

Attachment-12 Community Energy Initiative Commitment

COMMUNITY ENERGY INITIATIVE UPDATE BRIEF 1563-1579 Gordon Street, 42 & 48 Lowes Road West, 164, 174 & 182 Dawn Avenue

In regard to the above-referenced project, the following items are proposed by Reid's Heritage Homes (RHH) to comply with the City of Guelph's Community Energy Initiative:

Site Design

- Compact and optimized site design
- Comprehensive erosion and sediment control plan throughout the site
- New native tree and shrub plantings throughout the site
- Drought resistant and salt tolerant landscaping wherever possible
- AODA compliant pedestrian sidewalks and walkways throughout the site including to the central amenity area, Gordon Street and Lowes Avenue West
- Convenient direct access to two existing public transit routes along Gordon Street and on demand bus service
- Excellent proximity to existing active transit routes, including existing bike lanes on Gordon Street and connections to the City's trail network to the north at the terminus of Dawn Avenue and on the east side of Gordon Street.
- Implementation of bioswales to promote silt & sediment removal from storm water
- Application of infiltration galleries and/or rain gardens to promote the replenishment of groundwater

Construction Methods

- RHH's standards will meet or exceed the current 2022 Energy Star standards
- Exceeding current code for insulation with R60 blown insulation and R31 Batt
- Foundation walls will be insulated to an R10+R14 level
- R10 underslab insulation will be achieved
- Windows and sliding glass doors will be to a Zone 2 (UV1.4, ER 29) standard, achieving current (2022) Energy Star standards
- The principal ventilation will utilize a 75% SRE ERV, as well as a combo TPF 0.92 system
- Our domestic water supply will also be provided by the combo TPF 0.92 system
- RHH considers the environmental impact of all aspects of the build, from the production cycle and material selection to our build processes by:
 - Focusing on the buildings being future ready, to surpass future code standards.
 - Working with energy consultants on the geometry of the buildings to ensure construction efficiency, minimal waste generation and low energy costs
 - Planning a prefabricated wall process, which is a "factory" based production of the building envelope, which will:
 - Help to minimize material wastage
 - Allow for a greater control of the production process, enabling a more efficient production cycle
 - Limiting our build cycle will also reduce the overall environmental impact of onsite production
- Energy efficient LED light standards to have refractor and cut-off shields to control light pollution

- Reuse of all onsite soils to mitigate carbon footprint due to minimized use of diesel machinery and on road transport
- Local trades/suppliers to be used
- Collection of recycling in compliance with City by-laws (both during construction and following turnover to residents)
 - Prefabricated supply/install method to be used to reduce construction waste

Additional measures to be considered through the site plan approval process as the detailed building and site design are determined.