Agenda - Council – March 23, 2011

Report - Standing Policy Committee on Property and Development – March 10, 2011

Item No. 2 Green Building Policy for Existing City-owned and leased Buildings

STANDING COMMITTEE RECOMMENDATION:

On March 16, 2011, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submits the following to Council:

1. That the Winnipeg Public Service be granted an extension of time of an additional 180 days to report back to Council with a Green Building Policy for existing civic buildings in order that the policy can be:

    A. Supported by a research-based strategy:

    B. Coordinated with the comparable policy currently being developed by the Province of Manitoba.

2. That the Proper Officers of the City be authorized do all things necessary to implement the intent of the foregoing.

Agenda - Council – March 23, 2011

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DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 16, 2011, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On March 10, 2011, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

COUNCIL DECISION:

On July 21, 2010, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the City of Winnipeg adopt the "Green Building Policy – New City-Owned Buildings and Major Additions", as outlined in Appendix 1 to the report of the Winnipeg Public Service dated June 28, 2010, for all new City buildings and major additions larger than 500 square meters (5,400 square feet) effective January 1, 2011.

2. That the Winnipeg Public Service be directed to prepare a Green Building Policy for existing civic buildings and report back within 120 days.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

ADMINISTRATIVE REPORT

Title: **Green Building Policy – Existing City-owned and leased Buildings**

Critical Path: **Standing Policy Committee on Property and Development**

AUTHORIZATION

Author	Department Head	CFO	CAO
P. Regan	D. Joshi	N/A	P Sheegl Deputy CAO

RECOMMENDATIONS

1. That the Winnipeg Public Service be granted an additional 180 days for the preparation of a Green Building Policy for existing civic buildings in order that this policy can be:
    a. Supported by a research-based strategy
    b. Coordinated with the comparable policy currently being developed by the Province of Manitoba.

2. That the proper Officers of the City do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

On July 21, 2010, Council adopted a Green Building Policy – New City-owned Buildings and Major Additions. At the time of adoption of this policy, the Public Service was directed to prepare a Green Building Policy for existing civic buildings and to report back within 120 days.

IMPLICATIONS OF THE RECOMMENDATIONS

The City of Winnipeg owns or leases at least 600 buildings, the majority of which are more than 30 years old. Many are not constructed to contemporary energy efficiency

standards. Therefore, the achievement of City sustainability objectives including leading by example and reduction of corporate GHG emissions will benefit from striving to enhance the performance of existing buildings.

The age and variety of existing City-owned buildings means that:

- Many were built to outmoded building codes/standards
- Many lack contemporary control systems
- Some have changed use over time
- Some contain hazardous materials such as asbestos or lead paint

Therefore, a flexible approach that can adapt to opportunities and barriers is needed. In addition to a flexible and enabling policy, a strategy is needed that identifies priorities and can effectively guide investment to areas with the highest economic, environmental and social return. Such a strategy should include a rationalized scope (clarity about which buildings it applies to and why), a sustainable funding model (looking at best/similar practice, including models such as Edmonton's revolving fund) and a mechanism for monitoring and review.

The Province of Manitoba is currently developing such a strategy, with supporting policy, for existing provincially-owned and operated buildings (initiated November 2010, expected to be substantially completed in late 2011). The Province will be conducting research on best practices, on benchmarking building performance, and on feasibility of various approaches.

By coordinating the development of a civic strategy to greening existing buildings with the provincial process, we can benefit from this research. As well, this coordinated approach allows the opportunity for policy alignment across governments should it prove desirable and efficient. The Environmental Coordinator is participating in the Provincial strategy/policy development process as an observer.

HISTORY

On February 2, 2010, Standing Policy Committee on Property and Development directed the Winnipeg Public Service to report back with a Green Building Policy within 120 days.

A Green Building Policy for New City-owned Buildings and Major Additions was adopted by Council on July 21, 2010. Included in the report recommending the policy was an additional recommendation that a complementary Green Building Policy for existing civic buildings be prepared, and that the Public Service Report back within 120 days.

FINANCIAL IMPACT

Financial Impact Statement **Date:** January 20, 2011

Project Name:

Green Building Policy – Existing City-owned and leased Buildings

COMMENTS:

The recommendation in this report is that the Winnipeg Public Service be granted an additional 180 days for the preparation of a Green Building Policy for existing civic buildings in order that this policy can be:
a. Supported by a research-based strategy
b. Coordinated with the comparable policy currently being developed by the Province of Manitoba.

There are no financial implications associated with this recommendation.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

CONSULTATION

In preparing this report there was consultation with:

Municipal Accommodations Division
Province of Manitoba – Infrastructure and Transportation

SUBMITTED BY

Planning, Property and Development Department
Planning and Land Use Division
Prepared by: Ian Hall, Environmental Coordinator
Date: January 21, 2011

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