

# Attachment-10 Community Energy Initiative Summary

## Willow Court Ltd.

c/o White Caps Property Management Ltd.  
P.O. Box 112, Stn. Main  
Guelph, Ontario  
N1H 6J6

Telephone (519) 822-4066  
Fax (519) 822-4482  
Email [ken@whitecaps.ca](mailto:ken@whitecaps.ca)

---

January 19, 2022

Ms. Katie Nasswetter  
Senior Planner  
Planning and Building Services  
1 Carden Street  
Guelph, Ontario  
N1H 3A1

Dear Ms. Nasswetter:

**Re: Zoning By-law Amendment OZS19-014  
Willow Plaza  
COMMUNITY ENERGY PLAN**

---

In 2007 the City adopted the Community Energy Plan (CEP). The CEP outlines the City's path to climate change mitigation through reductions in energy consumption and greenhouse gas emissions while ensuring that Guelph has reliable, sustainable and affordable energy that will attract quality investment to the city. The Community Energy Initiative (CEI) encompasses Guelph's ongoing commitment to policy and programs to achieve the CEP.

In 2018, the City of Guelph undertook an update to its community energy plan which resulted in the establishment of 25 actions to support the City's long-term (2050) sustainability objectives.

Action item 1 is of particular relevance to this application and it states that the City should incrementally increase the number of net zero new homes to 100% by 2030.

In an attempt to meet the City's goal of being a Net Zero community, the proposed development will incorporate the following features:

### Sustainable Site

- A compact and well utilized site
- A complete community including neighbourhood commercial uses with residential
- Ensuring a comprehensive erosion and sedimentation control plan is in effect throughout the development of the site
- New tree planting to contribute to the overall urban forest
- Site lighting – will incorporate exterior light fixtures with refractor and cut-off shields to control light pollution with energy efficient operation controlled by light sensors
- Alternative transportation – site is within walking distance of bus routes along Willow Road and Dawson Road and bicycle routes also along Willow Road and Dawson Road connecting to a major commercial area on Silvercreek Parkway and to the downtown. Major commercial, schools, parks and community services are within walking distance of this mixed use development.

### Water Efficiency

- Drought resistant soft landscaping will be specified as much as possible
- Controlled roof drains provided to control flow rate of storm water
- Low flow faucets and shower heads and low volume flush toilets

### Energy and Atmosphere

- Improve exterior air barrier to reduce air leakage
- Increase the passive energy performance through enhancing insulation values to make units more efficient and comfortable while ensuring affordability
- Building will comply with low ozone-depleting refrigerant gases
- Low E windows will reduce heat gains and heat loss
- Operable windows provided for every unit and balcony
- Electrification of the building
- Individual controls for heating, cooling and ventilation of each unit
- All indoor light fixtures will utilize LED bulbs and will include automated controls in public areas which will turn off when natural lighting is sufficient
- Advanced radon rough in measures
- Provision of electric car charging stations and rough in for future electric charging stations in garage and surface parking areas
- Investigating geothermal heating and cooling which is a direct benefit to the overall efficiency of the building and a cost saving to residents.
- Rooftop community gardens
- Waste sorting system will be provided to meet City 3-stream collection system

### Material and Resources

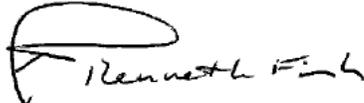
- Incorporate Low VOC emitting and recycled materials wherever possible (i.e. Low VOC paints and carpets & under pad with recycled content)
- Energy efficient appliances will be standard inclusion for all units
- Implement a construction waste management plan

### Existing Building

- Demolition waste to be taken to sorting facility to provide recycling of materials removed
- Concrete will be sent for crushing and recycling.

Yours truly,

WILLOW COURT LTD.

per: 

Kenneth Fish, President

c.c.: Nancy Shoemaker