

# **Midtown Oakville OPA**

**Environment and Sustainable  
Development**

**Presentation to Council,  
October 29, 2024**

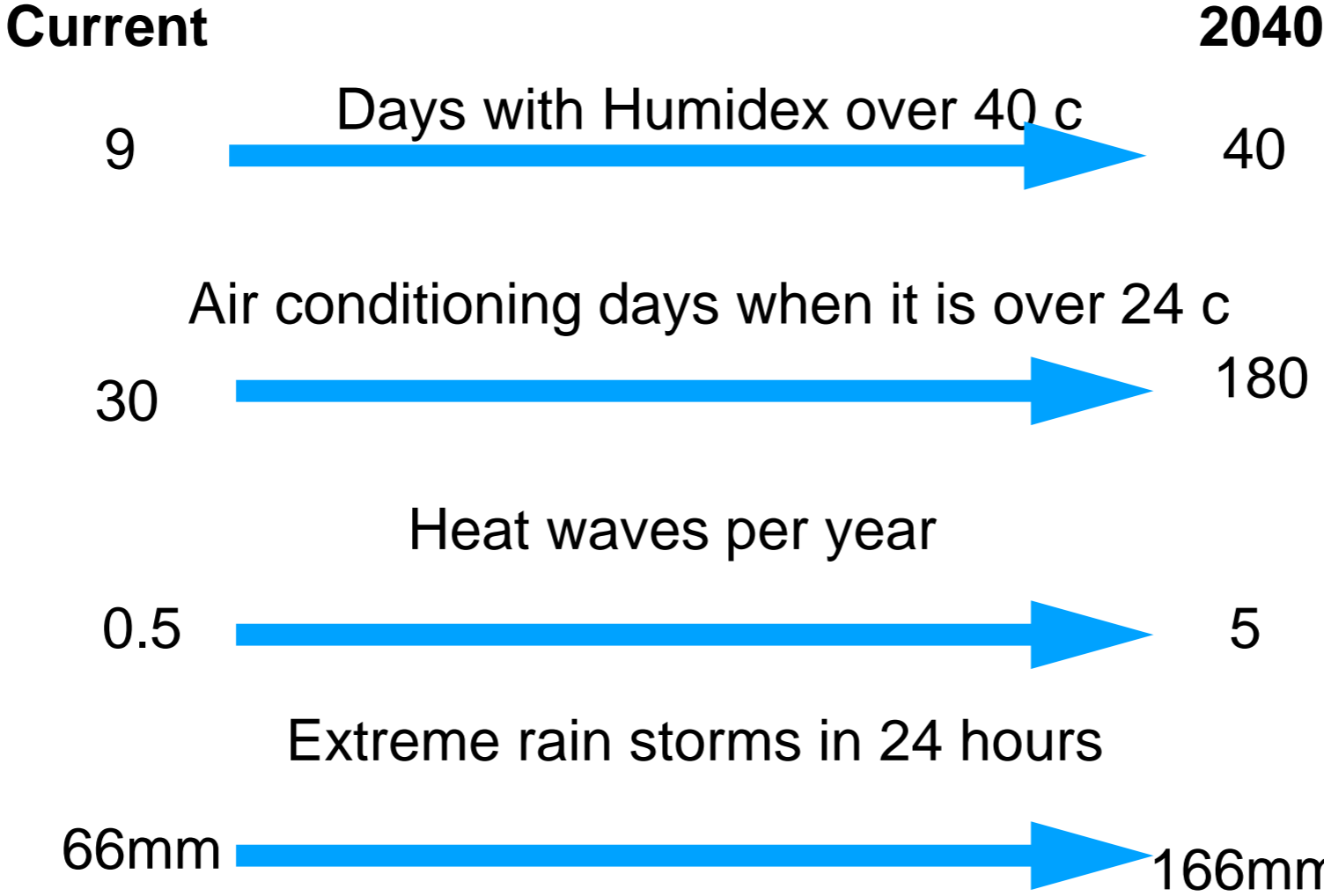
**Anya Dunning, OLRA**



[weloveoakville.org](http://weloveoakville.org)

# Environment and Sustainable Development

## Toronto Future Weather and Climate Study - 2012



# Mayor's annual Oakville Status report on Oct 22

“[Oakville] place[s] a high value on sustainability”

“Council-approved green infrastructure-first policy promotes sustainability”

“We are creating green building standards for future growth...[which will] reduce heat island effects”

“We joined the city's Race to Zero, a United Nations program to speed up urban climate action”.

