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Official publication of the Construction Association of New Brunswick (CANB)

2023



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# EXECUTIVE DIRECTOR'S REPORT

John-Ryan Morrison

It has been just over a year that I have been in my role as executive director of the Construction Association of New Brunswick (CANB), and it has been an extremely busy first year. One of the first projects I undertook was to lead CANB's first membership survey. I wanted to learn the concerns directly from our members, and I used the results of this survey to help guide our associations' priorities. The responses were clear that the lack of prompt payment legislation and the labour shortage are the two main priorities of our membership.

Our association has responded quickly and soundly in opposition to any piece of government legislation that negatively affects the construction

industry, advocated for legislation to protect the industry, and at the same time, has made important inroads with several key government departments to ensure that future obstacles facing our industry from growing are removed.

Throughout the past year, we increased advocacy efforts to push the premier for prompt payment legislation and responded strongly when it was not delivered as promised during the 2022 calendar year. We also worked swiftly to gain members' feedback and hired outside consultants to provide industry feedback to the new Construction Procurement Regulation and met with senior government officials of two

departments when we did not agree with the government's response to our associations.

We are experiencing the same labour shortages as every other province, and we need to ensure and advocate the provincial and federal governments to ensure that skilled tradespeople recruitment is made a priority. In New Brunswick alone, we are forecasting 10,000 open positions by 2027. The CANB is currently co-leading an Industry Support Project. The objective of this industry initiative is to gain a better understanding of industry needs along with current support to identify a new approach and/or organizational model to provide value-



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added support to the skilled trades industry. The project will be presented to senior government officials within the Department of Post-Secondary Education Training and Labour.

At the same time, CANB has engaged with the Department of Early Education and Childhood Development to increase the knowledge, teachings, and promotion of skilled trades earlier in the school system. One of the major projects we are advocating for is the establishment of an online Skilled Trades Centres of Excellence.

The data also tells us that New Brunswick lags far behind the national average of immigrants working in the construction industry with the percentage of immigrants in the New Brunswick construction industry being 3.2 per cent versus the national average of 21 per cent. We have highlighted our concerns to Immigration NB and the provincially funded trade college network and we hope to see progress on this file in 2023.

We are working closely with the


Department of Transportation and Infrastructure on behalf of our members on a couple of key issues, including the need for an industry-approved project scorecard and improved invoice payment processing times. We also worked with the leadership from the NB Road Builders to advocate for improved DTI Machine Rental Rates increases, which will be updated for the first time in 10 years in 2023. We have a new Minister of DTI, and with his background in the construction industry, we are hoping to leverage his knowledge of our industry concerns to better improve communication between the department and our association.

Recently we have also responded to the Department of Finance's pre-budget consultation period. Our response focused on funding to create an international recruitment hub for the skilled trades, a significant increase in EECD funding for equipment, tools, and consumable materials needed in shop classes, as well as rebates for the purchase of energy-efficient heavy equipment.


In November, I co-hosted along with

the executive directors of the AANB, ACEC-NB, and MAPS, a two-day Joint Industry Forum. Architects, engineers, construction professionals, and government officials met to learn and connect. Topics of discussion included: The economy, climate change/adaptation, post-pandemic trends/lessons learned, workplace cultures, labour shortages, and supply chain issues. We had over 140 people in attendance for the conference and close to 300 for the evening banquet, which had the premier as the keynote. Post-conference survey results included 95 per cent of respondents saying the forum met or exceeded expectations.

Through our advocacy work, an increased media presence, and a lot of hard work, I believe that the CANB has further established itself as "the voice of the construction industry". The initiatives, projects, and work that our association is undertaking to protect and grow the industry will have a positive lasting impact on all of our 600 members, now and in the future. ✍




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# MESSAGE FROM THE PRESIDENT OF THE CANB

## Andrew Myers



2023 marked my first year as president of the Construction Association of New Brunswick (CANB) after serving the previous two years as vice-president on the CANB executive committee.

There are many issues facing the construction industry in the province, including getting paid promptly, high inflation, continued supply chain issues and record-high labour shortages. The consequences of these main issues have seriously affected the members our association represents and together, with our board of directors, we are working to ensure that the provincial

government understands that without investing in the growth of the provincial construction industry, the provincial economy will also not be able to grow.

Despite the premier's promise to bring in prompt payment legislation in 2022, we are still without it. Every day that prompt payment legislation does not exist in our province, our members suffer. They struggle to pay staff, struggle to invest in their company, struggle to pay for supplies, and struggle to grow. We have advocated for legislation that forces contractors to be paid within 28 days and subcontractors in seven

days. The CANB pushed to ensure no government department, agency, or municipality would be exempt from the legislation, and at the same time, that CANB would be designated by the Office of the Auditor General (OAG) to establish a non-for-profit dispute resolution office to act as the official authority.

