

NEW BRUNSWICK BUILDER

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

2025



A new cultural heart for Fredericton

The impact of tariffs on the Canadian construction industry

New Brunswick launches Canada's first Skilled Trades Consortium

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EXECUTIVE DIRECTOR'S REPORT

John-Ryan Morrison

The truth remains that a robust and thriving New Brunswick economy is inextricably linked to the strength and health of its construction sector.

As the representative body of the construction industry within our province, the past year has proven exceptionally busy for our provincial office. We have faced numerous challenges, including a construction labour shortage, a housing crisis, critical infrastructure needs, a trade war, unpredictable supply chain disruptions, the swearing in of a new provincial government, and the election of a new federal government.

Now, more than ever, associations such as ours are indispensable in ensuring that the voice of our industry is heard and considered in key decision-making processes.

In response to these challenges, we have acted decisively and strategically, addressing policy changes and barriers that affect our sector. We have pioneered and led several innovative initiatives aimed at mitigating labour shortages across the industry, while simultaneously creating meaningful opportunities for our members to actively engage in improving the sector for the future.

We have consistently challenged the status quo, advocating for necessary reforms across various provincial departments to ensure fair treatment and proper emphasis on our industry. Additionally, we have fostered new partnerships across multiple organizations and sectors to further the objectives outlined in our inaugural strategic plan.

Every decision we have made has been intentional, innovative, and tactful, ensuring maximum value from our small but mighty provincial office staff. The successful execution of the four largest projects undertaken by the CANB has only been possible due to the dedication and commitment of our board and executive committee.

As we move into 2025, we will continue to champion the interests of our industry and members. Our focus will be on enhancing the delivery of capital projects, securing increased funding for shop classes in schools, modernizing the immigration system, and finally, ensuring the enforcement of the Prompt Payment and Adjudication Act to protect the interests of our sector. ↗

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MESSAGE FROM THE CANB PAST PRESIDENT

Andrew Myers

As my three-year term as volunteer president of the Construction Association of New Brunswick (CANB) comes to an end, I wanted to reflect and look back at the tremendous amount of progress our board has accomplished over that time.

Strategic Plan – The board has led in the development and creation of the CANB's first-ever formal strategic plan document. The three-year plan was developed through several membership and board engagement opportunities and the new plan will help lead the association with a focus on the four key pillars of advocacy, governance, building the workforce, and relationships. During this period, we have also organized board governance training for the first time, and have recently commissioned a third party to do a complete overview of our bylaws and policies to ensure as an organization, we have a best-in-class governance structure for others to follow.

100 Day Challenge – Never before has our association undertaken such a large-scale project. It is the first time we have seen government, industry, the business community, settlement services, and other key stakeholders come together in any formalized approach to address a serious issue facing our industry. The incredible outcomes of this project to find innovative pathways into the New Brunswick construction industry are well documented, but what I wanted to specifically highlight is that it proved to government that when industry is engaged in a meaningful way, the outcomes will be significant and influential.

Construction Prompt Payment and Adjudication Act – As an association, we have advocated for prompt payment legislation for over 10 years. We were told by many government officials in the months leading up to the announcement that it was never going to happen, so we pushed even harder, and finally on June 16, 2023, we were



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able to witness the Construction Prompt Payment and Adjudication Act receiving Royal Assent on the legislature floor. Unfortunately, we are still waiting for the Province to move this legislation forward. Still, our association has continued to push for this important piece of legislation to protect our industry from decades of financial mistreatment. When the regulations are in force, owners will have 28 days to pay the GC, and then the GC will have seven days to pay the subs.

Skilled Trades Centre of Excellence – We were proud to advocate for the creation, and subsequent founding and funding partner of a virtual Skilled Trades and Centre of Excellence (COE) supported by the Department of Early Education and Childhood Development. The COE provides province-wide access for students from K-8 to explore our learning activities, career profiles, speaker series, and experiential learning opportunities.

New Brunswick Skilled Trades Consortium – As I noted earlier, one of the biggest takes away from my time as president is strengthening our relationship with the provincial government to deliver significant change for our industry. Our association's success in leading the 100 Day Challenge has led the Province to entrust us to lead in the creation of Canada's first-ever Skilled Trades Consortium, bringing together industry, government, and associations representing equity-deserving groups to find pathways into the NB construction industry as the right thing to do, but also as a means to address the current labour crisis that our industry is facing.

There is still much to be done. We need to continue to advocate the Department of Transportation for improvements to the delivery of the capital program, we need to continue to push the attorney general's office to have Prompt Payment legislation in force protecting our members, we need to see significant changes to the federal immigration policies that do not benefit or help our industry attract and retain foreign-trained workers, we need to continue to collaborate with our partner associations to increase the promotion of the skilled trades, we need to see the creation of a skilled trades training hall to ensure everyone has access to hands-on learning opportunities as a pathway into construction, and we need the Department of Education to significantly increase and change their funding models to ensure that every middle and high school in the province has access to shop classes and that tools and materials are covered by the Department of Education.

I take great pride in the fact that within the last three years, we have led five pivotal milestone projects that will contribute to transforming the landscape of our industry for many years to come. As I look back, I will be grateful for how we have guided our organization in a new direction, thereby reinforcing its role as the authoritative voice of the ICI sector in New Brunswick.

I want to thank our board of directors, executive committee, and especially our executive director for their steadfast work to improve the industry on behalf of our members. ↗



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This building is currently under construction in Gander, NL and is a 10,000-square-foot mass timber, zero operational carbon building. Life cycle analysis showed that this investment resulted in improved ROI within 7 years.

New Brunswick is an exciting place today; it is a province filled with opportunities. According to *CBC News*, Moncton and the surrounding area is one of the fastest growing cities, outpacing Montreal, Vancouver, and Toronto, and is ahead of the national average for growth. Fredericton and Saint John are not far behind.

However, with fast growth comes challenges such as housing and housing affordability. A growing population, combined with US trade threats, risks making an already challenged housing market even more expensive.

Architects DCA has long been an advocate for better places for people. When it comes to housing, we believe in creating vibrant, dynamic, and beautiful places that stand the test of time. Investing in a more durable building that is cheaper to operate and maintain means long-term savings. That translates to more affordable rent and, with happier tenants and better buildings, fewer vacancies and more long-term value.

New Brunswick is well positioned to take advantage of “flat pack” mass timber infill buildings. Four, six or eight stories, these repeatable floor plans create high value with an all-Canadian structural system that is independent of tariffs, fabricated off-site and delivered ready to assemble. A six-story building could go from ground to weather-tight in 8-10 weeks, reducing construction time, and saving money. Faster construction means reduced borrowing costs and quicker occupancy.

Architects DCA is an advocate for sustainable, cost-effective, and repeatable building form. Mass timber is inherently sustainable, code-approved, easy to build with, and reliable. It can provide owners, developers, and communities with high-quality buildings that can quickly become part of their community. Planned right, and with the right team on board, a building can go from being an empty site to homes for people in under 16 months.

The opportunities are there. Let’s build like it matters. The time is now.

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The building above was constructed in 2012 and while of conventional wood frame technology, was affordably built with a repeatable floor plan. The project received a Wood Works Ontario Design Excellence Award, providing 38 homes, 10 parking spaces and a roof-top terrace.



