



Cape Breton Regional Municipality
Special Council Meeting Agenda

Tuesday, September 15, 2026
Immediately following Council.

VIA VIDEOCONFERENCE

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Land Acknowledgement

Roll Call

- 1. Approval of Agenda:** (Motion required)
- 2. Corporate Services Issues**
 - 2.1 Centre 200 Facility and Site Modernization:** Kirk Durning,
Director of Parks, Recreation, Building and Facilities
(See page 4)
 - 2.2 Major Projects Funding Applications Canada Housing
Infrastructure Fund – Provincial Territorial:** Wayne
MacDonald, P.Eng. Chief Engineer and Director of Strategic
Partnerships (See page 65)

Adjournment



STAFF REPORT

TO: Mayor and Council

SUBMITTED BY: Director of Parks, Recreation, Buildings and Facilities

DATE: September 15th, 2026.

SUBJECT: Centre 200 Facility and Site Modernization

ORIGIN

With Centre 200 approaching 40 years of operation, significant components of the facility are nearing or exceeding their expected service lives. Staff initiated a comprehensive planning process to address aging infrastructure and deferred maintenance, meet current facility standards and user expectations, and position Centre 200 to remain a competitive regional venue for sport, entertainment, cultural activities and major events. The planning process also considered the feasibility of locating a new Sydney Curling Club facility on the Centre 200 site.

LEGISLATIVE AUTHORITIES AND RELATED POLICIES

The Centre 200 Modernization Project would be authorized pursuant to Part IV of the *Municipal Government Act*, including the Municipality's authority to expend funds for municipal purposes. Where municipal borrowing will be required, Section 66 under Part IV of the *Municipal Government Act* provides authority for a municipality to borrow to carry out an authority to expend funds for capital purposes. Any borrowing would also be subject to the applicable capital budgeting, borrowing limit and Ministerial approval requirements under Sections 87 and 88 of the Act.

Project expenditures are managed in accordance with the Municipality's approved capital budget, applicable reserve policies and other CBRM financial and procurement policies. External funding will be subject to the terms and conditions of the applicable federal or provincial funding agreements.

The project would be required to comply with all applicable building, fire, accessibility, occupational health and safety, environmental, procurement and other legislative and regulatory requirements.

RECOMMENDATIONS

It is recommended that Council deem the Centre 200 Modernization project as the priority for CBRM under the Build Communities Strong Fund – Direct Delivery Stream and relevant provincial infrastructure funding programs.

PURPOSE

The purpose of this report is to provide Council with an update on the Centre 200 Modernization Plan and renderings, as well as the submission of the expression of interest for the Build Communities Strong Fund.

BACKGROUND

Centre 200 opened in 1987 and has served for nearly 40 years as a major regional venue. While the facility has received capital improvements and renovations over time, significant building systems and infrastructure are now approaching or exceeding their expected service lives.

Given the age and complexity of the facility, staff determined that a coordinated, long-term modernization plan is required in place of continued isolated capital repairs. The plan is intended to identify immediate and long-term capital requirements and establish a path to extend the facility's useful life by 30 to 40 years.

In July 2026, CBRM submitted an Expression of Interest (EOI) for the Centre 200 Modernization Project under the Build Communities Strong Fund - Direct Delivery Stream. The submission identified the project as a regionally significant infrastructure investment with economic development, tourism, climate-resilience, emergency-management, transportation and long-term community benefits.

ANALYSIS / DISCUSSION

Centre 200 is one of CBRM's most significant recreation and event assets and one of the largest event facilities in Nova Scotia. It supports QMJHL hockey and other sporting events, tournaments and championships, concerts and entertainment, conventions and exhibitions, cultural and community events, sport tourism, emergency response and regional economic activity.

Its spectator capacity, meeting and exhibition space, technical infrastructure and hospitality services enable CBRM to host events that could not otherwise be accommodated locally.

Modernization would preserve this capacity and strengthen CBRM's ability to compete for provincial, national and international sporting and major events.

The modernization plan focuses on addressing deferred maintenance and legislative requirements while improving accessibility, the fan and spectator experience, Cape Breton Eagles and other tenant requirements, major-event hosting capacity, climate resilience and energy efficiency, emergency-management capabilities, and site and transportation integration.

The federal government has announced investments through the Build Communities Strong Fund, including funding for significant municipal recreation infrastructure in Saint John. These investments demonstrate the role of the Fund in supporting major community infrastructure projects and highlight the importance of positioning the Centre 200 Modernization Project as CBRM's priority for consideration under the program.

IMPACT ASSESSMENTS

Financial Considerations

As noted in the attached Expression of Interest document, the Centre 200 modernization initiative is a major reinvestment in CBRM's primary event and entertainment venue, with an estimated cost of \$78 million inclusive of transportation and site improvements, and potential land acquisition.

A new Sydney Curling Club facility on the Centre 200 site is estimated at \$23 million. The purpose-built facility would replace the existing club and include dedicated curling sheets, club and spectator areas, and supporting space. To date club has received \$13 million in funding for this project. Together these facilities would create an integrated sport, recreation, tourism, entertainment, and community campus capable of supporting year-round activity and providing a destination of regional significance.

In accordance with the requirements of the Build Communities Strong Fund, staff anticipate that further design and planning work will be required to advance the project to a Class C cost estimate. This work would be funded through existing Centre 200 reserve funds established for capital improvements to the facility.

COMMUNITY ENGAGEMENT

Staff has worked with the Cape Breton Eagles, and major events rights holders to identify facility requirements for both team and league standards and future hosting requirements.

ATTACHMENTS

- Attachment A – Expression of Interest document for the Build Communities Strong Fund
– Direct Delivery Stream
- Attachment B – Centre 200 Modernization Renderings

CENTRE 200 MODERNIZATION PROJECT

Expression of Interest (EOI)

Build Communities Strong Fund – Direct Delivery Stream

Cape Breton Regional Municipality (CBRM)

Applicant Information

Applicant: Cape Breton Regional Municipality (CBRM)

Recipient Type: Municipality

Project Title: Centre 200 Modernization Project

Location: Sydney, Nova Scotia

Project Type: Regionally Significant Community Infrastructure, Emergency Management Infrastructure, Sport, Recreation, Entertainment, Cultural, Tourism and Economic Development Infrastructure

Total Project Cost: \$78,000,000

Requested Federal Contribution: \$31,200,000

Estimated Construction Start: Q4 2027

Estimated Construction Duration: 24–36 Months

Executive Summary

The Centre 200 Modernization Project represents a transformational investment in one of Atlantic Canada's most significant public assembly, sport, recreation, entertainment, cultural, tourism, and community infrastructure assets.

Located in downtown Sydney, Nova Scotia, Centre 200 serves as Cape Breton's primary indoor venue and one of the most important pieces of public infrastructure in the region. The facility supports recreation, tourism, cultural programming, sporting events, community gatherings, conventions, entertainment productions, and economic development activity throughout Cape Breton Island and Eastern Nova Scotia.

Centre 200 is also the **largest emergency shelter within Cape Breton Regional Municipality**, playing a critical role in public safety, emergency preparedness, community resilience, and climate adaptation. As climate-related weather events become more frequent and severe, the facility's role within CBRM's Emergency Management Organization framework will become increasingly important.

The project consists of:

Component	Investment
Centre 200 Modernization & Expansion	\$71,000,000
Transportation & Site Improvements	\$5,000,000
Strategic Land Acquisition	\$2,000,000
Total Project Cost	\$78,000,000

The proposed funding model reflects a partnership between the Government of Canada, the Province of Nova Scotia, and Cape Breton Regional Municipality. Federal participation is limited to 40 percent of total project costs, with the remaining investment provided through anticipated provincial contributions and municipal funding.

The modernization project will extend the operational life of Centre 200 by an additional 30 to 40 years beyond its current service life while improving accessibility, reducing greenhouse gas emissions, strengthening emergency management capabilities, enhancing visitor experiences, and positioning the facility to support future generations.

The project has been deliberately planned to integrate with the Sydney Curling Club facility currently under development adjacent to Centre 200, creating a connected sport, recreation, entertainment, tourism, and community campus capable of supporting year-round activity and regional economic development.

Construction is anticipated to commence in the fourth quarter of 2027 and be completed within 24 to 36 months.

Upon completion, the project is expected to:

- Support approximately 1,400 direct, indirect, and induced jobs;
- Generate approximately \$195 million in economic activity;
- Reduce energy consumption by approximately 40%;
- Reduce greenhouse gas emissions by approximately 43%;
- Improve accessibility and inclusion;
- Strengthen emergency preparedness and climate resilience;
- Support tourism growth and economic development;
- Enhance community wellbeing and quality of life.

Project Overview

For nearly forty years, Centre 200 has served as Cape Breton's principal indoor gathering facility and one of Nova Scotia's most significant public assembly venues.

The facility hosts major junior hockey, amateur and youth sport, concerts, conferences, trade shows, cultural celebrations, community events, graduation ceremonies, Indigenous programming, and tourism-generating activities. It also serves as a critical emergency management asset and emergency shelter facility.

The modernization project will renew critical building systems, modernize public spaces, improve accessibility, strengthen climate resilience, enhance facility functionality, and improve transportation and site connectivity. The project will preserve and enhance a major public asset while supporting the evolving needs of residents, visitors, businesses, community organizations, and emergency management officials.

Regional Significance

Centre 200 serves residents throughout Cape Breton Regional Municipality, Cape Breton Island, and Eastern Nova Scotia.

The facility plays a unique role within Atlantic Canada because it combines recreation, tourism, culture, sport, entertainment, community gathering, and emergency management functions within a single public asset. Few facilities offer comparable flexibility or regional impact.

The venue attracts visitors from throughout the province and beyond while supporting major sporting events, conferences, community celebrations, entertainment productions, and emergency response operations. Its continued modernization is critical to maintaining Cape Breton's competitiveness in attracting events, visitors, investment, and economic activity.

Demonstrated Need

Recent modernization studies and engineering assessments identified significant infrastructure renewal requirements throughout the facility.

Key building systems are approaching or have exceeded their intended service life, including mechanical systems, electrical infrastructure, components of the building envelope, accessibility infrastructure, spectator amenities, and operational support spaces.

The facility also faces growing expectations related to accessibility, sustainability, emergency preparedness, visitor experience, and modern event requirements.

Without significant investment, Centre 200 will continue to experience increasing maintenance costs, reduced operational efficiency, greater infrastructure risk, and reduced competitiveness as a regional destination.

The modernization project addresses these challenges through a comprehensive renewal strategy focused on long-term sustainability and public value.

Community Benefits

Centre 200 remains one of the most heavily utilized public facilities in Cape Breton Regional Municipality.

The facility supports youth development, recreation, cultural participation, entertainment, community celebrations, tourism activity, educational events, and civic life. It serves as a gathering place where residents connect, celebrate, learn, and participate in community activities.

Centre 200 also provides continuity-of-operations capacity for municipal services and serves as the municipality's largest emergency shelter and emergency reception centre. During major emergencies, the facility can accommodate evacuation operations, sheltering services, emergency coordination activities, and community recovery efforts.

The modernization project will strengthen community wellbeing by ensuring this critical facility remains safe, accessible, resilient, and functional for future generations.

Accessibility and Inclusion

Accessibility is a foundational objective of the Centre 200 Modernization Project.

The modernization will improve accessibility throughout the facility through upgraded circulation systems, additional elevators, accessible seating areas, barrier-free entrances, improved spectator experiences, universal washroom facilities, family-friendly washroom options, improved wayfinding systems, and accessibility-supportive technologies.

These improvements support inclusion, improve safety, enhance emergency evacuation capabilities, and align with the objectives of the Nova Scotia Accessibility Act.

The result will be a facility that is more welcoming, equitable, and accessible for all residents and visitors.

Economic Impact and Regional Development

The Centre 200 Modernization Project is a significant economic development initiative as well as an infrastructure renewal project.

Based on accepted infrastructure-industry multipliers, the proposed investment is expected to support approximately **1,400 direct, indirect, and induced jobs** throughout construction, engineering, professional services, manufacturing, transportation, and related supply-chain activities.

Using a conservative multiplier of 2.5, the \$78 million project is expected to generate approximately **\$195 million in economic activity** throughout Cape Breton, Nova Scotia, and Atlantic Canada.

The long-term benefits extend beyond construction. The modernization will strengthen Cape Breton's ability to attract sporting events, conventions, entertainment productions, conferences, exhibitions, cultural programming, and tourism-generating activities.

These activities generate revenue for hotels, restaurants, retailers, transportation providers, tourism operators, local contractors, artists, cultural organizations, and service providers while contributing to the continued revitalization of downtown Sydney.

Through a federal investment of \$31.2 million, the Government of Canada will help unlock a total infrastructure investment of \$78 million that supports substantial economic, social, environmental, and community returns.

Climate Adaptation, Community Resilience and Emergency Management

The Centre 200 Modernization Project is directly aligned with climate adaptation, community resilience, and emergency management objectives.

The surrounding neighbourhood exhibits elevated social vulnerability, housing challenges, and reduced social resilience indicators, increasing the importance of maintaining robust public infrastructure capable of supporting residents during emergencies.

Climate projections indicate that the Centre 200 area faces a medium-high likelihood of flooding both currently and throughout future climate scenarios. Maximum one-day precipitation is projected to increase by approximately 26 percent, while the number of heavy rainfall events is projected to increase by approximately 32 percent. The area's exposure to extreme heat is also expected to increase substantially during coming decades.

Although the current primary building footprint is not identified as being at direct flood risk, portions of the surrounding site, including parking areas, are exposed to increasing climate pressures and flooding risks.

As the largest emergency shelter facility within Cape Breton Regional Municipality, Centre 200 provides critical infrastructure capable of supporting emergency evacuations, emergency sheltering operations, reception centre services, cooling centres, warming centres, community support functions, and municipal continuity-of-operations activities.

The modernization project will preserve and strengthen this capability through infrastructure renewal, improved accessibility, modern HVAC systems, resilient building systems, improved operational reliability, and upgraded emergency-response functionality.

Projected environmental benefits include:

Measure	Projected Outcome
Energy Consumption Reduction	~40%
Greenhouse Gas Emissions Reduction	~43%
Utility Cost Reduction	~50%
Annual Operating Savings	\$168,000+

The result will be a modern, climate-resilient public facility capable of supporting both everyday operations and emergency response needs.

Integrated Campus Development

A key strategic component of the project is its integration with the Sydney Curling Club facility currently under development adjacent to Centre 200.

Together, these facilities will create an integrated sport, recreation, tourism, entertainment, and community campus capable of supporting year-round activity and providing a destination of regional significance.

The integrated campus concept increases opportunities for event attraction, tourism growth, community programming, operational synergies, and economic development while maximizing the value of public infrastructure investment.

The shared vision establishes one of Atlantic Canada's most significant recreation and event destinations.

Transportation, Accessibility and Future Mobility Hub

The project includes significant transportation and site-development investments designed to improve local and regional connectivity.

Centre 200 is being planned as a future transportation and mobility hub within downtown Sydney. Transportation improvements will support active transportation infrastructure, accessible transportation services, pedestrian connectivity, public transit integration, and future growth opportunities.

The modernization will also improve electrical infrastructure capacity to accommodate future transportation electrification initiatives, including electric vehicle charging infrastructure, electric transit vehicles, and future low-carbon transportation systems. These investments support CBRM's long-term sustainability objectives and position the facility as an important element of future transportation planning.

The improvements will strengthen connections between Centre 200, the Sydney Curling Club, downtown Sydney, nearby neighbourhoods, commercial districts, and future civic developments.

Community Engagement and Stakeholder Support

Throughout the modernization planning process, CBRM engaged with facility users, community organizations, sport groups, tourism organizations, accessibility advocates, event operators, municipal departments, and regional stakeholders.

Feedback consistently reinforced the importance of preserving Centre 200, improving accessibility, modernizing infrastructure, strengthening emergency preparedness, increasing event attraction capacity, supporting transportation improvements, and promoting economic development.

Community input has directly influenced the modernization strategy and demonstrates strong support for continued investment in this important public asset.

CBRM remains committed to maintaining engagement throughout future project development and implementation phases.

40-Year Vision

The Centre 200 Modernization Project represents a long-term investment in the future prosperity of Cape Breton.

The modernization will extend the operational life of Centre 200 by an additional 30 to 40 years while establishing the foundation for continued tourism growth, economic diversification, regional competitiveness, community wellbeing, emergency preparedness, and downtown revitalization.

Together with the Sydney Curling Club development and future transportation improvements, Centre 200 will anchor one of Atlantic Canada's premier destinations for sport, recreation, entertainment, tourism, culture, and community life.

Project Readiness

CBRM has completed an extensive modernization plan, that includes facility condition assessments, architectural reviews, structural assessments, mechanical and electrical reviews, accessibility evaluations, operational planning, modernization studies, concept development, capital forecasting, stakeholder engagement, construction phasing analysis, and preliminary climate risk and resilience assessments. The supporting documentation can be provided upon request.

The Municipality owns the facility and possesses the governance, management capacity, and operational expertise necessary to deliver the project successfully.

The project is well positioned to advance immediately upon funding approval.

Cost Estimating Strategy

The project budget and funding assumptions are based on completed modernization planning, facility assessments, concept development, and preliminary Class D cost-estimating exercises.

CBRM is currently advancing the project toward a formal Class C estimate and is prepared to complete the additional engineering validation, design refinement, market review, and cost-certainty work required for the full application stage.

The work completed to date provides a strong foundation for project advancement and demonstrates a clear path toward full implementation.

Project Budget

The Centre 200 Modernization Project represents a total capital investment of **\$78 million**.

Component	Investment
Centre 200 Modernization & Expansion	\$71,000,000
Transportation & Site Improvements	\$5,000,000
Strategic Land Acquisition	\$2,000,000
Total Project Cost	\$78,000,000

The modernization component will renew critical building systems, improve accessibility, enhance event infrastructure, modernize visitor amenities, strengthen emergency management capabilities, improve environmental performance, and extend the facility's operational life.

Transportation and site-development investments will improve active transportation connections, public transit integration, accessibility, site circulation, and future mobility opportunities.

Strategic land acquisition will support future campus integration, transportation improvements, and long-term development opportunities associated with the Centre 200 campus.