Inflation is also at historic levels in Canada. In June 2022, the annual price increase was over eight per cent, a 40-year high. It has significantly impacted our members by decreasing profits, higher operating costs, lower liquidity, and loss of contracts and clients.



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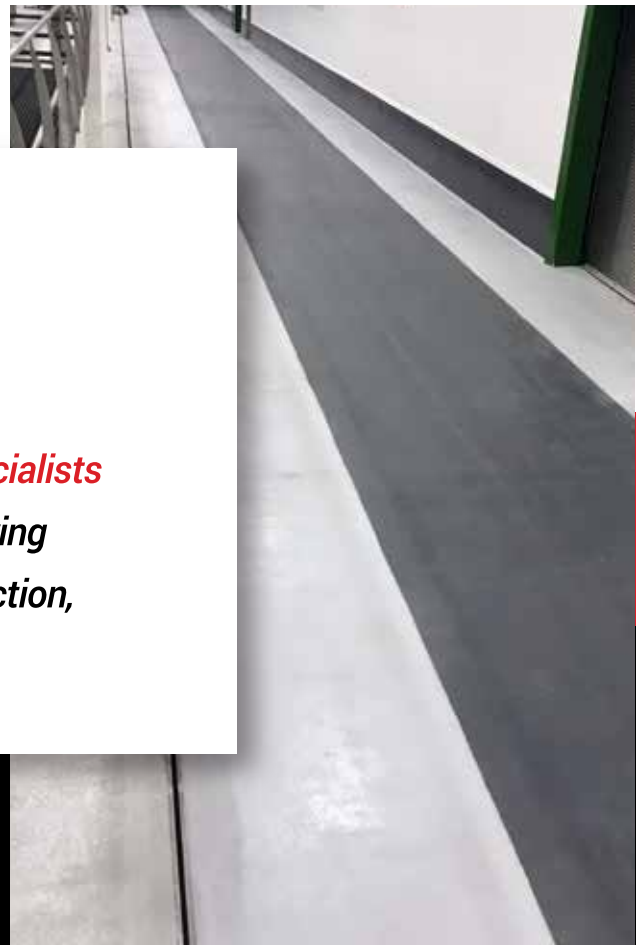


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Geopolitical uncertainty also remains high, with the war in Ukraine continuing to put supply chains at risk. As a result, the risk of shortages remains high, and our industry will continue to face supply issues in the coming months. Several events are disrupting supply chains. There were significant unloading delays at

the Port of Los Angeles, the flooding at the ports in B.C., the war in Ukraine, the Suez Canal block, the large amount of COVID cases still in China, and the subsequent protests to lockdowns, which all affect the price we pay here in New Brunswick.

The fourth major factor affecting our industry is the labour shortage.

We heard about it through our membership survey, at our JIG meetings, as well as presentations at CANB's Joint Industry Forum.

Whether you're an owner or general contractor trying to get projects done within a time frame or a certain budget, that likelihood is going to be very grim in the next coming years. With more than a fifth of the construction industry retiring by 2027, it is going to get better before it gets worse. CANB is working hard to ensure the provincial government understands that historical levels of funding and new approaches to recruiting, both internally and through immigration, into our industry is critical.

With so many issues, factors, and obstacles affecting our industry at the same time, the role of the CANB as the voice of the construction industry is more important now than it has ever been. I encourage all concerned members to reach out to their regional construction associations or provincial industry associations to find out what more you can do to help. We are volunteer-driven and need committed member volunteers if we are going to continue to push for change.

Finally, I want to thank our executive director, John-Ryan Morrison, for his incredible work in moving our association forward during his first year, and an unprecedented time in the history of our industry. We have been able to accomplish a lot as an association over the past year thanks to his work ethic, professionalism, and ability to make connections for the benefit of our members. ↗



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# CCA SECURING A STRONG FUTURE FOR THE INDUSTRY THROUGH COLLECTIVE ADVOCACY

By Mary Van Buren, president,  
Canadian Construction Association



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Representing 20,000+ member firms, the Canadian Construction Association (CCA) is proud of our mission to inspire a progressive, innovative, and sustainable construction industry.

The key to our success is working with valued partner associations like the Construction Association of New Brunswick. We are powered by your engagement. Together, we are driving change on key issues that make a real impact, not only for the industry, but for all Canadians.

Released in March, our 2022 Annual Review demonstrates the CCA's commitment to you, our members, to be your trusted advisor, champion, and partner.

Find the review at [www.cca-acc.com/about-us/annual-review-2022/](http://www.cca-acc.com/about-us/annual-review-2022/).