2025 BOARD OF DIRECTORS

The following individuals have agreed to serve on the executive of the Construction Association of New Brunswick:

President
DARREN SUTHERLAND
Modern Electric

President
VACANT

Past President
ANDREW MYERS
Avondale Construction

Secretary/Treasurer
CARRIE WATSON
Osco Construction

The following individuals have agreed to serve as voting board of directors of the Construction Association of New Brunswick:

ANDREW SMITH
Atlantic Masonry Institute

JAMES GREEN
CANB Moncton NE

DEREK ERMEN
Mechanical Contractors
Association of New Brunswick

SHAWN MILLS
Bid Depository Chair

CARRIE WATSON
CANB Saint John

CHRIS WILSON
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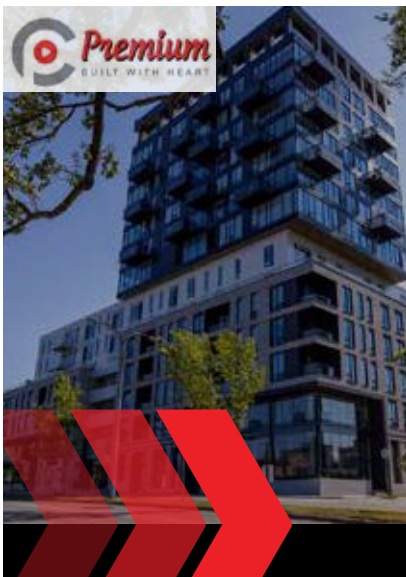
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CANB MEMBER BENEFITS

Do you know all the benefits of being a member of the Construction Association of New Brunswick (CANB)?

- **Advocacy** – Membership in the association allows you to have a voice in making the views of the construction-related issues to governments, legislators, and the media and public.
- **Networking** – The CANB hosts numerous social functions throughout the year, such as dinner meetings, curling, and golf events. These events provide members with endless networking opportunities.
- **Education** – The CANB sponsors a number of informative education programs through seminars or dinner meetings. Topics covered include construction law, construction document reading, estimating, and job planning.

For more information on member benefits, please visit constructnb.ca.

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INDUSTRY UNITED TO SHAPE THE FUTURE OF CONSTRUCTION THROUGH BOLD ADVOCACY



Canadian
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Association

By Rodrigue Gilbert, President, Canadian Construction Association

The Canadian Construction Association (CCA), representing over 18,000 member firms, is proud of our mission to inspire a progressive, innovative, and sustainable construction industry. With partners like the Construction Association of New Brunswick, we're committed to shaping a stronger, more resilient Canada through the power of construction.

As we continue to navigate the challenges facing our industry, our commitment to advocating for positive change has never been stronger.

Construction for Canadians: A call to action

The 2024 federal election presented a pivotal opportunity for us to rally support for the construction sector. Through our Construction for Canadians campaign, the CCA worked to ensure that construction remained a key issue in the national conversation, championing policies that promote growth, sustainability, and resilience in our industry.

While the election may be behind us, the work continues. Our campaign wasn't just about influencing platforms—it was about building long-term awareness and support for construction as a pillar of Canada's economic future. Now, as the newly elected government begins its mandate, the CCA remains focused on turning

these conversations into real, lasting progress.

Standing strong against U.S. tariffs

In response to President Donald Trump's relentless tariffs, the CCA is actively engaging with federal and provincial leaders to highlight the potential damage these measures could have on Canada's construction industry. With rising material costs, potential delays, and the risk of stalling vital housing and infrastructure projects, we are assessing the impacts of these tariffs and advocating for policies that will minimize harm to the industry, Canadians, and the economy. Our focus is on collaborating with policymakers to protect critical supply chains and ensure the construction sector can continue to meet the needs of Canadians.

Turning advocacy into action

Our advocacy efforts have been ramping up as we push to secure long-term investments in infrastructure, workforce development, and policies that will modernize procurement for the construction industry. Over the past year, we've engaged with federal leaders, and at our Hill Day, close to 100 industry leaders met with over 75 parliamentarians and decision-makers to advocate for bold action.

Now more than ever, Canada needs investment in resilient infrastructure that will support growth and meet

the demands of a changing world. We must grow the construction workforce, modernize procurement processes, and cut the red tape that hampers project delivery.

Additionally, the creation of the Canadian Infrastructure Council marks a significant milestone in pushing forward the National Infrastructure Assessment, a priority for the CCA. This council will play a key role in prioritizing strategic infrastructure projects critical to Canada's future.

Scaling up Canada's trade infrastructure

Canada's global competitiveness is slipping. Once ranked 10th in trade infrastructure, we've fallen to 26th. This decline is unacceptable and puts Canada's economy at risk. Our ports, railways, and highways—the arteries of our supply chains—are stretched thin and ill-equipped to handle growing demand and the mounting need to diversify our markets, especially now that U.S. President Donald Trump has imposed a 25 per cent tariff on Canadian steel and aluminum.

The CCA has been working in partnership with other stakeholders to secure a Canada Trade Infrastructure Plan that prioritizes strategic, long-term investments. Implementing the National Infrastructure Assessment is a critical first step to identifying and prioritizing

the projects that will secure Canada's future.

Rebuilding Canada's workforce

The construction industry is facing an urgent workforce crisis. We continue to advocate for a balanced plan that considers the unique needs of our provinces. Without a skilled workforce, vital housing and infrastructure projects will face delays and cost overruns. We're also working to promote skilled trades as a rewarding career path, engaging youth, women, and underrepresented groups through enhanced training and apprenticeship opportunities. Workforce development is a necessity for Canada's growth.

Supporting our members with tools and resources

At the CCA, we remain focused on providing valuable resources to our members. Through our Best Practices Services and National Advisory Councils, we continue to produce guides and reference materials to support the industry. Recent documents like our Bid Go or No Go guide, Mastering risk management in construction contracts, and Construction playbook: Public procurement risk allocation offer practical advice for navigating the complexities of construction contracts. These important documents reinforce our role as a thought leader and provide significant value back to our members.

Want to stay informed and engaged?

Sign up for CCA's PLUS+ newsletter for regular updates on advocacy efforts, industry trends, and tools to support your business. Subscribe today at ccasubscribe.com, and join a community that's shaping the future of construction in Canada. ↗



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UNLOCK YOUR CAREER POTENTIAL WITH GOLD SEAL CERTIFICATION

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



Canadian Construction Association
Gold Seal Certification



Feeling stuck in your construction career? In an industry as competitive as construction, having an edge is crucial to secure your advancement. Gold Seal Certification isn't just another credential – it's a game changer that validates your skills and opens doors in an industry ripe with opportunity.

The program formally recognizes your experience and commitment to excellence in the industry, boosting your professional credibility. Employers are increasingly preferring or requiring Gold Seal Certified (GSC) professionals for their leadership roles. The certification process also encourages continuous learning and professional development, ensuring that certified professionals remain current with the latest industry practices and standards.

The certification is particularly beneficial for estimators, forepersons, project managers, safety practitioners, superintendents, and owner's construction managers, as it showcases their exceptional competence and professionalism,

positioning them as top-tier professionals in a competitive job market.

