

Attachment 12: Community Energy Initiative Update Commitment



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

Attention: Michael Witmer, Senior Development Planner

RE: 1354 Gordon Street - Community Energy Initiative

Sovereign Asset Management Inc. is pleased to submit this letter as part of the City of Guelph's Community Energy Initiative to implement efficient, low carbon, and resilient energy solutions to reduce energy consumption and greenhouse gas emissions at 1354 Gordon Street. The initiatives outlined below will contribute to achieving the City's goal of being a net zero carbon community by 2050.

- The building will be designed as per the Ontario Building Code (OBC) to meet provincial goals for energy efficiency;
- Wherever possible, construction materials will incorporate low Volatile Organic Compounds (VOC) materials and utilize recycled materials;
- All units will utilize low-flow faucets, showerheads, and low-volume flush toilets;
- The project will incorporate energy-efficient light bulbs such as LEDs to reduce energy consumption and minimize light pollution;
- The building will be equipped with central air conditioning systems with an enhanced building envelope and door/window insulation;
- A balanced soft and hard landscaping with raised planters for trees and vegetation will be provided to improve micro-climatic conditions. The green rooftops on the podium and landscaped amenity areas will provide additional micro-climatic benefits, including the reduction of the heat-island effect;
- A combination of canopy trees, low shrubs, and sodded areas will offer a green urban edge along both streets and provide shade for pedestrians;

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- The planting scheme will include low-maintenance native species that are drought tolerant for water efficiency;
- A compact urban form ensures efficient land use, and the development along existing transit facilities on Gordon Street will encourage transit ridership;
- The development promotes active modes of transportation, including walking and cycling, by providing outdoor bike racks and indoor bike storage. A total of 128 long-term and short-term bicycle parking spaces are provided;
- The development will facilitate a public bike lane along Gordon Street through a dedicated strip of land;
- The proposed development will incorporate green roofs and infiltration measures to reduce average annual post-development runoff and increase average annual post-development infiltration. On-site infiltration will be maximized to encourage as much groundwater recharge as possible;
- The possibility of low-impact storm-water management features will be explored during the detailed design stage and implemented depending on underground soil conditions;
- During the construction period, visual monitoring will be conducted for the effectiveness of the sediment and erosion controls and sediment migration off-site; and
- Construction waste will be minimized throughout the construction process, and waste materials diverted to recycling wherever possible;

We believe the above initiatives demonstrate Sovereign Asset Management Inc.'s commitment to supporting the City of Guelph's Community Energy Initiative and implementing sustainable design practices for the proposed development. We would be happy to work with the City to explore the opportunities for incorporating the above initiatives when the proposed development advances into the site plan and the detailed design stages.

Regards,
Sovereign Asset Management Inc



Charles Dyer, President