

The University of Winnipeg  
Land Use Planning and Property Management Policy

**TITLE:** LAND USE PLANNING AND PROPERTY MANAGEMENT POLICY **NUMBER:** 90.0006

**EFFECTIVE DATE:** January 1, 2007

**AUTHORITY:** Vice-President (Human Resources, Audit & Sustainability)

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**Purpose:**

The University of Winnipeg (the “University”) Land Use Planning and Property Management Policy (“Policy”) establishes a framework within which the University will incorporate more sustainable approaches to land use planning and property management into its overall sustainability management system.

**Scope:**

This Policy applies to the facilities and activities as specified in Appendix “A” – Scope of the Sustainability Policy.

**Legal Authority:**

The legal authority for this Policy includes, but is not necessarily limited to, the following acts and regulations:

Manitoba Environment Act

Manitoba Sustainable Development Act

**Responsibility:**

The VP Vice-President (Human Resources, Audit & Sustainability) is responsible for the maintenance, communication and administration of this Policy. Responsibility for maintaining, reporting and analyzing land use planning and property management information related to sustainability goals will rest with the Sustainability Office. Physical Plant is responsible for updates to the Procedures in this Policy.

**Definitions:**

**Full-cost Accounting** – means accounting for the economic, environmental, land use, human health, social and heritage costs and benefits of a particular decision or action to ensure no costs associated with the decision or actions, including externalized costs, are left unaccounted for.

**Life Cycle Accounting** – means basing cost comparisons of products and services on the combination of initial purchase price *and* the cost of operation over the predicted service life of a product, its cost of disposal or recycling, and with the energy and resource costs that may be incurred during its use and disposal.

**Life Cycle Assessment** – a method for assessing the environmental impacts of a product or service over its entire life cycle, and identifying opportunities for reducing these impacts. It assesses resource extraction and processing, product manufacture, marketing, product use, and recycling or disposal, and includes transportation and energy.

**Organic** – Products used in landscape construction and maintenance that are essentially free of toxic chemicals such as herbicides, pesticides, fungicides or preservatives and which have been manufactured with minimum inputs of energy or artificial materials.

**Permaculture** – An approach to landscape design and maintenance that employs organic cultivation methods of polycultures of perennial plants including trees, shrubs, understory and ground cover plants as opposed to cultivation of monocultures of annual plants.

**Xeriscaping** – An approach to landscape construction and maintenance which maximizes the use of indigenous species of plants and other materials. Indigenous plants tend to be better adapted to their eco-zones than exotic imports, thus making them easier to maintain, less likely to require pesticides or other chemical treatments, and more drought tolerant.

### **Goals:**

1. To strive continuously to adopt approaches to land use planning, landscape design and construction, and grounds maintenance which are, (a) consistent with the goals of the University's Sustainability Policy; (b) reduce waste; (c) reduce use of toxic pest management substances; (d) reduce the energy intensity of grounds maintenance activities; (e) reduce discharges of wastes to landfill, and (f) whenever practicable, reuse materials and products necessary to landscape maintenance.
2. Consistent with its fiscal resources, adopt the use of cleaning agents, paints, polishes, pest management techniques, and any other products required for maintenance of buildings, facilities and grounds that represent the least toxic, most environmentally sensitive choices available.
3. Develop or commission landscape designs that employ xeriscaping, permaculture, or other organic and sustainable approaches to landscape maintenance.
4. Plan and develop transportation infrastructure on the University campus that encourages and supports pedestrian, human powered, and / or zero emissions vehicle approaches to meeting transportation needs.
5. Specify in all plans, RFPs, tenders for contract, etc., the highest sustainability performance standard consistent with the University's fiscal resources in construction of all new buildings and facilities and in the retrofitting, remodeling or recommissioning of existing buildings (e.g., LEED Gold or better).
6. Develop and implement land use planning and property management policies and procedures which comply with or exceed the ISO14001-2004e standard for such systems.

7. Establish and maintain a measurement system and indicators to monitor its progress towards these goals.
8. Report its land use planning and property management performance to internal and external stakeholders.

### **Responsibilities**

The Vice-President (Human Resources, Audit & Sustainability) will ensure that the Administration

- Uses full-cost / life-cycle accounting in making land use planning and property management decisions.
- Provides for training of administration, faculty and students about more sustainable approaches to land use planning and property management.
- Regularly reviews technologies for their applicability to this Policy.
- Develops procedures, at both the institutional and departmental levels, that achieve the goals set in this Policy.
- Develops, maintains and monitors information useful for tracking progress, identifying priorities, evaluating the impact of any initiatives and ensuring accountability.
- Establishes and maintains an accountability structure.

### **Accountability**

- The University will set and review land use planning and property management objectives on a regular basis.
- Targets will be publicly available and in a format amenable to quantification. So far as practicable, the University will use standards, definitions and indicators that are consistent with the requirements of both federal and provincial legislation and those necessary to secure and maintain ISO 14001-2004e registration.
- Progress will be audited against the targets established in the objectives.

### **Related Policies**

Air Quality Management Policy  
Energy Management Policy  
Green Procurement Policy  
Risk Management and Emergency Response Policy  
Sustainability Policy  
Waste Minimization Policy  
Water Use Management Policy

### **Policy Review**

This Policy is to be reviewed at least once every five years.