

# Green and Inclusive Community Buildings Program–Round 2

## ISSUE

Infrastructure Canada is accepting applications for round 2 of the Green and Inclusive Community Buildings (GICB) program. The Administration is requesting City Council approval to submit applications for White Buffalo Youth Lodge, the Civic Conservatory, Archibald Arena and the Forestry Farm Park and Zoo.

## RECOMMENDATION

1. That City Council approve and direct the Administration to submit the following four applications to Round 2 of the Green and Inclusive Community Buildings Program:
  - a. White Buffalo Youth Lodge;
  - b. Civic Conservatory;
  - c. Archibald Arena; and
  - d. Forestry Farm Park and Zoo – Barn Replacement, washrooms and Master Plan Components.
2. That if applications are successful, the Mayor and City Clerk be authorized to execute the agreement(s) from the Green and Inclusive Community Building Program under the Corporate Seal.

## BACKGROUND

At its Regular Business Meeting on June 28, 2021, City Council Resolved:

“That City Council approve and direct the Administration to submit the following four applications to the Green and Inclusive Community Buildings Program:

- a. Harry Bailey Aquatic Centre Major Retrofit;
- b. Civic Conservatory Renewal;
- c. Albert Community Center Retrofit; and
- d. Farmers’ Market Building Redevelopment.”

In November 2022, the Government of Canada announced that the City of Saskatoon was successful in their applications for the Albert Community Centre Project (\$6,507,320 funding) and Harry Bailey Aquatic Centre Project (\$10,032,769 funding). The Civic Conservatory and Farmers’ Market Building Redevelopment were unsuccessful and eligible to be reapplied for in round 2 of the GICB program.

## DISCUSSION/ANALYSIS

The Government of Canada is providing up to \$1.5 billion in funding over five years to establish the GICB program. It is designed to support retrofits, repairs, or upgrades of

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existing publicly accessible community buildings, as well as new buildings for underserved and high needs communities. The program primarily aims to increase accessibility for the community and to reduce carbon emissions by increasing energy efficiency.

The GICB program is for non-commercial community-oriented structures or spaces that provide open, available, and publicly accessible community services. Retrofit projects are encouraged to realize 25% in energy efficiency improvements. Projects that also demonstrate the ability for greater GHG reductions in relation to the building's base line will also receive a higher score. Accessibility improvements are also recommended and are required to meet or exceed the requirements under the highest published accessibility standard in the project's jurisdiction. A climate resilience and adaptation analysis is also required.

The funding opportunity provides incentives for higher levels of energy reductions, by aligning scoring with performance. A deep energy retrofit targets energy consumption reductions between 30% - 75% and requires a systems-thinking approach for all planned upgrades and building systems.

Round 2 of the GICB program is similar to the first round and broken into two funding streams:

1. Retrofit Projects – split into three sub streams:
  - a) Small retrofit projects – range in size from \$0.1 million to \$0.25 million of total eligible costs;
  - b) Medium retrofit projects – range in size from \$0.25 million to \$3.0 million of total eligible costs; and
  - c) Large retrofit projects – range in size from \$3.0 million to \$25.0 million in total eligible costs.
2. New Buildings – projects that range in size of \$3.0 million to \$25.0 million in total eligible costs.

Projects in excess of \$25 million may be considered on a case-by-case basis. The application deadline for round two of the GICB program is February 28, 2023 and requires a resolution from City Council as part of the application process. All projects must be completed by March 31, 2026. The Administration is recommending the following projects submit an application under the large retrofit stream, due to the estimated costs being greater than \$3 million.

### White Buffalo Youth Lodge

Located at 602-20th Street West, the White Buffalo Youth Lodge (WBYL) was founded in 1999 to provide a culturally safe, non-judgmental environment for children, youth and families to gather, learn and participate in sport, culture, recreation, health and social programs. It is governed by way of a partnership between the City of Saskatoon (City), Saskatoon Tribal Council (STC), Central Urban Métis Federation Inc (CUMFI) and the Saskatchewan Health Authority (SHA). Early consultations with community have

identified need for greater physical accessibility with enhanced program spaces including a larger gymnasium, community kitchen, fitness room, walking track, indoor playground and multi-purpose rooms.

Prior to becoming the WBYL, the current building was an old grocery store originally built in 1962 that was purchased by the City and underwent renovations to create the existing facility. The project scope would involve construction of a new building to address community needs for expanded program opportunities and accessibility on the existing site or other site within the same area. In consultation with the existing partnership table and the area residents, the plan will be finalized in the near term. The estimated cost of construction will depend on the final option selected and could range between \$15.0 million to \$20.0 million.

