



TO: CBRM Council

FROM: Kristen Knudskov

SUBJECT: Case 1076 North End Sydney Secondary Planning Strategy and Land Use Bylaw Text Amendment Request from Kevin Colford to Amend Parking Requirements for 217 George Street, Sydney (PID 15058506; District 5)

DATE: February 16, 2021

Background

The Planning and Development Department has received a request from Kevin Colford to amend parking requirements in the North End of Sydney. Mr. Colford has applied to convert the Sacred Heart Church, located at 217 George Street, Sydney (PID 15058506) [see map, Attachment A] into a business hall to host events including weddings, conferences, dinner theatre, concerts, and other similar events. While the conversion is permitted, the proposed development is unable to meet the parking requirements of the North End Sydney Secondary Land Use Bylaw (NESSLUB). Therefore, a Building & Development Permit cannot be issued.

The request before Council is to consider removing minimum off-street parking space requirements to accommodate the proposed conversion.

Public Participation Program

Part 8, Section 205 of the *Municipal Government Act* provides Council the authority to amend the NESSPS. To amend policy, Council is obliged to hold a Public Participation Program (PPP) to gather input on a possible amendment. On December 8, 2020, Council passed a motion directing Staff to proceed with a PPP.

Given the ongoing COVID-19 pandemic, a survey format was selected. The survey was available online or by hard copy between January 4th and January 17th. Flyers to all North End Sydney properties and a CBRM Facebook post advertised the survey. There were 426 total survey responses received. Fifty-eight (13.6%) of those were from North End residents. A full copy of the survey and breakdown of responses is provided in Attachment C.

1. Do you live, work, or own property in the North End of Sydney? Please select all that apply.

Response	
Live	58 (14%)
Work	100 (23%)

Own Property	45 (11%)
None of the above	277 (65%)

2. Are you currently facing parking problems in the North End?

	Yes	No
All responses	52 (12%)	394 (88%)
North End residents only	14 (24%)	44 (76%)

When asked when parking becomes a problem, 67% (237) of respondents stated that parking is not an issue at any time. Weekdays during the day was the most cited time to face parking issues, due to the influx of workers to the area.

Of North End residents who responded, 15% (8) said that parking is an issue daily, 12% (7) said weekly, and 3% (2) said monthly; 69% (40) said that they do not experience parking problems regularly.

Some responses stated that parking is a problem because:

- Demand for parking is already increasing due to recent or upcoming developments and events in the area
- Some parking lots in the area are no longer accessible for public parking
- Winter parking restrictions reduce availability
- Some streets are too narrow to accommodate parking

The common themes raised by those concerned about the proposed development included:

- There is already not enough parking in the North End
- Increased traffic and congestion
- Safety concerns
 - Vehicles blocking crosswalks, driveways, hydrants, etc.
 - Restricting maneuverability for emergency vehicles, garbage trucks, etc.

Other responses stated that parking is not a problem because:

- People will use modes such as walking, taxis, and carpooling to visit the proposed development
- In the past, many people attended Sacred Heart Church and parking was not a problem

From those who support the proposed development, common themes included:

- Parking is not an issue in the North End
- Supporting development is more important than parking
- Value of retaining the building's historic value
- More employment opportunities
- Increased vibrancy and activity in the North End and downtown Sydney
- Increase in property values in the area
- More opportunities for tourism, art, music, event, shuttle, rideshares, and taxi industries

Many respondents offered suggestions to reduce parking pressures. Staff responses are provided in italics.

1. Add parking to the rear of the Church

The applicant has indicated that no additional parking will be made available on site.

2. Arrange to use nearby office building parking lots during evenings and weekends
The NESSPS (Policy 34) allows Staff to consider a nearby off-site parking lot for a sales or service development in the North End Planning Area, provided the business being served is reasonably close to the parking lot. The applicant has indicated that this is not an option for the proposed development.

3. Introduce angled parking in front of the proposed development
The Engineering and Public Works Department has explored angled parking along George Street and has raised traffic safety concerns.

4. Increase transit service
5. Develop a parking garage, or a park and ride shuttle
6. Introduce residential parking permits
7. Add more bike lanes
8. Increase parking enforcement and improve metering

The remaining suggestions above would require additional resources. If Council wishes to consider the above options, discussions should take place during upcoming budget deliberations.

While there is no clear consensus, the survey responses were generally supportive of the proposed development even when considering the responses from those who live in the North End only.

Discussion

The North End Secondary Planning Strategy (the Planning Strategy) was adopted by Council in 2006 to recognize the unique historical character of Sydney's North End. As a result of extensive public consultation, the Planning Strategy includes several statements and policies specifically addressing parking and the retention of community, educational service, and heritage buildings [Attachment B].

Parking Requirements

The Planning Strategy identifies that the provision of adequate parking is a fundamental component of any development. To ensure public travelways do not become congested, off-street parking requirements are imposed on developments in proportion to the need created by an individual land use.

Policies 33 and 34 provide some flexibility, allowing Staff to consider abutting on-street parking or a nearby off-site parking lot by site plan approval. The applicant indicated that an off-site parking lot would not be an option.

For a business hall, the requirement is 1 parking space per 4 fixed seats, 1 per 8 ft. of bench space, or where there are no fixed seats, 1 per 50 sq. ft. of designated seating area. As shown on the attached site plan [Attachment D], the designated seating area is significant. Over 100 parking spaces would be required for this floor plan under the current parking requirements. Mr. Colford has not submitted a detailed plan of the existing parking area, but Staff estimates there is space for fewer than 10 vehicles [Attachment E]. Even if the entirety of the property were to be paved for parking, Staff estimate that fewer than 40 vehicles could be accommodated on-site.

Heritage Conservation

One goal of the Planning Strategy is to preserve the north end's historic character. The CBRM designates individual heritage properties under the Heritage Property Bylaw. However, many properties are not especially noteworthy as standalone properties, but collectively they hold significant value. For that reason, in 2008, Council approved the Heritage Conservation District (the District) Plan and Bylaw.

Today, there are 121 municipally designated heritage properties within the north end [Attachment A]. The vast majority are within the District.

Several buildings within the north end have obtained provincial heritage status. Provincial heritage registration places a significant encumbrance on the property owner. Many of these properties are located on small parcels which may limit their potential for redevelopment. Under the Planning Strategy Policy 8, provincial heritage properties are exempted from lot development, site plan approval, and parking requirements to ensure there are opportunities to retain the buildings.

The Sacred Heart Church is a prominent landmark with historic significance in the north end. For that reason, CBRM has designated it heritage status. An application has also been made for provincial designation. At this time, provincial representatives are unable to provide any assurances to the Planning Department regarding the expected outcome of the application.

Re-use of Abandoned Community or Educational Service Buildings

With similar intent, policy is in place to assist with the retention of former community and educational service buildings. These buildings are afforded additional uses by site plan approval which would not normally be permitted under zoning in effect.

The Sacred Heart Church property is currently zoned North End Residential (NER), where business halls are not currently permitted. Churches are considered a community service. Therefore, under Policy 40, Sacred Heart Church is permitted to convert into a business hall subject to site plan approval.

The Planning Strategy must strike a balance between many competing community priorities. In this case, Council must consider balancing retention of significant buildings with the potential for parking impacts to the surrounding community. The majority of the comments received from survey voiced that supporting redevelopment should prevail.

In summary, the intent of Planning Strategy Policies 8 and 40 is to encourage the retention through adaptive re-use of significant buildings by implementing flexible development requirements. For added flexibility, lot development, site plan approval, and minimum off-street parking space requirements could be waived for municipally designated heritage properties undergoing conversion in accordance with Policy 40. Draft Amending Bylaws for both the Planning Strategy and NESSLUB can be found on Attachments F and G.

A more holistic review of parking within the North End and greater CBRM will be considered within the upcoming comprehensive review of planning documents.

Notice of Public Hearing

In accordance with the *Municipal Government Act*, notice of this public hearing has been placed in the February 10th and February 17th editions of the Cape Breton Post. In addition, notice was:

- Mailed to assessed property owners in the vicinity of the site
- Posted to the CBRM Facebook page and news section of CBRM website
- Emailed to those who requested email notice during the survey

At the time this report was written, the Planning & Development Department received 41 submissions in support of the proposed conversion, and none opposed [Attachment H].

Next Steps

If Council approves the proposed Amending Bylaws, they will be provided to the provincial Director of Planning for final approval. If such approval is granted, Mr. Colford will be required to obtain a Building & Development Permit. Any outstanding information, including any site or building plan revisions, as requested by the CBRM Building Official and Development Officer must be submitted.

Recommendation

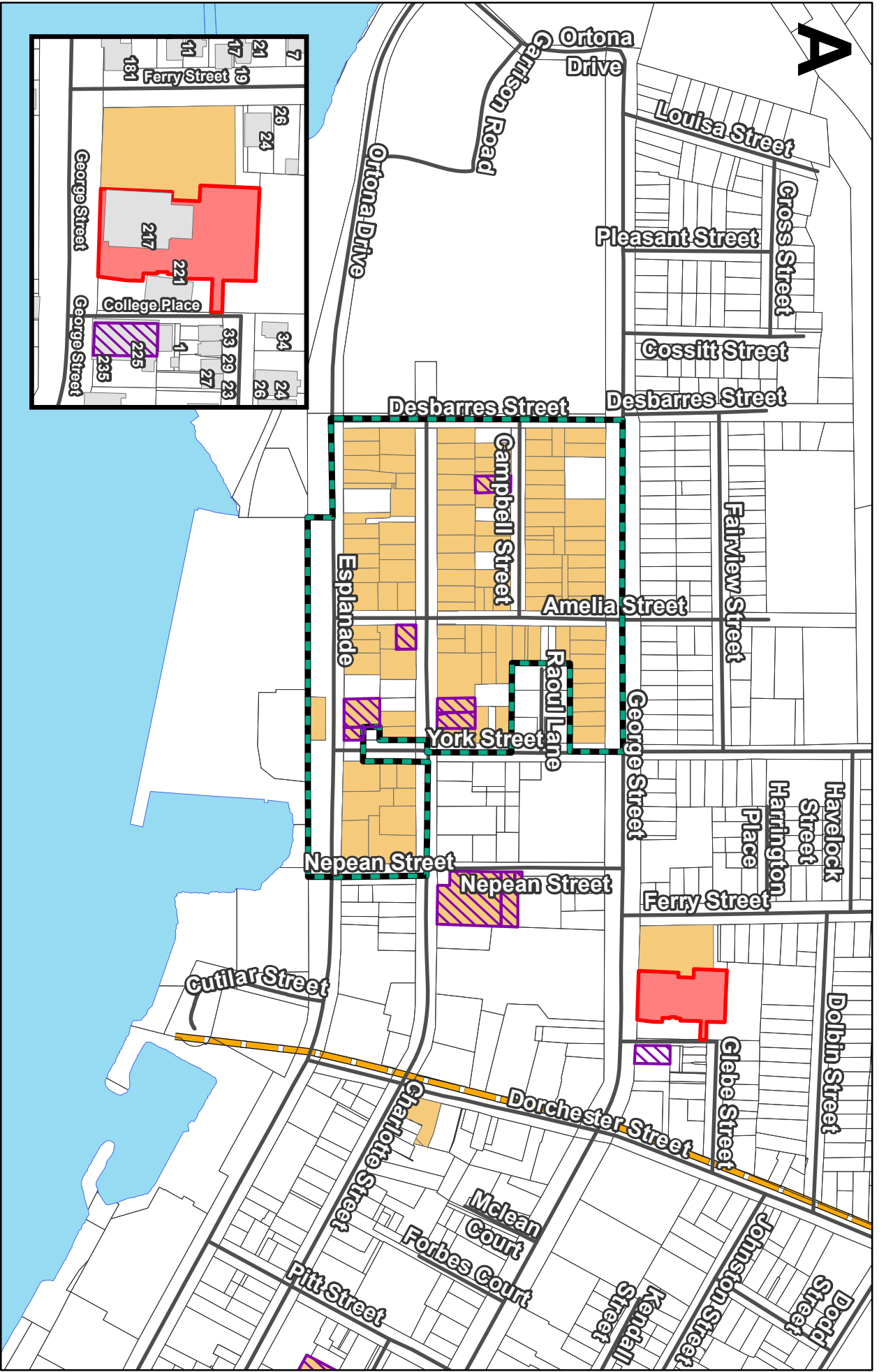
Given the intent of Planning Strategy Policies 8 and 40 as discussed above and the results of the Public Participation Program, I recommend that Council approve the Amending Bylaws found in Attachment F and G.

Respectfully submitted by:

ORIGINALLY SIGNED BY

Kristen Knudskov
Planning and Development Department

A



Map 2
Case 1078

- Subject Site
- North End Boundary
- Municipally Registered Heritage Property
- Provincially Registered Heritage Property
- Heritage Conservation District



This map is a graphical representation of property boundaries and is for general reference purposes only.

B

North End Sydney Secondary Planning Strategy (NESSPS) Section 3, Policy 8

The CBRM recognizes that there are several provincially registered heritage properties in the North End, and that registration at the provincial level places a significant encumbrance on an individual property owner. In addition, most provincially registered properties are located on very small parcels of land with very few options available if the property is to be redeveloped. In order to encourage retention of these properties through creative redevelopment, the Land Use Bylaw includes a provision that exempts them from all lot development, site plan approval and parking requirements.

Policy 8

It shall further be the intention of Council to encourage creative redevelopment of properties registered by the Province of Nova Scotia under the Heritage Property Act by exempting these properties from lot development, parking and site plan approval requirements.

North End Sydney Secondary Planning Strategy (NESSPS) Section 9, Policy 33 and 34

PARKING REQUIREMENTS

The provision of adequate parking is a fundamental component of any development. To ensure the public street/road travelways are not congested, the CBRM is obliged to impose off-street parking requirements on most developments in proportion to the need created by each land use. The condoned exception to the general rule are the central business districts where curb side on-street parking spaces are a vital element in the downtown landscape.

However, one of the fundamental drawbacks to business development expansionary endeavours in the densely developed urban core is the inability to set aside enough land for on-site customer parking, whether or not the Land Use By-law requires it. Rather than squeezing them out to suburban locations, and therefore adversely affecting the vitality of the urban core, the CBRM wants to facilitate the expansion of business development in urban communities. Flexible parking requirements that permit off-site/off-street parking lots serving a business development is one way to help make this possible.

Policy 33

The Land Use By-law adopted to implement the policy direction of this Secondary Planning Strategy shall include off-street parking requirements for all developments in proportion to the need created by each land use. Where the Traffic Authority allows it, on-street parking spaces immediately abutting the site affected may be included in calculating the number of parking spaces required by non-residential development.

Policy 34

The Land Use By-law shall also permit, by site plan approval, the establishment of off-site/off-street parking lots servicing, and accessory to, a sales or service development located within the North End Planning Area, provided the business being served is reasonably close to the parking lot.

North End Sydney Secondary Planning Strategy (NESSPS)
Section 9, Policy 40

RE-USE OF ABANDONED COMMUNITY OR EDUCATIONAL SERVICE BUILDINGS

In order to facilitate the creative re-use of abandoned former educational or community service buildings (primarily churches and schools), CBRM's Regional Plan includes policies to allow such buildings to be converted, by site plan approval, into uses that would not necessarily be permitted by the zoning in effect in the surrounding area. It is Council's wish that this Secondary Planning Strategy be consistent with the regional approach.

Policy 40

It shall be a policy of Council to facilitate the re-use of abandoned, community or educational service buildings located in urban/suburban neighbourhoods outside business districts/corridors. The building and site of these former facilities may be converted, by site plan approval, into one or more of the following service businesses:

- *studios of artists or artisans;*
- *business offices; and*
- *personal care and service businesses*
- *apartments*

The site plan approval provisions should stipulate that:

- *adjacent low density residential uses are buffered and screened from the starker ancillary components of the site (e.g. parking spaces, driveways, utility facilities, etc.);*
- *an on-site parking and vehicular maneuvering plan which does not exacerbate traffic movement problems along any public street/road abutting the site be included;*
- *an on-site landscaping plan be included that improves the development's compatibility with the streetscape.*

Due the large scale of the former Holy Angels High School and Convent of the Sisters of the Congregation of Notre Dame it should be shall be given special addition development considerations.

