



**SEAN DEVINE: 2022 Candidates Survey**

<b>Municipal Election Priorities</b>	<b>Campaign Asks</b>	<b>If elected, would you commit to working towards this item?</b>
<b>Improving Our Democracy</b>	That the City ensure section 6.1 is enforced (Province of Ontario, Municipal Elections Act) where polls are advised to be present “in buildings containing 100 or more dwelling units”. We would like to see the City of Ottawa pass a policy reflecting access to voting.	Over the course of several election campaigns, I’ve consistently found that voter turnout (and voter engagement with candidates) is much lower among buildings/complexes with 100+ units, especially when it comes to low-income and community housing. I’d support any change to increase voter turnout among these affected communities.
	Ensure polling stations open from at least 10am-8pm.	See above
	The city should bring back door to door to find eligible voters.	It pains me to see the low voter turnout in community housing. I am supportive of a non-political way to encourage residents to vote/register to vote as we currently see the impact of disenfranchised voters.
	Ban developer lobbyist donations to city councillors	I believe that developer lobbyist donations are already prohibited, since no corporation can make a donation. Certainly, individuals connected to the developer industry

		continue to make donations. My campaign has a policy to refuse these donations.
	Split the Planning Committee into separate urban-core and suburban committees similar to Agriculture & Rural Affairs Committee	I've seen a strong argument for this model made by other councillors, and it certainly merits study.
<b>Build Affordable Housing</b>	ACORN wants to see a strong Inclusionary Zoning policy with 25-35% affordable rental housing targeting those in core housing need, citywide in perpetuity.	I'm certainly in favour of inclusionary zoning. I will be ally to ACORN for getting stronger, higher percentages. I will push for more, I will consult with others on council who are like-minded and I will definitely look at other cities to see if they're doing better.
	Convert empty office buildings to non-market affordable housing	I do think that this is something that clearly merits further study and consideration, and as soon as possible. If it is reasonable to expect that workers will not be returning to downtown, then those buildings must be considered for adaptation into housing. This is a mammoth endeavor which will require investment from the federal gov't and private sector, since the private sector stands the most to gain.
	Any developments getting municipal public funds must have rent control on all units (not just the affordable units). This is in addition to Vacancy Control on all units - so when the tenant leaves, the landlords can't double the rent.	Absolutely in support of this. I'd want to see rent control on all units regardless of funding.
	Reserve public land for affordable housing	This is where I'd love if the city entered into pro-active discussions with non-profits such as the Ottawa Community Land Trust about the allocation of city-owned land.
<b>Fund Affordable Housing</b>	We are calling on the City of Ottawa to dedicate \$40 million to building affordable, non-market housing to match its budget for emergency shelters.	Yes
	5% Vacant Unit Tax with revenues funding affordable housing projects	I need to know more about this, including what the current and/or proposed tax rate is. I am generally in support of Vacant Unit Tax and would also support the revenue being

		directed towards affordable housing. I think there needs to be clarity regarding whom the tax is being targeted to,
	Tax all luxury homes- increase property taxes on houses worth more than 2 million.	I'm with ACORN in terms of anything that is a wealth tax. However there's a big difference between a wealth tax on income vs property or assets. For example, the value of your home may have gone up but your income has stayed the same. So I'm supportive of this if the tax is only applied when the property is sold.
<b>Protect Affordable Housing</b>	We need the City to enact an Anti Displacement Policy to protect affordable housing and stop tenants from being priced out of their neighbourhoods.	I'd very likely support this - I just need to know more of the specifics.
	Ottawa needs an Anti-Renoviction Bylaw similar to New Westminster, BC's where the bylaw effectively ended renovictions.	Yes
	No public funds, or permit approvals, to predatory landlords.	In cases like Herongate, approvals shouldn't have been given in perpetuity. If you have landlords who have egregious issues & negligent practices that are really bad then yes- I support this. I'd just like to know how predatory landlords are defined (are there a certain number of violations?). But I'm certainly supportive of using the city's punitive powers if we know what a predatory landlord is and when we can use it.
	The City should expand its existing programs to introduce a Rent Bank like other Ontario cities.	I love the idea of zero percent interest loans. I'd support grants as a pilot project if only to see what the social benefits were from it (could see that the cost of the loans were outweighed by the positive social benefits)
	Explore a Non-Profit Acquisition Strategy that would give non-profit & social housing providers, co-ops and land trusts the right of first refusal to purchase at risk apartment	This is a tough one, but certainly an interesting one. If the land in question were public land, I'd support this. But since you're talking about granting right of first refusal on the acquisition of private land, I'd need to know if the strategy were to involve the assumption that the non-profit/social

