

# KHYBER BUILDING OPERATING, RENOVATION AND FUNDRAISING PLAN

A SUBMISSION TO HALIFAX REGIONAL MUNICIPALITY

**NOVEMBER 2015**



**PREPARED BY**

The 1588 Barrington Building  
Preservation Society

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## A SUBMISSION TO HALIFAX REGIONAL MUNICIPALITY

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# Executive Summary

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## HISTORY AND IMPORTANCE OF THE KHYBER

For more than 125 years, the Khyber building at 1588 Barrington Street has served as a community gathering place within the heart of downtown Halifax.

Erected as the Church of England Institute in 1888, the building is a leading example Gothic Revival architecture as designed by notable Halifax architect Henry Busch. The building became affectionately known by the public as the Khyber Building during the 1970's when the Khyber Cafe opened on the ground floor.

In its early years, the building hosted a library, gym, women's auxiliary, billiards hall, smoking room, and lecture hall. Just prior to when the Church

of England Institute Building closed its doors in the 1940's, the building served as a hostel for naval officers during World War II.

Various organizations—from film and dance organizations to heritage conservation and community service groups—took up residence in the neglected but strategically located building between the 1960's and the 1990's. Beginning in 1972, the building became home to the city's first gay social hub—the Turret Club, operated by the Gay Alliance for Equality (GAE) until 1982.

As chronicled in the book *OUT: Queer Looking, Queer Acting Revisited* published by the Khyber Arts Society in 2014,

“GAE was virtually unique in North America. It was a broad-based community organization, with significant lesbian participation, that was the main source of political, social service, and cultural activities in a medium-sized city and that owned and operated (from 1972 through 1990), the only full gay social venue in town. Such a model of community organization is common in Scandinavia and the Netherlands, with the difference that there the local group would be a branch of a national organization. In North America however, that combination of factors, in a city as large of Halifax, was virtually unknown.”

In 1994, the Khyber was established as an arts facility by a group of artists who negotiated an agreement with the City of Halifax to maintain the city-owned building in exchange for permission to hold art exhibitions and operate a dance club. The Heritage Trust of Nova Scotia moved its offices into the building to help preserve the property.



The Turret Club, late 1970s. Photo courtesy of Robin Metcalfe.

During the late 1990's, the Heritage Trust of Nova Scotia and the Arts Centre Project Society (soon to be Khyber Arts Society) collaborated to launch a campaign to keep the Khyber public and to secure a long-term lease. In 1996, the Khyber Arts Society signed a five-year renewable lease with the City of Halifax—an agreement that offered reduced rent for the first four years of the arrangement in exchange for ongoing volunteer labor to restore the building. During this period, the Society obtained a loan from the Heritage Trust of Nova Scotia and fundraised to finance much-needed building renovations.

**In 1994, the Khyber was established as an arts facility by a group of artists who negotiated an agreement with the City of Halifax.**

The Khyber Club, operated by the Khyber Arts Society, opened to the public in 1998 and quickly established itself as a meeting place for visual artists and as an important venue for Halifax's emerging music scene. Musicians and visual artists such as Emily Vey Duke, Shary Boyle, Kelly Mark, Joel Plaskett, Sloan, Classified, and Buck 65 all spent formative years at the



DJ Goldilocks (Cat Abreu) performing at Wetspot, Pride Festival 2015, during Summer of the Khyber outreach campaign. Photo by Stoo Metz courtesy of Friends of the Khyber.

Khyber before launching international careers.

In 2005, the Khyber Building, in recognition of its iconic architecture and historic place within the cultural fabric of Halifax, was listed as a Canadian Historic Place. In 2013, citing concerns over the deteriorating condition of the building and the presence of asbestos in the facility, Halifax Regional Municipality (HRM) provided financial assistance for temporarily moving the Khyber Arts Society to new premises on Cornwallis Street. The offices of Heritage Trust were also relocated.

In August 2014, a public campaign began to save the Khyber building under the auspices of the Friends of the Khyber. In November 2014, arts community representatives, members of the Friends of Khyber, the Khyber Arts Society and the LGBTQ community, and recognized architectural and real estate planning consultants

began meeting to discuss the future of the Khyber Building.

In recognition of the Halifax Regional Municipality's concerns over the potential renovation costs and the long-term financial viability of the Khyber building, this group dedicated itself to creating a sustainable operating and governance model for the facility, centered on a cost-effective renovation plan that maximizes available space within the Khyber Building while preserving the building's original character and iconic place within the streetscape of downtown Halifax.

This process, achieved through hundreds of hours of volunteer effort, has fostered the completion of the Khyber Building Operating, Renovation and Fundraising Plan. It has also served as the impetus for the formation of a new not-for-profit society, the 1588 Barrington Building Preservation Society.

## OVERVIEW OF KEY REPORT FINDINGS

The plan outlines an operating model that draws upon enhanced use of the facility by a range of visual and performing arts groups, community service and youth support organizations, members of the LGBTQ community and commercial retailers. Informed by the work of real estate consultant Ross Cantwell, the plan creates much-needed community space within the regional core, and generates operating revenues that can be sustained through a combination of not-for-profit and commercial tenants. Importantly, the operating model also accommodates the hiring of a Building Coordinator and calls for janitorial services to be provided on a contract basis.



Joel Plaskett performing in the turret room of Khyber Building, early 2000s. Photo courtesy of the Khyber Arts Society.

**The renovation plan introduces three new elements into the building design—the addition of an elevator, a fourth floor, and access to the Neptune Barrington Street fire exit stairway**

The governance model for the building calls for representation on the 1588 Barrington

Building Preservation Society from future tenants and informed community and arts leaders who can provide expertise in building management, accounting, strategic planning and other areas crucial to the ongoing success of the facility. The governance model also seeks the participation of an appropriate HRM staff member on the society board of directors in a non-voting advisory capacity.

The renovation plan demonstrates effective use of the existing space, and introduces three new elements into the building design—the addition of an elevator, a fourth floor, and access to the Neptune Barrington Street fire exit stairway. These elements contribute to the Khyber Building’s accessibility, its utility as a vibrant arts incubation and community space, and its financial sustainability. These renovation plans

draw upon the expertise of architects Graeme F. Duffus and David Garrett and represent a substantive effort in accurately portraying potential usage within the building, combined with detailed cost estimating that takes into account previous HRM studies.

In the accompanying fundraising plan, an estimated \$3,175,200 in renovation costs is addressed through a combination of proposed public sector, corporate and public supports. Although substantive work remains to be done in activating a fundraising campaign, early fundraising and promotional efforts on behalf of the Friends of the Khyber have generated significant interest and support for the building.

**It is our sincere hope that working in concert with the community, Halifax Regional Municipality will recognize the value of preserving and re-activating the Khyber Building.**

Throughout the past 10 months, we have been grateful for the support and interaction of HRM staff and council members who have generously

provided their insights and perspectives on the Khyber Building, and the various HRM reports pertaining to the facility.

As we go forward, the objectives of the members of the 1588 Barrington Building Preservation Society will include:

1. **Activating a fundraising strategy with the goal of securing and beginning renovation of the building by the summer of 2017.**
2. **Formalizing future tenants for the building, based on the success of the fundraising campaign.**
3. **Expanding the society's membership beyond its formative board and creating the hiring process, job description and work plan for a Building Coordinator.**

It is our sincere hope that working in concert with the community, Halifax Regional Municipality will recognize the value of preserving and re-activating the Khyber Building. We believe that the Khyber has a defining role to play within the regional core—a role that will attract investment and international accolades to HRM for the region's foresight in community planning.

The Khyber's strategic location, its iconic place within the hearts and minds of a broad cross-section of Halifax resi-

dents and supporters beyond our region, its historical and ongoing importance to the visual arts and LGBTQ community, and its potential to serve the performing arts community all point toward a positive rebirth of the building. Please join us in this worthy endeavor.



## CONTRIBUTING STEERING COMMITTEE MEMBERS

### KHYBER BUILDING OPERATING, RENOVATION AND FUNDRAISING PLAN



**Ross Cantwell**, Real Estate Consultant, has 25 years of experience as a real estate consultant, and regularly provides advice to a wide range of public and private

sector clients, including HRM, the Waterfront Development Corporation, the Canada Lands Company, and dozens of private sector developers. His specific area of expertise includes: real estate strategies, highest and best use studies, market studies, property land use plans, and planning approvals. Mr. Cantwell's past experiences includes hundreds of consulting assignments including: the Cogswell Interchange Masterplan and appraisal; development feasibility for various parcels on the Halifax Waterfront; a business plan to redevelop the old Spring Garden Road library; appraisals for Kings Wharf and the Trillium Condominiums; and land lease negotiations for St. David's Presbyterian Church on Brunswick Street. Mr. Cantwell has also prepared business plans for dozens of tourism facilities, including the Joggins Fossil Cliffs, Anne Murray Centre, and Founder's Hall in Charlottetown. Mr. Cantwell is a former Certified Public Accountant and received his Master's Degree in Real Estate from the Massachusetts Institute of Technology (MIT).



