

Attachment-12 Community Energy Initiative

The following was included in Section 6.0 of the Planning Justification Report prepared by MHBC Planning:

Section 4.7 of the City's Official Plan provides policy direction with respect to the City's Community Energy Initiative, currently identified in the OP as Community Energy Plan. In this regard, the following items are being considered by Forum to meet the City of Guelph's Community Energy Initiative.

Site Selection

- Located on transit routes
- Adaptive reuse of an existing building (for Phase 1)
- Existing servicing available

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, increasing tree canopy cover
- Drought resistant and salt tolerant landscaping wherever possible
- AODA compliant pedestrian sidewalks and walkways throughout the site including to the central amenity area
- Convenient direct access to existing public transit routes
- Proposed reduction in vehicular parking

Building Design

- Optimize/maximize energy efficiency and air tightness
- Account for embodied carbon for all new building/renovation materials, minimize/optimize embodied carbon and offset remainder
- LED lighting
- Zonal thermostats
- Energy star appliances
- Auto light sensors in common areas
- Leak detection system for water services
- Installation of water efficient fixtures and fittings
- High albedo roofing to reduce the urban heat island effect
- High albedo exterior paving to reduce urban heat island effect
- Low-VOC materials utilized in construction for improved indoor air quality

Construction Methods

Construction measures 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.