

# Attachment-14 Community Energy Initiative Commitment



Reid's Heritage Properties  
1515 Gordon St., Unit 203  
Guelph N1L 1C9

March 21<sup>st</sup>, 2023

Mr. Michael Witmer  
Senior Planner  
Planning & Building Services  
1 Carden Street  
Guelph, Ontario, N1H 3A1

Dear Mr. Witmer:

**RE: Zoning By-Law and Official Plan Amendment, 1373 & 1389 Gordon Street  
Community Energy Initiative**

The Community Energy Initiative (CEI) is an update to the City's original Community Energy Plan. The CEI resulted in the establishment of 25 actions to support the City's long-term (2050) sustainability objectives.

This application has relevance to multiple of the action items in the CEI wherein the ideals will be incorporated into the design, including but not limited to; Action items 8, 9, 16, 18, 19, 22, 23.

This application will attempt to implement strategies that will relate to the action items of the CEI, these strategies will include the following energy and/or water conservation measures but are not limited to;

- Photovoltaic panels
- Electric car plug-ins – 20% of spots with remaining 80% being roughed in for future implementation
- Green roof
- High efficiency mechanical equipment – water source heat pumps with integrated ERV's in suites and common areas
- Winter solar gain of approximately 24%
- Operable windows and integrated blinds/window coverings to reduce summer solar gain
- Overhead shading devices in amenity spaces to provide shade in summer and winter solar gain
- Low consumption, energy efficient in-suite fixtures (LED lighting, Energy Star appliances, low flow faucets, etc.)
- Factory controlled installation of sealed windows to ensure a tighter building envelope
- Occupancy sensor activated LED lighting in common areas, outdoor lights on an astronomical timer
- Promote active transportation by providing indoor and outdoor bicycle, recumbent and trailer parking
- Providing a network of walkways on the site with direct connection to a public trail system
- Transit information package available to residents upon move in – and through digital management application
- Properly managed efficient parking ratio
- Outdoor tri-sorting waste management system - inclusive of tenant education on proper methods
- The use of low VOC products in suites and common spaces, as well as exploring the use of recycled material, where possible
- Commitment to provide tree planting in the neighbouring Restoration Area identified in the official plan

Sincerely,

A handwritten signature in black ink, appearing to read "Melissa MacGregor", is written over a horizontal line.

Melissa MacGregor  
Director of Development and Construction  
Reid's Heritage Properties