**Emily Davidson** is a visual artist, musician, and graphic designer (BFA NSCAD, 2009). She is a founding member of Friends of the Khyber and has been involved with the Khyber Arts Society as an exhibiting artist, patron of ten years, and volunteer. Ms. Davidson is the current Vice Chair of the Nova Scotia Rainbow Action Project, and has previously

served board terms for several not-for-profit organizations including Anchor Archive Zine Library, Inkstorm Screenprinting Collective, and the Nova Scotia Public Interest Research Group. She is also a past president of the Nova Scotia College of Art and Design Students' Union (SUNSCAD).



**Graeme F. Duffus**, NSAA, AANB, FRAIC, CAHP, is President of G. F. Duffus & Company Ltd. Architects in Halifax, NS. He is a graduate of Dalhousie University

(BSc.1970 & BArch. 1975). Mr. Duffus has been involved in a wide variety of architectural projects since 1971. As the founding principal of the firm of G. F. Duffus & Company Ltd., in 1984, he has been responsible for projects within fields such as housing, planning, and commercial (now mostly institutional), with clients in all levels of government, various institutions, and the private sector.

As a special interest, Mr. Duffus has prepared conservation plans for numerous heritage buildings and undertaken many projects which have degrees of repair and upgrades to full restoration. Currently the firm has undertaken or started over 286 Heritage projects. Mr. Duffus served as a member of Halifax's Heritage Advisory Committee and as Vice President of the Heritage Trust of Nova Scotia (2000-2007). Mr. Duffus has been a member of the Association of Preservation Technology since 1980 and is a member of the Canadian Association of Heritage Professionals. Mr. Duffus has been the recipient of ten design Awards, been involved/written articles in six publications, and has been a speaker at ten conferences or lecture series.





**Renaud Francoeur**, PQS, has 26 years of experience in the building industry in Eastern Canada and 13 years of experience as a quantity surveyor, most of which has been in Nova Scotia. For the past two years, he has been the Senior Cost Consultant with QS Online Cost Consultants, based in Halifax. He has worked on a wide variety of projects and taught courses for the General Contractors Association of Ontario and George Brown College Department of Technology in Toronto.



**David Garrett** is the principal of David F. Garrett Architects, an architectural firm in Halifax with extensive experience in the restoration, rehabilitation, and re-purposing of buildings in downtown Halifax, particularly Barrington Street. Among the Barrington St. projects the firm has completed are Freemason Hall, the Sam's/Granite Buildings project now known as Espace, the Attica Building, the GM Smith Building, and numerous smaller projects. The firm also was responsible for the design of the last significant improvements made to the Khyber Building, approximately \$2.5 million of improvements made to the exterior and interior of the building in 1996-1997 by the then City of Halifax.

The office is currently working on the restoration and addition to the former National Film Board Building façade on Barrington St. Other significant downtown rehabilitation projects include the Morse Tea Building and the former Royal Bank, now Starbucks Building at the corner of Spring Garden and Queen Streets. The firm has won numerous design awards for this and other work. David was substantively involved as a volunteer in the process leading to Barrington Street becoming the first heritage district in Halifax. He also served as a volunteer for three years on the

Urban Design Task Force responsible for the Halifax by Design process which resulted in the new Downtown Plan.



**Hannah Guinan** is a visual artist, musician, events coordinator, and arts administrator based in Halifax NS. She has worked for the Khyber Centre for the Arts for over five years, acting as Artistic Director for the Khyber Arts Society since September 2014.

She is co-founder of not-for-profit Rebel Girl Halifax and is currently board member of the OBEY Convention, Crit Paper, and the Impression Gang Journal Association.



**Craig Leonard** is an artist and musician living in Halifax, Nova Scotia. He has exhibited work nationally and internationally. Craig was included in the "Oh Canada"

exhibition which was launched at Mass MoCA in North Adams, MA. His band Catbag (with Mitchell Wiebe and Dave Ewenson) has released three albums since 2007, while his project Guilt (with Matthew Grimson) was released in 2012 to critical acclaim. He has taught Intermedia at the Nova Scotia College of Art & Design since 2006.



**Roy McBride** is the President of BMR Structural Engineering of Halifax and is widely known in the Atlantic building industry. The Nova Centre in downtown Halifax is among

his firm's current projects. In addition to significant new buildings, Roy McBride also has extensive experience in the remodelling and restoration of heritage buildings, including the preparation of a report with recommendations for the Khyber Building in 2014 for Halifax Regional Municipality.





**Amy Melmock** is the current General Manager of Neptune Theatre. In this capacity, she oversees the operation of 46,000 square foot theatre complex and a

\$5.3 million annual operating budget. Before assuming her role with Neptune in 2011, she spent a decade working in community economic development, assisting not-for-profit organizations and individual businesses in developing business and strategic plans. In her 18 years in Nova Scotia, she has leveraged more than \$10 million in government, private sector, and individual donor support for cultural, heritage, and community-based initiatives in the province. Her background also includes tenures as a Senior Communications Specialist with the Province of British Columbia and the Ontario Office of the Premier.



**Joel Plaskett** is a songwriter, producer, and touring musician. From 1991-1999 he performed with Thrush Hermit, signing with Elektra Records in New York and touring

North America extensively. In 1999 he began releasing records under his own name and with his band The Emergency. Plaskett has received multiple East Coast Music and Music Nova Scotia awards and in 2010 he won the Juno for Adult Alternative Record of the Year for his triple album, *Three*. His latest album, *The Park Avenue Sobriety Test*, is named after a street in his hometown of Dartmouth, Nova Scotia.



**Robin Metcalfe** is a Halifax writer, critic, curator, and community historian. He has been Director/Curator of Saint Mary's University Art Gallery in Halifax since February 2004. His fiction,

poetry and essays have been published internationally in many anthologies and periodicals, and translated into five languages. He is the author of *Queer Looking, Queer Acting: Lesbian and Gay Vernacular* (1997; second edition 2014), which provides a cultural and social history of the LGBTQ+ community in Halifax from 1972. He has served on several consultative committees and juries for the Halifax Regional Municipality, and on the jury to select artwork for the Halifax Central Library.

# Operating Plan

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## INTRODUCTION: GUIDING PRINCIPLES

In developing an operating plan for the Khyber Building, steering committee members considered the following guiding principles:

### **ENSURING SUSTAINABILITY BY MAXIMIZING SPACE USE WITHIN THE EXISTING STRUCTURE**

The Khyber Building has a small physical footprint of less than 10,000 square feet in useable lease space. In creating the operating and renovation plan, it was therefore important to preserve as much of the lease space as possible and to look for opportunities to create new revenue generating space.

The building design contained within this submission maximizes the existing space within the Khyber and calls for a new natural gas heating system to be installed within the facility. These initiatives reduce the overall cost of renovations, protect the heritage character of the Khyber and lower the estimated cost of heating the building. New lease space has been created by configuring office and/or retail space within the basement of the Khyber and by adding a fourth floor to the building.

### **ENSURING ACCESSIBILITY AND INCLUSION & CREATING A COLLABORATIVE ENVIRONMENT**

Through the addition of a new—and cost effective—elevator in the building, the potential use and accessibility of the Khyber Building has been greatly improved. The renovated building will be accessible to people with varying abilities including seniors, the visually impaired, people with physical disabilities, and people with other mobility issues—and the addition of a centrally located elevator adds to the building's viability as performance, administrative and hospitality space. The creation of gender neutral washrooms also adds to the inclusiveness of the Khyber.

The arts incubator model proposed for the Khyber also speaks to inclusiveness. This model anticipates that the building will be used by a variety of users—from performing and visual arts groups, to youth

support and entrepreneurial groups, to members of the LGBTQ community, and others. These users—and the commercial entities that are co-located within the building—will foster new collaborations and create a vibrant and sustainable facility that attracts ongoing community interest and support.

## **DEVELOPING AN APPROPRIATE GOVERNANCE AND MANAGEMENT STRUCTURE**

The governance and management structure that is outlined in this proposal is aimed at addressing the capacity issues that have long existed for the Khyber Building. Through the development of a separate and distinct not-for-profit society that includes membership from building tenants, Neptune Theatre, and community leaders, a governance structure will be created that provides informed and ongoing management and operational expertise. The not-for-profit 1588 Barrington Building Preservation Society will be responsible for hiring a Building Coordinator, who will coordinate rental activities in the building, along with organizing annual fundraising activities in support of the facility. Support services including janitorial, bookkeeping and accounting services will also be contracted by the society.



# GOVERNANCE MODEL

## OVERVIEW OF GOVERNANCE MODEL

In developing a governance model, the members of the newly formed 1588 Barrington Building Preservation Society participated in an extensive governance planning exercise with Halifax arts consultant Leah Hamilton.

During this process, the group examined what the purpose and mission of their cross-representational, not-for-profit society would be and how the society would carry out its mandate, as expressed in its mission statement, its governance and operational structure, and its values. The participants who took place in the discussion on June 9th, 2015 included:

- ▶ Robin Metcalfe, Emily Davidson and Joel Plaskett – Friends of the Khyber
- ▶ Hannah Guinan and Craig Leonard – Khyber Arts Society
- ▶ Amy Melmock – General Manager, Neptune Theatre

Participants sought to build a sustainable model for the Khyber Building that would create dynamic relationships between future tenants and preserve the creative energy that has fueled the Khyber Building since its inception. The founding members of the 1588 Barrington Building Preservation Society have agreed to act in an interim capacity and to continue to develop the policies and procedures of the society with the goal of eventually attracting a broader range of directors to the organization. These directors will be drawn from community stakeholders and from a full slate of building tenant representatives.

