

Cape Breton Regional Municipality

Heritage Advisory Committee

AGENDA

**Monday, May 29th, 2017
4:30 p.m.**

**2nd Floor Boardroom, Suite 205
City Hall
320 Esplanade, Sydney, N. S.**

Committee Members:

**Councillor Clarence Prince
Deputy Mayor Eldon MacDonald
Councillor Kendra Coombes
Eleanor Anderson, Citizen Appointee
Vanessa Childs-Rolls, Citizen Appointee
Neal MacDonald, Citizen Appointee
Spyro Trifos, Citizen Appointee**

Cape Breton Regional Municipality

Heritage Advisory Committee

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4:30 p.m.**

2nd Floor Boardroom – City Hall

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Roll Call

Welcome and Introduction of Committee Members

1. **Election of Chair and Vice Chair:**
2. **Approval of Minutes:** February 22nd, 2016 (previously distributed)
3. **CBRM Heritage Advisory Committee Orientation:** Rick McCready, Heritage Officer (See page 4)
4. **A Partnership for Regenerating the Sydney Waterfront District – Orientation Handout:** Jim Mountain, Director of Regeneration Projects, National Trust for Canada (See page 15)
5. **Various Requests for Registration as Municipal Heritage Properties:** Rick McCready, Heritage Officer (See page 33)
 - a) **119 Charlotte Street, Sydney:** (See page 36)
 - b) **7563 Main Street, Louisbourg:** (See page 42)
 - c) **8385 Grand Narrows Highway, Christmas Island:** (See page 50)
 - d) **561 Esplanade, Sydney:** (See page 56)
 - e) **5 Court Street and 299 Commercial Street, North Sydney:** (See page 59)

Adjournment

CBRM Heritage Advisory Committee Orientation

May 29, 2017



Heritage Property Bylaw

- **CBRM registers individual buildings as heritage properties, generally at the owner's request**
- **Once the request is received, staff visits the site and scores the property using our heritage value matrix.**
- **HAC reviews the request and forwards a recommendation to Council**
- **Council reviews the request; if a decision to approve the request is made, the owner is notified. The final decision is made at a second Council meeting.**
- **Following final approval the heritage status is registered at the Registry of Deeds**

- **Following registration, substantial exterior alterations and demolition requests must be approved by Council**
- **Council may delay an application for substantial alteration or demolition up to one year (Act now allows a longer delay)**
- **Registered properties are also eligible for financial assistance**
- **The property will receive a plaque for exterior display**

- **CBRM has registered a relatively small number of properties (33)**
- **There are 13 in Sydney Mines, 4 in Sydney, 3 in Glace Bay, 2 each in North Sydney and Dominion, and 1 in each of the following communities: Louisbourg, Port Morien, New Victoria, Grand Narrows, George's River, Albert Bridge, Point Edward, Big Pond, and Lingan.**
- **There are also provincially registered properties and the North End Heritage Conservation District**





The North End Sydney Heritage Conservation District:

- **Has more than one hundred buildings, 80% of which are at least 100 years old**
- **Is the only conservation district east of Truro**
- **Was approved by Council in 2008**



CBRM Heritage Inventory

- **CBRM has been developing a database of all buildings in the CBRM built prior to World War 1**
- **The database includes property identification numbers, photos and historical and architectural information if available**
- **Sydney and North Sydney are completed**

Financial Incentives

- **CBRM's Heritage Incentive Program** program will pay up to \$12,000 (or 50%, whichever is less) for eligible renovations and repairs. For roof repairs and replacements, the maximum grant is 30%.
- **Annual Budget is \$55,000**
- **Some provincial incentives are also available**

Cape Breton Regional Municipality Heritage Incentive Program



Cape Breton Regional Municipality Heritage Incentive Program

- HIP was established in 2009 following the approval by Council of a Heritage Conservation District in the North End of Sydney
- The enabling legislation for the program is found in Section 22 of the *Heritage Property Act*, which reads as follows: *...the council may provide financial assistance in respect of municipal heritage property or property located in a heritage conservation district to any person to assist in the restoration or renovation of such property upon such terms and conditions as the ... council... deems fit.*

Cape Breton Regional Municipality Heritage Incentive Program

- Total budget \$55,000
- Cost sharing for exterior repairs and renovations usually 50% up to a maximum per project of \$12,000
- For roofs, maximum cost sharing is 30%
- Interior repairs may be considered for cost sharing if the integrity of the structure is in jeopardy (beams, trusses, foundations, etc.)

Cape Breton Regional Municipality Heritage Incentive Program

- **Priority is given to projects involving the repair and maintenance of wooden windows, shingles, clapboard, etc.**
- **Landscaping, fencing, and other features not part of a building are not eligible for funding unless the feature was specifically identified in the character defining elements for the property**

Cape Breton Regional Municipality Heritage Incentive Program

- **In 2015, 22 applications were received, of which 11, or 50%, were approved**
- **A total of \$485,000 was invested in the projects**
- **Of this amount, \$54,921 or 12% was disbursed to successful applicants from the HIP Program. 4.6% was from other grant programs (ACOA, provincial incentive programs, other CBRM programs) and the rest (83.4%) was provided by the property owners themselves.**

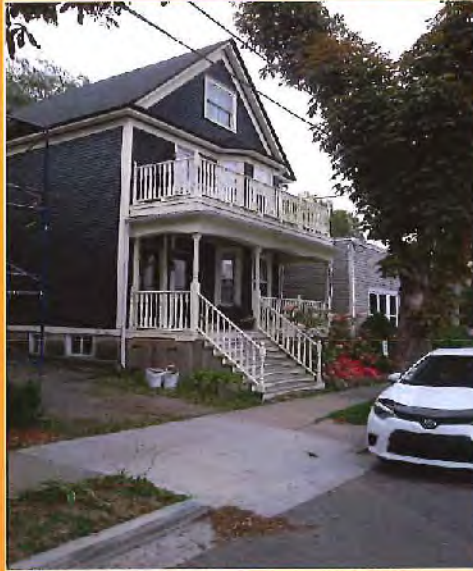
Cape Breton Regional Municipality Heritage Incentive Program

- Program is particularly beneficial to private homeowners and to churches, who in most cases cannot access other grant programs
- The program has also assisted non-profit groups to leverage money from other sources, such as ACOA.

67 Esplanade (Before)



67 Esplanade (after)



84 Charlotte Street (before)

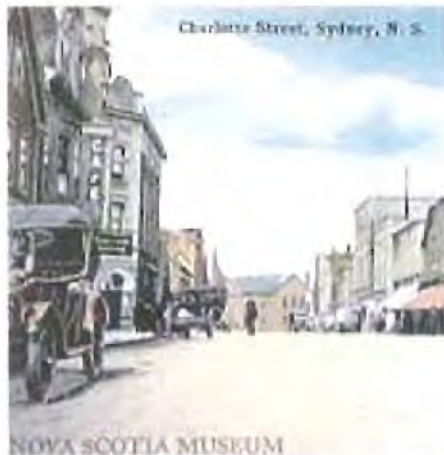


84 Charlotte (after)



Thank you!





MAIN STREET
Canada

A PROGRAM OF THE NATIONAL TRUST FOR CANADA

A Partnership for Regenerating The Sydney Waterfront District, Cape Breton Regional Municipality

Orientation Handout, May 26, 2017



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1.0 Introduction

The National Trust for Canada is pleased to work with the Cape Breton Regional Municipality (CBRM) to implement a ***Main Street Regeneration*** initiative for the Sydney Waterfront District. (i.e. The District)

To achieve this, the National Trust proposes to dedicate energy, enthusiasm and a commitment to excellence in bringing expertise, training, and its national experience in heritage and culture-led downtown regeneration to work with CBRM and the Sydney Waterfront District.