“Oakville's green tech and our green building certifications make us sustainability leaders”

## **However, Midtown OPA is weak on the environment and sustainability**

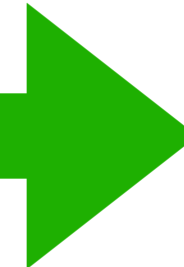
- “should identify opportunities”
- “development should, or where required by by-law shall”
- “may include”
- “may be required to submit a Sustainable Development Report

# Environment and Sustainable Development

## Getting serious about green building standards

### Toronto Green Standards

- Energy Efficiency
- Reduce Greenhouse Gas
- Building resilience to extreme weather
- Stormwater management, water efficiency
- Urban forest, biodiversity, minimize urban heat islands
- Divert waste from landfill
- Sustainable building materials



# Environment and Sustainable Development

## Getting serious about green building standards

### Halton Hills OPA

#### C19.1 GREEN DEVELOPMENT STANDARDS

A development application will be deemed to have met the above goals if it meets the requirements of the Green Development Standards adopted by Council, and as amended from time to time, to provide detailed direction for the implementation of this policy.

In the Province of Ontario, the *Municipal Act*, the *Planning Act*, and the Building Code provide the underlying policy framework that supports the development and application of green development standards at the municipal level

**Oakville and Midtown OPA MUST commit to Green Development Standards, and use Toronto methods and measurement as a model**

# Environment and Sustainable Development

## The OPA should require timber construction as a preferred material

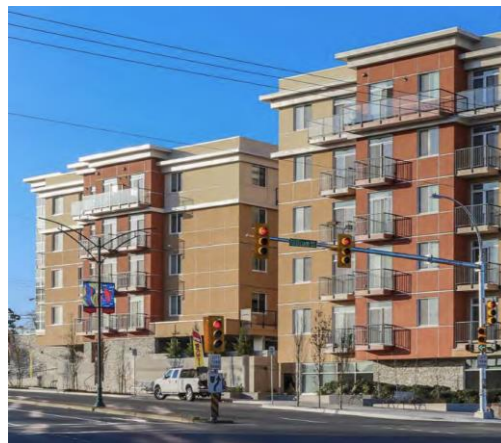


The Shore, North Vancouver, BC.  
Wood Frame 6 storey.  
Adera Development Corporation  
As shown in Mid Rise Best Practice  
Guide, BC Housing

Stage	Concrete and Steel	Mass Timber
Raw Material Extraction	High energy consumption due to mining and quarrying <b>X</b>	Low energy for logging
Manufacturing	High energy for cement kilns and steel blast furnaces <b>X</b>	Low energy for cutting, drying, and assembling engineered wood
Transportation	High (especially for steel, as it's heavy and often imported) <b>X</b>	Lower energy due to lighter weight and prefabrication possibilities
Construction	Moderate to high (on-site machinery, formwork, welding) <b>X</b>	Low (prefabrication and faster assembly reduce energy use)
Operation	Variable (concrete offers thermal mass; steel has low insulation) <b>X</b>	Low (wood has natural insulating properties, reducing energy demand)
End of Life	Moderate (steel is recyclable; concrete is not easily reused) <b>X</b>	Low (timber is reusable, recyclable, or biodegradable)

Speed	2-4 years	1 -2 years
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Cost	Varies	15-20% less
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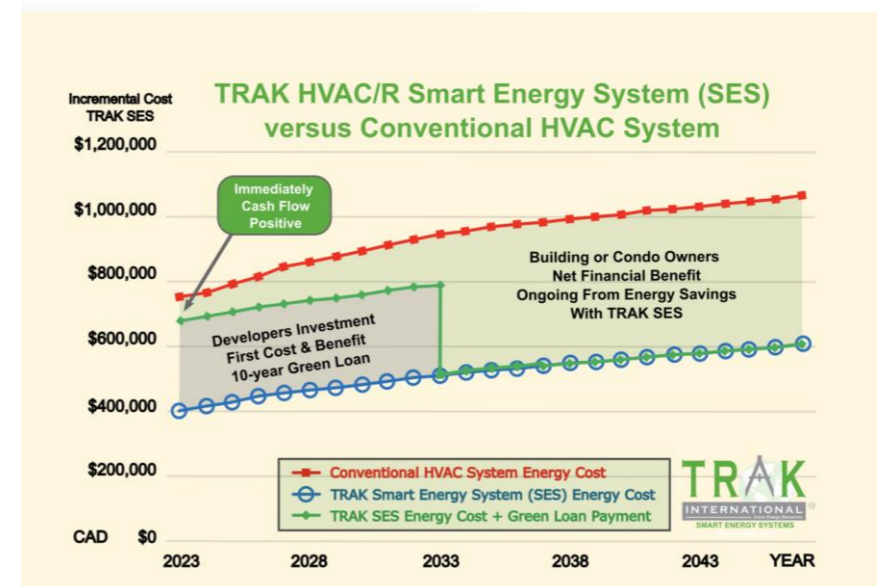
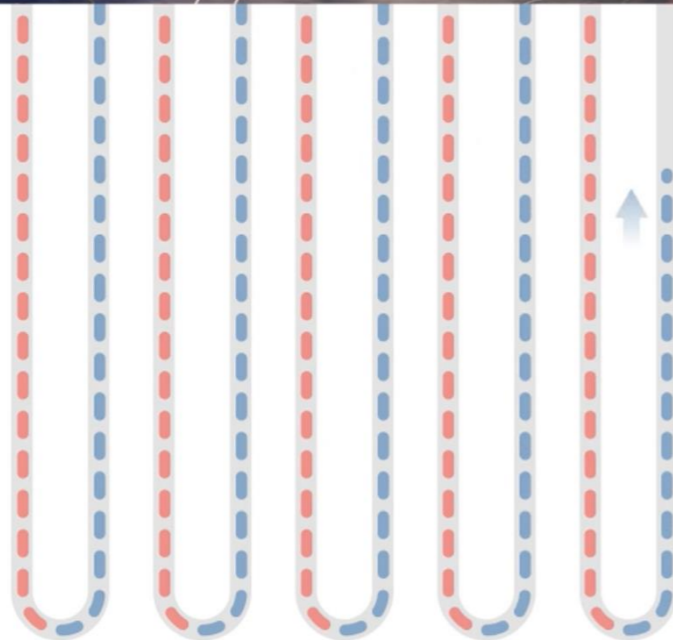
The Ardea & Herons Landing.  
Wood frame mid rise, affordable rental  
apartments. EY Properties Inc.  
As shown in Mid Rise Best Practice  
Guide, BC Housing