Policy 40.2

It shall be a policy of Council to designate the former Holy Angels High School and Convent of the Sisters of the Congregation of Notre Dame for additional development considerations. The buildings and site will be identified as the Arts and Culture Centre (ACC) Zone of the Land Use By-law.

C

North End Sydney Amendment Survey

The CBRM has received a proposal to convert the Sacred Heart Church, located at 217 George Street (see below), into a business hall to host weddings, conferences, dinner theatre, concerts, and other similar events. While a business hall is a permitted use for this property, the proposed development is unable to provide the minimum number of required on-site parking spaces in order to obtain a Building & Development Permit. The applicant has provided further detail on the proposal, available here.

Therefore, CBRM Council has been asked to consider an amendment to municipal policy which would remove the minimum parking requirements for the proposed development.

The purpose of this survey is to gather input from the North End community to assist Council in making their decision.

Your contact information and answers will remain confidential and will be used only in the evaluation of the above-noted development.

Do you have questions or need a paper copy of the survey?

Phone: 902-563-5072

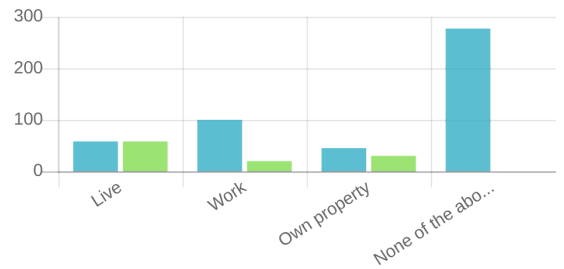
Email: planningconsult@cbrm.ns.ca

COMPARISONS

● All Data

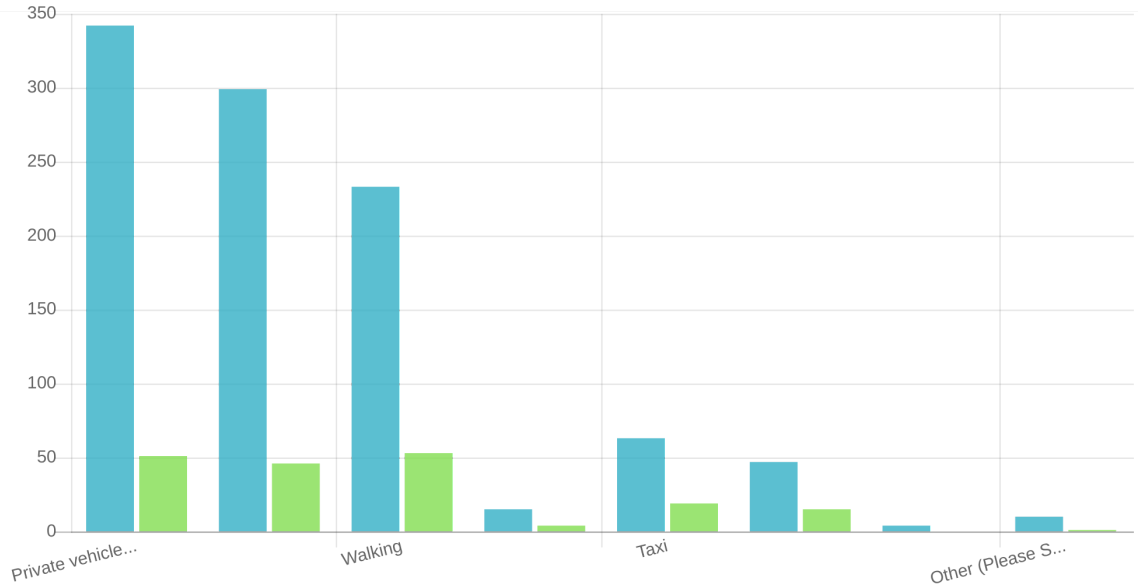
● Qu: Do you live, work, o... : 'Live'

1 Do you live, work, or own property in the North End of Sydney? Please select all that apply.



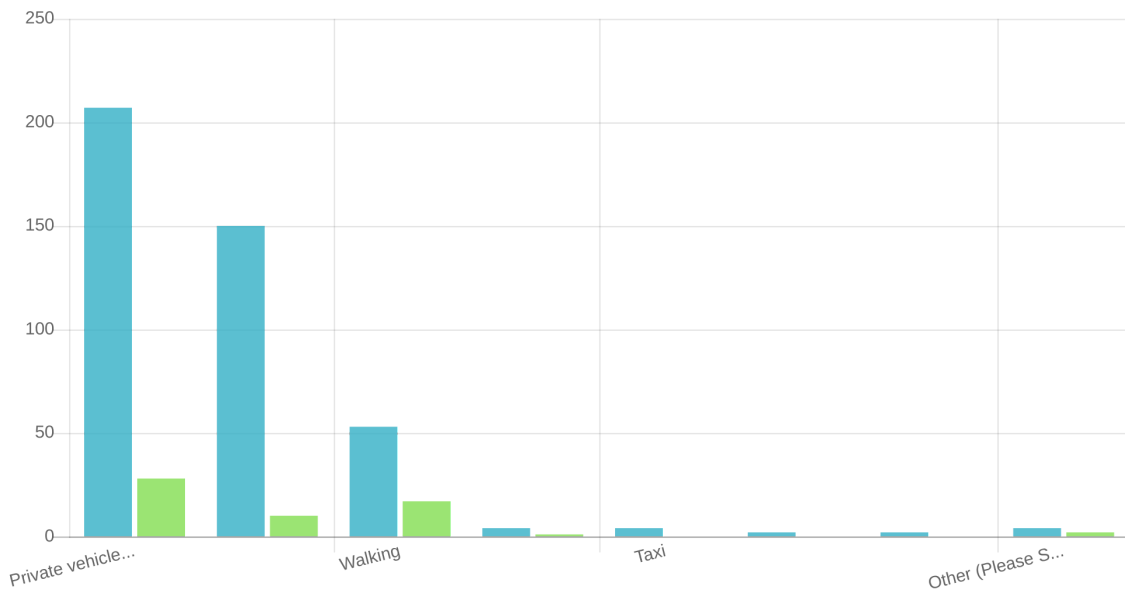
	Live	Work	Own property	None of the above	Responses
All Data	58 (14%)	100 (23%)	45 (11%)	277 (65%)	480
Qu: Do you live, work, o... : 'Live'	58 (100%)	20 (34%)	30 (52%)	0 (0%)	108

2 Within the last year, which of the following methods have you used to travel to places within the North End? Please select all that apply.



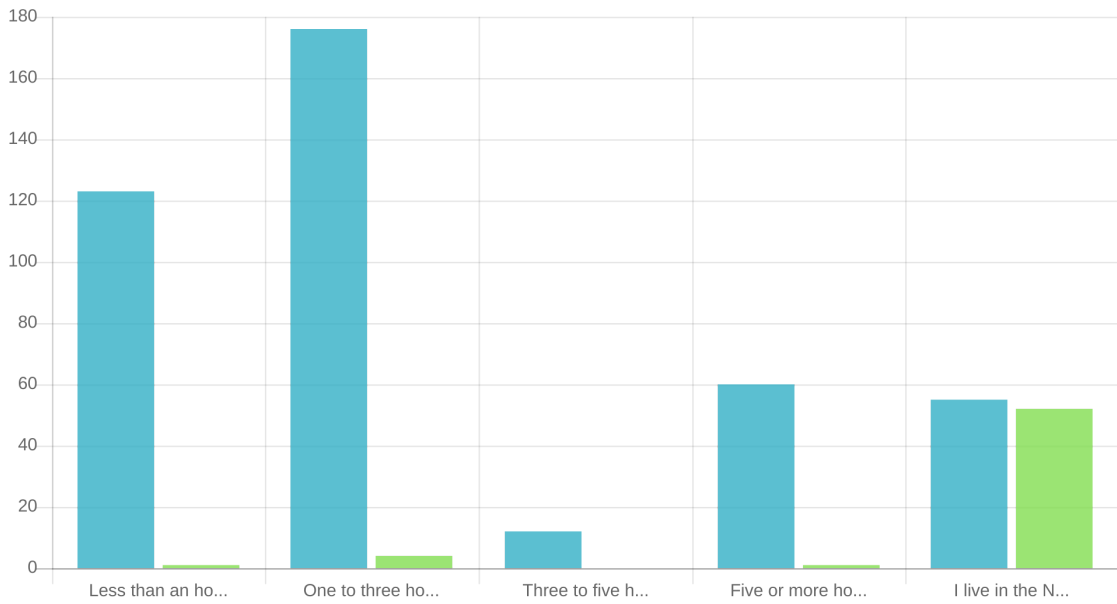
	Private vehicle, alone	Private vehicle, with others	Walking	Bus	Taxi	Bike	I don't travel to the North End	Other (Please Specify)	Responses
All Data	342 (80%)	299 (70%)	233 (55%)	15 (4%)	63 (15%)	47 (11%)	4 (1%)	10 (2%)	1013
Qu: Do you live, work, o... : 'Live'	51 (88%)	46 (79%)	53 (91%)	4 (7%)	19 (33%)	15 (26%)	0 (0%)	1 (2%)	189

3 How do you most often travel to places within the North End? Please select all that apply.



	Private vehicle, alone	Private vehicle, with others	Walking	Bus	Taxi	Bike	I don't travel to the North End	Other (Please Specify)	Standard Deviation	Responses
All Data	207 (49%)	150 (35%)	53 (12%)	4 (1%)	4 (1%)	2 (0%)	2 (0%)	4 (1%)	75.44	426
Qu: Do you live, work, o... : 'Live'	28 (48%)	10 (17%)	17 (29%)	1 (2%)	0 (0%)	0 (0%)	0 (0%)	2 (3%)	9.73	58

4 When you visit the North End, do you typically stay:

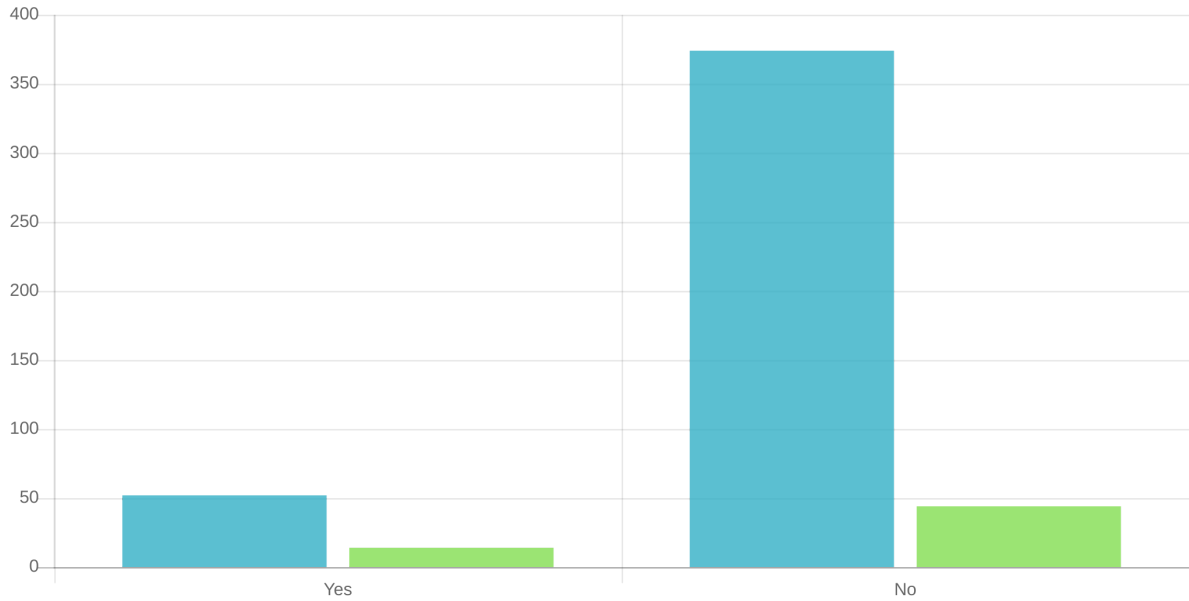


	Less than an hour	One to three hours	Three to five hours	Five or more hours	I live in the North End	Standard Deviation	Responses
All Data	123 (29%)	176 (41%)	12 (3%)	60 (14%)	55 (13%)	57.58	426
Qu: Do you live, work, o... : 'Live'	1 (2%)	4 (7%)	0 (0%)	1 (2%)	52 (90%)	20.24	58

5 How do you feel about the current state of parking in your neighbourhood?

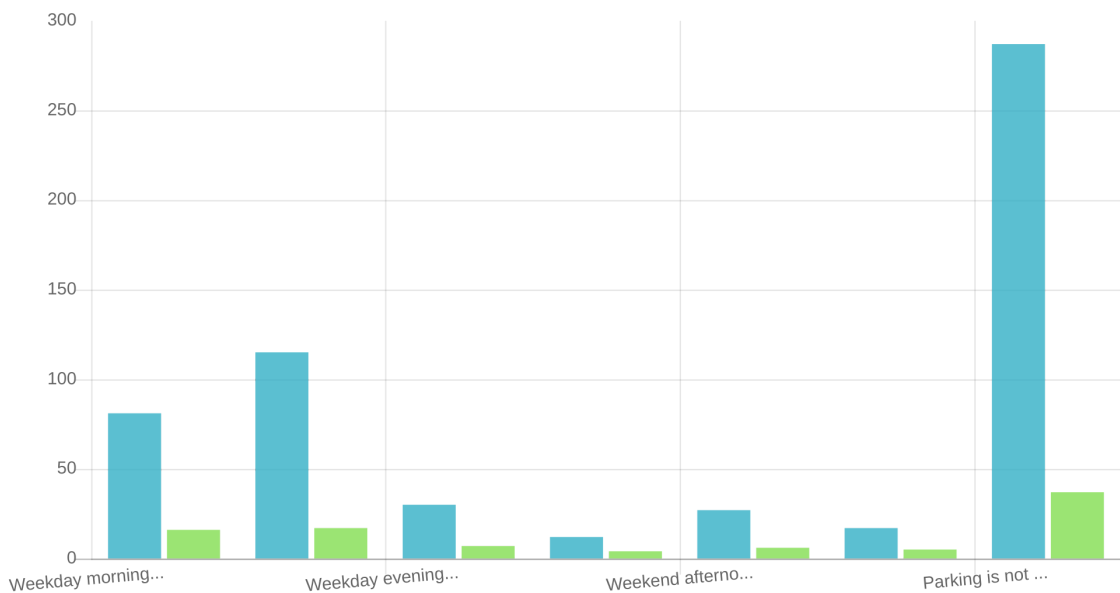
See summary found in Public Participation Program section of Staff issue paper.

