



Maqsood Ahmad

WARD 14

TORONTO-DANFORTH

VOTE FOR CHANGE

My Practical Plan

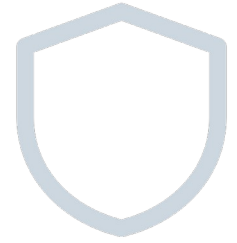
- Safer City
- Affordable Housing
- Fair Rent: Tenants & Landlords
- Affordable Homeownership

Candidate for Toronto City Council — Ward 14 — Toronto–Danforth

Election Day • Monday, October 26, 2026

My Practical Plan

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Every resident deserves to feel safe in their neighbourhood, whether walking home, using public transit, visiting a park or running a business.

Families should feel comfortable allowing their children to play outside. Seniors should feel secure walking in their communities, and everyone should have access to safe public spaces.

I will work for:

Safer City



1. Stronger Community Safety and Police Response

- Advocate for better police response to shootings, stabbings, robberies and other violent crimes.
- Work closely with Toronto Police, community organizations and residents to identify neighbourhood safety concerns.
- Support increased police presence in areas experiencing repeated criminal activity.
- Improve communication between residents, police and City officials.

2. Safer Streets and Pedestrian Crossings

- Improve street lighting in poorly lit areas.
- Identify dangerous intersections and pedestrian crossings.
- Advocate for traffic-calming measures where speeding puts residents at risk.
- Improve safety near schools, parks and residential streets.

3. Safe Parks and Public Spaces

- Improve lighting and maintenance in parks, pathways and public spaces.
- Work with City departments to address safety concerns in parks.
- Advocate for accessible and properly maintained public washrooms.
- Encourage regular inspections and timely responses to reported problems.

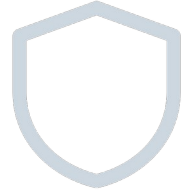
4. Faster Response to Community Safety Complaints

Residents should not have to repeatedly contact different departments to resolve the same problem.

I will work to:

- Improve follow-up on safety-related 311 complaints.
- Make it easier for residents to report unsafe conditions.
- Encourage better coordination between City departments and police.
- Provide clear updates to residents on reported neighbourhood issues.

Safer City



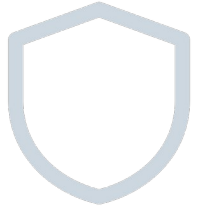
5. Protecting Local Businesses and Commercial Areas

- Work with local businesses and police to address theft, vandalism and repeated safety concerns.
- Improve lighting around shopping areas and commercial streets.
- Support safer access to businesses, particularly during evening hours.
- Encourage cooperation between business owners, residents and City officials.

6. Community Participation and Accountability

- Hold regular neighbourhood safety meetings.
- Encourage residents to report concerns and suggest practical improvements.
- Work with local community groups on prevention and safety initiatives.
- Follow up on unresolved problems and communicate progress.

My Commitment



A safe city is one where our children can play, our families can walk, our seniors can feel secure, and everyone can access public spaces without fear.

Public safety requires cooperation between residents, Toronto Police, City departments and community organizations.

I will work to bring these voices together and advocate for practical solutions.

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Candidate for Toronto City Council — Ward 14

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Affordable Housing

Building More Homes, Reducing Costs and Protecting Our Neighbourhoods



Families need homes they can afford, in locations that make everyday life easier.

Toronto is facing a serious housing affordability challenge. High construction costs, development charges, lengthy approval processes and limited rental housing supply are making it difficult to build affordable homes.

With 20 years of experience in real estate and construction, I understand the challenges involved in planning, financing and building housing.

I believe we need practical solutions that encourage more affordable housing without putting unnecessary pressure on existing neighbourhoods and taxpayers.

I will work for:

Affordable Housing



1. Faster Approvals for New Rental Housing

Lengthy approval processes increase construction costs. These additional expenses eventually affect the price of homes and rental rates.

I will work to:

- Speed up City approvals for affordable rental housing projects.
- Reduce unnecessary delays in planning and building permit applications.
- Improve coordination between City departments.
- Encourage clear timelines and greater accountability in the approval process.

My goal: Make it easier and less expensive to build rental housing while maintaining safety and construction standards.

2. Lower City Fees for Affordable Housing

Development charges, permit fees and other City costs can make affordable housing projects financially difficult.

I will work to:

- Review development charges and City fees for affordable rental projects.
- Support targeted fee reductions, exemptions or deferrals for qualifying affordable housing.
- Encourage incentives for property owners who create affordable rental units.
- Explore financial assistance for homeowners building legal secondary units.

Any financial incentives should be carefully designed to ensure that affordable housing is actually delivered and that City services remain properly funded.

Affordable Housing



3. Make Secondary Units and Garden Suites Easier to Build

Many homeowners have space to create additional rental housing without constructing large apartment buildings.

I will work to:

- Simplify approval processes for safe, legal secondary units.
- Reduce unnecessary administrative barriers.
- Encourage garden suites where permitted and suitable.
- Explore targeted fee relief and low-interest financing programs.
- Help homeowners understand City requirements.