**Mission Statement:** To activate the Khyber Building as a publicly accessible, inclusive, and sustainable arts, community, and cultural space.

### Mandate:

- ▶ To advance the public's appreciation of the arts by promoting the development of the Khyber Building (1588 Barrington Street) as a cultural and community hub and arts incubator in downtown Halifax;
- ▶ To develop a proposal to Halifax Regional Municipality to activate the Khyber Building as a publicly accessible, inclusive, and sustainable arts, community, and cultural space;
- ▶ To advance the public's appreciation of the arts by developing a cultural and community hub for the creation of new artistic works in all media, and for the public presentation of art exhibitions, of films, and of musical, theatrical and other performances; and by making these presentations accessible to diverse audiences while working to eliminate or minimize physical, cultural, and financial barriers;
- ▶ In the case that the Halifax Regional Municipality sells the Khyber Building to the Society, to operate the building as an arts incubator that offers community access and educational outreach;
- ▶ To support collaborative initiatives that mutually benefit the tenants of the Khyber Building and/or the Society;
- ▶ To facilitate interaction, cooperation and communications among Khyber Building tenants; and
- ▶ To identify opportunities for sharing resources among Khyber Building tenants.

**The Society places value on:**

- ▶ Experimentation, flexibility and creative expression;
- ▶ The autonomous mandates of Khyber Building tenants; and
- ▶ The historical architectural character of the Khyber Building.

**Size and Constituency of the Society:**

- ▶ Up to 14 members to include voting and non-voting members;
- ▶ Up to 10 voting members—including tenant representatives and a Neptune representative;
- ▶ Up to 3 community members at large (voting members); and
- ▶ 1 non-voting advisory representative from HRM.

**SOCIETY REGISTRATION**

Documentation of registration is contained in the appendices of this document (Appendix E).

**SOCIETY DISSOLUTION**

Upon dissolution of the Society and after payment of all debts and liabilities, its remaining property shall be distributed or disposed of to a not-for-profit organization in Canada having objects similar to those of the Society.

# BUILDING COORDINATOR JOB DESCRIPTION

**Coordinator Duties:** In keeping with the goal to provide effective governance, a Building Coordinator will be hired by the 1588 Barrington Building Preservation Society on a permanent basis to coordinate a number of functions related to the overall operation and administration of the Khyber Building. It is envisioned that during the inaugural year of operational activity at the Khyber Building, which will take place once building renovations are completed, the Coordinator, who will report directly to the society's Board of Directors, will be responsible for:

## **Communications and Policy Development:**

- ▶ Finalizing rental fees for external and internal clients, and establishing a rentals policy that outlines the technical, janitorial, equipment use, and other policies associated with using the Khyber facilities and services;
- ▶ Establishing an online presence for the Khyber Building that will provide up-to-date information on available rentals and events and activities taking place at the building;
- ▶ Coordinating and scheduling room bookings for the Rehearsal/Performance space and any other short-term rental rooms/areas in the building; and
- ▶ Coordinating technical, janitorial and other contract staff as required.

## **Financial Activities:**

- ▶ Invoicing and collecting monthly rent from building tenants;
- ▶ Invoicing and collecting revenues from external rental clients;
- ▶ Establishing a protocol for paying monthly bills;
- ▶ Managing all correspondence in relationship to the building's operation;
- ▶ Keeping an accurate monthly record of financial transactions; and
- ▶ Conveying financial information to the board and to accounting and bookkeeping representatives contracted by the society.

## **Fundraising Activities:**

- ▶ Organizing an annual fundraiser for the Khyber Building in collaboration with building clients and other interested parties;
- ▶ Researching and developing fundraising approaches and pursuing ongoing support for the building; and
- ▶ Monitoring any long-range agreements with sponsors and providing sponsor acknowledgement as appropriate.

## **General Responsibilities:**

- ▶ Reporting to the board on regular basis and providing strategic support to board committees; and
- ▶ Ensuring that all permits and remittances associated with the operation of the building are kept up to date.

**Skills Base:** The 1588 Barrington Building Preservation Society will seek out candidates for this position who have a background in working with arts-related not-for-profit organizations and who possess demonstrated organizational, arts administration and project management skills.

**Remuneration:** The salary for this position has tentatively been established at \$20 per hour, based on a four-day (30 hour) week. Depending on the revenue generation capacity of the building after its first year of operation and the need for operational assistance, the role may be increased to 37.5 hours per week.

## SPACE ALLOCATION & ESTIMATED RENTAL RETURN RATES

Space Allocation	Proposed Usage	Square Footage	30% Gross up	Cost per sq ft	Annual Revenue	Monthly Revenue
<b>BASEMENT</b>						
Suite B001	Retail/Not-for-profit Space	366	475	16.10	7,651	638
Suite B002/003	Tenant Storage	183	238	10.45	2,488	207
<b>MAIN FLOOR</b>						
Suite 101/102	Commercial/Retail	1,270	1,651	31.00	51,273	4,272
Suite 103	Commercial/Retail	262	341	30.45	10,385	865
<b>SECOND FLOOR</b>						
Suite 201a	Not-for-profit Administrative	330	429	17.45	7,490	624
Suite 201b	Not-for-profit Administrative	323	420	17.45	7,331	611
Suite 202	Khyber Arts Society Admin Office	334	434	10.45	4,538	378
Suite 203	Khyber Arts Society Gallery & Bar	968	1,261	10.45	13,185	1,099
<b>THIRD FLOOR</b>						
Suite 301	Rehearsal/Performance	1,311	1,704	10.45	17,817	1,485
Suite 302	Backstage Area	154	192	10.45	2,008	167
Suite 303	Building Coordinator Office/Storage	382	497	10.45	5,194	432
Suite 304	Backstage Area	215	280	10.45	2,928	244
<b>FOURTH FLOOR</b>						
Suite 401	Meeting Room	352	458	17.45	7,992	666
Suite 402	Not-for-profit Administrative	310	403	17.45	7,032	586
Suite 403	Not-for-profit Administrative	312	406	17.45	7,085	591
Suite 404	Not-for-profit Administrative	286	372	17.45	6,491	541
<b>TOTAL:</b>		<b>7,358</b>	<b>9,561</b>		<b>\$160,948</b>	<b>\$13,406</b>



## NOTES TO SPACE ALLOCATION AND RENTAL RETURN CHART:

The figures presented in the preceding Space Allocation and Estimated Rental Rates Return Chart bring together information compiled through a detailed Pro Forma Analysis of the available space within the Khyber, conducted by Ross Cantwell. This analysis has put forward:

1. Variable and affordable not-for-profit occupancy rates for administrative spaces located throughout the building and for community spaces—such as the third floor performance area and fourth floor meeting room.
2. The potential for leased retail and commercial space within the building that would add to the sustainability of the operating model, while providing commercial opportunities at market rates.
3. Rates that accommodate a 30 per cent gross up for “common areas” used by all tenants, such as washrooms, hallways, elevators, etc.
4. Rates that are inclusive of all costs (heating, electricity, water). Taxation has been applied for the main floor commercial space and appears within the Khyber operating expenses.

**Basement Level Usage:** The basement area provides ground-level entry space for an emerging retail proprietor or a not-for profit organization, along with storage space for potential tenants. Non-leasable basement space allows for mechanical, electrical, and heating systems.

**First Floor Usage:** This first floor provides prime commercial space for a hospitality pro-

vider (a coffee shop, wine bar, café, etc.) and for a small retail outlet. The provision of commercial space enhances the sustainability of the building, and creates a multi-use component that is consistent with creating a vibrant regional core.

**Second Floor Usage:** The second floor provides gallery and administrative space for the Khyber Arts Society and creates two new administrative offices for not-for-profit organizations. Interest in the two not-for-profit administrative spaces has currently been expressed by the Canadian Music Centre and Debut Atlantic.

**Third Floor Usage:** The third floor is envisioned as a multi-purpose performance, rehearsal, and community use space that will accommodate up to 80 people. It provides a 1,311 square foot multi-purpose space, backstage areas, and an office for the Building coordinator and storage areas. The existence of this performance space is a critical element in attracting not-for-profit tenants, who will be offered a preferred rate on space rentals in order to foster artistic collaborations and ongoing use of the space. The multi-purpose space will also be available to community users at amenable rates.

**Fourth Floor Usage:** The newly created fourth floor creates much-needed administrative space for local not-for-profit organizations in Halifax who work within the arts, LGBTQ, and community service sectors. It also provides an attractive common meeting room area with an adjacent outdoor balcony which can be used by the broader community. Interest in the not-for-profit administrative spaces has currently been expressed by Eastern Front Theatre, Youth Art Connection of Halifax, and the Nova Scotia Rainbow Action Project.