**Affordable Housing enabler!**

# Environment and Sustainable Development

The good news: Green buildings make economic sense

## Example: Bronte Lakeside



# Environment and Sustainable Development

## No excuses

ONTARIO

### Ontario's top court orders new hearing for youth-led climate case

It's the first case to be tried in Canada that considers whether climate change has the potential to violate Charter rights.

Updated 17 hrs ago | Oct. 17, 2024 | 3 min read



### Town to contribute to \$1 million settlement of \$1 billion floodplain class action

The town has agreed to pay \$300,000 toward settling a class action lawsuit blaming north Oakville development for increasing flood risks in south Oakville - but the deal won't deliver any cash to individual property owners.

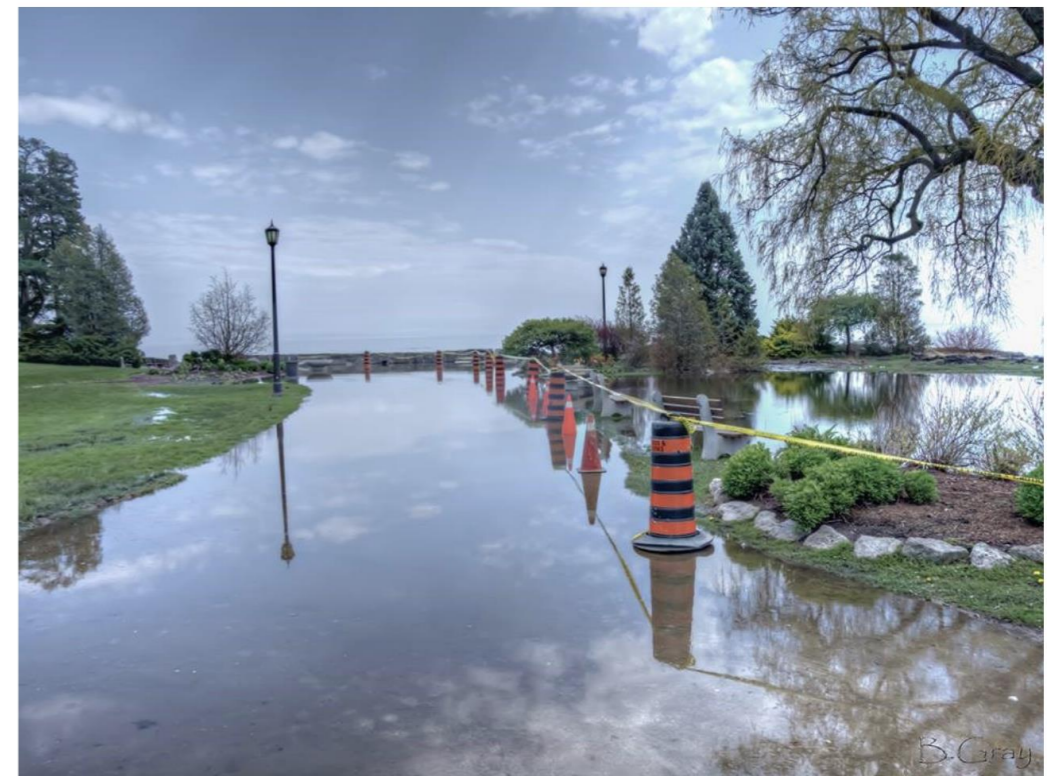
Kim Arnott  
Apr 15, 2024 2:00 PM



**“Ontario increasing the risk of death faced by young people — by not taking steps to further reduce its emissions”.**

**“Hold governments accountable for their contributions to climate change”**

***Toronto Star: October 17***



Flood Damage Gairloch Gardens, Oakville, Ontario, Lake Ontario Flood 2017 Brian Gray Photography | Brian Gray Photography



# Environment and Sustainable Development

## Revise OPA to:

- **Commit** to Green Development Standards, and use Toronto methods and measurement as a model
- **Require** timber construction as a preferred material
- Indicate **preference** to developments that exceed standards because of economic benefit