



January 6, 2017

Mr. Todd Salters  
General Manager, Planning and Building Services  
City of Guelph

Dear Mr.Salters:

**RE: Tricar's Commitment to the Community Energy Initiative, 1888 Gordon Street**

We will be filing an application for an Official Plan amendment and Zoning By-law amendment for the above lands in order to permit a high and medium density condominium apartment buildings.

The Tricar Group has been developing luxury condominiums and apartment buildings for 30 years with a reputation for innovative design combined with un-paralleled luxury, quality and value. We are very excited to continue the success from the River House and River Mill projects.

Tricar is committed to providing a high density community in the Clair / Gordron area. The majority of vehicular parking will be provided below grade (700 parking stalls), allowing approximately 40 percent of the site to be landscaped area in order to reduce the amount of surface asphalt and the urban heat island effect. The site is located with access to public transportation and active pedestrian and cycling routes in order to minimize the use of vehicles.

Storm watermangment will be designed to capture and recharge the existing ground water system, it is estimated 80% of the runoff volume is converted to groundwater. Our design features will include the use of high efficiency boilers and chiller / cooling towers systems for heating and cooling, low E windows, natural light, energy efficient lighting,each unit will have individual access to heating/cooling, lighting controls and electric meters. The building is proposed with a tri-sorter garbage chute and internal refuge rooms for storage.

During construction, a construction waste management plan will be implemented and local materials will be sourced in order to reduce the environmental impact on the transportation system.

We look forward to providing an attractive and sustainable development in the heart of the City.

Regards,



Chris Leigh

cc: Chris Devriendt, Senior Planner, City of Guelph

## Community Energy Initiative – 1888 Gordon Street, Guelph

### SITE SUSTAINABILITY OVERVIEW

|                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| <b>Urban Development</b>             | A dense and well utilized site serviced by vehicular and active transportation to the downtown core. Integrates an active pedestrian connection between new and existing developments. The project incorporates high density residential to support and complement the Clair/Gordon Commercial Node.                                                                                                                                                                                                                                                            |
| <b>Existing and Proposed Trees</b>   | New trees on site and in the public right of way will contribute to the urban canopy, and new growth will add to the overall rejuvenation of the urban forest. It will provide a pleasant visualization for the existing adjacent buildings, as well as occupants of the proposed.                                                                                                                                                                                                                                                                              |
| <b>Site Lighting</b>                 | Site lighting will be designed to direct to the ground and not to the sky.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Alternative Transportation</b>    | The site is adjacent to public transportation routes, pedestrian and cycling networks and has on-site bicycle storage. Future residents will have many active transportation choices, and the site is served by nearby retail and commercial uses within walking distance. The active pedestrian connection provides residents ease of access to the commercial/retail node.                                                                                                                                                                                    |
| <b>Carbon Dioxide</b>                | The design and construction of the building will take into consideration the electrical and natural gas consumption for each major plant and electrical systems. Design will be balanced to provide more efficient equipment. Part of the design exercise will be to target larger electrical loads and the selection of the most efficient solution.                                                                                                                                                                                                           |
| <b>Landscape and Exterior Design</b> | The landscaped areas will provide for an aesthetically enhanced streetscape, façade and entrance design to the building. A large open space area is proposed central to the site contributing to 40% landscaped open space for the site.                                                                                                                                                                                                                                                                                                                        |
| <b>Heat Island</b>                   | The building proposes light-colored building materials which have proven effective in reflecting more light. The roof will use lighter-coloured surfaces compared to a typical asphalt roof, which does not reflect a lot of solar radiation. The majority of parking is underground to reduce the heat island effect for this site.                                                                                                                                                                                                                            |
| <b>Exterior Design</b>               | Through responsible building design, mixes of building materials will be evaluated and selected to decrease the heat island effect and be energy efficient. The design of the new building will be subject to the recently amended Ontario Building Code requirements, particularly by energy modeling design evaluation approach, which largely influences the percentage of glazing, glazing type, building opening's orientation, etc. By the use of a responsible balance of materials and orientation, an energy efficient design will be synergized in an |