## A smart infrastructure plan backed by investment

Over the past two years, the CCA has been actively pursuing more investment in key trade gateways and corridors across the country. This included partnering with the Western Canada Roadbuilders & Heavy Construction Association and bringing in national partners like Export Development Canada, the

Business Council of Canada, and the Canadian Chamber of Commerce, to build the support we need among politicians and Canadians. The CCA helped fund the report, *From shovel ready to shovel worthy*, to strengthen our case.

We are gaining traction, with some modest investments proposed in the 2023 Federal Budget to strengthen Canada's transportation systems and supply chain infrastructure. Real growth, however, will not come from band-aid solutions. It will come from a long-term initiative, coordinated with the provinces, to develop a National Trade Corridor.

The CCA has always maintained that one size does not fit all. Every region and municipality, including our Indigenous communities, have different needs and priorities. The National Infrastructure Assessment would have helped create an integrated, apolitical strategy on how Canada would prioritize, finance, and deliver critical infrastructure projects, but there has been no movement on this promised 2021 federal initiative. We cannot afford to wait. As the industry's national advocate, the CCA will continue its outreach on this issue so policymakers

understand the risks of their inaction – aging infrastructure, damage to our reputation as a trading partner, and inadequate supply chains, to name a few.

## Workforce an urgent priority

More than 70 members from across Canada and representing all sectors of the construction industry met with parliamentarians from all parties to discuss the labour crisis and urgent need to Rebuild Canada's workforce NOW during CCA's annual Hill Day on November 15. Our collective efforts to bring this message locally, provincially, and federally has generated government support for investing in promotion of the trades and increasing immigration targets to help ease the shortfall. Conversations will continue, however, as the government needs to create a more supportive environment to alleviate the labour choke points that risk crippling Canada's economic growth. This includes changing an outdated immigration point system and working with provinces to ensure better skills matching.

The urgent need for skilled trade workers is also receiving nationwide attention as we work to build the number of apprentices through



our partnership with the Canadian Apprenticeship Service, and turn construction into a first-choice career through our industry-wide Talent Fits Here campaign.

## Fair procurement

The value of involving contractors earlier in projects is gaining steam. The CCA obtained a commitment from government leaders at its semi-annual Meech Lake meeting to establish a working group on procurement and project delivery methods. To build the infrastructure needed across the country and recruit the workforce of the future, federal procurement strategies need to adapt to encourage innovation, include contractors earlier in the process, account for long-term value and sustainability, promote the use of alternative delivery models, and support shared risk.

We also embarked on a fact-finding mission this past summer to learn first-hand from members about their challenges with current procurement practices. Dubbed the Standard Practices Tour, the CCA visited

Vancouver, Edmonton, Winnipeg, St. John's, and Montreal. In 2023, we will again meet with members in five different cities to ensure we are up to date with current issues.

CCA's Best Practices Services is delivering new resources – some of which are being developed through the work of our National Advisory Councils. We are also increasing our outreach to buyers of construction so we can educate them on the benefits of sharing risk and involving contractors early in the project.

## Action-backed policies to support green infrastructure

Canada's construction industry is ready to become a leader in the transition to a net-zero economy. We submitted detailed recommendations on developing a buy clean policy, mandating change, enabling investment decisions, growing Canada's advantage in building practices, technology and building materials, and training and incentivizing the future workforce. Following the submission, the CCA


has been invited to participate in a working group on Canada's Green Buildings Strategy. The CCA and our partners are also aligning on our message that governments must update building codes, provide incentives for businesses, share climate data, and create a list of approved "green" materials.

Budget 2023's proposed tax credits in clean technologies and hydrogen are a missed opportunity that we plan to address. Tying restrictive labour conditions to these incentives effectively discriminates against an important segment of the Canadian workforce and, in particular, small- and medium-sized companies. Over the next few months, the CCA will reinforce our budget asks in support of a strong economy during our semi-annual Meech Lake meeting on April 25, through a robust outreach strategy leading into the summer recess, and culminating with Hill Day 2023, where the industry will convene to make our message heard in Ottawa.

## Stay in touch!

You can count on the CCA to be a collaborative partner to the Construction Association of New Brunswick, providing helpful tools, sharing best practices across the country, and being your voice with the federal government.

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*By Chanel Roberts, Manager, Education and Gold Seal Certification Program,  
Canadian Construction Association*



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# CANB-MONCTON NORTHEAST OPENS NEW TRAINING FACILITY



*The CANB-Moncton Northeast was pleased to open a new state-of-the-art training facility earlier this year that will be the hub for construction training in the region.*

Continuous education is the cornerstone of developing any productive workforce. That is why CANB-Moncton Northeast is pleased to open a new state-of-the-art training facility that will be the hub for construction training in the region. The new room will allow for not only in-person training, but also hybrid training with video access for remote training and more.

