

Attachment-10 Community Energy Initiative Commitment

Figure 1: Energy Initiative Commitment Letter from Developer 1 of 2



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

Attn: Ms. Lindsay Sulatycki

Re: 55 Baker Street, 152 and 160 Wyndham Street North – Community Energy Initiative

On behalf of Baker Street Development Fund LP, Windmill Developments is pleased to submit the following summary outlining how the proposed development at 55 Baker Street and 152–160 Wyndham Street North aligns with and supports the City of Guelph’s Community Energy Initiative (CEI). The measures described below reflect the features intended to be integrated into the project design at this stage of development.

1. Land Use Efficiency & Mobility Integration

- Compact built form and residential intensification within the Built-Up Area, supported by full municipal servicing.
- Site design maintains and enhances neighbourhood connectivity across Baker Street and toward Wyndham Street, reinforcing local pedestrian linkages.
- Direct and convenient access to Downtown transit stops and the Central GO Station, facilitating modal shift to public transit.

2. Low-Carbon Energy Systems

- Fully electric development, with natural gas supplied only for emergency backup generators.
- No fossil fuels used for space heating, cooling, or domestic hot water.
- Electrical infrastructure designed to support full future electrification of private vehicles:
 - 25% of parking stalls equipped with EV chargers;
 - Remaining 75% EV-ready (all required conduits and capacity installed).

3. High-Performance Building Design

- Maximum 30% window-to-wall ratio to reduce thermal losses and optimize envelope efficiency.
- High performance building envelope system including improved insulation, thermal bridging mitigation, and high-performance glazing.
- Use of energy-efficient HVAC systems and ENERGY STAR or WaterSense appliances.
- Water-efficient fixtures included throughout to reduce potable water consumption.

4. Stormwater Management & Environmental Measures

- Incorporation of Low Impact Design (LID) strategies to support groundwater recharge and reduce stormwater volumes entering municipal infrastructure.

Figure 2: Energy Initiative Commitment Letter from Developer 2 of 2

5. Public Realm & Community Connectivity

- Site design provides direct street access and proximity to public open spaces, supporting active and passive recreational uses.
- Built form and circulation patterns reinforce active transportation opportunities in alignment with Downtown Guelph's mobility objectives.

Conclusion

The proposed development integrates a comprehensive set of measures that directly support the objectives of the Community Energy Initiative, including energy efficiency, reduced greenhouse gas emissions, low-carbon operations, sustainable mobility, and enhanced environmental performance. Windmill Developments remains committed to advancing these CEI-aligned strategies through subsequent stages of design and implementation.

Regards,



Said Saffarini
Project Director
Windmill Developments