

# Attachment-10 Community Energy Initiative



March 10, 2025

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

**Mattamy Homes Limited**  
GTA Low-Rise Division  
6696 Financial Drive  
Mississauga, Ontario L5N 7J6

Attn: Ms Lindsay Sulatycki,

**Re: 132 Clair Rd W- 23T-15501- Block 2 OPA  
Community Energy Initiative  
Mattamy (Tru-Villa) Limited**

Mattamy Homes is pleased to outline the initiatives that are being implemented at 132 Clair Rd W, as part of the City's Community Energy Initiative and contributing to the goal of being a net zero carbon city by 2050.

- All homes will meet stringent OBC energy efficiency requirements. This includes Energy Star Certified levels of construction.
- Wherever possible, paints and coatings will incorporate low VOC materials.
- All homes have LED lighting installed throughout.
- All homes utilize low-flow faucets, showerheads and toilets.
- All homes have the option to add in EV charging rough-in for parking.
- Three-stream solid waste collection is provided on site.
- Tree canopy throughout the site and surrounding subdivision has been maximized to provide shade and cooling in the community, as well as contributing to air quality and the overall urban forest canopy. This includes significant buffer planting against the SWM and Wetland areas in the surrounding subdivision.
- Construction waste will be minimized throughout the construction process, and waste materials diverted to recycling wherever possible.
- Grading design maximizes re-use of material on site to avoid the costs and carbon emissions of removing fill material from the site. If any exporting of materials is required, local sites have been sourced to receive the fill material wherever required, and will be used for future development. Double handling of material will be kept to a minimum, reducing emissions further.
- Slab-on-grade construction avoids as much as possible the need for ongoing dewatering and minimizes groundwater impact.
- On-site infiltration maximized to encourage as much groundwater recharge as possible to the nearby wetland and tributary.
- Future trail connections in the surrounding subdivision incorporated into site design improve walkability and encourage active transportation, in line with the city's trail masterplan.

If there are any questions, please do not hesitate to contact the undersigned.

Yours truly,

Mattamy Homes

A handwritten signature in red ink, appearing to read "Ben Pattenick", written over a white background.

Ben Pattenick  
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