“Like many organizations, the pandemic put a spotlight on what the real needs of members and contractors are when it comes to workforce training and development,” says Nadine Fullarton, CANB-Moncton Northeast president. “While the pandemic opened a need for virtual training and continues to play a vital role in delivering high-quality construction

education, having a modern facility with state-of-the-art audio-visual will allow the association to meet the needs of our members and the construction community even further, particularly as contractors recruit a new generation of workers.”

The facility looks to welcome back long-time user, the New Brunswick Construction Safety Association who looks forward to offering safety training in a new space, as well as members to use the space for their own needs. The official space opened in March 2023.

For more information on training and education, visit [www.mneca.ca](http://www.mneca.ca). Several courses offered are Gold Seal Certified. ↗



*The new training space opened in March 2023.*



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# CONTINUED CONSTRUCTION GROWTH CREATES LABOUR MARKET CHALLENGES IN NEW BRUNSWICK, WITH NEW SOLUTIONS NEEDED



*By Bill Ferreira, Executive Director, BuildForce Canada*

Across most of Canada's construction sector in 2022, the story was the same. Residential and non-residential builders alike reported record, or near-record, volumes of activity, but were challenged by constricted labour availability.

New Brunswick contractors know this challenge well. Last year brought solid gains across the province's residential

and industrial, commercial, and institutional (ICI) sectors.

*The 2023–2032 Construction and Maintenance Looking Forward* outlook report from BuildForce Canada forecasts further gains in New Brunswick's construction sector in 2023. Demand for home renovations is expected to drive growth in the residential sector, while the non-

residential sector will be underpinned by sustained spending in engineering construction and peak activity in the institutional sector.

Labour force pressures are expected to ease into the middle part of the decade as the new-housing sector slows further and the many large-scale non-residential projects that are currently underway reach completion. Those trends are expected to bring labour markets across most residential and non-residential trades back to balance.

Labour market challenges could return in the non-residential sector with the start of work on the Mactaquac Dam project in 2026 and beyond. This says nothing of the turnaround/shutdown industrial-sector maintenance work that is required annually in the province; a robust list of projects that have been discussed, but which have not yet received final approval; and the implications of federal new-housing and net-zero conversion targets – any of which could have significant effects on the province's labour market.

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2032, BuildForce Canada projects that construction employment in New Brunswick will grow by three per cent (+660 workers) above 2022 levels.

Viewed in isolation, this is a manageable figure. The challenge, however, lies in the need to replace some 6,500 workers – or approximately 27 per cent of the current labour force – that are projected to retire over the same period. Not only does this present a significant loss of personnel, but it also represents a loss of skills and experience – qualities that are not immediately replaced.

When combined with projections for labour force growth (+2,000 workers) and set against the number of new entrants (+4,700), the industry could be faced with a shortfall of as many as 3,800 workers by 2032. It must, therefore, augment its efforts to promote the construction trades as a first-choice career option for not only youth, but also people from traditionally under-represented groups.

New immigration targets will help. The federal government announced a greatly expanded program of immigration for 2023, 2024, and 2025 that should support further growth in the core working-age group of 25 to 54-year-olds, and may help to moderate labour market pressures over the next decade. The provincial government, meanwhile, has implemented a growth strategy with the goal of increasing immigration by close to 7,500 persons annually.

For New Brunswick's construction sector, that could present an important recruiting opportunity. Although the

share of immigrants in the province's overall labour force nearly doubled from four per cent in 2011 to seven per cent in 2021, that percentage is far below the Canadian average of 27 per cent. Construction's share of immigrants in the province's labour force is lower still at three per cent, and well below the national average of 18 per cent.

Recruitment opportunities are also abundant among the province's Indigenous communities. Indigenous workers accounted for just below four per cent of the province's construction labour force in 2021. That figure is an improvement from 2016, and almost on par with the percentage in the overall provincial labour force.

Equally, there is room for the industry to further advance its efforts at

recruiting women. In 2022, women accounted for approximately 8.5 per cent of New Brunswick's total construction workforce, or nearly 2,200 workers. Of them, 30 per cent worked in on-site professions. As a percentage of total on-site employment, however, women made up just three per cent.

The next decade promises strong levels of activity across many of the components of New Brunswick's construction industry, with growth expected in both the residential and non-residential sectors. Although this is positive news, the industry must maintain a sharp focus on the need to recruit new workers from traditional and non-traditional sectors if it is to alleviate its labour market challenges. ↗



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# BUILDING A SAFER COMMUNITY



*The new facility will replace the building located at 520 Main Street in Moncton, originally built in the 1970s for the Moncton Police Force.*

## Construction currently underway on the Codiac Regional Policing Facility in Moncton

*By Shayna Wiwierski*

A new policing facility is currently being built in Moncton that will blend innovation, energy efficiency, and advanced technology to serve and protect the community.