6 Are you currently facing parking problems in the North End?



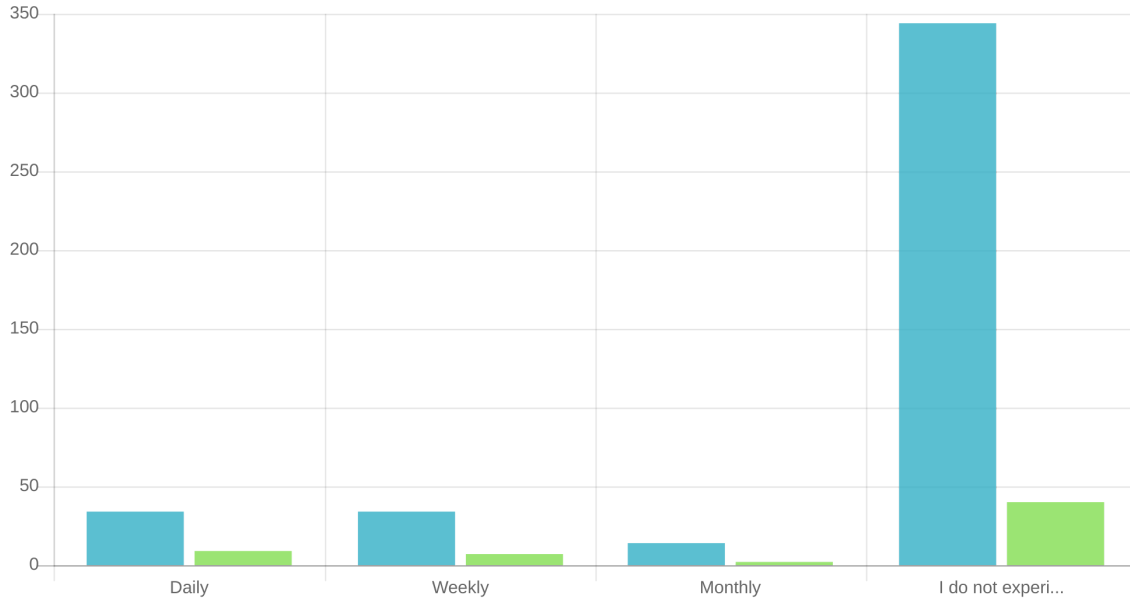
	Yes	No	Standard Deviation	Responses
All Data	52 (12%)	374 (88%)	161	426
Qu: Do you live, work, o... : 'Live'	14 (24%)	44 (76%)	15	58

7 Which of the following times do you frequently experience parking problems? (Please tick all which apply)



	Weekday mornings	Weekday afternoons	Weekday evenings	Weekend mornings	Weekend afternoons	Weekend evenings	Parking is not an issue at any time	Responses
All Data	81 (19%)	115 (27%)	30 (7%)	12 (3%)	27 (6%)	17 (4%)	287 (67%)	569
Qu: Do you live, work, o... : 'Live'	16 (28%)	17 (29%)	7 (12%)	4 (7%)	6 (10%)	5 (9%)	37 (64%)	92

8 If you experience parking problems, how frequently is it an issue?



	Daily	Weekly	Monthly	I do not experience parking problems regularly	Standard Deviation	Responses
All Data	34 (8%)	34 (8%)	14 (3%)	344 (81%)	137.36	426
Qu: Do you live, work, o... : 'Live'	9 (16%)	7 (12%)	2 (3%)	40 (69%)	14.94	58

9 What positive or negative impacts, if any, do you believe the proposed development will have on parking in the North End?

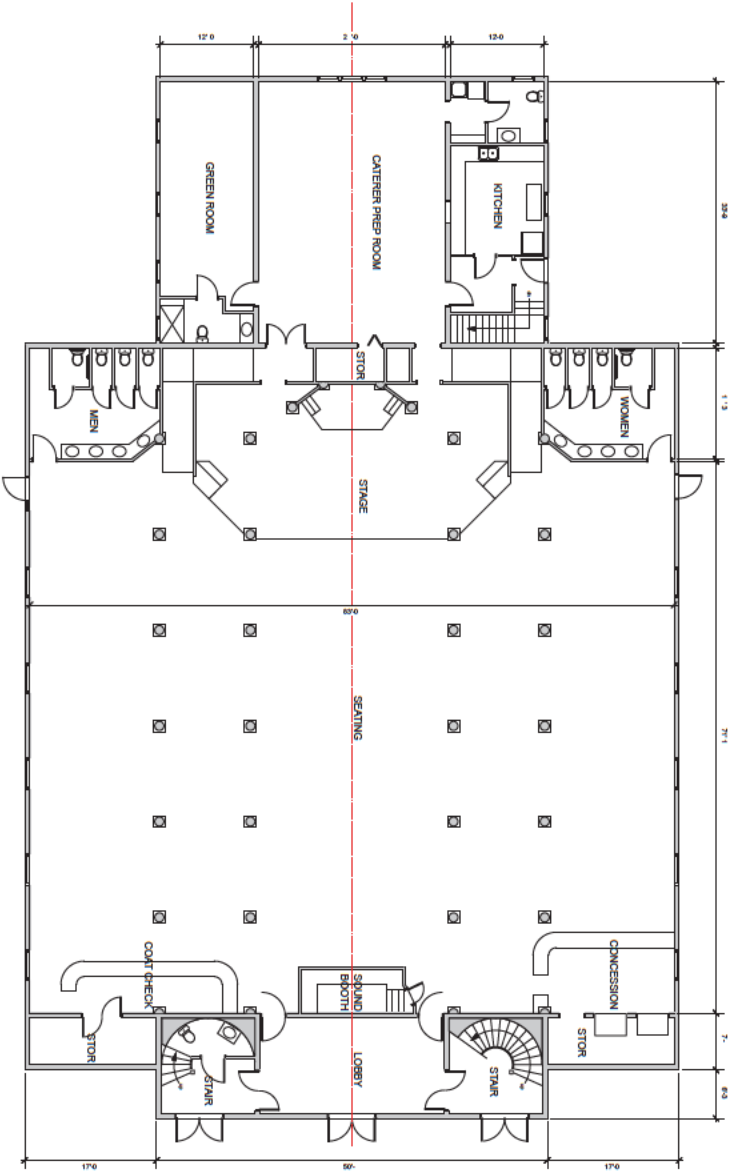
See summary found in Public Participation Program section of Staff issue paper.

10 Is there anything else you would like to add about parking in the North End, or parking for the proposed development?

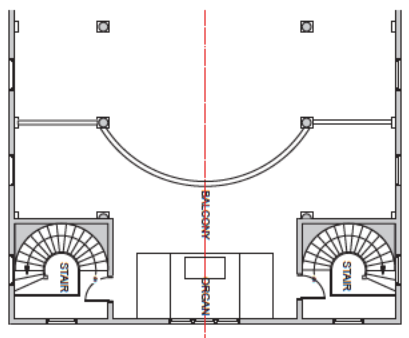
See summary found in Public Participation Program section of Staff issue paper.

11 A formal Public Hearing must be held prior to approval of any amendments. If you would like to be notified by email of an upcoming Public Hearing, please provide your email address below.

See summary found in Public Participation Program section of Staff issue paper.



1 EXISTING CONDITIONS MAIN FLOOR PLAN
 Scale: 1/8" = 1'-0"
 APPROXIMATE E MAIN FLOOR GROSS AREA IS 940 SQ F



2 EXISTING CONDITIONS BALCONY FLOOR PLAN
 Scale: 1/8" = 1'-0"

AWMG
 ARCHITECTURE
 14 David Wayne Drive
 Juncos Mountain
 Reno 95230
 DIVISION

NO.	DATE	DESCRIPTION	BY	CHECKED
1	10/1/2023	EXISTING FLOOR PLAN	AS SHOWN	
2	10/1/2023	REVISIONS		
3	10/1/2023	REVISIONS		
4	10/1/2023	REVISIONS		
5	10/1/2023	REVISIONS		
6	10/1/2023	REVISIONS		
7	10/1/2023	REVISIONS		
8	10/1/2023	REVISIONS		
9	10/1/2023	REVISIONS		
10	10/1/2023	REVISIONS		

217 GEORGE STREET
 SYDNEY, N.S.
 EXISTING CONDITIONS
 FLOOR PLANS
 301

E

Nova Scotia Coordinate System 3 degree MTM
Zone 4 CM 61°30' W NAD83 CSRS

FERRY STREET

GEORGE STREET

COLLEGE PLACE

GLEBE AVENUE

PID 1588643
CATHOLIC EPISCOPAL
CORPORATION OF ANTIAGONISH

PID 15178746
NS HOUSING & MUNICIPAL AFFAIRS
HM line QUEEN in right of the PROVINCE OF NS
BK 1514 Pg. 404

3311661 NOVA SCOTIA LIMITED
27893 sq. ft. PID 15058506 Doc. 113978386
LOT 2019-2

LOT 2019-2A
34219 sq. ft.

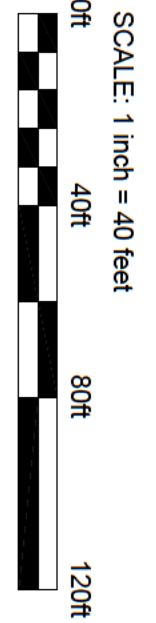
3311661 NOVA SCOTIA LIMITED
1800 sq. ft. PID 1588643 Doc. 113978386

civic no. 217
former church
footprint 10000 sq. ft.

LOT 2019-1
9475 sq. ft.

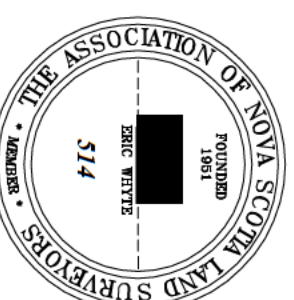
civic no. 221
footprint 3156 sq. ft.

LINE	AZIMUTH	DISTANCE
L1	321°39'09"	11.861E
L2	50°12'06"	21.221E
L3	320°43'30"	2.981E
L4	49°40'55"	16.591E
L5	140°12'12"	3.111E
L6	50°04'30"	12.841E
L7	139°41'19"	4.221E



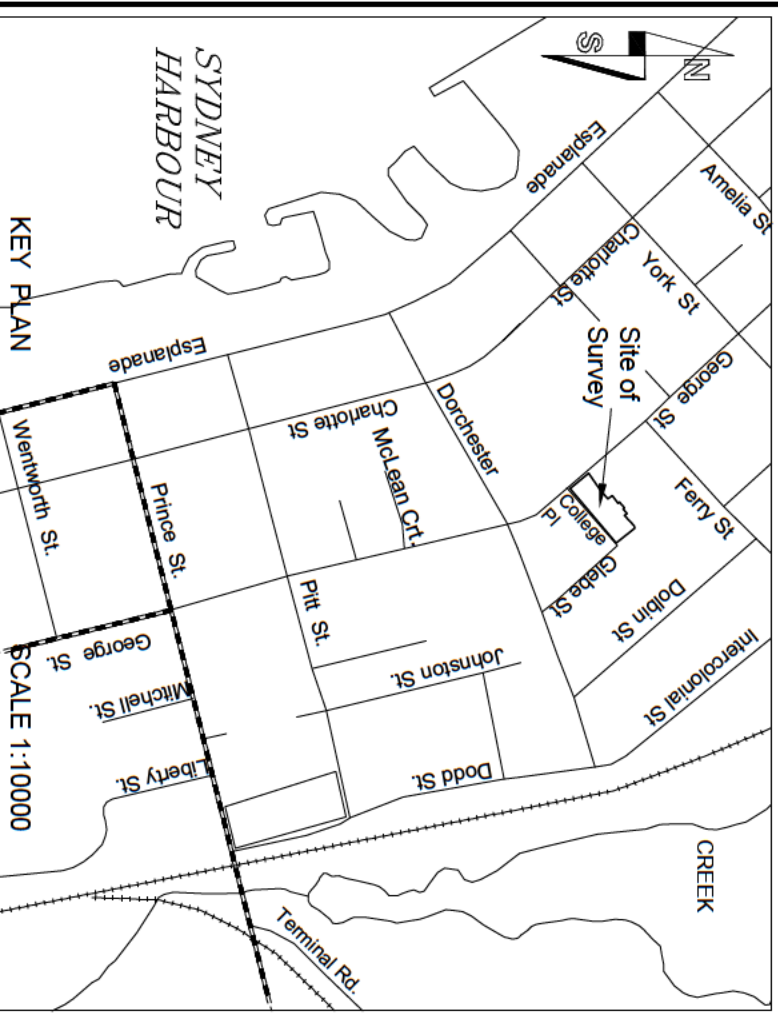
SCALE: 1 inch = 40 feet

NS HPN 28637
N 16769740.997E
E 15095519.019E
at 18.59ft



SUBDIVISION COMMENTS:

SUBDIVISION NOTES:
Request approval for LOT 2019-1, subdivision of PID15886443. LOT 2019-1 is currently serviced by municipal sewer and water.
Request approval for LOT 2019-2A, LOT 2019-2 comprises all of PID 15058506. PARCEL A is a subdivision of PID 15886443. LOT 2019-2 to be consolidated with PARCEL A to create LOT 2019-2A. LOT 2019-2 is currently serviced by municipal sewer and water.



LEGEND

—	Nova Scotia Coordinate Monument	NSCM
—	Survey Marker	sm
—	boundaries dealt with by this plan	
—	other boundaries	
—	center line	
—	fence line	
—	temporary high water mark	
—	utility line	
—	the line	
—	forestrengthened line	
—	calculated point	cp
—	calculated	c
—	wet land	

COORDINATE SYSTEM & DATA INFORMATION

GNSS SURVEY MODE	RTK	NETWORK	CANNEL	HPN	28537
COORDINATE DATUM	NAD83	CSRS	EPIC/CH	2010	U
SCALE FACTOR	1.00005	DISPLACEMENT PLAN			
UNITS	IMPERIAL	COORDINATE DATE	2016-09-26	ADU ID	NSHPN2019CD18

PLAN SHOWING SUBDIVISION & CONSOLIDATION OF LANDS OF
3311661 NOVA SCOTIA LIMITED
217-221 GEORGE STREET
SYDNEY CAPE BRETON REGIONAL MUNICIPALITY
CAPE BRETON COUNTY NOVA SCOTIA

SURVEYOR'S CERTIFICATE
I, Eric Whyte, Nova Scotia Land Surveyor, hereby certify that the survey represented by this plan was conducted under my supervision and that the survey and plan were made in accordance with the Land Surveyors Act, regulations and standards made there under.
Dated this 15th day of August, 2019.

NSLS

This survey was executed August 8th to August 15th 2019.
ERIC WHYTE NOVA SCOTIA LAND SURVEYOR
10383 Kentel Head Road - Ross Ferry, Victoria County, Nova Scotia
CANADA B1X 1M5
Plan no. SD - 15886443
Scale: 1 inch = 40 feet
Revision Adjust Lot 2019-1 area
Dated Sept 16 2019

F

By-law
of the
Cape Breton Regional Municipality
amending the
North End Sydney Secondary Planning Strategy

Pursuant to Section 205 of the Municipal Government Act of Nova Scotia, the Council of the Cape Breton Regional Municipality hereby amends the text of the North End Sydney Secondary Planning Strategy in the following manner:

THAT: Council amends the text of the Secondary Planning Strategy by adding the following new subsection to Section 9 “General Provision Policies”:

Some former community and educational service buildings are also registered by the CBRM as heritage properties under the Heritage Property Bylaw. These buildings may face similar challenges to provincially registered heritage properties, as discussed within Section 3 Heritage Conservation, which may limit their redevelopment potential. In order to further encourage the retention of such properties, the Secondary Land Use Bylaw will include a provision which exempts buildings undergoing conversion in accordance with Policy 40, which are also municipally registered heritage properties, from lot development, site plan approval, and minimum parking space requirements.

Policy 40.3

It shall be a policy of Council to former community or educational service buildings undergoing conversion pursuant to Policy 40 which are also registered by the CBRM under the Heritage Property Bylaw from lot development, minimum off-street parking space, and site plan approval requirements.

PASSED AND ADOPTED: by a majority of the whole Council at a duly called meeting of the Cape Breton Regional Municipal Council held on February 23, 2021.

MAYOR

CLERK

THIS IS TO CERTIFY that the attached is a true and correct copy of the Secondary Planning Strategy Amendment amending By-law of the Cape Breton Regional Municipality adopted by Regional Council during a meeting held on February 23, 2021 to amend the North End Sydney Secondary Planning Strategy.

Deborah Campbell Ryan, CLERK

G

By-law
of the
Cape Breton Regional Municipality
amending the
North End Sydney Secondary Land Use By-law

Pursuant to Section 210 of the Municipal Government Act of Nova Scotia, the Council of the Cape Breton Regional Municipality hereby amends the Cape Breton Regional Municipality's North End Sydney Secondary Land Use Bylaw in the following manner:

THAT: Council amends the text of the Secondary Land Use Bylaw by inserting the following into Part 2, Section 6 "Conversion of Former Community or Educational Service Buildings":

The conversion of former community or educational service buildings, which are also municipally registered heritage properties pursuant to the *Heritage Property Bylaw*, shall be exempted from lot development, site plan approval, and minimum off-street parking space requirements. Any parking area which is provided shall comply with parking area standards.

