

## Attachment-12 Community Energy Initiative Commitment



**February 8, 2021**

The City of Guelph  
Planning, Urban Design and Building Services  
1 Carden Street, 3rd Floor  
Guelph, ON N1H 3A1

**Re: 166-178 College Ave. W Guelph – Official Plan Amendment and Zoning By-law  
Amendment – OZS19-010  
Community Energy Initiative**

Dear Ms. Sulatycki:

Please accept this letter outlining the Owner's commitment to the City's Community Energy Initiative and the City of Guelph's goal to become a Net Zero Carbon community by 2050. The following outlines the energy efficiency measures that are intended to be incorporated into the development of 166-178 College Avenue West (the "Site") should Official Plan and Zoning By-law Amendment Applications be approved for the Site.

- Energy conservation measures include high efficiency heating, cooling, and ventilation systems and equipment.
- All dwelling units will be equipped with low flow faucets and showerheads and low volume flush toilets.
- All dwelling units will incorporate Low VOC (volatile organic compounds) emitting and recycled materials, where possible.
- All dwelling units will be individually metered allowing/encouraging each resident to monitor/limit their energy use.
- All dwelling units will be equipped with low emissivity windows to reduce heat loss and heat gain therefore reducing energy bills and the loads on the grid during cooling season. Window details will be further detailed at the Site Plan/Building Permit stage.
- Light fixtures with energy efficient light bulbs (LED) will be incorporated.

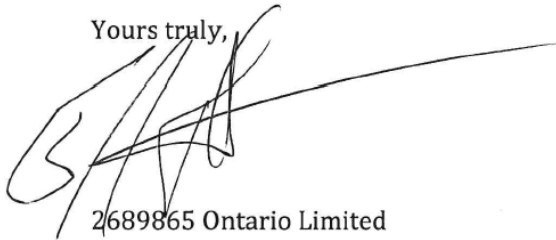
- Energy Recovery Ventilation (ERV's) in each unit for fresh air and efficiency will be provided.
- Improve exterior air barrier by installing an exterior insulation system to reduce air leakage.
- Exterior lights will include automated controls/photocell which will turn off when natural lighting is sufficient.
- Trees will be planted to enhance tree canopy as a result of the Proposed Development.
- Drought resistant soft landscaping materials will be used wherever possible.
- Provision of electric vehicle charging stations (exact number to be determined at site plan application).
- Steel framed walls with code minimum.
- Reduction in number of parking spaces which encourages use of alternate forms of active and public transportation methods.

Depending on feasibility, some of the following additional measures may be further explored through detailed design which would result in a building that is more efficient than OBC:

- Higher insulation levels on walls and roof.
- Triple pane windows
- Insulated garage ceiling
- Lower Infiltration air change rate
- Radiant heating and cooling distribution
- Smart thermostats

The Owner will work with the consultants and City Staff through the Site Plan Application process and detailed design for the development to find energy efficiencies and carbon saving measures where possible and feasible.

Yours truly,



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