Project Delivery Timeline

The project is planned to proceed through a phased implementation approach beginning in 2027.

Detailed design refinement, procurement planning, engineering validation, Class C cost development, and contractor procurement activities will occur throughout 2027. Site preparation and mobilization will proceed as required to support a construction start in the fourth quarter of 2027.

Major modernization, accessibility, infrastructure renewal, transportation, and site-development activities will occur throughout 2028 and 2029. Final commissioning, operational readiness activities, and project completion are anticipated in early 2030.

The anticipated construction period is 24–36 months.

Funding Request

Cape Breton Regional Municipality respectfully requests a federal contribution of **\$31.2 million** through the Build Communities Strong Fund – Direct Delivery Stream.

Funding Source	Amount	Share
Government of Canada (Requested)	\$31,200,000	40%
Province of Nova Scotia (Anticipated)	\$25,740,000	33%
Cape Breton Regional Municipality	\$21,060,000	27%
Total Project Cost	\$78,000,000	100%

The Municipality is prepared to make a substantial local contribution, demonstrating strong commitment to the project and ensuring that federal funding is leveraged effectively.

This balanced funding structure supports long-term project sustainability while maximizing public return on investment.

Conclusion

The Centre 200 Modernization Project represents a once-in-a-generation opportunity to renew one of Atlantic Canada's most important public infrastructure assets through a partnership between the Government of Canada, the Province of Nova Scotia, and Cape Breton Regional Municipality.

This project is far more than an arena modernization. It is a regionally significant investment in emergency management capacity, climate adaptation, accessibility, tourism development, transportation connectivity, economic growth, community wellbeing, and long-term public infrastructure renewal.

A federal contribution of **\$31.2 million** will help unlock a **\$78 million public infrastructure investment** that strengthens Cape Breton Regional Municipality's largest emergency shelter facility, supports approximately **1,400 jobs**, generates approximately **\$195 million in economic activity**, improves environmental performance, enhances community resilience, supports tourism growth, and secures Centre 200's role as one of Atlantic Canada's premier sport, recreation, entertainment, cultural, and community destinations for the next generation.

Centre 200

Modernization Plan Update



Cape Breton
Regional
Municipality



6.1.1.1 SITE PLAN

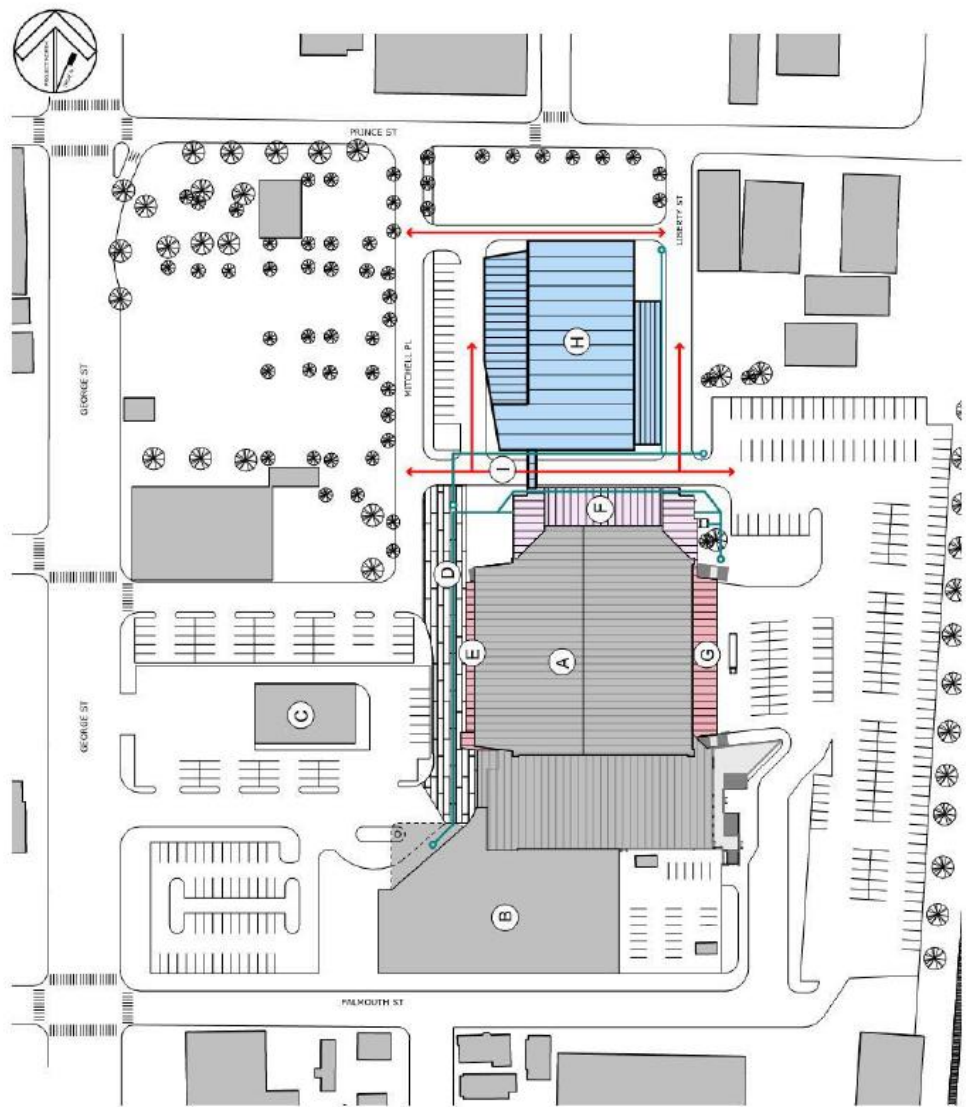
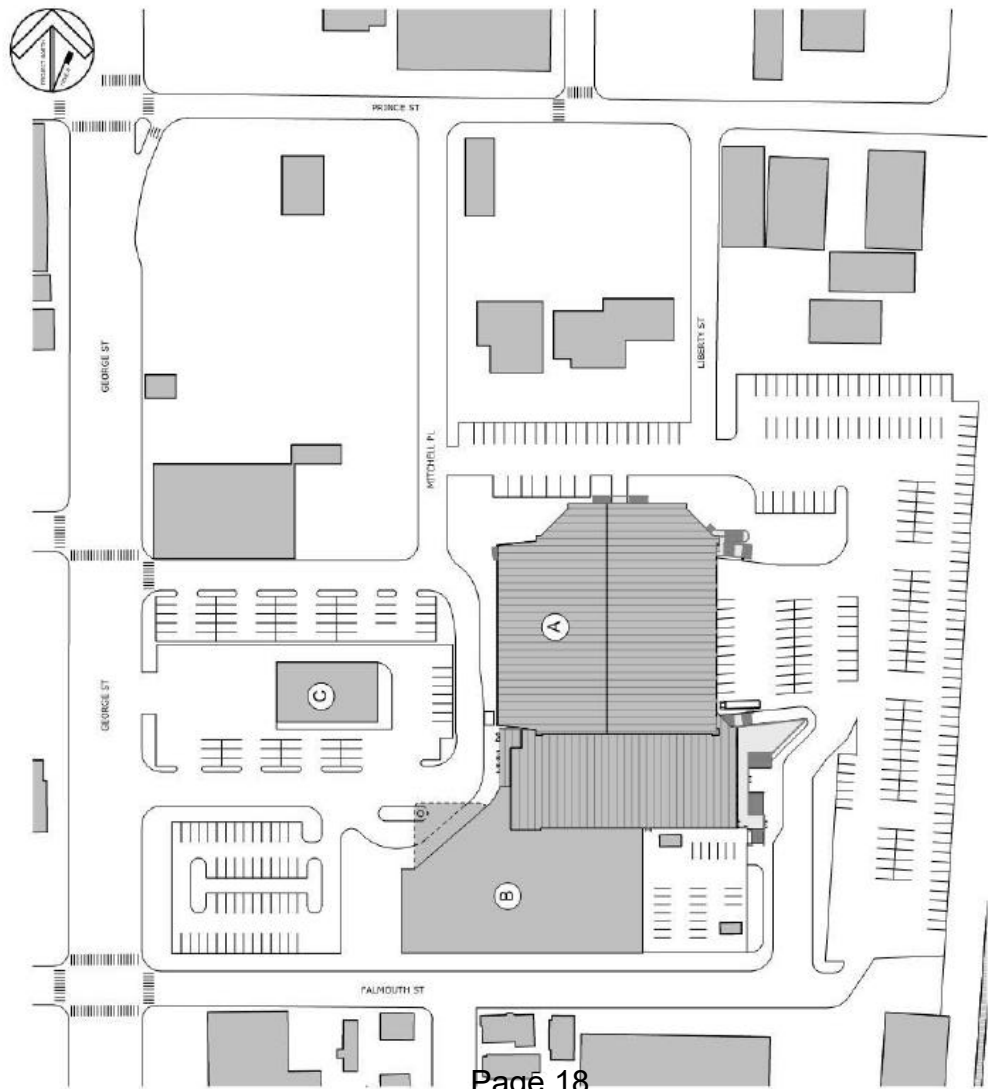


Figure 6.2: Site Plan – New Circulation

Figure 6.1: Site Plan – Existing



Conceptual Rendering of Centre 200
Aerial View



Conceptual Rendering of Centre 200
Front View



Conceptual Rendering of Centre 200
Entrance View

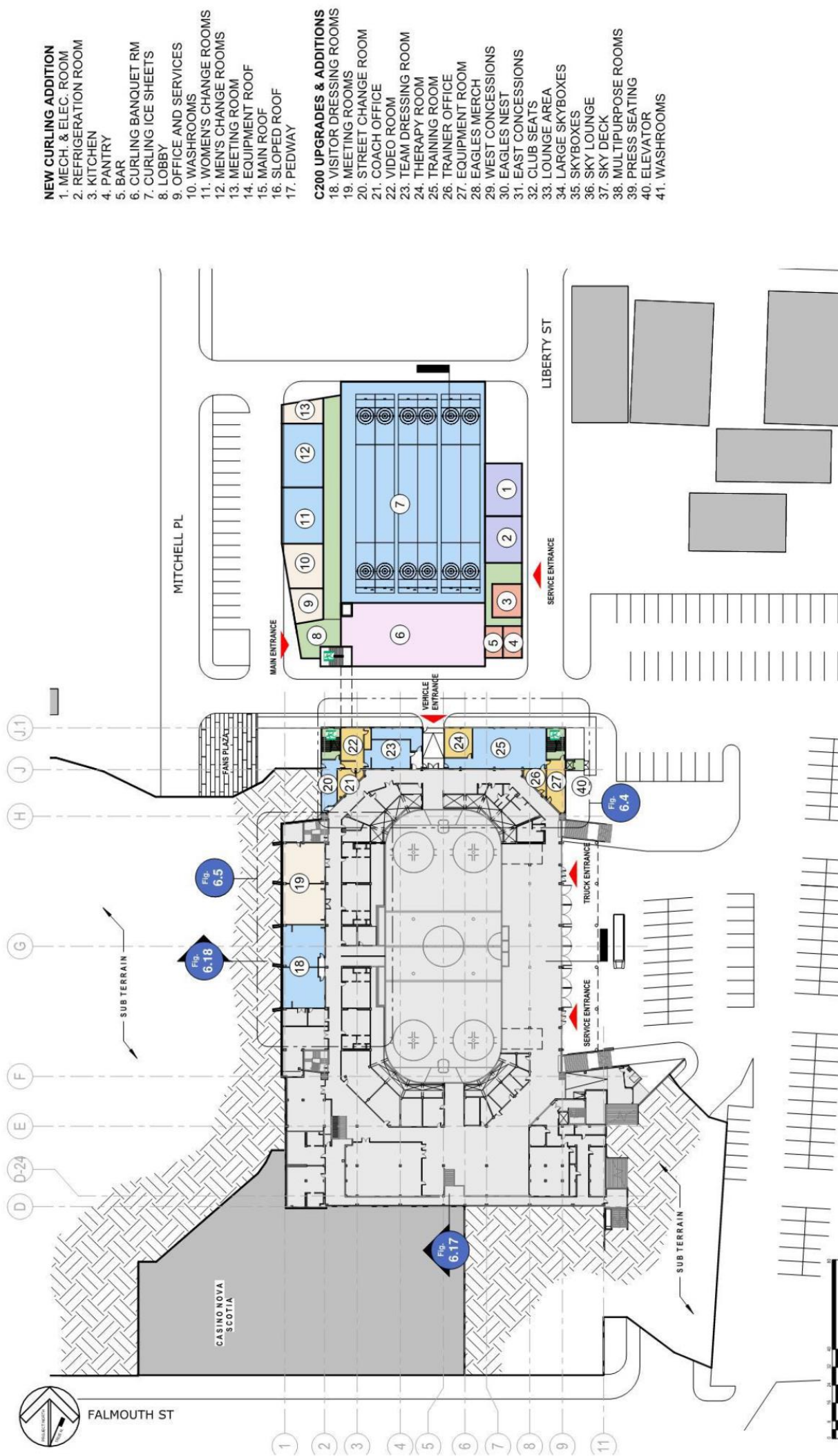




Conceptual Rendering of Centre 200
Back View

6.2.2.2 GROUND LEVEL CONCEPT DESIGN

The interventions on the Ground level primarily focuses on creating new, improved spaces for the Eagles Hockey Club and Visitors.