PASSED AND ADOPTED: by a majority of the whole Council at a duly called meeting of the Cape Breton Regional Municipal Council held on February 23, 2021.

MAYOR

CLERK

THIS IS TO CERTIFY that the above amendments are a true and correct copy of the Amending By-law of the Cape Breton Regional Municipality adopted by Regional Council during a meeting held on February 23, 2021 to amend the Cape Breton Regional Municipality's North End Sydney Secondary Land Use By-law.

Deborah Campbell Ryan, CLERK

Kristen R. Knudskov

From: Charlie C. Stephen [REDACTED]
Sent: February 16, 2021 11:58 AM
To: PlanningConsult
Subject: Public hearing on Sacred Heart Church

Follow Up Flag: Follow up
Flag Status: Completed

To the Committee -

I want to share a few thoughts on the public hearing re Sacred Heart Church.

I consider the public hearing a waste of public funds. It should not be required.

We are very fortunate to have the Sacred Heart Church project, undertaken by Mr. Colford. The church as a church did not cause any problems in all of the time it has existed. Other churches in Sydney are in the same situation, for example the United Heritage Church. The Highland Arts Theatre was in a similar situation, but we never had any problems finding a parking spot there. And, when you consider all of the positive things and the recognition the Highland Arts Theatre has brought to our community, the decision to go ahead with the Sacred Heart project is a no-brainer.

I feel strongly that the removal of the lot development, site plan approval, and minimum off-street parking space requirements should certainly happen and the Sacred Heart Church (217 George Street, Sydney) business hall project be free to go ahead.

Charlie Stephen

Kristen R. Knudskov

From: Joan Sampson [REDACTED]
Sent: February 16, 2021 1:15 PM
To: PlanningConsult
Subject: Former St. Heart Church

Follow Up Flag: Follow up
Flag Status: Completed

I am all in favour of the former St Heart Church being turned into an Arts Venue and an event venue. I am a senior and I think the former church would be an excellent spot for these types of events. We are a member of the Highland Arts Theatre and look forward to every show there! There isn't very much entertainment for our age group. I would look forward to the productions Kevin Colford would be putting on.

Kristen R. Knudskov

From: John MacKay [REDACTED]
Sent: February 12, 2021 3:25 PM
To: PlanningConsult
Subject: Sacred Heart parking issue

I fully agree with Mr Colford and feel that the parking issue should be resolved in his favour. We need all the new business we can get and not discourage it.

John MacKay
Catalone NS

Sent from my iPad

Kristen R. Knudskov

From: John MacKay [REDACTED]
Sent: February 12, 2021 3:32 PM
To: PlanningConsult
Subject: Sacred Heart Parking

I think that the parking issue should be resolved in Mr. Colford's favour so that he can continue with his plans and with the full support of the CBRM with him.

Sent from my iPad

Kristen R. Knudskov

From: [REDACTED]
Sent: February 12, 2021 3:37 PM
To: PlanningConsult

Please consider allowing the former Sacred Heart church to open in all its glory. CBRM needs a facility such as this. As for Parking. It wasn't an issue when the church was open, it shouldn't be an issue now. Also we are all aware that the new NSCC will bring a large number of cars to the downtown core, and that this is being built knowing there will not be enough parking. It seems wrong to use this as the reason to stop this beautiful venue from opening

Thank you
Andrea Doyle

Sent from my Bell Samsung device over Canada's largest network.

Kristen R. Knudskov

From: Joanne MacKinnon [REDACTED]
Sent: February 12, 2021 5:08 PM
To: PlanningConsult
Subject: Sacred Heart

To Whom It May Concern

As a former North Ender and member of Scared Heart Parish, I'm thrilled to know the church and it's beautiful architecture will have a new life and will be enjoyed for years to come.

I spent much time in Sacred Heart, 5 years in choir mouthing the words, helping my Dad clean, and being an altar girl during lent in the 1970s before it was officially allowed. As a child I use to sit in church and figure out how I would renovate it into apartments, theatre etc.

I support this new development.

Warmly

Joanne

Dr. Joanne MacKinnon
R. Psych. CPBC #1147

Sent from my iPhone

Kristen R. Knudskov

From: Kim MacDonald [REDACTED]
Sent: February 12, 2021 5:09 PM
To: PlanningConsult
Subject: Sacred Heart ———Parking

In response to your question

Regarding the developer, Kevin Colford whose project concerns the former Sacred Heart Church on George Street, has asked Cape Breton Regional Municipality council to amend a municipal policy to exempt the development from meeting the requirement of having a minimum number of parking spaces

I would 100% support this request to exempt this venue from having a limited number of parking spaces. The more the merrier , the buzz of success and vision of such an iconic venue transformed into beauty for our people To enjoy !

We are lucky to have this Venue the parking space will not be utilized 24/7 and will most likely be utilized most after business hours. This would have little to no impact . Our little but great island never had to be concerned over unlimited parking for an arts community but it sure is about timeeebring it on no restrictions !

Kristen R. Knudskov

From: Kirk MacNeil [REDACTED]
Sent: February 12, 2021 5:16 PM
To: [REDACTED] PlanningConsult
Subject: Sacred Heart Church/Dance facility 217 George St., Sydney, NS

Please accept my thoughts for consideration regarding the former Sacred Heart Church on 217 George Street in Sydney.

I am writing to you to express my concern over some negative remarks/feelings expressed by some, including a Councillor by the name of Mr. Steven Gillespie against the actions of Sydney Businessman Mr. Kevin Colford who's plan is to convert a former church into an eatery and Dance Studio. I feel strongly that those who are against this and raise the issue of parking to be the main point to their argument are not being logical.

Back when 217 George Street was a Roman Catholic Church when most practicing Catholics regularly attended Mass, there was always a Saturday night Mass, and 3 Sunday Morning Masses, as well as was a typical ritual of the Roman Catholic Church to celebrate Mass not just on the weekends, but also 7 days a week for those who wished to attend daily Mass. Add to this number of "regular Masses" the amount of Weddings and Funerals held there and it's plain to see that huge crowds regularly frequented that building. Back in those "good old days" of Catholic Church attendance, these Masses were generally celebrated to congregations which would have packed the church to near capacity crowds. These crowds parked their vehicles on various different streets surrounding the church as the church didn't have a parking lot, yet there never was a suggestion to tell the Diocese of Antigonish to "stop having Masses" because we/Mr. Gillespie feel holding these Masses with all these cars posed a problem due to lack of parking. The argument against converting the church into a Dance Hall due to lack of parking is a very ill founded argument which defies logic considering that for over fifty years, cars were parked by devout Catholics for many blocks surrounding the church during scheduled Mass times.

Personally, I feel that to challenge Mr. Colford's plan of converting that former church into something which benefits our community is the utmost of hypocrisy for the CBRM and I feel that Mr. Gillespie's argument about parking issues is biased and not considering the benefits of this project to the CBRM nor does it accurately reflect years of people parking near the church without ever a question. This project of Mr. Colford's will employ people, foster spending and stimulate economic growth for the downtown area of Sydney. Please do the ethically correct thing and support Mr. Colford's plan for the former Sacred Heart Church building.

Respectfully yours,

Kirk MacNeil

Sent from [Mail](#) for Windows 10

Kristen R. Knudskov

From: Joan MacKay [REDACTED]
Sent: February 12, 2021 5:20 PM
To: PlanningConsult
Subject: Sacred Heart Parking

I think the CBRM should rule in favour of Mr colford's request. Sacred Heart was a church for many years and parking wasn't a problem so why should it be now. We need all the new businesses we can get in the CBRM and not be trying to block them every step of the way.

Joan MacKay
332 Main-A-Dieu Road

Sent from my iPad

Kristen R. Knudskov

From: Anne & Kevin MacKenzie [REDACTED]
Sent: February 12, 2021 5:30 PM
To: PlanningConsult
Subject: Support of Sacred Heart Church Renovation Project

To the planning committee,
We are sending this email in support of the renovated Scared Heart Church to be used as an event location. I hope that council will resolve the parking concerns so this venue can soon be opened for events.

Thank you,
Anne and Kevin MacKenzie

Sent from my iPad

Kristen R. Knudskov

From: Amy Campbell-Landry [REDACTED]
Sent: February 13, 2021 8:35 AM
To: PlanningConsult
Subject: Sacred Heart Church

Good morning,

I'm emailing to express my support for the development of the Sacred Heart Church by Kevin Colford and hope that this parking issue can be resolved.

I have to be honest though and question why there is a parking issue in the first place holding up this development. The capacity of the building when it held church services was likely greater than the expected occupancy when this business opens. There were never issues with parking in the past why would there be one now?

I also wonder why there seems to be parking requirements when it comes to private developers and not government. If the province can build the NSCC downtown and the CBRM can build a new fire department on a parking lot, essentially eliminating the parking spaces for the neighboring businesses, why are there no issues regarding parking for those developments too? If parking issues seem to be a big concern in the downtown and the North end, why are they not required to develop parking spaces to offset the ones they are eliminating?

Does the HRM have similar bylaw issues holding up development in their downtown core? If the CBRM wants to see private sector growth they really need to reconsider their bylaws that deter the developments in the first place.

Sincerely,

Amy Campbell-Landry

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Kristen R. Knudskov

From: Jule Martell [REDACTED]
Sent: February 13, 2021 6:15 PM
To: PlanningConsult

It would benefit the community to have such a venue. The work that has gone into this project would be wasted if this government denied its goal.

I would like to see this endeavour come to fruition. The city needs such a place to enjoy good food and great music.

If you approve anything this year, it would be this. I am in agreement with the people who want the venue.

We need new business and this is very worthwhile.

Thank you for your time,

Mr. Jule Martell

Kristen R. Knudskov

From: Jerrecca Wilcox [REDACTED]
Sent: February 15, 2021 7:16 AM
To: PlanningConsult
Subject: Show of support for the former Sacred Heart Church

Hello,

I am writing today to show my support for the opening of the former Sacred Heart Church as an entertainment/wedding venue.

The opening of a business like this can only benefit for CBRM and bring more people and popularity to the downtown core (something that is desperately needed).

We need this sort of competition among venues that Sacred Heart brings. From my point of view, there is no downside to this venue opening.

Kind Regards,

Jerrecca Devereaux

Sent from my iPhone

Kristen R. Knudskov

From: Linda Geffroy [REDACTED]
Sent: February 15, 2021 9:33 AM
To: PlanningConsult
Subject: Former Sacred Heart Church

Dear Planners,

I have travelled a lot, I was a flight attendant for 32 years. I can assure you, that if you find a solution to get this project up and running in our beautiful province and your unique city, people will come!

Tourism is a major industry here. Very few smaller cities have something as beautiful as this church and this project. I will make a point to make this known to my 17,000 colleagues.

Thank you for reading,
Linda Geffroy
[REDACTED]

Sent from my iPad

Kristen R. Knudskov

From: Viola [REDACTED]
Sent: February 15, 2021 2:06 PM
To: PlanningConsult
Subject: Sacred Heart Church

What a beautiful edifice and what a magnificent job he has done. A real bonus to Sydney. Yes yes yes leave Mr. Colford open this building. It operated before as a church and nothing was ever said about parking!!!! Why make a fuss now

Sent from my iPhone

Kristen R. Knudskov

From: John Chafe [REDACTED]
Sent: February 15, 2021 3:28 PM
To: PlanningConsult
Subject: Sacred Heart Church

To whom it may concern ,

I am sending this email to show my support for the opening of the former Sacred Heart Church located at 217 George St Sydney NS.

The opening of this building can only benefit CBRM and other small businesses in the downtown area .

I hope you let common sense prevail and give your approval for this new business opportunity.

Thank you

John and Joan Chafe
51 Englewood Cres
Sydney NS
B1S3L8

Sent from my iPad

Kristen R. Knudskov

From: Rosemary McGhee [REDACTED]
Sent: February 15, 2021 8:51 PM
To: PlanningConsult
Subject: Former Sacred Heart Church

Dear Planning Committee Members,

PLEASE grant permission for the newly renovated Sacred Heart Church building to function in our community. I have just had a tour of the building and am greatly impressed by the quality of thought that has gone into remodelling the structure and turning it into a high class venue suitable for many types of events in our community. Every corner of the building has been conceptualized to furnish the needs and desires of the many groups who long for a quality space in which to celebrate, dance and perform.

As a member of the Cape Breton Chorale, I can imagine many types of functions taking place therein such as formal concerts, musical performances accompanied by a dinner and dance for events such as Valentine's Day and Canada Day, and much more.

As a pianist, I was thrilled to play the Yamaha C7 Grand Piano (worth 96,000 dollars), an instrument that any local or visiting artist would be delighted to play. It would be a thrill to give a piano recital there for the general public or cruise ship members visiting Sydney. In England, France and Germany there are always noon-time recitals or concerts to attend when visiting a city and now we have a world class instrument on which to perform.

I really believe that we should support Kevin Colford's vision for our area. On many occasions I have attended plays at the Neptune Theatre in Halifax. Access to surrounding parking is far more limited there than it is in Sydney, yet people still flock to attend. I am also sure that the variety of functions that could be held downtown in this facility would serve to re-vitalize our community for years to come.

Very sincerely,

Rosemary McGhee

Kristen R. Knudskov

From: Bill Roberts [REDACTED]
Sent: February 16, 2021 2:39 AM
To: PlanningConsult
Subject: George St. Sacred Heart Parking Issue.

I unreservedly support the parking amendment to allow this stunning building to open. What a huge huge plus for Sydney. If it was still a church, parking would not be in question, therefore it is not a safety concern. The street is very wide with many parking places with many more within a block up to Charlotte Street. Events will be primarily held at weekends and in the evening when the business traffic is not present. As you are no doubt aware the Neptune theatre in Halifax has no car park.

Nicholas Roberts
Howie Centre
[REDACTED]

Kristen R. Knudskov

From: Katherine Scott [REDACTED]
Sent: February 12, 2021 3:02 PM
To: PlanningConsult
Subject: Regarding Sacred Heart Church amendment

Hello,

Both myself and my husband Reg Landry would like to voice our support in favour of amending the minimum parking space requirement for the Sacred Heart development. We feel strongly that any and all support around the restoration and repurposing of buildings such as the church, the Lyceum and The Convent should be granted, within reason.

We don't believe there is a parking issue, per se, in the neighbourhood, especially in the evenings. There is plenty of on-street parking on side streets and towards the north where we live. Better planning around public transit, and the concept of walking from your parked car for health purposes is something that needs to be promoted. Parking one's car directly in front of a destination is a privilege, not a right, unless you have a specific handicap that makes parking at a distance problematic.

As our residential area is grappling with the wonderful growing development spreading out from the central core and along the waterfront there is definitely a need for a parking strategy, but in the interim we think it is in the best interests of the restoration of these old buildings that we allow their promoters certain exemptions.

We cannot speak to the lot development & site plan approval exemption, as we've only read a bit about what transpired (that Mr. Colford proceeded without them?), we can say that anything within reason that can be done to allow this project to go ahead quickly and safely we support. We cheer on anyone who has the chutzpah and initiative to take on these beautiful old pieces of Sydney's history!

Sent from my iPad

Kristen R. Knudskov

From: Patricia Murphy [REDACTED]
Sent: February 16, 2021 10:08 AM
To: PlanningConsult
Subject: Concerning Sacred Heart Church

I think that what Kevin Colford has done is wonderful! This will add another place for people to go to to celebrate special occasions. I am all for it!

Sent from my iPad

Kristen R. Knudskov

From: Norma Edwards [REDACTED]
Sent: February 12, 2021 9:20 AM
To: PlanningConsult
Subject: 217 George Street

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning:

I am writing today in support of the entertainment venue proposed by Mr. Kevin Colford for the former Sacred Heart Church at the subject address. I am excited by the prospect of a high class venue where concerts and events could be held in our small city.

