OLDgrace
Housing Cooperative Ltd.

February 6, 2019

Community Incentive Grant Program (C.I.G.P.)
8th Floor- 395Main Street
Winnipeg, Manitoba R3B 3N8

RE: OGHC-sponsored Car Sharing in Wolseley

To whom it may concern:

Enclosed is an application from Old Grace Not-for-Profit Housing Co-operative Ltd (OGHC) for support toward providing a third car-sharing vehicle to be located on the grounds of the housing co-op.

OGHC is requesting this assistance to provide a benefit to community members living and working in the Wolseley area, in the vicinity of the co-op. A third car-sharing vehicle (a van is being recommended in addition to the two compact cars the co-op already provides on its site) will give more Wolseley residents the opportunity to make use of a variety of energy-efficient vehicles at low cost, thus reducing pressure on city streets, reducing on street parking requirements and contributing to lowering of Greenhouse Gases.

OGHC proposes to bring this vehicle to Wolseley through an agreement with Peg City Car Co-op https://www.pegcitycarcoop.ca and is requesting a grant of $16,520 to cover its 40% share of $41,300 cost. Both OGHC and Peg City would provide additional in-kind costs such as no-cost parking for the vehicle, insurance, maintenance, etc.

oldgracehousingcoop@gmail.com

oldgracehousingcoop.ca

OGHC received prior support from the C.I.G.P for the perimeter landscaping of its main property. OGHC was awarded $15,000 toward the $130, 813 cost of landscaping (11%). Should the enclosed application be successful, CIGP funding would constitute 18% of both projects.

Thank you for your consideration.

Sincerely

Sandra Hardy, President

cc: Councillor Gilroy

attachments:

2017 Annual Return of Information

Current agreement with Peg City

oldgracehousingcoop@gmail.com

oldgracehousingcoop.ca

**Part B: Project Proposal Submission**

# OGHC-sponsored Car-sharing for Wolseley

## *Organization Description:*

Old Grace Housing Co-op (OGHC) is a non-profit housing co-operative in Wolseley. Its purpose is to provide members with affordable homes were they can live together in a diverse and sustainable community. OGHC was incorporated in 2014.

**Mission Statement :**
The OGHC community:

- welcomes members from different cultures, ages, and family compositions, with differing degrees of mobility.
- provides affordable homes in a variety of sizes, with both equity and subsidy opportunities to suit members' financial circumstances.
- supports member independence, but encourages interdependence through use of shared amenities and participation in community activities.
- accords all members an equal voice, and an equal opportunity to get involved in community decision making.
- enables members to age in place, moving to smaller units or adapted units as their personal needs change.
- offers an attractively-landscaped, safe, pedestrian-friendly environment that encourages resident interaction.
- comprises buildings that fit the urban scale and character of the surrounding Wolseley neighbourhood.
- demonstrates members' commitment to environmental sustainability, in both building construction and operation.

OGHC has recently completed construction on two sites: a 60-suite building located at 200 Arlington Street and a 4-townhouse development at 250/254/258/262 Evanson Street. The complex is designed to integrate well with the surrounding neighbourhood and includes a very high degree of energy efficiency and attention to "green" building practices. OGHC is targeting LEED Gold for the Arlington building and both buildings are Manitoba Hydro PowerSmart buildings.

Thirty-four of the units are earmarked for households qualifying for provincial Affordable Housing, including 13 very-low-income households qualifying for provincial Rent Supplement. The common areas of the complex, as well as 7 suites, are fully accessible by individuals with mobility challenges

All suites are taken, and the co-op has a substantial waiting list.

There is parking for 44 vehicles on the 2 sites. OGHC rents out any parking spaces surplus to its own needs to community groups and businesses, such as the neighbouring Siloam Mission facility.

Prior to construction, there were neighbourhood concerns that parking problems would increase with the additional density in the neighbourhood. The co-op has worked to encourage its members to find alternatives to private vehicles. The co-op has purchased two Peg City Cars

and provides parking spaces for them on the Arlington lot. These two vehicles have been well used – both by OGHC members and the broader Wolseley Community.

OGHC contracted with Peg City Car Co-op for the first 2 car-sharing vehicles on its site – paying $60,000 and providing free on-site parking for the two vehicles - a Honda Fit and a Toyota Yarus. As a result of this initiative a number of members of the co-op have given up personal car ownership, freeing up on-site parking for visitors and minimizing the street parking requirements.