The Codiac Regional Policing Facility will be a state-of-the-art police station that serves the city of Moncton, the city of Dieppe, and the town of Riverview. The facility is designed to meet the needs of modern policing and to provide a safe and efficient workspace for the officers and staff who work there.

The new facility will replace the building located at 520 Main Street in

Moncton, originally built in the 1970s for the Moncton Police Force. The building is now used by the Codiac Regional RCMP serving the three municipalities of Moncton, Dieppe, and Riverview. It has become too small and requires significant repairs and upgrades due to increased population, community needs, and staff numbers. The 911 call centre was moved out to a fire station in Dieppe due to lack of space and the new facility will house all services together, including the 911 call centre.

Around 2010, discussions began on the topic of renovating and expanding the existing facility or building a new one.

"There was a lot of work from 2010 to now, reviewing the existing building, the capacity, doing feasibility studies, and looking at the possibilities of an extension to the building. Could we modify it to meet the current codes today and post-disaster construction?" says Sherry Trenholm, director of special projects for the City of Moncton and project manager for the Codiac Regional Policing Facility project. "After an extensive review and looking at the site that it's located on... there was no room for expansion because it's a tight site. It was determined that long-term, an alternative site had to be selected."

The construction of the new police





# SHAPING THE FUTURE

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*The Codiac Regional Policing Facility will be a state-of-the-art police station that serves the city of Moncton, the city of Dieppe, and the town of Riverview.*

station is located at 199 Albert Street, adjacent to Vaughan Harvey Boulevard. The City used a scoring system to assign each potential property a score and evaluated those scores to produce the best location. As a result, the building is located near the rail tracks and is within one-and-a-half kilometres from the courthouse. It is also accessible by an emergency access road connecting to Vaughan Harvey Boulevard.

The 1.92-hectare former railway site was purchased by the City of Moncton in January 2019 for \$2.45 million. In total, the project is budgeted at \$57.3 million and is being funded by the three municipalities. The City of


Moncton owns the building, so they contributed 70 per cent of the cost of construction, whereas the City of Dieppe contributed 18 per cent, and the Town of Riverview contributed the remaining 12 per cent.

Construction started on the project in September 2020. To address site conditions, since the site was a former CN railway site, they found impacted soils, so some remediation work had to be done. Because of that, the contract was broken up into two phases. Phase 1 included the site work and also dealt with the remediation. Phase 2, which started in May 2022, includes the construction of the building, which is scheduled to be substantially

completed by January 30, 2025, with an occupancy by summer 2025.

During Phase 1 of construction, the team encountered an old concrete rail roundtable, which was in excellent condition, but unusable for the new building.

"It was an amazing structure and had probably been built in the early 1800s and was in very good shape," says Trenholm. "Because of the location of the building, we could not use it, but we brought in a rock crusher and crushed all the material on site and it's being used for the subbase of the roadway in the parking lot area. This way we were able to salvage all the materials from that roundtable."



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The two-storey, 6,683-square-metre building was designed based on the occupancy for up to 376 civilian staff and sworn officers over a 25-year lifespan. There are several unique features of this building, including being designed to the National Building Code post-disaster standards.

“The existing building, because of the time it was built, the building code did not require post-disaster construction,” says Trenholm. “Today, if you are building a hospital, a police facility, a fire station, a telephone exchange, anything that is an emergency-type building, it has to be constructed to post disaster and has to be resilient to severe weather conditions due to climate change. This building is constructed accordingly to that.”

The building is also being designed to include a number of efficient and green features to reduce its energy use and operating costs, including a green roof, a central atrium, a living wall, and EV charging stations. It is being constructed to LEED Silver standards. The City of Moncton are working with the RCMP and Strategic Planning and Project Management Office to ensure that their latest standards were being met.

