staffing constraints to be able to stay on pace with the necessary growth?

We need to up-zone all residential areas to 4 high, adopt inclusionary, form-based zoning and do a comprehensive review of building codes to ensure anything not contributing to the safety of our citizens or housing affordability is taken out. I also believe we need to adopt a strong mixed use land use and transit plan where we can build higher along major transit routes and improve our rapid transit capability along said routes. I don't believe building higher than 12 in most situations fits the definition of affordable, sustainable, safe, or livable so I would be very hard pressed to consider such development. I would need to personally see the staffing issues before I could comment on the appropriate solution to the problem, but I will say we need more housing that is both affordable and livable and we need it yesterday.

2. As affordability is a key issue, how will address NIMBYism when it comes to new developments, especially those that will address the missing middle?

Stopping suburban sprawl is something we need to do, and doing it will

help 99% of people in our city. Encouraging the missing middle is good for our environment, good for affordable housing, and greatly reduces the costs of our municipal services and infrastructure while increasing their quality. It is my belief that when people understand the advantages of the missing middle, and we ensure such developments are being made with a people-first mindset, there is no logical basis for criticism. As such, we need to ensure that we educate people on the benefits of urbanism in a city as large as ours and assess whether NIMBY complaints are truly representative of the people of Durham Region and their communities. We have legitimately messed up development at points in our history, the fallout of suburban sprawl being a prime example, so building that trust again is essential.

3. How could you help to make underutilized or surplus land available to the industry to increase housing supply and improve affordability?

The aforementioned changes to zoning will provide a large amount of opportunity for residents and developers already. When it comes to publicly owned land, I believe we ought to be protecting our greenspaces they help cool our city and are generally good for the environment. Parking lots however, are something we need to seriously evaluate our methodology on. First of all, I believe we need to make our cities more walkable in a number of ways (transit, mixed use complete communities, real bike infrastructure, and pedestrian minded streets), therefore reducing the need for as much parking. But in the case of the parking we already do and have to do due to mandatory parking minimums, I believe we should be pursuing underground and multi-level parking solutions instead of massive amounts of ground level parking that waste a ton of space that could be used for housing.



Candidates for City Councillor - Ward 3



Candidate: Amber Derby
Position: City Councillor -
Ward 3
Incumbent: No
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1. It's been widely reported that Ontario needs 1.5 million new homes in the next 10 years to balance supply with demand. As one of the fastest growing regions in the province, Durham Region will be playing a large part of the solution. As mayor, what will you do to improve the development processes, timelines and current staffing constraints to be able to stay on pace with the necessary growth?

I would recommend utilizing a project management software so that all projects remain on schedule and tracked accordingly.

2. As affordability is a key issue, how will address NIMBYism when it comes to new developments, especially those that will address the missing middle?

There needs to be affordable housing options in each ward. I think it is important to communicate, educate and seek community engagement before implementing a strategy.

3. How could you help to make underutilized or surplus land available to the industry to increase housing supply and improve affordability?

I would recommend that land is not sold to the highest bidder, but sold to developers who are committed to developing affordable housing. If the City owns the underutilized property, they should consider selling and using profits to develop affordable housing.



Candidates for City Councillor - Ward 3

Candidate: Timothy Dobson
Position: City Councillor - Ward 3
Incumbent: No

Did not respond to questions.

Candidate: Bradley Marks
Position: City Councillor - Ward 3
Incumbent: Yes

Did not respond to questions.

Candidate: Joe Shaw
Position: City Councillor - Ward 3
Incumbent: No

Did not respond to questions.



Candidates for Regional Councillor - Ward 4



Candidate: Jeff Davis
Position: Regional Councillor - Ward 4
Incumbent: No
Contact Info:
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1. It's been widely reported that Ontario needs 1.5 million new homes in the next 10 years to balance supply with demand. As one of the fastest growing regions in the province, Durham Region will be playing a large part of the solution. As mayor, what will you do to improve the development processes, timelines and current staffing constraints to be able to stay on pace with the necessary growth?

I am fully in favour of hiring staff that are required to complete tasks in a timely manner. I totally disagree with the city of Oshawa's current process of staffing as a percentage of population, and believe we need to operate on a function-based staffing model. I believe our Official Plan needs to be immediately reviewed and updated to accommodate building communities rather than just subdivisions. I would work with DRHBA members to incorporate essential small commercial spaces in subdivisions that could be utilized for community building businesses such as pubs, restaurants, and convenience stores. I would advocate for new DRT routings to be planned in conjunction with subdivision builds to assist with mobility and the ever increasing issues of lack of parking.