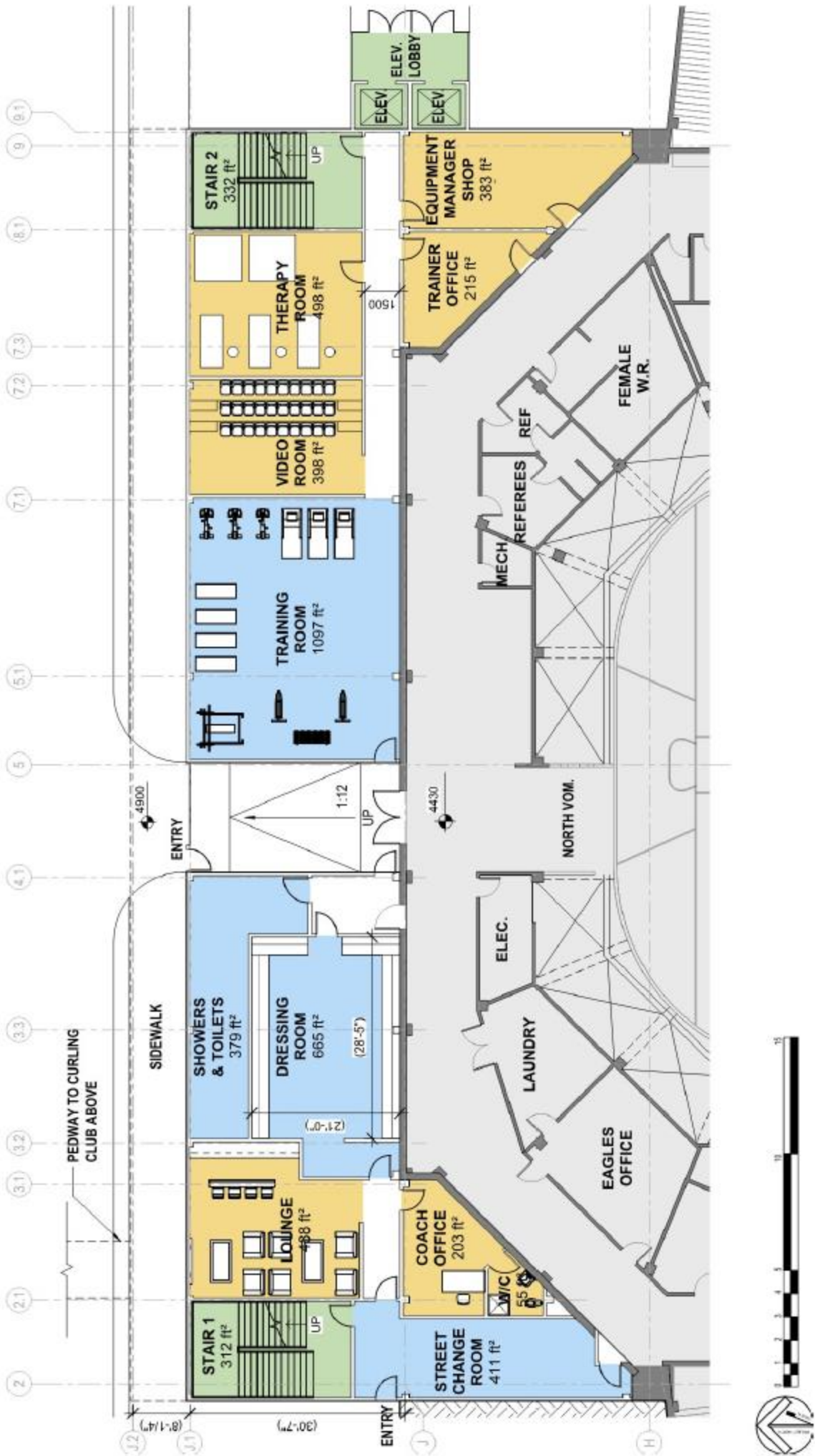


Figure 6.7: North Ground Level Enlarged Plan – Eagles Team Area

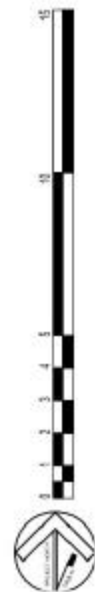
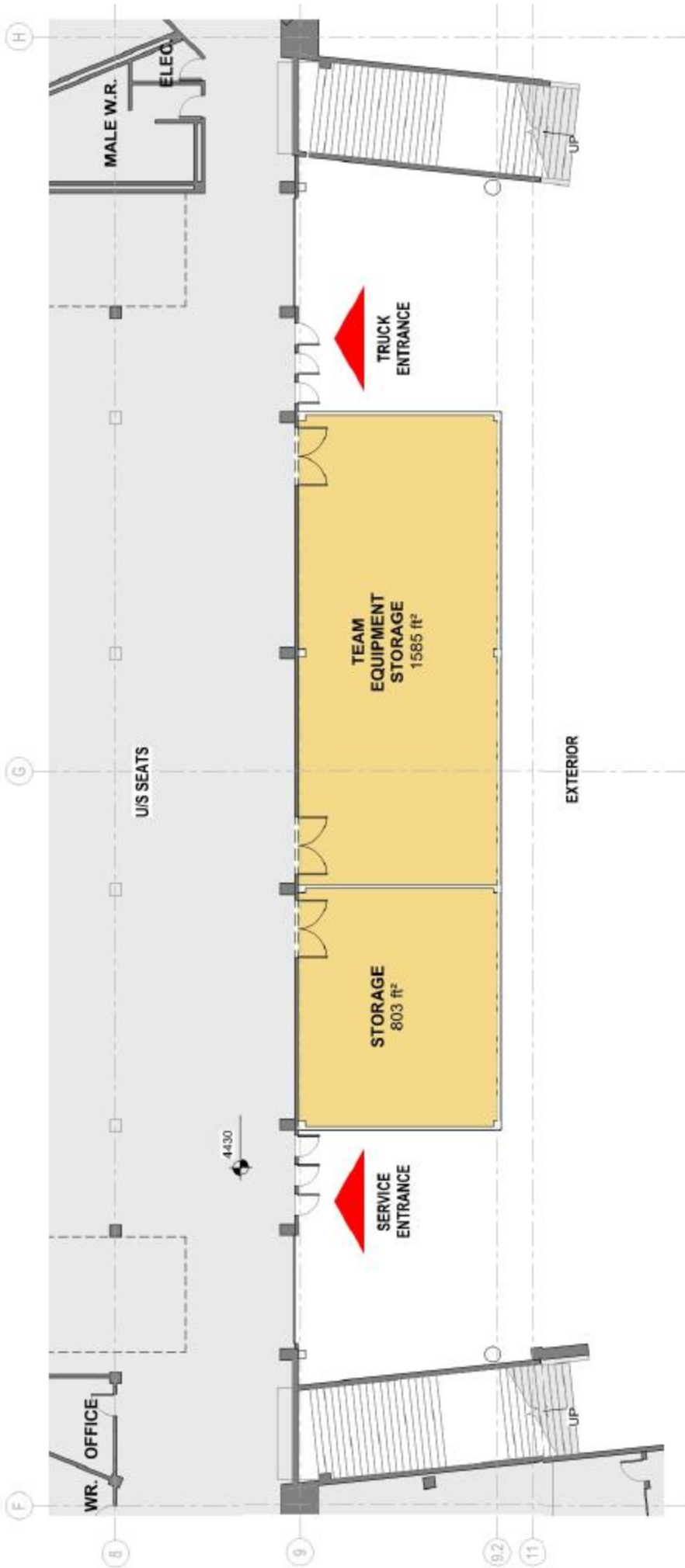
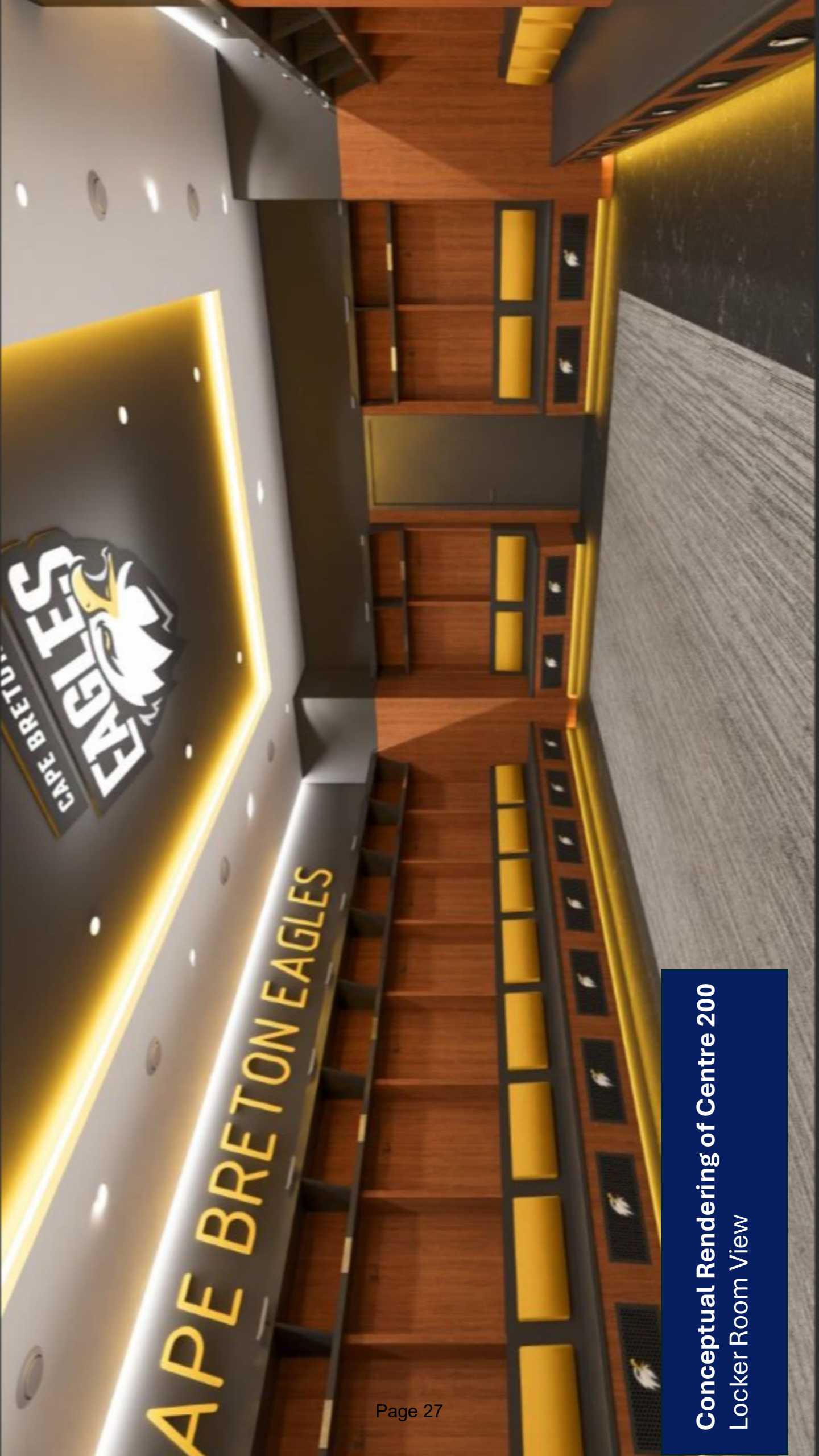
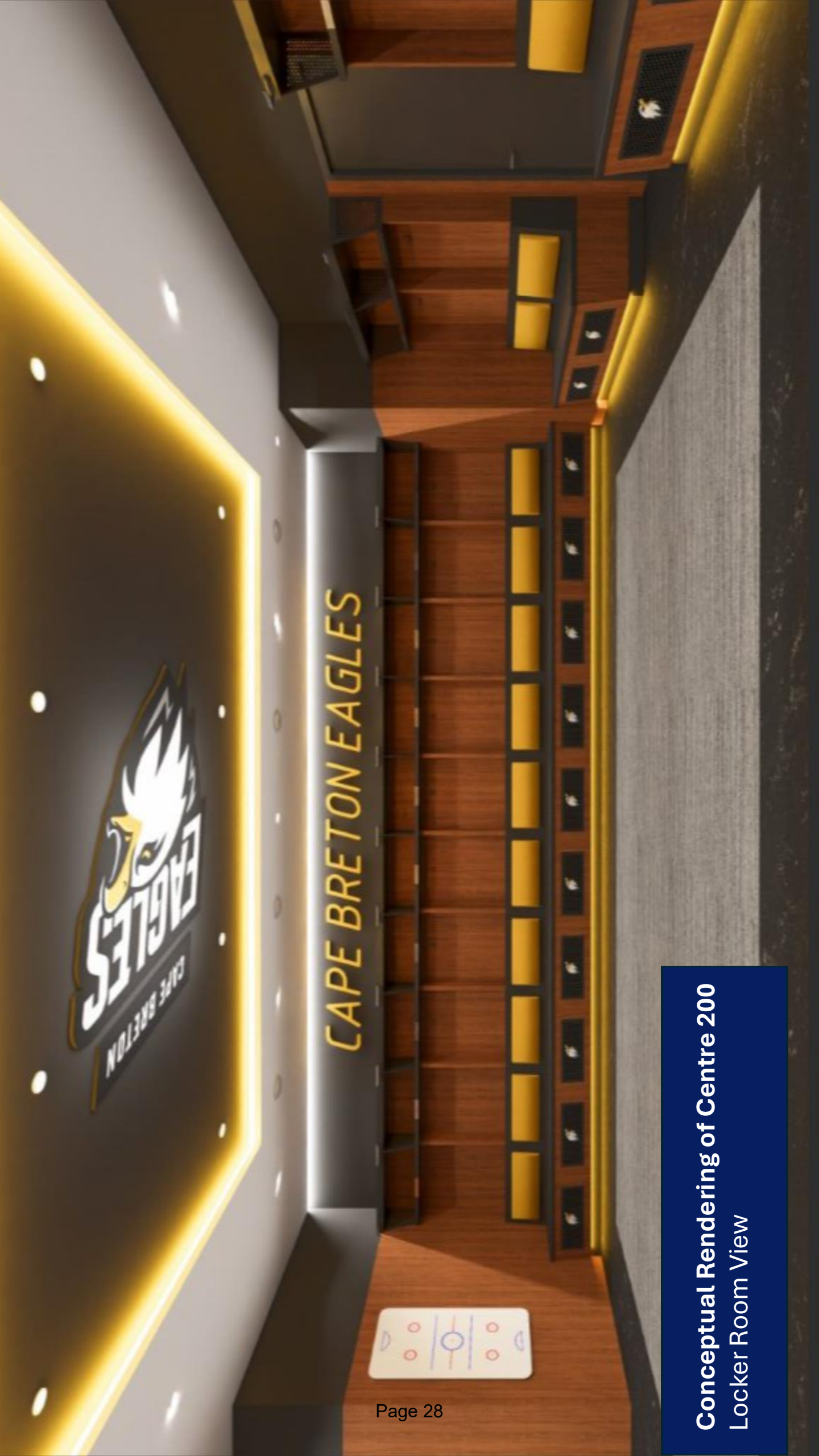


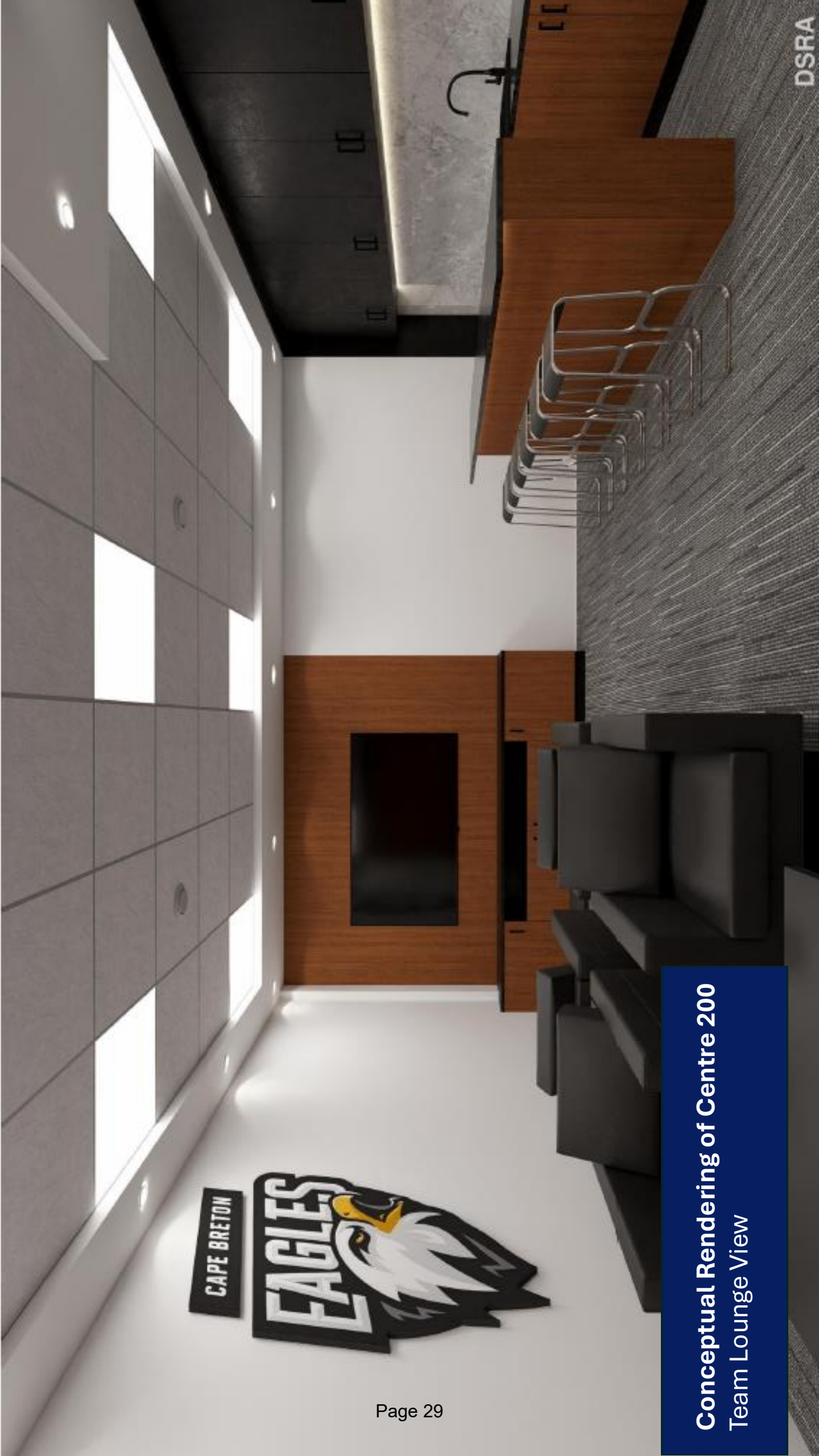
Figure 6.14: East Ground Level Enlarged Plan – New Team Equipment Storage Space



Conceptual Rendering of Centre 200
Locker Room View



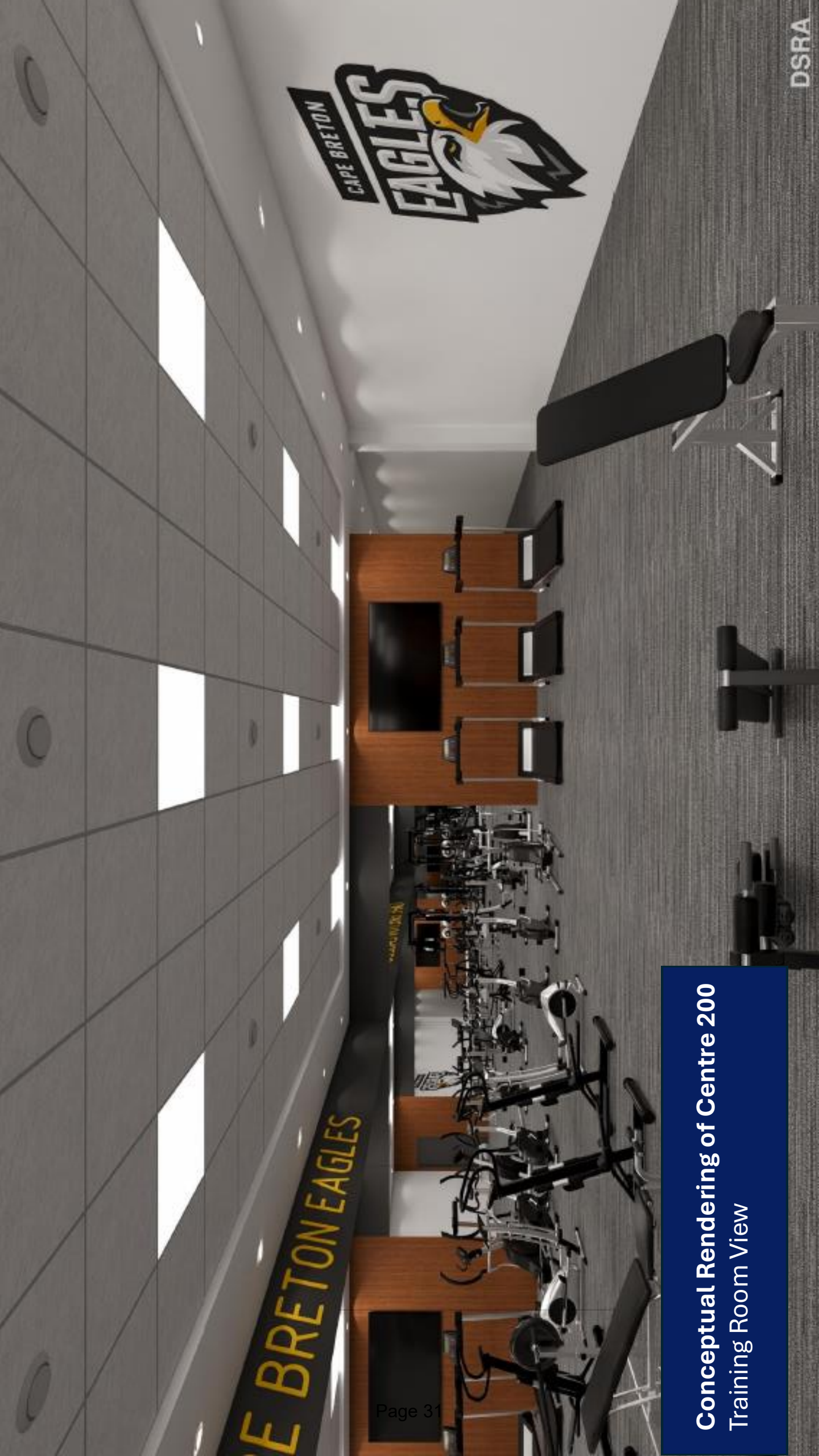
Conceptual Rendering of Centre 200
Locker Room View



