

# Attachment-13 Community Energy Initiative Commitment

Figure 1: Energy Initiative Commitment Letter from Developer 1 of 3



March 19, 2026

Planning and Building Services  
City of Guelph  
1 Carden Street  
Guelph, ON  
N1H 3A1

Attention: Lindsay Sulatycki, Senior Development Planner

**Re: Community Energy Initiative Response  
Application for Zoning By-law Amendment (OZS24-015)  
Application for Draft Plan of Subdivision (OZS25-014)  
Proposed Mixed-use Development  
Guelph Watson Holdings Inc.  
115 Watson Parkway North  
Guelph, ON**

**Our File: TCT/GPH/22-04**

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With regard to the above-noted applications for Zoning By-law Amendment and Draft Plan of Subdivision and on behalf of Guelph Watson Holdings Inc. ("GWHI"), as requested, Zelinka Priamo Ltd. is pleased to provide a Community Energy Initiative Response for the proposed mixed-use development.

## BACKGROUND

The subject lands known municipally as 115 Watson Parkway North are approximately 6.44 ha and are currently vacant. A mixed-use development is proposed for the subject lands comprising approximately 1,129 dwelling units, inclusive of a range of housing types. Approximately 2,818 sq. m (30,335 sq. ft.) of commercial gross floor area is proposed at-grade fronting onto Watson Parkway North. Approximately 0.71 ha of the subject lands is proposed to be conveyed to the City for parkland and a further 0.35 will be conveyed for conservation purposes.

## COMMUNITY ENERGY INITIATIVE RESPONSE

The City of Guelph's Community Energy Initiative (CEI) is the City's commitment to ensuring the more effective use of and management of its energy and water resources with the goal of making Guelph into a Net Zero Carbon Community by 2050.

Section 4.7 of the City of Guelph Official Plan provides policy direction with respect to the City's Community Energy Initiative, currently identified in the Official Plan as Community Energy Plan. Policy 4.7.4.2 states "Applications for Official Plan amendments, Zoning By-law amendments or plans of subdivision may be required to demonstrate, to the satisfaction of the City, how the development supports the goals and targets of the Community Energy Plan through the completion of the Sustainability Checklist and the submission of appropriate studies. Such studies may include, but are not limited to, an Energy Conservation Efficiency Study, a Renewable/Alternative Energy Feasibility Study and District Energy Feasibility Study."

## Figure 2: Energy Initiative Commitment Letter from Developer 2 of 3

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Guelph Watson Holdings Inc. has proposed and are considering several items to meet the goal of the City of Guelph's Community Energy Initiative. Given the preliminary nature of the Zoning By-law Amendment application, the details and specifics of the measures outlined below will be confirmed through the Site Plan Approval process.

### **Transportation**

The subject lands are located along three bus routes (Route 14, 17/18 and 4), which provide access to several connections both around to City of Guelph and directly to Downtown Guelph and Guelph Central Station. The subject lands are adjacent to an existing stormwater management pond, which would provide for future pedestrian pathways and connections to the current and expanding trail network in addition to other parks and naturalized spaces in the surrounding area. The proposed development will provide indoor bicycle storage for residents and a modest reduction in the required number of vehicular parking spaces. These measures collectively are expected to promote a more active, energy efficient and sustainable means of transportation.

### **Density**

The proposed development supports energy efficiency by introducing a higher-density, compact built form that reduces per-unit energy consumption and supports more efficient use of infrastructure. By expanding the range and mix of housing options within the Strategic Growth Area, the proposed development promotes transit use and walkability, helping to lower transportation-related energy demand.

### **Low Impact Development – Infiltration**

As part of the proposed development of the subject lands, infiltration galleries will be provided to ensure that the water balance pre-and post-development will remain at similar levels, while reducing stormwater run-off and promoting on-site infiltration. Native plant species that are drought and salt tolerant will be considered in certain areas to aid with infiltration in addition to drought resistant landscape material where feasible.

### **Natural Environment**

The proposed park creates a natural buffer/transition to the adjacent wetland, which helps to protect the existing Natural Heritage System. The relocated amphibian pond and proposed wildlife crossing for Watson Road North will contribute to the preservation of wildlife. An erosion and sediment control plan will also be implemented to reduce impacts on surrounding areas during construction.

### **Energy Efficiency**

Indoor light fixtures will utilize energy efficient bulbs and indoor common/amenity areas will have auto light sensors to reduce energy use. While the mechanical system design for the proposed development has not yet been advanced, Guelph Watson Holdings Inc. will review various options to reduce energy use within the proposed buildings during the Site Plan Approval application and detailed design stages. Where feasible, building materials will be sourced from local suppliers. To the extent possible, materials will be sourced from within 800 km of the subject lands in order to reduce carbon emissions related to material transportation.

## Figure 3: Energy Initiative Commitment Letter from Developer 3 of 3

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### Exterior Lighting

Exterior light fixtures with cut-off shields or refractors are being considered to reduce the effects of light pollution. The details will be determined during the Site Plan Approval application and detailed design stages.

### EV Parking

The intention is for a number of residential parking spaces to have the opportunity for Electric Vehicle (EV) Chargers, with both "Built" and "Designed" EV spaces proposed the mixed-use buildings, while additional EV "Designed" EV spaces are proposed for the town-house dwellings.

### Bird Friendly Design Guidelines

Where feasible, bird-friendly design will be incorporated throughout the site and determined during detail design. The details will be determined during the Site Plan Approval application.

### Site Plan Approval Process

The design of the site is still preliminary and, as such, the details and specific measures that will be undertaken for the proposed development will be confirmed at the Site Plan Approvals process(es).

We trust that the enclosed information is satisfactory. Should you have any questions, or require further information, please do not hesitate to contact the undersigned.

Yours very truly,

**ZELINKA PRIAMO LTD.**



Jonathan Rodger, MScPI, RPP, MCIP  
Principal Planner

cc. Guelph Watson Holdings Inc. (via email)