Administered by the Canadian Construction Association (CCA), Gold Seal Certification is a nationally recognized standard of excellence that aims to validate construction management professionals' skills, expertise, and professionalism. Candidates must meet education and experience requirements and pass an exam. This ensures that certified individuals demonstrate high standards of competency and a commitment to continuous professional development.

Employers also benefit from the Gold Seal Program by enhancing their reputation among clients as a company that hires the best and brightest. Achieving recognition as a Gold Seal Employer can bolster a company's reputation for quality and professionalism. Clients are seeking assurance that competent and reliable professionals will be managing their



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projects, and GSC is essential in providing this assurance. As an industry that relies upon building trust, having a Gold Seal Certified team builds credibility among partners and stakeholders.

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Companies committed to supporting their employees in achieving Gold Seal Certification also demonstrate a dedication to professional development and industry best practices, fostering a culture of continuous improvement and excellence.

Ready to take the next step in your career? Enroll in Gold Seal Certification today and position yourself for unparalleled professional growth and recognition.

For more information about Gold Seal Certification and its Employer Program, visit cca-acc.com/gold-seal or contact goldseal@cca-acc.com.

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CANB Fredericton NW
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June 12
West Hills Golf Course

CANB Saint John
Golf Tournament
June 19
Hampton Golf Club

CANB Moncton NE
Member Appreciation BBQ
June 19
CANB MNE Office

CANB Moncton NE
Northern NB Golf
Tournament
June 27
Gowan Brae/Bathurst NB

CANB Moncton NE
Golf Tournament
September 11
Lakeside Golf & Country
Club

CANB Fredericton NW
Fall Golf Tournament
September 18
West Hills Golf Course

CANB Moncton NE
Northern Mixer
October
Bathurst, NB

CANB Moncton NE
Women in Construction
October

CANB Moncton NE
Excellence Awards
November 7

Delta Beausejour
CANB Provincial Office
Joint Industry and
Government Meeting
December 4

Crown Plaza Fredericton

CANB Moncton NE
Christmas Dinner
December 11

CANB Saint John
Hockey Tournament
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CANB Fredericton NW
Curling Bonspeil
January 29, 2026

CANB Moncton NE
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Our organizations memory runs deep and it's something we share with our clients every day. It means we can support our clients with skills and resourcefulness that can only come from experience. Our experience allows us to help our clients do things right, the first time, because it's highly unlikely it's our first time.



Teamwork

We understand that you need support in the field and in the office which is why we have dedicated two person sales teams for our commercial clients. We work as teams so you have multiple points of contact who understand your project and can respond to keep you on track and save time.



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The heart and soul of Bird Stairs are our people. Our staff are the best in the industry and are committed to making sure Bird Stairs is a great company. Working at Bird Stairs is more than a job, it's a group of people committed to each other and committed to being a great company; Bird Stairs is a family.



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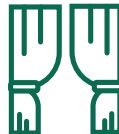
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ANNUAL STAT PACK



OVER

\$2.5 billion

VALUE OF 2025
CONSTRUCTION
PROJECTS
IN NB

7.5%

NB construction industries' contribution to the NB Provincial GDP.

53%



Percentage of Atlantic companies that are not taking on new construction work due to labor shortages.

33,000

New Brunswickers working in construction employment.

3.3%

Average percentage of construction workforce that are Women, Indigenous or Immigrant.

BY 2034

8,400 openings

Number of construction job openings in New Brunswick due to retirements and expansion by 2034.

\$66,404

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THE IMPACT OF TARIFFS ON THE CANADIAN CONSTRUCTION INDUSTRY



By Tara Cranna, Policy and Consortium Coordinator, CANB

Our statement:

The Construction Association of New Brunswick (CANB) strongly condemns the unwarranted tariffs imposed by President Donald Trump and his administration on Canada. These detrimental measures put the livelihoods of businesses and workers across New Brunswick and the entire country in jeopardy. These tariffs undermine the economic partnerships that are critical to the growth and stability of our construction sector.

We stand resolutely with our industry and our workers who are facing the negative impact of these reckless trade policies. The CANB will continue to advocate for fair contracts, balanced trade policies that safeguard New Brunswick businesses, support good jobs, and ensure a resilient and thriving construction industry for future generations.

Update:

On Tuesday, March 4, 2025, the United States confirmed the implementation of impose of 10 per cent tariffs on Canadian energy and 25 per cent tariffs on all other Canadian goods. In retaliation, then-Canadian Prime Minister Justin Trudeau announced a 25 per cent tariff on \$155 billion worth of American imports. His statement confirmed that this would include immediate tariffs on \$30 billion in goods, starting March 4, followed by additional tariffs on \$125 billion in American products in 21 days to give Canadian businesses and supply chains time to find alternatives. It is still unconfirmed if the second round of tariffs are going ahead, due to a change in Canadian leadership and the recent election.

Additionally, on February 10, 2025, President Donald Trump raised tariffs

on all steel and aluminum imports to 25 per cent, from the previous 10 per cent. There are no exceptions based on country or product. This move is an extension of his 2018 Section 232 tariffs, which were intended to protect American domestic steel and aluminum makers. The steel and aluminum tariff includes downstream products that use foreign-made steel, such as fabricated structural steel, aluminum extrusions, and steel strand for pre-stressed concrete. Canada is currently the number-one exporter of steel to the U.S, as mentioned below. This was followed by remarks on February 19 by President Trump, in which he discussed the idea of a 25 per cent tariff on lumber and forest products, saying that the administration was considering for this to begin around April 2025. According to the Canadian forestry sector, the U.S uses Canadian

lumber for about 30 per cent of their homebuilding lumber needs.

Dubbed by the *Wall Street Journal* as the “dumbest trade war in history”, the tariffs are expected to negatively impact the Canadian economy, including the construction industry. Goods such as steel, aluminum, lumber, drywall, insulation, and concrete will be affected. The combined tariffs from both countries are anticipated to increase construction costs across Canada, with regions like Ontario, Quebec, and the Maritimes—more reliant on U.S. imports—being especially vulnerable to these price hikes (Pierson, 2025). Oxford Economics research forecasts an inflation rise to 7.2 per cent, similar to 2022 during the COVID epidemic, when we saw inflation and project costs rise to levels not seen before. Despite recent stability that we have seen since the record highs of post-pandemic, tariffs will increase construction costs and return to those historically high levels. This would result in decreasing profits, lower liquidity, higher operating costs, and loss of contracts and clients.

Rodrigue Gilbert, president of the Canadian Construction Association (CCA), points out that Canada has \$227 billion in private sector construction projects and \$139 billion in public sector projects set for the next year. Gilbert notes that 70 per cent of key construction materials—such as wood, steel, aluminum, drywall, and electrical equipment—are imported from the U.S. Canada is also the largest foreign supplier of steel and aluminum to the U.S. Despite ongoing issues, such as tariffs on softwood lumber, the deep interdependence between the two countries is undeniable. In a meeting on February 4th, the CCA representatives detailed

the measures they are taking to respond to the volatility resulting from tariffs, including the provision of an industry practices bulletin to help contractors to understand impacts on their contracts and meeting weekly with government officials and American counterparts.