This will be the first City of Moncton municipal building designed and constructed to the LEED® rating system. The Codiac Regional Policing Facility will consume 65 per cent less energy than the equivalent baseline building defined by LEED® and ASHRAE 90.1 Appendix G. In addition, about 12 per cent of the energy consumed at the facility will be provided by the on-site 100 kW solar photovoltaic system, and the carbon emissions from the proposed building are 58 per cent lower than the



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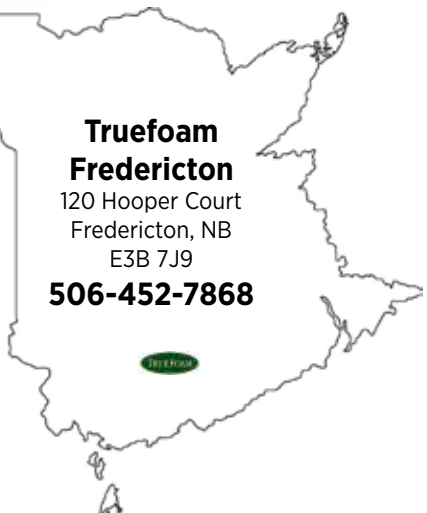
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The two-storey, 6,683-square-metre building was designed based on the occupancy for up to 376 civilian staff and sworn officers over a 25-year lifespan.



This will be the first City of Moncton municipal building designed and constructed to the LEED® rating system.

equivalent baseline building defined by LEED® and ASHRAE 90.1 Appendix G.

The facility will also include barrier-free access, a community room off the front entrance, universal washrooms and change areas, an exercise room, a room for their operational communications centre (OCC), and an

elevator to service the two floors plus two penthouses.

John Pepper, principal of RPL Architects, the prime consultants on the project who specialize in police buildings, mentions that some of the common elements they like to include in their buildings are ways

to allow the people in the building to meet informally and to facilitate communication.

“As you will appreciate, there are different groups of people working in the building, the sworn personnel and the civilians,” says Pepper. “Within the sworn personnel, there is often a distinction between the uniform people who are out doing the boots on the ground kind of activities and the investigators. We like to design spaces that help these people to communicate, and also provide a pleasant space in the centre of the building.”

He adds that other groups of people with specific needs and priorities include members of the public, including victims of crime, who will need to feel safe and comfortable, and those in custody. Planning for these diverse groups of users is very important.

“The building must also be safe and secure while being approachable and meeting the urban design guidelines of the City,” said Pepper.

Pepper goes on to mention the large atrium, which fits between the two main operational blocks of the building,

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something he refers to as the “interior main street”. Since there will be several hundred people working in the building, this space will allow them the opportunity to say hello as they pass each other in the corridor, and to foster camaraderie and communication.

Pomerleau are the general contractors on the project with RPL Architects as the prime consultants. FBM Architecture & Interior Design out of Halifax are the collaborative architect. Other local subtrades working on Phase 2 of the project include George’s Plumbing & Heating, Netco Electric Ltd., Conair Ventilation, Spec 5, Phillips Bros. Excavating Ltd., Arsenault Bros., Apex Industries Inc., Life Safety System, Remley Construction, Evolution Roofing, TK Elevator, Acadia Bricklayer Ltd., Ocean Steel Rebar Limited, Advanced Energy Management Ltd., Commercial Flooring Group, Nova Wood Products Ltd., PanelTech Exteriors Inc., Vitrierie Laberge, and Mobile Ready Mix.

Aside from the Phase 1 remediation, there were a number of challenges in this project so far. In November 2022, there was a windstorm in Moncton, which blew down one of the walls and the formwork. Fortunately, it happened at night, so no one was injured, however it did fall on top of plumbing lines that had already been installed and tested. Some of the lines were damaged so they had to be replaced, repaired, and they had to retest at the plumbing.

The windstorm also knocked down a sheer wall that had reinforcing installed. Since the reinforcing was damaged, they had to jackhammer on the top of the foundation wall in order to embed new reinforcing and reconstruct the wall.

Other challenges included the lack of skilled workers, low concrete compressive strengths and concrete honeycombing which happened in the summer of 2022, impacted soil and water encountered during excavation of underground services and light pole bases, winter conditions causing the washroom trailer plumbing to freeze up and having delays in concrete pours, the escalation of materials costs, and equipment and material long deliveries.

Although it will still be a couple more years until the new building is open, the Codiac Regional Policing Facility

will be an example of modern police station design and a valuable asset for many years to come.

“Moncton is leading the country here in growth. It’s a growing city and you often have other challenges that require policing in order to make sure the community is safe,” says Trenholm. “Just having space to offer proper services to the community and also having the ability, that as the city grows for the next 25 years, to have a building large enough to be able to handle that growth is really rewarding.” ↗



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## State-of-the-art facility will bring efficiency and modernization to the justice system in Fredericton

The bar is being raised on a new justice building in Fredericton.

The new Fredericton Justice Building broke ground in December 2021 and is set to replace the old justice building located at 427 Queen Street.

The current Justice Building, initially built in 1876, was a school where teachers were trained. The building burned down in 1929 and was rebuilt and opened in 1931, where it eventually

became a high school and then was repurposed as a courthouse in the 1970s.

It was identified a few years ago that the existing Justice Building does not meet current accessibility and security requirements, and the building's systems are also at the end of their lifespan.