2. As affordability is a key issue, how will address NIMBYism when it comes to new developments, especially those that will address the missing middle?

I would advocate for DRHBA members to include a portion of subdivision homes as tri and quad plexes to provide more affordable and even Transitional Rent Geared to Income housing sponsored by Durham Region. Transitional RGI housing needs to have specific time limits of stay and conditions of living obligations attached to it. We need a cooperative approach to meeting the needs of our community. I believe that showing an understanding for the increasing threshold for our marginalized community would be a good public relations factor for the DRHBA members to offset the NIMBYism we are seeing. Most communities don't want large subsidized housing projects but would be more amenable to innovative efforts to be more inclusive with limited supply of small social housing units within a community, as long as the appropriate safeguards to occupancy are met.

3. How could you help to make underutilized or surplus land available to the industry to increase housing supply and improve affordability?

"Underutilized or surplus land" is somewhat ambiguous. I am running to represent the City of Oshawa, in particular Ward 4 which includes our downtown. We are in the midst of a regeneration and gentrification of our downtown with much needed high-density housing being built. It is being relatively well received, with the exception of the parking issues. Medallion just presented at Development Services last week regarding Phase I of their Bruce Street development on the old Fittings brownfield property. Oshawa does not have much surplus land in their inventory, though they continue to buy properties in closed session without telling the taxpayers what they intend to do with it or how much it is costing... There would appear to be available commercial lands near the 407 but those lands would be best suited to industrial/commercial development to assist in lower the percentage of property taxes covered by residential owners.



Candidates for Regional Councillor - Ward 4



Candidate: Rick Kerr
Position: Regional Councillor -
Ward 4
Incumbent: Yes
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1. It's been widely reported that Ontario needs 1.5 million new homes in the next 10 years to balance supply with demand. As one of the fastest growing regions in the province, Durham Region will be playing a large part of the solution. As mayor, what will you do to improve the development processes, timelines and current staffing constraints to be able to stay on pace with the necessary growth?

First, I sit on Planning and Economic Development at the Region and Development Services in Oshawa. Second, the Envision Durham Scenario 2b should be the platform upon which each municipality in the region can process the appropriate housing types for our growing population. Third, once approved, the staff at each municipality will process respective development applications. Fourth, I made a Motion to add a staff person in Oshawa specifically to handle and expedite such development applications. Fifth, since I took office, Oshawa has gone from 33/33 to 1/33 in the GTHA for development time processing.

2. As affordability is a key issue, how will address NIMBYism when it comes to new developments, especially those that will address the missing middle?

First, Scenario 2b addresses the "Missing Middle". Second, any citizen who resides in that area of new development can express their opinions at a Planning Act meeting at City Hall and at local venues when City Staff seek input from the public in that neighbourhood. Third, any inquiries I might get I direct to one of the two public input meetings mentioned previously. Fourth, my decisions are based on factual Staff Reports compiled after all of the public input and proper processes have been followed. By that time, public and Council decisions have merged. Sometimes, you can't please everybody.

3. How could you help to make underutilized or surplus land available to the industry to increase housing supply and improve affordability?

The most forthright method is by "Land Conversions" at the Region. This involves the process of a Planning and Economic Development Committee meeting on Staff Reports about this, followed by a Committee Recommendation to Council from that Committee, and culminating in a Regional Council decision. Such Land Conversions typically take the form of moving unused industrial land to a combination of commercial with residential above. Such involved residential units are of an apartment or condominium nature which typically increases the supply of affordable housing. The City can declare its own land surplus for the same purpose as above.



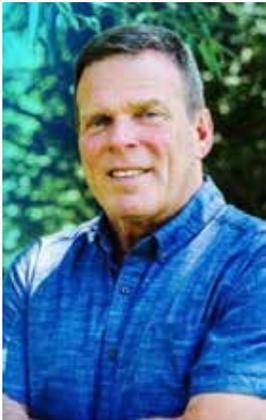
Candidates for Regional Councillor - Ward 4

Candidate: Doug Sanders
Position: Regional Councillor - Ward 4
Incumbent: No

Did not respond to questions.