### Civic Conservatory

The Civic Conservatory was originally built in 1964 and had attracted over 80,000 visitors annually prior to closing in 2017. Condition assessments indicate that while the existing concrete columns and beam structures are adequate, the remainder of the building envelope, roof design, mechanical systems, health and safety measures and accessibility are all in need of replacement prior to reopening. A decision [Report](#) was considered by City Council at its June 28, 2021, meeting detailing options on the extent of the retrofit for possible application to the GICB program. In general, the project involves the following components:

- Repair and renewal of the roof;
- Replacement of the glazing to a more energy efficient and bird-friendly glass product;
- Installation of an upgraded heating and cooling system;
- Restoration of the walled garden adjacent to the south elevation of the Civic Conservatory;
- Repair of the east (river side) heritage brick wall; and
- Enhancements to address accessibility of the conservatory area, which may include addition of an external walkway/ramp.

As the Civic Conservatory and the adjoining Mendel Building (now housing the Nutrien Wonderhub) is a designated municipal heritage property, any retrofit and/or expansion must proceed in a way that is sensitive to the heritage character-defining elements. A 2018 Class D cost estimate for the work was \$6.0 million and is currently being updated.

### Archibald Arena

The Archibald Arena was constructed in 1972 and is beyond its current useful life. The facility is facing requirements for significant capital renewal due to the building age, increasing expectations from the users, and need to phase out the use of R22 refrigerant. Accessibility, code compliance, energy efficiency, and building envelope integrity have also been identified in the most recent assessment of the building.

A project would involve the rehabilitation of the existing facility including improvements to accessibility, replacement of the ice field and plant, energy efficiencies, building envelope, improvements to washrooms and administrative spaces, etc. Total project cost estimated between \$7.0 million to \$11.0 million.

### Forestry Farm Park and Zoo: Barn Replacement and Master Plan Components

This project involves the replacement of the barn building that is used as an animal habitat attraction, provides opportunities for educational programs provided by the Saskatoon Zoo Society, and allows guests to visit and interact with educators and zookeepers. Based on their most recent building assessment, Facilities Management Department have determined it is beyond the end of its useful life and in addition, it does not meet current Canada's Accredited Zoos and Aquariums (CAZA) standards for animal holding and exhibits. Other components related to the Master Plan involve the construction of a new concession building, accessible washrooms, bear habitat, and wolf habitat. These were identified and approved in the Recreation and Parks Master Plan- Facilities Game Plan and have approved funding of \$1.85 million in place. Costs and requirements for these components and animal habitats have escalated and additional funding is required. Additional funding to address the new standards and requirements for animal habitats may also be realized from funding from private contributions from the Saskatoon Zoo Foundation.

The concession portion of the project would not be eligible under the program and would be a City cost since it would be deemed commercial in nature. Total project is estimated to cost \$5.0 million to \$7.0 million.

### Triple Bottom Line

The GICB program will score proposals based on categories that are very similar to the categories and priorities in Council Policy No. C08-001, Triple Bottom Line, and the City's Triple Bottom (TBL) Decision Making Tool. For example, the program has either minimum requirements or scoring criteria in the following areas:

- Energy efficiency and reduction of GHG emissions;
- Climate resilience and adaptation;
- Benefits one or more communities that are underserved, have higher needs, and/or equity -seeking groups;
- Addresses measures under the Truth and Reconciliation Commission Calls to Action or other municipal, regional and community plans and reports;
- Improvements to public safety; and
- Asset management, condition assessments and Lifecycle costing.

Each project team will complete a Triple Bottom Line assessment for their project and will consult with representatives in the above areas.

### **FINANCIAL IMPLICATIONS**

The GICB program will provide up to 80% of eligible costs on the first \$9.99 million and 60% of eligible costs on costs greater than \$10.0 million for retrofit projects. For new

Builds, GICB will provide up to 60% of eligible costs on the first \$9.99 million and 50% of eligible costs on costs greater than \$10.0 million. Currently the Forestry Farm Park and Zoo: Barn Replacement and Master Plan Components projects has \$1.85 million in approved funding through the Recreation and Parks Master Plan- Facilities Game Plan.

White Buffalo Youth Lodge, Civic Conservatory and Archibald Arena currently have no funding available.

**OTHER IMPLICATIONS**

There are no privacy, legal, social or environmental implications identified.

**NEXT STEPS**

The Administration may prioritize projects when applying based on an analysis of how each project is expected to be ranked according to the GICB program requirements. If applications are approved, the Administration will report back to City Council at the appropriate time to create capital projects for those that do not have an existing project, also to report on funding plans for each project.

**REPORT APPROVAL**

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