

Attachment-9 Community Energy Initiative Commitment



January 6, 2022

City of Guelph
1 Carden Street
Guelph, Ontario N1H 3A1

Attention: Lindsay Sulatycki
Senior Development Planner

**Re: 7 & 9 Omar and 19 Alma Street
Proposed Zoning Bylaw Amendment
City File OZS19-005
Community Energy Initiative Letter**

In response to the City's request to illustrate how this development will achieve the objectives of the Guelph Community Energy Plan, the proposed zone change incorporates the following measures and the owner has agreed to implement the following initiatives:

- Development involves an efficient use of land and increases the density of the site in accordance with the City's Zoning By-law, PPS and Growth Plan while respecting the existing adjacent residential development;
- Is an infill development on a currently underutilized remediated brownfield site;
- Utilizes existing road and services that are currently available;
- Integrates well with the surrounding community and does not impact privacy of adjacent properties;
- Does not require extension of existing municipal infrastructure;
- Has incorporated a comprehensive stormwater management strategy for the proposed new lots;
- Will include a comprehensive erosion and sediment control plan throughout the development of the site;
- Alternative transportation – the site is within walking distance of schools, church and municipal parkland and the new lots are adjacent to an established bike route connecting to the downtown and Willow/Silvercreek commercial area;
- The property is within walking distance of a city bus route.
- The property is connected with the surrounding residential community by existing municipal streets and sidewalks.
- There will be new street trees planted to contribute to the overall urban canopy.

Knight Lumber is not a developer or builder so it is difficult to itemize individual built form features that can contribute to the City's goals of achieving a Net Zero Carbon Community by 2050. These features are better addressed through site plan approval. Knight Lumber will attempt to have the future owners of these lots construct to a minimum Energy Star standard and be Net Zero Ready Homes.

Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Nancy Shoemaker, B.A.A., R.P.P.

Copy: Knight Lumber Limited:

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