



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Re:Item No. 11.7.1 & 11.7.2

Request for Council's Consideration		
<input checked="" type="checkbox"/> Included on Agenda (Submitted to Municipal Clerk's Office by Noon Thursday)	<input type="checkbox"/> Added Item (Submitted to Municipal Clerk's Office by Noon Monday)	Request from the Floor
Date of Council Meeting: April 14, 2015		
Subject: 1588 Barrington Street		
<p>Motion for Council to Consider: Regional Council request that staff work in support of Neptune Theatre, the Khyber Arts Society and other parties as identified in their letter of March 25, 2015 in the creation of viable 'Renovation Plan and Operating Strategy' for 1588 Barrington Street with clear financial implications, including and not limited to:</p> <ul style="list-style-type: none">• access to required building schematics, BMR and other engineering reports, CAD drawings and limited and supervised access to the building• staff support within Parks and Recreation and Finance to work with the parties during the formation and review of this Operating Strategy• a continued moratorium on the municipal sale or demolition of the Khyber Building <p>And when complete this strategy be presented to CPED for possible recommendation to Council.</p> <p>Reason: Neptune Theatre is prepared to create an operating strategy for 1588 Barrington Street/The Khyber. They are currently exploring operating model where HRM would maintain ownership of the facility, the Khyber Arts Society and others would serve as anchor tenants, and an established cultural organization such as Neptune would serve through a Memorandum of Understanding as facility manager.</p> <p>The organizations that have come together in recent months – which include the Khyber Arts Society, Neptune Theatre Foundation, and the Friends of the Khyber -- have been supported by the architectural advice of David Garrett and Graeme Duffus and Roy McBride of BMR Structural Engineering, the business planning expertise of Ross Cantwell, and the participation of other cultural supporters including Halifax musician Joel Plaskett and members of the LBGTQ Community.</p> <p>Their goal is to present an Operating Strategy to the Municipality by fall 2015.</p> <p>Outcome Sought: A report from Neptune Theatre regarding renovation and operation of 1588 as a municipal arts hub and incubator that includes participation from the Khyber Arts Society, as outlined in the staff report of August 10 2010.</p>		
Councillor - Wayne Mason		District 7



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March 25th, 2015

Councillor Wayne Mason
P.O. Box 1749
Halifax, Nova Scotia B3J 3A5

Dear Wayne;

As long-standing members of the arts and cultural community in Halifax, we are writing to you in the spirit of collaboration to involve the Halifax Regional Municipality in our recent discussions surrounding the Khyber Building at 1588 Barrington Street.

Our wish to work in concert with the Municipality is prompted by a desire to preserve the Khyber Building as an important piece of cultural infrastructure that can support the development of emerging artists and arts organizations. As the report of Halifax Regional Council produced on August 10th, 2010 pertaining to 1588 Barrington Street as an Arts and Culture Incubator acknowledges:

“Cultural incubation spaces (such as the Khyber) are key to creating a climate of creativity, innovation and excellence within Halifax.”

The organizations that have come together in recent months – which include the Khyber Arts Society, Neptune Theatre Foundation, and the Friends of the Khyber -- have been supported by the architectural advice of David Garrett and Graeme Duffus and Roy McBride of BMR Structural Engineering, the business planning expertise of Ross Cantwell, and the participation of other cultural supporters including Halifax musician Joel Plaskett and members of the LGBTQ Community.

Our discussions have also been informed by the Capital Plan Building Condition and Energy Assessment for the Khyber Building, dated January 2013, under Project Number 1201058-2-40. The document was prepared for HRM Planning and Infrastructure Facility Development and compiled and delivered by Capital Management Engineering Limited of Halifax.

Our organizations have come together with the full knowledge that the Khyber Building's sustainability – from an operational, infrastructure, and public access standpoint – has long been a point of contention for the municipality, particularly in an environment where resources for maintaining arts infrastructure are challenged.

We further acknowledge what has been repeatedly articulated by municipal staff in numerous studies pertaining to the Khyber -- without a forward-thinking operational, ownership and governance model for the Khyber, the long-term viability of this historically significant building is not achievable.

Despite the many challenges that have existed in the past for the Khyber, we believe that by harnessing the shared expertise and financial reach of our cultural and community leaders and municipal staff and Council, a long-term Operating Strategy for the Khyber can be achieved. Our request to the Municipality at this juncture is to afford us the opportunity to work collaboratively with municipal Staff to develop a Renovation Plan and Operating Strategy that fully considers the current renovation and long-term capital maintenance costs of the building, the space use and programming needs and opportunities and the ownership and governance model that will best ensure a successful and sustainable outcome for the Khyber, now and in the future.

Within the regional core, we are experiencing a downtown revitalization that has witnessed the highly acclaimed launch of the new Central Library, the potential repurposing of the old library site as a IT incubator, the residential densification of downtown Halifax and Dartmouth, the development of the Nova Centre, the creation of a new Y facility and the potential for community-based re-purposing of the Cogswell Interchange. Against this exciting backdrop, we are working to create a viable business plan that ensures the Khyber's potential for contributing to the creative economy and to community diversity through innovative and inclusive programming that adds to the vibrancy of a bold new Halifax.

Because of the rapidly changing nature of our regional core, we recognize that the timeline for determining an Operating Strategy for the Khyber that will be positively received by the Municipality must be accelerated. Through continued effort and collaboration, our goal is to present an Operating Strategy to the Municipality by May 31st, 2015.

At this juncture, we are gravitating toward an operating model where HRM would maintain ownership of the facility, the Khyber Arts Society and others would serve as anchor tenants, and an established cultural organization would serve through a Memorandum of Understanding as facility manager. To achieve the goal of completing a Renovation Plan and Operating Strategy, we ask that the Halifax Regional Municipality provide us with the following supports:

- We request that the appropriate municipal staff be delegated that can provide key technical members of our group, particularly architects David Garrett and Graeme Duffus, with access to required building schematics and CAD drawings and limited and supervised access to the building, in order to fully assess space use and infrastructure considerations. Ideally, these supports would be provided during the final two weeks of August and early May.

- We ask that municipal staff members within the Cultural Division and the Financial Services Division be supported to participate in the formation and review of our Operating Strategy, to ensure that the financial, taxation, governance and operating models that we generate are achievable and acceptable within a municipal framework. Ideally, this consultation would take place in early May, to inform our goal of providing you with a strategy by May 31st.
- We ask that until our submission is brought forward, that a temporary moratorium be placed on discussions pertaining to the municipal sale or demolition of the Khyber Building.

On behalf of the signatories below, we would like to offer our sincere thanks for your assistance and cooperation with this process. We look forward to working in partnership with the Municipality in the months to come and to hearing a response to our requests at your earliest possible convenience.

Signed on behalf of:

Hannah Guinan,
Artistic Director
Khyber Arts Society

Robin Metcalfe
Friends of the Khyber

Original Signed


Amy Melmock
General Manager
Neptune Theatre Foundation