

Attachment-10 Proposed Sustainability Measures



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April 19, 2022

Ms. Katie Nasswetter
Senior Development Planner
Planning and Building Services
City of Guelph

Submitted electronically to: katie.nasswetter@guelph.ca

Dear Ms. Nasswetter:

710 WOOLWICH STREET, GUELPH PROPOSED SUSTAINABILITY MEASURES

On behalf of my client, RHH Rental Properties & 2776563 Ontario Inc., please accept this letter as a summary of the sustainable design measures proposed by the applicant to be incorporated into the residential development of 710 Woolwich Street, Guelph:

Site Design

- The proposed development contemplates an internal sidewalk network that will connect to the municipal sidewalk. Bike parking is also proposed on the site (both outdoor and secured), encouraging active modes of transportation to and from the site.
- The subject property is in close proximity to transit stops, including those situated at the intersection of Woolwich and Marilyn Drive, which supports the viability of transit use to the site.
- The development contemplates the inclusion of two EV parking stalls plus four additional spots that will be roughed-in for future EV chargers, with the proper load capacity available on-site.
- Exterior lighting will include automated controls which will turn off when natural lighting is sufficient.
- Trees will be planted to enhance tree canopy and eventually provide cooling to the site and surrounding properties as well as contribute to the overall urban forest canopy.
- Drought resistant soft landscape materials will be utilized wherever possible.
- Individual in-ground deep well waste bins will be provided to allow for consistent and clear waste separation.

Building Design

- Each dwelling will be individually metered allowing/encouraging each resident to monitor/limit their energy usage.
- Energy Recovery Ventilation (ERV's) will be provided in each dwelling unit for fresh air.
- 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.
- No solar photovoltaic systems are proposed for this development.
- All dwelling units will be equipped with low flow faucets and showerheads and low volume flush toilets.
- Properly sealed, double-glazed windows that allow minimal air transference are proposed for all residential units.

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- All dwelling units will incorporate Low VOC (volatile organic compounds) emitting and recycled materials wherever possible.
- Strategic placement and quantity of windows has been provided to allow sufficient natural light in the home, while keeping to a ratio that minimizes the thermal fluctuations.
- As heat/cooling to each unit is individually controlled and thermostat has settings capable of setting routines, home owners can reduce energy bills.
- Where feasible, in-suite appliances are Energy Star rated.

Construction

- A comprehensive erosion and sediment control plan will be implemented on the site for the duration of construction.
- A construction waste management plan will be implemented, and local materials will be sources wherever possible to reduce the environmental impact on the transportation system.

Additional analysis of the City's Community Energy Plan is contained in the amended Planning Justification Report, providing a response to the City's various climate goals. Should you require anything further to advance the application, please do not hesitate to contact me.

Sincerely,

IBI GROUP

A handwritten signature in black ink, appearing to read 'D. Galbraith', with a stylized flourish at the end.

David Galbraith,
Associate – Manager, Planning