

Attachment 13:

Community Energy Initiative Update Commitment

November 17, 2020

The City of Guelph
Planning, Urban Design and Building Services
1 Carden Street, 3rd Floor
Guelph, ON N1H 3A1

**Re: 265 Edinburgh Road North, Guelph – Official Plan Amendment and Zoning By-law
Amendment
Community Energy Initiative**

Dear Mr. DeVriendt:

Please accept this letter outlining the Owner's commitment to the City's Community Energy Initiative and the City of Guelph's goal to become a Net Zero Carbon community by 2050. The following outlines the energy efficiency measures that are intended to be incorporated into the development of 265 Edinburgh Road North (the "Site"). should Official Plan and Zoning By-law Amendment Applications be approved for the Site.

- Energy conservation measures common in Net Zero Carbon design including high efficiency heating, cooling, and ventilation systems and equipment.
- Mechanical room to be designed to be larger than required to facilitate future retrofitting of mechanical equipment.
- All dwelling units will be equipped with low flow faucets and showerheads and low volume flush toilets.
- All dwelling units will incorporate Low VOC (volatile organic compounds) emitting and recycled materials, where possible.
- All dwelling units will be individually metered allowing/encouraging each resident to monitor/limit their energy use.
- All dwelling units will be equipped with low emissivity windows to reduce heat loss and heat gain therefore reducing energy bills and the loads on the grid during cooling season. Window details will be further detailed at the Site Plan/Building Permit stage.
- Light fixtures with energy efficient light bulbs (LED) will be incorporated.
- Energy Recovery Ventilation (ERV's) in each unit for fresh air and efficiency will be provided.
- Improve exterior air barrier by installing and exterior insulation system to reduce air leakage.
- Meet energy model insulation values to ensure efficiency.
- Exterior lights will include automated controls/photocell which will turn off when natural lighting is sufficient.

Attachment 13 (continued):

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- Trees will be planted to enhance tree canopy as a result of the Proposed Development.
- Drought resistant soft landscaping materials will be used wherever possible.

The intensification of the Site represents a more efficient use of the Site and land. The Owner will work with the consultants and City Staff through the Site Plan Application process and detailed design for the development to find energy efficiencies and carbon saving measures where possible and feasible.

Sincerely,

2479281 Ontario Inc.