

RYKUR HOLDINGS INC.

October 23, 2016

Guelph City Hall
1 Carden Street
Guelph, Ontario
N1H 3A1

Attention: Ms. Sylvia Kirkwood, Manager of Development
Community Design and Development Services

Re: **75 Dublin Street North, City of Guelph**

Further to the City of Guelph's request we are outlining how this development will comply with the City of Guelph's Community Energy Initiative.

In regard to the above referenced project, the following items are proposed to bring the proposal in compliance with Guelph's Community Energy Initiative.

- The development will have roof top photovoltaic solar collection system with battery storage and/or a Co-gen system for hydro & heat generation.
- Building envelop will exceed current Building Code R Value factors for wall & roof systems to reduce heating and cooling loads.
- Energy star appliances to be provided in all senior affordable suites along with common laundry machines.
- Windows will be double thermal pain with Low E coating and Argon gas filled sealed glazing units to reduce heat loss & heat gain.
- Building has all parking contained in below grade structure eliminating blacktop heat sinks. Use of salt for parking lot safety is eliminated.
- Terraces will have trees for privacy and added benefit of shading to reduce cooling loads on shadowed roof and wall structures.
- Car Share Facility, full provision of both short and long term bicycle parking facilities, access to both public & mobility transit and downtown location close to a wide range of services encourages model split to non-car based options.
- LED lighting will be used in all base building fixtures including where practical, fixtures within all suites. Where allowed by Building Code occupancy sensor in any common areas and service rooms will be deployed to reduce electricity consumption.
- Low VOC paints to be used throughout project.
- Exterior lighting will all be LED fixtured with daylight sensors and lighting plan will be completed to minimize light pollution.
- Programmable digital thermostats will be provided in all units.

- Utilization of Municipal curb side pickup eliminates the wasteful duplication of private disposal vehicles attending site and municipal collection achieves a higher volume of waste diversion.
- Common building terrace will have table top herb & vegetable gardens.
- Landscaped areas will be of primarily natives & drought resistant species with low maintenance ground cover and mulching to retain moisture. No automated watering system will be provided to the site to ensure only targeted watering is applied during dry spells there by reducing water consumption and ensuring better adherence to watering restrictions.

Yours truly,
RYKUR HOLDINGS INC.



Per:

Tom Lammer
President
tom@lammergroup.com
Direct line: 519-221-6359