This Partnership is to:

- Enter into an agreement between CBRM and the National Trust to adapt and deliver the proven Main Street Regeneration approach to the Sydney Waterfront District
- Formalize a Sydney Waterfront District Regeneration Advisory Committee to provide input, support and direction to the overall project
- Identify, through an Opportunity Assessment, a multi-year phased-approach with measurable and achievable goals
- Engage downtown Sydney's stakeholders and Sydney community organizations in building upon existing plans to create a robust vision and comprehensive action plan that charts out achievable initiatives for sustaining a viable, accessible, livable and welcoming downtown Sydney for the immediate and long term
- Deliver a customized Downtown Regeneration training session(s) for the project Advisory Committee, stakeholder representatives, CBRM representatives and staff, and external supporting agencies (e.g. provincial, ACOA, Cape Breton University etc.)
- Establishing a downtown, visible, "storefront" project office (potentially co-shared with the Sydney Waterfront District Association)
- Help recruit and select a full-time Regeneration Coordinator to successfully implement the National Trust's Main Street Regeneration approach and to partner with and complement the Sydney Waterfront District organizations' staff and Board,
- Place focus of this demonstration initiative on the Sydney Waterfront District, but work with Cape Breton Regional Municipality Council and staff to facilitate occasional opportunities for mentoring and training other communities within the CBRM. (e.g., Glace Bay, New Waterford, North Sydney, Sydney Mines etc.) to participate in and learn from, for potential application to their respective communities



Implementing a regeneration initiative for the Sydney Waterfront District will have significant economic, social, cultural and environmental benefits for Sydney and the CBRM region overall.

It will bring the community's business and tourism sectors, municipal leaders, cultural, social and educational organizations and residents of all ages and backgrounds into a collaborative partnership to focus on new and creative ways to make the downtown waterfront district a place where entrepreneurship and innovation thrive, while simultaneously making this core area of the city a vibrant social and cultural destination.

2.0 How the Main Street Approach Works

The National Trust's trademarked Main Street® approach stimulates, facilitates, and coordinates action among a range of players and programs that might otherwise tend to operate in isolation. It essentially gets everyone "on the same page" pulling together, to make the downtown the best place it can be, and solidly viable for many years to come.

The Sydney Waterfront District Regeneration initiative will operate under a set of tried and true principles that direct the project to be:

Comprehensive: Main Street® emphasizes the "big picture" and integrates strategies to improve the physical, economic, cultural and social fabric of the downtown.

Incremental: A step-by-step process unfolds with a focus on both short-term and long-term results.

Empowering and Inclusive: Communities employ a self-help approach, engaging young and older community members of diverse backgrounds in visioning, planning and actions taken

Partnership-oriented: Innovative partnerships optimize resources and attract external partners.

Working With Local Assets: Arts, culture, heritage, and natural assets are inventoried and strategies for conservation, sustainable development, and marketing are implemented.

Insistent on Quality: Main Street® emphasizes quality for all local projects, large or small.

The National Trust's Main Street® Regeneration approach will revitalize the Sydney Waterfront District through a combination of working comprehensively with design (older, newer buildings, infill, and public space design) culture/heritage led economic and enterprise development, marketing the Waterfront District to residents and visitors, and ensuring effective communication and effective organization and project management.



This initiative will be informed by all relevant planning studies, but will also engage the community as a whole for a fresh perspective on what the vision for the District can be. The National Trust's visioning process will create a revitalization blueprint – an implementation plan that identifies the community's short and long-term goals and strategies for making The District stronger and more viable. Evaluation and monitoring successes and lessons learned will ensure that The District initiative reports continually to all stakeholders its accomplishments and results on the ground. Partnerships, leadership, community engagement, funding and communication are all key ingredients for a successful and sustainable revitalization plan.

This initiative will work simultaneously with these essential Main Street Regeneration components:



2.1 The National Trust Experience in Downtown Regeneration

In the past three years the National Trust has delivered training and advisory services to the Provinces of Alberta and Saskatchewan and to the staff and volunteers of 20 Main Street Regeneration initiatives in those provinces.

Currently National Trust staff are advising on the Rues principales initiative in the province of Québec, and are in negotiations with prospective Main Street initiatives in British Columbia, Manitoba and Ontario.

It is recognized that the CBRM – Sydney initiative is a model in regeneration for municipalities across Canada to learn from.

Saskatchewan - Main Street® Projects (2011-2013)

National Trust was instrumental in helping establish the Main Street Saskatchewan program's Demonstration Phase.

- In August, 2011, the Government of Saskatchewan invested 1.65 million over three years in 4 demonstration communities , ranging in size from 1,000 population to 35,000
- Four Demonstration Projects were undertaken in Wolseley, Indian Head, Maple Creek and Prince Albert
- Project has led to 6.5 million invested in property acquisitions and 4.9 million invested in capital projects
- 12.5 to 1 (estimated leveraging rate of private investment to program funding)

For Phase 2 of this program, in 2015 -2017 the National Trust is delivering training to 15 towns and cities.

3.0 Methodology

3.1 Goals for the Sydney Waterfront District

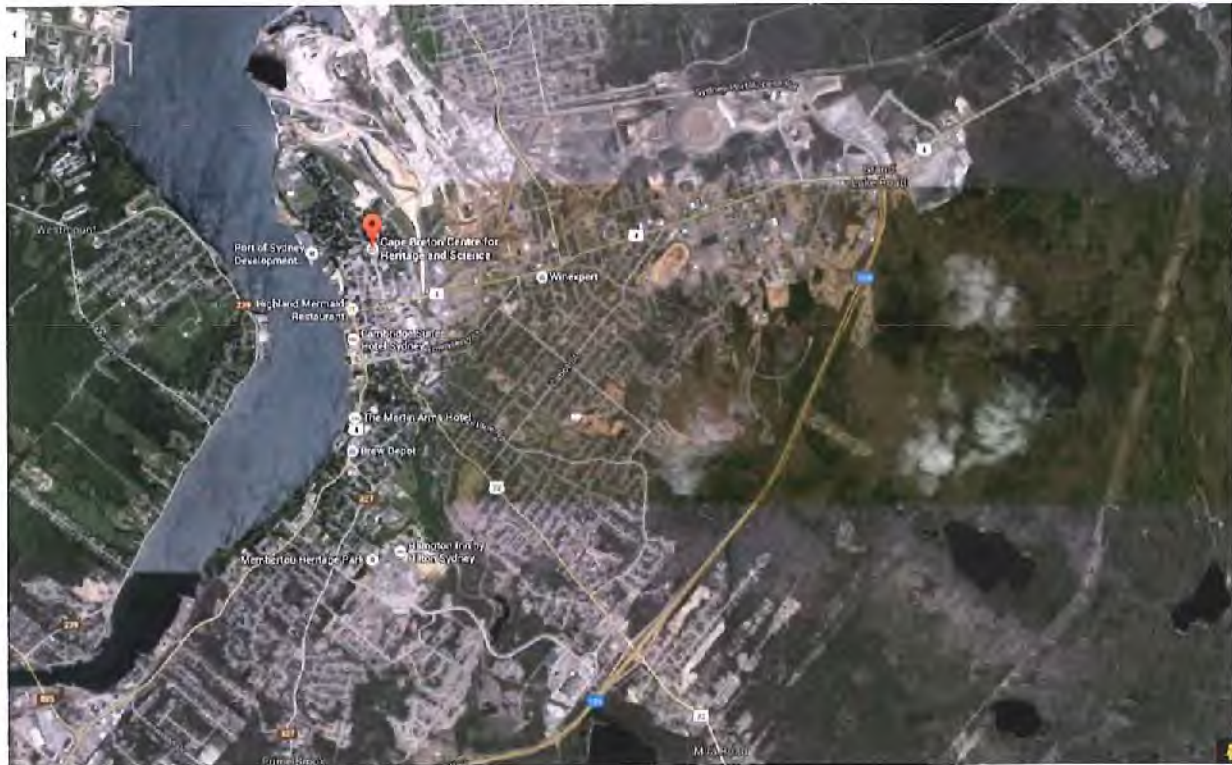
These preliminary goals are taken from a review of existing plans, and input from the tours and meetings to date, between National Trust and The District's representatives.

