

Attachment-12 Community Energy Initiative Commitment



Ottawa: 150 Elgin, Suite 1000
613-820-5600
Toronto: 30 Sudbury Street
416-929-5264

Windmilldevelopments.com

November 21, 2023

City of Guelph
1 Carden St, Guelph, ON, N1H 3A1

Attn: Ms. Lindsay Sulatycki

Re: 55 Baker St, 152 and 160 Wyndham St North - Community Energy Initiative

On behalf of Baker Street Development Fund LP, Windmill Developments is pleased to provide a summary of the features that will be implemented at 55 Baker St, 152 and 160 Wyndham St North in support of the City of Guelph's Community Energy Initiative.

- A compact built form that efficiently uses land on a Site that is designated for residential development with access to full municipal servicing and a variety of local public transportation and active transportation opportunities.
- Provision of direct access to the street and proximity to parks that encourage active and passive recreational opportunities.
- Identifies access to transit stops throughout the Downtown, and Guelph's Central GO Station which promotes alternative modes of transit.
- Implementation of energy efficient building design and water efficient fixtures to conserve natural resources.
- Low Impact Design (LID) measures will be included to help replenish the ground water and to reduce the amount of stormwater entering the City's pipe systems.
- Energy efficient appliances and HVAC systems will be provided in the development that will increase the energy efficiency of the building.
- No fossil fuels will be used for heating in the project.
- Electric vehicle and bicycle ride sharing amenity for residents to support the reduction of vehicle ownership dependency.
- EV charging stations installed for 20% of parking spots, and EV-Ready for remaining 80% of parking spots.
- Use enhanced double-paned windows, increased roof insulation thickness, and optimized thermal bridging details to improve efficiency of building envelope.

Regards,

A handwritten signature in black ink, appearing to read "Stuart Cooper".

Stuart Cooper, RPP
Director of Development
Windmill Development Group