## ESTIMATED OPERATING EXPENSES

Expense Category	Estimated Annual Cost
Property tax (for commercial use functions only)	8,255
DHBC BID levy	3,000
Property insurance	4,500
Natural gas heating	16,498
Electricity (based on square footage of building at \$1.00 per square foot)	13,198
Water	7,500
Cleaning supplies (based on \$300 per month)	3,600
Annual repairs and maintenance	13,198
Management fund reserve (bookkeeping and accounting costs)	6,599
Capital fund reserve	6,599
Snow removal	2,000
Elevator maintenance contract	4,200
Garbage removal	3,600
Fire alarm repair and maintenance	750
General administrative costs (based on \$300 per month)	3,600
Subsidy toward common meeting room costs	7,992
Cost of third floor rehearsal/performance/space and Building Coordinator office	27,947
<b>TOTAL:</b>	<b>\$133,036</b>

## ESTIMATED SALARY COSTS

Expense Category	Estimated Annual Cost
Building Coordinator (30 hours per week @\$20 per hour for 52 weeks, plus 12 per cent wage benefits) – based on a 4-day work week	34,944
Janitorial services (based on 12 hours per week @ \$15 per hour for 52 weeks plus 12 per cent wage benefits) – based on a 4 hour shift, 3 days per week	10,483
<b>TOTAL:</b>	<b>\$45,427</b>

## ESTIMATED COST RECOVERY FROM THIRD FLOOR REHEARSAL/PERFORMANCE SPACE/FUNDRAISING

Revenue Generation Category (Based on performance and rehearsal space with an 80-person capacity)	Estimated Annual Revenue
Regular not-for-profit single night performance bookings (24 per year at \$155)	3,720
Tenant bookings single night performances (48 per year at \$90)	4,320
Not-for-profit rehearsal space bookings (60 days per year at \$100)	6,000
Tenant rehearsal space bookings (60 days per year at \$60)	3,600
Annual fundraising activity	7,500
<b>TOTAL:</b>	<b>\$25,140</b>

**Note:** The above figures were created by estimating the cost per person for rental rates at comparable facilities, which averaged at \$1.90 per person. A 40 per cent discount was applied to building tenant rates. The rates above indicate a 64 per cent occupancy rate (192 days or evenings of use) based on 300 potential rental days per year.

## ESTIMATED ANNUAL REVENUES VERSES EXPENDITURES

<b>ESTIMATED REVENUES:</b>	
Space Usage Rentals:	\$160,948
Cost Recovery on Third Floor/Performance Rehearsal Space:	\$22,640
<b>SUB-TOTAL:</b>	<b>\$186,088</b>
<b>ESTIMATED EXPENDITURES:</b>	
Annual Operating Costs:	\$133,036
Annual Wage Expenditures:	\$45,427
<b>SUB-TOTAL:</b>	<b>\$178,463</b>
<b>ESTIMATED ANNUAL SURPLUS:</b>	<b>\$7,625</b>

**Note:** In addition to the annual surplus of \$7,625, the operating budget allows for a capital contingency of \$6,599 and annual maintenance of \$13,198. This allows for the development of a reliable capital fund to accrue over time.

# SUMMARY OF OPERATING COSTS & REVENUE GENERATION ASSUMPTIONS

The operating cost and revenue generation assumptions provide a sustainable approach for managing the Khyber Building, through the following considerations:

- ▶ The proposed operating costs take into account the need for an annual contingency of \$6,599 that can be used as a safeguard in the event of unexpected capital costs, higher than anticipated operational costs for heating or water, and shortfalls in anticipated rental revenue. On a year-to-year basis, any unused portion of the contingency will be put aside to provide for long-term maintenance of the facility;
- ▶ The current rental estimates which have been priced competitively—allows for flexibility in accommodating retail, commercial, and not-for-profit tenants;
- ▶ For common use spaces, such as the rehearsal/performance space and the board room, the revenue estimates are conservative, allowing for possible revenue growth;
- ▶ The proposed operating costs absorb the cost of providing a common meeting room on the fourth floor of the facility for use by tenants and the community. Additional revenue could be generated by imposing a nominal rental fee on the room for external users;
- ▶ Annual operating costs take into account the cost of hiring full time and contract staff which are integral to the sustainable operation of the building. The staff include a full time Building Coordinator, and part-time janitorial, bookkeeping and accounting contract workers; and
- ▶ The proposed operating costs provide for taxation revenue collected through commercial revenues—and through the Business Improvement District (BID) Levy to be returned to HRM. The costs also assume that the 1588 Barrington Building Preservation Society will be successful in obtaining full tax exemption for the not-for-profit areas of the building. **The not-for-profit tax exemption status would be offset by the return of an estimated \$8,255 annually to HRM for the commercial units within the building.** This return to the municipality could be higher, depending on the final tenant mix and the ratio of not-for-profit to commercial entities within a renovated Khyber Building.



# Renovation Plan

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## OVERVIEW OF THE RENOVATION PLAN

The renovation plans for the Khyber Building have been developed to accomplish four primary goals:

- ▶ To accommodate the needs of the multiple arts and community non-profit organizations involved and new potential users;
- ▶ To maintain the building as an arts and community venue, as it has been throughout its 125-year history;
- ▶ To maintain the exterior of the building and as much of the heritage interior space and architectural fabric as possible;
- ▶ To meet current building standards for accessibility, amenity, public safety, and remediation of hazardous materials; and
- ▶ To provide sufficient lease space to ensure a sustainable business plan for the building as a whole.

## ELEVATOR PLACEMENT

A major new element in the proposed plans which allows these four goals to be achieved is the inclusion of an adjacent emergency egress stair adjoining the Khyber with Neptune Theatre, by easement agreement with Neptune. This allows the existing Khyber fire egress stair (added to the building in 1996) to be removed and repurposed as an elevator shaft without compromising any existing heritage space in the building. This activity also eliminates the need for costly re-framing of an alternative elevator space.

This shared use of emergency egress space allows connection from Neptune Theatre to the Khyber Building at levels where connection is desirable, in particular the large exhibit and performance spaces on the second and third levels of

the Khyber Building. It also creates a new sidewalk level enclosed and accessible Barrington Street entrance to the lower levels of both Neptune Theatre and the Khyber Building, eliminating public safety concerns with the existing below grade and deeply set back entrances.

## EXPANSION OF THE AVAILABLE LEASE SPACE

A significant element in the proposed plans is the inclusion of an approximately 2,000 square foot rooftop addition which will be used as leased non-profit office space to increase the building's revenue generating capacity. This rooftop addition is set back about 20' from the front of the building to allow the tall and architecturally significant corner turret to have expression, independent of the addition. This setback also allows for the installation a large roof deck facing the street.

The structural floor framing for the fourth floor addition and new roof as envisioned by BMR Structural Engineers will span between the masonry bearing walls on the sides of the existing building, thus avoiding new load on the existing roof and floor structure.

## SNOW LOADING FROM THE NEW ADJACENT BUILDING

The new roof addition will also help address the issue of snow shadowing and increased new snow loads on the Khyber Building resulting from the height of the new building immediately to the north on the former Tip Top Tailor (CD Plus) site.

This issue was identified in a 2014 BMR report on the current structural condition of the

Khyber Building and will need to be addressed as part of any improvements to the Khyber Building. It is assumed that the owner of the new adjacent building will assume a level of responsibility to address this problem.

## HAZARDOUS MATERIALS REMOVAL

The approach of the design team to the remediation of hazardous materials within the Khyber Building is to:

- ▶ Utilize information from earlier investigations;
- ▶ Conduct additional testing within the building, including areas not tested in earlier investigations, such as the roof interstitial area;
- ▶ Identify areas of hazardous material (asbestos, lead paint, etc.);
- ▶ Evaluate the heritage value of each area;
- ▶ Develop an area by area protocol for remediation in conjunction with Halifax Real Estate Services; and
- ▶ Carry out the remediation.

An estimate of the funds required for these efforts has been identified in the Cost Estimate. As noted in the list of design goals above, one of the primary goals of this project from a heritage, cost saving and social perspective is to minimize the removal of interior elements from the building. It is the opinion of the design team (see below) that the Khyber Building contains significant heritage resources and that the remediation of hazardous materials should be conducted in a practical yet judicial manner.

## HERITAGE DESIGNATION

Should the project proceed, consideration will be given to the possibility of designating the interior of the Khyber as a Heritage Interior under a new regulation (since 2010) in the Provincial Heritage Properties Act which allows the significant interior of a publicly-owned building to be designated as a heritage site. This activity would require the consent and involvement of HRM.

## DESIGN TEAM

The team involved in developing the renovation plan designs and cost estimates for this municipal submission has included:

- ▶ **Graeme F. Duffus**, Architect, MNSAA, G.F. Duffus & Company Ltd., Halifax
- ▶ **David Garrett**, Architect, MNSAA, David F. Garrett Architects, Halifax
- ▶ **Roy McBride**, Structural Engineer, PEng, BMR Structural Engineering Ltd., Halifax (has previously provided structural evaluations to HRM concerning the Khyber Building)
- ▶ **Renaud Francouer**, PQS, Senior Cost Consultant, QS Online Consultants Inc.

## RENOVATION COST ESTIMATES

The estimates produced by Renaud Francoeur take into consideration:

- ▶ The cost savings that occur by placing an elevator within an existing stairwell shaft and minimizing redesign of the existing structure;
- ▶ New costs associated with creating a link to Neptune fire escape on Barrington;
- ▶ The cost of adding a fourth floor to the building;
- ▶ A down-grading of estimated project consulting fees; and
- ▶ A closer analysis of project requirements from that of the 2014 HRM examination.

### THE RENOVATION COST ESTIMATES INCLUDE:

Renovation hard costs (as estimated by the quantity surveyor)	2,800,000
Design and engineering of the final project plan	224,000
Project management costs	151,200
<b>TOTAL</b>	<b>\$3,175,200</b>

Detailed cost estimates (Appendix A) along with building plans (Appendix B) are contained in the appendices of this document.

