

# Attachment 12:

## Community Energy Initiative Update Commitment

Appendix A

Community Energy Plan Commitment Letter



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

November 17, 2020

**Re: Zoning bylaw amendment for 111-191 Silvercreek Pkwy, Guelph. Community Energy Initiative.**

To whom it may concern

The following outlines Starlight Investment's and Starlight Developments commitment to ESG and the City's Community Energy Initiative for the proposed project at 111-191 Silvercreek Parkway.

#### SITE SUSTAINABILITY OVERVIEW

##### **Urban Development**

The proposed development is intensifying the use of a greyfield site thus optimizing the use of urban lands and not contributing to urban sprawl.

##### **Enhanced landscaping**

New trees on site and surrounding the proposed residential buildings will contribute to the urban canopy and new growth will add to the urban forest. The landscaped areas will provide for an aesthetically enhanced streetscape, facade and entrance design to the buildings.

##### **Site Lighting**

All new site lighting will be LED and designed to eliminate light pollution with all lighting directed to the ground.

##### **Alternate Transportation**

The site is adjacent to public transportation routes, nearby pedestrian and cycle networks and will have onsite bicycle storage for the residential tenants. The proposed development will provide for enhanced cycling and pedestrian opportunities.

There are three bus stops along Silvercreek Parkway and Willow Rd, abutting the site. By developing residential housing on the retail and commercial node it will encourage active transportation for future residents.

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# Attachment 12 (continued):

## Community Energy Initiative Update Commitment

### Reduce Energy Use

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The design and construction of the buildings will take into consideration the electrical and natural gas consumption for each mechanical system. The proposed buildings will include the use of LED lighting, a green roof and two Electronic Vehicle Charging stations per building.

### Green Roof

The buildings will include a green roof which will improve storm water management, insulate the building, improve the efficiency of the mechanical equipment and reduce greenhouse gas emissions.

### Water Efficient Landscaping

Drought resistant landscaping material will be specified as much as possible.

### Reduce Domestic Water Consumption

Low-flow faucets, toilets, and showerheads will be incorporated throughout the units to reduce water consumption.

### Erosion and Sediment Control Plan

A comprehensive ESC plan will be followed during construction to prevent silt and sediment from leaving site.

### Construction and Demolition Waste Management

Facilitated waste reduction and diversion will be observed during demolition and construction.

### Carbon Reduction Plan

Starlight will initiate a carbon reduction plan for construction activities, and tenant operations.

### Promote outdoor activity

Create exterior spaces as part of the buildings and areas surrounding to promote exterior engagement with green spaces to promote activity and healthy living.

### About Starlight Developments:

Starlight Developments believes in the lasting value of complete communities. We are proud to be one of Canada's leading developers and managers of purpose-built rental housing, office, retail and mixed-use developments. Starlight Developments strives for our residents to experience improved quality of living, with access to best in class amenities. We build environments that are modern, diverse, and sustainable places where people want to live, work, shop and play and we are committed to protecting the health and safety of our residents, staff and neighbours. Starlight Developments believes in being active, engaged and contributing members of the community. <https://www.starlightinvest.com/investment-strategies/developments>

Sincerely,



Paul Dick  
**Sr. Manager, Land Acquisitions and Entitlements**  
**Starlight Investments**