The Canadian Home Builders' Association has expressed concern that these new tariffs could severely

impact Canada's lumber industry, particularly if they lead to reduced exports. Such a reduction could cause Canadian mills to shut down, permanently diminishing lumber production capacity, which would further increase domestic costs over time. Continued support for Canada's lumber industry is crucial to ensuring a steady supply for residential construction (CHBA, 2025).



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The regional impact of these tariffs will depend on the specific materials each region relies on. For example, the CCA research shows that New Brunswick is more vulnerable to trade disruptions than most other provinces, with its largest cities facing trade exposure between \$50 and \$150 per capita (see Appendices B and C). These tariffs will likely cause cost increases, disruptions, and potential delays in construction projects. The volatility in material prices could lead to unpredictable cost fluctuations, making budgeting and project planning more difficult (Ali & Cinar, 2025). Even if certain products, like cement, remain available in Canada, components for products like concrete—often sourced from the U.S.—could be subject to price hikes due to the tariffs. According to the first list released, heavy equipment,

tools, and major heating and cooling equipment will substantially increase the costs of construction projects in New Brunswick for both owners and contractors. The second list, expected to be released with a delayed start to allow for supply chain diversification, forecasts the placement of tariffs on steel and aluminum, resulting in a significant increase in project costs across the industry.

In response to the tariffs, Premier Holt’s public service plan includes the following steps:

- A review of government procurement processes, halting contracts with U.S. companies unless essential for New Brunswick’s residents.
- Opportunities NB programs and services, including:

- Working capital loans of up to \$5 million providing financial support to help maintain operations.
- A new \$40 million competitiveness and growth program to enhance the long-term sustainability of New Brunswick’s large export-intensive companies.
- \$4 million to support the New Brunswick Fisheries Fund – Recognizing that seafood producers will be among the hardest hit.
- ONB will also leverage its existing \$30 million strategic assistance budget in response to current challenges and, to help mitigate the impact of tariffs, support contingency planning, market diversification, and productivity improvements.
- An aggressive move on labour mobility, such as automatically recognizing certified workers from another jurisdiction for a minimum of 120 days; allowing them to work while obtaining any necessary provincial credentials; removing nine, narrowing one, and considering six other party-specific exceptions under the Canadian Free Trade Agreement; participating in direct-to-consumer sales of alcohol and eliminating personal exemptions limits for alcohol; and improving internal trade promotion through a Team Canada approach.
- A flexible labour market support program will be delivered by the Department of Post-Secondary Education, Training and Labour through WorkingNB. They will provide support and services to workers whose jobs have been affected by the tariffs. A contingency fund will also be available through the Regional



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Development Corporation to provide support for impacted communities. Workers who are impacted by the tariffs and are seeking support should contact their local WorkingNB office.

- A review of internal trade barriers to strengthen the Canadian economy, in coordination with federal, provincial, and territorial governments.
- Ongoing exploration of additional measures to protect New Brunswick's workers and economy (Office of the Premier, 2025).

In a webinar resource provided by the Fredericton Chamber of Commerce, advice from Simplicity Designs on how to weather a crisis included a three-step playbook: forecasting (for how customers, cash, and constraints would be affected); planning (to cut where needed, control what is possible, and continuously improve); and executing (by increasing the cadence of meetings to improve communication and involve everyone in problem solving). Crisis management voices such as Simplicity Designs argue that the opportunities of a crisis are that weaknesses and points of failures are exposed, forcing companies to adapt and become more resilient.

In the long term, addressing the volatility caused by these trade disputes requires strengthening Canada's infrastructure and supply chain. By investing in domestic sourcing capabilities, Canada can reduce its dependency on U.S. imports and better withstand future trade disruptions (Potential Impact of Trump's Tariffs on Canada's Construction Sector, 2025).

In the construction industry, several

By investing in domestic sourcing capabilities, Canada can reduce its dependency on U.S. imports and better withstand future trade disruptions

recommendations have been proposed to mitigate the adverse effects of the trade dispute.

HKA Global Consultancy also recommends the following strategies:

- Adjust project estimates to account for potential tariff-induced cost increases.
- Reassess project schedules to accommodate delays.



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- Track costs and establish baselines before tariffs are implemented.
- Diversify supply chains to mitigate risks.
- Engage legal and strategic counsel to manage disputes and prepare for the tariff impacts (Ali & Cinar, 2025).

A key focus is reviewing contracts thoroughly. For existing contracts, the CCA suggests verifying whether the terms include provisions for price adjustments due to changes in taxes or customs duties. If not, contractors may be liable for covering the increased costs. For new contracts, contractors are advised to raise the issue of potential tariff-related changes early and incorporate provisions for duties or uncertainty in their bid documents (CCA, 2025).

Additionally, contractors can negotiate for cost recovery due to increased taxes, customs duties, or delays that result in higher material costs.

It is suggested that owners ensure that contract issues have an inflation cause, or they will see a reduction of bidders. In response to the volatility of pricing resulting from tariffs, owners should consider inserting a contract mechanism to protect all parties in an event of major supply chain disruptions, project delays, and cost increases.

Going forward, in line with the CCA advice, the CANB advises that you do not bid or sign contracts without clear duty provisions. Furthermore, the CANB advises that you do not accept the option to address such issues at a later or different time.

The tariff file is changing daily. This version of the report was updated on April 3, 2025 at 11 a.m. ↗



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BUILDING A STRONGER WORKFORCE: NEW BRUNSWICK LAUNCHES CANADA'S FIRST SKILLED TRADES CONSORTIUM



*Above left: Marion Rey, program director at the New Brunswick Multicultural Council.
Right: Tara Cranna, a PhD candidate, brings deep research expertise to her role as policy and consortium coordinator.*

In a bold move to reshape the skilled trades landscape, the Construction Association of New Brunswick (CANB) has officially launched the New Brunswick Skilled Trades Consortium (NBSTC) – the first initiative of its kind in Canada. This ground-breaking project aims to unite industry, government, and community organizations to build a more inclusive and resilient construction workforce across the province.

A vision born from collaboration

The seeds of the NBSTC were planted in 2022, when CANB, in partnership with the New Brunswick Building Trades Unions (NBBTU) and Skilled Trades NB, commissioned a jurisdictional scan of skilled trades delivery in the province. What emerged from that report was clear: while existing programs were making strides, there was a critical need to better support underrepresented groups.

After exploring three potential models, the sector council-style consortium emerged as the best fit. By summer 2024, with support from the provincial

government and a strong desire to make this initiative industry-led, the CANB was selected to host the new consortium – a move that has since proven both strategic and forward-thinking.

“This is one of the most necessary and ambitious projects CANB has ever undertaken for our members and the entire construction industry in our province,” says John-Ryan Morrison, executive director of the CANB.

Championing inclusion

The NBSTC is not just about filling labour shortages – it’s about fostering a culture of inclusion and equity. The consortium’s mission centres around attracting and retaining talent from six underrepresented groups:

- Indigenous peoples
- Newcomers
- Women
- People with disabilities
- Students
- Francophones

With a bilingual approach and province-wide reach, the consortium is working to ensure these groups

have equitable access to training, employment, and career advancement in the skilled trades sector.