The parking issue is not a concern for my husband and I as we are within a 20 minute walk of this beautiful structure and we often walk to events held at C200, the Highland Arts Theatre, the Cruise Pavilion and many restaurants in the downtown and North End.

Please add my name to the list of Sydney residents who are fully supportive of this proposed venue and Mr. Colford's efforts.

Sincerely

Norma Edwards
34 Edward St, Sydney



Virus-free. www.avast.com

Kristen R. Knudskov

From: Beverley Power [REDACTED]
Sent: February 12, 2021 12:47 PM
To: PlanningConsult
Subject: Sacred Heart Church Parking

Hi, I feel that this new venture for Sacred Heart Church should go ahead and that there should not be an issue in regard to the parking. We were married in this beautiful church and attended mass there on Sunday's, parking was never an issue. People parked on George St, Ferry St. Napean St, Dorchesher St. (George to Glebe Ave), Glebe Ave. and the driveway between the Glebe House and the Lyceum. This area, back then, was mostly residential and people parking there on Sat and Sun for mass or weddings was never a problem. I think this is a wonderful new business venture for our city and we need to make sure it happens. One thing I would suggest is changing how people park on George St, years ago they parked facing at an angle into the curb and this allowed for more vehicles as they did not take up as much space as parking next to the curb.

Bev Power

Kristen R. Knudskov

From: Glen Moffatt [REDACTED]
Sent: February 12, 2021 12:18 PM
To: PlanningConsult
Subject: Public Hearing-Sacred Heart Church- Parking

Hello,

I would like to show my support for the project that is taking place at Sacred Heart Church in Sydney and, with regards to the parking issue, I believe that should not be a concern and that it should be allowed to move ahead.

Best Regards,
Glen Moffatt
Sydney

Kristen R. Knudskov

From: [REDACTED]
Sent: February 12, 2021 10:48 AM
To: PlanningConsult
Subject: in favour

This will be an asset for our area - will provide so many jobs and such a beautiful historical location. Hope this is approved - maybe a modified parking requirement.

Kristen R. Knudskov

From: judy musycsyn [REDACTED]
Sent: February 12, 2021 8:52 AM
To: PlanningConsult
Subject: Sacred heart church

Follow Up Flag: Follow up
Flag Status: Completed

I've seen what Kevin Colford has done to this church to restore it into a magnificent venue and would love to see him be able to move forward with his plans. Judy Musycsyn

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Kristen R. Knudskov

From: Emma Reid [REDACTED]
Sent: February 12, 2021 8:43 AM
To: PlanningConsult
Subject: Former Sacred Heart Church

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

I believe this beautiful church and building should re-open. When I was little, I remember attending and I always wanted to have my wedding here. I thought it was so beautiful inside. Unfortunately, it had closed. Now, it is the perfect time for it to open as I know I will be planning a wedding in the next 2 years. I wanted to email to help!! Thank you

Emma

Kristen R. Knudskov

From: Brenda Durdle [REDACTED]
Sent: February 12, 2021 8:12 AM
To: PlanningConsult
Subject: Former Sacred Heart church property

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning,

It has come to my attention that there is some question about the appropriateness of the recently renovated venue at 217 George St. This property is an enormous asset to CBRM. I am certain that parking will not be an issue. What did parishioners do when the church was functioning? In any case, most of the events will be in the evening when most parking spaces on the street and side streets will be vacant. As well, for licensed events, most folks will arrive by cabs or drives. Some will car pool with a designated driver. Moreover, there was no issue with the removal of a parking lot across from the HAT and patrons are left to find parking wherever they can. We would be very wrong to deny this lovely venue what they need to function fully. It would also be possible to make 'disabled' parking close to the venue. Thank you for your time.

Sincerely,

Brenda Durdle
Sent from my iPad

Kristen R. Knudskov

From: Terrylee McCarron [REDACTED]
Sent: February 12, 2021 7:45 AM
To: PlanningConsult
Subject: Sacred heart venue

Follow Up Flag: Follow up
Flag Status: Completed

This venue is stunning!!! It's got character, class and is so unique and beautiful. What an amazing venue to host #1 WEDDINGS, and Christmas parties for larger groups, fundraising events, and any other event that you want to enjoy with a unique and memorable experience. Please let this project move forward, it's a fantastic addition to our community. 😊

Sent from my iPad

Kristen R. Knudskov

From: Karen Ramsay [REDACTED]
Sent: February 12, 2021 7:01 AM
To: PlanningConsult
Subject: Former Sacred Heart Church

Follow Up Flag: Follow up
Flag Status: Completed

To whom this may concern,

Just writing to pass along my support for this amazing building in our community. I live 3 blocks past this building (for 30 years) and I think it's wonderful what has been done to it and so glad it wasn't another building torn down. Our times are changing as has this facility but we can grow from change. I don't think people will have issues with parking on a side street and walking to their event! We have a much larger Centre 200, yes with a parking lot but we still have to park on George St or side streets for events! We have lots of cars parked on our Northend streets for people working downtown as well!

To have another wonderful venue for our community is an asset!!

Let's please get this facility up and running for our new normal lives!!!

I support !!!!!

Thanks for your time

Karen

Kristen R. Knudskov

From: John Pronk [REDACTED]
Sent: February 11, 2021 9:35 PM
To: PlanningConsult
Subject: Sacred Heart Church

Follow Up Flag: Follow up
Flag Status: Completed

This is going to be a fantastic addition to the Downtown area of Sydney, and any solutions should be sought after to make this happen. Plenty of ample parking in the area, I believe it would be beneficial to the downtown core to promote a culture of walking rather than parking immediately at your destination. This is the way it is in the majority of downtown cores in cities throughout the world.

Kristen R. Knudskov

From: Gary Chew [REDACTED]
Sent: February 11, 2021 7:22 PM
To: PlanningConsult
Subject: Sacred heart church project

Follow Up Flag: Follow up
Flag Status: Completed

I am writing this email in support of allowing the Sacred heart church project to move forward and allow street parking in support of the functions at the venue.
It is not right to stand in the way of a beautiful development like this in our fine city, we need a venue like this and more entrepreneurs like Kevin Colford.
Please make sure nothing stands in the way of this project, it will create a beautiful space to hold special functions while creating jobs for the performing arts community and fine musicians of Cape Breton.

Gary Chew

Sent from Gary Chew's IPAD
[REDACTED]

Kristen R. Knudskov

From: Alyce Maclean [REDACTED]
Sent: February 11, 2021 2:00 PM
To: PlanningConsult
Cc: Eldon MacDonald; Gordon D. MacDonald; Earlene D. MacMullin; Cyril A. MacDonald; Steve D. Gillespie; Glenn M. Paruch; Stephen T. Parsons; James D. Edwards; Kenneth B. Tracey; Darren R. Bruckschwaiger; Dennis F. Quinn; Lorne F. Green; Amanda M. McDougall
Subject: Feedback re: CBRM PUBLIC HEARING Scheduled for February 23, 2021

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

I am emailing you today to voice my support for allowing Sacred Heart Church (217 George Street, Sydney) to be converted into a business hall. I work every day in the North End of Sydney and have been greatly encouraged by the development that has taken place over the last few years. I strongly support the Sacred Heart Church development.

Thank you for your time,
Alyce Maclean
(Work office is located at 37 Nepean Street & my home address is in District 6).

Kristen R. Knudskov

From: Debbie Keating [REDACTED]
Sent: February 15, 2021 1:29 PM
To: PlanningConsult
Subject: Approval for Sacred Heart Church

Follow Up Flag: Follow up
Flag Status: Completed

I am writing to put my name on a list of those who support the development of Sacred Heart Church. We need to overlook any stupid parking regulation as this building functioned without any issues when it was a church. It is a heritage property and will be recognized as such by the province.

Let's not put obstacles in this man's way in the interim. You made a decision to take away his parking at the Hat to ridiculously put a fire station across from a theatre. Let's hope common sense rules in this upcoming decision!!!

Debbie Keating

Debbie Keating. Sent from my iPhone

Kristen R. Knudskov

From: Francine Pertus [REDACTED]
Sent: February 11, 2021 12:50 AM
To: Kristen R. Knudskov
Subject: Re: CBRM PUBLIC HEARING Scheduled for February 23, 2021

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for informing me - just wanted to say I am in favour of the amendment to change the parking requirement for the former Sacred Heart Church. As a former parishioner who was baptized there, made my first communion there and whose Dad attended that church for over 70 years, I am in favour of the work Kevin Colford is doing to turn it into a theatre venue.

Regards, Francine Pertus [REDACTED]

From: Kristen R. Knudskov <krknudskov@cbrm.ns.ca>
Sent: February 10, 2021 10:10 AM
Subject: CBRM PUBLIC HEARING Scheduled for February 23, 2021

Good morning,

In your recent survey response, you requested that notice of an upcoming Public Hearing for the request noted below be sent to you by email.

The Council of the Cape Breton Regional Municipality (CBRM) has scheduled a Public Hearing to consider amending the North End Sydney Secondary Planning Strategy and Secondary Land Use Bylaw to remove the lot development, site plan approval, and minimum off-street parking space requirements which would allow Sacred Heart Church (217 George Street, Sydney) to be converted into a business hall. The purpose of the public hearing is to provide members of the public an opportunity to comment on the proposed amendment.

The Public Hearing has been scheduled for:

Tuesday, February 23rd at 6:00 p.m.

Due to the ongoing pandemic, the meeting will be closed to in-person public attendance. The meeting can be viewed live on the [CBRM Youtube channel](#).

If you wish to comment at the Public Hearing, you are welcome to submit a statement by mail, email, or voicemail as outlined below **by Friday, February 19, 2021 at 3:00 p.m.** Please call or email for further information or to request a copy of the proposed amendment.

Phone: (902) 563-5072
Email: PlanningConsult@cbrm.ns.ca
Mail: CBRM Civic Center
320 Esplanade, Suite 200
Sydney, NS B1P 7B9

Take care,

Kristen Knudskov

Planner | Planning & Development Department
Cape Breton Regional Municipality

P: (902) 563-5072

E: krknudskov@cbrm.ns.ca

Kristen R. Knudskov

From: [REDACTED]
Sent: February 10, 2021 4:30 PM
To: PlanningConsult
Cc: Eldon MacDonald
Subject: Re former Sacred Heart Church 217 George St, Sydney, NS

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon,

Thank you for allowing me the opportunity to express my opinion in regards to the former Sacred Heart Church located at 217 George St in Sydney's Historic North-end. I for one appreciate a our new council be completely transparent. I was completely devastated when the Diocese of Antigonish opted to close rather than support saving our parish of Sacred Heart, our Mother Church. The thought of this beautiful historic property going to ruin or to be possibly torn down was unfathomable, and then along comes Kevin Colford with a vision to repurpose this fantastic building. He has a vision to gather people, host those with common interests , build a business, - what a concept! A business that would create jobs and the financial spin offs of it basically gets reinvested into the community where the employees live. What a great vision and opportunity , and one that is much needed in our area.-- job creation. In respect to having parking availbale (80 spaces) well I believe this to be unrealistic. Any event I have ever attended in Halifax I have had to find a spot on the street and walk. The North-end is challenged at this time to have parking readily available as we have been fortunate to see work increased at Citizenship and Immigration, New Dawn, most recently Island Folk Brewery and hopefully soon this new business at 217 George St. Instead of placing obstacles in the way why can't CBRM work towards some resolutions? Could it possibly be feasible that larger events held at the proposed venue of the former Sacred Heart Church be held on a Saturday and Sunday and perhaps a rental /use of parking from Citizenship ad Immigration be made available? A person who wants to create and build a business should not be impeded because those attending need to figure out where to park. The expansion of the local YMCA a few years ago created huge parking challenges on Charlotte St-- did CBRM stop the expansion-- NO. Is parking all down Charlotte St , Wentworth St and Bentinck St still a challenge--- yes it sure is, but the business is working for those who utilize this fitness centre. What really needs to be reviewed is the removal of snow. There should not be one snow bank around businesses areas in the downtown core. Snow should be removed (do we not have large snow blower trucks that could place in a dump truck-- or could the sidewalk plows with the snow blowers throw snow into the dump trucks and have it taken away) Sidewalks- streets should be completely cleared after a storm) I fully support this new venture for this business- CBRM should be embracing those who wish to create new businesses in our area- we need them.

Thank you,
Good Luck Mr Colford you have a vision and I hope CBRM allows it to succeed.

Jane MacNeil
Ferry St
Sydney, NS

Kristen R. Knudskov

From: Katherine Cote [REDACTED]
Sent: February 10, 2021 1:24 PM
To: PlanningConsult
Subject: Site planning for North End Sydney

Follow Up Flag: Follow up
Flag Status: Completed

I believe that supporting the repurposing of beautiful heritage buildings in Sydney should be a consideration in amending the existing strategy, eliminating the parking requirement. Both the former Sacred Heart and St. George's church buildings are of significant historic value to the community. Repurposing them will insure that they are not lost as so many historic buildings have been in the past.

Katherine Côté
Sydney Forks, NS

Kristen R. Knudskov

From: Allen Macleod [REDACTED]
Sent: February 10, 2021 12:10 PM
To: PlanningConsult
Subject: North End planning strategy

Follow Up Flag: Follow up
Flag Status: Completed

Concerning the Public Hearing scheduled for Feb. 23rd. My only comment would be that since George Street is quite wide, angled parking from Dorchester St. to York St. or beyond would alleviate some of the congestion. Allen MacLeod, Dolbin St., Sydney.

Transcribed voicemail submissions

1. Hi, I'm calling about the Sacred Heart Church. I'm just putting my support behind the owner and I think this is an excellent thing for Sydney. My name is Joanne Donato. My number is... .. No need to get back to me, I'm just voicing my support for this project. Thank you.
2. Hi there, my name is Mary Muis. I'm calling from Ben Eion. I'm calling in full support of the renovated Sacred Heart Church. I attended a wedding there on New Years Eve. This is an absolute jewel in our city, and I think our municipality must accommodate, must making parking changes to allow this to be a successful venue for all of our citizens. Thank you very much. Goodbye.



Memo

TO: Clerk's Office

FROM: Kristen Knudskov, Planner

DATE: February 19, 2021

RE: Addendum to Case 1076 North End Sydney Secondary Planning Strategy and Land Use Bylaw Text Amendment Request from Kevin Colford to Amend Parking Requirements for 217 George Street, Sydney (PID 15058506; District 5)

Additional submissions for the above-noted file were received since the Staff report was submitted (see attached). The first submission in the package is from the applicant, Mr. Colford. All 47 enclosed submissions were in support of the proposed development.

Could this Memo please be circulated to Council for their consideration.

I was asked by our municipality's council to send them the letter below regarding my new project, which aims to provide another beautiful addition to our downtown community while simultaneously saving a beloved and historic building. These are my intentions as well as my thoughts around the issue of parking as we seek to find a solution in the form of an amendment.

Dear council and community,

My name is Kevin Colford. I was born in Whitney Pier and now reside in South Bar. I have built and renovated buildings my entire life. Some of you may know me from the work I've done transforming and restoring the former St. Andrew's Church into the now home of the Highland Arts Theatre and its Society. In 2018, I purchased the former Sacred Heart Church with the intention to create a new event space and music venue in the heart of downtown Sydney. Since then, I have restored and emphasized the incredible architecture of the building into a truly opulent space that stands to become a gem in the place we call home.

First and foremost, I want to thank the council for their support and energy in taking the time to resolve this issue. As well as our community, for their vocal and passionate response to the potential of this project.

My dream and goal is to have a multifunctional space that can provide service and support to wedding ceremonies, celebrations of all kinds, dinner theatres, and even dinner/dances like those of days gone by with bands headlining an evening including great local food and local entertainment. Not only will this create jobs for the staff of the building, it will also create more opportunity for the local businesses and artists we collaborate with. In a city where many "nights out" require a business that takes money out of our city, province or even country, this venue is a way to not only keep that money circulating here, but potentially draw in interest from off island and bring more commerce to our economy.

