



building on sustainable opportunities

Appendix "C" to
SRPI.21.105
City File: D06-17041

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July 10, 2018

Town of Richmond Hill
Planning & Regulatory Services Dept.
225 East Beaver Creek Road
Richmond Hill, Ontario L4B 3P4

Attention: Sal Aiello

TOWN OF RICHMOND HILL
PLANNING AND REGULATORY
SERVICES DEPARTMENT

AUG 16 2018

RECEIVED

Per: _____

Dear Mr. Aiello,

Re: Energy Performance Measure for Bluegrove Investments Inc. As Required By Sustainability Metrics

Our company Clearsphere Consulting has been engaged as the third party Certified Energy Advisor for Bluegrove Investments Inc. As consultants we evaluated the building design with HERS (Home Energy Rating System) software which is a Performance Compliance Path method listed in the Ontario Building Code under SB-12. The applicant's proposal has "building design features that will achieve at least **15%** energy efficiency over conventionally built homes" in accordance with the current Ontario Building Code-SB12 2017. The summary of those features are as follow:

Model TH-RL21-1 (Worst Case Scenario)		
Item	2017 Package A1	Bluegrove Performance- 15% BTC *
Ceiling with Attic	R60	R60
Ceiling without Attic	R31	R31
Above Grade Wall	R22	R-22 Batt + R5 Sheathing
Exposed Floor	R31	R-40
Basement Wall	R20 ci	R20 ci
Slab	R10 if <600 mm below grade	R10 if <600 mm below grade
Space Heating	Furnace 96% AFUE	Combination System, A/H with ECM motor, Boiler AFUE =95%
Domestic Water Heater	EF=0.8	Combination System, Boiler AFUE =95%
Heat Recovery Ventilator	75% SRE	75% SRE
Drain Water Heat Recovery	42% on two showers	42% on min. one shower
Windows and Glass Doors	U=1.6	U=1.6
Lighting	None	95% CFL/LED
Annual Energy Consumption (GJ)	136.20	114.70 (15% Better Than Code)

*Subject to change while maintaining 15%-to allow for new products and systems

These features shall be listed on the site plan drawing and also any building permit plans.

The applicant is committed to implementing a "Better Than Code" Program on the subject development on at least 76% of the units, as per The Sustainability Metrics. The third party Certified Energy Rater is engaged to inspect, test, and validate to the satisfaction of the Town of Richmond Hill that the proposed rating will be attained. Upon Occupancy, the homeowner will be presented with a "Better Than Code" rating label indicating the home's performance.

The OBC SB-12 minimum energy efficiency may be revised to require more efficiency prior to any or all building permits being issued. In such circumstance, the Bluegrove proposed savings BTC percentage will be adjusted for outstanding building permit applications. The adjustment would reduce the BTC savings % down to reflect a prorated comparison of the above noted Annual Energy Consumption comparison. Clearsphere would prepare necessary support information.

If you have any questions please don't hesitate to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Godden".

John B. Godden, BES, C.E.A., LEED Green Rater, CRESNET
Clearsphere President

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