

*Cape Breton Regional Municipality*

**Heritage Advisory Committee Minutes**

**Wednesday,  
November 24, 2021  
5:30 p.m.  
Council Chambers  
City Hall  
320 Esplanade, Sydney, N.S.**

**The Municipal Clerk called the meeting to order.**

**Present:** Councillor Eldon MacDonald, Chair  
Councillor Glenn Paruch  
Councillor James Edwards  
Councillor Ken Tracey  
Councillor Darren O'Quinn  
Thomas Ashford, Citizen Appointee, Vice-Chair  
Allie MacInnis, Citizen Appointee  
Saul MacNeil, Citizen Appointee  
Spyro Trifos, Citizen Appointee

**Staff:** Deborah Campbell Ryan, Municipal Clerk  
Michael Ruus, Director of Planning & Development  
Karen Neville, Senior Planner/Heritage Officer  
Angela Ross, Recording Secretary

**Absent:** Eric Macdonald Keys, Citizen Appointee (Regrets)

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## **Summary of Decisions**

### **1. Election/Selection of Chair and Vice Chair:**

Councillor Eldon MacDonald was declared Chair of the Heritage Advisory Committee.

Citizen Thomas Ashford was declared Vice-Chair of the Heritage Advisory Committee.

### **Roll Call**

The Chair then went around the table and the Committee members introduced themselves.

### **2. Approval of Minutes:**

**Motion** to approve the Heritage Advisory Committee Minutes of:

➤ January 20, 2020

**Carried.**

### **3. Approval of Agenda:**

**Motion** to approve the November 24, 2021, Heritage Advisory Committee agenda as presented. **Carried.**

### **4. Orientation Presentation:**

An orientation presentation on the CBRM Heritage Advisory Committee was provided to the Committee.

**For Information Only.**

### **5. Municipal Heritage Registration Requests:**

#### **5.1 Menelik Hall (88 Laurier Street, Whitney Pier):**

**Motion** that a recommendation be made to Council to initiate the process for registering the Menelik Hall (88 Laurier Street, Whitney Pier) as a Municipal Heritage Property.

**Carried.**

Continued...

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**Summary of Decisions**

**Municipal Heritage Registration Requests (Cont'd):**

**5.2 The Cedars Club (30 MacKenzie Street, Sydney):**

**Motion** that a recommendation be made to Council to initiate the process for registering the Cedars Club, 30 MacKenzie Street, Sydney (PID 15866437, PID 15866445, PID 158664542, PID 15866460, PID 15087125, PID 15087133, and PID 15087166) as a Municipal Heritage Property. **Carried.**

**5.3 8399 Grand Narrows Highway, Christmas Island:**

**Motion** that a recommendation be made to Council to initiate the process for registering 8399 Grand Narrows Highway, Christmas Island as a Municipal Heritage Property. **Carried.**

**ADJOURNMENT**

The Municipal Clerk called the meeting to order.

**1. Election/Selection of Chair and Vice Chair**

Ms. Deborah Campbell Ryan, Municipal Clerk, advised that as this was the first meeting of the Committee since Council member appointments, the first order of business was to call for nominations for Chair.

Councillor Edwards nominated Councillor Eldon MacDonald who accepted the nomination for Chair of the Heritage Advisory Committee.

**The Municipal Clerk asked if there were any further nominations. Hearing none, Councillor Eldon MacDonald was declared the Chair of the Heritage Advisory Committee for the upcoming year.**

**Roll Call**

Councillor Eldon MacDonald called for nominations for Vice-Chair.

Councillor Ken Tracey nominated Citizen Thomas Ashford who accepted the nomination for the Vice-Chair of the Heritage Advisory Committee.

**Hearing that there were no further nominations, Citizen Thomas Ashford was declared the Vice-Chair of the Heritage Advisory Committee.**

The Chair then went around the table and Committee members introduced themselves.