## PRELIMINARY ESTIMATES FOR SUPPORT

The estimates for support bring together the \$3,175,000 cost of renovating the building, plus the estimated value of the building—a \$1 million in-kind contribution to the overall project from HRM. These capital campaign figures assume a combined level of 64 per cent in public support (including in-kind support represented by the Khyber Building) and a 36 per cent level of funding from corporate, foundation, private donor and community sources. As a full professional fundraising strategy is developed, the estimated figures below may be adjusted accordingly.

Funding Source	Estimated Level of Support	Percentage of Total Project
Halifax Regional Municipality (in-kind support through building donation)	1,000,000	24
HRM financial support for the renovations	200,000	5
Other public sector support (federal, provincial)	1,500,000	36
Foundations, major individual donors	500,000	12
Corporate support	500,000	12
Community support (through a regional and national fundraising campaign)	475,200	11
<b>TOTAL:</b>	<b>\$4,175,200</b>	<b>100</b>

# Fundraising Plan & Recommendations

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## OVERVIEW OF THE FUNDRAISING PROCESS

The steps that have been taken to identify a viable operating and renovation plan for the Khyber Building are essential building blocks in creating a successful fundraising campaign. To build upon these activities, the following determinations must also be made:

1. HRM's willingness to sell the building to the 1588 Barrington Building Preservation Society, at below market value for \$1.00, given due process through a public hearing.
2. HRM's willingness to provide a moderate level of support for the proposed renovations (up to \$200,000).
3. Not-for-profit tax exemption for the building, as granted through the annual application process.

The Khyber Building is a purpose-built facility that was intended for community use. Without the installation of a central elevator and access to an alternative fire exit (as has been offered by the Neptune Theatre) the building's utility—and its value as a commercial property—is limited.

Alternatively, the Khyber Building holds great value as a community gathering place within the regional core—a gathering place that can ensure that diversity and accessibility remain central values for HRM. As residential and commercial

projects expand within the downtown, the Khyber offers a strategic and recognized venue for celebrating and incubating artistic collaboration. This adds to the overall economic value of the regional core and plays a role in attracting businesses and residents to the area.

With these considerations in mind, we ask the municipality to consider:

1. Providing immediate financial assistance for a qualified fundraising consultant who can activate a full-fledged fundraising plan.
2. Providing a one year window for the fundraising plan to be implemented.

Based on the success of the fundraising activities, the Society will look toward acquiring the building from HRM for \$1.00 through the below market value sales public hearing process.



## FUNDRAISING AND PROMOTIONAL ACTIVITIES TO DATE

During the past year, the Friends of the Khyber group has been active in promoting the importance of preserving the Khyber. The group's activities have included:

- ▶ Launching a broad-based public awareness campaign that has included outreach to local media and HRM council members. The group has also initiated a Save the Khyber poster campaign and established a presence at community events, including the annual Pride Parade.
- ▶ Other activities include social media campaign, which has garnered both regional and national attention and can help form the basis for fundraising outreach activities.

Recent fundraising activities, initiated by musician Joel Plaskett, through his affiliation with the Friends of the Khyber, have included:

- ▶ A t-shirt sale campaign (promoted through Joel Plaskett's national summer tour) that has garnered more than \$8,000 in t-shirt sales; and
- ▶ A September 4th benefit concert at the Shore Club, with earnings in excess of \$10,000.

Neptune Theatre has contributed to fundraising and promotional activities by:

- ▶ Accessing \$7,500 in provincial support for the completion of the preliminary design drawings and cost estimates from David Garrett and Graeme Duffus.

## SOCIAL AND ECONOMIC VALUE OF THE PROJECT TO HRM

This proposal and the attached Letters of Support and Expressions of Interest demonstrate a strong level of community support for the Khyber Building and its future capacity as an arts incubator and not-for-profit, public use facility. As a full-fledged campaign for financial support for the renovation project is developed, it is anticipated that strong social and financial support for the Khyber Building will continue to be demonstrated.

Beyond the social value of the Khyber Building to HRM, positioning the Khyber as an arts incubator and community hub within the regional core creates important economic impacts for HRM, including:

1. Surrounding retail and hospitality businesses within the downtown core will benefit from the influence of arts patrons visiting the Khyber Building.
2. Young professionals will be attracted as residents to the regional core as a result of the vibrant arts community, as demonstrated through continued activities at the Khyber Building.
3. HRM will receive commercial taxation benefits from businesses operating within the Khyber, and from the Business Improvement Development (BID) levy that is placed on the Khyber Building.

# PROPOSED TIMELINE FOR FUNDRAISING ACTIVITIES

TIMELINE	ACTIVITY
January 2016	Presentation to HRM Council, and the placement of a conditional hold on the Khyber Building that allows the 1588 Barrington Building Preservation Society to contract a professional fundraiser to implement a one-year critical path for fundraising.
January to April 2016	Development of contract terms of reference for, and hiring of, the fundraising consultant. Public Sector applications submitted to Province of Nova Scotia and Canadian Heritage.
April to November 2016	Private sector and major donor support secured and community fundraising campaign launched.
December 2016	Conditional hold on the Khyber Building is revisited and revised based on the success of the fundraising campaign. Public hearing process for below market value sale of property begins.
February 2017	Detailed design and engineered drawings for the renovation are prepared.
April 2017	Renovation project begins.
December 2017	Completion of renovation activities.

Concurrent with the activities listed above, the 1588 Barrington Building Preservation Society will continue to meet on a regular basis:

- ▶ Enlist commercial clients for the Khyber Building;
- ▶ Develop rental and commercial use policies and procedures;
- ▶ Develop protocols for hiring a Building Coordinator and contact staff; and
- ▶ Maintain its governance role and provide oversight of the fundraising process.

**ESTIMATE SUMMARY**

**Project:** The Khyber - Centre for Performing Arts  
**Estimate:** Proposed Addition & Renovation  
**Location:** Halifax, Nova Scotia

**Date:** 17 Jun 2015

**GFA:** 13,234 SF

Element	Ratio	Elemental Cost		Elemental Amount		Rate per SF		%
		Quantity	Unit Rate	Sub-Total	Total	Sub-Total	Total	
<b>A SHELL</b>		13,234 SF			562,373		42.49	23.1
<b>A1 SUBSTRUCTURE</b>					13,904		1.05	0.6
A11 Foundations	0.147	1,951 SF	0.46	904.00		0.07		
A12 Basement Excavation	0.001	17 CY	764.71	13,000.00		0.98		
A13 Special Conditions	0.147	1,951 SF	0.00	0.00		0.00		
<b>A2 STRUCTURE</b>					160,746		12.15	6.6
A21 Lowest Floor Construction	0.147	1,951 SF	0.92	1,800.00		0.14		
A22 Upper Floor Construction	0.853	11,283 SF	8.20	92,507.23		6.99		
A23 Roof Construction	0.147	1,951 SF	34.05	66,438.90		5.02		
<b>A3 EXTERIOR ENCLOSURE</b>					387,723		29.30	15.9
A31 Walls Below Grade	0.115	1,517 SF	0.00	0.00		0.00		
A32 Walls Above Grade	0.956	12,649 SF	18.12	229,222.00		17.32		
A33 Entrances	0.001	7 No	2,857.14	20,000.00		1.51		
A34 Roof Coverings	0.147	1,951 SF	29.42	57,405.78		4.34		
A35 Projections	0.000	1 Sum	81,095.00	81,095.00		6.13		
<b>B INTERIORS</b>		13,234 SF			781,474		59.05	32.1
<b>B1 PARTITIONS &amp; DOORS</b>					242,110		18.29	9.9
B11 Partitions	1.293	17,116 SF	9.87	169,010.00		12.77		
B12 Doors	0.004	47 No	1,555.32	73,100.00		5.52		
<b>B2 FINISHES</b>					255,885		19.34	10.5
B21 Floor Finishes	1.000	13,234 SF	6.50	86,021.00		6.50		
B22 Ceiling Finishes	1.000	13,234 SF	4.50	59,553.00		4.50		
B23 Wall Finishes	3.705	49,027 SF	2.25	110,310.75		8.34		
<b>B3 FITTINGS &amp; EQUIPMENT</b>					283,479		21.42	11.6
B31 Fittings & Fixtures	1.000	13,234 SF	7.33	96,979.00		7.33		
B32 Equipment	1.000	13,234 SF	0.49	6,500.00		0.49		
B33 Elevators	0.000	2 No.	90,000.00	180,000.00		13.60		
B34 Escalators	0.000	0 No.	NaN	0.00		0.00		
<b>C SERVICES</b>		13,234 SF			595,530		45.00	24.5
<b>C1 MECHANICAL</b>					271,297		20.50	11.1
C11 Plumbing & Drainage	1.000	13,234 SF	3.75	49,627.50		3.75		
C12 Fire Protection	1.000	13,234 SF	1.75	23,159.50		1.75		
C13 HVAC	1.000	13,234 SF	12.50	165,425.00		12.50		
C14 Controls	1.000	13,234 SF	2.50	33,085.00		2.50		
<b>C2 ELECTRICAL</b>					324,233		24.50	13.3
C21 Service & Distribution	1.000	13,234 SF	6.50	86,021.00		6.50		
C22 Lighting, Devices & Heating	1.000	13,234 SF	13.00	172,042.00		13.00		
C23 Systems & Ancillaries	1.000	13,234 SF	5.00	66,170.00		5.00		
<b>BUILDING COST</b>					<b>1,939,377</b>		146.55	79.6
<b>D SITE &amp; ANCILLARY WORK</b>		9,887 SF			210,276		15.89	8.6
<b>D1 SITE WORK</b>					25,000		1.89	1.0
D11 Site Development	0.747	9,887 SF	0.51	5,000.00		0.38		
D12 Mechanical Site Services	0.747	9,887 SF	1.01	10,000.00		0.76		
D13 Electrical Site Services	0.747	9,887 SF	1.01	10,000.00		0.76		
<b>D2 ANCILLARY WORK</b>					185,276		14.00	7.6
D21 Demolitions	0.000	1 Sum	185,276.00	185,276.00		14.00		
D22 Alterations	0.000	1 Sum	0.00	0.00		0.00		
<b>NET BUILDING COST AND SITE</b>					<b>2,149,653</b>		162.43	88.3
<b>Z1 GENERAL REQUIREMENTS &amp; FEE</b>					<b>285,904</b>		21.60	11.7
Z11 General Requirements Details		13,234 SF		0.00		0.00		
Z12 General Requirements %		10.0 %		214,965.27		16.24		
Z13 Fee		3.0 %		70,938.54		5.36		
<b>TOTAL CONSTRUCTION ESTIMATE</b>					<b>2,435,556</b>		184.04	100.0
<b>Z2 ALLOWANCES</b>					<b>391,577</b>		29.59	
Z21 Design & Pricing Allowance		10.0 %		243,555.65		18.40		
Z22 Escalation Allowance		0.5 %		13,395.56		1.01		
Z23 Construction Allowance		5.0 %		134,625.38		10.17		
<b>TOTAL CONSTRUCTION ESTIMATE - WITH CONTINGENCIES</b>					<b>2,827,133</b>		213.63	
<b>TAXES</b>					0		0.00	
Tax		0 %		0.00		0.00		
<b>TOTAL CONSTRUCTION ESTIMATE</b>					<b>2,827,133</b>		213.63	