Candidates for City Councillor - Ward 4



Candidate: Fred Eismont

Position: City Councillor -
Ward 4

Incumbent: No

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1. It's been widely reported that Ontario needs 1.5 million new homes in the next 10 years to balance supply with demand. As one of the fastest growing regions in the province, Durham Region will be playing a large part of the solution. As mayor, what will you do to improve the development processes, timelines and current staffing constraints to be able to stay on pace with the necessary growth?

I would work with fellow councillors and staff to ensure Oshawa's development processes align with, and stay ahead of, current trends and needs. As a former director of the DRHBA, I know how critical our new housing industry is to the local Oshawa/Durham economy. The City needs to be a proactive partner with members of DRHBA. We also need to renew our commitment to ensure skilled staff shortages are corrected with increased government grants and proper liaising with local colleges, immigration portals.

2. As affordability is a key issue, how will address NIMBYism when it comes to new developments, especially those that will address the missing middle?

I'm a current member of Oshawa's Committee of Adjustment and NIMBYism is prevalent with both custom, enclave and multi-unit development.

I would ensure that there was an open, transparent delegation process and allow divergent groups to voice their approval/concerns. I would explain that most fears of increased crime, traffic congestion, overburdened infrastructure, lowered property values rarely come to pass. In some cases, there are temporary strains on our schools (increased portables) but these pass quickly.

3. How could you help to make underutilized or surplus land available to the industry to increase housing supply and improve affordability?

There are pockets of surplus private and government land contained in Oshawa. I'm an effective lobbyist and have many solid contacts at all levels of the public and private sector arising from my career as General Manager of Metroland Media. We have a wonderful opportunity to capitalize on affordable, multi-unit developments with the new GO expansion in mid-Oshawa into Bowmanville. We need to use all available municipal tools to develop affordable housing with the lands at our disposal. These tools would include effective provincial, federal partnerships.



Candidates for City Councillor - Ward 4



Candidate: Derek Giberson

Position: City Councillor - Ward 4

Incumbent: Yes

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1. It's been widely reported that Ontario needs 1.5 million new homes in the next 10 years to balance supply with demand. As one of the fastest growing regions in the province, Durham Region will be playing a large part of the solution. As mayor, what will you do to improve the development processes, timelines and current staffing constraints to be able to stay on pace with the necessary growth?

Oshawa currently has one of the best turnaround times on applications, so I believe that our more pressing area of improvement is in making our processes at City Hall more effective for gentle densification and infill in existing under-developed areas, and likewise creating new development norms that ensures mixtures in density and mixtures of uses. This includes making better connections between neighbourhood amenity availability, walkability, and transit. Building all new development around car-centric mobility is incredibly inefficient, both in terms of land use for more housing and for long-term fiscal responsibility for the municipality.

2. As affordability is a key issue, how will address NIMBYism when it comes to new developments, especially those that will address the missing middle?

Change can be challenging, so the role of members of Council and the municipal corporation includes providing education to residents, support to residents through these inevitable changes, and finding options to make change gradual so that residents are able to adapt over time. Building up gentle density in existing areas is a necessity, and includes missing middle developments as well as infill, brownfield, and existing property conversions to make our City more efficient with land use, more efficient with funding our present and future needs, and improving our performance on social, environmental, and climate considerations.

3. How could you help to make underutilized or surplus land available to the industry to increase housing supply and improve affordability?

If the objectives being proposed in the question revolves around the connection between publicly-owned surplus land and increased housing supply and affordability, preference should be given to mixed-income projects by the community housing sector (government, non-profit, or cooperative housing providers). If the question is around underutilized or surplus land currently privately held, then municipal government should reduce regulatory and zoning barriers to intensification and infill to make that land more productive in housing people. This applies in either scenario.



Candidates for City Councillor - Ward 4



Candidate: Mark Logan
Position: City Councillor - Ward 4
Incumbent: No
Contact Info:
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marklogan.ca

1. It's been widely reported that Ontario needs 1.5 million new homes in the next 10 years to balance supply with demand. As one of the fastest growing regions in the province, Durham Region will be playing a large part of the solution. As mayor, what will you do to improve the development processes, timelines and current staffing constraints to be able to stay on pace with the necessary growth?

Until all levels of government, provincial, regional and municipal understand that their role in addressing housing needs must be unified in purpose, the delays being experienced by the DRHBA will continue. The more complicated that governments make the process, the higher that costs will be. Properties will be held, developments will be delayed and we will have fallen even further behind in our need in keeping pace with growth. As a successful businessman who is results driven, I can empathise with the frustration being experienced by DRHBA and offer to work toward simplifying the process with you.