These will be further added to and refined through exercises such as the Opportunities Assessment, and a more comprehensive visioning and action plan process that is mapped out in this proposal.

The District Regeneration initiative proposes to:

- Enhance the role and image of The District as a place for new and creative enterprises to establish and grow
- Strategically focus on filling street level and upper floor vacancies that increase the mix of commercial, service and residential uses
- Bring design knowledge and expertise for adaptive re-use and renovation of downtown heritage buildings, and for quality and compatible infill
- Operate with an open and inclusive project planning and delivery approach to generate the best of ideas, and initiatives from people who care about the long term sustainability of The District
- Identify opportunities for businesses to be increasingly viable to generate jobs, and increase the tax base
- Complement and be part of the project advisory team for the CBRM'S plans to rejuvenate and rebuild the Charlotte St. Streetscape through infrastructure improvements.

This initiative will work with Sydney's heritage as a building block to regenerating Sydney's core commercial area. It will significantly enhance Sydney's overall image as a destination for cultural events and activities, for unique businesses and services, and as a place of pride and unique interest for both residents of the CBRM and visitors to Sydney, to experience.



Aerial Photo: Sydney's Waterfront District, residential neighbourhoods and former industrial lands

3.2 Geographic Scope

The initiative will focus on the geographic boundaries of the Sydney Waterfront District.

As the project evolves potential linkages and collaborative activities might be explored with the key attractions in and around the periphery of The District such as the Cruise ship facility, Waterfront Boardwalk, Membertou Heritage Park, the Centre for Heritage and Science, Open Hearth Park, North Sydney Heritage Conservation District etc.

3.3 The Sydney Story

The District offers unique opportunities, through digital media (e.g. Walking Tour Apps etc.) events planning, and public art, to highlight and commemorate Sydney's cultural/heritage themes through innovative marketing strategies to connect The District to these stories which include:

- The cultural heritage of the Mi'kmaq of Membertou and their ancestors and predecessors in the CBRM territory.



- The Founding of Sydney (1785), named for Thomas Townshend, 1st Viscount Sydney then Home Secretary in the British cabinet and the early colonial history that saw Sydney as Cape Breton Island colony's capital, until 1820.
- The evolution of Sydney as an urban entity, from its incorporation as a city in 1904, and becoming part of the amalgamated Cape Breton Regional Municipality in 1995.
- The key role of Sydney Harbour during WW II as a naval base established to stage Allied supply convoys bound for Europe.
- Sydney's industrial heritage in steel manufacturing and the outlying CBRM communities' role in the coal mining industry and after 2001, the postindustrial era and its mark on the Sydney urban landscape.
- The diversification of Sydney's economy to tourism and culture, light manufacturing and information technology.
- The environmental story: Cleaning up the former steel plant properties completed in 2013 with the opening of Open Hearth Park, which sits on the direct site of the former steel plant.
- The story of the establishment of the Port of Sydney as a world class harbour with some 100,000 cruise ship visitors annually

3.4 An Action Driven Approach

The National Trust's proposal has been informed by an initial videoconference between Trust staff and members of the downtown Sydney Working Group, organized by Councilor Eldon MacDonald, and subsequent visits to Sydney during 2015 and 2016.

Along with those initial meetings, this proposal is additionally informed by several recent media articles about downtown Sydney, and the substantial content within the following planning studies:

- *Downtown Sydney Revitalization Plan* (2002) EDMLtd
- *Sydney Harbourfront Conceptual Vision and Design* (2013) EKISTICS Planning and Design
- *Sydney Downtown Beautification and Visitor Services Strategy* (2014) PURE PROJECT RELATIONS GROUP
- *Heritage Conservation District Plan: North End Sydney* (2008) CBRM Council Report
- *A Reorganization Plan for Positive Change* (2012) Mayor Cecil Clarke
- *CBRM Heritage Incentive Program* (2015)
- *CBRM Staff Report to Council: Integrated Community Sustainability Plan* (2009)
- *Final Report on Cultural Development* (2014) VIBE Creative Group



▪ ***Downtown Sydney Assessment Findings & Suggestions by Roger Brooks(2013)***

The recommendations of these preceding plans identify a number of key actions that can be addressed through The District regeneration initiative. In this regard, Michelle Wilson, Executive Director of the Sydney Waterfront District Association indicated that the *Sydney Downtown Beautification and Visitor Services Strategy (2014)* has provided a focus for the Association's current work. This Strategy report surveyed Sydney residents on their perceptions of downtown Sydney. One comment from that survey captures the spirit of this proposal - to generate positive action for the downtown -- and this person stated:

“It needs to be a great mix of everyone working together.” “We aren’t acting as a community. We need to promote each other. There needs to be more inclusivity.”

Additional priorities identified in the 2014 report would be targeted by the proposed District Regeneration initiative. The National Trust' *Main Street Regeneration* approach will bring design, marketing, and organizational expertise and mentoring to help the CBRM and Downtown Sydney develop solutions for these, which have been aggregated below under general “Main Street Approach categories”.

From the 2014 Sydney Downtown Beautification and Visitor Services Strategy, these priorities are as follows:

Organization

- Implementing an effective, and coordinated approach emerged as a theme through each of the focus groups, as well as following through on plans of action.

Economic Restructuring/Business Development

- Improving consistency in business hours
- Organizing and marketing an open outdoor market

Design/Urban Planning

- Making a stronger tie between the downtown and the waterfront, by developing more options and business establishments on the waterfront
- Improving building façades while respecting the character of the building's history
- Effectively organizing and promoting available parking



- Creating spaces that allow shoppers and visitors to relax, gather and spend time with family and friends
- Working strategically to fill building vacancies
- Keep sidewalks, streets, and backs of properties in good repair
- Extending the boardwalk to increase accessibility into the downtown
- Installing well designed lighting
- Implementing creative designs for empty lots: patios, gardens community garden, occasional flea markets
- Implementing a public art program that showcases local artists work and commemorates Sydney's evolving history
- Improving and promoting "sightseeing opportunities."

Community Cultural/Social Development

- Working with CBRM police to have a more visible presence on The District streets
- Ensuring the streets are litter free and that the community presents the image of a safe, clean and welcoming place
- Beautifying the streets with colour, plants, and greenery
- Linking with local social agencies to resolve issues in The District
- Increasing quality affordable and mixed housing
- Effectively interpreting and presenting the stories, and cultural traditions of Sydney for visitors
- Showcasing a variety of Cape Breton entertainment and cultural experiences.
- Building upon and promoting additional cultural events: e.g. Lumiere, Christmas Tree lighting, side walk sales, concerts, food festivals and more
- Encouraging the establishment of a postsecondary college/university satellite extension facility in The District
- Improving public transportation to and from the core downtown waterfront area

This list, although very relevant, will be considerably added to by means of the National Trust's proposed activities, namely the Opportunity Assessment and Regeneration BluePrint and Action Plan (Year One).



3.5 Organizational Basis for the Sydney Waterfront District Regeneration Initiative

The District Regeneration initiative will require building representation upon the existing Downtown Sydney Working Group and could include (and possibly be added to) representatives from these organizations:

- CBRM Council and Staff
- Sydney Waterfront District Association
- Highland Arts Theatre (The Hat)
- Cape Breton Centre for Craft and Design
- Old Sydney Society
- Port of Sydney Development Corporation
- Cape Breton Family YMCA
- Sydney and Area Chamber Commerce
- Others, as required

The District's Regeneration Committee conceivably will function as an Advisory Committee to Cape Breton Regional Municipality. The purpose, and function this Committee will be formalized at the project outset and organizational stage.