QS Online

A1 SUBSTRUCTURE	Quantity	Unit Rate	Amount
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A11 Foundations

1	Strip footings for elevator, allow 24"w x 8"h	36 FT	25.11	904.00
-	Concrete	2 CY	185.00	370
-	Formwork to sides	48 SF	8.00	384
-	Rebar - 3 15M continuous	120 Lbs	1.25	150

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A11 Foundations

Total: 904.00

A1 SUBSTRUCTURE		Quantity	Unit Rate	Amount
A12 Basement Excavation				
1	Allow additional depth to elevator pit - 5' - manual excavation and removal, presume rock	17 CY	500.00	8,500.00
2	Allow for potential disposal and handling of rock if acidic slate	1 Sum	4,500.00	4,500.00
A12 Basement Excavation				Total: 13,000.00

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A2 STRUCTURE	Quantity	Unit Rate	Amount
A21 Lowest Floor Construction			
1 Elevator pit slab	72 SF	25.00	1,800.00

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A21 Lowest Floor Construction

Total: 1,800.00

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**The Khyber - Centre for Performing Arts**

Report date : 17 Jun 2015

Proposed Addition &amp; Renovation

Page No. : 4

A2 STRUCTURE		Quantity	Unit Rate	Amount
A22 Upper Floor Construction				
1	New floor to level 4 - allow wood framed	2,215 SF	21.00	46,507.23
2	New stair way #3 to level 4 c/w wall mounted handrail each side	1 Flight	8,500.00	8,500.00
3	New main stair #1 c/w wall mounted handrail	5 Flights	7,500.00	37,500.00
A22 Upper Floor Construction				Total: 92,507.23

<b>A2 STRUCTURE</b>				
	<b>Quantity</b>	<b>Unit Rate</b>	<b>Amount</b>	
<b>A23 Roof Construction</b>				
<b>1</b>	Roof to new addition at level 4	2,215 SF	30.00	66,438.90
<b>2</b>	Remainder of roof counted A34 Roof Coverings - Nil	839 SF	0.00	0.00

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A23 Roof Construction

Total: 66,438.90

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<b>A3 EXTERIOR ENCLOSURE</b>				
	<b>Quantity</b>	<b>Unit Rate</b>	<b>Amount</b>	
<b>A32 Walls Above Grade</b>				
<b>1</b>	Exterior wall to 4th level addition	2,865 SF	52.20	149,550.00
	- Exterior wall, c/w 2hr rating, R24, cladding, stick framed	2,040 SF	45.00	91,800
	- Curtain wall to remainder	825 SF	70.00	57,750
<b>2</b>	Remainder of walls above grade (portions buried against other structures)- allowance for miscellaneous repairs and make good, includes mansard	9,784 SF	8.00	78,272.00
<b>3</b>	New windows to basement rental space	2 No.	700.00	1,400.00
<b>A32 Walls Above Grade</b>			<b>Total: 229,222.00</b>	

A3 EXTERIOR ENCLOSURE		Quantity	Unit Rate	Amount
A33 Entrances				
1	Aluminum entrances to level 4 patio - single	2 No.	4,000.00	8,000.00
2	Allow hollow metal door, access to Neptune at 3rd level, stair #3, c/w frame and base hardware	1 Leaf	2,500.00	2,500.00
3	Allow hollow metal door, access to Neptune at 2nd level, c/w frame and base hardware	1 Leaf	2,500.00	2,500.00
4	Allow minor repairs to existing double door main entrance	1 Sum	4,500.00	4,500.00
5	Allow minor repairs and hardware upgrade to basement fire exit	1 Sum	2,500.00	2,500.00
A33 Entrances				Total: 20,000.00



<b>A3 EXTERIOR ENCLOSURE</b>				
	<b>Quantity</b>	<b>Unit Rate</b>	<b>Amount</b>	
<b>A34 Roof Coverings</b>				
<b>1</b>	Roof coverings to new addition at level 4	2,215 SF	18.00	39,863.34
<b>2</b>	Remainder of roof counted in D22 Alterations	839 SF	0.00	0.00
<b>3</b>	Remainder of roof	839 SF	20.90	17,542.44
	- Allow miscellaneous repairs to existing - tie into addition	839 SF	12.00	10,072
	- Pavers for walk out area	445 SF	6.00	2,670
	- Railing at walkout	48 FT	100.00	4,800
<b>A34 Roof Coverings</b>			<b>Total: 57,405.78</b>	

<b>A3 EXTERIOR ENCLOSURE</b>				
	<b>Quantity</b>	<b>Unit Rate</b>	<b>Amount</b>	
<b>A35 Projections</b>				
<b>1</b>	Parapet to level 4 addition	191 FT	45.00	8,595.00
<b>2</b>	Repairs to Neptune canopy at Khyber basement entrance	1 Sum	7,500.00	7,500.00
<b>3</b>	New walkway / canopy to Neptune from Khyber level 2 emergency exit, c/w railing and roof / deck finish, vertical supports, tie in to adjacent buildings	1 Sum	65,000.00	65,000.00
<b>A35 Projections</b>			<b>Total:</b>	<b>81,095.00</b>

<b>B1 PARTITIONS &amp; DOORS</b>				
	<b>Quantity</b>	<b>Unit Rate</b>	<b>Amount</b>	
<b>B11 Partitions</b>				
<b>1</b>	Elevator shaft - masonry block	1,998 SF	23.00	45,954.00
<b>2</b>	Proposed partitions	7,911 SF	11.00	87,021.00
<b>3</b>	Existing partitions - allow repairs and make good	7,207 SF	5.00	36,035.00
<b>B11 Partitions</b>			<b>Total: 169,010.00</b>	

B1 PARTITIONS & DOORS		Quantity	Unit Rate	Amount
B12 Doors				
1	Interior doors	46 Leaves	1,589.13	73,100.00
-	Basement - new single doors c/w frame and base hardware	5 Leaves	2,000.00	10,000
-	Basement - upgrade / repair existing single doors c/w frame and base hardware	2 Leaves	900.00	1,800
-	Level 1 - new single door c/w frame and base hardware	2 Leaves	2,000.00	4,000
-	Level 1 - upgrade / repair existing single doors c/w frame and base hardware	8 Leaves	900.00	7,200
-	Level 1 - upgrade / repair existing main double door entrance c/w frame and base hardware	1 Pair	1,800.00	1,800
-	Level 2 - new single door c/w frame and base hardware	4 Leaves	2,000.00	8,000
-	Level 2 - upgrade / repair existing main double door at reception room c/w frame and base hardware	1 Pair	1,800.00	1,800
-	Level 2 - upgrade / repair existing double pocket door at fireplace rooms c/w frame and base hardware	1 Pair	1,800.00	1,800
-	Level 2 - upgrade / repair existing single doors c/w frame and base hardware	3 Leaves	900.00	2,700
-	Level 3 - new single door c/w frame and base hardware	11 Leaves	2,000.00	22,000
-	Level 4 - new single door c/w frame and base hardware	6 Leaves	2,000.00	12,000
B12 Doors				Total: 73,100.00