Conceptual Rendering of Centre 200
Team Lounge View



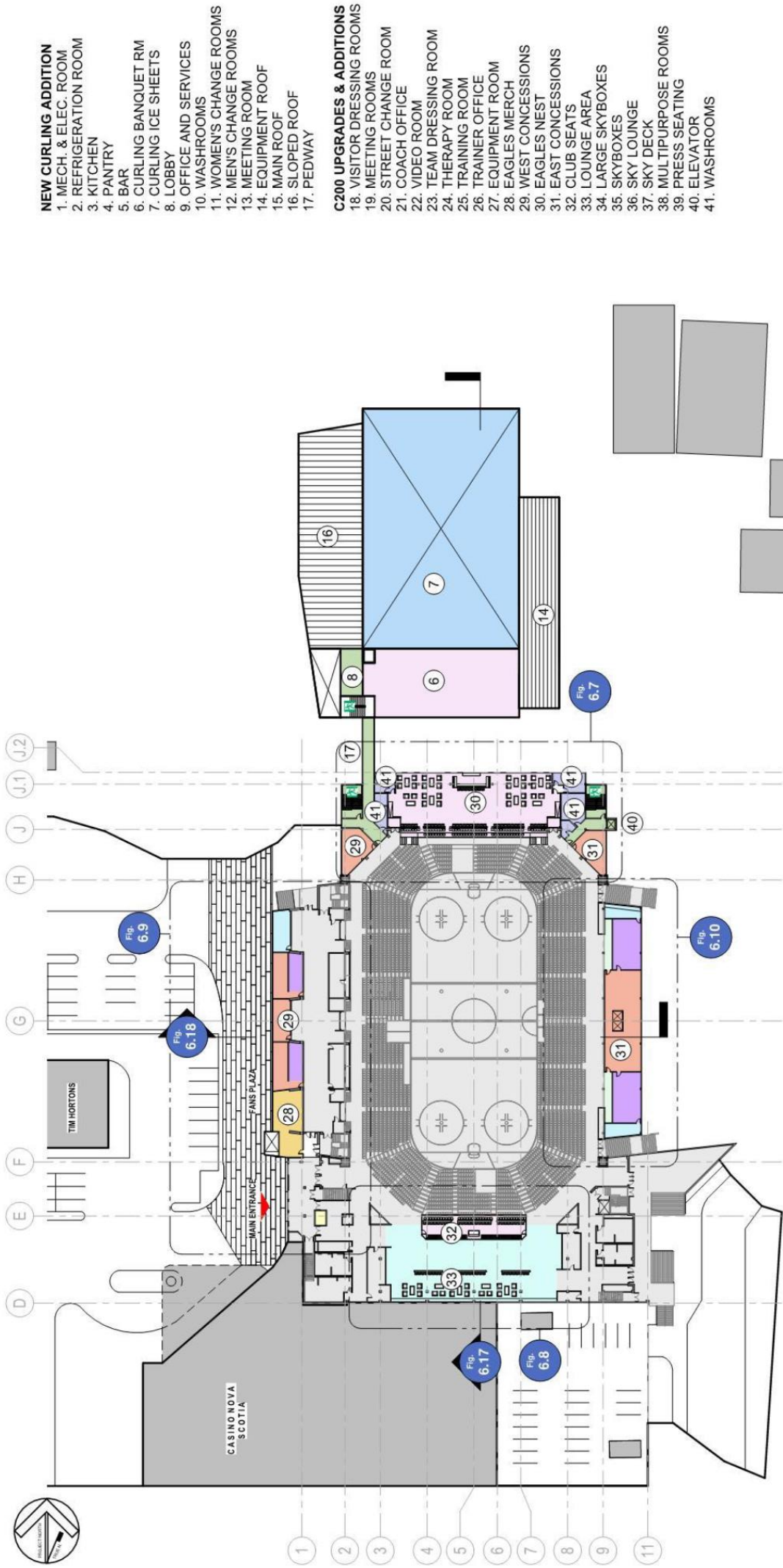
**Conceptual Rendering of Centre 200
Training Room View**



Conceptual Rendering of Centre 200
Training Room View

6.2.3 CONCOURSE LEVEL CONCEPT DESIGN

The interventions on the Concourse level are primarily focused on improving Concession Service and adding Premium Seating.



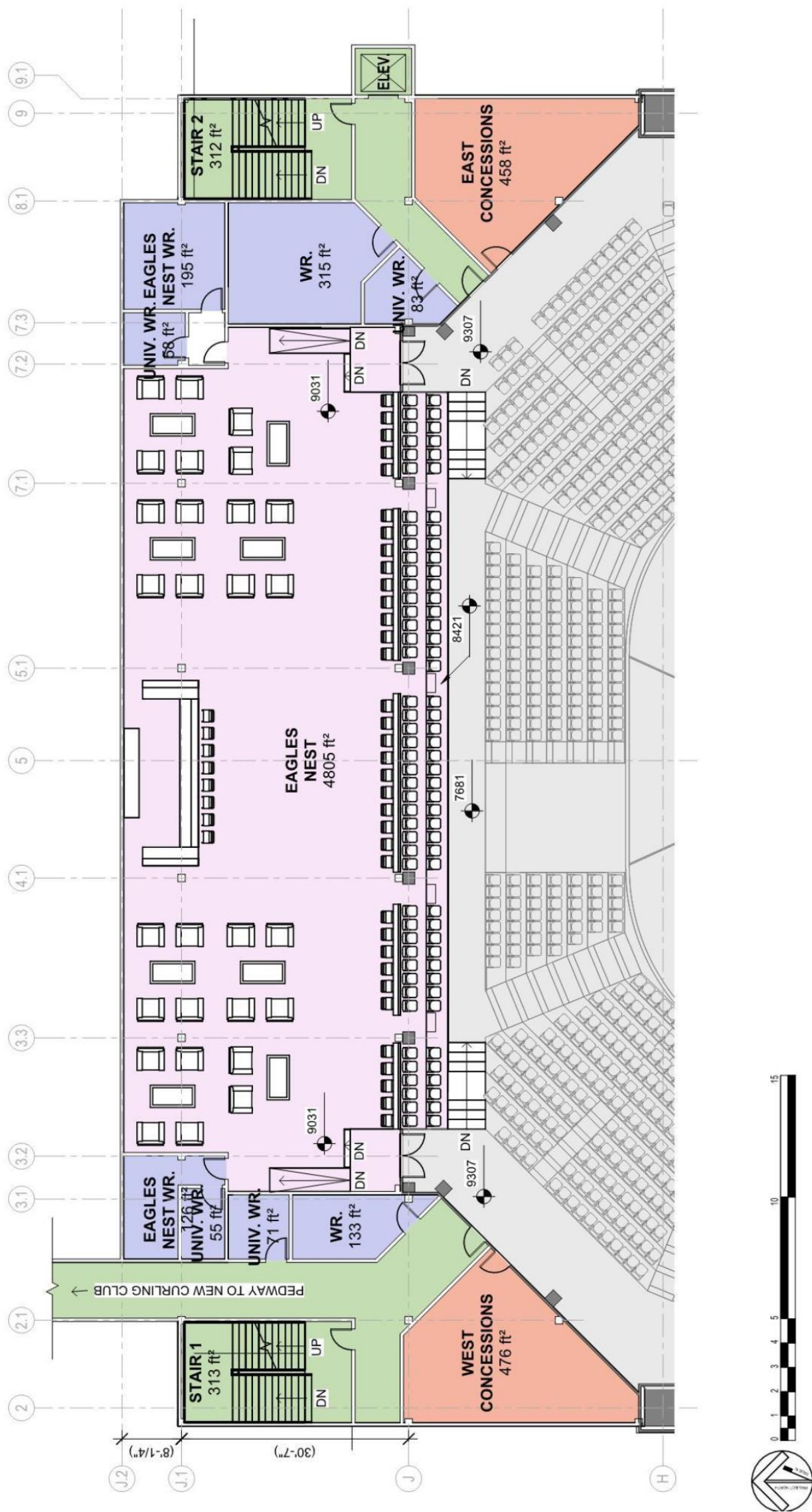


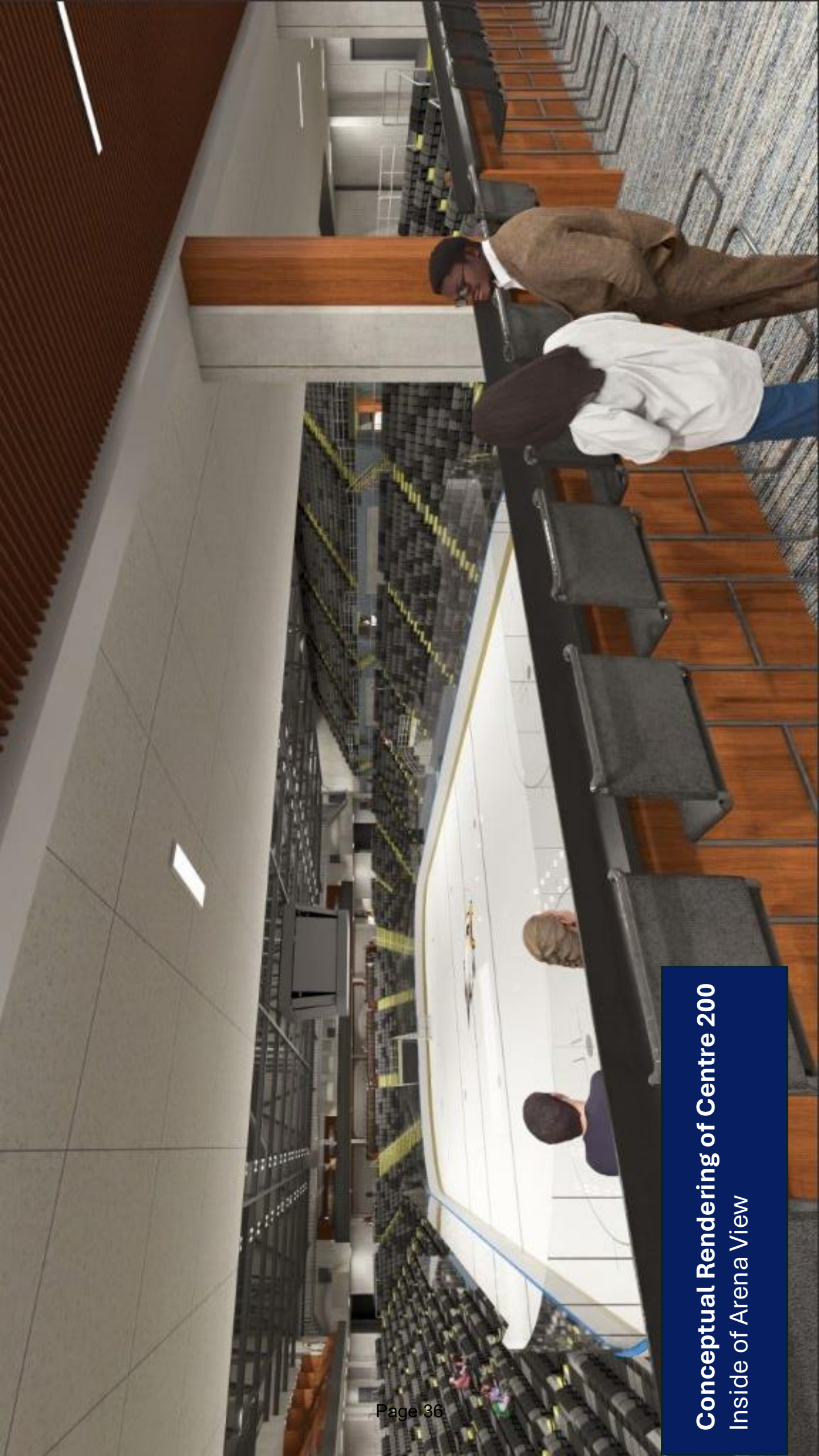
Figure 6.7: North Concourse Enlarged Plan – Eagles Nest



Conceptual Rendering of Centre 200
Inside of Arena View



Conceptual Rendering of Centre 200
Premium Seating/Lounge View



Conceptual Rendering of Centre 200
Inside of Arena View



Conceptual Rendering of Centre 200
Premium Seating Lounge View

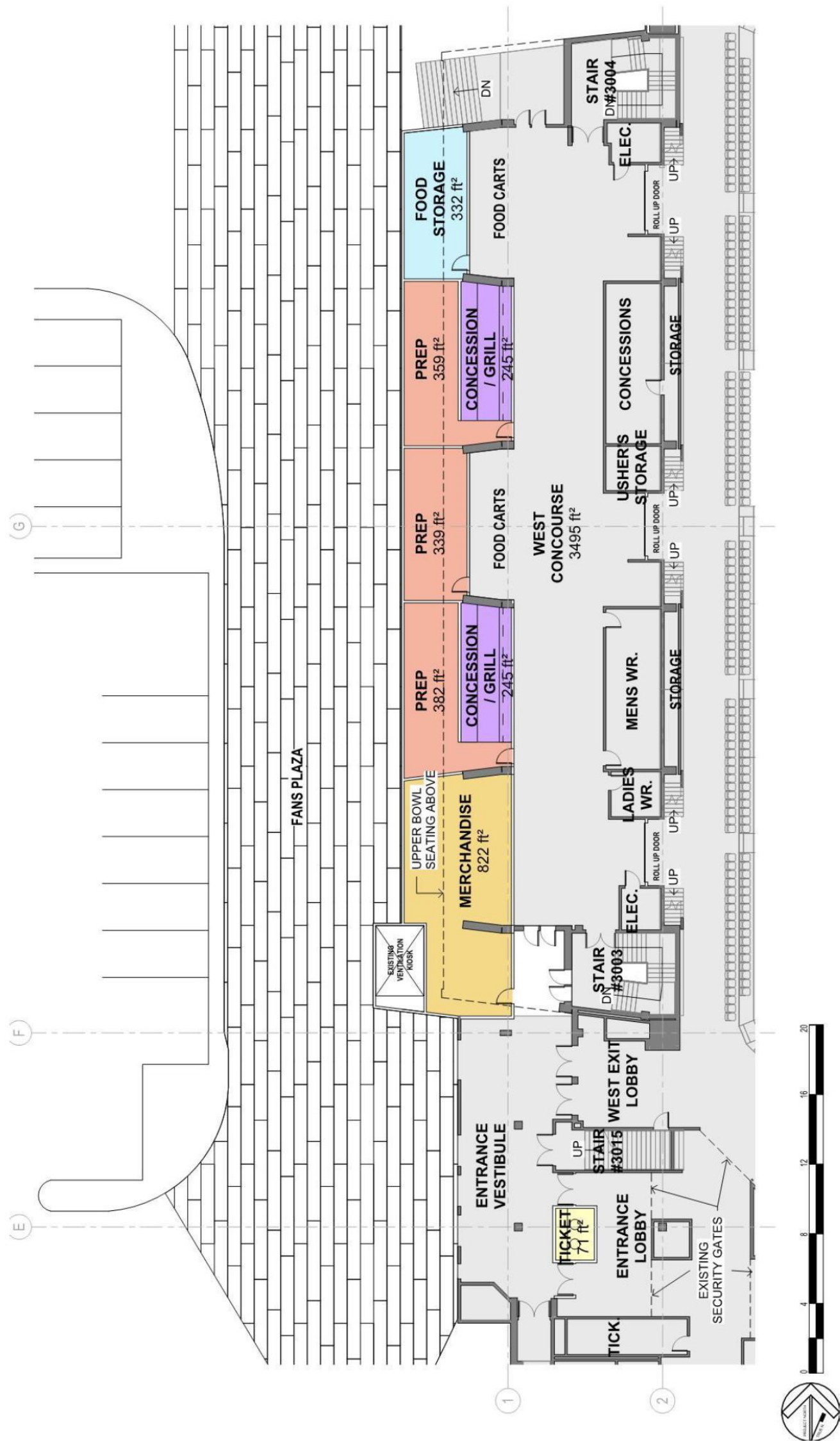
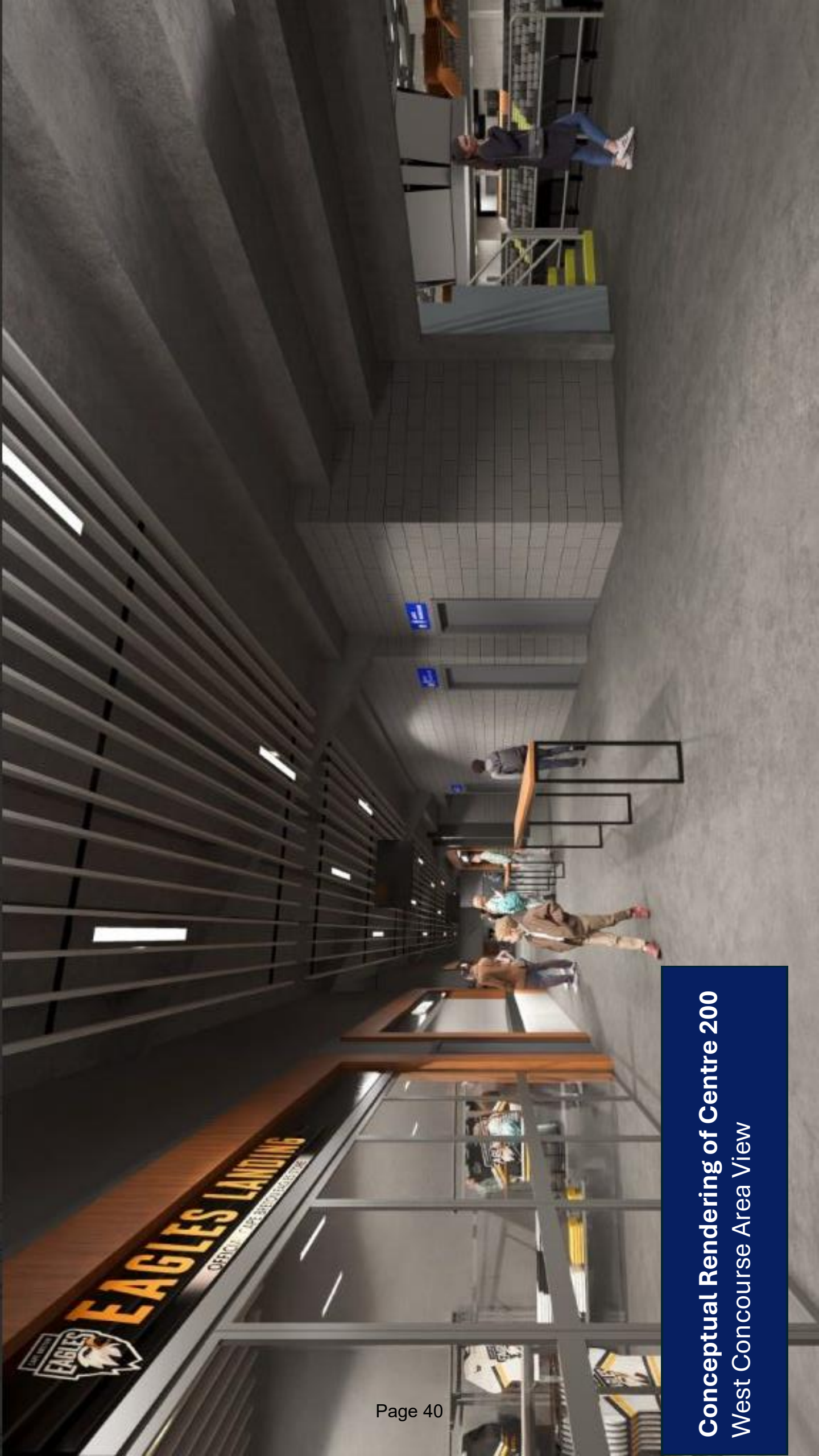