3.6 Coordination of the Sydney Waterfront District Regeneration Initiative

The National Trust will assist with the training and mentoring of a full-time Regeneration Coordinator, strategically operating from a visible, on-street office in the heart of The Sydney Waterfront District. The graphic image below illustrates the essential role and coordinating function of the Regeneration Coordinator, and the necessity for an “arms length” storefront office in the heart of the commercial core area. National Trust projects across Canada have demonstrated the value of the visible store-front location in terms of building trust amongst the business community and in showing a visible centre of activity to the public.

The Full-time Main Street® Coordinator is Key



The Community Drives the Vision and Plan



The Main Street® Office Serves as a Community Hub



A Main Street® Community Taps into a National Network

- ➡ A proven methodology and process for downtown revitalization
- ➡ Best practices, tools and resources
- ➡ Training, coaching and mentoring
- ➡ A national network of Main Street® programs and practitioners
- ➡ A National List-Serv



The District Regeneration Coordinator person will have professional expertise in downtown regeneration projects, as well as strong people skills to be able to coordinate effectively the comprehensive Main Street Regeneration approach.

The Regeneration Project Coordinator's expertise in will complement and support the role the Sydney Waterfront District Executive Director. The project coordinator will focus on The District's physical image, particularly existing properties, both older and contemporary, and the proposed infrastructure projects slated for the downtown streetscapes.

4.0 Proposed National Trust Regeneration Services

National Trust Services as per Agreement from February, 2017 to June 30, 2019 include training, consulting expertise in organization, design, economic restructuring, marketing, mentoring, problem solving, and project tracking and evaluation, customized to the needs of Sydney and the CBRM. In more detail, these are as follows:

Opportunity Assessment and Asset Mapping

Key activities:

- Reviewing, analyzing planning studies and reports identifying key priorities and roles, human resources
- Taking stock, including comprehensive digital photographic inventory of The District's assets: built environment
- Identification of issues and opportunities for project implementation
- Identifying immediate and visible "top 10" action projects that will propel the ongoing initiative and structure the Sydney Regeneration organization

Deliverables:

- Assessment visit by National Trust
- Facilitated meetings with The District working group and CBRM staff
- Assessment Summary Report

Start-up Organizational Development

Key activities:

- Building a collaborative, solid organizational base: Structuring the Regeneration Committee
- Coaching on hiring personnel
- Establishing the Regeneration office



-
- Project Launch
 - Work planning, communications strategy development and project management

Deliverables:

- A Formalized Sydney Waterfront District Regeneration Committee
- A comprehensive Work Plan
- A visible office in the heart of The District
- A visible, credible project start-up

Orientation and Training for Coordinating Staff & Steering Committee

Key activities: National Trust will deliver comprehensive training to:

- The project Steering Committee, and representatives of Sydney Waterfront District stakeholder organizations
- Project coordinator, and CBRM staff

Deliverables:

- Workshop manuals for all participants
- 2017 - Start-up Orientation, plus 2 day comprehensive training workshop (to be scheduled)
- 2018 and 2019 - Regeneration refresher training session

Creating the Sydney Waterfront District Regeneration Blueprint (2017) and Annual Review, 2018 – 2019; Renewed Blueprint for 2019 and beyond

Key activities:

- Assembling a multi-disciplinary Resource Team with expertise in Main Street Regeneration practices
- Engaging all the key stakeholders in The District, and the CBRM public in an intense, open Regeneration Visioning and Action Plan process
- Producing a high quality visually rich report that captures the input from community members and the team's expertise
- Presenting the Report and Blueprint to the CBRM and Sydney Waterfront District committee in a timely fashion

Deliverables:

Production of the Comprehensive Waterfront District Regeneration Blueprint and Action Plan for 2016-2019



Ongoing Support: Coaching and Mentoring

Key activities:

- This support will be delivered via phone, electronic means, to providing regular “on call” ongoing communication with the project coordinator and The District Advisory Committee to advise on all aspects of the Regeneration approach, namely:
 - Organization and Project Management
 - Maintaining effective communications and trust relationships with community partners
 - Advising on Solutions: Providing research and advice on Design, Marketing, Economic Restructuring, Cultural-heritage led tourism

Deliverables:

National Trust staff will provide up to 12 days per year, on-call coaching and mentoring in all aspects of the Main Street Regeneration approach on an as-needed basis and identified by the Sydney initiative

Ongoing Monitoring & Documentation

An extremely important component of the Sydney Waterfront District Regeneration initiative, the National Trust will bring a rigorous methodology for tracking and measuring the success and progress of this important CBRM project.

National Trust staff will train and mentor The District Regeneration Office to collect this essential data, and report on it. The National Trust will provide a Monitoring and Evaluation Indicators Workbook template to enable this work, designed to track:

1. **Financial Indicators** – a comprehensive set of reporting metrics which track the financial investment made by public and private entities and individuals, which can contribute to the cumulative reinvestment in The District.
2. **Progress Indicators** – an extensive set of metrics which demonstrates the activity, progress and impact of the Regeneration initiative.
3. **Quality of the Indicators** – a benchmark and progress instrument to gauge public perceptions about The District and program, as a measure of progress in local quality of life.
- 4.



Other indicators will be tracked using the National Trust template, including:

- Building rehabilitations and financial investments
- Business openings and net gain (retail & service)
- Jobs gained (retail & service) – Total number of new jobs reported by business owners or recorded by program coordinators and/or city agency.
- Business expansions
- Vacancies filled
- Residential units created
- Increased property and commercial tax revenues
- Tourism traffic increases and spending into The District
- Volunteer hours invested
- Media and social media exposure

Deliverables:

The National Trust will train and advise the Regeneration Office on compiling and summarizing key indicators data generated by this initiative

Specialized Expertise Services

The National Trust will provide professional technical experience, knowledge and contacts with best practices, and problem solving abilities in the comprehensive Main Street Approach .

The Sydney Waterfront District Regeneration Committee and the National Trust will collaborate on identifying the appropriate and relevant expertise required to ensure project success. These needs will be identified through such scheduled activities as the project Blueprint and Action Plan process and in the ongoing evaluation of project needs as the work progresses. Terms of Reference spelling out the Scope of Work for each provision of services will be developed by the National Trust with input from The District Regeneration Committee.

These services will be provided by expertise in :

- Design – Heritage/ new infill – on-site and virtual delivery
- Marketing – Innovative strategies that generate traffic, and vibrancy in The District
- Economic Re-structuring – Encompassing effective approaches to build The District economy, through strengthening the commercial, cultural, tourism, housing, and social environments
- Business Development – Identifying creative and sustainable ways to finance The District Regeneration initiative into the future, and to contribute to the economic health of The



District's business community in all of its facets

Deliverables:

- Documented professional advice and problem solving on an “as-needed” basis. Each provision of service will provide a written report of services provided, lessons learned and tools developed.

Annual Review of Project Budget and Project Activities

- This budget review will take place at each year end by nature of the Agreement between the CBRM and the National Trust

5.0 The Sydney Regeneration Project Team Composition and Skills

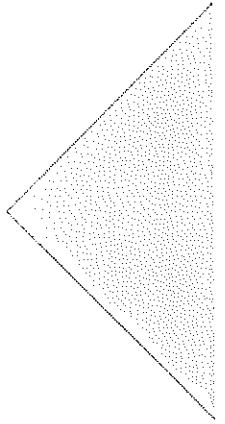
The National Trust team will be multi-skilled, and multi-disciplinary with solid grounding in the Main Street® Regeneration Approach and experience working in a Main Street context.

