

David Miller

Councillor Candidate in the Town of Melancthon
Dufferin County

The following answers were provided by the candidate in response to [a letter sent by the Toronto Society of Architects on September 20, 2022](#) outlining three questions related to issues of the built environment. Answers have been copied and pasted into this page for clarity and ease of access, but all answers are verbatim and no changes or edits have been made.

Q1: Housing is a fundamental human right, and yet an increasing number of residents across the Greater Toronto Area are struggling to pay rent or find an affordable place to live. What policies and actions do you believe need to be implemented to address this crisis?

A: Affordable housing continues to be an issue in our community both for the permanent residents and the next generation of permanent residents that provide many of the services in an area dominated by seasonal and vacation properties. Inland smaller starter homes are becoming very rare. We need to designate some inland parcels that can have community wells and waste water treatment to allow for reasonable serviced lot costs. These starter communities can be augmented where existing families have large parcels of undeveloped land adjacent to a long term family home. Allowing for severed lots can provide a starting point.

Q2: The design, construction and operation of our built environment accounts for nearly 40% of energy related carbon emissions, contributing to the ongoing climate crisis affecting us today. What do you believe needs to be prioritised to reduce carbon emissions within the built environment?

A: I believe making construction more emission friendly has to be driven by new technology and the adoption into building codes. Approvals in Canada are expensive and very time consuming. Education of contractors and certifications are also important. For finished buildings insulation and low draft are extremely important to long term energy efficiency.

Q3: In towns and cities, so much of life happens in the shared public spaces—in our parks, libraries and streets.

How can we ensure these civic spaces achieve design excellence in their initial conception and construction, and that they are properly maintained so they may continue to serve future generations?

A: I believe many communities, especially those with small tax base have two concerns. First is the initial capital that can be offset by grants and fund raising. Secondly the barrier of ongoing operational costs have no real offsets and often result in lack of use. The key is to design and build facilities that have low operating and staff requirements for multi-use.