In terms of our community, I don't believe we currently have a space available that is as beautiful as this. The space provides and exudes a presence full of heart and beauty that matches that of our island and its people. Aside from its historical and personal connection to our citizens, it is a space people will walk into and feel taken care of. Our weddings can match the majesty of the deeper meaning that day represents. Our entertainment can provide a safe space where people are encouraged and free to enjoy each other's company and celebrate loved ones. Memories are perhaps the greatest treasures we hold in our lives, and we have every intention to support and elevate each and every memory built in our space.

In regards to the conversation around parking, I was recently reminded by a friend that in 1952 a man named Tom Patterson came up with a proposition to use the arts to bring new life to the economy of his small town in Ontario. His idea? A theatre festival. His proposal was met with positive support from his government, similar to my project, but he was not as fortunate with the support of his community, as I have been with mine these past few months. His community was vocal with their negative feedback, citing concerns of parking and noise. Luckily, the local government saw the potential of his proposal and with time so did his community. Fast forward to 2021 and his project is known across the world as the Stratford Theatre Festival. Not just a booming source of economic stimulation for his community, but a real gem of his province and country.

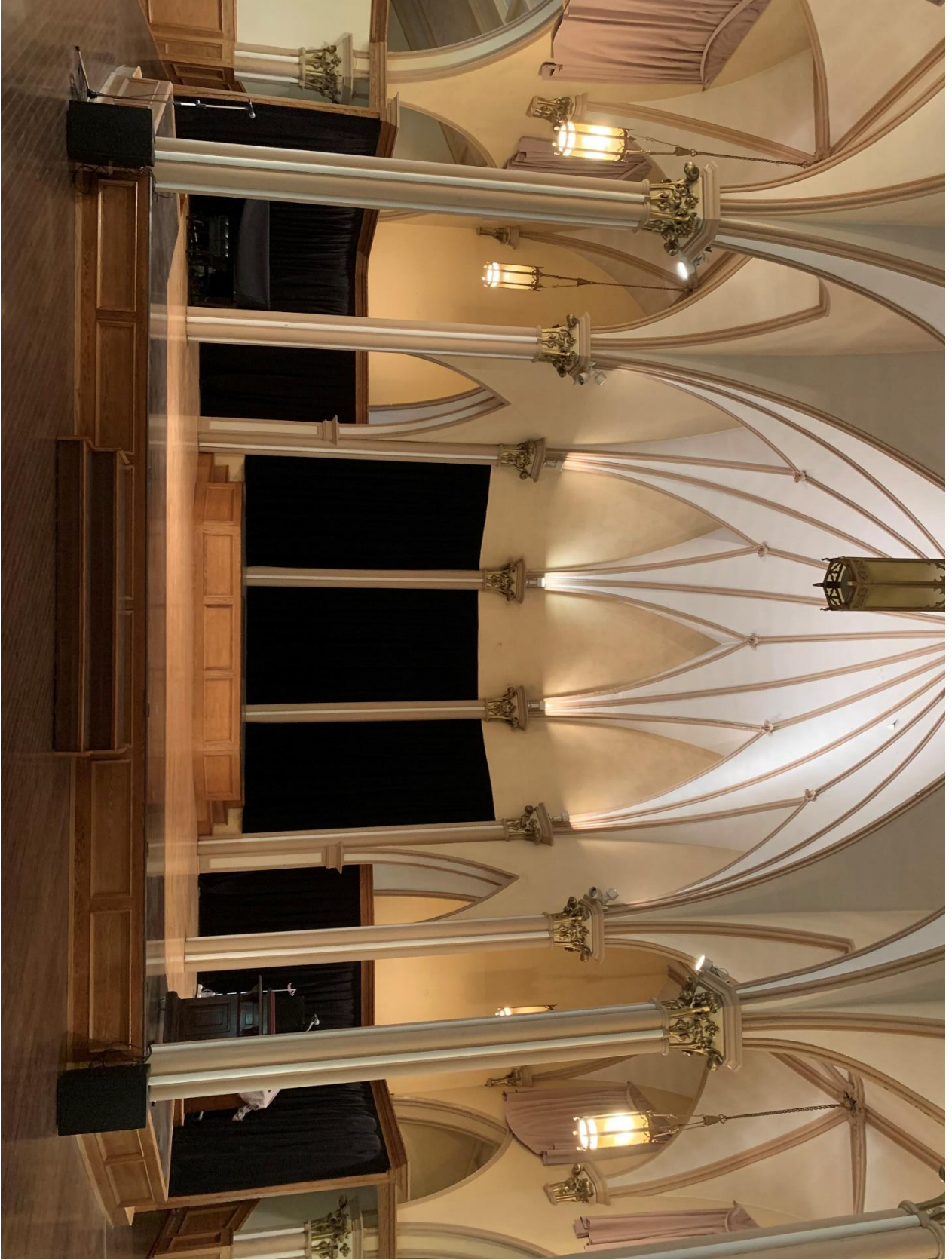
Similarly, my goal is not just to have another space in the community, but one that is world class to reflect the talent that has historically grown, and continues to grow out of our island. Our piano, sound system, and lighting board? Top of the line. Our prep rooms for caterers and community collaborators? Industry standard and then some. Any touring professional would be happy to be met with the equipment and infrastructure I am offering, but more importantly, no local performer, creator, or collaborator will be limited by anything other than their own imagination.

There was a time when the former Sacred Heart Church consistently held five masses every weekend, plus funerals, weddings, and morning mass throughout the week. It was regularly serving 1200 people seated in its pews plus standing room. The congregation always found parking because 1200 people does not mean 1200 vehicles. People took cabs, they carpooled, they walked, they bussed and there's no reason to think the patrons of this new venue won't do the same, just as they do at the HAT, Centre 200, or Cineplex. The main difference being, my venue at its **full capacity** will have about one third of the attendees the former church regularly saw.

Little has changed in the building itself, aside from a few enhancements. The hand carved and gold painted moldings prominently on display, the stained glass (fundraised for by the former congregation) still intact, the organ touched up and better than ever, the mighty pillars that provide the signature look of the building given a new coat of paint. The list goes on. Additionally, the floors have been redone for safety and aesthetic purposes, providing a shining dance floor when needed. The bathrooms reimagined to match the beauty of the building itself, and the former vestry now home to an industry standard prep room for caterers. Aesthetic updates and upkeep to an unchanged structure. Every aspect of this space has been designed with the desire to remove stress from not only its guests, but the people who create, share and work under its roof. Creating ease for the workers in the building so they will feel taken care of and in turn provide the same level of care to every human that walks through our doors. A space truly available to be filled with the imagination of the planners, producers and dreamers that cross its path.

With all my heart, I believe in the power of community and hospitality. I have been the recipient, time and time again, of this community's generosity and spirit of care. This is my gift in return, made with love, for the island I am so proud to call my home.

Thank you again for your time and support,
-Kevin Colford



Kristen R. Knudskov

From: Joel [REDACTED]
Sent: February 19, 2021 12:10 PM
To: PlanningConsult
Subject: parking bylaws

I am North End resident and a supporter of downtown business. I put my support behind amending the parking bylaws to allow new growth in the downtown core. I believe the former Sacred Heart Church should be allowed to proceed in its evolution to become a new and exciting venue. This type of venue can only advance the regrowth we so desperately need. I feel the powers that be need to embrace new developments. We should all agree to aide in the growth of downtown Sydney, not put up road blocks that may stymie or halt future business. So I truly hope the Council of the Cape Breton Regional Municipality can see what a positive step forward amending the bylaws would be. Please stand behind entrepreneurship, don't stand in front of it...

Thank You,
Joel MacFadyen.

Kristen R. Knudskov

From: Rebecca (Bec) LeBlanc [REDACTED]
Sent: February 19, 2021 12:00 PM
To: PlanningConsult
Subject: Sacred Heart Church

I wholly support Kevin Colford in his attempt to open yet another valuable asset to the entertainment industry in Sydney.

Cape Breton is notorious for rejecting positive change for the good of the community. It's always we should, but the naysayers get their grip and it's gone. The community needs a LOCAL person to be able to push forward their projects. This is a project that is waiting... not a maybe like the old post office or Smart Shop projects that 'might' happen but likely won't.

Here's someone local who has a vision and is ready to act on it now and who CARES about the arts and the community with no seeable greedy intent whatsoever, only foresight to make a good, sustainable project happen.

Please see the good in this and do what is necessary to make this happen. Parking at the Savoy is never an issue.

Build it and they will come. Walking a minimal distance can't be the reason to allow this project become yet another Cape Breton 'we're gonna....'.

You can make it happen.

Rebecca LeBlanc
A taxpayer, Sydney

Kristen R. Knudskov

From: paulgatch [REDACTED]
Sent: February 19, 2021 2:18 PM
To: PlanningConsult
Subject: Regarding former sacred heart church

To whom it may concern

This is a beautiful venue and will assist to bring economic vitality to the downtown core. We have lost so many old churches and historic bldgs over the years. What a wonderful use of the space. Empty space does no one any good. It certainly does not contribute to a vibrant core.

Dynamic places, draw dynamic people, who in turn draw more dynamic people and business.

This is a time when we as a community need to rally around these creative endeavours and the individuals willing to invest time and energy in our city. This will attract a diverse group of musicians, banquets, events and people from all over coming to a revitalized downtown core and spending money at various local establishments.

Sincerely yours
Paul D Gatchell
[REDACTED]

Kristen R. Knudskov

From: Beverly Cathcart [REDACTED]
Sent: February 19, 2021 1:27 PM
To: PlanningConsult
Subject: SACRED HEART CHURCH amendment

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon

We are writing to provide our utmost support to Kevin Colford and the newly upgraded Sacred Heart Church venue.

Mr Colfords email to CBRM (viewed on Social Media) is all encompassing in its points detailing the enormous benefits that this venue would provide the residents of CBRM.

We sincerely hope that the Mayor and Council will add their full support as well and amend any parking requirements to allow this venture to proceed and enhance the social and cultural experience of Cape Bretoners.

Beverly Cathcart...this email address

Michael Cathcart...email: [REDACTED]

Kristen R. Knudskov

From: Nancy Myatt [REDACTED]
Sent: February 19, 2021 11:03 AM
To: PlanningConsult
Subject: Sacred Heart Repurposed

My name is Nancy Myatt. I was born in Sydney, Grew up in Ashby and spent many of my years in the North End of Sydney where my grand parents lived. I spent most of my days hanging out in the North End with my best friend Terrie MacIntyre. This was not YESTERDAY. LOL I currently reside on the South Shore of Nova Scotia. Like many, my children and I moved to the mainland for employment. And there has never been an opportunity to move back to Sydney. I have always kept my eye on CB hoping to see positive things starting to happen. Over the past few years I am now starting to see these great things evolving!! Growth, vision, opportunity. In 2018, the former Sacred Heart Church was purchased by a young man with VISION. His vision, to create a new event space and music venue in the heart of downtown Sydney. In the historic North End. Since then, he has restored and emphasized the incredible architecture of the building into a truly amazing space that stands to become a gem in the place that many near AND far call home.

His dream and goal is to have a multifunctional space that can provide service and support to wedding ceremonies, celebrations of all kinds, dinner theatres, and even dinner/dances like those of days gone by with bands headlining an evening including great local food and local entertainment. Not only will this create jobs for the staff of the building, it will also create more opportunity for the local businesses and artists we collaborate with. In a city where many “nights out” require a business that takes money out of our city, province or even country, this venue is a way to not only keep that money circulating here, but potentially draw in interest from off island and bring more commerce to our economy.

In terms of community, I do not believe that currently there is a space available that is as beautiful as this. I and many are in total agreement. The space provides and exudes a presence full of heart and beauty that matches that of our island and its people. Aside from its historical and personal connection to myself and Cape Breton citizens, it is a space people will walk into and feel taken care of. Weddings can match the majesty of the deeper meaning that day represents. Entertainment can provide a safe space where people are encouraged and free to enjoy each other’s company and celebrate loved ones. Memories are perhaps the greatest treasures we hold in our lives, and we have every intention to support and elevate each and every memory built in this space. I am in total agreement that this is an amazing Opportunity to bring back to Sydney the sense of Community and provide the well deserving residents of Cape Breton something to be VERY proud of. GROWTH VISION OPPORTUNITY. All of these things should be a priority for Sydney.

I am including the words of this bright young man Mr Colford below. He states his case very articulately. I am extremely excited to continue to watch from my OTHER home in Blandford; however I look forward to a day when I can return to my FOREVER HOME to gather with friends at this Spectacular Sacred Heart Church Reinvented. THANK YOU MR COLFORD for investing your time, effort and Life into Recreating what Sydney should be.

Nancy Myatt

In regards to the conversation around parking, I was recently reminded by a friend that in 1952 a man named Tom Patterson came up with a proposition to use the arts to bring new life to the economy of his small town in Ontario. His idea? A theatre festival. His proposal was met with positive support from his government, similar to my project, but he was not as fortunate with the support of his community, as I have been with mine these past few months. His community was vocal with their negative feedback, citing concerns of parking and noise. Luckily, the local government saw the potential of his proposal and with time so did his community. Fast forward to 2021 and his project is known across the world as the Stratford Theatre Festival.

Not just a booming source of economic stimulation for his community, but a real gem of his province and country.

Similarly, my goal is not just to have another space in the community, but one that is world class to reflect the talent that has historically grown, and continues to grow out of our island. Our piano, sound system, and lighting board? Top of the line. Our prep rooms for caterers and community collaborators? Industry standard and then some. Any touring professional would be happy to be met with the equipment and infrastructure I am offering, but more importantly, no local performer, creator, or collaborator will be limited by anything other than their own imagination.

There was a time when the former Sacred Heart Church consistently held five masses every weekend, plus funerals, weddings, and morning and evening mass throughout the week. It was regularly serving 1200 people seated in its pews plus standing room. The congregation always found parking because 1200 people does not mean 1200 vehicles. People took cabs, they carpooled, they walked, they bussed and there's no reason to think the patrons of this new venue won't do the same, just as they do at the HAT, Centre 200, or Cineplex. The main difference being, my venue at its full capacity will have about one third of the attendees the former church regularly saw.

Little has changed in the building itself, aside from a few enhancements. The hand carved and gold painted moldings prominently on display, the stained glass (fundraised for by the former congregation) still intact, the organ touched up and better than ever, the mighty pillars that provide the signature look of the building given a new coat of paint. The list goes on. Additionally, the floors have been redone for safety and aesthetic purposes, providing a shining dance floor when needed. The bathrooms reimagined to match the beauty of the building itself, and the former vestry now home to an industry standard prep room for caterers. Aesthetic updates and upkeep to an unchanged structure. Every aspect of this space has been designed with the desire to remove stress from not only its guests, but the people who create, share and work under its roof. Creating ease for the workers in the building so they will feel taken care of and in turn provide the same level of care to every human that walks through our doors. A space truly available to be filled with the imagination of the planners, producers and dreamers that cross its path.

With all my heart, I believe in the power of community and hospitality. I have been the recipient, time and time again, of this community's generosity and spirit of care. This is my gift in return, made with love, for the island I am so proud to call my home.

Thank you again for your time and support,

-Kevin Colford

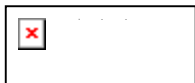
THANK YOU MR COLFORD

--

Nancy Myatt

[REDACTED]

[REDACTED]



[REDACTED]

Kristen R. Knudskov

From: John Morrison - Quality Cameras [REDACTED]
Sent: February 19, 2021 10:56 AM
To: PlanningConsult
Subject: North Cultural Development

CBRM Planning,

I lived around the corner on 28 Ferry Street when i was a kid going to the old Central School opposite where my Camera Shop Building is today. I often stood at the back of the the church with my Catholic friends for weekend Mass so they could meet their obligation to their parents, then be the first out the door. I noticed, that on these evenings that the parishoners would park against the curb diagonally, more cars could park along the curb and never was there an incident or obvious inconvenience, the church was always packed, standing room only.

