



**CAPE BRETON**  
UNIVERSITY

**REQUEST FOR PROPOSALS – TO OWN AND REHABILITATE  
581, 583, and 585 MAIN STREET, SYDNEY MINES**

**Three units with land lots -- part of the historic Red Row**

***Offered for \$1***

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 conjoined historic properties in Sydney Mines.

The properties are offered for \$1. The issuer, owner, and collaborator are under no obligation to accept any proposals.

The successful proponent must renovate and commence occupancy or active use of the site within two years of acquisition, to be guaranteed by a covenant on title. Proponents should undertake to conserve as much of the exterior as possible.

The three properties form part of the prominent Red Row complex, dating from the early nineteenth century. This entire structure is an important legacy of the early work of the General Mining Association in the area, and remains one of the few surviving early examples of an extensive row of workers’ housing in the province. The properties are designated as heritage landmarks by the Cape Breton Regional Municipality. The conservation of the building’s footprint and a significant part of the exterior historic fabric is deemed important and will be addressed in the covenant on title. Modest financial assistance may be available through the CBRM’s Heritage Incentive Program for exterior or structural work on these properties.

Potential 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. This is not a restrictive list. Other uses may be proposed as well. **Please note that re-zoning applications or special permits may be required depending on the use proposed.**

PID numbers for these properties are 15175540, 15175532, and 15175524.

To discuss or access conceptual work and research undertaken to date, please contact Professor Gerald Pocius at [gerald\\_pocius@cbu.ca](mailto:gerald_pocius@cbu.ca) (902-563-1299) or Prof. Tom Urbaniak at [tom\\_urbaniak@cbu.ca](mailto:tom_urbaniak@cbu.ca) (902-563-1226).

Proponents are requested to respond to the following questions:

1. What is your intended use for the properties? Please discuss how the use will be viable and sustainable.
2. Please describe your intended design.
3. Please discuss what you intend to conserve on the exterior and how you intend to carry out the conservation.
4. Please comment on your capacity to undertake the project. Please describe your experience rehabilitating or redeveloping other historic properties.
5. What do you see as being the most challenging aspects of your intended project?
6. What do you anticipate to be the cost of the rehabilitation work?
7. Please discuss how your work will have a positive impact in the community.
8. Please provide a list of the members of your team and their experience.

Please include any attachments that elaborate on your plans should you be selected to receive these properties.

Proposals should be submitted by May 31, 2019, to:

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