These housing options can increase rental supply while helping homeowners manage mortgage and property expenses.

4. Expand Access to CMHC's MLI Select Program

CMHC's MLI Select program offers financing incentives for eligible multi-unit residential projects that meet affordability, energy-efficiency or accessibility criteria.

I will advocate for:

- Greater awareness and access to MLI Select financing.
- Cooperation between the City, housing providers and the federal government.
- City policies that help eligible affordable rental projects move forward.
- More opportunities for small and medium-sized housing developers to participate.

The program is administered federally, but Toronto can help reduce local barriers and advocate for improvements.

Affordable Housing



5. Build Apartment Housing in Suitable Locations

We need more rental homes, but location matters.

I believe new apartment buildings should be prioritized along main roads, near reliable TTC service and in areas where infrastructure can support additional residents.

I will work to:

- Encourage apartment development near transit and major roads.
- Consider traffic, parking, schools and infrastructure capacity.
- Improve access to everyday services.
- Support responsible development that fits the surrounding community.

I do not support placing large apartment buildings within established single-family neighbourhoods where local roads, parking and infrastructure cannot reasonably support them.

6. Responsible Development and Neighbourhood Protection

Building more housing should not mean ignoring the concerns of existing residents.

I will advocate for:

- Meaningful neighbourhood consultation.
- Proper assessment of traffic and infrastructure.
- Adequate emergency access and public services.
- Responsible planning that respects neighbourhood conditions.

My Commitment



We need more affordable homes, but we also need practical planning, responsible spending and respect for existing communities.

I will work to reduce unnecessary construction costs, improve approvals and encourage housing in locations that make sense.

Together, we can build a city where more families can afford to live.

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Fair Rent: Tenants & Landlords

Protecting Tenants While Supporting Responsible Landlords



Affordable housing is not only about building new homes. It is also about making existing rental housing affordable and sustainable.

Many tenants are struggling with high rents and rising living expenses.

At the same time, many small landlords depend on rental income to pay mortgages, property taxes, insurance, utilities and maintenance expenses.

I believe we must understand both sides before making decisions that affect rental housing.

We should not solve one problem by creating another.

I will work for:

Fair Rent: Tenants & Landlords



1. Fair and Affordable Rent for Tenants

Every family deserves a safe and affordable place to live.

I support practical measures that protect tenants from unreasonable rent increases and help people remain in their homes.

I will work to:

- Advocate for fair and predictable rental housing policies.
- Support enforcement of existing tenant protections.
- Improve access to information about tenant rights.
- Encourage more affordable rental housing.
- Support programs that help vulnerable tenants avoid losing their homes.

2. A Balanced Approach to Rent Caps and Rent Freezes

Rent caps or temporary rent freezes may provide relief for tenants.

However, we must also recognize that landlords continue to face rising mortgage payments, property taxes, insurance and maintenance expenses.

Introducing additional rent restrictions without considering these costs may discourage investment in rental housing or create financial difficulties for small landlords.

I believe any proposal for additional rent restrictions should also consider practical incentives for responsible landlords.

I will advocate for:

- Balanced rental policies that protect tenants.
- Targeted incentives for landlords who maintain affordable rents.
- Financial assistance or tax relief for qualifying affordable rental properties.
- Consultation with both tenant and landlord representatives.

Most residential rent regulation is governed by Ontario. As a City councillor, I would advocate for provincial changes while focusing on municipal programs and incentives that Toronto can deliver.

Fair Rent: Tenants & Landlords



3. Supporting Responsible Small Landlords

Many small landlords are ordinary homeowners who rent out a basement apartment, secondary unit or another residential property.

They may rely on rental income to help cover their mortgage and property expenses.

I will work to:

- Explore targeted property tax incentives for qualifying affordable rental housing.
- Support programs that help landlords maintain safe rental properties.
- Reduce unnecessary City barriers to creating legal rental units.
- Encourage responsible landlords to continue providing affordable housing.

Any incentives should be linked to clear affordability and property maintenance requirements.

4. Encourage Landlords to Keep Rents Affordable

Rather than relying only on restrictions, I believe the City should also explore incentives that encourage landlords to offer affordable rents voluntarily.

Possible measures include:

- Targeted municipal tax relief for eligible affordable rental properties.
- Low-interest financing for qualifying improvements.
- Assistance for energy-efficiency upgrades that reduce operating costs.
- Incentives for maintaining affordable rental units over an agreed period.

These programs would require careful financial review and appropriate accountability.

Fair Rent: Tenants & Landlords



5. Protect Tenants and Maintain Housing Standards

Affordability should never come at the expense of safety.

I will support:

- Safe and properly maintained rental housing.
- Fair treatment of tenants.
- Better access to information about tenant and landlord responsibilities.
- Effective enforcement of property standards.
- Practical dispute-resolution support within the City's authority.

Both tenants and landlords deserve fair treatment and clear rules.

6. Increase Rental Housing Supply

Long-term rental affordability also requires more housing options.

I will work to encourage:

- New purpose-built rental housing.
- Legal secondary units.
- Garden suites in suitable locations.
- Affordable rental projects near TTC service.
- Reduced approval delays and construction-related City costs.

