

Melissa Coenraad – Ontario NDP

1. Do you support zoning and building code reforms that would make intensification simpler and more permissive, with an explicit goal of creating 15-minute walkable neighbourhoods and building missing-middle housing and purpose-built rental units? If yes, which?

Ontario needs 1.5 million new homes over the next ten years, and we believe zoning and building code rules must be updated in order to deliver the housing our province needs. To get there, we support updated zoning rules to allow more affordable "missing middle" housing options, such as townhouses and multiplexes, in all residential neighbourhoods and higher densities along transit routes.

We are also pushing the Ford Conservatives to make investments in deeply affordable housing (such as rent-geared-to-income units), as well as supportive housing.

We are also pushing for inclusionary zoning in Ontario, and do not want to see more sprawl, which costs everyone more.

2. Do you support the province allowing four-unit multiplexes in all neighbourhoods and 10 units by right near transit?

Yes.

3. What should the province be doing to invest in deeply affordable housing, including co-op housing, and to reduce waitlists and repair backlogs for social housing in Ottawa?

The Ontario NDP and I want to create a new public agency to finance and build hundreds of thousands of affordable and non-market homes, to be operated by co-op, non-profit or public housing providers. The province used to be in the business of building housing, and it's time we address the crisis by getting back into it.

We are pushing for real rent control, including closing the Ford Conservatives' loopholes on units first occupied after 2018, and end vacancy decontrol to make sure that a new tenant pays no more than what the last tenant paid - helping eliminate the financial incentive that can lead to unfair evictions.

The NDP and I are also pushing for a strategy to acquire purpose-built rental housing and convert them from private to non-market.

4. What should the province be doing to protect tenants?

The Ontario NDP and I believe housing is a human right, not an investment commodity, and that it should be treated as such.

We want to protect the existing supply of rentals in an area so tenants aren't systematically displaced from growing neighbourhoods.

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5. What should the province be doing to ensure that Ottawa reaches the provincially set target of new homes that the city agreed to in their housing pledge?

Ontario needs 1.5 million new homes over the next ten years, and so the Ontario NDP believes we need to build housing faster now than ever before. We need public- and non-market solutions (along with adequate federal and provincial funding to make it happen).

One of our solutions is to push for a public agency to finance and build affordable housing that we need and the private market will not and cannot build.

6. Kanata-Carleton is a primarily rural riding and would be negatively affected by urban sprawl. What will you do to ensure the majority of new housing development happens in existing neighbourhoods in Kanata as infill?

I believe new housing should be mostly built within existing built-up areas, instead of sprawling further out onto the countryside. And report after report after report shows that we have the land we need to meet our housing goals without paving over our precious green spaces.

Not only is sprawl harmful to the environment, it also means more costly infrastructure and servicing, increased congestion, and car-dependency.

People who want to live in a more affordable semi or townhouse or apartment in an existing neighbourhood should have the choice to do so, instead of being limited only to single-detached homes in car-dependent subdivisions further and further away from where they want to live.

7. The City of Ottawa's Official Plan envisions rural villages, such as those in Kanata-Carleton, remaining affordable to residents by evolving to 15-minute villages with some multifamily infill development. Do you support that, and if yes, what can the province do to encourage it?

The Ontario NDP and I support smart, neighbourhood-friendly density that puts homes close to jobs and amenities, all easily accessible by foot, bike or transit. We will push for more affordable

"missing middle" housing options in all neighbourhoods, including increasing density along transit corridors.

We want to protect farmland from needless sprawl; new housing should be mostly built within existing built-up areas, instead of sprawling further out onto the countryside, where it risks our food supply, waterways, and sensitive environmental areas.