

Cape Breton Regional Municipality

Special Council Meeting

AGENDA

MONDAY, SEPTEMBER 25TH, 2017

3:00 P.M.

Council Chambers
2nd Floor, City Hall
320 Esplanade, Sydney, NS

Cape Breton Regional Municipal Council

Monday, September 25th, 2017

3:00 p.m.

AGENDA ITEMS

1. PRESENTATION:

- 1.1 Army Reserve Open House Victoria Park:** Lieutenant Colonel Keith Rudderham and Major Jason Doyle (See page 3)

2. BUSINESS ARISING:

- 2.1 General Committee on Planning & Economic Development – September 19, 2017:**

- a) Redevelopment of Sydney Waterfront – Expression of Interest:**
John Phalen, Manager of Economic Development and Special Projects (See page 8)

3. CORPORATE SERVICE ISSUES:

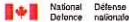
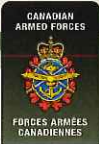
- 3.1 Resolution for Pre-Approval of Debt Issuance – Fall Debenture:**
Jennifer Campbell, Chief Financial Officer (See page 11)

ADJOURNMENT



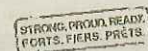
Army Reserve Open House
Victoria Park

Lieutenant-Colonel Keith Rudderham
Major Jason Doyle
19 September 2017

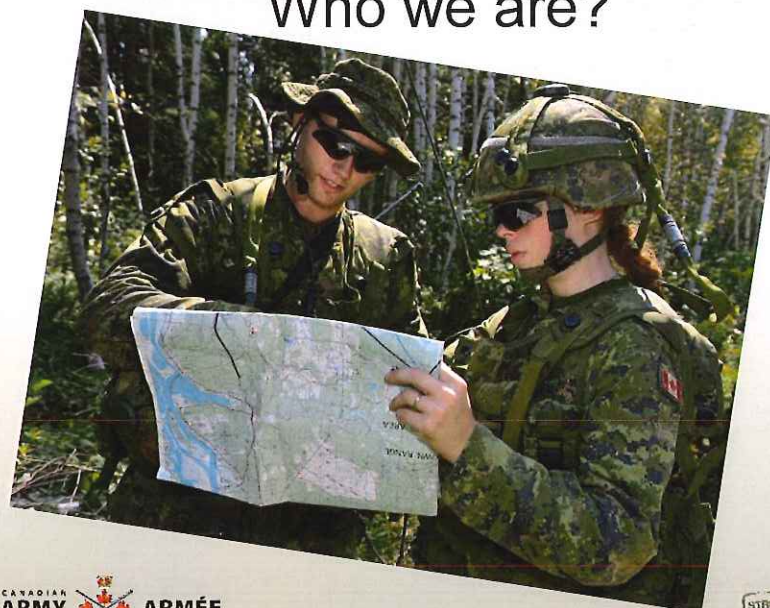


Agenda

- » Canadian Forces Primary Reserves in Cape Breton;
- » Benefits to Cape Breton Regional Municipality (CBRM);
- » Benefits to citizen/soldiers of CBRM; and
- » National Open House 30 Sept 17.



Who we are?



**CANADIAN
ARMY**  **ARMÉE
CANADIENNE**

STRONG, PROUD, READY.
FORTS, FIERS, PRÊTS.

Sydney Garrison Victoria Park

Located in the
North End of
Sydney

Directly
Employees
300

Budget in excess
of
\$2 million



**CANADIAN
ARMY**

**ARMÉE
CANADIENNE**

STRONG. PROUD. READY.
FORTS. FIERS. PRETS.

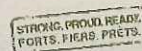
Benefits to CBRM



Good Paying
Skilled Jobs

Over 300
positions
available

No cost to
the CBRM

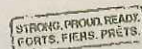


Benefits for the Citizen / Solider

Starting Pay:
NCO \$105
Officer \$114

Vocational
Training

Life Skills



Educational Benefits



Post Secondary
Tuition
Reimbursement

High School
Credit

WHIMS, First
Aid, etc..



STRONG. PROUD. READY.
FORTS. PIERS. PRÊTS.

National Open House

30 Sept 2017

National Event

Victoria Park
Gloucester
Port
Hawkesbury



STRONG. PROUD. READY.
FORTS. PIERS. PRÊTS.



CANADIAN
ARMY



ARMÉE
CANADIENNE

You're Invited



STRONG. PROUD. READY.
FORTS. FIERS. PRÊTS.

 National
Défense

Defence
nationale

CANADIAN
ARMED FORCES



FORCES ARMÉES
CANADIENNES

Canada 

Redevelopment of Sydney Waterfront – Call for Expressions of Interest:

Following the presentation of the report by staff, Councillor Paruch suggested that the wording of the second sentence under section “6.0 Process” in the staff report be broadened so that development is not restricted to the vision in the Ekistics document on the Sydney Harbourfront.

Mayor Clarke proposed inserting the words “or other value proposition” between “Ekistics” and the word “and” in that second sentence.

It was agreed that the second sentence in section 6.0 *Process* be amended as suggested by Mayor Clarke, to read as follows:

*“Following that review, the CBRM will determine which proposal most fully addresses the vision outlined for the Sydney Harbourfront as outlined in the 2014 document prepared by Ekistics, **or other value proposition**, and which proposal demonstrates the greatest potential benefit for the CBRM in terms of job creation and property tax revenue.”*

The following motion was then put forward:

Motion:

Moved by Councillor Coombes, seconded by Councillor MacLeod, that a recommendation be made to Council to approve the “Call for Expressions of Interest for the Redevelopment of Sydney Waterfront”, including the amendment to section 6.0 as noted.