<b>B2 FINISHES</b>				
	<b>Quantity</b>	<b>Unit Rate</b>	<b>Amount</b>	
<b>B21 Floor Finishes</b>				
<b>1</b>	Allow floor finishes through-out	13,234 SF	6.50	86,021.00

Draft

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B21 Floor Finishes

Total: 86,021.00

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<b>B2 FINISHES</b>				
	<b>Quantity</b>	<b>Unit Rate</b>	<b>Amount</b>	
<b>B22 Ceiling Finishes</b>				
<b>1</b>	Allow ceiling finishes through-out	13,234 SF	4.50	59,553.00

Draft

B22 Ceiling Finishes

Total: 59,553.00

**The Khyber - Centre for Performing Arts**

Report date : 17 Jun 2015

Proposed Addition & Renovation

Page No. : 14

B2 FINISHES	Quantity	Unit Rate	Amount
B23 Wall Finishes			
1 Allow wall finishes through-out	49,027 SF	2.25	110,310.75

Draft

B23 Wall Finishes

Total: 110,310.75

B3 FITTINGS & EQUIPMENT				
	Quantity	Unit Rate	Amount	
B31 Fittings and Fixtures				
1	New main stair #1 - balustrade	125 FT	225.00	28,125.00
2	New elevated stage - wood framed - 14' x 20'	280 SF	32.00	8,960.00
3	New stage (option) - allow \$7,840 - Nil	245 SF	0.00	0.00
4	Stage curtain and back drop panels	280 SF	73.57	20,600.00
	- Allow stage curtain	280 SF	65.00	18,200
	- Allow stage mock up panels	4 No.	600.00	2,400
5	Bathroom fixtures	1 Sum	29,500.00	29,500.00
	- Level 1 barrier free	1 Sum	2,000.00	2,000
	- Level 1 female washroom	1 Sum	10,000.00	10,000
	- Level 1 male washroom	1 Sum	4,500.00	4,500
	- Level 3 barrier free washroom	1 Sum	2,000.00	2,000
	- Level 3 female washroom	1 Sum	7,500.00	7,500
	- Level 3 male washroom	1 Sum	1,500.00	1,500
	- Level 4 barrier free washroom	1 Sum	2,000.00	2,000
			Total: 87,185.00	

B3 FITTINGS & EQUIPMENT		Quantity	Unit Rate	Amount
<b>6</b>	Bar counter	1 No.	5,700.00	5,700.00
	- Stainless steel covered serving counter	1 Sum	2,200.00	2,200
	- Roll up shutter - lockable	1 Sum	3,500.00	3,500
<b>7</b>	Barrier free ramp in basement	1 No.	4,094.00	4,094.00
	- Wood framed ramp	72 SF	12.00	864
	- Wood framed landing	40 SF	12.00	480
	- Metal handrail - wall mounted - painted	25 FT	35.00	875
	- Metal railing - painted	25 FT	75.00	1,875
B31 Fittings and Fixtures				Total: 9,794.00

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B3 FITTINGS & EQUIPMENT	Quantity	Unit Rate	Amount
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B32 Equipment

1 Bar cooler for drinks - commercial grade	1 No.	6,500.00	6,500.00
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Draft

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B32 Equipment

Total: 6,500.00

---

B3 FITTINGS & EQUIPMENT		Quantity	Unit Rate	Amount
B33 Elevators				
1	New elevator - single front door opening	5 Stops	26,000.00	130,000.00
2	Barrier free lift at level 2 exit to Neptune and exterior	2 Stop	25,000.00	50,000.00
B33 Elevators				Total: 180,000.00



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C1 MECHANICAL	Quantity	Unit Rate	Amount
C11 Plumbing & Drainage			
1 Plumbing and drainage	13,234 SF	3.75	49,627.50

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Draft

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C11 Plumbing & Drainage

Total: 49,627.50

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**The Khyber - Centre for Performing Arts**

Report date : 17 Jun 2015

Proposed Addition & Renovation

Page No. : 20

C1 MECHANICAL	Quantity	Unit Rate	Amount
C12 Fire Protection			
1 Fire protection - distribution system existing - standpipe	13,234 SF	1.75	23,159.50

Draft

C12 Fire Protection

Total: 23,159.50

C1 MECHANICAL	Quantity	Unit Rate	Amount
C13 HVAC			
1 HVAC	13,234 SF	12.50	165,425.00

Draft

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C13 HVAC

Total: 165,425.00

---

**The Khyber - Centre for Performing Arts**

Report date : 17 Jun 2015

Proposed Addition & Renovation

Page No. : 22

C1 MECHANICAL	Quantity	Unit Rate	Amount
C14 Controls			
1 Controls	13,234 SF	2.50	33,085.00

Draft

C14 Controls

Total: 33,085.00

---

C2 ELECTRICAL	Quantity	Unit Rate	Amount
C21 Service & Distribution			
1 Service and distribution	13,234 SF	6.50	86,021.00

---

Draft

---

C21 Service & Distribution

Total: 86,021.00

---

**The Khyber - Centre for Performing Arts**

Report date : 17 Jun 2015

Proposed Addition & Renovation

Page No. : 24

C2 ELECTRICAL	Quantity	Unit Rate	Amount
C22 Lighting, Devices & Heating			
1 Lighting, devices and heating	13,234 SF	13.00	172,042.00

Draft

C22 Lighting, Devices & Heating

Total: 172,042.00

---

C2 ELECTRICAL	Quantity	Unit Rate	Amount
C23 Systems & Ancillaries			
1 Systems and ancillaries	13,234 SF	5.00	66,170.00

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Draft

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C23 Systems & Ancillaries

Total: 66,170.00

---



**The Khyber - Centre for Performing Arts**

Report date : 17 Jun 2015

Proposed Addition &amp; Renovation

Page No. : 26

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D1 SITE WORK	Quantity	Unit Rate	Amount
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## D11 Site Development

1	Allow repairs along east entrance way to Khyber basement (Neptune Property)	1 Sum	5,000.00	5,000.00
---	---	-------	----------	----------

Draft

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**D11 Site Development**Total: 5,000.00

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D1 SITE WORK	Quantity	Unit Rate	Amount
D12 Mechanical Site Services			
1 Tie into city services	1 Sum	10,000.00	10,000.00

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Draft

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D12 Mechanical Site Services

Total: 10,000.00

---

**The Khyber - Centre for Performing Arts**

Report date : 17 Jun 2015

Proposed Addition & Renovation

Page No. : 28

D1 SITE WORK			
	Quantity	Unit Rate	Amount
D13 Electrical Site Services			
1	Tie into city services - temporary power	1 Sum	10,000.00
			10,000.00

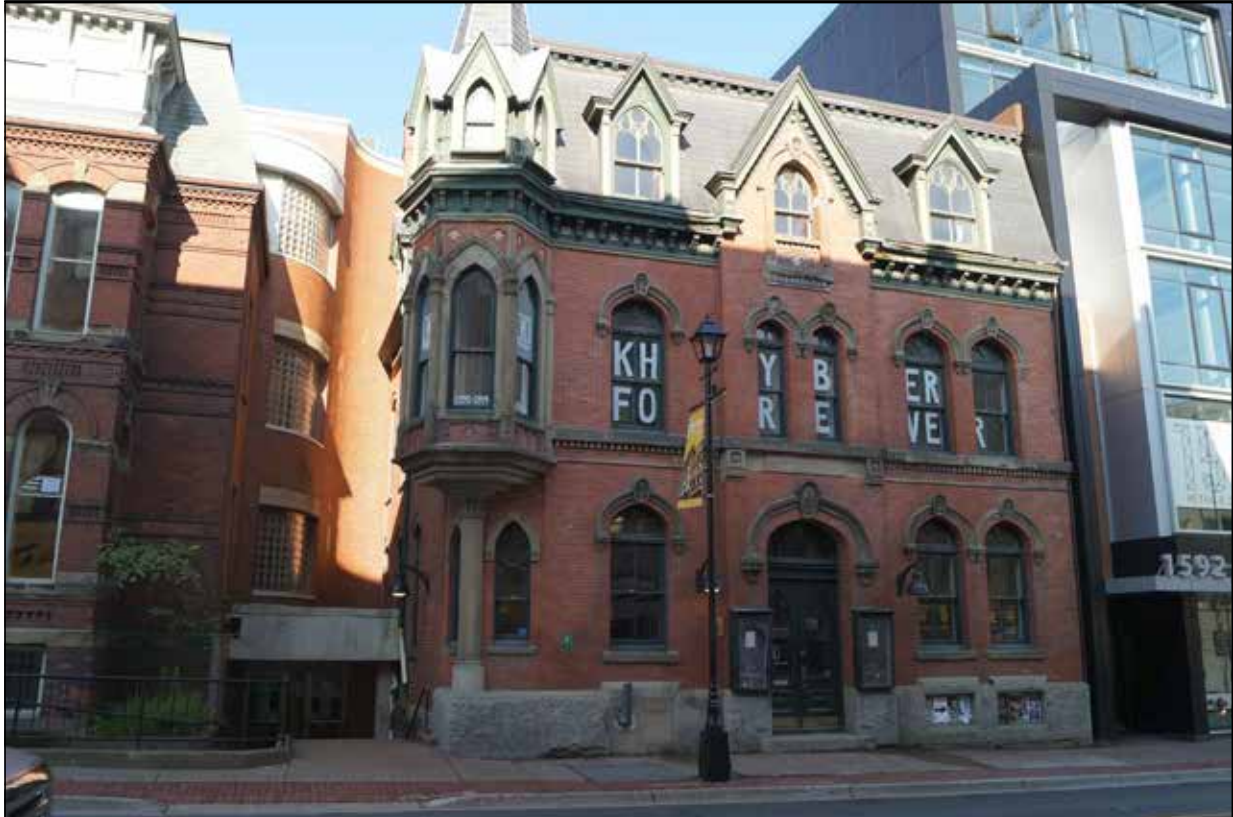
Draft

D13 Electrical Site Services

Total: 10,000.00

D2 ANCILLARY WORK		Quantity	Unit Rate	Amount
D21 Demolitions				
1	Allowance for demolition - selective	13,234 SF	9.50	125,723.00
2	Allowance for mitigation of hazardous materials	13,234 SF	4.50	59,553.00
D21 Demolitions				Total: 185,276.00