Figure 6.9: West Concourse Enlarged Plan – West Concessions and Team Store





Conceptual Rendering of Centre 200
West Concourse Area View



Conceptual Rendering of Centre 200
West Concourse Area View



Conceptual Rendering of Centre 200
West Concourse Area View

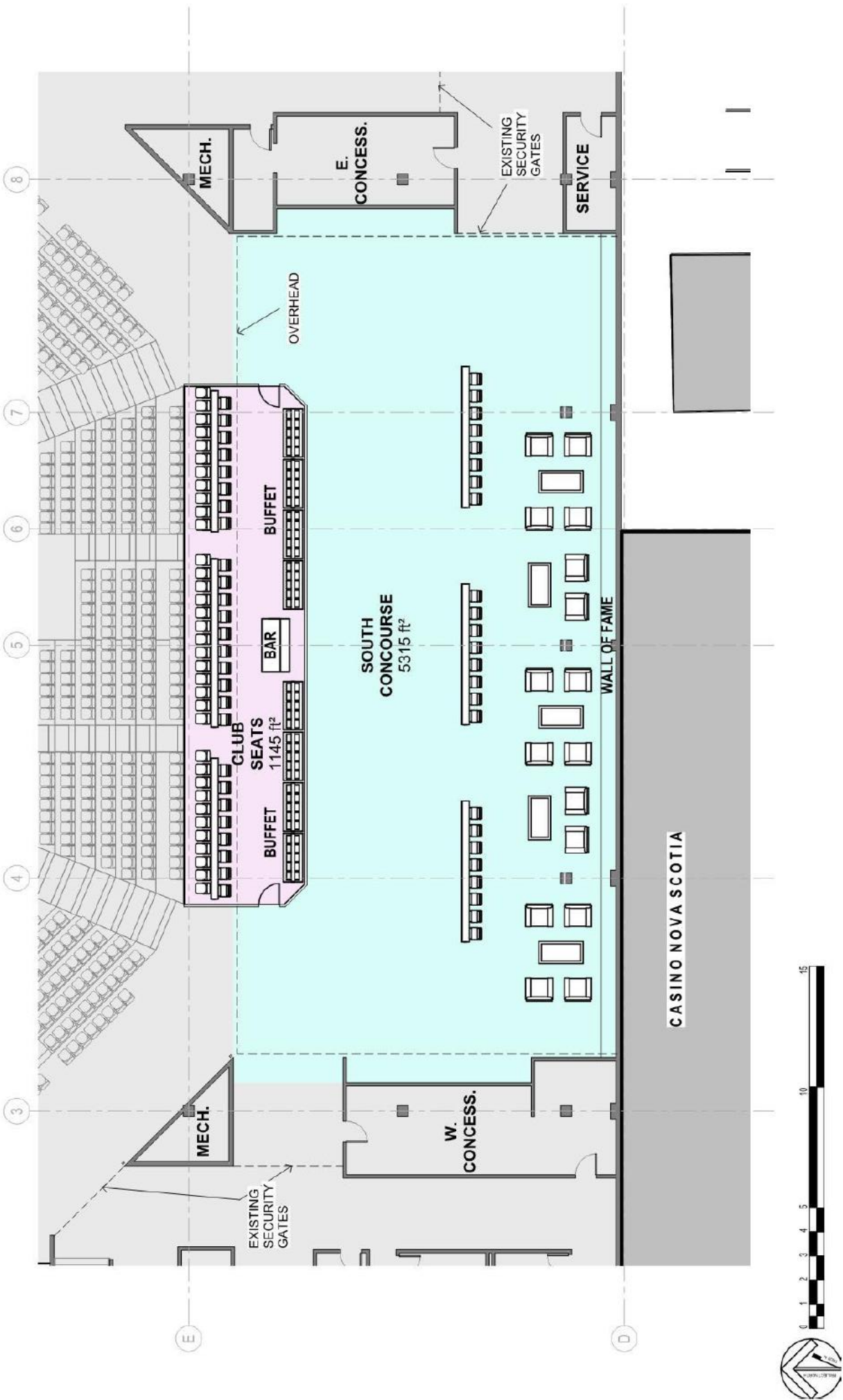
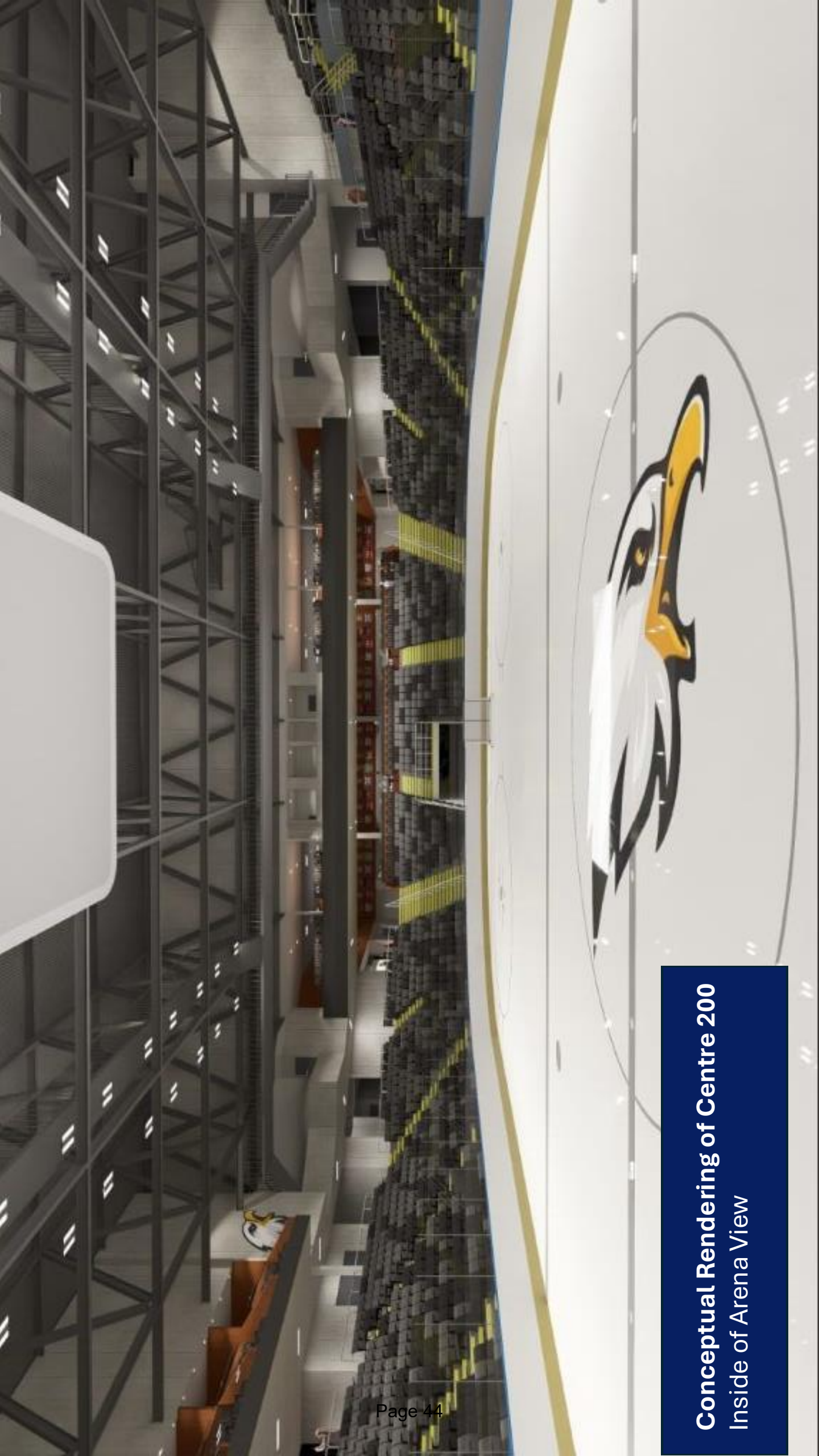
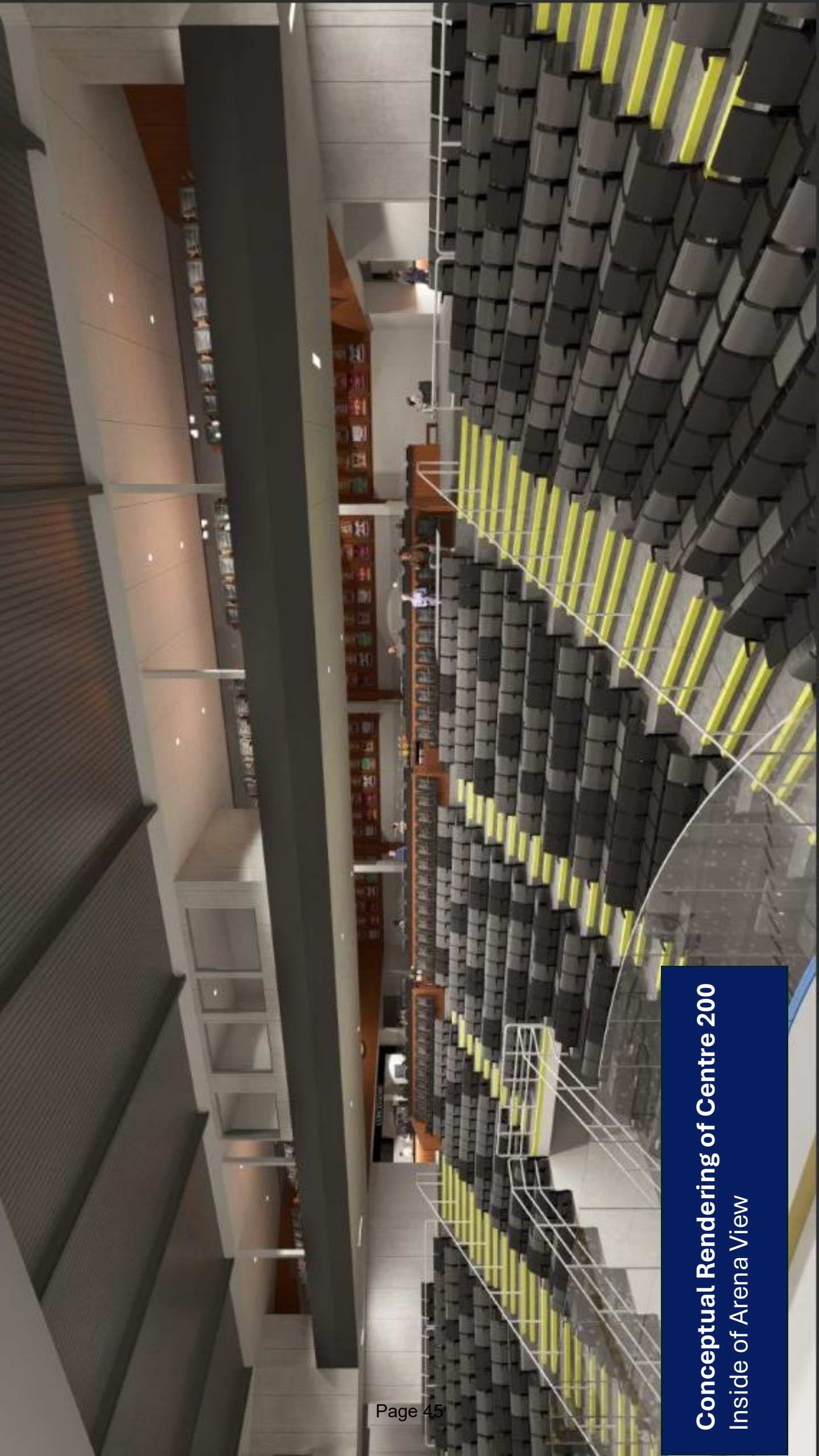


Figure 6.8: South Concourse Enlarged Plan – Club Seating



Conceptual Rendering of Centre 200
Inside of Arena View



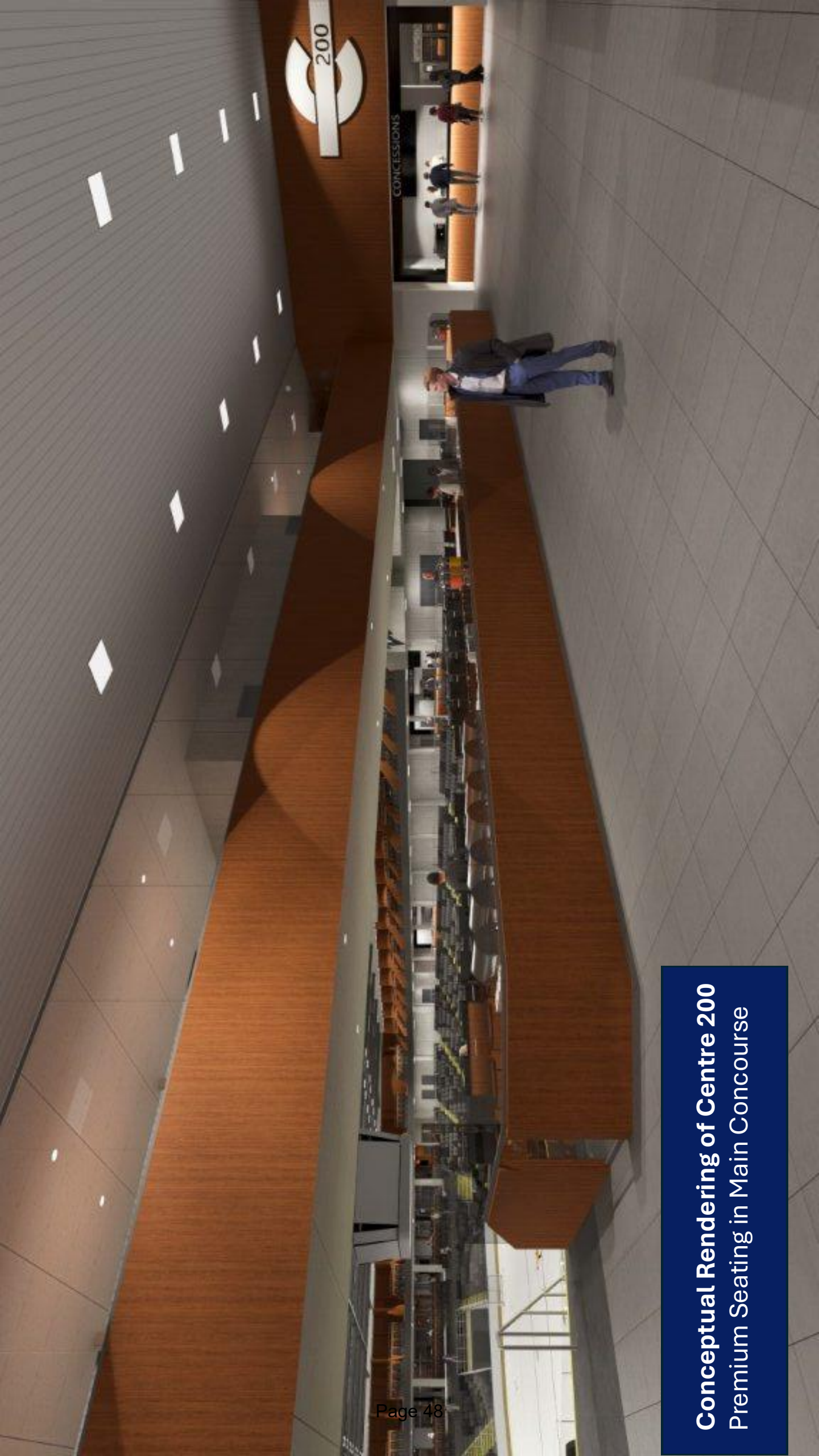
Conceptual Rendering of Centre 200
Inside of Arena View



