



IBI GROUP
101 – 410 Albert Street
Waterloo ON N2L 3V3 Canada
tel 519 585 2255 fax 519 585 2269
ibigroup.com

January 26, 2021

Mr. Michael Witmer
Senior Development Planner
Infrastructure, Development and Enterprise
City of Guelph

Sent via email to: Michael.Witmer@guelph.ca

**PRELIMINARY COMMUNITY ENERGY INITIATIVE REVIEW
33-37 ARKELL ROAD AND 1408 GORDON STREET, GUELPH
ZONING BY-LAW AMENDMENT APPLICATION**

On behalf of our client, ASC (Guelph) Facility Limited Partnership, please accept this letter as part of the complete Zoning By-Law Amendment application for the above noted properties. This letter has been prepared to highlight sustainable design elements of the proposed development and how the City's Community Energy Initiative objectives have been considered in the development proposal. We note that this letter considers the current development proposal which is subject to change throughout the Zoning By-Law Review process and Site Plan approvals process to follow.

City of Guelph Community Energy Initiative Update 2018

In 2018, the City of Guelph undertook an update to its community energy plan which resulted in the establishment of 25 actions to support the City's long-term (2050) sustainability objectives. The following table lists and discusses the City's 25 Actions as they apply to the proposed development and includes a discussion as to how specific items have been considered, as applicable:

No	Action	Response
1	Incrementally increase the number of net zero new homes to 100% by 2030.	The proposed development is not planned to achieve either 'net zero' or 'passive house' requirements, but has been proposed to meet or exceed the sustainability objectives of the Building Code.
2	Incrementally increase the number of non-residential buildings that achieve Passive House levels of performance to 100% by 2030.	

Mr. Michael Witmer 2021-01-26

3	These Actions apply to existing buildings and are not applicable to the proposed development	Not applicable as these actions only relate to the renovation of existing buildings.
4		
5		
6		
7	Air source heat pumps are added to 50% of residential buildings and 30% of commercial buildings by 2050. Ground source heat pumps are added to 20% of residential and 40% of commercial buildings by 2050.	The proposed design does not include air source heat pumps. Residential suites will be served by 2-pipe fan coil systems. Heating to be provided by gas fired boilers. Cooling to be provided by air cooled chillers. Amenity spaces are maintained by DX cooled/gas fired rooftop units
8	Solar photovoltaic (PV) systems are installed on 80% of all buildings by 2050. These PV systems provide on average 30% of consumption for building electrical load for less than 5 storeys and 10% for multi-unit buildings greater than 5 storeys and commercial buildings.	No solar photovoltaic systems are proposed for this development.
9	Heat pumps for hot water installations are scaled up to 80% of residential buildings by 2050, and 50% of commercial buildings by 2050.	The proposed design does not include air source heat pumps. Residential suites will be served by 2-pipe fan coil systems. Heating to be provided by gas fired boilers. Cooling to be provided by air cooled chillers. Amenity spaces are maintained by DX cooled/gas fired rooftop units
10	20 megawatts (MW) of commercial scale ground mounted solar PV is installed per year between 2018 and 2050.	No solar energy systems are proposed within the development.
11	A 16 MW seasonal storage district energy system is installed in the downtown area.	Not applicable (not located within downtown area).
12	67 MW of energy storage is installed by 2050 to reduce the curtailment of the ground-mounted PV.	Not applicable - City objective.
13	50 MW of wind energy is installed by 2050 outside of city limits.	Not applicable - City objective.
14	Local production is maximised, and additional renewable natural gas is imported to displace natural gas consumption in buildings.	Not applicable - City objective.

Mr. Michael Witmer 2021-01-26

15	100 kilowatts of run of river hydro electricity generation is added.	Not applicable - City objective.
16	Transit is introduced in areas of high density and insufficient transit.	The subject property is in close proximity to transit stops, including those situated at the intersection of Gordon and Arkell. It is understood that a future Go Bus station is proposed near the site, supporting the use and viability of inter and intra-city transit.
17	The transit fleet is fully electric by 2050.	Not applicable - City objective.
18	The cycling and walking mode share is increased.	The development includes an extensive network of internal sidewalks and paths, connecting to the municipal sidewalk network. The location of the development in close proximity to many commercial and recreational uses along the corridor supports the viability of walking and cycling to the site.
19	The percentage of trips that are rideshare is doubled by 2050.	No ride share is proposed, however the retirement community will operate a shuttle services which will decrease reliance on personal automobile use.
20	A car-free downtown is created by 2040.	Not applicable (not located within downtown area).
21	The municipal fleet is electrified by 2050.	Not applicable - City objective.
22	100% of new passenger vehicles are electric by 2030.	Not applicable. It is antic
23	95% of commercial vehicles are electric by 2030.	Not applicable.
24	100% of new vehicles are autonomous by 2035.	Not applicable.
25	The efficiency of process motors is increased by 50% by 2050 for industrial operations.	Not applicable.

Additional Sustainability Elements

In addition to the elements described in the table above, the proposed development contemplates various sustainable design elements/features which include:

- A landscape coverage of approximately 49%;

Mr. Michael Witmer 2021-01-26

- On-site infiltration systems to manage stormwater runoff as detailed in the Stormwater Management Report prepared by GM BluePlan.
- A tailored parking rate reflective of the proposed retirement community use, recognizing a lower parking ratio is needed for future residents compared to that of apartment uses.
- The location of 48 parking stalls below grade to increase the amount of pervious area on the site and decrease localized heat island effects.
- A green roof (approximately 330 sq. m of area) located on top of the proposed swimming facilities (client currently considering).

Should you have any questions about the proposal or should you wish to discuss, please do not hesitate to contact me. It is recommended that this letter/review be updated as the design of the development evolved and addition details confirmed through the Site Plan Approvals process.

Sincerely,

IBI GROUP

A handwritten signature in black ink, appearing to read 'D. Galbraith', written in a cursive style.

David Galbraith, BES
Senior Planner