On theatre or event times why not post a sign for angle parking from 6:30 to 10:00pm. Simple solution, to accomodate an excellant project. I look forward to accessing the enhancements & benefits that the efforts of people like Kevin bring to our community. What better way to preserve and maintain our heritage sites and culture. All the best.

Feel free to use our parking lot at Quality Cameras & Computers after 6:00pm any evening.

John Morrison, CEO
Quality Cameras & Computer Services Ltd.,
245 George Street
Sydney Nova Scotia
B1P 1J5
[REDACTED]
Fotosource Canada
Apple Authorized Service Provider

Kristen R. Knudskov

From: Ann Edwards [REDACTED]
Sent: February 19, 2021 10:45 AM
To: PlanningConsult
Subject: Support Of New Development At Former Sacred Heart Church

I would like to add my name in support of the new development at the former Sacred Heart Church. The transformation of this new development is magnificent and I believe it will be a remarkable asset to the community. It is my hope that the Mayor and Council will allow this new development to proceed without hesitation.

Ann S. Edwards

Sent from my BlackBerry — the most secure mobile device — via the Koodo Network

Kristen R. Knudskov

From: Ann Louise MacNeil [REDACTED]
Sent: February 19, 2021 10:44 AM
To: PlanningConsult
Subject: Sacred heart church

Please be advised I support Kevin Colford 100 percent in his endeavour to renovate sacred heart church into a very unique music venue. The acoustics in the older churches are absolutely amazing. It will be a perfect location for Celtic colors concerts as well as many other concerts.

We have watched way too many historical and elegant buildings be destroyed over the years. Please allow this beautiful former church to remain available to residents and visitors for many more years

I'm sure it will be one of the many highlights for the cruise ship visitors.

Thank you for your support 🙏

Sent from my iPhone

Kristen R. Knudskov

From: Patricia MacSween [REDACTED]
Sent: February 19, 2021 10:13 AM
To: PlanningConsult
Subject: Sacred Heart Church

just want to lend my support in the opening of this new opportunity in Sydney. Thanks.

Kristen R. Knudskov

From: Helene Crane [REDACTED]
Sent: February 19, 2021 9:27 AM
To: PlanningConsult
Subject: Sacred Heart Church

I would like to express my support for the lovely newly renovated Sacred Heart Church. How fortunate Sydney and surrounding communities would be to have such a beautiful venue in our midst. While visiting venues in European cities, parking is not always readily available. However their number of visitors, does not seem to be affected.

I think the CBRM would be terribly remiss not to take advantage of this incredible opportunity.

Thank you for your consideration.

Respectfully yours,
Helene Crane

Sent from my iPhone

Kristen R. Knudskov

From: Sandra MacLeod [REDACTED]
Sent: February 19, 2021 9:36 AM
To: PlanningConsult
Subject: St Andrew's Church

Good morning,

I would like to express my support for Kevin Colford's plan for this beautiful venue and historic property. Last spring we attended a wedding in St John New Brunswick in the same type of venue. There was no parking lot there either and parking was on the street. New Brunswick has several of these types of venues in old churches and they are beautiful!!

Allowing Kevin's plan to move forward not only provides a beautiful venue for weddings or other ceremonies but also maintains an important piece of our history at no cost to the CBRM or its tax payers.

New Brunswick has recognized the value of maintaining these types of historic properties through the support of small businesses.

They have numerous historic buildings and churches with small businesses even though there is very limited parking maintaining the historic charm of the city .

We hope CBRM will support Mr Colfords endeavour.

Regards
Sandra Macleod & Morrison Powell

Sent from my iPhone

Kristen R. Knudskov

From: Karen MacDonald [REDACTED]
Sent: February 19, 2021 8:47 AM
To: PlanningConsult
Subject: Sacred Heart Church.

This would be a wonderful addition to our community! Please help to make it happen.

Thank you,
Karen

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Kristen R. Knudskov

From: Doreen Stanhope [REDACTED]
Sent: February 19, 2021 8:44 AM
To: PlanningConsult
Subject: Sacred Heart Church

To the committee,

I believe the future plans for this treasure will encourage and uplift our wonderful talented entertainers and behind the scene artists.

It will give the public a chance to celebrate the unique abilities of our various cultures here in Cape Breton. Please find a way to work with Mr. Colford to secure this worthy endeavor.

Thank You,
Doreen Stanhope

Sent from my iPad

Kristen R. Knudskov

From: merle richardson [REDACTED]
Sent: February 19, 2021 8:38 AM
To: PlanningConsult
Subject: Sacred Heart Improvement to CBRM

Mayor Amanda MacDougall, Councillor Lorne Green, CBRM STAFF: I am in full support of the Sacred Heart Church project. Simply put... ANYTHING that brings beauty, jobs, the Arts and cultural improvement to Cape Breton must be supported.

Look around.... We have enough drug dealers, low lives and those who choose not to work already in our community. ANY and ALL improvements that lift us up must be encouraged and supported. I ask you to find the POSITIVE and work to remove any minor issues for this wonderful, uplifting project.

Sincerely,
Ms. Merle Richardson
South Bar

Sent from my Huawei phone

Kristen R. Knudskov

From: Ian Green [REDACTED]
Sent: February 19, 2021 8:26 AM
To: PlanningConsult
Subject: Sacred Heart church deveopment

I 100% support this development with no reservations ,thank you ,

Ian A. Green.

Kristen R. Knudskov

From: David R [REDACTED]
Sent: February 19, 2021 7:57 AM
To: PlanningConsult
Subject: Support Kevin Colford project

I, David Ranni of Sydney, support the proposed plan for the development of the Scared Heart church.

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Kristen R. Knudskov

From: Max MacDonald [REDACTED]
Sent: February 19, 2021 12:55 AM
To: PlanningConsult
Subject: Northend parking issue

To whom it may concern,

I have become aware of the parking issue at the former Sacred Heart church the Northend of Sydney. I am writing in support of changing whatever needs to be changed to support the development of this site.

I can clearly remember the early days of trying to get the Celtic Colours International Festival, of which I am cofounder, off the ground. Many people had a hard time imagining how such an endeavour could benefit the area. History has proven that cultural offerings help to define a community and bring economic benefits.

This private sector development should be supported because it will save a historic building and offer a unique gathering place to the community.

Thank you,
Max MacDonald

Kristen R. Knudskov

From: Regis Verner [REDACTED]
Sent: February 18, 2021 10:56 PM
To: PlanningConsult
Subject: Sacred Heart Church

Good evening

In reading about the proposed use of the beautiful Sacred Heart Church for the proposed uses of an arts facility and for other events I have to say that I support this fully. We lived in Sydney River but my parents and I often attended mass there, my father LOVED the sound in that church, it is why we drove to Sydney, It can be used for many other things but if it involves music, I am onboard. THIS will bring some life to that part of town as well, we have a long way to go before COVID goes away so it will be a while before it can be fully utilised anyway so too many people for the parking is not an issue and won;t be for a while., To bring some business back there when this mess is over will make a big difference. My father who was not stranger to land use as a land surveyor for over 40 years allways said they should have built UCCB downtown and part of the reason is that any downtown needs a core for lots of culture and activity, a "heart" of sorts...Why not Sacred Heart

I support this

Regis Andree Verner

Kristen R. Knudskov

From: Patricia O'Neill [REDACTED]
Sent: February 18, 2021 7:18 PM
To: PlanningConsult
Subject: Sacred Heart project North End Sydney

To whom it may concern,

Please allow this venue to open their doors and start infusing dollars into our economy.

I understand the hold up is lack of parking for this benefit?
It must have a parking lot??

Please do whatever you must to remove this silly problem.

Patricia O'Neill

Kristen R. Knudskov

From: cpeters1615 [REDACTED]
Sent: February 18, 2021 7:30 PM
To: PlanningConsult
Subject: Statement in regards to Sacred Heart Church

Good Evening,

My name is Christine Peters. As a resident of the north end of Sydney, I see no issues with Kevin Colford being able to run a venue without having to expand parking to accommodate.

The existing church has hosted many more people, without issue, and during peak times of the day and night.

I feel that Kevin has already proven to successfully contribute to our society (Highland Arts Theatre) in a positive way; creating jobs and revenue in a crumbling core that was once the heart of this island.

We need more growth like this for our downtown area and an oversized lot, for parking, isn't the answer. That should be left to another developer to accommodate all of the parking for downtown Sydney, not beside an historic property.

There is yearly growth of tourists who come here for the beauty and history and amazing people that this island is known for.

I can only hope that we are able to keep the beauty of the history that is left here and it's up to you all; the final decision makers, to make that happen.

Thank You!

Christine

Sent from my Galaxy

Kristen R. Knudskov

From: Ainslie Armstrong [REDACTED]
Sent: February 18, 2021 7:10 PM
To: PlanningConsult
Subject: Newly Purposed Sacred Heart Church

I am writing to support this project and understand the municipality has an issue with the lack of parking. When it was used as a church, people parked on the street - nothing has changed other than perhaps fewer people will be attending the venue at any one time. If you want to get people downtown again, this is an initiative that will help with that. I am not sure why this has become such an issue. It all seems bureaucratic to me. It will be a real shame if this initiative does not come to fruition. It is time that we become kinder to the developers and people who invest in the community.

Kind regards,

Ainslie McCurdy

Kristen R. Knudskov

From: Stuart Robertson [REDACTED]
Sent: February 18, 2021 7:20 PM
To: PlanningConsult
Subject: North end amendment - My opinion

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Hello Councillors, Mayors, and anyone that has the power to screw up a great idea for Sydney.

Please don't. We could all probably spend a large amount of time with anecdotes about how Cape Breton, Sydney in particular is a bad place for innovation, business, and in general entrepreneurs. In spite of the fact that we spend tons of money promoting the ideal.

But in this particular case one thing really gets me. I may have the particulars wrong but please try to take this in the spirit of the general idea. Our provincial and presumably municipal governments spend and promote the idea that people shouldn't drink and drive. We also spend a lot of money and effort using police to enforce this reasonable law. And yet when a venue that by all accounts should look and be a spectacular addition to the city for reasons that I'm sure Mr. Colford has outlined. One where people will most likely consume alcohol. We insist that it have parking for many cars. Does that not seem counter intuitive. Wouldn't a decent taxi stand area be sufficient perhaps a shuttle bus during events. If people must drive there, is it that difficult to walk a few blocks to get the rest of the way. In Halifax I expect to walk about 1 or 2 km to anything downtown unless I want to pay next months mortgage payment for parking.

I just hope that you decide to side with people that are trying to do something good for themselves and our community. After years of bugging HFX etc. they are finally putting the NSCC downtown a move I thought they should have done with the university back in the stone age.

One last personal note I am from this area and I've lived here a long time and own a home in Sydney but I used to live "away". I lived in the US and made my living as a musician and business of making and recording jingles for radio. I thought I would do the same when I got back home but the attitudes here made me feel as if I was trying to run in 3 feet of molasses. Please don't do that anymore especially over parking. Let the community thrive.

Stuart Robertson
Park Street Sydney, NS

Sent from [Mail](#) for Windows 10



Virus-free. www.avg.com

Kristen R. Knudskov

From: Mary-Rose MacLeod [REDACTED]
Sent: February 18, 2021 5:46 PM
To: PlanningConsult
Subject: <https://www.facebook.com/704906269/posts/10158120564711270/>

CBRM must have the vision to see this project through to completion. It is a spectacular venue. Parking was acceptable to fill the coffers of a church which hasn't always done what's right for Cape Bretoners. It is backing entrepreneurs like this that will attract even more to our island home and the coffers generated stay here. Don't let us down.

Sincerely,
Mary-Rose MacLeod

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Kristen R. Knudskov

From: mark macneil [REDACTED]
Sent: February 18, 2021 5:43 PM
To: PlanningConsult
Subject: Sacred Heart Church

Follow Up Flag: Follow up
Flag Status: Completed

Good evening,

I am emailing you to show my support for the purposed venue at the Sacred Heart Church. I believe the CBRM can benefit greatly from the energy and effort that Mr. Kevin Colford has to offer.

I believe breathing new life into Sacred Heart is an undertaking that must be done, with or without parking. Supporting each other is what Cape Bretoners do best.

I look forward to supporting another locally owned business, I hope you make that possible.

Kind regards,

Mark MacNeil

Kristen R. Knudskov

From: Janet Ley [REDACTED]
Sent: February 18, 2021 2:36 PM
To: PlanningConsult
Subject: Sacred Heart

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

I just wanted to advise that I am in definite favour of the Sacred Heart Project and very much hope the parking requirements can be amended to accommodate such a worthy venue that will benefit the entire community greatly.

It appears that the majority of events will be held at night and on weekends therefore street parking would most likely be available. The Church was in operation for many years without a parking lot....was it not? Look at larger cities. Most downtown venues (large and small) do not have parking lots available to them and it seems to work.

I think the amendment to the parking requirement should be made to allow this project to move forward.

Sincerely,

Janet Ley

Janet Ley, CIP
Marsh Adjustment Limited
295 George Street, Suite 201
P.O.Box 224
Sydney, N.S.
CANADA
B1P 6H5



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Kristen R. Knudskov

From: Heather MacDougall [REDACTED]
Sent: February 18, 2021 2:30 PM
To: PlanningConsult
Subject: Sacred heart chyrch

Hi just want to send my support of sacred heart church. My grandmother worked there for many years at the glebe house next door cooking and cleaning for the priests. My mother also spent many years serving at the church. It is a beautiful historic building and I would love to see it continue bringing joy to our community. It is a unique beautiful church and I believe it is an asset to our community. Thanks for listening 😊

Heather Tunnicliff
Get [Outlook for iOS](#)

Kristen R. Knudskov

From: Marian Logan [REDACTED]
Sent: February 18, 2021 12:06 PM
To: PlanningConsult
Subject: RE: Sacred Heart Church, Sydney

I support the rejuvenation of Sacred Heart Church. Council should be implementing all measures to smooth the transition of this beautiful structure for future use.

Please work out the parking issues and assist in bringing about the development of Sacred Heart Church as this will bring new life to the community.

Thank you
Marian Logan

Kristen R. Knudskov

From: Joanne Gallivan [REDACTED]
Sent: February 18, 2021 11:30 AM
To: PlanningConsult
Subject: SacredHeartChurch

I have been following this issue with interest. I think the planned event venue is a wonderful idea. While I understand the concerns of nearby residents, I believe the project should go ahead. Let's look for solutions. There's a large parking lot right across the street. Perhaps the federal department in charge of that could be approached with the idea of allowing temporary access for evening and weekend events, when the lot is close to empty. I was surprised to learn that the Lyceum has just been designated a heritage site. Perhaps the successful launch of the facility in Sacred Heart Church might encourage some development at the Lyceum which would preserve it and prevent further deterioration.

Regards,

Joanne Gallivan
33 Dundee Dr., Sydney

Sent from [Mail](#) for Windows 10

Kristen R. Knudskov

From: Kevin [REDACTED]
Sent: February 18, 2021 11:08 AM
To: PlanningConsult
Subject: The Former "Sacred Heart Church" Project

Follow Up Flag: Follow up
Flag Status: Completed

I wish to voice my support for the Project converting the former Sacred Heart Church to a "Dinner/Dance Venue".

The CBRM has relatively high percentage of older and retired people, who need the occasional "Entertainment Outing". Aside from the Highland Arts Theatre, there are presently very few such opportunities in the Sydney Area.

In addition to the benefits to existing CBRM Residents, the existence of such a Facility would be an "Attraction Feature" that could induce new businesses to start up here, or to move here.

Sydney does not need another empty building, or much worse, an empty space where a beautiful building used to be.. Accordingly, I would respectfully ask you to support this Project.

Thank you for your consideration.

Kevin Chisholm
Barrachois,
[REDACTED]

Kristen R. Knudskov

From: Donna [REDACTED]
Sent: February 18, 2021 8:37 AM
To: PlanningConsult
Subject: Proposed development of Sacred Heart Church

I support the proposed development of Sacred Heart Church by Mr. Colford.