“At New Brunswick Multicultural Council, we recognized the urgent need to address labour shortages in New Brunswick’s construction industry while also creating pathways for newcomers to thrive in this sector. By joining the CANB consortium, we are helping bridge the gap between the construction industry, settlement agencies, and government, ensuring that newcomers have the support, training, and opportunities they need to succeed,” says Marion Rey, program director at the New Brunswick Multicultural Council. “This collaboration is crucial—not only for workforce development but for the long-term growth and sustainability of the industry. Our goal is to create a more inclusive, skilled, and dynamic construction workforce that benefits both newcomers and the broader economy.”

A strategic framework for change

Under the leadership of Morrison, by virtue of his institutional memory,

extensive experience, and ongoing guidance and support, he has helped jumpstart the development of the STC with the hiring of two new experts in September 2024 to drive this initiative forward. Dr. Francis Bennett, appointed as the senior director of workforce strategy, is tasked with overseeing the implementation of the consortium's workforce development goals. Meanwhile, Tara Cranna, a PhD candidate, brings deep research expertise to her role as policy and consortium coordinator – focusing on labour market trends, policy development, and legislation.

To ensure meaningful collaboration, a dual-committee structure was created: a 25-member technical advisory committee and a 13-member executive committee. This framework guarantees that all six underrepresented groups, along with key voices from industry and government, are represented. The structure balances inclusive representation with effective governance, ensuring that strategic goals remain in sharp focus.

Building momentum, building community

Recruiting committee members was a crucial early step. The CANB launched an open call to its members and reached out directly to key government and community stakeholders. A well-received Lunch and Learn session helped generate interest and understanding of the consortium's mission, and onboarding documentation was developed to clarify responsibilities and expectations. By early 2025, nearly 40 individuals from 35 different organizations and sectors were confirmed as consortium members – a powerful coalition ready to shape the future of skilled trades in New Brunswick.

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Ground-breaking research

As the consortium came together, Cranna led a comprehensive jurisdictional scan to understand labour market challenges at home and abroad. Her research – compiled over three months – examined barriers, promising practices, and potential policy solutions. The resulting report and executive summary are already being recognized as a pioneering resource – believed to be the first of its kind in Canada – and offer a valuable roadmap for provinces facing similar challenges.

“By working collaboratively to develop the province’s first skilled trades strategic plan, we are intent on being a leader in Canada for the establishment of a skilled trades talent pipeline,” says Cranna. “The consortium is how we can get there.”

Laying the groundwork: Survey insights & strategic kickoff

Ahead of the consortium’s official launch, the CANB conducted a comprehensive survey of its newly formed committee members to ensure their voices would directly shape the framework for the NBSTC Strategic Plan. The survey provided critical insight into the pressing issues facing New Brunswick’s construction

labour market and helped inform the consortium’s priorities right from the outset.

The results revealed two dominant concerns:

1. The lack of promotion of skilled trades as a rewarding career, and
2. The absence of prioritization of trades education within the public school system.

These findings reflect a long-standing disconnect between youth career guidance and the realities of high-demand, high-reward opportunities in skilled trades. In addition, over 75 per cent of respondents expressed that New Brunswick students do not currently have equitable access to skilled trades education—a statistic that reinforced the consortium’s mission for inclusive outreach and systemic change.

Another significant theme emerged from the survey: access to financial support. Organizations cited this as their biggest operational challenge in addressing the trades shortage – underscoring the need for streamlined funding mechanisms and better alignment with provincial and federal resources.

Armed with this data, the NBSTC officially launched with a dynamic

two-day kickoff event in February 2025. For the first time, both the technical advisory committee and the executive committee met in person to collaborate, connect, and co-develop the strategic goals that will drive the consortium’s work over the coming years.

Together, they identified three initial priority goals:

- Establish a Skilled Trades Training and Exhibition Centre – A centralized hub for innovation, education, and industry engagement.
- Simplify and accelerate entry into the skilled trades – Cutting through red tape to support faster, clearer pathways into rewarding careers.
- Educate the public about the benefits of skilled trades careers – Changing the narrative through outreach, storytelling, and community engagement.

These objectives, rooted in the lived experiences of consortium members and partners, represent not just a strategic roadmap – but a shared commitment to reshaping New Brunswick’s skilled trades future.

Looking ahead

The New Brunswick Skilled Trades Consortium is already generating national interest as a model for workforce development, community engagement, and policy innovation. As the demand for skilled trades continues to grow, New Brunswick is leading the way with a proactive, inclusive, and collaborative approach – proving that when industry and community come together, the results can be transformative.

With the groundwork now laid, the NBSTC is poised to make a lasting impact – not only on the province’s economy but on the lives of thousands of workers and their families. ↗



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GROWTH AHEAD FOR NEW BRUNSWICK'S CONSTRUCTION SECTOR, BUT LABOUR FORCE CHALLENGES LOOM



With strong growth forecast in its non-residential sector in particular, New Brunswick must maintain a keen focus on recruiting and retaining skilled workers

By Klayton Gonçalves, Senior Economist and Head of Business Intelligence, BuildForce Canada

The outlook for construction activity in New Brunswick between 2025 and 2034 is positive, with the province's residential and non-residential sectors both poised for growth over the decade. The industry's challenge will lie in keeping up with labour force demands, and replacing the estimated 20 per cent of the current labour force that is expected to retire over the next 10 years.

Growth strongest in non-residential construction

BuildForce Canada is currently tracking 34 major non-residential projects that are either planned or underway across the province and which are worth a combined total of \$5 billion.

The projects vary in size and scope. Activity in the industrial, commercial, and institutional (ICI) buildings sector is being driven by a long list of health care and social assistance projects: the Dumont Hospital upgrades in Moncton, the Fredericton Hospital expansion, the Bathurst Hospital addition, and the Saint John Hospital expansion. Also notable is forthcoming work on the Atlantic Science Enterprise Centre in

Moncton, the New Brunswick Museum Renovation & Expansion in Saint John, and the proposed Irving Pulp & Paper NextGen capital improvement project, also in Saint John.

Meanwhile, engineering construction activity is being driven by work in the utilities sector. Principal among these are NB Power's Mactaquac Life Achievement Project and its New Brunswick/Nova Scotia Interprovincial Transmission Line Project.

These major projects, combined with those that are perhaps less attention-grabbing, but no less important, are expected to elevate non-residential construction employment in the province by six per cent above 2024 levels by 2034.

Residential activity steps down from peak levels; renovations later drive growth

The outlook for construction in the residential sector is less dramatic, but nonetheless positive. The sector enters the BuildForce forecast period at forecast peak. Strong levels of immigration and a comparatively lower

cost of living helped drive growth in New Brunswick's residential sector and in its new housing component in particular.

Although demand for new housing is expected to contract for the remainder of the 2020s, a good deal of the shortfall will be offset by strong growth in demand for residential renovations. Indeed, by 2026, residential renovations are expected to become the principal driver of residential investment in the province. From 2030 onward, demand for new housing returns to growth.

These factors are expected to leave residential employment numbers virtually unchanged from 2024 levels by 2034. Most affected over this period is employment in new housing, which is projected to contract by 15 per cent over 2024 levels by 2034. The renovations (+11 per cent) and maintenance (+12 per cent) components are expected to add workers over this period.