Main Street Regeneration Advisor: Jim Mountain

Jim has over thirty years of experience in the fields of heritage, culture and community renewal. With The National Trust's Main Street and Heritage Regions programs, he helped establish Main Street projects across the West, and “Regions” projects from Newfoundland and Labrador to Vancouver Island. Jim worked in the private sector as consultant to regional economic development and tourism projects in Atlantic Canada, and Ontario, and before joining the National Trust, was Cultural Developer at the City of Ottawa, where he assisted in developing the City's Renewed Action Plan for Arts, Heritage and Culture. Since 1998, he has been an Adjunct Professor with Carleton University's Azzieli School of Architecture and Urbanism on the subjects of heritage conservation and urban and rural sustainability.

Robert Pajot, Buildings and Sites Regeneration, National Trust for Canada

Robert has over 25 years of experience in the fields of heritage conservation, real property management and development, and training delivery. During his 18 years with Public Works and Government Services Canada, Robert oversaw heritage conservation best practices and business Development, led national performance and marketing strategies, and provided oversight for project teams.



Economic Development Consultant - Jon Linton – TCI Management

Jon Linton is a Certified Management Consultant (CMC) and a Director of TCI Management Consultants since 1994. Prior to that he was a Partner at Ernst and Young and headed up that firm's Community Economic and Tourism Development practice in Canada. He has worked on over 500 communities across Canada, as well as being involved in projects in the US, UK, Bahamas, and China. Jon is the book reviewer for *Municipal World* magazine, and is an advisor to the School of Consulting at George Brown College.

Jon's central field of practice is community economic and tourism development. He has also been involved in the development of municipal cultural plans, branding strategies, community improvement plans (CIPs), heritage conservation districts, asset management strategies, parks and recreation master plans, and downtown revitalization strategies. In the early 1980s he was involved with the first incarnation of the National Trust's (formerly the Heritage Canada Foundation) Main Street program, and was involved as a resource team member (as the economic development specialist) in about 25 communities across Canada (including several in Atlantic Canada), as well as an instructor at the training course for Coordinators. He also wrote the training manual *Economic Development on Main Street*. More recently, he has been involved with Jim Mountain in the Trust's work in Wolseley and Indian Head in Saskatchewan.

Other projects in Atlantic Canada that he has been involved with recently are a market and economic assessment of the Mistaken Point UNESCO designation on the Avalon Peninsula; a heritage management strategy in Lunenburg, NS; an arts and culture strategy for Summerside, PEI; economic development strategies in Corner Brook, Labrador City and Conne River (NL); and a revitalization strategy for the Khyber Arts Centre in downtown Halifax (NS).

Digital Inventory and Asset Mapping Team:

Edyta Suska and Madison Tousaw: Carleton University, Azrieli School of Architecture and Urbanism

Edyta and Madison join the project for the Summer of 2017. With backgrounds in digital photography and recording, they will bring their skills in understanding heritage and contemporary architecture to the project by undertaking a photo inventory of all buildings and properties within the Sydney Waterfront District. This inventory will enable the Project Office to have an up to date record of every property for purposes of design, exhibits, media communications, etc.



CBRM

A Community of Communities

Cape Breton Regional Municipality

Rick McCready
Planning Department

May 24, 2017

MEMO TO: Chairman and members, Heritage Advisory Committee

FROM: Rick McCready, Senior Planner/Heritage Officer

RE: Various requests for registration as municipal heritage properties

Background

The Heritage Advisory Committee has not met for some time. Since the last meeting, several requests have been received from property owners interested in having their properties registered as municipal heritage properties.

The properties are as follows:

PID # 15309727 8385 Grand Narrows Highway, Christmas Island (Anita Macmillan)
PID # 15029473 299 Commercial Street, North Sydney (Paul and Sherry Finney)
PID # 15028640 5 Court Street, North Sydney (Paul and Sherry Finney)
PID # 15068216 561 Esplanade, Sydney (Demetra MacLellan)
PID # 15458292 7563 Main Street, Louisbourg (Mike Mondor)
PID # 15054448 119 Charlotte Street, Sydney (Wardens of St George's Church)

In the case of 119 Charlotte Street in Sydney (St. George's Church and Graveyard) and 7563 Main Street in Louisbourg (the former Navy League Hall), the properties have already been registered as provincial heritage properties. As a result, extensive research has been carried out on the historical and architectural attributes of the properties. I have attached this information as appendices A and B.

With respect to the other properties, I have visited the properties and collected information on them. Each one was scored using the criteria that we have used previously to evaluate the heritage value of properties. A copy of the evaluation matrix is attached as Appendix C. Of these properties, 299 Commercial Street scored quite high due to its masonry construction (quite rare in North Sydney) and its association with the town's past as a former bank and library. The other properties scored much lower, with 8385 Grand Narrows scoring the lowest. This property has undergone significant renovations since its original construction which has resulted in a diminishment of some of the property's original architectural features.

Copies of requests by the property owners and pictures of the properties are attached as Appendix D.

Recommendation

I would recommend that the Heritage Advisory Committee initiate the process of registering these properties as municipal heritage properties. The only hesitation I have is with respect to 8385 Grand Narrows Highway, which, as I stated above, has undergone significant renovations which have diminished the property's heritage value. However, the owner is quite interested in carrying out improvements to the property to enhance its heritage value. This is also the case with the other properties that are currently under consideration.

As discussed at past HAC meetings, the HAC may wish to consider tightening or clarifying the criteria used to evaluate heritage value, so as to make the process of deciding which properties should be registered more straightforward.

Yours very truly,

Rick McCready, MCIP, MURP
Senior Planner/Heritage Officer

APPENDIX A



DESCRIPTION OF HISTORIC PLACE

St. George's Anglican Church is located in downtown Sydney, Nova Scotia, at the corner of Charlotte and Nepean Streets. The stone Gothic Revival style church, built between 1785 and 1791, is a local landmark. St. George's architecture is a simple, clean expression of dignity and solidness. The building and the graveyard are included in the provincial designation.

HERITAGE VALUE

St. George's Anglican Church is valued as the oldest Anglican Church in Cape Breton; the oldest building in Sydney; for the property's long history; and as a representation of the important role its parish council played in colonial Cape Breton. Many of Sydney's early and prominent citizens are buried in its cemetery.

Building of St. George's Church began in 1785 by engineers of the British 33rd Regiment of Foot, concurrently with the founding of Sydney and its designation as the capital of the new Colony of Cape Breton; however, it was not completed and designated as a parish until 1791.

Architectural Value

Part of the heritage value of St. George's Church relates to its many changes since its construction. The original building was a simple stone Gothic Revival styled structure, approximately eighteen by twelve meters with three circular windows on the north and south walls. In 1853, a chancel and vestry was added. Starting in 1859, and continuing into the early 1860s, the church was rebuilt from its foundations in the Gothic Revival style, with an open roof and pointed windows, which were slightly ornamented with stained glass. In 1888 a stone tower and spire replaced a wooden tower, which had been destroyed by a gale in 1873. With the exception of a crypt constructed in 1974, St. George's is much the same as it appeared in 1873 after its last major renovation. The interior of the church features: memorial tablets and memorial stained-glass windows dedicated to prominent individuals; wall-hung headstones; and a Casavant organ. The church's stone Gothic Revival styling is valued as a visible expression of the missionary ideals of its period and of an expansive period in the history of English Christianity. Examples of this style, executed in stone, are rare in Nova Scotia.

St. George's Graveyard is valued for its early sandstone and limestone grave markers. These markers are good examples of: large concentration of early grave markers that have a design and folk-art significance; unusual styles (a high concentration of large tomb-style markers); and locally-significant markers that were produced by local monument makers.

