

SCHEDULE F Triple Bottom Line Report

The Triple Bottom Line refers to the environmental, economic and social aspects of sustainable initiatives.

The purpose of the Project Completion Report is to share the story of your experience undertaking your project with others seeking to address similar issues in their own communities.

The Project Officer will ensure a Word template of Schedule F is available for completion, and will help with any questions. FCM will post your report on the [Green Municipal Fund™ \(GMF\) website](#).

Instructions:

- Use **plain language** that can be understood by people who are not specialists on the subject.
- **Five to 10 pages**, but may be longer or shorter, depending on the complexity of the project.
- The report, including all attachments and appendices, must be submitted in **PDF format** with searchable text functionality.
- Reports must be clearly identified as **final** (not draft).
- **Reports must be dated.**

VERY IMPORTANT:

Timing: You need to email a report, to your GMF project officer (contact info is in Schedule C), on the dates indicated in Schedule C or whenever FCM asks for such a report.

Copyright: Before you submit a report to FCM, make sure you hold the copyright for the report. If you're hiring a consultant to prepare the report, please make sure to get the copyright (see FCM's copyright tips document), or else FCM will not be able to disburse the Grant Amount.

Accessibility for people with disabilities: Please do not change the format, font, layout, etc. of this report. This template has been specially designed, following FCM's Accessibility Guidelines, in order to be accessible to people with disabilities.

Confidentiality: If your report contains any Confidential Information that you would prefer not be made available to the public (e.g. through a case study or other materials produced by FCM that relate to your Project), please submit two versions of the report:

1. **Complete report including Confidential Information:** Please clearly label this report with the word "**Confidential**" or similar wording and FCM will treat it as confidential.
2. **Abridged report excluding Confidential Information:** This report may be posted on the FCM website and otherwise made available to interested third parties, to help FCM meet its knowledge sharing objectives.

GMF number:	GMF 17534
Lead Applicant:	UWCRC 2.0 Inc.
Phone, fax, e-mail, and address of lead contact:	204-227-2952 515 Portage Ave Winnipeg, MB R3B 2E9

Date of the Report:	26-01-2021
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1. Summary of the Initiative

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

Our objective was to select and validate the Return on Investment (ROI) of a high-performance mechanical system to meet sustainable development goals.

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.

Our project is currently in the Schematic Design phase and the decisions made at the time we completed the study supported by the planning grant is informing all subsequent design decisions. The planning study enabled assumptions about ground loop or water loop heat pumps to be challenged, and a four pipe fan coil system to be verified as optimal. This enabled the project Owners to approve the most efficient choice in their Owner’s Statement of Requirements in an efficient manner, ultimately saving time and money with clear decision-making information

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

In proximity to 308 Colony there are a number of art galleries, a University Campus and other residential high-rise apartments. Meetings were convened with the City of Winnipeg, Winnipeg Art Gallery and Campus Facilities staff to review sustainability goals and common objectives for the district. The resulting approach to sustainability was supported by community stakeholders.

2. Triple Bottom Line Findings and Recommendations

a) What were the outcomes of this funded initiative?

- Environmental, Financial, Social
- Affordability considerations
- Recommendations

The development in an urban location with limited a limited site and minimal set-backs. The ability to achieve maximum operational energy efficiency with a four pipe mechanical system will be replicable on other high-rise urban development where geothermal cannot be accommodated.

High efficiency buildings enable affordable housing providers to offer “hot rents” with greater savings to all tenants.

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 project is looking to address critical affordable rental housing needs in downtown Winnipeg, consistent with the City’s recently released Comprehensive Housing Needs Assessment, which found that on average, one-person households have the lowest incomes and face the most significant</i></p>
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	<p><i>housing affordability problems. The affordable program is geared to single-person households, addressing a critical segment of those persons identified in the Assessment as having core need – in particular, recent immigrants, refugees, Indigenous persons, individuals between 20-35 or who are 55+ years of age, and/or who have accessibility needs. The project will target 31% barrier-free units, with all common areas as fully accessible.</i></p>
<p>Indicate the size and structure of the lead applicant organization and the Board of Directors</p>	<p><i>UWCRC 2.0 Inc. is a not-for-profit developer and property manager that currently employs 17 staff. The Board of Directors consists of 14 Directors, 8 Community Directors and 6 University of Winnipeg Directors.</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.

UWCRC 2.0 Inc. initiated the application to GMF as it is consistent with our mandate to deliver innovative and sustainable urban development. Our project team included UWCRC 2.0, Cibinel Architecture, Epp Seipman Engineering, Crosier Kilgour Partners, and Bockstael Construction.

- 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.

5. Outcomes and Next Steps

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

The next step is to use the data from the Epp Seipman Engineering report to develop Schematic drawings with a performance specification to validate design assumptions and enable further energy modelling and ultimately achieve energy efficiency and GHG reduction outcomes.

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.

Design innovation in our prairie climate is often limited by site selection, where passive technologies rely on building orientation to maximize efficiency. Winnipeg has great potential for solar energy given our average days of sun, however PV panelized systems are constrained by site size and are currently not

incentivized in our province and the Return on Investment has not been a viable development option in our urban setting. Funding through the GMF to test the methodology for a four-pipe system that can exceed the NECB baseline for energy efficiency by 55% and achieve a GHG reduction of 69% to 99% will materially impact budgets and planning for future urban high-rise projects.

- b) What worked well? What would you recommend to others undertaking similar projects?

An integrated approach to project planning that engaged the Owners, developer, architect, engineers and Construction Manager enabled critical path timelines to be met for funding applications and using data-driven decision making to establish consensus and avoid retrograde decision-making.

- c) How do you plan to share the knowledge gained from this funded initiative? (e.g. website, conference, trainings).

When approved and permitted by the FCM program, we intend to share our building innovations in the leasing and marketing phase as features of the development on the website. Additionally, our Senior leadership team participates in seminars and presentations for the Manitoba Non Profit Housing Association, among other venues, where we share our lessons learned and approaches with other NPO's.

7. Publicity and Outreach

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

To date, there has not been any recognition, media coverage or notable public support. As the project progressing we will be seeking earned media opportunities, establish an on-line presence and create/distribute marketing and advertising materials.

- 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.

There is not currently a website with further information.

- c) We encourage you to provide up to 10 images relevant to the funded initiative, if available.
- a. Where possible, include photos that feature people in action, illustrate the progress of the project, or feature “before” and “after” perspectives.¹
 - b. For each photo, please include:
 - A caption describing what is featured in the photo
 - A photo credit that indicates who owns the copyright to the photo and the photographer (e.g. © 2010, City of Ottawa/Madison Brown)
 - Written releases from any persons appearing in the images (Please request a photo consent form from your project officer).

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.

*Jeremy Read
Chief Executive Officer
515 Portage Avenue, Winnipeg MB, R3B 2E9*

¹ The photos must be in tiff or jpeg format and at least 300 dpi (up to 10 MB/10,000 KB but no smaller than 1 MB/1,000 KB in file size)

204-227-2952
je.read@uwinnipeg.ca

- 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.

Marcella Poirier
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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.