Further expansion of the car-sharing service provided by Peg City Co-op would align with the OGHC commitment to environmental sustainability.

Peg City Car Co-op's mission is to provide a safe, reliable and inclusive car-sharing program. We aim to fulfill the demand for car-sharing by providing a practical and appealing transportation solution. Peg City is currently the only publicly available car-sharing entity in operation in the City of Winnipeg.

## Project Description: OGHC-sponsored Car-sharing for Wolseley

OGHC is looking to expand its partnership with Peg City Car Co-op to bring increased car-sharing to the Wolseley community – a community which values environmental responsibility and stewardship

Car-sharing is a membership-based service that provides flexible transportation solutions for individuals, families, and companies. Members receive an access key and an online account that allows them to book a vehicle, where they want it, when they want it.

It can be compared to a library book that one borrows and then returns. Co-op vehicles are always found in the same designated parking spot. Members make their bookings online. They head over to the area where they reserved a car, and then drive it as if it were their very own. Before the booking time expires, the car is returned to the same designated parking spot.

Peg City Car Co-op is a co-operative car-sharing service that was launched in 2011 and has grown from the first couple of cars to a fleet of over 30 vehicles, comprising a mixture of smaller vehicles, vans and even a truck. Members are able to book any of the vehicles throughout the system including the Honda Fit and the Toyoto Yaris that are currently on the Old Grace Housing Co-op site.

Costs are much lower than those of car ownership and maintenance. Membership costs can range between $4.50/ month for casual users to $30/month for frequent users (plus usage charges). Regular users also purchase membership shares which enable them to participate in the democratic functioning of the car co-op. Individuals and households who might not otherwise be able to afford a vehicle are able to make use of car-sharing at moderate cost.

In general, the environmental benefits of car-sharing for the individual and society include less traffic congestion and reduced need for parking due to fewer vehicles on the road and fewer vehicle km travelled, as members choose carefully when to drive (due to low fixed cost and high variable costs of car-sharing). This means fewer Greenhouse Gas emissions and air pollutants; and increased use of transit, walking and cycling to limit vehicle use.

Based on the current usage of the two car-sharing vehicles at the OGHC site, Peg City is recommending that a third, larger vehicle (van or truck) be considered for the OGHC site. OGHC would like to sponsor this third vehicle for the benefit of the larger community; its benefit to OGHC itself is expected to be minimal.

Old Grace Housing Co-op is applying to GCIP for $16,520 in order to enter into a 60/40 cost-sharing arrangement with Peg City Car Co-op to increase car-sharing options in Wolseley with a 3rd vehicle. Total cost to purchase and equip the vehicle (a Kia Sedona LX+ is proposed) is $41,300. OCHC's 40% share would be $16,520 and Peg City's would be $24,780(including taxes). In addition, Peg City would cover the costs of maintenance, software and insurance (estimated value $17,600 over 3 years); OGHC would provide a free dedicated parking spot on its Evanson site (estimate of lost revenue $3,060 representing $85/ month for parking space rental over 3 years)

An alternative vehicle would be an SUV like that Hyundai Santa Fe. This is an all wheel drive vehicle that seats up to 7 with drop form seats for cargo space. The cost would be within a few hundred dollars of the Kia.

Following is the detailed breakdown of the cost of putting a Kia Sedona LX+ on site at Old Grace. OGHC would enter into an agreement with Peg City Car Co-op similar to the current agreement for the first 2 vehicles on the site upon approval of the funding (estimate March 1, 2019) and the vehicle would be on site within 3 months thereafter.

| | | *Sources of Funds* | | |
|---|---|---|---|---|
| *Expense Item* | *Amount* | *Peg City* | *OGHC* | *Support Requested* |
| Cost of vehicle | 39,000 * | | | |
| Including taxes | | | | |
| Winter tires | 1,400 | | | |
| Set of 4 with rims | | | | |
| Third party hardware | 600 | | | |
| Module, fob reader, GPS | | | | |
| Tools | 50 | | | |
| Jumper cables, scraper, brush etc. | | | | |
| Decals on vehicle | 60 | | | |
| | | | | |
| Signage at parking spot | 190 | | | |
| | | | | |
| **TOTAL** | **41,300** | **24,780 **** | **16,520***** | **16,520***** |

* vehicle cost is based the Manufacturer's Suggested Retail Price (MSRP) from the manufacturer's website which is generally what has been the cost of the other Peg City vehicles.