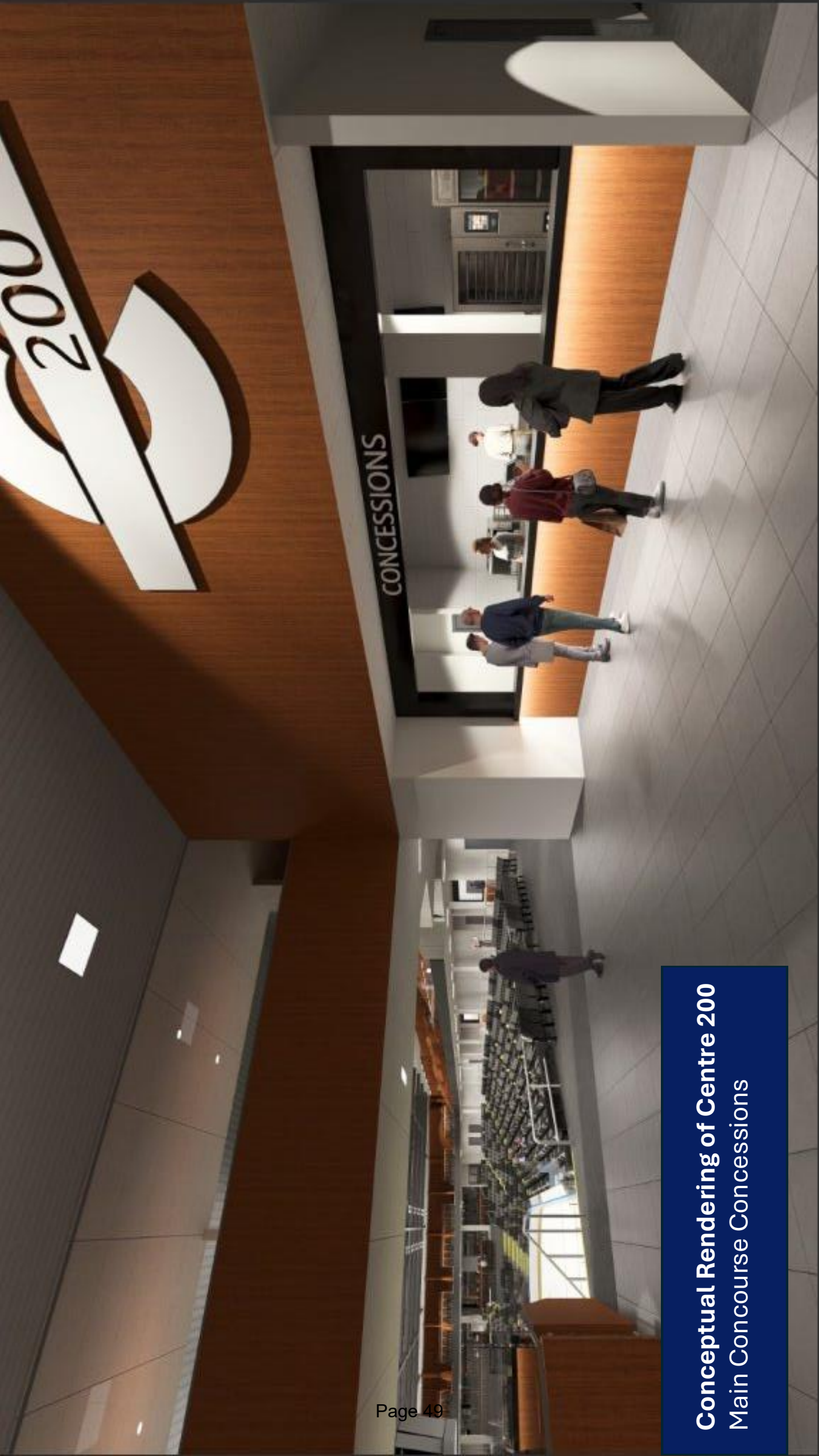
**Conceptual Rendering of Centre 200
Inside of Arena View/ Premium Seating**



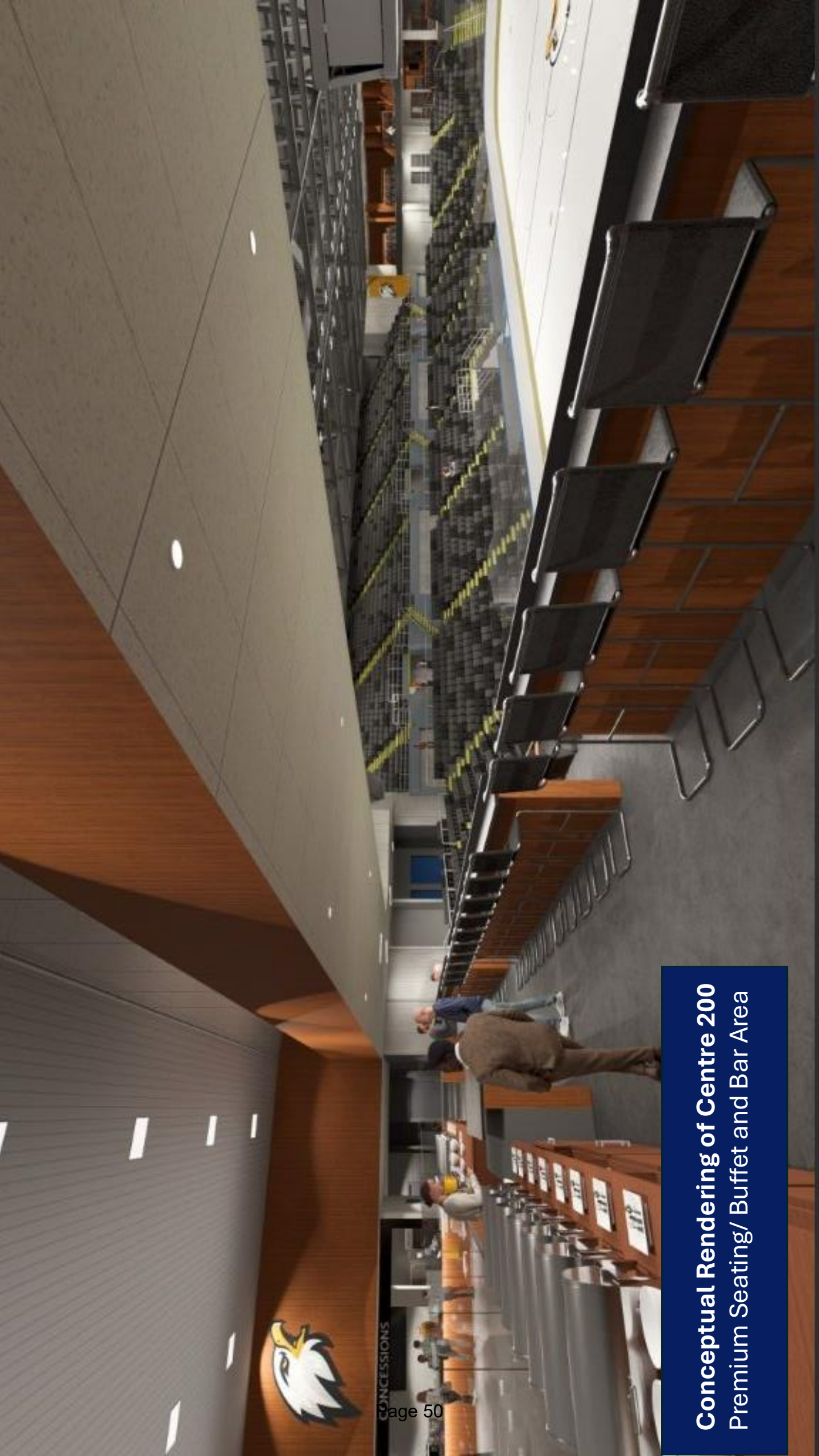
**Conceptual Rendering of Centre 200
Main Concourse and Premium Seating**



Conceptual Rendering of Centre 200
Premium Seating in Main Concourse



Conceptual Rendering of Centre 200
Main Concourse Concessions



**Conceptual Rendering of Centre 200
Premium Seating/ Buffet and Bar Area**

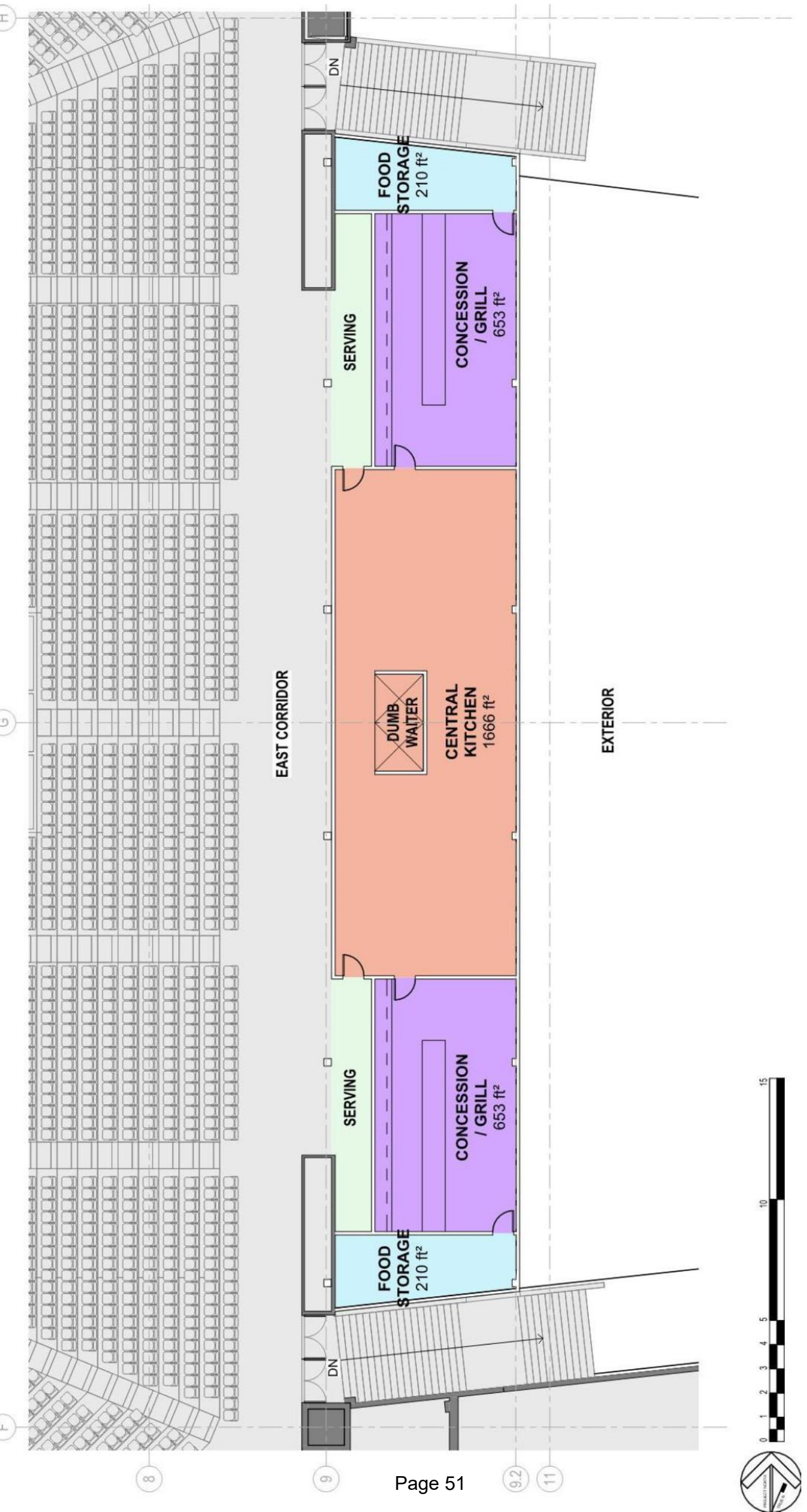
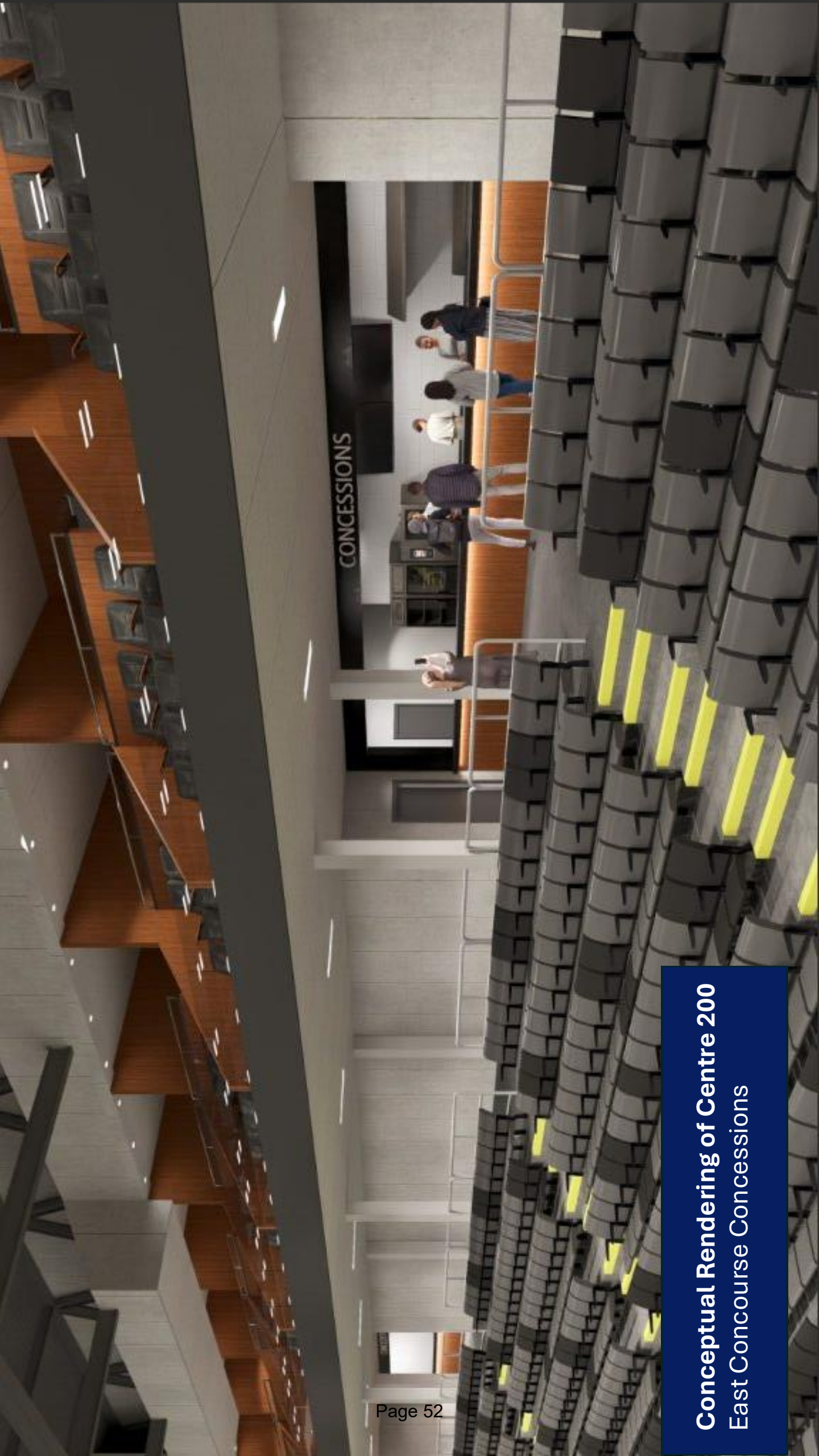