Motion Carried.

REDEVELOPMENT OF SYDNEY WATERFRONT CALL FOR EXPRESSIONS OF INTEREST

1.0 Background

The Cape Breton Regional Municipality is the owner of approximately 4 acres of vacant land strategically located on the waterfront in Sydney, the largest urban area in the Municipality. The area is located immediately adjacent to the Joan Harris Cruise Pavilion, the arrival point for the more than 100,000 cruise ship visitors that the Port of Sydney welcomed in 2013. The site is also bordered by the Sydney boardwalk, a focal point for summer activities, and a small marina and breakwater which are owned by the Municipality. Two of Sydney's largest hotels, the downtown Sydney shopping district, the North End Sydney Heritage Conservation District, and the region's largest sports and entertainment complex (Centre 200) are all located within walking distance of the site.

The Municipality recently partnered with Enterprise Cape Breton Corporation to prepare a concept plan to guide development of the Sydney waterfront in the coming decades. The plan, which was presented to Council in July of 2014, is an ambitious and visionary document and all future development on the waterfront will be evaluated in the context of this plan.

The Municipality is now seeking for expressions of interest from developers interested in municipally owned parcels of land on the waterfront.

2.0 Description of Lands

The lands that are the subject of this call for expressions of interest are shown on the attached map.

3.0 Development Context

The Cape Breton Regional Municipality has been declining in population since the mid 1960s, when the population peaked at 131,000. The 2016 census reported that CBRM's population had shrunk below 100,000, and demographic projections prepared for the Municipality predict further decline at the regional level.

Despite the relatively weak demographic scenario facing the region, the vision document for the Sydney waterfront notes that because of the attractive and convenient location of the waterfront there are opportunities for residential and commercial development to take place there over the next several years.

4.0 Vision for the Sydney Waterfront

CBRM's vision for this site is described in the report referenced above, the *Sydney Harbourfront Conceptual Vision and Design* which was prepared by Ekistics in March 2014. All expressions of interest for development of this site should endeavour to

address the design principles and the overall vision for the area as articulated in that report. This vision was developed with much input from residents of the adjacent neighbourhood and new development should not represent a radical departure from this vision.

It is hoped that this development will be unique, will employ new ideas in urban design, and will set an example to follow for other developments not just in the CBRM but throughout Canada.

5.0 Submissions

Submissions must include the following components:

- (1) A concept plan that shows the approximate locations and sizes of access roads, buildings, parking facilities, green areas, recreational facilities, and other facilities or infrastructure being proposed. A written description of the concept, prepared by the Developer, outlining the overall theme of the concept
- (2) A preliminary business case for the development, outlining the costs associated with development and revenues that would be derived from development of the site. A phasing plan should be included with the business case. It is recognized that at this stage all figures will be preliminary, but cost and revenue estimates should be sufficiently detailed so as to demonstrate a commitment by the proponent to make the development work financially.
- (3) Background information on the proponent and any partners involved, including education, business experience (particularly with land or housing development), examples of past projects and references.
- (4) Discussion regarding how the proposed development could be coordinated with development of the privately owned parcels adjacent to the municipally owned sites.

6.0 Process

Expressions of interest received by the CBRM will be reviewed to ensure that they comply with the submission requirements in Section 5.0. Following that review, the CBRM will determine which proposal most fully addresses the vision outlined for the Sydney Harbourfront as outlined in the 2014 document prepared by Ekistics, or other value proposition, and which proposal demonstrates the greatest potential benefit for the CBRM in terms of job creation and property tax revenue. The potential for development on the site to generate economic activity elsewhere in the downtown will be considered, not just the benefits of the development proposed for this specific site. The proponent whose proposal is deemed to most fully address the vision and design principles and appears likely to generate the greatest economic benefits will be requested to prepare a more detailed proposal for development of the site, with the terms of this second stage review to be negotiated between the CBRM and the Developer at that time.

**CBRM***A Community of Communities*

Cape Breton Regional Municipality

MEMO

Date: September 25, 2017
To: Mayor and Council
From: Jennifer Campbell, CPA, CA Chief Financial Officer
Re: Resolution for Pre-Approval of Debt Issuance

CBRM requires a pre-approval for Debenture Issuance for the MFC Fall Debenture. The amount of borrowing required is \$8,274,000. This borrowing is for capital projects approved and completed in the fiscal year 2015-2016.

Due to the fact that longer than 12 months have elapsed since original approval, a current resolution must be passed. The original motion of Council from the March 25, 2015 Council Meeting is attached.

Sincerely,

ORIGINAL SIGNED BY

Jennifer Campbell, CPA, CA Chief Financial Officer

Excerpt: Council Budget Minutes – March 25, 2015

2015-2016 Capital Budget:

Motion:

Moved by Councillor MacLeod, seconded by Councillor Cormier, approval of the 2015-2016 Capital Budget as recommended by staff, including:

- 2015-16 Capital Budget totaling \$33,329,486;
- Associated required Borrowing Resolutions for \$13,626,208; and
- \$1,073,000 withdrawal from Reserve.

Motion Carried.