- ** Peg City will cover additional overhead costs such as maintenance, insurance, software, etc estimated at $17,600 over a three-year term
- *** OGHC will absorb the revenue loss from providing free parking space for the vehicle estimated at $3,060 over a 3 year term

This Agreement made the 22 day of June, 2016,

BETWEEN:

**PEG CITY CAR CO-OP LTD**
400-460 Main St.,
Winnipeg, MB R3B 1B6

("**Peg City Car Co-op**")

AND

**OLD GRACE NOT FOR PROFIT HOUSING COOPERATIVE LTD**
200 Arlington St.,
Winnipeg, MB R3G 2A2

("**Old Grace**")

WHEREAS:

A. Old Grace has undertaken the residential development of the lands located at 200 Arlington Street in the City of Winnipeg, Manitoba, and known as "**200 Arlington**";

B: Peg City Car Co-op is a consumer co-operative that fosters carsharing and raises awareness about the benefits of sharing cars over individual ownership;

C. Old Grace will designate 2 parking space in a mutually agreed upon location at 200 Arlington (the "**Carshare Spaces**") for the exclusive use of the Vehicless (as defined hereafter), substantially as shown in Schedule A hereto;

D. Peg City Car Co-op will, at its cost, operate, maintain, repair and insure the Vehicles and administer the carsharing program (the "**Carsharing Program**"); and

E. Old Grace and Peg City Car Co-op intend that the Vehicles will be available for use by all Peg City Car Co-op members, including the residents of apartments or condominiums in the 200 Arlington development who become members of Peg City Car Co-op, collectively, the "**Permitted Users**").

The parties agree as follows:

**Carsharing Services Fee**

1. Ninety (90) days prior to occupancy of 200 Arlington, Old Grace will pay to Peg City Car Co-op the sum of **$60,000** (the "**Carsharing Services Fee**"), which sum is inclusive of taxes and all other fees and charges, to be applied towards the cost of purchasing, setting up, insuring, operating and maintaining the Vehicles during the Term (as defined hereafter).

2. Peg City Car Co-op will use the Carsharing Services Fee forthwith upon receipt to purchase carshare Vehicles (the "**Vehicles**") for use as the Vehicles, and will provide Old Grace with a copy of the Vehicles registration evidencing that the Vehicles is registered in the name of Peg City Car Co-op together with proof of insurance.

3. Old Grace agrees to designate Carshare Spaces for the exclusive use of Peg City Car Co-op.

4. Old Grace agrees that Peg City Car Co-op will be the sole provider of the Carsharing Program in respect of the Vehicles.

5. Old Grace and Peg City Car Co-op agree that the Vehicles will be accessible to and useable by all members of Peg City Car Co-op, including any residents of 200 Arlington who become Peg City Car Co-op members, and Peg City Car Co-op will take all commercially reasonable steps to ensure the Vehicles is used only by the Permitted Users.

6. Peg City Car Co-op agrees to provide usage of the Vehicles for Peg City Car Co-op members and to cause the Vehicles to be parked in the nearby Carshare Spaces at all times when not in use by a Peg City Car Co-op member. For greater certainty, Peg City Car Co-op will not be responsible for any costs in respect of the Carshare Spaces during the Term, including, without limitation, 24 hour per day, 7 day per week Peg City Car Co-op member access to the Carshare Spaces and the maintenance of the Carshare Spaces.

7. Peg City Car Co-op will be solely responsible for providing and paying for the Carsharing Program, including but not limited to the operating, administration, maintenance, repair and insurance costs.

8. Peg City Car Co-op agrees to maintain, repair and operate the Vehicles and, if a Vehicles is damaged beyond repair during the Term, to replace such a Vehicles with a Vehicles which is at least equivalent in value to the Vehicles such that the Vehicles is always available for use by the Permitted Users during the Term.

9. Peg City Car Co-op acknowledges and agrees that Old Grace will not be responsible for any costs associated with the Vehicles or the Carsharing Program, including without limitation, any applicable taxes or delivery fees in respect of the purchase of the Vehicles, beyond the payment of the Carsharing Services Fee.

10. Old Grace acknowledges and agrees that residents of 200 Arlington (the "**Residents**") will not automatically become members of Peg City Car Co-op and must meet Peg City Car Co-op's registration requirements and join Peg City Car Co-op in order to be eligible to use the Vehicles and the Carsharing Program.

