



# **BANNERMAN GREEN HOUSING CO-OP INC.**

---

## **DESIGN COMMITTEE REPORT –**

### **FEBRUARY 10, 2021**

#### **1. CMHC :**

- Final proposal was submitted December 24th.
- Initially there was some confusion about whether the differential equity co-op would be considered, but that was resolved in mid December and agreed to allow us to submit.
- We were advised to include two separate budgets - one for the new build and one for the existing which Karl did. In the first week of January, the CMHC rep in Saskatoon called Karl to say that her team in Ottawa looked at the submission and recommended that the project be treated as one new build. The reason they gave was that the Passive House deep retrofit essentially extended the life of the renovations to the same as new!
- This was good news as there is now one project and the total project was able to assume 50 year mortgages....this reduced overall costs from the earlier 30 year mortgage.
- The CMHC rep in Saskatoon amalgamated the budgets and submitted to Ottawa once approved by Karl. This new pro forma budget submitted by Karl showed a surplus and there was a note from Saskatoon indicating that the budgets passed their thresholds for feasibility...good sign.
- Now we wait

#### **2. CITY OF WINNIPEG:**

- The Draft/Pre-Application was submitted to the City on January 7, 2021
- Dudley had several emails regarding the city process
- It has proceeded to the office of a zoning officer and she is evaluating the project
- Invoice submitted to us on Jan 25... paid on Feb 2
- Now we wait

#### **3. ENERGY MODELLING:**

- Dudley talked with Gio Robson about how to start the process for the Efficiency Manitoba grants. Gio is the resource person that does all EM energy modelling.
- He indicated that the process is for him to prepare an initial energy run - if the project is in the sustainable range, he can help us open the file to start the application process
- He indicated that he required more detail measurements and size of windows, systems etc. before he could start. Dudley added several drawings by January 12.
- Gio has completed the modelling for all buildings and submitted a draft to BG for review
- In brief, all 3 buildings will qualify for the Eff Manitoba allocation of \$12,000 per unit
- Gio is sending application forms and we can submit to Eff Mb when received

#### **4. CONSTRUCTION COST ESTIMATES:**

- Karl suggested that I talk with Wes Postma of Postma Quantity Surveyors to see if we can get a fee quote to provide us with construction cost estimates for all three components of the project.
- Dudley called Wes and explained the project and sent him a set of drawings. I said we would not be proceeding until we get formal approval from CMHC (if we spend the \$ before approval, they will not support).
- Quote received varies from \$1500 to \$4500 depending on detail required
- DT to obtain other quotes for comparison.
-

## 5. FEDERATION OF CANADIAN MUNICIPALITIES (FCM) FUNDING:

- Karl suggested we apply for design funding through the above
- FCM received \$52m per year until 2026 from Federal Government for Sustainable Affordable Housing through the Green Municipal Fund
- Funding is available for studies, planning and capital
- Funding to be coordinated with CMHC
- Funds for future phases: retrofits grants of up to 50% for net zero; new builds up to 10% grant for net-zero....grants based on level of sustainability
- We applied for Planning Phase and asked for \$150,000
- Application was received and admin to be back to us within a week regarding next steps

## 6. NEXT PHASE: RESEARCH SUSTAINABLE TECHNOLOGIES/PROCESSES:

There are a number of things we could start doing and I might suggest we focus on these at our meeting next week.... any courses and seminars that we can learn from? any local resources we can call on for assistance? Other ideas?

1. **Sustainable certifications:** We should start to explore the costs and benefits of third-party certification organizations so that we can make sure we tailor the design to comply ...these to include Passive House; Living Building Challenge; LEED; Net-Zero CAGBC etc....starting to prepare comparisons
2. **Re-purposed materials:** We need to identify potential materials that we can use in the project, start to plan a process to discover surplus materials to re-purpose as they become available, and set up a depot and SWAT-team manpower to recover ...DT has Eaton's Executive Dining Room stored at a garage!...find an empty garage to rent on the lane (Mark)? Brown and Rutherford storage shed or C-Can (Terry)? City of Winnipeg re surplus materials from Safety Building (Mark)
3. **Sustainable products:** To investigate the best materials and technologies to reduce energy/carbon consumption in the project: solar PV panels, solar shingles, solar hot water (Terry), geothermal, solar greenhouse, water collection and retention (Jim), hot water, appliances, hot water heat recovery, compost toilets.
4. **Embodied Carbon:** to research the best methodology to ensure that our building materials are zero carbon – how to track and ensure compliance. Chris Magwood Endeavour Centre- meeting set up middle of February DT to forward YouTube video. .
5. **Food, recycling and compost:** what are the best options to develop a garden and greenhouse, passive food storage, freezers; a recycling/reduce/reuse system; a compost system for base and satellite units; xeriscaping and drought resistant plants; fruit trees; heritage vegetables; solar greenhouse; root and wine cellar; walk-in freezer, rooftop gardening above carpark – we need to find other groups willing to work with us – Urban Gardeners; Transition Winnipeg; UM agriculture etc.