	buildings on the private market similar to Montreal.	housing provider was still expected to pay fair market value to the property owner.
<b>Tenant Engagement</b>	Ottawa ACORN is calling for a proactive education program to inform tenants about their rights/resources when there are signs of potential renovictions/demovictions.	Absolutely, and this should be funded by the city. Tenants in vulnerable situations need to better understand their rights and available resources.
	We want to see a public registry of tenant buyouts, building permits, home and rental building sales	I'd need to know more about what this entails and the objectives for such a proposal.
	We want to see Ottawa follow the lead of cities like Toronto and Hamilton by creating a Tenant Defense Fund that would allow tenant groups to apply for funding for legal assistance when challenging renovictions, AGIs or when submitting tenant applications to the LTB.	Absolutely.
<b>Healthy Homes</b>	Enforcement mechanisms of property standards at the municipal level need to be improved. There should be more severe consequences for negligent landlords. We need Landlord Licensing, similar to Toronto, which would include a landlord registry, proactive inspections, increased enforcement and better standards of repair.	Yes
	More funding in the city budget for repairs and maintenance in Ottawa Community Housing	Yes
<b>Infrastructure and Employment</b>	The City should support community organizations advocating for Community Benefits Agreements during development projects.	I'm certainly in agreement with communities (and the city) fighting for greater community benefits when negotiating with developers. But I'm not sure what you mean by "the city should support community organizations", since I'm not sure what support entails (is it financial) and whether that is overreach.

	The City of Ottawa should create an Ethical Purchasing Strategy that protects workers' wages and benefits and avoids contract flipping. All employees working on city grounds should be paid a living wage.	Full agreement. The city should have a high standard. The City can't act like a corporation and go with the cheapest option possible.
<b>Internet for All</b>	The City should leverage its own assets to create a municipal broadband program that can provide \$10-30/month home internet to low and moderate income households similar to Toronto's ConnectTO program.	Yes. I believe that this should be an opportunity for partnership between municipal and federal governments.
	Expansion of programs that offer free or subsidized devices to low income people	Yes
	Provide FREE public wifi in all public spaces such as bus shelters, parks, community centres and more	I'd agree to this in principle, but it's based on which public spaces are included. While I'd certainly support free public wifi in spaces like community centres, I don't imagine being able to support free wifi in every bus shelter.
<b>Community Services</b>	Prioritize city funding for youth services, street lighting, mental health supports, addiction supports, sidewalks and traffic controls in underserved, often low income & working class communities	You're conflating two categories of public spending: services (i.e mental health support) and infrastructure (i.e. sidewalks and street lighting). I certainly support increased services for low-income communities, but infrastructure needs must be based on assessments beyond strictly income.
	Support ACORN's national campaign to end predatory lending by calling on the Federal Government to support alternatives to payday and installment loans, lower the criminal interest rate and more.	Yes- I hate these places.
<b>Childcare</b>	We need funding for affordable public/non-profit daycare spaces to be prioritized in lower income neighborhoods and communities	Yes
	Parents need easier access to information in order to understand Ontario's patchwork childcare system. We need transparency and accountability to parents through a	Yes

	simplified online process and face to face assistance when applying for subsidies.	
	Expanded programming for parents who work non-standard hours (ie. shift work, overnights).	Yes - I'd be happy to open the doors outside of regular hours. It should be based on demand so perhaps there wouldn't be the same level of service during irregular hours but the doors would still be open. I will support anything to make childcare robust, sustainable and useful.
<b>Affordable &amp; Reliable Transit</b>	We believe transit should be free, starting with those living on social assistance.	I am very open to proposals to make transit more affordable and reliable, especially for those communities that are most in need of affordable transit. But I need to see specifics on a detailed pilot project before offering blanket approvals.
	Presto passes should be free for anyone under the low income measure, and there should be no minimum payment to upload Presto passes for people under the low income measure.	See above.
	Increase bus service in underserved neighbourhoods.	Absolutely. Transit is most in need by low-income communities, who typically have fewer options for transportation.
<b>Climate Change</b>	Retrofitting Canada's aging highrise communities from a tenant led perspective is an important step in reducing Energy Poverty. Ottawa needs an Energy Equity Program that targets the lowest-income and least Energy efficient private apartment buildings across the city.	I agree with this in principle but would need to understand more on what's being proposed and considered.
	Financial support for low and moderate income households impacted by natural disasters	Yes absolutely - I support advocating for funding from the provincial and/or federal governments to accomplish this
	Ensure low and moderate income renter communities have access to green space	Yes