The new Justice Building is being constructed on King Street, between

*The new Justice Building is being constructed on King Street, between Regent and Carleton streets in downtown Fredericton.*

Regent and Carleton streets in downtown Fredericton. The building is being built on previously undeveloped land, which prior to site selection, was a location maintained for surface parking. After due diligence, the Department of Transportation and Infrastructure recommended the site, primarily due to its proximity within the immediate downtown of Fredericton and for the site's ease of access.

The building is planned as a 119,000-square-foot six-storey building which will provide the space required to meet the needs of the clients of the judicial district of Fredericton. Total capital costs for the project are estimated at \$60 million.

Construction began at the end of 2021 and is scheduled to be completed by 2025. Construction is being completed through a multi-phased tender



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process. The initial tenders for Phase 1 and 2 of the project were issued for site preparations, foundations, and structural steel. Later tenders will be for building construction, commissioning, and fit-up. The project architect is Goguen Architecture Inc. and the general contractor for the current phase (foundations and structural steel) is Springhill Construction Ltd., both are based in Fredericton.

The new Justice Centre will include a detention area, offices for sheriffs, as well as a lobby and security screening area. There will be 10 courtrooms for the provincial courts, the Court of King's Bench, and the Court of Appeal. There will also be one hearing room, a police office, accommodations for judges and spaces for victim services, legal aid, family crown services, court client services, Crown prosecutions, probation services, a barrister's library and suite, and the offices of the Registrar of the Court of Appeal. The building will also feature an extensive audio-visual system for remote operations, a secure file storage system, as well as extensive security measures.

The building's design is a collaborative effort that incorporates function and experience. Kelly Cormier, communications director for the Department of Transportation and Infrastructure for the Government of New Brunswick, says that it is designed as a high-performance building for increased energy efficiency and sustainable practices. It will also meet or exceed the requirements for accessible design.

Montgomery Sisam, the design architect in collaboration with courthouse specialist Julian Jaffary and Goguen Architecture, mentions on their website that the building will

have unobstructed access to daylight as a primary organizing element on each of the upper levels. The second floor, which is largely dedicated to administrative functions, will have a mix of open and closed offices around the perimeter of the floor plate to provide staff with daylight and engaging views of downtown. On floors three through six, which are the courthouse floors, public circulation runs the length of the north elevation to allow patrons to enjoy views of the legislature and the St. John River. Judicial chambers and lounge spaces are also positioned along the south with unobstructed south daylighting and views towards the university. The

courthouses are also located along the east and west facades, with views of downtown Fredericton.

Once the courthouse is open in 2025, it will provide Fredericton with a modern courthouse space for residents.

"The new Fredericton Justice Building is a modern courthouse that will aim to provide an effective, safe, and accessible space for everyone participating in the justice system in Fredericton," says Cormier. "Since ground breaking on this project, the new courthouse has also opened the door to private-sector development on undeveloped land in the heart of Fredericton." ↗



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A new affordable housing complex is coming to Saint John.

Construction on The Wellington, a mixed-income apartment building being built at 23 Wellington Row, started in March 2021. The building will be owned and operated by Saint John Non Profit Housing Inc. and will feature 47 units, 24 of which will be affordable one-bedroom units geared towards lower-income working-age singles, including people with disabilities. The remaining 23 two-bedroom units will be rented out at market price. Three of the one-bedroom units will be fully accessible and the building will also feature universal design in all common areas.

"Their target renters are non-elderly singles or working-age individuals. The rent that the tenants will pay will be no more than 30 per cent of their income and then we [the government] supplement them with a rent subsidy," says the Honourable Jill Green, Minister of Service New Brunswick, as well as the minister responsible for housing. "It is my understanding that the other half of the units will rent at a maximum of \$1,400 a unit, which is what the general population will pay."

The six-storey 49,218-square-foot \$16 million apartment building is being funded by the Government of Canada and the Government of New Brunswick through two cost-sharing agreements which is aimed to support building affordable units. \$11.5 million is coming from the federal government through the National Housing Co-



The building features wood construction on the top five floors and is being built to be as accessible and energy-efficient as possible.

# REDEFINING URBAN LIVING

## The Wellington brings mixed-income housing to Saint John

By Shayna Wiwierski





*The Wellington will be owned and operated by Saint John Non Profit Housing Inc. and will feature 47 units, 24 of which will be affordable one-bedroom units geared towards lower-income working-age singles, including people with disabilities.*



*The six-storey 49,218-square-foot \$16 million apartment building is being funded by the Government of Canada and the Government of New Brunswick through two cost-sharing agreements which is aimed to support building affordable units.*

Investment Fund, \$960,000 from the provincial government through the Affordable Rental Housing Program and around \$2.85 million over 20 years in rent supplements. The City of Saint John is also contributing \$471,984 through the Construction Challenges and Building Permit Grant and the Residential Density Grant. The Rotary Senior Citizens Ltd. is also contributing \$150,000.