Historical and Spiritual Value

For almost two-hundred and twenty years St. George's Church has been a place of worship, serving the people of Sydney. Originally, the Parish included the whole of Cape Breton Island, and St. George's served as the

British garrison chapel. As a garrison chapel until 1854, it was granted a Royal Pew and became the official place of worship for members of the Royal Family, if they should ever visit; a role that it still retains.

St. George's Church also played an integral part in Cape Breton's history as an independent colony. During the Island's Colonial Period (1784-1820), the colony's House of Assembly was never called to sit. As a result, the vestry and warden positions at St. George's were the only elected positions in Cape Breton Island during its colonial period. Many prominent local figures made their bid for the vestry in the hopes that it would further their political interests. Many of Sydney's prominent citizens from the Colonial Period onwards are buried in St. George's Graveyard. Memorials, such as a memorial tablet to Judge A. C. Dodd, the first Chief Magistrate of the island of Cape Breton, are situated inside the church.

The church chancel contains a memorial window to Bishop Hilbert Binney, who was born in Sydney and was the fourth Church of England Bishop of Nova Scotia; while the nave contains a memorial window to the Honourable John Bourinot, father of Sir John Bourinot, who wrote the rules of order for the Parliament of Canada.

Source: Provincial Heritage Property Files, No. 026

CHARACTER-DEFINING ELEMENTS

Character-defining elements of the exterior of St. George's Church relate to its simple Gothic Revival architecture and include:

- gabled roof;
- diagonal stepped buttresses at front corners;
- central stone tower with stepped angle buttresses and spire;
- lancet arch windows with slight stained glass decoration;
- elements of original foundation.

Character-defining elements of the interior of St. George's Church include:

- memorial tablets;
- memorial stained-glass windows;
- royal pew;
- headstones hanging on the walls of the altar of people buried under the chancel and vestry;
- Casavant organ.

Character-defining elements of the St. George's Graveyard include:

- eighteenth and nineteenth century sandstone and limestone grave markers;
- early markers, with a design and folk-art influence;

- large tomb-style markers;
- markers produced by local carvers.

Character-defining elements of the site as a whole include:

- continued use as a church;
- cemetery containing tombstones of early settlers;
- central keystone location in the Sydney's North End, the oldest section of the city.

RECOGNITION

JURISDICTION

Nova Scotia

RECOGNITION AUTHORITY

Province of Nova Scotia

RECOGNITION STATUTE

Heritage Property Act

RECOGNITION TYPE

Provincially Registered Property

RECOGNITION DATE

1984/04/04

HISTORICAL INFORMATION

SIGNIFICANT DATE(S)

1785/01/01 to 1791/01/01

1859/01/01 to 1888/01/01

1853/01/01 to 1853/01/01

THEME - CATEGORY AND TYPE

Building Social and Community Life

Religious Institutions

FUNCTION - CATEGORY AND TYPE

CURRENT

HISTORIC

Religion, Ritual and Funeral

Religious Facility or Place of Worship

Religion, Ritual and Funeral

Mortuary Site, Cemetery or Enclosure

ARCHITECT / DESIGNER

n/a

BUILDER

Engineers, 33rd Regiment of Foot

 ADDITIONAL INFORMATION

LOCATION OF SUPPORTING DOCUMENTATION

Provincial Heritage Program, Property files, 1747 Summer Street, Halifax, Nova Scotia

CROSS-REFERENCE TO COLLECTION

FED/PROV/TERR IDENTIFIER

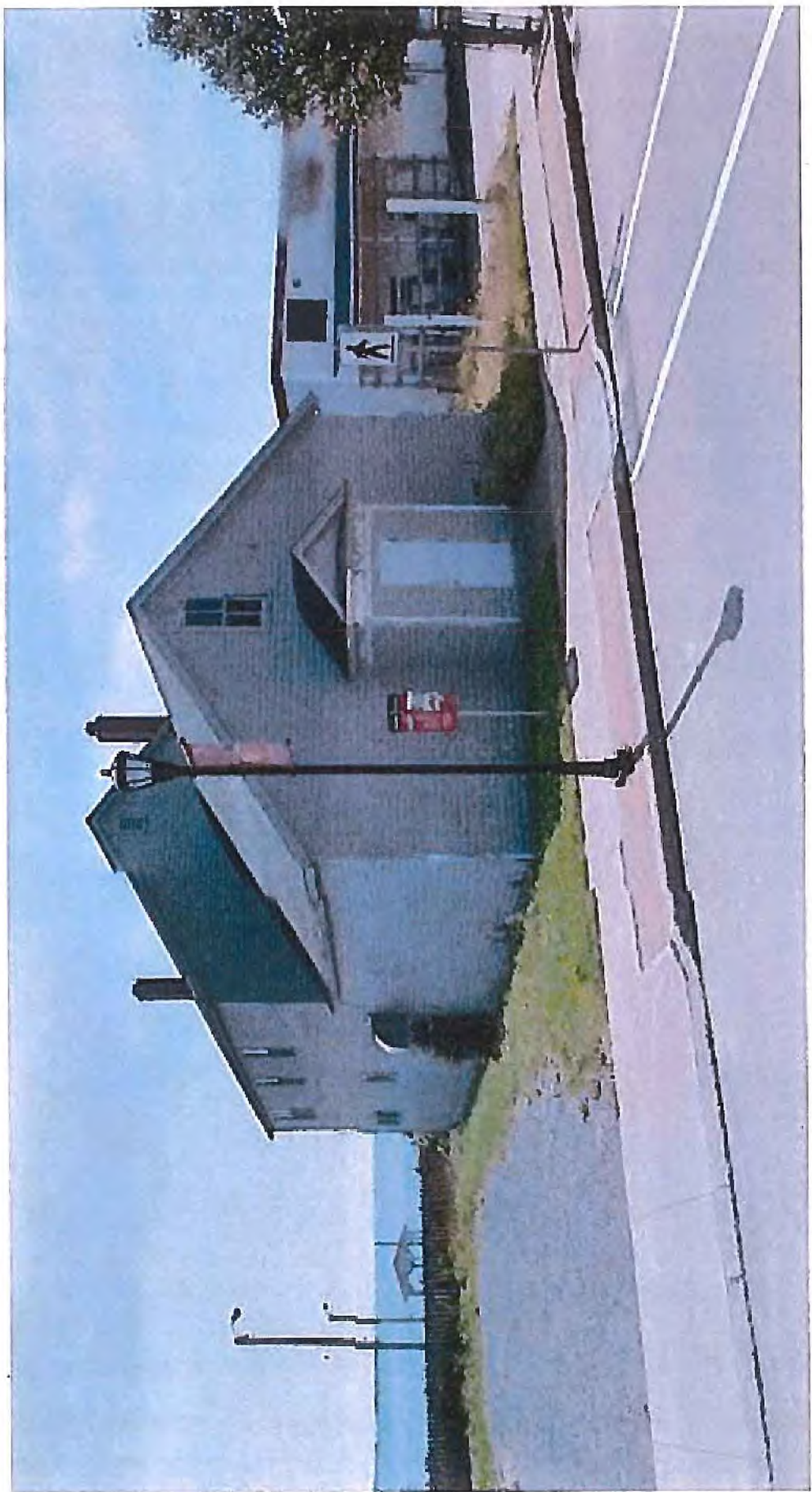
00PNS0026

STATUS

Published

APPENDIX B

7560 Main St Lewistown



DESCRIPTION OF HISTORIC PLACE

The Louisbourg Navy League Building is located on the harbour side of Main Street in Louisbourg, Nova Scotia. This two-and-a-half storey wood frame building was built in 1941. The building and property are included in the provincial designation.

HERITAGE VALUE

The Louisbourg Navy League Building is valued because it is among the very few surviving examples in the nation of a building erected during the Second World War by the Navy League of Canada to serve as a hostel for merchant seamen and members of the Armed Forces.