Parking in Sydney for this building over time has not been a problem when there were then schools and a college in the area with a larger population in the CBRM. How and when the building is utilized will be varied and not necessarily day or evening which allows for more flexibility for parking on a very large street, side streets and various other parking areas. Developing a parking lot on the site would detract from this historic property.

The benefits in moving forward with this development outweigh any issues around parking. It is a move for encouraging growth and future enterprise in our community.

Donna Dinaut

Sent from my iPad

Kristen R. Knudskov

From: Alfred Dinaut [REDACTED]
Sent: February 18, 2021 8:22 AM
To: PlanningConsult
Subject: 217 George St., Sydney, former Sacred Heart Church

I am fully in support of the plans by Mr. Kevin Colford to breathe life into the former church.

The issue of parking at this site is a non issue. There was no such issue for the century or so the church was in existence.

There should be no requirement to develop a parking lot on the former church property which would only diminish the appeal of the area.

The development is taking place on the widest street in Nova Scotia, if not Canada. Attendees can find ample parking along the street at any number of locations, if they choose to take a car.

Please show positive leadership and allow this development to proceed as planned by the developer.

A. Dinaut

Kristen R. Knudskov

From: Rose C [REDACTED]
Sent: February 17, 2021 4:35 PM
To: PlanningConsult
Subject: Former Sacred Heart Church on George Street, Sydney

To Whom It May Concern:

I am writing in support of Kevin Colford and his vision for the future of this beautiful building. It has so many possibilities that will be a wonderful addition to the community.

When it was a church with a very large congregation, parking for parishioners was not an issue and there is no reason why it should be an issue now. Parking on George Street does not appear to affect traffic flow because the street is so wide. Nor should there be any other impediments to opening the former Sacred Heart Church for the use of the community through the various projects which Mr. Colford foresees in the future.

The former Sacred Heart Church is a spectacular venue with amazing architecture which has been preserved by Mr. Colford, and this project should be helped as much as possible by CBRM, not hindered.

We will be very fortunate to have this jewel in our community.

Best Regards,

Rose Courage
Maloney St.
Sydney, NS
[REDACTED]

Sent from [Mail](#) for Windows 10

Kristen R. Knudskov

From: Brian slaney [REDACTED]
Sent: February 17, 2021 4:03 PM
To: PlanningConsult
Subject: Public inquiry

This is regarding the application by Mr Kevin Colford and his transformation of the former Sacred Heart Church into a modern entertainment and banquet facility...Council needs to find a way to make this work...One councilor says that policy were put there for a reason.. Well where was policy when there was lack of public in put for the location of the new fire station..Find a way to make this work...Mr. Colford has done nothing but try to enhance the cbrm communities and is met with road blocks.(In this case parking blocks) This building has been around since 1825...It is a Cape Breton Heritage site...It is my understanding that Mr. Colford has made application to the province to make this a Nova Scotia Heritage site but it is held up because of covid... Just wondering..If Sacred Heart Church decided that they would reopen as a parish..would there be this kind of opposition.. After all, at one time there were 2 daily masses and 4 sunday masses with little,if any, complaints due to parking.. People this is a heritage site that is being transformed into beautiful facility.... Do the right thing.

All the Best
Brian Slaney
Sydney NS

Kristen R. Knudskov

From: Frances Decourcy-Chiasson [REDACTED]
Sent: February 16, 2021 3:44 PM
To: PlanningConsult
Subject: Sacred heart church business hall

Follow Up Flag: Follow up
Flag Status: Completed

I am writing to express my support for the use of Sacred Heart as a multifunction Business hall. This beautiful structure stood proud for many years as a place of worship, however this new venture does not take away from the past. This proposal allows the entire community to benefit from the many events and functions that will hopefully take place at this repurposed grand venue.

The parking situation had not been an issue for the century that this church was in use. The cars can park diagonal in front of the church to optimize spaces as they had for many years. In addition, the functions will predominantly occur in the Evenings and weekends, outside of regular business hours. By Encouraging businesses to thrive in our community, we enable growth and allow everyone to make the most of our downtown core.

Frances Chiasson
North end Sydney resident

Sent from my iPhone

Kristen R. Knudskov

From: Richard Lorway [REDACTED]
Sent: February 17, 2021 12:36 PM
To: PlanningConsult
Cc: Eldon MacDonald
Subject: Sacred Heart Project

To Whom It May Concern:

I am writing in support of the Sacred Heart project being undertaken by Kevin Colford. I think the repurposing of this beautiful building is a wonderful use of a piece of CBRM's built heritage.

When Sacred Heart was being used as a church, the size of the congregation was over 1,000 on a typical Sunday. Where did the 1,000 parishioners park? The new use will see a capacity of half of that number, and the need for parking will be far less than when it operated as a church.

I believe the CBRM should embrace this new use of Sacred Heart. It will provide a needed venue in the downtown core, and help to sustain the continued operation of this iconic building.

Frankly, to do otherwise would be to bring about its eventual demise. If it can no longer be of any use to the community, then it must surely fall into disrepair and become derelict. That would truly be a shame.

Accordingly, I urge you to take action to enable Kevin Colford to realize his vision and breathe new life into Sacred Heart.

Respectfully,

Richard Lorway
[REDACTED]

Kristen R. Knudskov

From: Allen McCormick [REDACTED]
Sent: February 16, 2021 11:07 PM
To: PlanningConsult
Subject: In favor - Sacred Heart Church

Follow Up Flag: Follow up
Flag Status: Completed

CBRM is different from Sydney, it is truly living up to its name, a community of communities. Those who grew up in Sydney, never ventured to far off the block and knew everyone on the block. Go back a generation and the people of Sydney, lived and died within the city limits. Most people in Sydney were the same color, same religion and worked at the same plant. Now with immigration and greater physical and social mobility, our population is much more diverse. CBU and Healthcare professionals to name two have been busy attracting people from around the world. Our downtown is in the process of being transformed, CBRM can't stand in the way of local private developers. Sacred Heart will compliment, Holy Angles, c200, Lyceum, and NSCC. The Colfrod's have already proved they can do it, and judging by the inside photos, they are about to do it again. This venue will be special and unique, our downtown will be able to attract more because of it. Don't stand in the way of our new vibrant downtown.

Regards,

Allen McCormick

Kristen R. Knudskov

From: Kevin McCormack [REDACTED]
Sent: February 16, 2021 2:35 PM
To: PlanningConsult
Subject: Sacred Heart Church

Hello,

In 1952, Tom Patterson had the bizarre idea that the Arts could help rejuvenate the economy of his home town. The early years were filled with challenges, but he had the support of the Mayor and much of the Town Council, There were problems and complaints about parking, congestion, noise, litter.... there were complaints about most everything, but the Mayor and Tom Patterson had a vision. 68 years later, the Stratford Festival is world famous and has created huge economic benefits for the entire area.

Kevin Colford has a vision on the transformative power of the Arts for Cape Breton. He has pursued this vision with his own money, time and skills. Before Kevin's intervention, St Andrews Church and Sacred Heart Church were destined to become derelict buildings which would have ended up a burden on the CBRM. The resulting Highland Arts Theatre has become the epicentre of a revival of the Arts in Cape Breton which includes CBU and the Savoy.

Change requires leadership and economic renewal is not simply measured with cranes and bulldozers, The Arts are a celebration of life. They tell the stories of Hopes and Aspirations, as well as Struggles and Losses. The Arts tell our stories.

It is imperative that the CBRM council supports changes to the Municipal rules regarding parking for the former Sacred Heart Church. Further the Council should actively encourage this Vision for Cape Breton.

The Town Council of Stratford Ontario had courage and vision to follow a vision.

What vision will the CBRM Council follow?

Kevin McCormack
Bardmoor Crescent
Sydney, NS

--

Kevin McCormack
[REDACTED]

Tiocfaidh Ár Lá



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Kristen R. Knudskov

From: Joanna MacIntyre [REDACTED]
Sent: February 19, 2021 2:37 PM
To: PlanningConsult
Subject: Sacred Heart Church Development

Hello,

I live in the North End of Sydney and I am writing to show my support for Kevin Colford's development of Sacred Heart Church.

I am personally grateful for all the people in this community who have a vision to improve and enrich our lives by taking the risks to bring projects such as the Sacred Heart Development to fruition.

This project is a further improvement to the North End in addition to having Open Hearth Park, the Convent and the Joan Harris Pavilion. There was a time where the North End took an unfortunate slide downwards, however good people with a clear vision have been, and continue to work to make it a better place for everyone.

Kevin Colford's project is simply stunning and I can just imagine all of the lovely events for people to enjoy there. As well this is something that most people will be able to access and participate in.

This project will truly lift our neighbourhood and community to a new level.

Please exercise the good judgement to clear any obstacles that might get in the way of such a great concept.

Thank You for considering my comments.

Respectfully,

--

Joanna MacIntyre

Kristen R. Knudskov

From: [REDACTED]
Sent: February 19, 2021 2:58 PM
To: PlanningConsult
Cc: [REDACTED]
Subject: Statement in regards to Sacred Heart Church

Good Evening,

My name is Mike PEters. As someone who is frequently in the north end of Sydney, I see no issues with Kevin Colford being able to run a venue without having to expand parking to accommodate.

The existing church has hosted many more people, without issue, and during peak times of the day and night.

I feel that Kevin has already proven to successfully contribute to our society (Highland Arts Theatre) in a positive way; creating jobs and revenue in a crumbling core that was once the heart of this island.

We need more growth like this for our downtown area and an oversized lot, for parking, isn't the answer. That should be left to another developer to accommodate all of the parking for downtown Sydney, not beside an historic property.

There is yearly growth of tourists who come here for the beauty and history and amazing people that this island is known for.

I can only hope that we are able to keep the beauty of the history that is left here and it's up to you all; the final decision makers, to make that happen.

Thank You!

Mike Peters

Voicemail submissions (transcribed)

1. Hi, I fully support the project at the Sacred Heart Church, and I think we need to support this person and bring Cape Breton into a better place. And this is going to help. Thank you. (Betty Mansfield)
2. Good morning, I'm calling in support of the North End Sydney amendment for 217 George Street with regard to the business hall that is being proposed for that address. My name is Robert Edwards, I live at 34 Edward Street in Sydney, and I often walk to events downtown in Sydney at Center 200 at various businesses, restaurants, the Highland Arts Theatre, so on and so forth and also at the cruise terminal. So, I very much believe that activities at this business hall will be something I will be interested in and will walk to the events, thus parking not being an issue for me. Thank you.
3. Hi, my name is Catherine Fera, my phone number is... I'm calling in regards to the old Sacred Heart Church in Sydney. I just wanted to call and give my full support to that project. I believe it's something that the downtown area can absolutely use. More venues for any type of activity will generate growth in the Sydney area. I know there is a parking issue. Unfortunately the parking issue has actually been worsened by the CBRM itself, so I feel its actually not great for them to penalize someone that's trying to open a business due to a parking issue that was made worse due to the new fire station. So, I just wanted to call and give my full support for that project. I do feel that there is adequate parking in the area and that it is something that will definitely help the downtown Sydney area grow and hold fantastic events in the future. I just wanted to call I know that that is coming up on a meeting agenda for the future. Thanks so much, have a great day.
4. Hi, my name is Norma MacAdam. I'm calling about the public hearing regarding the former Sacred Heart Church, which I'm feeling good about what's happening there. I'm at (phone number). Bye.
5. Hi, my name is Ruth Ann Morrison and I'm calling to voice support for the former Sacred Heart Church project. I had the opportunity to tour the facility and see the work that Kevin Colford has accomplished to date and was very impressed by his ideas and enthusiasm. The lack of parking, to me, should not be an obstacle to him being allowed to continue in his efforts. It would be such a gift to the community to have such a facility of this kind. I sing with the choir and as I looked at the building I was so impressed to think what a beautiful venue not only for dances and dinners, things like weddings and things like that but for recitals and other types of cultural performances. I certainly hope that Council will keep this in mind and allow an amendment so that he can continue with this wonderful project. Thank you very much.
6. Good morning, my name is Larry MacLean. I'm at 23 Archibald Avenue in Sydney. I'd like to voice my approval for Mr. Colford's endeavor down at the north end of Sydney. I'm hoping that City Council in its wisdom will approve this application to get the doors open for his project which is the former Sacred Heart Church. I do appreciate the Mayor and Council offering the item to be open to the public. So once again, I'd like to have my voice in the affirmative on

behalf of Mr. Colford. If there's any reason for you to get back to me, my number is... Thank you. Have a great day. Bye.

7. Hi, Evelyn Healy-Young, and I'm calling in support of the Sacred Heart Church venture that Kevin Colford is looking to do. We fully support it without a parking lot. We live at 24 Cedar Court and we've never had an issue with parking when I've attended there for mass. So we are fully in support of that going ahead without a parking lot. Please count us in on that vote. Thank you, bye.
8. This is Margaret Fraser calling. This is in regards to Kevin Colford's application to be allowed to use Sacred Heart Church as an event venue and to allow on-street parking for this event venue rather than a designated parking lot. Sacred Heart Church is an historic building with great significance in Sydney and its preservation is an important part of our history in Sydney and therefore we submit that Kevin Colford should be allowed to operate Sacred Heart at 217 George Street venue as he has proposed and that he be allowed to have on-street parking including angle parking in front of the church as was allowed when the church was operating as a place of worship. Again, my name is Margaret Fraser, my address is 70 Cromarty Street, Sydney, NS. And I am speaking in favor of Kevin Colford being allowed to operate Sacred Heart Church at 217 George Street as an event venue with on-street parking. Thank you. If you have any questions, I can be reached at (phone number) but please don't include that in the public part of the planning application. Thank you, bye.



Memo

TO: Clerk's Office

FROM: Kristen Knudskov, Planner

DATE: February 22, 2021

RE: Addendum to Case 1076 North End Sydney Secondary Planning Strategy and Land Use Bylaw Text Amendment Request from Kevin Colford to Amend Parking Requirements for 217 George Street, Sydney (PID 15058506; District 5)

The attached submission was received on February 16, 2021. Staff indicated that the email could be included for the upcoming Public Hearing, but that there would be no list of names for or against the proposed development. Staff requested confirmation on whether the email should be included. Ms. MacIntyre responded on Monday, February 22nd, which is after the deadline for public hearing submissions had closed. However, where the original email was received prior to the deadline, Staff is including the submission for Council's consideration.

Could this Memo please be circulated to Council.

Kristen R. Knudskov

From: Kristen R. Knudskov
Sent: February 16, 2021 12:12 PM
To: Mary Frances MacIntyre; PlanningConsult
Subject: RE: Support Sacred Heart Church development - bring back life to the City

Good afternoon,

Thanks for getting in touch. To clarify, there will not be a list of names for or against the proposed development. The purpose of the public hearing is to provide the opportunity to address CBRM Council with input on the proposed amendment. If you wish, your email below can be included for the upcoming public hearing on February 23, 2021. As submissions are public record, any contact information would be redacted.

Could you please advise if you would like your email included for the public hearing?

Thanks,
Kristen

Kristen Knudskov
Planner | Planning & Development Department Cape Breton Regional Municipality

P: (902) 563-5072
E: krknudskov@cbrm.ns.ca

From: Mary Frances MacIntyre [REDACTED]
Sent: February 16, 2021 12:02 PM
To: PlanningConsult <PlanningConsult@cbrm.ns.ca>
Subject: Support Sacred Heart Church development - bring back life to the City

Good morning,

I am writing to add my name to the supporters of the proposed development of the Sacred Heart Church on George Street, Sydney.

It seems appropriate that the property, originally conceived and built to bring a community together, be used, once again, to bring a community together. I think that the original builders of the Church, including my great grandparents and grandparents, would approve of this project and rejoice that the building will play a key role in restoring life and energy to the community.

Furthermore, the proposed new role of the property seems to be aligned with the recognized value of the neighbouring Lyceum and compatible with the goals of the relocation of the NSCC to the downtown core, the development of the former train station property and the re-purposing of the former Cape Breton Post building.

The development of the former Sacred Heart Church is a positive step forward and a concrete expression of hope in the sustainability of Sydney.

Mary Frances MacIntyre
Sydney, Nova Scotia