The building, which is being constructed by John Flood & Sons (1961) Ltd., features wood construction on the top five floors and is being built to be as accessible and energy-efficient as possible. As a result, it's being built to Passive House design standards and they aim to have a high level of energy efficiency and low-level energy costs in the future.

"It's designed to be aging in place, which is something that is a first for us and multi-unit housing to do that," says Stephen Kopp, architect and co-founder of Acre Architects Inc., the architects on the project. "They wanted high standards, so we looked at a bunch of different standards and settled on Passive House in construction."

Passive House is a set of design principles for attaining a rigorous level of energy efficiency while also creating comfortable indoor living spaces. Within that, they are also aiming to be Phius certified, which puts Passive House design principles into practice in a way that is both cost-optimized and climate-appropriate.

Kopp adds that the building will be air tight and will have high-performance doors and windows, along with

controlled ventilation for low-energy consumption.

Since the building is located near the Loyalist House, which is a museum and National Historic Site close to The Wellington on Union Street, the team made sure to step the building back, making sure it's not blocking the view of the heritage site. Acre Architects also tried to not make the building look too institutional by spending a lot of time with the facades and larger windows, some of which have colourful frames. Kopp says that they wanted to make it look like condos and not subsidized housing.

The ground floor of the building will also feature two commercial tenants, one of which will be a restaurant on the corner.

Once the project is complete and open





*The Wellington will modernize Union Street in Saint John and offer a safe and affordable place for individuals to call home.*

in spring 2023, The Wellington will modernize Union Street in Saint John and offer a safe and affordable place for individuals to call home.

"I was talking with Minister Arlene Dunn, it's her riding, and she said it will have a huge impact on her community to have those units

available for people who live [there].

There is something incredibly special about this project," says Minister Green, adding that the Saint John Non Profit Housing Group has also agreed to be a part of a pilot project with L'Arche Saint John, which is an organization whose mission is to create homes and day

programs for persons with intellectual disabilities and to provide them with a sense of community. "So, you'll have affordable housing units and you will have market housing units, and you will have the four L'Arche units. It's a truly mixed income, very diverse population who will be living there." ↗



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The Skills Canada National Competition (SCNC), SCC's flagship event, is the only national, multi-trade and technology competition

for students and apprentices in the country. Each year, hundreds of competitors from across Canada come to SCNC to participate in skilled trade and technology competitions for the chance to be named national champion. SCNC takes place in a different Canadian city every year.

At SCNC, thousands of student visitors tour the competition floor and discover the exciting careers that are available in the skilled

trades and technologies through over 50 interactive Try-A-Trade® and Technology activities, where they can get a better understanding of these jobs through hands-on activities. They also have the opportunity to visit exhibitor booths, and engage with industry professionals. Through these skills competitions, SCC is #CreatingPossibilities for our country's future skilled workforce.

The skills competitions are a great





Bricklaying.



Carpentry.

way to introduce our future workforce to the rewarding careers that exist in these sectors and encourage them to pursue these. Through these competitions, SCC is helping to close the growing skills gap and strengthen our country's economy. The economic impact of SCNC 2023 on the City of Winnipeg was over \$3.5 million. Each year, over 400 volunteers are onsite to help make these competitions a success. Get involved by volunteering and make a difference in your community while building the skills movement.

SCNC 2023 was held on May 25 and 26 at the RBC Convention Centre in

Winnipeg, Man. Stay tuned for the SCNC Winnipeg 2023 recap booklet, which will be available on SCC's website soon. You can also check out the recap video and livestream of the event to see all the competition action on SCC's YouTube channel. We hope that you will join us for SCNC 2024 in Quebec City. Stay tuned throughout the year for more information on SCC's website at [www.skillscompetencescanada.com](http://www.skillscompetencescanada.com) and social media channels. #SCNC2024

The skills competitions are held across the country and begin with in-school competitions, then competitors advance to regional competitions,

and approximately 100,000 youth advances to the provincial/territorial competitions hosted by SCC's member organizations. Following this, apprentices and students compete at the Skills Canada National Competition (SCNC). Start your skills journey now by getting involved with your local Skills Canada member organization by competing or volunteering, and get the opportunity to broaden your knowledge about these careers, meet like-minded individuals, and network with others in the industry. To learn more about this organization and their upcoming competitions, visit [www.skillscanadanb.com](http://www.skillscanadanb.com). ↗



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