11. Old Grace acknowledges and agrees that Residents who are Peg City Car Co-op members will be responsible for applicable member fees in respect of the use of the Vehicles, such member fees as noted on Peg City Car Co-op's website and Member Manual.

**Marketing and Promotion**

12. Old Grace and Peg City Car Co-op will allow use of each other's graphics in advertising and promotional activities. Use of graphics must be in a manner whereby the graphics remain in their original form and approved by each party in writing.

13. Old Grace and Peg City Car Co-op will only use each other's wordmarks, logos or trade names in connection with 200 Arlington activities. Any other use must receive the prior written approval of each party (by email).

**Termination, Default, and Renewal**

14. Save and except as set out in this Agreement, Peg City Car Co-op agrees that during the Term the Vehicles will not be sold, mortgaged or otherwise encumbered.

15. Peg City Car Co-op will provide the Carsharing Program for a term of **three (3) years** (the "**Term**"), commencing from the date of issuance of the first occupancy permit for any new buildings, improvements or structures, which includes dwelling units, constructed at 200 Arlington, following which this Agreement may be terminated by either party upon obtaining the prior written consent of the other party to this Agreement, provided that this Agreement may not be terminated by either party unless such party obtains the prior written consent of the City of Winnipeg to vary the requirements set out in the Development Permit to provide for the Vehicles, the Carshare Spaces and the Carsharing Program at Development.

16. Notwithstanding Section 15, if and whenever Peg City Car Co-op breaches or fails to observe or perform any of the covenants, agreements, conditions or other obligations on the part of Peg City Car Co-op to be kept, observed or performed hereunder, including, without limitation, the Carsharing Program (collectively, a "**Default**"), and persists in such Default after fifteen (15) days notice by Old Grace requiring that Peg City Car Co-op remedy such Default, may, at its option and subject to Section 18, terminate this Agreement. Notice under Section 18 to be provided in writing to the Peg City Car Co-op Manager by email. The notice is to include remedy to any alleged breach.

17. The parties agree that this Agreement will not be terminated or amended during the Term without the prior written consent of the City of Winnipeg.

18. Commencing not less than ninety (90) days prior to the expiry of the Term, Peg City Car Co-op will co-operate with the designated Senior Planner for the City of Winnipeg and the

Board of Directors of Old Grace in conducting a review of the provision and operation of the Vehicles, to determine the economical feasibility of continuing service from this location.

**Representations and Warranties of Peg City Car Co-op**

19. Peg City Car Co-op has been duly incorporated and validly exists as a cooperative under The Cooperatives Act (Manitoba) and has full power and authority to conduct its business as now owned and conducted.

20. Peg City Car Co-op has good and sufficient power, authority and right to enter into and deliver this Agreement and this Agreement constitutes a valid and legally binding obligation of Peg City Car Co-op, enforceable against Peg City Car Co-op in accordance with its terms.

**Assignment**

21. Peg City Car Co-op may not assign its interest in this Agreement without the prior written consent of Old Grace.

**Severability**

22. If any provision of this Agreement is determined to be invalid or unenforceable in whole or in part, such invalidity or unenforceability will attach only to such provision or part thereof and the remaining part of such provision and all other provisions hereof will continue in full force and effect.

**Indemnity**

23. Peg City Car Co-op agrees to indemnify and save harmless Old Grace from and against all losses, costs, damages, suits, actions, causes of action, claims or demands in any way resulting from, connected with or arising out of this Agreement.

**Entire Agreement**

24. This Agreement constitutes the entire agreement between the parties hereto with respect to the subject matter hereof and cancels and supersedes any prior understandings and agreements between the parties hereto with respect thereto.

25. There are no representations, warranties, terms, conditions, undertakings or collateral agreements, express, implied or statutory, between the parties except as expressly set forth herein.

**Amendment**

26. No amendment to this Agreement will be valid or binding unless set forth in writing and duly executed by all of the parties hereto.

**Binding Effect**

27. This Agreement shall endure to the benefit of and be binding upon the heirs, executors, administrators, legal and personal representatives, successors, and permitted assigns of the parties, as applicable.

**No Waiver**

28. No waiver of any breach of any provision of this Agreement will be effective or binding unless made in writing and signed by the party purporting to give the same and, unless otherwise provided in the written waiver, will be limited to the specific breach waived.