**2. Approval of Minutes:**

**Motion:**

Moved by Councillor Edwards, seconded by Councillor Tracey, to approve the Heritage Advisory Committee Minutes of:

- January 20, 2020

**Motion Carried.**

**3. Approval of Agenda:**

**Motion:**

Moved by Councillor O'Quinn, seconded by Councillor Tracey, to approve the November 24, 2021 Heritage Advisory Committee agenda as presented.

**Motion Carried.**

#### **4. Orientation Presentation:**

Ms. Karen Neville, Senior Planner/Heritage Officer, reviewed her presentation and discussed the following:

- Powers of Heritage Advisory Committee (HAC)
- Request for Registration
- Registered Property
- Registered Properties in the CBRM
- North End Sydney Heritage Conservation District
- Heritage Incentive Program
- Travel Policy for Citizen Appointees

**For Information Only.**

#### **5. Municipal Heritage Registration Requests:**

##### **5.1 Menelik Hall (88 Laurier Street, Whitney Pier):**

Citizen Spyro Trifos removed himself from his seat due to a Conflict of Interest.

Ms. Karen Neville, Senior Planner/Heritage Officer, provided background information on the property, noting that the Menelik Hall was constructed between 1935 and 1936 by people of African descent and became the focal point for the social life of the community.

Ms. Neville advised that the value of the hall is not in its architectural design, but rather the impact it has had and the continued role it plays in the social fabric of the African Nova Scotia Community in Whitney Pier. She noted that based on a score of 85 and its cultural significance it is reasonable for the property to be registered.

#### **Motion:**

Moved by Councillor Edwards, seconded by Councillor Paruch, that a recommendation be made to Council to initiate the process for registering the Menelik Hall (88 Laurier Street, Whitney Pier) as a Municipal Heritage Property.

**Motion Carried.**

Citizen Trifos resumed his seat.

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**Property Registration Requests (Cont'd):**

**5.2 The Cedars Club (30 MacKenzie Street, Sydney):**

Ms. Karen Neville, Senior Planner/Heritage Officer, advised that around 1910, the St. Joseph's Lebanese and Syrian Benevolent Society was organized, and their original club was located on the site of the present Cedars Club. The Society has fostered a pride and awareness of Lebanese and Syrian culture in Cape Breton. While the building is not an exceptional example of a particular architectural style, the Cedars Club scores high on historical and cultural significance.

In response to a question, Heritage Officer Neville advised that there are a number of PIDs associated with the Cedars Club, however only those that include the building will be registered.

**Motion:**

Moved by Councillor Paruch, seconded by Councillor O'Quinn, that a recommendation be made to Council to initiate the process for registering the Cedars Club, 30 MacKenzie Street, Sydney (PID 15866437, PID 15866445, PID 158664542, PID 15866460, PID 15087125, PID 15087133, and PID 15087166) as a Municipal Heritage Property.

**Motion Carried.**

**5.3 8399 Grand Narrows Highway, Christmas Island:**

Ms. Karen Neville, Senior Planner/Heritage Officer, advised that based on information from the community and family members, it is estimated that the house was built between 1870 and 1890 by a local ship builder turned merchant and farmer and it is believed that the property was once owned by Nova Scotia's eighth Premier, George Murray, but it is unclear if he ever lived on the property.

The Heritage Officer advised that at the time of the request, the property was vacant and in need of repair. She discussed the characteristics of the property as outlined in the staff report dated November 15<sup>th</sup>, 2021

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**Property Registration Requests 8399 Grand Narrows Highway, Christmas Island (Cont'd):**

**Motion:**

Moved by Councillor Paruch, seconded by Citizen Ashford, that a recommendation be made to Council to initiate the process for registering 8399 Grand Narrows Highway, Christmas Island as a Municipal Heritage Property.

**Discussion:**

In response to a question, Heritage Officer Neville advised that liability insurance on vacant buildings is up to the property owner, however proof of insurance is not required for registering a heritage property. Further, it is her understanding that the owners intend to occupy the subject property.

**Motion Carried.**

**Meeting Adjourned at 6:06 p.m.**

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**Councillor Eldon MacDonald**  
**Chair**  
/acr

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**Deborah Campbell Ryan**  
**Municipal Clerk**