Increasing rental supply can help ease pressure on the housing market over time.

My Commitment



Tenants need affordable rents.

Landlords need to cover reasonable operating costs and maintain their properties.

Both sides deserve to be heard.

My approach is to protect tenants, support responsible landlords and encourage more affordable rental housing.

A balanced housing policy should help both tenants and landlords, not create hardship for one side to benefit the other.

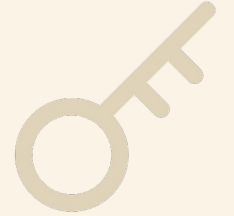
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Affordable Homeownership

Lower Housing Costs, Property Taxes and Utility Bills



Owning a home has become increasingly difficult for many Toronto families.

High home prices, mortgage payments, property taxes, utility bills and closing costs are placing enormous financial pressure on residents.

First-time homebuyers face additional challenges when trying to save for a down payment and cover the costs of purchasing a property.

With 20 years of experience in real estate and construction, I understand how these costs affect buyers and homeowners.

I believe homeownership should be more achievable, and existing homeowners should not face unnecessary financial pressure.

I will work for:

Affordable Homeownership



1. Reduce Toronto's Municipal Land Transfer Tax

Buying a home is already expensive.

In addition to the provincial land transfer tax, buyers in Toronto must pay a separate municipal land transfer tax.

For many families, this adds thousands of dollars to the cost of purchasing a home.

I believe Toronto's Municipal Land Transfer Tax places an additional burden on homebuyers.

I will work toward reducing and eventually eliminating this tax, with priority given to:

- First-time homebuyers.
- Buyers with high-ratio mortgages.
- Families purchasing homes for their own use.

Any reduction must be accompanied by a responsible plan to address the impact on City revenue and essential services.

My goal: Reduce unnecessary closing costs and make homeownership more affordable.

2. Control Property Tax Increases

Homeowners are already struggling with rising mortgage payments, insurance, utilities and everyday living expenses.

Large property tax increases place additional pressure on household budgets.

I will work to:

- Control unnecessary property tax increases.
- Review City spending and improve efficiency.
- Protect essential municipal services.
- Support responsible budgeting and financial accountability.
- Explore targeted relief for eligible seniors and low-income homeowners.

Residents deserve responsible financial management at City Hall.

Affordable Homeownership



3. Lower the Burden of City Utility Charges

Water, wastewater and solid waste charges are important household expenses.

These costs can become particularly difficult for seniors, people with disabilities and families living on fixed incomes.

I will work to:

- Review City utility charges and annual increases.
- Identify opportunities to improve operating efficiency.
- Advocate for targeted relief for eligible households.
- Support conservation and efficiency measures that help residents reduce bills.

Affordability must be considered when the City makes decisions affecting household expenses.

4. Support First-Time Homebuyers

Many young families are finding it difficult to enter Toronto's housing market.

Even when they qualify for a mortgage, closing costs and other expenses can become major obstacles.

I will work to:

- Expand municipal land transfer tax relief for eligible first-time buyers.
- Advocate for additional assistance for buyers with high-ratio mortgages.
- Encourage housing options that are more affordable for first-time buyers.
- Improve access to information about available homeownership assistance programs.

The City should help remove unnecessary barriers rather than adding to the cost of purchasing a home.

Affordable Homeownership



5. Help Homeowners Create Additional Rental Income

Some homeowners can improve their financial situation by creating a legal secondary rental unit.

Rental income may help cover mortgage payments, property taxes and other housing expenses.

I will work to:

- Simplify City approval processes for legal secondary units.
- Reduce unnecessary permit delays.
- Explore financial incentives for qualifying affordable rental units.
- Encourage safe construction and compliance with building standards.

This approach can help homeowners while also increasing rental housing supply.

6. Targeted Relief for Seniors, Low-Income Residents and People with Disabilities

Many seniors and residents on fixed incomes struggle to keep up with rising housing costs.

I believe targeted assistance should be available to those who need it most.

I will work to:

- Review and strengthen existing property tax relief programs.
- Explore additional utility assistance for qualifying households.
- Improve awareness of available City support programs.
- Help eligible residents remain in their homes and communities.

Affordable Homeownership



7. Responsible City Spending

Affordability also depends on how the City manages taxpayers' money.

Before asking residents to pay more, the City should carefully review its spending priorities.

I will work for:

- Better financial accountability.
- Greater transparency in City spending.
- Improved efficiency in municipal services.
- Responsible budgeting that protects essential services.
- Careful evaluation of new taxes, fees and charges.

My Commitment



Homeownership should not become a financial burden that families cannot manage.

We need to reduce unnecessary costs, control property tax increases and provide targeted assistance to residents who need help.

I will work for a more affordable Toronto where first-time buyers have a better opportunity to own a home and existing homeowners can afford to stay in their communities.

A home is a necessity, not a luxury.

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Together, we can build a city where more families can afford to live.



Safer City



Affordable
Housing



Fair Rent



Affordable
Homeownership

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ELECTION DAY

Monday, October 26, 2026

Authorized by the official agent for Maqsood Ahmad.