Louisbourg Harbour has been a destination of seafarers since the sixteenth century. In 1842, its significance was marked by the erection of a lighthouse. At the end of the eighteenth century, the harbour became the focus of industrial activity as the terminus of the Sydney & Louisbourg Railway. During both World Wars, the harbour played an important role as a safe haven, a staging area for small convoys and a fuelling stop for ships.

The increased wartime activity in and around the harbour was anticipated by a women's group in Louisbourg, the Louisbourg Community Club. In September 1941, they called a meeting to discuss a way to provide entertainment for the increasing number of men who would be visiting Louisbourg. The Community Club invited the Sydney branch of the Navy League of Canada to send a delegation to Louisbourg.

The Navy League had its beginning in the United Kingdom in 1895 as a society whose primary aim was to ensure adequate naval defence. The first Canadian branch was formed that same year and was soon active in making submissions to the Dominion Government on the need for maritime defence and a naval reserve training program. During the First World War, the League involved itself in recruiting naval and merchant navy personnel, the operation of hostels for seafaring men, the provision of services to the dependents of seamen and, in the final stages of the war, the rehabilitation of naval veterans. Between the wars, the League continued to support a Canadian merchant marine and maintained hostels. During the Second World War, the league operated twenty-four hostels in various ports on both the Atlantic and Pacific coasts.

The 1941 meeting with the Navy League was successful. The Louisbourg Navy League was officially organized in October 1941. The Navy League of Canada provided the costs for a building and furnishings. The contract was awarded to J.W. Stephens of Sydney. When the building was completed, it contained a kitchen, dry canteen, two showers, three toilets, a reading and writing room and a main room for dancing and entertainment.

The Louisbourg Navy League Building became the focal point during the war for Louisbourg and many local civilians participated in the operation of the facility. After the war, the Navy League Building continued to be used by merchant seamen. In 1955 the building became the base for the Royal Canadian Sea Cadet Corps in

Louisbourg. The building was also used for many community activities including Brownies and eighteenth-century military drumming instruction for the Fortress of Louisbourg Volunteers. In 1986 the Navy League sold the building to the Louisbourg Lions Club. The building has since been sold and is now owned privately.

The Navy League Building is a two-and-a-half storey wood frame structure, with a one-and-a-half storey rear addition, both with gable roofs. There is a small entrance porch with a pedimented gable as well. Sitting on the harbour side of Main Street, this building is an excellent example of a Second World War era Navy League hostel.

Source: Provincial Heritage Program property files, no. 188, 1747 Summer Street, Halifax, NS.

CHARACTER-DEFINING ELEMENTS

Character-defining elements of the Louisbourg Navy League Building include:

- two-and-a-half storey wood frame construction;
- one-and-a-half storey wood frame rear addition;
- entrance porch with pedimented gable;
- wood cladding;
- prominent location on the harbour side of Main Street.

RECOGNITION

JURISDICTION

Nova Scotia

RECOGNITION AUTHORITY

Province of Nova Scotia

RECOGNITION STATUTE

Heritage Property Act

RECOGNITION TYPE

Provincially Registered Property

RECOGNITION DATE

1994/05/24

HISTORICAL INFORMATION

SIGNIFICANT DATE(S)

n/a

THEME - CATEGORY AND TYPE

Expressing Intellectual and Cultural Life

Sports and Leisure

Governing Canada

Military and Defence

FUNCTION - CATEGORY AND TYPE

CURRENT

Commerce / Commercial Services

Warehouse

HISTORIC

Community

Social, Benevolent or Fraternal Club

Defence

Residential Facility

Defence

Military Support

ARCHITECT / DESIGNER

n/a

BUILDER

J.W. Stephens

APPENDIX C

	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>TOTAL</u>
<u>Historic Significance</u>						
Community						
Regional (CBRM)						
Provincial/National						
<u>Architectural Significance</u>						
Community						
Regional (CBRM)						
Provincial/National						
<u>Cultural Significance</u>						
Community						
Regional (CBRM)						
Provincial/National						
<u>Public Accessibility*</u>						

**Buildings that are publicly owned or owned by a non-profit group and are open to the public, such as museums or libraries, would score highest. Buildings that are open to the public but not publicly owned such as businesses or churches would score lower. Buildings that are privately owned and generally not open to the public such as private homes would score lowest.*

The Committee agreed to have a number percentage for the score card that would represent an overall view of the property. In order to qualify, the property would have to score 60-70 percent on the score card.

APPENDIX D

Rick McCready

From: Anita MacMillan <ba.macmillan@ns.sympatico.ca>
Sent: July-20-15 9:00 PM
To: Rick McCready

Dear Mr. MacCready:

Further to our conversation this morning, I am writing to express an interest in having our home at 8385 Grand Narrows Hwy, in Christmas Island considered for Heritage Property status with the CBRM.

If you could contact me with some further information with regards to this process it would be much appreciated. My home phone is [REDACTED]

Thank-You !

Anita MacMillan



**Joe MacMillan Residence
Christmas Island**

This marvellous old Home was built in 1873, the year of the "August Gale", by Malcolm MacDougall, and was the birthplace of his nine children, including Hector F. The man who brought the Railway through this area.

Four of the original 12-rooms that were sometimes used as servants & maids quarters, have since been removed. The remaining 8 rooms, although extensively renovated, still reveal the high quality of work done by the master craftsmen of that day. Three fireplaces provided heat and the hand hewn timbers hold 6 inch thick walls.

The Historical Sketch of the Development of Christmas Island Parish from the date of the arrival of the first immigrants to the present year, 1924, reveals quite an insight into the people and times. It states that Malcolm MacDougall, (builder of this home), was engaged in business for more than 60 years, and died in 1898, age 85 years. Malcolm was 15 years old when he began

as a merchant dealing with the merchants in Arichat. Large sail boats, "Sgothan" as they were called in Gaelic, were the only means of communication, and as St. Peter's canal had not been opened, those boats had to be unloaded, hauled across the isthmus and then reloaded again—both going and returning.

His most famous son, Hector F. MacDougall, M.P., in securing the railroad for his constituency became something of a hero, as it was considered quite an asset at this time.

Miss Sarah MacDougall, sister of H.F., was the last of the original family to occupy the property. She died in 1945, and the old home remained closed until 1951, when it was purchased by the proud present owners, Joe MacMillan and family.

Suggestions for this column are always welcome. If you know of property that has available history or interesting features, please contact Calvin LeDrew—564-5537.

8385 Grand Narrows
Highway



Google Earth

feet
meters



*8385 Grand Ravine
Hwy*

Rick.

June 2/11.

I bought a house
March 2011 on the
Esplanade. The civic
address is 563 & 561.

I would like to
restore this house
back into a single
family dwelling.

It has beautiful
bones & structure, and
is well situated for
viewing as you enter
downtown Sydney.

It's precise location
is the second house
in from Wentworth Park.
It is surrounded by
the harbour view &
park. I see many
people from the
cruise ships walking
by and enjoying the
~~scenic~~ view of
this neighbourhood.

It is not the north
end of Sydney where
the grants are given
but I do feel that

it is worth considering
due to the home's age
(circa 1885) and
the neighborhood. It
seems as though
it is on a direct
walking path for
tourists walking toward
Wentworth Park & driving
tourists coming into
downtown Sydney.

I hope you will
consider myself in my
home, and be so kind
to advise me which

way you decide.

If I can be of
further assistance
please call me
at [REDACTED]

(it is a Toronto # but
I now reside here full
time).

With much thanks

Original Signed by

DEMETRA MACLELLAN.