Aging demographics lead to large numbers of retirements

Growth in demand for construction services is undeniably good, but New

Brunswick faces two challenges: keeping pace with growth and replacing older workers. As many as 6,500 workers are expected to exit the construction sector through retirement by 2034.

When combined with demands created by construction growth, the province could face a hiring requirement of some 8,400 workers. Although much of this gap can be closed by the projected recruitment of some 6,700 first-time new entrants from the local population, absent change, the industry could face a shortfall of some 1,700 workers by the end of the decade.

Diversification is the way forward

For New Brunswick, the key to sustaining a robust construction labour force will lie in not only maintaining and building on current recruiting efforts, but also looking to other, less traditional labour sources.

Women, for example, account for just three per cent of the total on-site labour force in the province. Immigrants are also notably under-represented in the province's construction sector at 4.2 per cent compared to 7.7 per cent in the provincial labour force as a whole. The figures are more positive when it comes to Indigenous peoples, who account for 2.6 per cent of the province's construction sector, and three per cent of the total provincial labour force.

Efforts to build new programs to recruit workers from these under-represented groups, and to create working environments that encourage their long-term retention, will go a long way toward addressing potential labour force challenges and ensuring the construction sector can respond to growing demands. ↗



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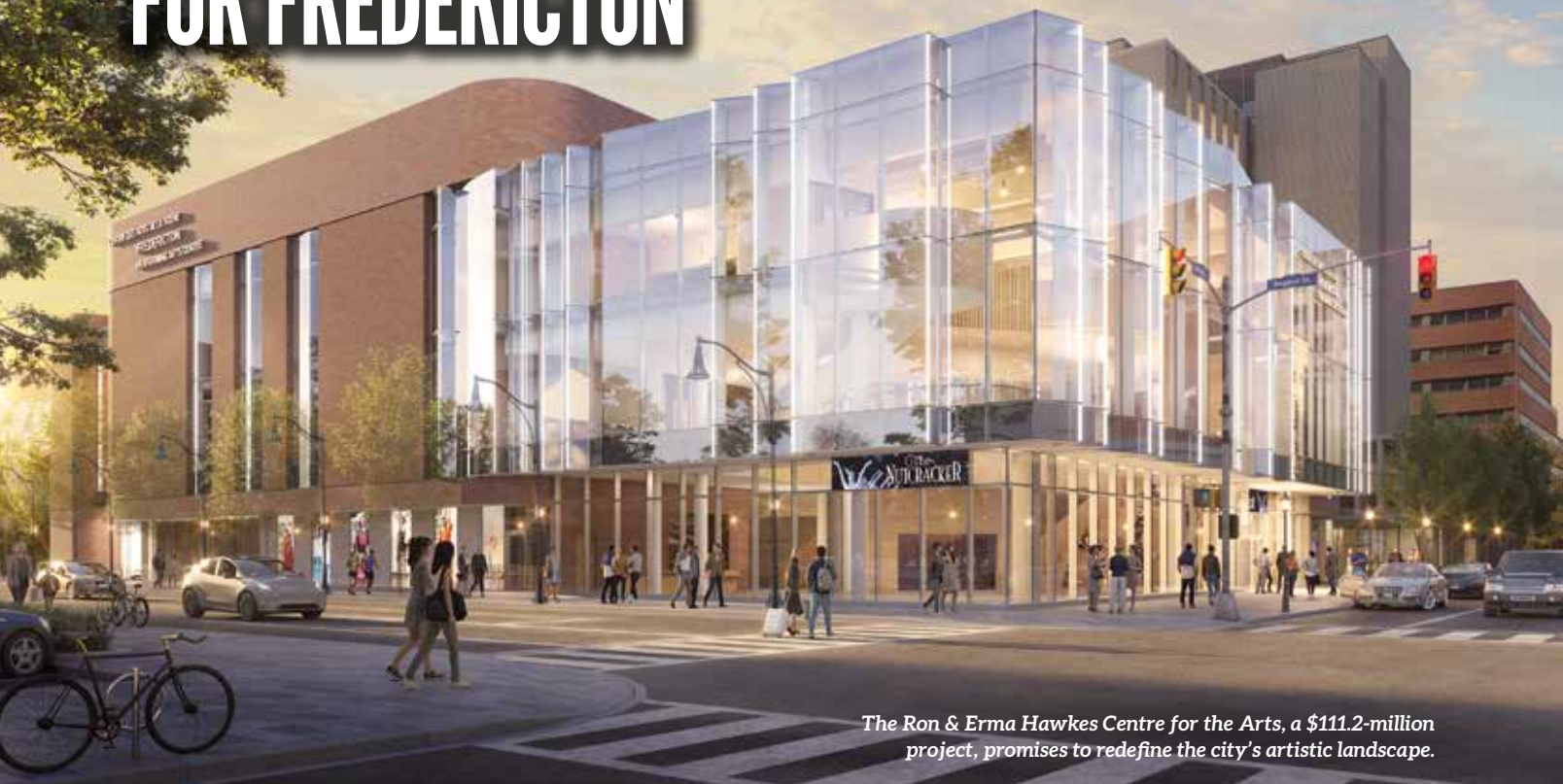
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A NEW CULTURAL HEART FOR FREDERICTON



The Ron & Erma Hawkes Centre for the Arts, a \$111.2-million project, promises to redefine the city's artistic landscape.

The Ron & Erma Hawkes Centre for the Arts

By Shayna Wiwierski

In the heart of downtown Fredericton, a new cultural landmark is taking shape at the corner of King and Regent Streets.

The Ron & Erma Hawkes Centre for the Arts, a \$111.2-million project, promises to redefine the city's artistic landscape. Spearheaded by Fredericton Playhouse Inc., this 72,000-square-foot facility is not merely a replacement for the aging Fredericton Playhouse, but a bold reimagination of what a performing arts centre can be—a vibrant community hub designed to foster connection and creativity.

The origins of the project trace back

to 2013, when a capital planning study revealed that the Fredericton Playhouse, a purpose-built theatre at 686 Queen Street, faced a stark choice: undergo a costly refurbishment or be replaced entirely.

"We came to understand that the Playhouse needed either a complete overhaul or be replaced with a new building," says Tim Yerxa, executive director of Fredericton Playhouse Inc.

After extensive feasibility studies and community consultations, the decision was made to build anew, a choice that set in motion nearly a decade of planning, fundraising, and design.

Construction began in spring 2024, following site work that started in late 2023. With substantial completion projected for early 2027, the project is a collaboration among multiple stakeholders, including the City of Fredericton, the provincial and federal governments, and private donors. The funding mix is diverse: the City and higher levels of government cover the bulk of the \$111.2-million cost, while a \$10-million community fundraising campaign, of which \$8 million supports capital costs, underscores the project's grassroots support. The existing Playhouse will be divested to help finance the new centre, with plans for



The new centre's location at 580 King Street, just a block from the current Playhouse, was a strategic choice.



Acoustics are a priority, with specialized wall and ceiling assemblies, and unique shaping to optimize sound quality.

significant redevelopment of the Queen Street site.

The new centre's location at 580 King Street, just a block from the current Playhouse, was a strategic choice. The city acquired and subdivided a parcel of land, selling part to the Province for a new law courts building that will neighbour the arts centre.

