

Attachment-12 Community Energy Initiative Commitment

KITCHENER | WOODBRIDGE | LONDON | BARRIE | HAMILTON



March 28, 2024

Lindsay Sulatycki, MCIP, RPP
Planning and Building Services
City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Dear Ms. Sulatycki:

**RE: Community Energy Initiative
1166 – 1204 Gordon Street
OZS22-007
OUR FILE: 22460A**

On behalf of our client, GSD Development and Management Inc., we are pleased to provide a Community Energy Initiative response that highlights sustainability initiatives proposed to be implemented for the redevelopment of 1166 – 1204 Gordon Street.

Site Selection

- Located on transit routes, including Guelph Transit (nearest stop is located within a one minute walk of the subject lands) and GO Transit (nearest stop at the intersection of Gordon Street and Arkell Road).
- Serviced by existing municipal infrastructure.
- Proximate to existing parkland, the Westminster Woods Trail, and on road painted bicycle lanes along Gordon Street.

Site Design

- Compact and optimized site design.
- Comprehensive erosion and sediment control throughout the site.
- Infiltration gallery at the northwest of the site, receiving roof drainage.
- AODA compliant pedestrian sidewalks and walkways throughout the development, including to the amenity areas and connecting Gordon Street to Lansdown Drive.
- Convenient, direct access to existing active transportation routes along Gordon Street, including bicycle lanes and connections to the City's trail network.
- Parking reduction proposed.
- New native tree and shrub plantings throughout the site.
- Drought tolerant and salt tolerant landscaping whenever possible.

Building Design

- Optimize and maximize energy efficiency and air tightness.
- LED lighting.
- Energy star appliances.
- Installation of water efficient fixtures and fittings.

Construction Methods

Construction methods will be considered through the site plan approval process as the detailed building and site design are determined. Potential measures include reuse of onsite soils and the use of local trades and suppliers. A Sediment and Erosion Control Plan will be implemented during construction.

Yours truly,

MHBC



Dave Aston, MSc, MCIP, RPP
Partner



Jennifer Gaudet, BES, MCIP, RPP
Associate

cc. *Charles Li, GSD Development and Management Inc.*
Parker Zhang, GSD Development and Management Inc.