



REQUEST FOR PROPOSALS

To assume ownership of 581, 583, and 585 Main Street, Sydney Mines, and to dismantle or rehabilitate built structure

Offered for \$1

INTRODUCTION

Working with the Sydney Architectural Conservation Society (collaborator, non-profit) and Richland Development Corporation (owner, non-profit), the Cape Breton University Tompkins Institute (hereinafter referred to as the “issuer”) is requesting proposals from prospective owners of three prominent, conjoined properties in Sydney Mines.

The properties are offered for \$1

THE OPPORTUNITY

This is a unique and flexible opportunity to own prominent properties in a highly travelled area of Sydney Mines. Preservation of the current structure on these three lots is not a required condition for acceptance of a proposal, although a heritage permit from the Cape Breton Regional Municipality will be required for dismantlement or major exterior alteration. The issuer will assist a successful proponent to apply for this permit.

OBJECTIVES AND CONDITIONS

The new owner must undertake to safely dismantle or rehabilitate the structure on these properties in such a way as not to compromise the remainder of the historic Red Row, which remains one of the few surviving early examples of an extensive row of workers’ housing in the province. These parameters will form part of a covenant related to the property transfer.

ADDITIONAL INFORMATION AVAILABLE

Prospective proponents may request access to research, historical information, and conceptual hypotheses for future uses that have been done to date. Possibilities include housing units, artist-in-residence accommodation, offices, or a studio arts café, or a well-landscaped vacant lot for gardens, food truck, public art, or other purposes. This is not a restrictive list. Other uses may be proposed. Please note that re-zoning applications or special permits may ultimately be required depending on the use proposed.

LOT DESCRIPTIONS

PID numbers for these properties are 15175540, 15175532, and 15175524. A plot plan is attached. The approximate total land area is 10,332 square feet.

ENQUIRIES

To discuss or access conceptual work and research undertaken to date, please contact Professor Gerald Pocius at gerald_pocius@cbu.ca (902-563-1299) or Prof. Tom Urbaniak at tom_urbaniak@cbu.ca (902-563-1226).

SUBMITTING AN APPLICATION / QUESTIONS TO ANSWER

Please respond to the following questions:

1. What is your intended use for the properties?
2. Please discuss how the use will be viable and sustainable.
3. Please describe your intended design.
4. Please comment on your capacity to undertake the project.
5. What do you anticipate to be the cost of the work?
6. Please discuss how your work will have a positive impact in the community.

7. Please provide a list of the members of your team and their experience.
8. Please include any attachments that elaborate on your plans should you be selected to receive these properties

SUBMISSION

Proposals should be submitted by November 30, 2019, to:

Red Row Project
ATTN: Patricia Morrison
Cape Breton University
1250 Grand Lake Road, Sydney, Nova Scotia, B1P 6L2
patricia_morrison@cbu.ca