"It's a great location," Yerxa says, noting its proximity to parking, restaurants, and the vibrant downtown core. The site's urban setting, however, presents challenges. Kyle Mathers, owner at Mathers Project Management Consulting, highlighted the logistical complexities of building in a busy downtown area.

"The site selection is ideal for the operation of the facility, being in

the heart of downtown Fredericton, however this also presents challenges, with traffic and neighbouring construction," says Mathers, referencing the adjacent courthouse project, which requires careful coordination.

Designed by Diamond Schmitt Architects, a Toronto-based firm renowned for cultural infrastructure, the Ron & Erma Hawkes Centre is an example of community-driven design. The architects engaged deeply with Frederictonians—arts organizations, downtown businesses, civic leaders, and Indigenous communities—to ensure the building reflects the city's identity.

"The result is a design that is truly a Fredericton design," Yerxa says. "It

reflects who we are as Frederictonians and New Brunswickers in the materials used and the way the building will function."

The centre's architectural highlights include a striking sawtooth curtainwall in the lobby, a feature that promises to be a visual hallmark, and meticulously crafted interior finishes in the main hall, designed to evoke a unique character. Acoustics are a priority, with specialized wall and ceiling assemblies, and unique shaping to optimize sound quality.

"Many of these features are for the benefit of acoustics, and users will never notice they are present," says Luke Johnson, senior project manager at EllisDon Corp., the construction manager on the project. The project's

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Unlike the current Playhouse – a single-purpose theatre – the new centre is envisioned as a multifaceted community space.



As New Brunswick attracts more newcomers, the centre aims to be a place where shared experiences forge lasting bonds.

complexity, from its geometric design to its high-quality materials, demands precision, a task EllisDon manages by coordinating over 50 subcontractors and suppliers, including local firms like Philson Ltd. and Jones Masonry, alongside national players like Beaubois Group Inc., responsible for the main hall's woodwork.

Other Fredericton-based subcontractors include Mira (concrete supply) and Atlantic Roofers. New Brunswick-based subcontractors include Arthur Sivret & Fils Ltee (formwork), Beaulieu Plumbing & Mechanical Inc. and Ocean Steel (structural steel). Subcontractors that work across Canada include Beaubois Group Inc. (main hall woodwork), Guild Electrical Limited, and C3 Specialty Glazing Solutions (sawtooth curtainwall).

Unlike the current Playhouse – a single-purpose theatre – the new centre is envisioned as a multifaceted community space. It features two formal venues—an 850-seat main hall and the 300-seat Wilma Clark Theatre—alongside a multipurpose studio and programmable public spaces, including lobbies designed



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for performances and gatherings. At three-times the size of the existing 24,000-square-foot Playhouse, the 72,000-square-foot facility is more of a community centre than a theatre, Yerxa says. This flexibility will allow it to host everything from major performing arts presentations to community events, reflecting Fredericton's growing diversity and global connections.

The project has not been without challenges. Early hurdles centered on securing funding from multiple government levels, a process that took years to finalize in 2022. More recently, the construction market's volatility—marked by labour shortages, inflationary pressures, and trade bid coverage issues—has tested the team's resilience. The site's geology limited below-grade construction, adding further complexity. Yet, under the leadership of EllisDon, with Mathers serving as the owner's representative, the project remains on track.

"The complexity of building geometry and function provide a unique logistical challenge," Johnson says, "but we have the people and experience necessary to execute the work."

For Fredericton, a city of 63,000 that prides itself on its cultural vibrancy, the Ron & Erma Hawkes Centre represents more than a new venue. As New

Brunswick attracts more newcomers, the centre aims to be a place where shared experiences forge lasting bonds. Local arts organizations, from theatre troupes to dance companies, will gain a state-of-the-art home, realizing their creative potential. Mayor Kate Rogers, a key supporter, sees the project as a catalyst for downtown revitalization, enhancing Fredericton's appeal as a cultural destination.

The centre's community engagement extends beyond its design. The fundraising campaign's success—raising more than \$10 million locally—reflects widespread buy-in.

"The community feels they are involved," Yerxa says, a sentiment that bodes well for the centre's future as a beloved public space.

With its blend of architectural innovation, acoustic excellence, and community focus, the Ron & Erma Hawkes Centre for the Arts is poised to become a cornerstone of Fredericton's cultural life, a place where stories are told, connections are made, and the city's creative spirit thrives.

"It helps us meet our mandate to build community and connect people," Yerxa says. ↗



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A NEW HUB FOR HEALTH

The Health and Social Innovation Centre (HSIC) is poised to redefine health education, research, and community engagement in the region.

UNB's Health and Social Innovation Centre is taking shape

By Shayna Wiwierski

Overlooking the scenic Kennebecasis River, a transformative project is taking shape at the heart of the University of New Brunswick's (UNB) Saint John campus.

The Health and Social Innovation Centre (HSIC), a 65,000-square-foot, three-and-a-half-storey facility, is poised to redefine health education, research, and community engagement in the region. With construction underway since August 2023 and a projected completion date of March 2026, the \$63.1 million project is a bold step toward fostering interdisciplinary collaboration and sustainable design.

"This is an ecosystem where interdisciplinary health education, cutting-edge research and groundbreaking innovation converge," says Dr. Paul Mazerolle, UNB's president and vice chancellor.

The HSIC will serve as the physical home for the university's Integrated Health Initiative (IHI), a program designed to cultivate experiential learning, entrepreneurial research, and a focus on health and wellness. Its strategic location, nestled near Dalhousie Medicine New Brunswick, New Brunswick Community College Allied Health, and the Saint John Regional Hospital, positions it as a nexus for shaping the future of health care.

The site, once occupied by the campus's decommissioned library, was chosen for its central location and proximity to key health institutions.

"This space is where the magic truly begins," says Dr. Petra Hauf, provost and vice-president, academic. "It is designed to spark bold ideas, fuel innovation, bring together students,

faculty and researchers in ways that feel natural and inspiring. Here, the future of health care will be imagined and brought to life. This is where tomorrow's health leaders take shape—starting today."

Designed by Boston-based architects Solomon, Cordwell Buenz (SCB) and managed by Pomerleau, a construction firm working with predominantly local New Brunswick subtrades, the HSIC blends innovation with sustainability. The building is targeting the highest LEED certification, incorporating a geothermal system with 60 geo-exchange wells for heating and cooling, a high-performance glazing system with frit patterns to manage solar gain, and LED lighting controlled by an energy management system. Its hybrid structure—a concrete core, steel frame for flexible research spaces, and



The site, once occupied by the campus's decommissioned library, was chosen for its central location and proximity to key health institutions.

mass timber for warmer communal areas—reflects a commitment to both functionality and aesthetics.

“We believe spaces for learning should inspire students and connect them to the world around us,” says Mazerolle.

The building's extensive use of glass, including glass-walled architectural stair wells, ensures that occupants remain visually linked to the campus and the river's sweeping vistas. This transparency aligns with the IHI's

inclusive, interprofessional ethos, making the HSIC a space where students, researchers, and community members can engage meaningfully.

A standout feature of the project is its dedication to Indigenous reconciliation.