Figure 6.10: East Concourse Enlarged Plan – East Concessions & Central Kitchen



**Conceptual Rendering of Centre 200
East Concourse Concessions**



**Conceptual Rendering of Centre 200
East Concourse Concessions**

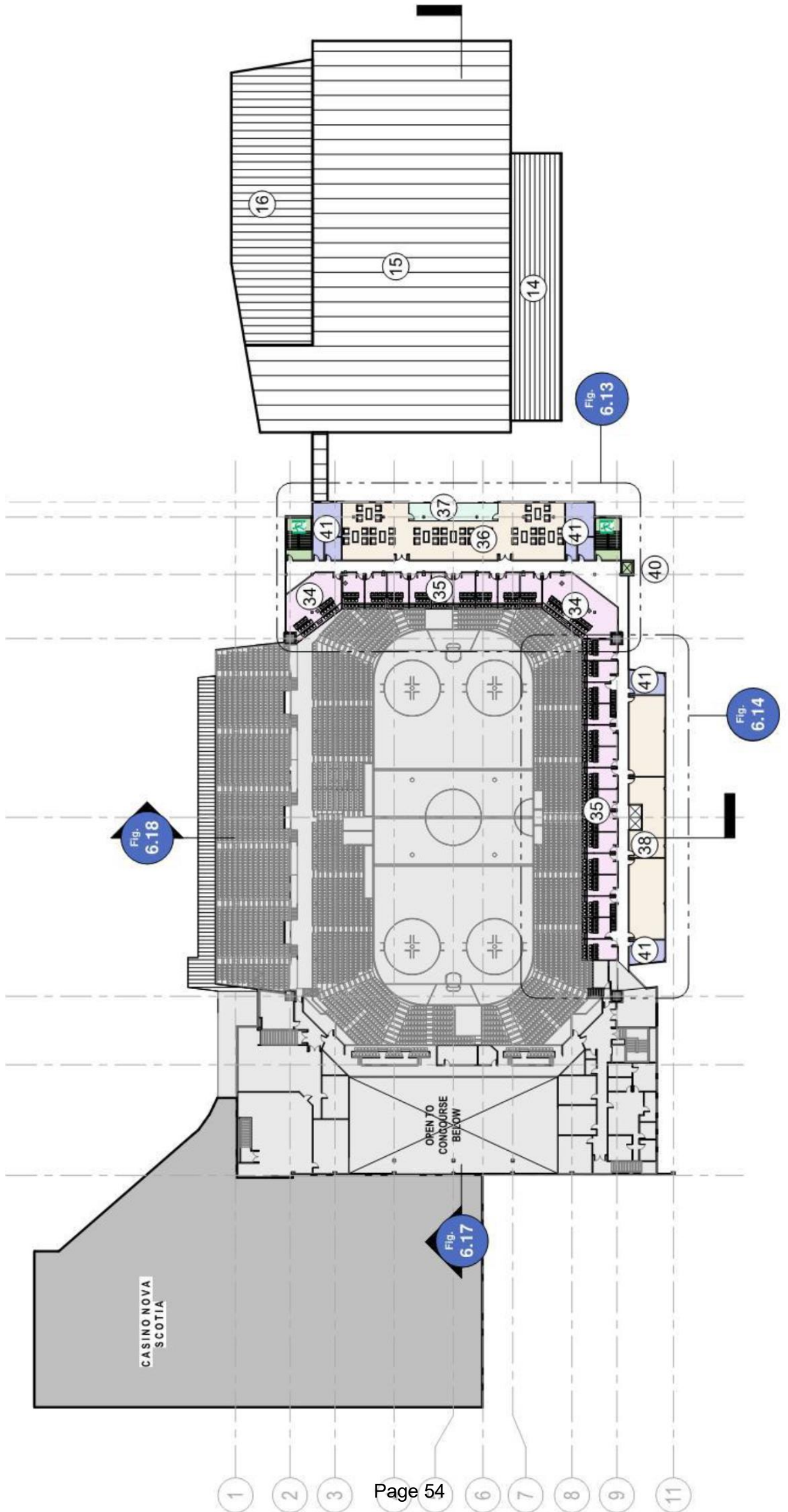
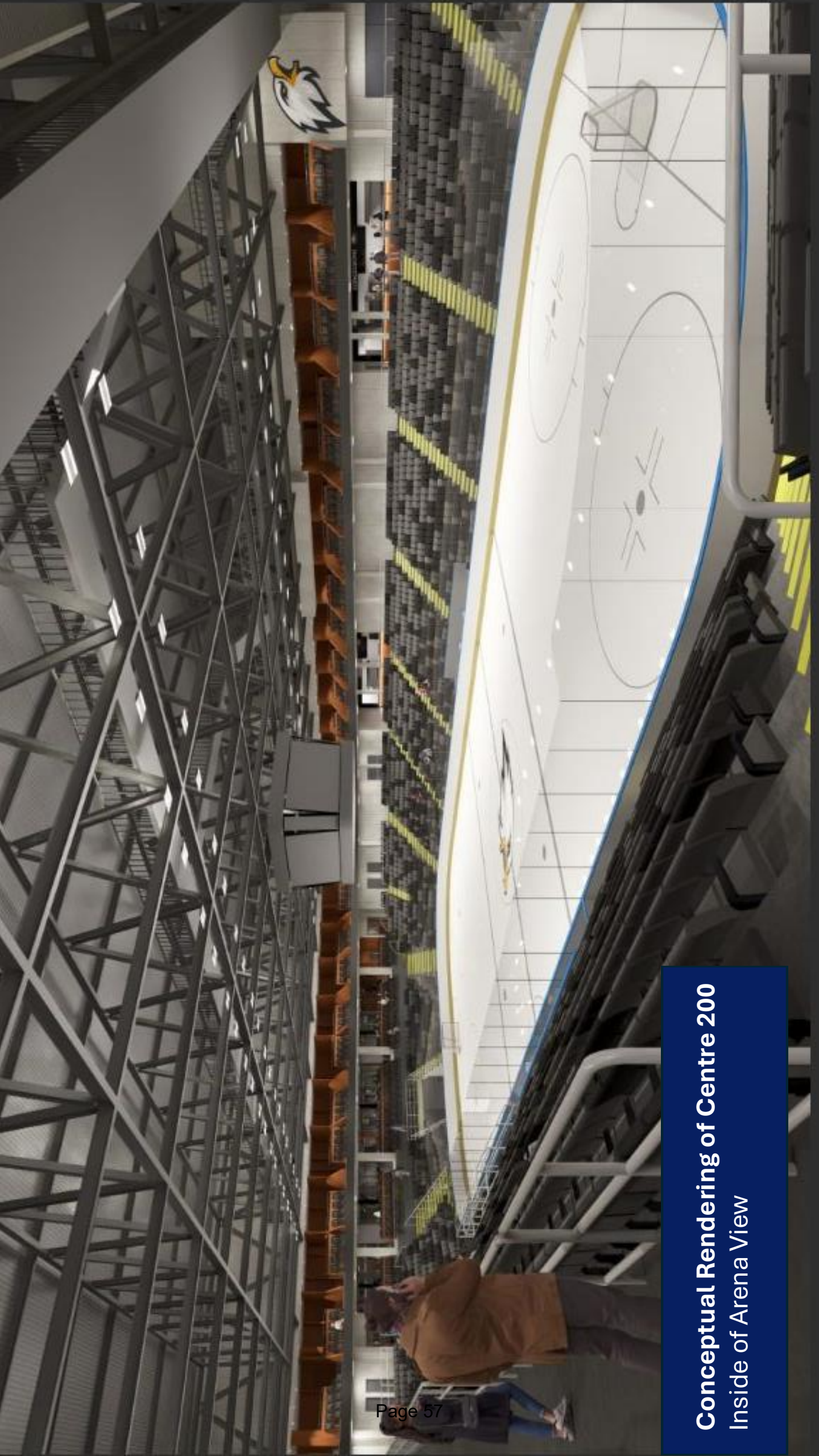




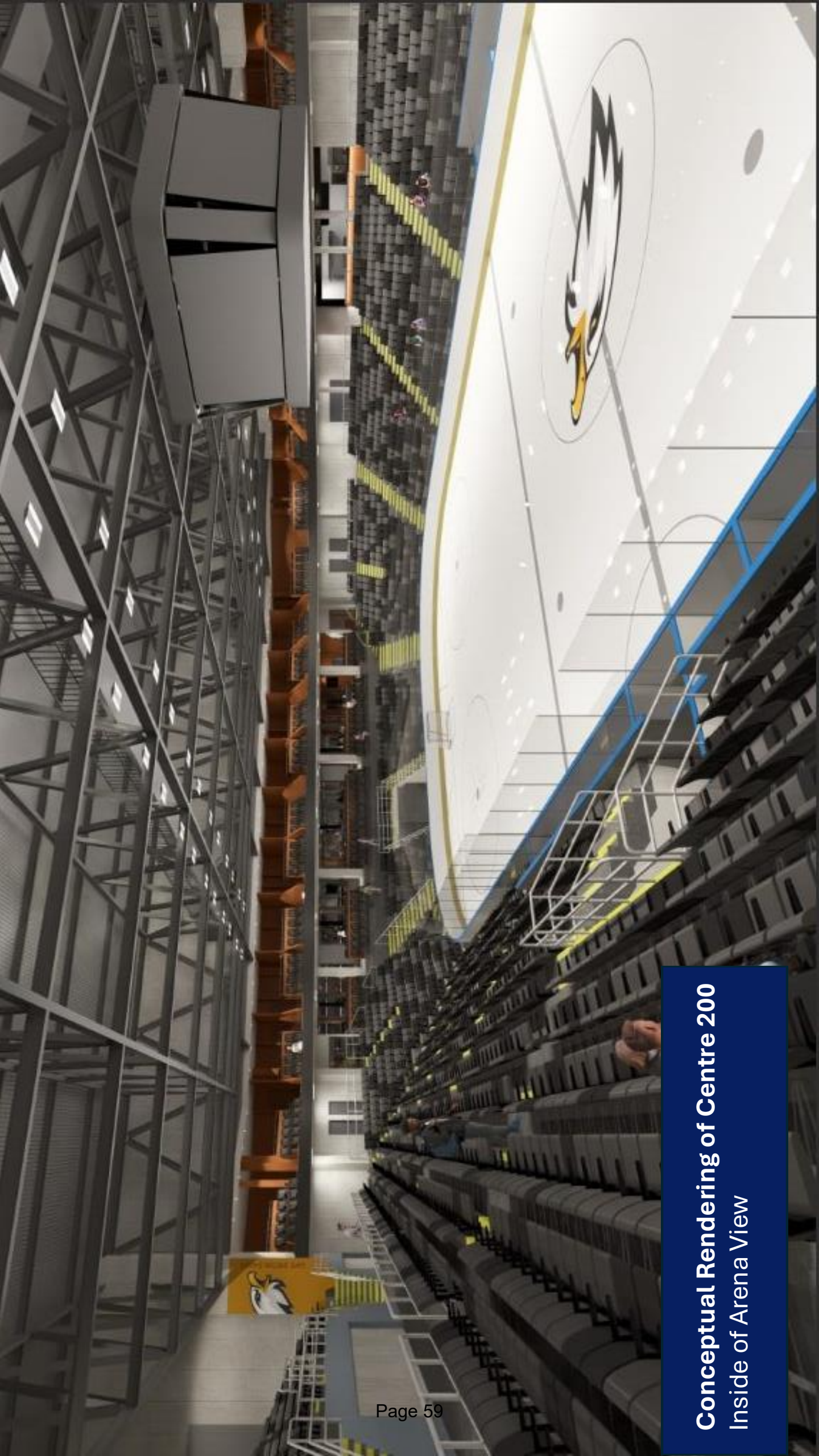
Figure 6.13: North Mezzanine Enlarged Plan – North Sky Boxes and Sky Lounge



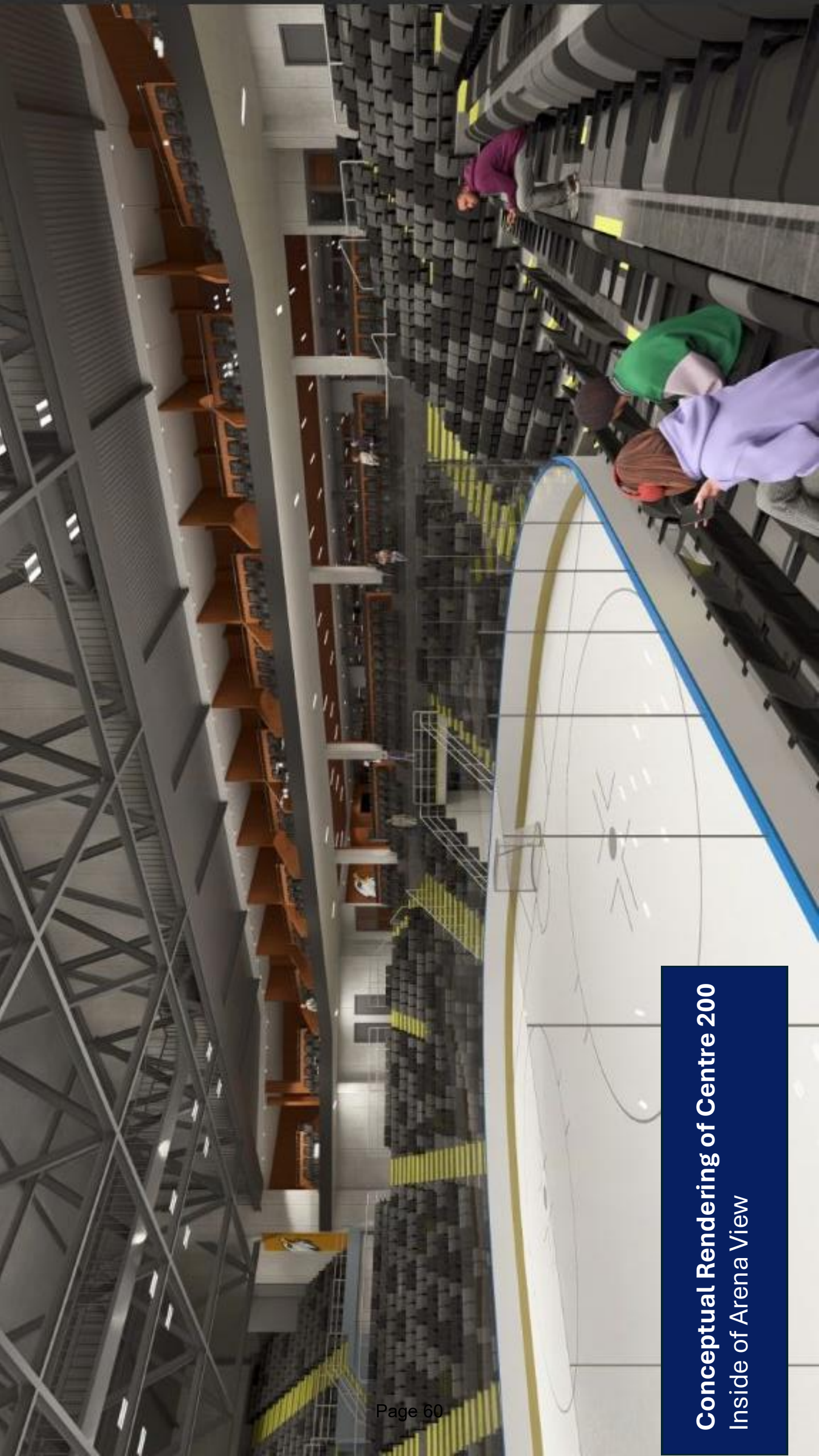
Conceptual Rendering of Centre 200
Inside of Arena View



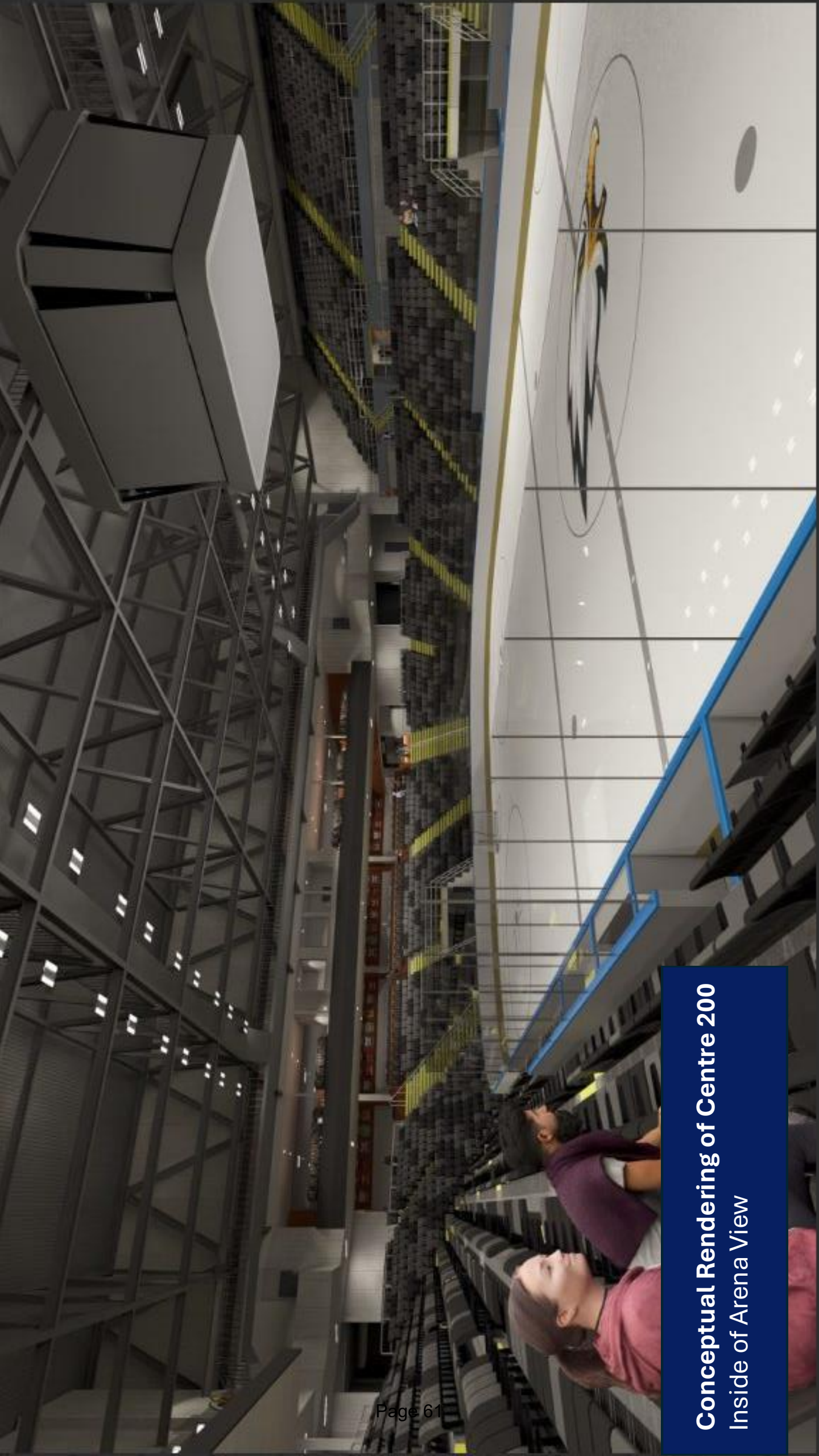
Conceptual Rendering of Centre 200
Inside of Arena View



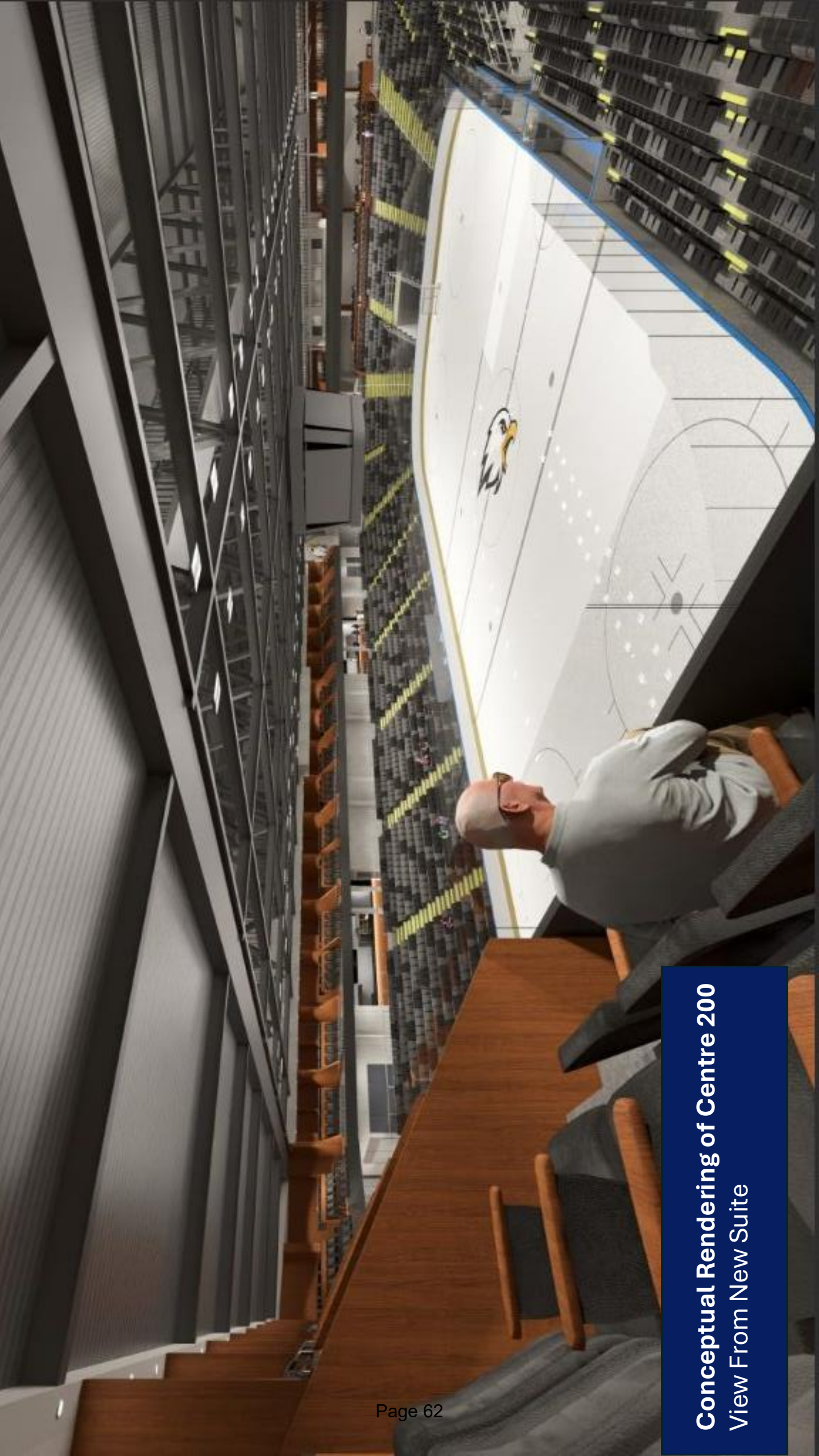
Conceptual Rendering of Centre 200
Inside of Arena View



Conceptual Rendering of Centre 200
Inside of Arena View



Conceptual Rendering of Centre 200
Inside of Arena View



Conceptual Rendering of Centre 200
View From New Suite



**Conceptual Rendering of Centre 200
Suite Level Lounge and Event Space**



**Conceptual Rendering of Centre 200
Suite Level Lounge and Event Space**



STAFF REPORT

TO: Mayor and Council

SUBMITTED BY: Wayne H. MacDonald, P.Eng.
Chief Engineer and Director of Strategic Partnerships

DATE: September 15, 2026.