2. As affordability is a key issue, how will address NIMBYism when it comes to new developments, especially those that will address the missing middle?

Very little has changed in Ward 4 since the last election in 2018. Developments that were said to be ready for construction then, are still vacant lots today. Yes there have been a few new high-rise buildings constructed, but not nearly enough to make the Downtown core of Oshawa the 'walkable' neighbourhood that it must become. By building a diverse range of housing with multiple units that are affordable and transitional for a generation that is currently shutout of home ownership, we can transform a slowly declining city centre into a new vibrant residential and commercial growth area where people will want to live.

3. How could you help to make underutilized or surplus land available to the industry to increase housing supply and improve affordability?

A start would be for the provincial, regional and municipal governments to work together to make underutilized land, specifically former industrial zone parcels that require intense environmental recovery, to being shovel readied now. Apparently, surplus property is at a minimum. Therefore, if the three levels of government are uninterested in funding the expensive task of preparing contaminated underutilized former industrial land for redevelopment, then the directive to stop urban sprawl and focus on upwardly increased density for housing in the future, is unachievable.



Candidates for City Councillor - Ward 4

Candidate: James Bountrogiannis
Position: City Councillor - Ward 4
Incumbent: No

Did not respond to questions.

Candidate: Dave Thompson
Position: City Councillor - Ward 4
Incumbent: No

Did not respond to questions.



Candidates for Regional Councillor - Ward 5



Candidate: Alex Down
Position: Regional Councillor - Ward 5
Incumbent: No
Contact Info:
905-803-0037
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Facebook: Alex for Oshawa
Instagram: Alex for Oshawa
Twitter: @Alexforoshawa

1. It's been widely reported that Ontario needs 1.5 million new homes in the next 10 years to balance supply with demand. As one of the fastest growing regions in the province, Durham Region will be playing a large part of the solution. As mayor, what will you do to improve the development processes, timelines and current staffing constraints to be able to stay on pace with the necessary growth?

As a real estate professional, I have seen firsthand that the housing crisis doesn't need more government intervention that delays processes even longer, but rather, requires reducing red tape to get more homes built. As new policies are introduced federally and provincially, Durham Region needs to commit to safe and efficient changes in our development processes to deliver on the demands of population growth. I encourage the expansion of the current Durham Region Housing Task Force to include collaboration with a wide range of industry leaders to develop a true road map addressing the bottleneck issues in the industry.

2. As affordability is a key issue, how will address NIMBYism when it comes to new developments, especially those that will address the missing middle?

Creating housing for a growing population takes vision with as little impact on current communities. My vision for Oshawa and Durham Region is for housing opportunities along transit lines with gradual intensification, and top

priority on the GO Train extension to ensure it moves forward in a timely manner with the two new stations at Thornton Road and Ritson Road in Oshawa. The transformation will be profound in providing a mix of housing including the missing middle, improve walkability, inspire business, and more. I recognize this opportunity and framework that can help rejuvenate an area within my Ward historically overlooked.

3. How could you help to make underutilized or surplus land available to the industry to increase housing supply and improve affordability?

My housing strategy focus would be on building safely and efficiently to meet the needs of our growing population. I believe Durham Region should seize surplus land opportunities as it will not only help deliver on our housing supply and improve affordability, but it will also deliver better jobs, help keep costs down for families, and get shovels in the ground for highways, transit, and other key infrastructure. Underutilized or surplus land along transportation corridors can be an important tool in our regional and municipal toolkit to help critical local projects move at the pace our residents deserve.



Candidates for Regional Councillor - Ward 4

Candidate: Todd Forbes
Position: Regional Councillor - Ward 5
Incumbent: No

Did not respond to questions.

Candidate: Brian Nicholson
Position: Regional Councillor - Ward 5
Incumbent: Yes

Did not respond to questions.



Candidates for City Councillor - Ward 5

Candidate: Taylor Bailey
Position: City Councillor - Ward 5
Incumbent: No

Did not respond to questions.

Candidate: Karrie Lynn Dymond
Position: City Councillor - Ward 5
Incumbent: No

Did not respond to questions.

Candidate: John Gray
Position: City Councillor - Ward 5
Incumbent: Yes

Did not respond to questions.

Candidate: Amanda Jean Lewis
Position: City Councillor - Ward 5
Incumbent: No

Did not respond to questions.