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|                                | aesthetically pleasing and sustainable structure.                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Storm Water Management</b>  | A creative stormwater approach has been taken to use a treatment train system and Low Impact Development (LID) techniques. Infiltration of all water will occur in two infiltration galleries located on site. Amended soils and swales will be used to contribute to the green infrastructure of this site.                                                                                                                                                 |
| <b>Building Sustainability</b> | The building design, materials, and equipment have been selected and will be incorporated such that the building is sustainable in the long term. Sections of window walls will be designed in compartments to reduce the overall large expansion and contraction properties attributed with glass. The use of precast exterior wall panels and coating provides improved life cycle façade with minimal fading or delamination as found in other materials. |

## WATER EFFICIENCY

|                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <b>Water Efficient Landscaping</b>                       | Drought resistant landscape material will be specified as much as possible.                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Reduced Water Consumption - Domestic Use</b>          | Low-flow faucets, toilets, and showerheads will be incorporated throughout the units to reduce water consumption. The intent is for hot water domestic supply to come via condensing boiler systems. Heated storage tanks will be utilized to reduce fluctuations in the requirement for hot water under peak demand. Allowing for on-site storage reduces the amount of time required by residents to wait for hot water to come from centralized systems. |
| <b>Reduced Water Consumption - Heating &amp; Cooling</b> | Through the integration of a chiller and condensing boilers, the heating and cooling systems will be completely closed looped systems. The evaporation losses and energy efficiencies will be minimized, even more than a conventional heating and cooling system.                                                                                                                                                                                          |

## ENERGY & ATMOSPHERE

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| <b>Design Features – Mechanical Systems</b> | The buildings HVAC system is centralized, individual controls will be provided in units for heating, cooling and lighting. The use of condensing boilers will be installed. Variable speed pumps for heating and cooling will be incorporated with integrated building controls. The intent is for hot water domestic supply to come via condensing boiler systems. Heated storage tanks will be utilized to reduce fluctuations in the requirement for hot water under peak demand. Through the integration of high efficiency chiller/cooling tower systems and condensing boilers, the heating and cooling systems will be completely closed looped systems. The evaporation losses and energy efficiencies will be minimized, even more than a conventional heating and cooling system. |
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| <b>Design Features – Electrical</b>     | Energy efficient lighting will be utilized throughout the building. High efficiency florescent lighting will be utilized in most common areas which require 100% illumination at all time (parking garage, corridors, and stairs), and consideration for motion detection devices and/or LED lighting will be taken into consideration. Natural light is accommodated in all units and common areas to reduce the need for electrical consumption. Energy efficient appliances will be the standard inclusion for all units. |
| <b>Electrical Metering and Controls</b> | Utilities will be separately metered for individual units making residents aware of energy consumption. The building manager will be responsible for common areas and to monitor and reduce energy consumption. Common areas to be separately metered for electrical and natural gas.                                                                                                                                                                                                                                        |

## **MATERIALS & RESOURCES**

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| <b>Regional Materials</b>            | The vast majority of materials are available locally (800km radius as defined in LEED standard), limiting environmental impact of source supply transportation.                                                        |
| <b>Low Emitting Materials</b>        | Low VOC materials will be used where possible, including, membranes, soy based polyurethane insulation, paints, carpeting, etc.                                                                                        |
| <b>Collection of Recyclables</b>     | Collection of recyclables will be in accordance with City by-laws. A collection room will be located in the base of the building with ample room for additional bins.                                                  |
| <b>Building Materials</b>            | High recycled content material to be specified where possible. Renewable finishes (such as flooring) will be offered as choices to purchasers of residential units.                                                    |
| <b>Construction Waste Management</b> | A construction waste diversion program will be in effect during the construction period. On-site concrete washing out will not be done on-site, back washing of the concrete truck will be done at the batching plant. |

## **INDOOR ENVIRONMENT QUALITY**

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| <b>System Controllability</b>     | Each unit will have access to individual controls for heating, cooling, lighting, and ventilation.               |
| <b>Natural Ventilation</b>        | Operatable windows are provided for every unit and individual balcony.                                           |
| <b>Low VOC emitting Materials</b> | Low VOC materials will be utilized where possible.                                                               |
| <b>Natural Light</b>              | The building provides natural light to all regularly utilized spaces, other than the below grade parking garage. |

## **INNOVATION & DESIGN PROCESS**

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| <b>Sustainable Consultants</b> | The building and units will be designed and developed with input from accredited sustainable consultants. The building will be constructed to SB10 of the Ontario Building Code, energy modeling will be completed and applied to the building design to exceed the requirements of SB10. |
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