

Provincial Capital Commission September 17, 2020 Board Meeting Summary

Summary Document:

- On September 17, 2020, the Provincial Capital Commission Board of Directors (PCC) met via conference call.

Financial Reviews

- The Board reviewed and approved the 2020-21 first quarter financial update and the 2021-22 budget submission information for all three funding partners (Government of Saskatchewan, University of Regina and the City of Regina).
- The Board reviewed and approved the PCC's plans to invest in Community Use Capital Infrastructure for projects under three pillars programs:
 - Active Communities
 - Ecological Envelopes
 - Outdoor Educational Infrastructure

Organizational Improvements in Accountability

- The Board received information on how PCC Administration is undertaking work to respond to the Provincial Auditor's recommendations to increase public messaging. Updates will be sent to the public in Winter 2020 and posted online regarding the Commission's many initiatives and community-use capital investments. The Board also reviewed and approved Board Governance Improvements and the communication plan to share these publicly in Winter 2020.
- In 2017, *The Provincial Capital Commission Act* received royal assent; this Act introduced changes to the scope and authority of the PCC. It also changed the composition of the Board, rendering the previous Board materials obsolete. This lack of adequate supporting materials was noted in the *2019 Volume II Report* of the Provincial Auditor.
- In the development of these board governance materials, significant analysis was done; this includes, but is not limited to: cross-jurisdictional scans for best practice, significant internal consultation with experts on municipal governance policy, historical analysis, as well a legal review from the Ministry of Justice.
- The Board reviewed the PCC's actions as the development standards regulator in the proposed development projects from the following proponents. During their review, the Board referenced stages listed in the Development Checklist (see publications.saskatchewan.ca/api/v1/products/104067/formats/115757/download).

Canadian National Institute for the Blind

Currently at step 23 of the 38-stage Development Checklist, on August 12, 2020, the proponent announced they were suspending all aspects of the project until after they could assess the impacts of COVID-19 (see http://www.cnibinthepark.ca/doc/August_12_2020_Project_Update.pdf).

Central Service Base Capital Projects

The Board reviewed how the PCC is working with the Ministry of Central Services on the following base capital funding projects:

- The new Government House parking lot construction project is underway. It is on schedule to be completed by September 30th. Emergency vehicles will be able to access the Pioneer Village North entrance unobstructed 24/7 through this new parking lot design. The new parking lot will double capacity with 113 parking stalls, eight handicap accessible stalls and three bus and recreational vehicle stalls. Trees that were removed as a result of the project were determined by arborist to be at the end of their life and not feasible to be re-planted. New trees and shrubs will be planted at a ratio of 3:1.
- A \$2.4 million Wascana Centre Irrigation Project has a completion date of late November 2020. This ensures long-term land stewardship will be possible with the replacement of aging and damaged infrastructure. The PCC Forestry branch have been active participants on this project to ensure tree assets were not damaged or loss was reduced as much as possible. New trees and shrubs will be planted at a ratio of 3:1.

City of Regina - Wascana Pool

Currently at step 19 on the 38-stage Development Checklist.

- The Wascana Pool Renewal Project has submitted their conceptual design to the PCC to start the Architectural Advisory Committee's review phase. The design and public consultation are the responsibilities of the proponent and all suggested changes have been forwarded to the proponent, the City of Regina. No final recommendation has been provided to the Board yet on the conceptual design of the Wascana Pool. The City will continue to work with the PCC, which has been an active participant on this project to ensure tree assets were not damaged or loss was reduced as much as possible. New trees and shrubs will be planted at a ratio of 3:1.

Conexus Development Update

- Currently at step 37 on the 38-stage Development Checklist following the PCC regulated tenancy agreement processes.

Central Maintenance Depot Replacement Project – Mentioned on Page 79 of the 2016 Master Plan

- The Central Maintenance Depot has been under review for replacement since the Wascana Centre Master Plan 2006. The Ministry of Central Services Property Management, as the land and building asset owner, has submitted a proposal statement of intent for a \$2.5 million replacement facility to the PCC Board. The Board has reviewed the statement of intent for the Depot Replacement Project *Submission B* conceptual design. Since the design was altered since

Submission A, the Board moved that *Submission B* be sent to the AAC for re-review of the conceptual design.

University of Regina Campus – North West Business Building (as identified on page 92 of the *Campus Master Plan 2016 - Composite Plan: Full build out*)

- On June 16, 2020, the PCC received an application from the proponent, the University of Regina (University), for a \$72 million major new development project. The University completed their *Campus Master Plan 2016* and on page 90 included the Wascana Centre Build out plan. However, page 92 (Appendix A) shows a *Composite Plan: Full build out* that identified the build form.
- Although the University North West Business Building application aligns with the *Wascana Centre 2016 Master Plan* approved land use, the build form is not featured (on pages 89 to 93). Based on the *Wascana Centre 2016 Master Plan* (page 12), the AAC would be required to advise the PCC if the proposed amendment warrants public consultation in step 14.
- The PCC communicated with the proponent to recommend the use of the regular renewal timeline within the PCC Master Plan in 2023 to develop this project once funding is secured. The proponent stated they would not want to wait until the regular master plan renewal in 2023.
- The Board reviewed the submission and approved the letter of intent for the proposed University of Regina Campus North West Business Building and directed the PCC to have the AAC review the conceptual design and advise if the proposed amendment to the Wascana Centre 2016 Master Plan warrants public consultation in step 14.

Respectfully submitted,

J. Greg Miller
Chair, Board of Directors
Provincial Capital Commission