Google Maps 554 Esplanade Rd



↑
561 Esplanade,
Sydney

Image capture: Sep 2015 © 2017 Google

Sydney, Nova Scotia
Street View - Sep 2015



Google Maps 554 Esplanade Rd



↑
561
Esplanade
Sydney

Image capture: Sep 2015 © 2017 Google

Sydney, Nova Scotia

Street View - Sep 2015



Rick McCready

From: Paul & Sherry Finney
Sent: August-18-16 3:51 PM
To: Rick McCready
Subject: RE: Heritage Designation - North Sydney Buildings

Thank you, Rick. Please keep us posted on when the meeting may occur. Enjoy the rest of your summer.

Sherry & Paul

From: Rick McCready
Sent: June 30, 2016 10:05 AM
To: Paul & Sherry Finney
Subject: RE: Heritage Designation - North Sydney Buildings

Thank you...unfortunately it now appears that there may not be a meeting of the Heritage Advisory Committee until after the election. If that is the case I will ensure that your request goes on the agenda for the committee's first meeting after the election.

Rick

From: Paul & Sherry Finney
Sent: June-30-16 10:00 AM
To: Rick McCready
Subject: Heritage Designation - North Sydney Buildings

Hi Rick,

Thanks for meeting with us Friday and for information on the Heritage designation program. We are interested in pursuing this and have gathered some pictures and history of both buildings discussed.

Please advise if there is any further details you would require. We look forward to the results of the committee review.

Regards,

Paul & Sherry Finney



5 Court Street
North Sydney



5 Court St., North Sydney



299
203 Commercial St North Sydney



5 Court St North Sydney



Rick McCready

From: mike mondor
Sent: October-18-16 9:47 AM
To: Rick McCready
Subject: Re: Navy League Building Louisbourg

Good morning Rick , as per our conversation this morning , please consider this as a formal request to have the Navy League Building in Louisbourg , situated at Main Street for municipal heritage designation. Many thanks Mike

Sent from my iPhone

On Oct 17, 2016, at 11:58 AM, Rick McCready wrote:

9 am here in my office in Sydney would be best for me. 2nd floor, Civic Centre (320 Esplanade, next door to the Cambridge Suites Hotel).

Rick

From: mike mondor
Sent: October-17-16 11:51 AM
To: Rick McCready
Subject: Re: Navy League Building Louisbourg

Hi Rick , I can meet you Tuesday morning , let me k ow what time and where

Sent from my iPhone

On Oct 16, 2016, at 8:40 PM, Rick McCready wrote:

Hi, Mike, I did not hear back from you....if you cannot meet tomorrow I could meet you Tuesday morning. I am leaving on a 2 pm flight Tuesday and will not return until the 26th.

Rick

From: Rick McCready
Sent: October-03-16 9:39 AM
To: 'mike mondor'
Subject: RE: Navy League Building Louisbourg

Hi, Mike...I am going to be out of town for most of that period, although I will be here in the office on the 17th if that works for you. I am available any time on the 17th .

Rick

From: mike mondor
Sent: September-30-16 7:56 AM

To: Rick McCready
Subject: RE: Navy League Building Louisbourg

Hi Rick, hope all is well, I should be on the island from the 17th to the 25th, if you would like to get together let me know . Mike

Sent from Mail for Windows 10

From: Rick McCready
Sent: Monday, September 5, 2016 10:32 AM
To: mike mondor
Subject: Re: Navy League Building Louisbourg

Thanx

Sent from my BlackBerry 10 smartphone on the Bell network.

From: mike mondor
Sent: Monday, September 5, 2016 11:23 AM
To: Rick McCready
Subject: Re: Navy League Building Louisbourg

Hi Rick , it's ok David was able to open it , thank you Mike

Sent from my iPhone

On Sep 5, 2016, at 16:23, Rick McCready : > wrote:

Hi Mike I can't understand why the attachment was not going thru. Hopefully it works this time.
Rick

Sent from my BlackBerry 10 smartphone on the Bell network.

From: Rick McCready
Sent: Sunday, September 4, 2016 9:56 AM
To: mike mondor
Subject: Fw: Navy League Building Louisbourg

Sent from my BlackBerry 10 smartphone on the Bell network.

From: Rick McCready
Sent: Saturday, September 3, 2016 5:29 PM
To: mike mondor
Subject: FW: Navy League Building Louisbourg

Sorry, forgot attachment. Here it is.

Rick

From: Rick McCready
Sent: September-03-16 5:29 PM
To: 'mike mondor'
Subject: RE: Navy League Building Louisbourg

Hi, Mike...let me know when you are coming to CB and we will arrange to meet. The letter you requested is attached.

Rick

From: mike mondor
Sent: August-31-16 2:51 PM
To: Rick McCready
Subject: Re: Navy League Building Louisbourg

Hi Rick ,I'm out of country right now , back at the end of sept and would like to organize a meeting with you. Mike

Sent from my iPhone

On Aug 29, 2016, at 17:42, Rick McCready wrote:

Yes, Mike...I will do that. Do you want it addressed to you or "to whom it may concern"?

Rick

From: mike mondor
Sent: August-27-16 4:14 PM
To: Rick McCready
Subject: RE: Navy League Building Louisbourg

Hi Rick , hope all is well ? could you put a few kind words of support on a CBRM letterhead and send it back to me, I would like it for the dossier and recognition when we launch. Mike

Sent from Mail for Windows 10

From: Rick McCready
Sent: Tuesday, August 16, 2016 9:57 AM
To: mike mondor
Subject: RE: Navy League Building Louisbourg

Mike, please be assured that we support your project and will try to assist. We have your application for a renovation permit but as you are aware the building is a registered provincial heritage property so it was sent to Kevin Barrett in Halifax for his review. I believe that Kevin has emailed you regarding the property.

Please feel free to contact me if you have any questions or concerns.

Rick

From: mike mondor
Sent: August-09-16 4:45 PM
To: Rick McCready <
Subject: Navy League Building Louisbourg

Good afternnon Rick, I trust this finds you well and enjoying the summer months. I have revised my business plan and have enclosed it in a small word document for you to read over at your convenience . Kindly let me know your thoughts and I look forward to your reply.

Sincerely Michael Mondor
Sent from Mail for Windows 10

<LetNavyLeagueSigned.pdf>

The Parish of the Resurrection

Box 801 Sydney, N.S. B1P 6J1

Phone (902) 564-6919 Parish E-mail: anglican@ns.aliantzinc.ca

St. Bartholomew's, Louisbourg

Church of Christ the King, Sydney

April 1, 2017

CBRM Heritage Advisory Committee (HAC)

C/O Rick McCready

Senior Planner/Heritage Officer

320 Esplanade, Sydney N.S.

B1P 7B9

RE: Registration of St. George's Anglican Church as a Heritage Property in CBRM

Dear Members of the CBRM Heritage Advisory Committee:

We the Warden's of the Parish of the Resurrection have been directed by both the Parish Council and the Bishop of the Anglican Diocese of Nova Scotia and Prince Edward Island to seek Historic Registration for St. George's Church located at the corner of Charlotte and Nepean Street in Sydney

The Church itself was constructed in 1785 and stands as the oldest building in Sydney and the oldest standing church on Cape Breton Island. It has Provincial Historic Designation and a Royal Foundation as it was built with funds from King George III. The church is consecrated and hosts a service of evensong every three months along with opening each day that cruise ships are in port for tours. Last year approximately 25,000 visitors toured the church.

The church is no longer heated and is in need of some repair which we hope to evaluate through a Building Condition Assessment in the near future. Having the church registered with the HAC along with our Provincial designation will allow us to move forward with this important next step.

Thank you for your time and attention to this important manner.

Parish of the Resurrection

Original Signed By

Della MacDonald Warden

Original Signed By

John Bond Warden

Original Signed By

Priest in Charge: Rev Reg MacDonald

Original Signed by

Barbara Miller Warden

Rev Reg MacDonald Priest in Charge

Parish of the Resurrection
Sydney, Nova Scotia