SUBJECT: **Major Projects Funding Applications**
Canada Housing Infrastructure Fund – Provincial Territorial

ORIGIN

At the Cape Breton Regional Municipality (CBRM) Council meeting held on September 16, 2025, CBRM Council approved CBRM Capital Priorities Forecast (DRAFT) 2026-2030 and authorized applications being made by the CBRM on behalf of the Municipality or community partners as opportunities arise.

LEGISLATIVE AUTHORITIES AND RELATED POLICIES

The proposed Northside Wastewater Treatment Facility project, and other associated infrastructure projects are authorized under the Municipality's general powers pursuant to Part III of the Municipal Government Act, financed in accordance with the provisions of Part IV of the Act, and undertaken pursuant to the water utility, wastewater and sewer authorities established under Part XIV of the Municipal Government Act. The project(s) may be funded through a combination of municipal reserves, utility revenues, debt financing through the Municipal Finance Corporation, and applicable provincial or federal infrastructure funding programs.

Wastewater Systems Effluent Regulations (WSER) under Canada's **Fisheries Act** are the primary federal regulations governing municipal wastewater treatment and discharge in Canada.

RECOMMENDATION

It is recommended that CBRM Council receive this report for information.

PURPOSE

The purpose of this report is to provide Council with an overview of the proposed applications and correspondence with the Federal and Provincial Governments with respect to the Canada Housing Infrastructure Fund – Provincial Territorial Allocation.

BACKGROUND

CBRM continues to work with both the Provincial and Federal Governments to secure funding for major projects that are eligible through any available funding programs. Following the presentation prior to budget with respect to CBRM's Capital Priorities, the following represents the current major projects that are in the queue and in the process of being submitted to Housing, Infrastructure and Communities Canada.

ANALYSIS / DISCUSSION

Canada Housing Infrastructure Fund (CHIF) has been created to accelerate the construction and upgrading of essential infrastructure to support housing development. CHIF is delivered in two streams, however we are currently discussing the Provincial and Territorial agreements stream (CHIF-PT):

1. The \$5 billion provincial and territorial agreements stream—delivered via agreements with the provinces and territories—to support provincial and territorial priorities while advancing federal housing priorities as set out in bilateral agreements.
- CHIF invests in both capital and planning projects that provide infrastructure needed to support growing communities and denser neighbourhoods. Core infrastructure that enables housing includes treatment and distribution systems for drinking water, wastewater and stormwater collection (including natural infrastructure), treatment and disposal systems, and systems to process, sort, divert, and dispose of solid waste. Actions to enable housing densification and increase supply include expanding existing system capacity to serve densifying populations, increasing system capacity through repairs and rehabilitation, and preserving functionality of systems already built to accommodate population growth.

PROJECTS – CHIF-PT

The following projects have been submitted to the Provincial Government as part of discussions surrounding the CHIF-PT stream. There has not been an official call, however staff will work with the Provincial Officials to submit applications as soon as the call for projects occurs.

Project A - Northside Wastewater Treatment Plant and Collection Upgrades – Phase 1:

The Northside Wastewater Collection and Treatment Project will address regulatory compliance and critical infrastructure upgrades for the communities of North Sydney, Sydney Mines, Little Bras d'Or, and Florence. Like many areas within CBRM, the existing wastewater system currently discharges untreated effluent to Sydney Harbour and the Atlantic Ocean through multiple outfalls. The system has been classified as low risk under the federal Wastewater Systems Effluent Regulations (WSER) of the Fisheries Act, requiring full treatment by 2040. The service area population is estimated at approximately 15,000 residents. To advance this objective in a practical and financially manageable manner, the project will be delivered in two phases. Phase 1 will focus on the wastewater collection system and outfall infrastructure. This includes upgrades and rehabilitation of existing sewer networks, installation of new lift stations, construction of interceptor sewers, and the interception and consolidation of approximately seventeen (17) existing raw sewage outfalls. Wastewater will be redirected to a new consolidated outfall, significantly reducing the number of untreated discharge locations and improving overall system performance and environmental protection. Phase 2 will involve the construction of a new secondary-level wastewater treatment plant, along with integration into the upgraded collection system. The treatment facility will be designed to meet or exceed WSER requirements, incorporating appropriate technologies to manage projected flows and ensure long-term environmental sustainability. Upon completion of Phase 2, all collected wastewater will be treated prior to discharge through the new outfall to the Atlantic Ocean. Overall, the project will result in a significant reduction in untreated wastewater discharges, improved system reliability, and enhanced environmental protection. It will also increase infrastructure resiliency, accommodate future growth, and ensure the municipality achieves full regulatory compliance within the required timelines.

Estimated Phase 1 Project Completion = March 31, 2038

Figure 1

Northside WW Treatment Project			
Phases	Description	Soft Cost	Construction Cost
1	Detailed Design - Entire system	\$ 8,261,661.44	\$ -
	Collector / Outfall construction	\$ 3,840,210	\$ 81,799,500
	Soft / Const. Totals	\$ 12,101,871.29	\$ 81,799,499.63
	Phase 1 Total	\$	93,901,370.92
2	WWTP Construction	\$ 3,745,534.65	\$ 78,031,971.96
	Phase 2 Total	\$	81,777,506.62

Project B - Douglas Ave (Borden to Dawe):

This project includes the replacement of very poor condition assets by upgrading approximately 300m of sanitary and water main, 220m of storm sewer, and associated road/concrete infrastructure directly supporting 23 existing homes.

Estimated Cost = \$2.36M

Estimated Project Completion = March 31, 2028, pending 2026 approval and construction to begin in 2027. Timeline will adjust accordingly to approval timelines.

Project C - Poole-MacAulay Development:

This project is one of several Housing Development requests that have been received across CBRM. The development includes approximately 515m of new sanitary, storm, water, and road infrastructure to support the development of 42 lots. If each lot is assumed to consist of 2-unit duplexes, that results in enabling 84 housing units. The developer has had discussions with the Provincial Government and the applicant contribution for this project will be borne by the developer, therefore no cost to CBRM. This mechanism is currently being developed and will be brought to Council as a go-forward.

Estimated Cost = \$3.67m

Estimated Project Completion = March 31, 2028 pending early 2026 approval and construction to begin in 2027. Timeline will adjust accordingly to approval timelines.

IMPACT ASSESSMENTS

Financial Considerations

- When awarded, all capital projects will receive final approval through the respective Capital Budget yearly process, and associated borrowing, debt servicing, and future operational costs will be included accordingly.

Legal Considerations

Wastewater Treatment regulations through Environment Canada – WSER.

Infrastructure rehabilitation requirements, dealing with infrastructure asset management and resiliency to minimize failures, service disruptions, and possible future liabilities.

COMMUNITY ENGAGEMENT

Project A will include project specific community engagement session as the project progresses.

Project B, C, will include consultation through the Capital Budget process.

APPROVALS

- Include the signatures of all those who have signed off on the report, e.g.:
 - Department Director (from originating department)
 - Senior Manager of Engineering
 - Chief Administrative Officer

ATTACHMENTS

- Northside Wastewater Brief

Northside



Northside Wastewater System

Existing Wastewater Collection System

Northside:

19

**wastewater
outfalls**

**130km
of sewers**

There are 19 wastewater sewersheds in CBRM's North Division. The outfalls for each of the sewersheds are located at or near:

- ▶ ND#1 – Approximately 150 m to the southeast of the intersection of Musgrave Lane and Queen Street in North Sydney;
- ▶ ND#2 – Southeast of the Brook Street and Queen Street intersection in North Sydney;
- ▶ ND#3 – Marine Atlantic Ferry Terminal;
- ▶ ND#4 – Marine Atlantic Ferry Terminal;
- ▶ ND#5 – Shore Road, approximately 100 m northeast of Cottage Street, North Sydney;
- ▶ ND#6 – South of the Northside General Hospital on Shore Road, North Sydney;
- ▶ ND#7 – South of the Fraser Avenue and Shore Road intersection in Sydney Mines;
- ▶ ND#8 – Approximately 60 m southwest from the end of Main Street on Shore Road, Sydney Mines;
- ▶ ND#9 – 50 m north of the northern end of Shore Road, Sydney Mines;
- ▶ ND#10 – Eastern end of Church Street, Sydney Mines;
- ▶ ND#11 – Eastern end of Cable Street, Sydney Mines at Lochman's Beach;
- ▶ ND#12 – 200 m north of the end of Ocean Street, Sydney Mines;
- ▶ ND#13 – Northern end of Shore Road, Florence;
- ▶ ND#14 – Discharges to Sullivan Creek, north of Main Street, Florence;
- ▶ ND#15 – Discharges from the WWTP on Villa Drive in Little Bras D'or;
- ▶ ND#16 – Discharges from the WWTP (sewage lagoon) at the end of Meadowbrook Drive, Sydney Mines;
- ▶ ND#17 – East of the end of Queen Street, Florence;
- ▶ ND#18 – Leblanc Road, 160 m north of Main Street, Florence; and,
- ▶ ND#19 – West end of Commercial Street between ND#2 and ND#3.

There are additional outfalls located between ND#6 and ND#7 along Shore Road. These outfalls are private residential sewers that discharge directly to the marine environment, as this area has not been collected by a CBRM sanitary sewer in the past. This area would be best served in the future by a low-pressure sewer system that would convey discharge towards the new interceptor sewer.

ND#19 is a small sewershed that is not currently included in the existing CBRM interceptor system as it is deemed a private system. If CBRM wishes to add this sewershed to the interceptor system in the future, a low-pressure sewer system will be required.

Along with the existing outfalls noted above, the existing north division sanitary sewer systems also utilizes 15 lift stations and 27 known overflows.

The following table provides key information about the existing wastewater collection system that serves the Northside.

Parameter	Value
Service Population	14,403
Approximate Length of Gravity Sewer Piping (km)	130
Approximate # of Manholes	1531
# of Sewage Pumping Stations	15
# of Outfalls (excluding overflows)	19

The Northside Wastewater System has been classified as low risk under the federal Wastewater System Effluent Regulations (WSER) under the Fisheries Act, requiring implementation of treatment systems by the year 2040.

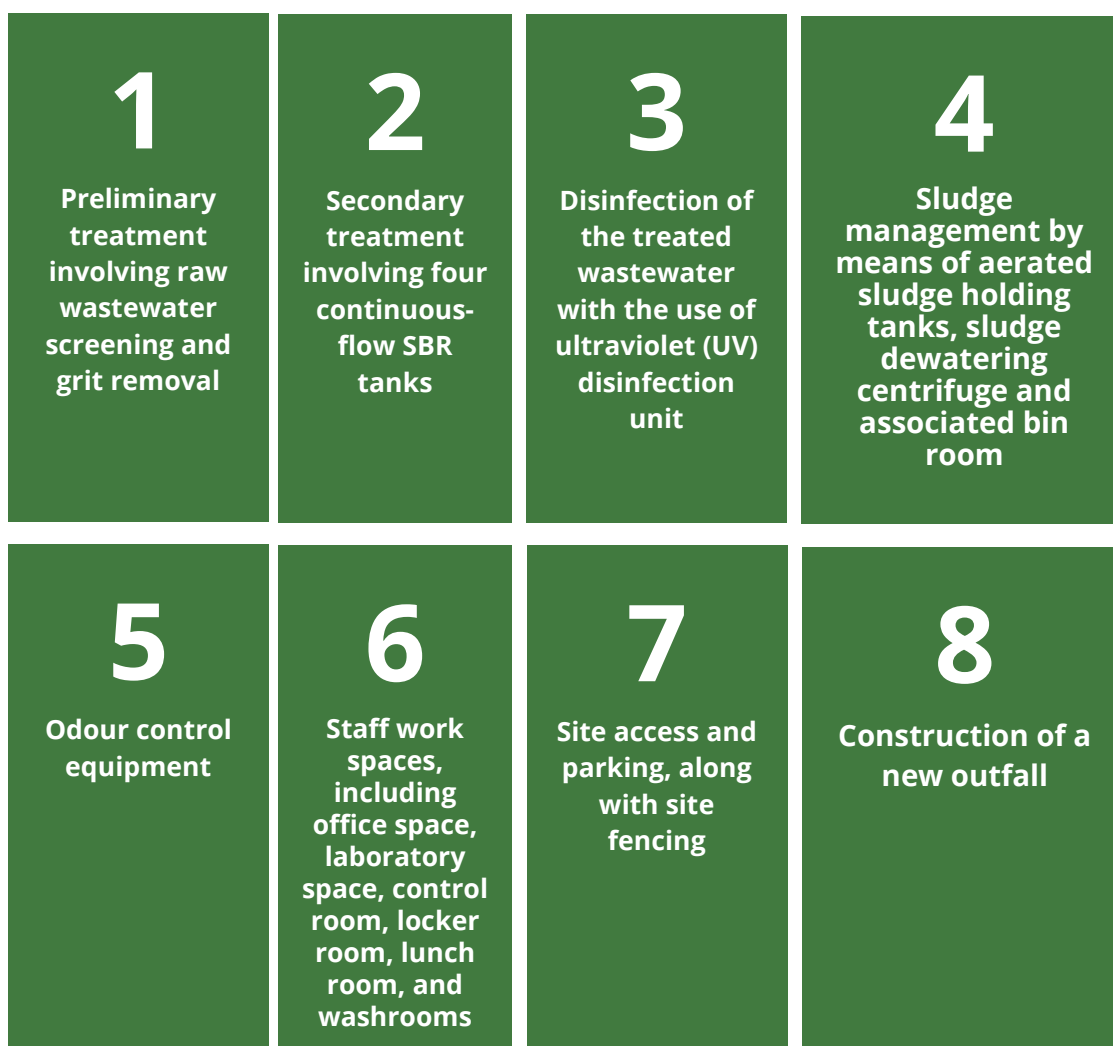
Proposed Wastewater Treatment System

The recommended wastewater treatment facility for the Northside is the Sequencing Batch Reactor (SBR) process, which is an aerobic suspended-growth biological treatment process. The SBR process is a batch process whereby secondary treatment, including nitrification, is achieved in one reactor. It involves a “fill and draw” type reactor where aeration and clarification occur in the same reactor. Settling is initiated after the aeration cycle and supernatant is withdrawn through a decanter mechanism.

The WWTP is proposed to be constructed on a site at the end of Ocean Street in Sydney Mines as shown in the figure below.



The WWTP would provide the following general features:



Design parameters for the proposed WWTP

Parameter	Value
Process Type	Mechanical (SBR)
Design Flows:	
Average Flow (m ³ /d)	18,600
Peak Flow (m ³ /d)	33,600
Design Loadings (Average)	
CBOD Load (kg/d)	2,310
TSS Load (kg/d)	1,300
TKN Load (kg/d)	380

Northside System Capital Costs

An opinion of probable capital cost for the recommended wastewater interception and treatment system for the Northside is presented in the table below. All costs have been adjusted to reflect a successful funding application in 2026 and include applicable taxes and cost estimate uncertainty allowances.

Project Component	Capital Cost (Tax Included)
Wastewater Interception System	\$57,161,257
Wastewater Treatment Facility	\$85,715,061
Existing Collection System Upgrades & Assessments	\$32,802,559
Total System:	\$175,678,878

The project has been divided into two phases as shown in the table below.

Project Component	Capital Cost (Tax Included)
Phase 1	\$93,901,370
Phase 2	\$81,777,506
Total System:	\$175,678,878

Phase 1 allows for the following components:

- engineering for detailed design of the entire system, including the wastewater interception and treatment system and outfall;
- construction of the wastewater interception system and outfall;
- existing collection system upgrades and assessments;
- soft costs associated with construction, including project management and construction inspection.

Phase 2 allows for the following components:

- construction of the wastewater treatment system;
- soft costs associated with construction, including project management and construction inspection.