

February 27, 2020

Ms. Christall Beaudry
Canadian National Institute for the Blind
2160 Broad Street
REGINA SK S4P 1Y5

Dear Ms. Beaudry:

On January 21, 2020, the Provincial Capital Commission (PCC) Board met to review recommendations from the Provincial Auditor's *2019 Report Volume 2* that was released publicly and to the Minister Responsible for the Provincial Capital Commission in the Saskatchewan Legislature on December 5, 2019.

The Board further reviewed the Canadian National Institute for the Blind (CNIB) Development project reflecting the Provincial Auditor's recommendations. Through a consensus resolution, the PCC Board has ordered the CNIB project to be reinstated at step 23 in the 38-stage process for development with the following stipulations:

- The proponent of development provides a tenancy make up explanation to the Architectural Advisory Committee (AAC) to show how all land use would be compliant to the five pillars of the Wascana Centre Master Plan. These are:
 - 1) the development of the seat of government;
 - 2) the advancement of the cultural arts;
 - 3) the enlargement of educational and research development opportunities;
 - 4) the improvement of recreational facilities; and,
 - 5) the conservation of the environment.
- The Board requests additional communication and engagement to discuss the benefits of the project and engage the public regarding the land-use of the complete building rather than just the CNIB portion of the building.

This PCC Board decision was announced publicly on February 7, 2020, and you had personally followed up requesting further clarification on how, as the proponent applying for development in Wascana Centre, the CNIB could meet the expectations of the two stipulations. The PCC Administration has prepared some best-practice examples that were reviewed as part of the Provincial Auditor's 2019 review.

Stipulation 1. The PCC has asked that the CNIB provide a tenancy make up explanation to the Architectural Advisory Committee to show how all land use would be compliant to the 5 pillars of the Wascana Centre Master Plan.

- As part of the Detailed Design Review, the CNIB is being asked to submit an explanation of the tenant types that will be within the proposed building;
- The CNIB, as the proponent, is being asked to provide the AAC with a detailed mapping of the interior footprint of the proposed building and how the space will be divided for use for these identified tenant types; and
- The CNIB is being asked to provide an explanation of how each tenant type would be considered compliant to the five pillars of the Wascana Centre Master Plan 2016.

Please note, all new tenancy within Wascana Centre is required to receive approval through the *PCC's Tenancy Agreement* (step 37) for the life of the building.

Stipulation 2. The Board requests additional communication and engagement to discuss the benefits of the project and engage the public regarding the land-use of the complete building rather than just the Canadian National Institute for the Blind portion of the building.

To offer best practice examples, the PCC can provide you with a model of an audited project that was reviewed within the Provincial Auditor's 2019 report. The following is an example of public engagement around the development processes that was actioned within a single project:

- Two open public sessions were held with the developer on the proposed partnership. The sessions were advertised twice in the Leader Post and about 25,000 members of the public received invitations by email. The consultations were publicized during a media event. This news conference was well-attended and well-covered by Regina media;
- Stakeholders, businesses and others attended a series of targeted meetings on the proposal;
- A website was designed to keep members of the public informed about the project;
- The design was shared publicly by the proponent once approved by the PCC;
- Ongoing engagement with the media and interested parties to message the benefits of the project.

The goal of the PCC, as the regulator, is to offer you, as the proponent, clarity surrounding the PCC Board's requirements for your project. Should you have any questions surrounding the Development Application process please contact Director of Stewardship and Operations, Patrick Coulthard at Patrick.Coulthard@gov.sk.ca.

Sincerely,



Monique Goffinet Miller
Chief Executive Officer

cc: J. Greg Miller, PCC Board Chair