

The Initial planning report is prepared and submitted on March 24, 2021.

We have covered as much information as time and funds would permit, however, we are enthusiastic regarding the continuing learning process that we have initiated with the assistance of FCM. We wish to continue to work with FCM as we explore and fine tune the information relevant to our proposed facility. I would recommend that interested parties view the following locations for general information and seminars which may be relevant to the overall learning process applicable to each individual pursuit of a NetZero project.

joe@zeroenergyproject.org

connie@newbuildings.org

GMF number:	17338
Lead Applicant:	Phil Dlot/Catherine Collins
Phone, fax, e-mail, and address of lead contact:	431 275 0601/ 204 956 0084
Date of the Report:	March 23, 2021

1. Summary of the Initiative

a) What was the objective in preparing the funded initiative?

- To initiate the process of determining the feasibility of providing a facility that is net zero compliant. Informational research.

b) Referring to the original plan for this funded initiative, please identify any changes in the approach or methodology upon implementation. For example, significant scope changes such as alterations to timeline, cost or personnel.

- We engaged with several groups to identify cost implications as well as online resources to ascertain what other jurisdictions have implemented in order to bring net zero to fruition. Many ideas and methodologies require further exploring. Additional costs, time and resources will be required in order to capture the best practises and ideas that are most applicable to our situation.

c) Describe community engagement activities (e.g. consultations, workshops, meetings) performed for this funded initiative.

- The informational gathering is informative and on-going with respect to determining which aspects of the benefits of net zero are best utilized in our environment, soil conditions, suitable energy availability, cost to overall benefits. We are at present reviewing various options to continue our investigations.

2. Triple Bottom Line Findings and Recommendations

a) What were the outcomes of this funded initiative?

- Environmental, Financial, Social
- Affordability considerations
- Recommendations

The environmental study to date indicates the type of soil and infrastructure required to support the proposed facility. This information is also valuable in terms of depth of piling required and any geothermal access should we continue to pursue this heat source. We have also modified our roofing system in order to accommodate solar panels should we choose this route in conjunction or in isolation as a heat/ energy

source for the building. The geotechnical study provides us with information as to the best location for the proposed facility and the depth and type of infrastructure required in order to secure the foundational requirements of the building.

The geotechnical report is submitted to the design group which can then incorporate the results of the geotechnical in any planning for the building design in terms of instituting energy efficiencies. The costs of the enhanced energy efficiencies within the design process must then be gauged for increased building costs and which enhancements can be judged as cost effective and which enhancements can be modified in order to maintain a viable/ sustainable facility that is affordable to construct and operate.

Based on our review to date we have become aware of various cost implications (not unexpected) of a progressive net zero facility:

- We are presently involved with a couple of builders and are working on ways and means to mitigate cost differentials between NetZero and typical building costs.
- I would strongly advise anyone considering net zero construction costs to consider all means of practical cost saving criteria as well as the grants available that could mitigate some of the cost differentials inherent in achieving the best energy efficiencies possible.
- FCM is one of the prime sources other programs may be available depending on location and are well worth investing.
- One must also take into account the longer-term sustainability of an enhanced quality-built facility with greater durability of the super structure as well as internal mechanical/ electrical Systems.
- The internal facility upgrades resulting improved energy efficiencies will reduce the operational costs of the building.

These factors should enter into the equation on the side of costs savings when modelling the cost benefit ratios of net zero vs. traditional construction and operational costs. We will continue or research. It is important to note that in our investigation to date the concept of net zero building is well received and encouraged by all parties we have encountered.

3. Community Context.

<p>Provide a profile of the community that is the object of this funded initiative (e.g. general demographics)</p>	<p><i>The area for this facility is located in a diverse demographic location consisting of established households, immigrants and various businesses. The area is under revitalization with new businesses and housing facilities being built and or planned. The property for our facility would benefit access to affordable, safe housing for seniors and create much need infill housing.</i></p>
<p>Indicate the size and structure of the lead applicant organization and the Board of Directors</p>	<p><i>The lead applicants represent a diverse group of stakeholders within the Board of Directors. We have former Members of the Provincial Legislature, Prominent City of Winnipeg representation, Area residents, members of the Minority Communities, an Accountant, and a experienced fund raising person. The project developer has 40years of experience with emphasis on non-profit facilities.</i></p>