**Execution by Counterparts**

29. This Agreement and any amendment, supplement or termination of any provision herein, may be executed and delivered in counterparts by facsimile or other electronic means, each of which so executed and delivered counterpart is an original, and such counterparts together, will constitute one and the same agreement.

**IN WITNESS WHEREOF**

**The parties have executed this Agreement on the** 22 **day of** June, ~~2015.~~ 2016

**PEG CITY CAR CO-OP LTD**

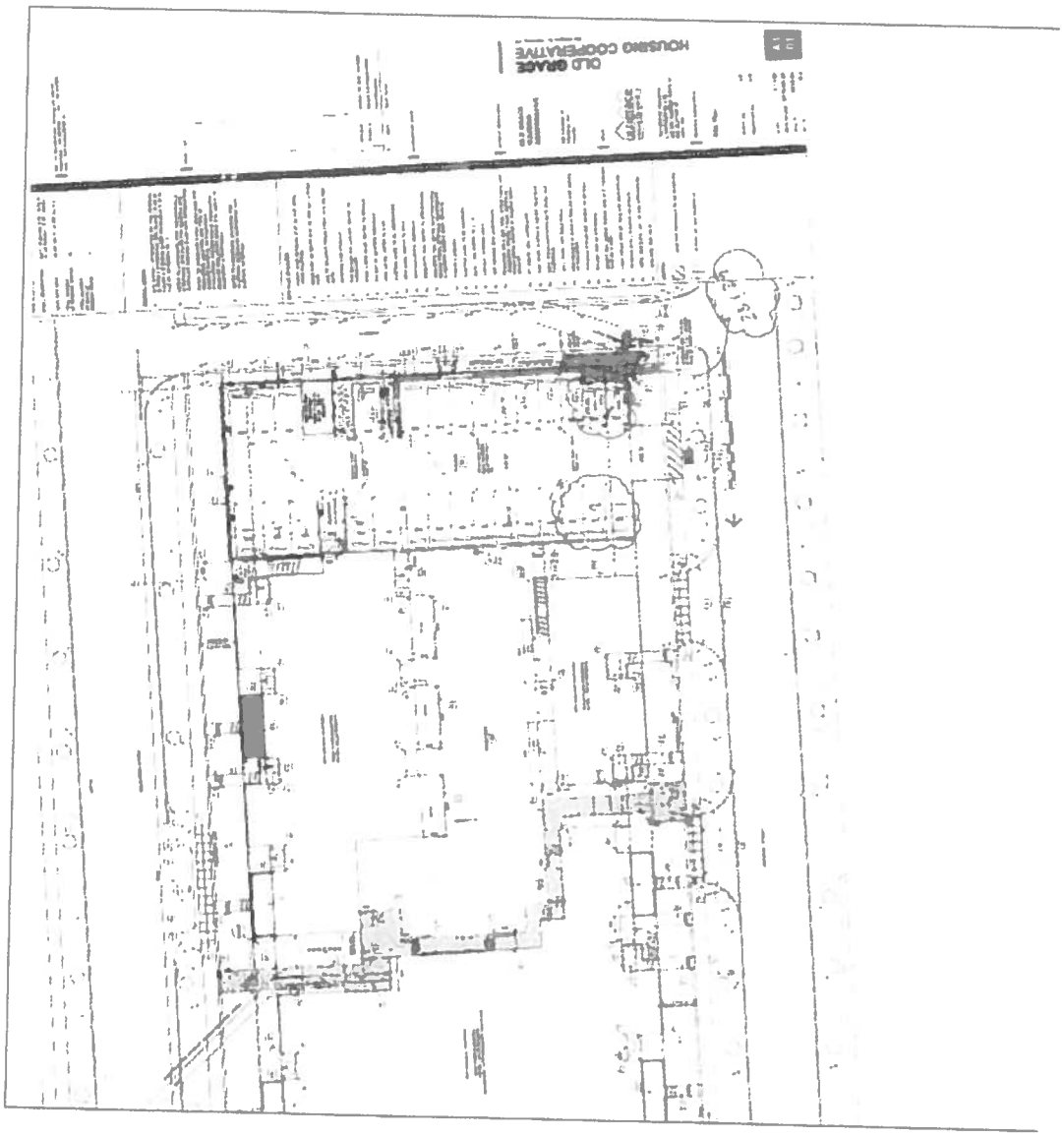
By: _____
**Authorized Signatory**
Heather Sadowy, President