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The building's extensive use of glass, including glass-walled architectural stair wells, ensures that occupants remain visually linked to the campus and the river's sweeping vistas

To the south of the building, a healing garden and gathering circle, developed in collaboration with local Indigenous elders, will overlook Brother's Islands in the Kennebecasis River. The garden, complemented by a gallery for Indigenous art and a Transformative Teaching and Learning Centre, will

serve as a place for cultural learning and reflection.

"This space honours New Brunswick's Indigenous history and UNB's commitment to Truth and Reconciliation," Hauf notes. "It's a place where settler-learners can engage

with Indigenous culture and healing practices."

The HSIC's construction has not been without challenges. A shortage of skilled local trades has complicated bidding and workforce availability, a reflection of broader labour

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market constraints in the region. Yet the project remains on track, funded through a mix of federal and provincial contributions, research grants, donor support, and university funds. The majority of subtrades and consultants are New Brunswick-based, ensuring that the economic benefits of the project ripple through the local community.

Once completed, the HSIC will be more than a building—it will be a catalyst for regional transformation. By fostering collaboration among students, researchers, and health care professionals, it aims to address pressing challenges in New Brunswick’s health care system, from workforce shortages to innovative care delivery.

The building’s design also promotes active living and accessibility. Connected to the campus via walking

paths, a tunnel system, and a ring road, it ensures ease of movement for all users. Inside, spaces adjacent to the glass exterior walls will be accessible to students, allowing everyone to enjoy the building’s natural light and views. These elements underscore the HSIC’s role as a hub for both mental and physical well-being.

As cranes rise and workers lay the foundation for this ambitious project,

the HSIC is a testament to UNB’s vision for the future. It is a place where health, innovation, and community come together, promising to leave a lasting legacy in Saint John and beyond.

“The HSIC will make an immediate and enduring impression,” says Mazerolle. “It will facilitate a strategic transformation of health care for the community and the province.” ↗

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FROM OLD TO BOLD

New south end school promises revitalization and community connection

By Shayna Wiwierski

In the heart of Saint John's Central Peninsula, a transformative project is taking shape.

A new south end school – a provincial government initiative projected to cost more than \$75 million – aims to replace aging educational infrastructure while breathing new life into an historic urban core. With construction set to begin this summer and a targeted opening date of September 2028, the three-storey facility reflects a broader vision of sustainability, accessibility, and community integration.

François Godin, director of educational facilities and pupil transportation for New Brunswick's Department of Education and Early Childhood Development, frames the project as a long-overdue response to the region's needs.

"Two schools—Prince Charles School and St. John the Baptist/King Edward School—are nearing the end of their operational life," says Godin. "They're about 74 years old on average. This is about revitalizing the infrastructure in the South End and Central



The new school (name is still to be announced), spans 11,470 square metres and will rise on a 2.34-acre site adjacent to Rainbow Park. Photos courtesy of Murdock and Boyd Architects Inc.

Peninsula area to meet current educational demands and ensure long-term sustainability."

The new school (name is still to be announced), spans 11,470 square metres and will rise on a 2.34-acre site adjacent to Rainbow Park, a location selected after meticulous collaboration with the City of Saint John, Department of Education and Early Childhood Development, and the Department of Transportation and Infrastructure. Godin emphasizes that the site choice reflects a balance of factors: proximity to community amenities, student catchment areas, transportation logistics, and natural features.

"We worked closely with the City to align this with their community plans," Godin says. "It's not just a school—it's a piece of the broader revitalization puzzle."

At its core, the south end school is designed to serve 531 students from kindergarten through Grade 8. Its 28 classrooms, gymnasiums, cafeteria, and stage are built around flexible, modern pedagogical models that

prioritize adaptability over rigidity. Yet what sets this project apart is its embedded community hub—a 1,793-square-metre, two-storey space intended as a resource for local families.

"The thing that's unique about this project is the community hub. It's a pilot project we put together to support local families in accessing childcare," says Godin, adding that it will also help children navigate the transition between daycares from the home to the school, and help newcomers and their children integrate into the community. "After-school programs and flexible spaces really become the centre for the community in that area to help revitalize and provide services."

The provincial government is funding the more than \$75 million project through its capital allocations, announced annually in December. This covers construction costs, design fees, land acquisition, and the demolition cost of the old facilities. Murdoch and Boyd Architects Inc., a Saint John-based firm, is spearheading



At its core, the south end school is designed to serve 531 students from kindergarten through Grade 8.

By opening its gyms and flexible spaces to public use, the school aims to blur the lines between institution and neighbourhood.

the design, which targets LEED Version 4.1 Silver certification—a nod to environmental stewardship through energy-efficient systems and sustainable materials. While the project is currently out for tender, with a contractor yet to be named, officials anticipate breaking ground by late spring or early summer.

For Saint John, a city of roughly 70,000 grappling with aging infrastructure and economic shifts, the south end school represents more than a replacement for its predecessors. The two schools it will replace, built in the mid-20th century, have long served as community anchors. Yet their age—averaging 75 years—has rendered them ill-suited to modern curricula and safety standards.

“This is about right-sizing our infrastructure and bringing it into this century,” Godin says. “It’s an investment in delivering today’s educational needs.”

The project’s urban setting has posed challenges. Designing a large facility within a constrained core requires careful navigation of spatial and logistical hurdles. Godin says that with the site being in an urban area, it has

been tricky to navigate, but adds that it’s gone fairly well so far and they are confident that they’ll see smooth progress once construction begins. The partnership with the city and school district has been a cornerstone of this effort, fostering a shared commitment to the neighbourhood’s renewal.

Beyond its educational mission, the new school carries symbolic weight. The Central Peninsula, with its mix of historic charm and socioeconomic complexity, stands to gain from a facility that doubles as a communal lifeline. The community hub, in particular, responds to pressing local needs—childcare shortages,

integration barriers for newcomers, and limited after-school options. By opening its gyms and flexible spaces to public use, the school aims to blur the lines between institution and neighbourhood.

As Saint John looks ahead, the south end school offers a model of what collaborative urban planning can achieve.

“This is a good example of how we’ve worked with the City of Saint John,” Godin says. “It’s been challenging with the site constraints, but the relationship has been strong, and we’re optimistic about the outcome.” ↗



Top right: Aerial rendering of the north.
Bottom: Aerial rendering of the south.

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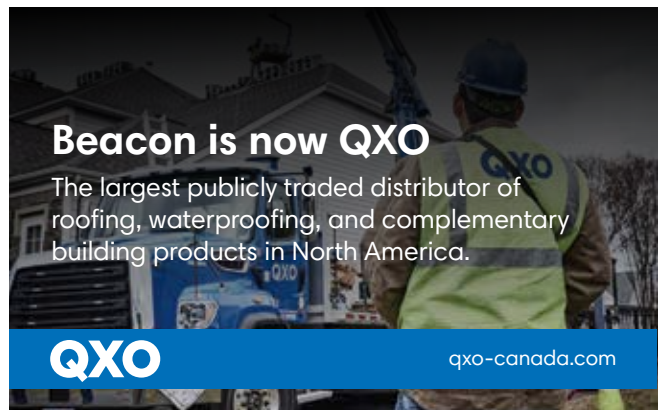
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