4. Project Team

- a) Briefly indicate who was involved in developing this funded initiative, and their affiliations (including consultants). If a municipal housing provider, please include both municipal staff and officials who managed the preparation of the funded initiative.
- This funded initiative was developed by Hold Zone Inc.'s development coordinator who engaged with architects, building contractors and various online resources to further study the benefits and cost implications developing a net zero facility.
- b) Was there a Project Champion who was instrumental to the completion of the funded initiative? If so, please include their name, title and contact information, and describe their role in the funded initiative.
- Phil Dlot, Hold Zone Inc., was responsible for completion of the funded initiative and the ongoing studies required to move the process forward. He is the president of Hold Zone Inc. with 40 years of experience in project development and management. He can be reached at 431 275 0601.

5. Outcomes and Next Steps

- a) What is the next step in the implementation of this funded initiative?

The next step is to continue to obtain additional information and methodology with which to apply to our potential construction of a net zero building. The initial study has pointed the way for us to follow on the journey.

6. Lessons Learned and Knowledge Sharing

In answering the questions in this section, please consider all aspects of the preparation of the funded initiative — from the initial planning through each of the essential tasks until the funded initiative was completed.

- a) What lessons were learned in the course of this funded initiative? In your answer, consider how any barriers or challenges were overcome and what you might do differently.
- We have learned that although net zero facilities appear to be welcomed as a concept, we are on occasion greeted with a lack of knowledge of the concept. Once we explain the benefits and rationale for working towards net zero facility the response is overwhelmingly positive and encouraging.
 - As more of the general public becomes aware of the implications of this building method more will be on board.
 - Finding builders with experience in this type of construction for a dialogue was difficult.
 - Most builders of typical construction tend to want to stay in their familiar lane and are, therefore, not open to exploring different building configurations as they bid for jobs and the lowest bidder usually wins the bid.
 - We had to improvise in terms of how we would find ways to construct the facility and which areas we could possibly streamline in order to create some cost savings.
 - We have zeroed in on these tasks as a result of the initial planning.
- b) What worked well? What would you recommend to others undertaking similar projects?

- We contacted various on-line resources and engaged with them to obtain as much information from sources that actually are involved in developing net zero buildings and pick out the ideas and methods that could be applicable to our situation. E.g. energy sources and costs efficiencies, building envelope, mechanical systems, venting, ducting, etc.
 - Applicable weather specific issues, i.e., what challenges does extreme weather conditions (very hot to very cold) could determine which sources of energy and material are best suited for a particular location. We are continuing to study this situation.
 - Additionally, each building site may have specific issues to deal with. Building location in terms of sun orientation, access to ground water, etc.
- c) How do you plan to share the knowledge gained from this funded initiative? (e.g. website, conference, trainings).

We will include the information on the initial planning in our web site which is under construction. Once we evolve, we will share information with any party that could benefit from our efforts.

7. Publicity and Outreach

- a) Has the funded initiative received any recognition, media coverage, or notable public support? If so, please describe.

We have discussed the possibility of moving towards net zero with a couple of builders who are quite positive. We have mentioned this as well to two funders who are very positive and on board with this initiative. Our Board of Directors is very positive and would like us to proceed to continue to move in this direction.

We have not contacted any media at this time. A website is in development at this time.

- b) Is there a website where more information about the initiative can be found? If so, please provide the web address with references to the relevant section.

We are at present developing our web site where we will outline our efforts in this regard. The web site is under development under the name: harriestreetseniors.ca

- c) We encourage you to provide up to 10 images relevant to the funded initiative, if available.

No pictures are available at this time, but we plan to document things as they roll out with photo credits and releases.

8. Contacts

- a) Please provide the name and coordinates (title, full address, phone, fax and email) of someone who can be contacted for more information about the funded initiative.

Please contact Phil Dlot (431-275-0601), holdzone1@gmail.com

- b) In the event the contact is no longer available, please provide general contact information for the lead applicant, such as the administrative office of the municipal department that coordinated the Project or some other general contact for the Recipient/lead applicant.

Contact Phil Dlot or Catherine Collins with any follow up inquiries. Catherine can be reached at email: harriestreet55@gmail.com
Phone: 204 956 0084

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This project was carried out with assistance from the Green Municipal Fund, a Fund financed by the Government of Canada and administered by the Federation of Canadian Municipalities. Notwithstanding this support, the views expressed are the personal views of the authors, and the Federation of Canadian Municipalities and the Government of Canada accept no responsibility for them.