**Old Grace**

By: _____
**Authorized Signatory**
PRESIDENT

**Schedule A**

Parking space for carsharing Vehicles marked 1 and 2 in blue cloud bubble:



# Community Incentive Grant Program Application
# OGHC-Sponsored Car Sharing for Wolseley project

Comparison of budget with quotes received for the vehicle and set of winter tires and rims

| | *Budget* | *Winnipeg Kia Quote* | *Focus Hyundai Quote* |
|---|---|---|---|
| | | | |
| Model | | Sedona LX+ | Santa Fe XL AWD Essential |
| | | | |
| Vehicle Cost | $34,513.27 | $34,080.00 | $35,363.75 |
| | | | |
| Set of winter tires & rims | $1,238.94 | $1,027.15 | $737.27 |
| | | | |
| Taxes | $4,647.79 | $4,563.93 | $4,693.13 |
| | | | |
| **Total** | **$40,400.00** | **$39,671.08** | **$40,794.15** |

Notes:

1. Budget was based on Manufacturer's Suggested Retail price for this type of vehicle

2. Both quotes have been reduced by discounts being offered by the retailers. Depending upon how long it takes before the purchase is made, all or part of these discounts may no longer apply.

3. The Focus Hyundai invoice contains an $899 Focus Promise charge which is not applicable to the project. The total has been reduced by this amount for the purposes of this comparison.

WINNIPEG KIA

# WINNIPEG KIA

400-1717 WAVERLY STREET
WINNIPEG, MB, R3T 6A9
Phone: (204) 269-1600
Fax:

PHILIP MIKULEC
Key: <<NewDeal>>
Sales Rep:
Date: 02/20/2019

## Quote Worksheet

**Name:** PHILIP MIKULEC **Home Phone:** **Email:** philip@pegcitycarcoop.ca

**Address** **City:** WINNIPEG **Province:** MB **Postal Code:**

**Stock** 19SD984

☑ New ☐ Used ☐ Demo

**2019** **KIA** **SEDONA** **LX+** **Color:** MINERAL BLUE

**FWD** **KNDMB5C19K6480052** **Odometer** 14

### Trade

| Year | Make | Model |
|---|---|---|
| | | |

| Trim | Body | Color |
|---|---|---|
| | | |

| Serial # | Odometer |
|---|---|
| | 0 |

**Estimated Pay-Off Amount** 0.00

Winter Tires + Rims $1027.15
BF Goodrich

$ _____

### Price

**MSRP $** 37,080.00

| | |
|---|---|
| Selling Price | $37,080 + Tax |
| Cash Incentives | 3,000 |
| Sale Price | 34,080 + Tax |
| Tires + Rims | 1,027.15 |
| | |
| | |
| | |
| | |
| | |
| **Total $** | 35,107.15 |

### Down Payment

$ _____

### Monthly Payments

$ _____

**Notes:**

**Customer Approval** X _____

**Dealer Approval** X

| | |
|---|---|
| Santa Fe XL AWD Essential | $34,899.00 |
| Java Espresso (Pearl) | $150.00 |
| Freight | $1,932.00 |
| Air Conditioning Tax | $100.00 |
| Tire Levy | $18.75 |
| Block Heater, Wheel Locks, Mats, Nitrogen | $764.00 |
| FOCUS PROMISE | $899.00 |
| Winter Tires + Steel Rims | $737.27 ($500 credit applied, see below) |
| TOTAL: | **$39,500.02** |
| Cash Rebate | -$2,500.00 |
| Adjusted Total | $37,000.02 **plus tax** (13%) |

The Focus Promise ($899) consists of the following 3 items:

- 1 year of tire & rim protection; in the event the vehicle gets a screw or nail in any of the tires, Focus Hyundai will cover all costs associated with repairing or replacing the tire(s) in questions. This coverage extends to the winter tires as well.
- 3 years security etching program with the Police; in the event the vehicle is stolen & written off or stolen and never recovered, a $5,000 credit towards the purchase of a new vehicle with us is available. That $5,000 is on top of what MPI values the vehicle.
- First oil change

Winter Tires & Rims: Actual cost is $1,237.27 but we took $500 off as we are collecting jackets for Koats 4 Kids this month (so would just need someone from your company to drop off a couple jackets to take advantage of the $500 winter tire credit).