

## Attachment-12 Community Energy Initiative Commitment

**Marann Homes Ltd**  
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October 25th, 2020

City of Guelph  
Planning, Urban Design and Building Services  
Infrastructure, Development and Enterprise  
1 Carden Street  
Guelph, ON N1H 3A1

**Attention: Chris DeVriendt, Manager Development Planning**

**RE: 77 Victoria Rd N Stacked Townhouse Condominium  
Community Energy Initiative**

Please accept this letter outlining Marann Homes Ltd. commitment to the City's Community Energy Initiative and contributing to the goal of being a Net Zero Carbon Community by 2050.

The proposed development at 77 Victoria Rd N will continue to support the City's Community Energy Initiative through the implementation of the following conservation and future proofing measures:

- All dwellings will be equipped with low flow faucets and showerheads and low volume flush toilets;
- All dwellings will incorporate Low VOC (volatile organic compounds) emitting and recycled materials wherever possible;
- All dwellings will be equipped with low emissivity windows to reduce heat loss and heat gain; thus reducing their energy bills and the loads on the grid during cooling season
- Each resident will have access to individual controls for the heating, cooling, lighting and ventilation;
- The project will incorporate light fixtures which utilize energy efficient bulbs with refractor and cut-off shields to reduce energy consumption and minimize light pollution;
- Advanced radon rough in measures
- Improve exterior air barrier to reduce air leakage to 1.5 ACH or less;
- Increased insulation values to make more efficient and comfortable for the buyer while ensuring affordability in the community;
- Streetlights will include automated controls which will turn off when natural lighting is sufficient.
- Private waste collection will be provided and will comply with the City of Guelph's three stream system;
- Drought resistant soft landscape materials will be utilized wherever possible;
- Street trees will be planted to enhance tree canopy and eventually provide cooling to the surrounding dwellings as well as contribute to the overall urban forest canopy;

- A comprehensive erosion and sediment control plan will be implemented on the site for the duration of the construction.
- We will be installing an electric car charging station and roughing in the conduit throughout the site to be able to more easily add additional charging stations as required
- Each block of units will be prewired for solar panels

Improved air tightness of the homes results in significant energy reductions and reduced loads on the mechanical systems resulting in reduced carbon emissions.

In addition, during construction, a construction waste management plan will be implemented, and local materials will be sourced, where possible, in order to reduce the environmental impact on the transportation system. The site is located directly on the municipal public and regional bus route which provides residents with alternative transportation options.

With this in mind, we believe the proposed development demonstrates Marann Home's commitment to building energy efficient homes, advancing sustainable building practices, and taking into account current and future developments in sustainable energy. We would be happy to discuss further if you have any questions.

Regards,  
Marann Homes Inc

A handwritten signature in black ink, appearing to read "Michael Watt". The signature is written in a cursive, flowing style.

Michael Watt  
Vice President, Land Development