

Attachment-12 Community Energy Initiative Update Commitment

KITCHENER | WOODBRIDGE | LONDON | BARRIE | BURLINGTON



May 26, 2023

Michael Witmer
Senior Development Planning
City of Guelph
Michael.witmer@guelph.ca

Dear Mr. Witmer

**RE: Preliminary Community Energy Initiative Update Brief
103 and 105 Victoria Road North, Guelph
OUR FILE 18172B**

On behalf of Gemini Homes, we are pleased to provide this letter related to the City's Community Energy Initiative with respect to the redevelopment of the lands municipally known as 103 and 105 Victoria Road North in the City of Guelph. The purpose of this letter is to highlight sustainable design elements of the proposed development in recognition of the City's Community Energy Initiative objectives.

The proposed development of the site includes a mix of two-storey townhouses and three-storey stacked townhouses oriented on a private road with one access to Cassino Avenue. The two single detached dwellings along Victoria Road will be retained and a new lot for a single detached dwelling is proposed at the corner of Victoria Road and Cassino Avenue. This letter relates specifically to the townhouse and stacked townhouse component of the proposed development. It is noted that this letter has been prepared in support of a Zoning By-law Amendment application. Further detail will be provided at the site plan approval stage.

Site Design

- Compact and well-utilized site design
- Comprehensive erosion and sediment control plan throughout the site
- New native tree and shrub plantings throughout the site
- Drought resistant landscaping wherever possible
- AODA compliant pedestrian walkways incorporated throughout the site including to the common amenity area and Cassino Avenue
- Excellent proximity to active transit routes, including to an existing trail along Cassino Avenue that connects to the greater City trail system
- Convenient access to existing public transit routes along Cassino Drive and Victoria Road North
- Achieve the stormwater drainage targets by implementing water quality and water quantity control measures

Construction Methods

- Local trades/suppliers to be used as much as possible
- Supply/install method to be used to reduce construction waste

Attachment-12 (continued)

- Energy efficient light standards shall be dark sky compliant and have cut-off shields to control light trespass onto adjacent properties
- Each unit constructed shall meet and/or exceed current Energy Star Standards, which are approximately 20% more energy efficient than a typical home and help reduce environmental impacts (eg. emission reductions)
- Installation of LED light fixtures in each unit
- Consideration will be given for the provision of Electric Vehicle (EV) charging stations. This will be further discussed and confirmed at the Site Plan Approval Stage
- Collection of recycling in compliance with City by-laws (both during construction and following turnover to residents)

The proposed development has been designed in a manner that incorporates sustainable design measures in order to assist the City in achieving its Community Energy Initiative objectives. Further details will be provided through the site plan approval stage. We look forward to continuing to work with you in connection with this application. Thank you.

Yours truly,



MHBC

Emily Elliott, BES, MCIP, RPP
Associate

cc. Jason Fabbian, Joe Harris