



Certified Candidates for Whitby's Municipal Elections

Welcome to
WHITBY

Candidates for Mayor



Candidate: Deidre Newman

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 acknowledge that Durham Region and Whitby will have significant residential growth in the next 10 years. This presents an opportunity to review and improve the development process, timelines and current staffing challenges in response to growth.

As Mayor, I am open to consultation with DRHBA and innovative solutions as we face the opportunities and challenges ahead.

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 acknowledge that affordability is a key issue. This provides an opportunity for important discussions with all levels of government to assist middle income, seniors, young people and all families seeking to enter into the

housing market.

As Mayor, I will encourage open dialogue with all who have concerns and work together to find collaborative solutions.

It is important to listen with an open mind, carefully consider a range of possible solutions, and increase public awareness through education to achieve common goals.

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

It is important that Municipal leaders use best efforts to help make underutilized or surplus land available to increase housing supply and improve affordability.

As Mayor, I will work with our federal and provincial partners to arrange funding to support affordable housing initiatives in our community. I will advocate for forward thinking and innovative solutions to expedite and streamline the affordable housing process.

Welcome to
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Candidates for Mayor



Candidate: Elizabeth Roy

Position: Mayor

Incumbent: No

Contact Info:

info@roy4mayor.com

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 process for development processes does need to be improved and this was highlighted in the Affordable Housing Taskforce report. We need to work collectively together to address the process and to look at mechanisms to expedite and improve the process.

As mayor I will be hosting a series of roundtables and one of the first is with the development community. My personal belief is that the solution to housing is a collective one. Our processes need to be addressed and with our staffing shortages and situation we need to look differently at how we can move the approval process forward.

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 infills are being proposed throughout our community the planning process has more of a reactive approach to development. I am proposing that through the roundtable process first with myself as mayor that we can identify a different approach to development in the community. I believe that collectively with the ward councillor and myself as mayor we can facilitate the consultation process but also identify proactively enhancements to proposals to ensure that the outcome is suitable to all parties.

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

In the 2014-2018 term of council, I sat on the affordability task force for the Region of Durham. Within the terms of the final report, we identified that to address the housing supply for affordability we need to identify the local and regional supply of lands to support increasing the housing supply. This will be an area that as mayor I will be sitting down with senior town staff to identify any lands but also to work with the regional housing staff to address how the Town of Whitby can have more affordable housing opportunities.



Candidates for Mayor

Candidate: Evan Griffiths
Position: Mayor
Incumbent: No

Did not respond to questions.

Welcome to
WHITBY

Candidates for Regional Councillor



Candidate: Ron Kapuscinski
Position: Regional Councillor
Incumbent: No
Contact Info:
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www.ronkapuscinski.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?

The current accepted timelines for development consultation, study, research and analysis has hindered and delayed development in the Region of Durham for decades. An under-funded and under-staffed Planning Department has resulted in needless delays. Ensuring staff have the resources to effectively manage strategic and long term plans will result in less 'red tape' and improve the timelines for new projects and initiatives. This should be a priority for Durham Region council and will be a priority for me, should I be elected. I feel it is incumbent upon our municipal gate keepers, to eliminate this 'red tape'.

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 an extremely difficult issue and one that seems to be an important concern for residents. I have found that many Whitby residents believe the missing middle is a significant issue and continue to state that affordable housing is a concern for their children, yet they seem uninterested in changing their own residential landscape. A shift in perception and mindset will take time and I believe it will be the job for council to support community consultation and possibly a directed and strategic media campaign to acquire the 'buy-in' from the community.

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

Re-zoning is always an option and something that can be considered on a per case basis. However, I believe it will be important to look within our current residential boundaries for opportunity to develop land already serviced. This could address the missing middle, with the addition of multi-unit development within current residential neighbourhoods. There could be the opportunity for reduced development charges in utilizing surplus land or neighbourhoods in need of revitalization. This resulting effect would lead to reduced costs, reduced residential property taxes and affordability.



Candidates for Regional Councillor

Candidate: Michael G. Emm Position: Regional Councillor Incumbent: No	Did not respond to questions.
Candidate: Chris Leahy Position: Regional Councillor Incumbent: Yes	Did not respond to questions.
Candidate: Vasu Mallula Position: Regional Councillor Incumbent: No	Did not respond to questions.
Candidate: Rhonda Mulcahy Position: Regional Councillor Incumbent: Yes	Did not respond to questions.
Candidate: Dave Sansom Position: Regional Councillor Incumbent: No	Did not respond to questions.
Candidate: Maleeha Shahid Position: Regional Councillor Incumbent: No	Did not respond to questions.
Candidate: Steve Yamada Position: Regional Councillor Incumbent: Yes	Did not respond to questions.



Candidates for Town Councillor - Ward 2

Candidate: Matt Cardwell
Position: Town Councillor - Ward 2
Incumbent: No

Did not respond to questions.

Candidate: Lori Lopes
Position: Town Councillor - Ward 2
Incumbent: No

Did not respond to questions.

Candidate: Kamlesh Patel
Position: Town Councillor - Ward 2
Incumbent: No

Did not respond to questions.

Candidate: Jim Skenderis
Position: Town Councillor - Ward 2
Incumbent: No

Did not respond to questions.

Candidate: Anjali Thorve
Position: Town Councillor - Ward 2
Incumbent: No

Did not respond to questions.

Welcome to
WHITBY

Candidates for Town Councillor - Ward 3



Candidate: Niki Lundquist

Position: Town Councillor -
Ward 3

Incumbent: No

Contact Info:
289-404-9383

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www.nikilundquist.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?

The mandated growth is something that will cause significant challenges for Durham. Appropriate development, including infill projects that meet the needs of the community, are an important part of the future housing puzzle. I support increasing the staff complement to ensure there is a reasoned process and to further ensure that adequate and appropriate community consultation occurs.

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 isn't, in my view, the primary problem. Inappropriate proposals that don't meet the needs of the community (current and future) are a bigger issue. We can do better by addressing community concerns and not treating

them as though they don't matter. As a resident of downtown Whitby, I have been very supportive of some of the infill projects proposed because they make sense. I have been opposed to those that do not fit within the strategic vision and plans of these areas. Actual effort to understand the needs of the community and develop in ways that are supportive of those needs can be mutually beneficial to your members and to Whitby and its residents. I am supportive of higher density housing because the future need for it is clear and undeniable.

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

The idea of "surplus" lands is an interesting one. I am trying to picture, rather unsuccessfully, a developer calling its own lands "surplus". In any event, I am of the view that any land approvals must take into account the future value of land, the benefit to the Town and its residents and the appropriateness of any proposed development. I would not support the conversion of employment lands to residential as we need business development to alleviate some of the tax burden on individuals and families.



Candidates for Town Councillor - Ward 3

Candidate: Joanne Drumm

Did not respond to questions.

Position: Town Councillor - Ward 3

Incumbent: Yes



Candidates for Town Councillor - Ward 4

Candidate: Victoria Bozinovski
Position: Town Councillor - Ward 4
Incumbent: No

Did not respond to questions.

Candidate: PG Case
Position: Town Councillor - Ward 4
Incumbent: No

Did not respond to questions.

Candidate: John Rinella
Position: Town Councillor - Ward 4
Incumbent: No

Did not respond to questions.

Candidate: Rajat Sharma
Position: Town Councillor - Ward 4
Incumbent: No

Did not respond to questions.