

Attachment-10 Community Energy Initiative Commitment



145Guelph Inc.

O/A Speedvale Shell

January 16, 2023

Lindsay Sulatycki
Senior Development Planner
Planning and Building Services
Infrastructure, Development, and Enterprise
City of Guelph

Re: 145 Speedvale Ave W (Speedvale Shell)- Proposed Energy Initiatives

Dear Lindsay,

Service centres used to be a place to fill up, and maybe grab a couple of snacks. Now, we like to look at the business from a different perspective. We are in the mobility business, and our mission is to help make our customers' journey better by providing them with a safe and reliable stop on their way. We also do understand that we are going through an energy transition; and we are ready and excited to take on this challenge and play our part in helping combat climate change.

We have multiple ideas with the goal of ultimately reducing our carbon footprint and ensuring a sustainable and viable business operation that has a positive effect on our employees, communities, environment, and our other stakeholders.

- 1) Building Exterior
 - Roof structure can be designed for solar array expansion
 - Solar Canopy with Building-integrated Photovoltaics (PV)
 - Standard white modified bitumen roofing membrane to be installed to reduce cooling loads, and reduce the urban heat island effect
- 2) Site
 - Exterior lighting fixtures to be dark sky compliant and LED to ensure maximum efficiency
 - Trees to be of native varieties with consideration for those which are heat and drought tolerant.
 - Canopy lighting fixtures to be LED to ensure maximum efficiency
- 3) Water Efficiency
 - Low volume flush toilets are to be used where possible
 - An automated urinal flush system can be included
 - Drought resistant soft landscape materials are to be specified to avoid the need for irrigation
 - Rainwater collection can be considered

145 Speedvale Avenue West, Guelph, Ontario N1H1K5



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4) Energy Efficiency

- HVAC Rooftop Unit(s) are to be equipped with integrated economizer
- Low E window film is to be added to reduce heat gain and losses
- High efficiency condensing domestic hot water heaters are to be used
- Building interior and exterior lighting will be LED
- Occupancy sensors for lighting control to be provided in all washrooms, hallways, and occupied spaces
- Solar preheat systems will be considered
- Lithium-Ion batteries for peak shaving and load shifting

5) Materials & Resources

- Where possible, materials would be sourced locally to limit the environmental impact of transportation.
- Car wash equipment as well as fuel dispensers will be low energy consumption with efficient motors.
- EV charger stations will be ENERGY STAR certified which use about 40% less energy than a standard one.

6) Energy Transition Options

- Electrical Vehicle (EV) DC-Fast Chargers

Please note, some of the ideas above are still being analyzed to ensure that it will be a viable solution.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Vignarajah".

Mauran Vignarajah

Business Growth Manager

145Guelph Inc.

Tel: 519-589-0752

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