Khyber Building CAD Plans courtesy: *HRM*  
Neptune Building Plans courtesy: *DRKR Architects*



## KHYBER BUILDING - PROPOSED REDEVELOPMENT

NEPTUNE LINK DESIGN PROVIDED BY  
**DAVID F. GARRETT ARCHITECTS**  
1684 BARRINGTON STREET, HALIFAX, NOVA SCOTIA

*in association with*

**G.F. DUFFUS & CO LTD.**

1496 Lower Water St. Suite 315  
Halifax, Nova Scotia  
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FACSIMILE 902/425-7445

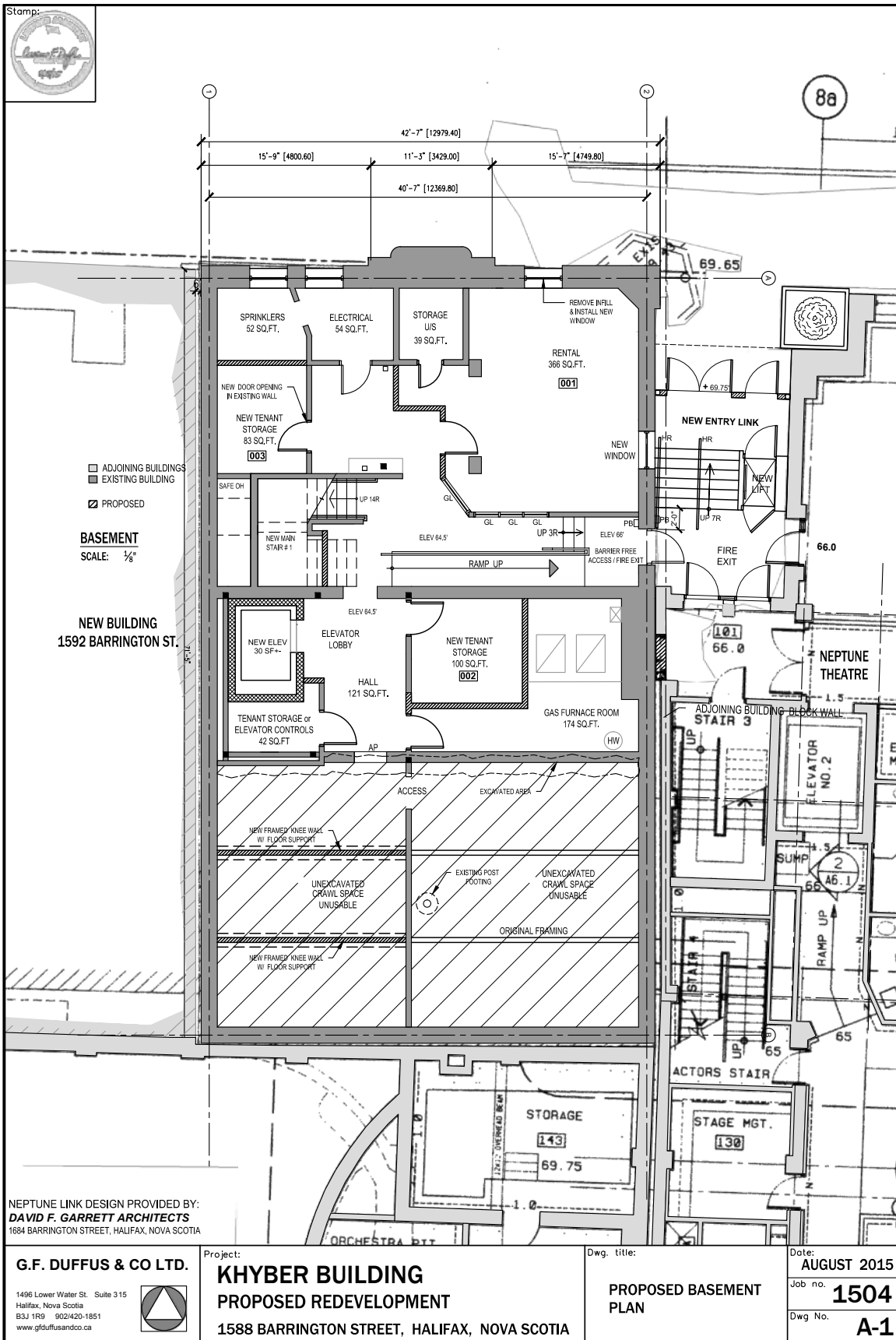


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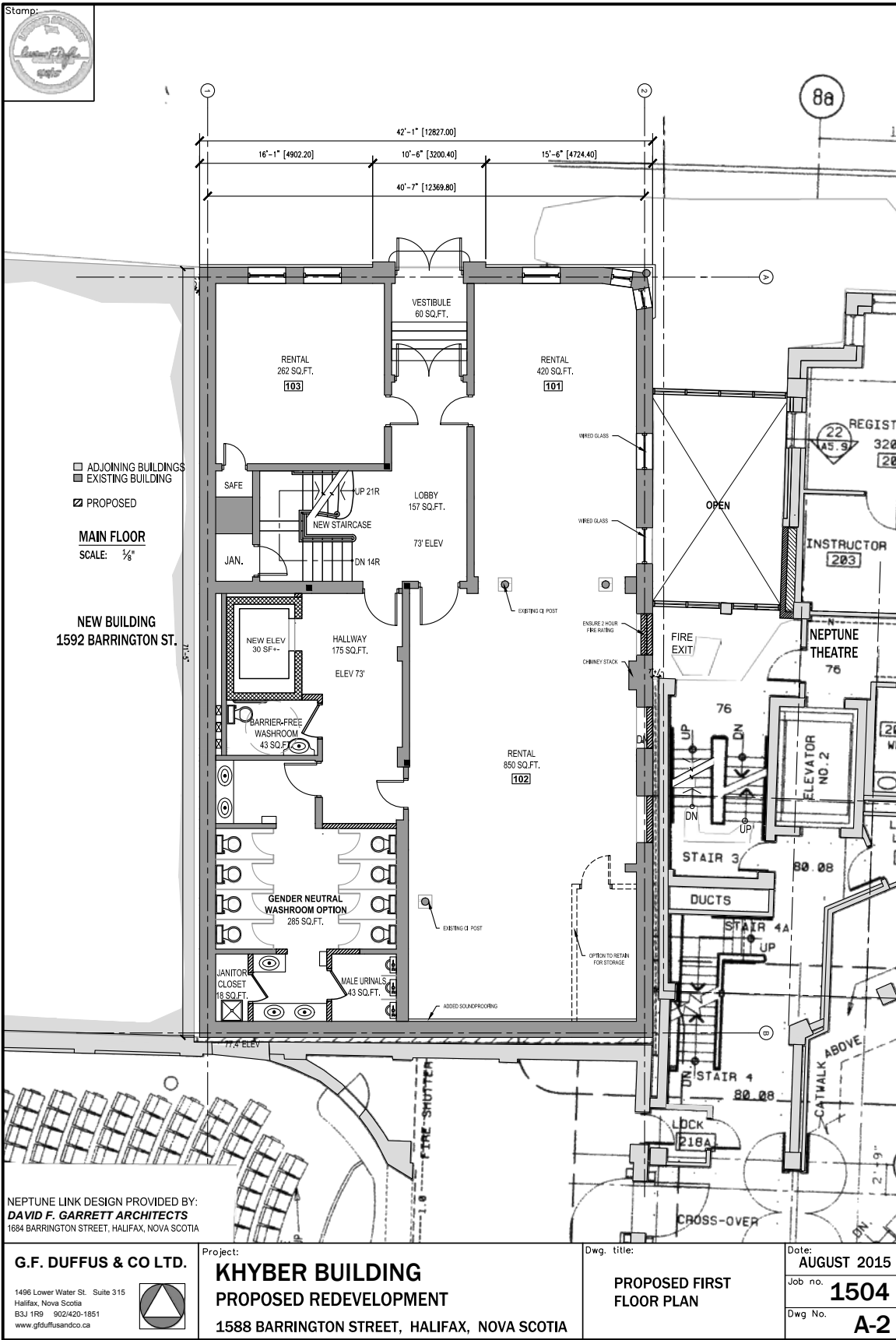
- A-1 BASEMENT PLAN
- A-2 FIRST FLOOR PLAN
- A-3 SECOND FLOOR PLAN
- A-4 THIRD FLOOR PLAN
- A-5 FOURTH FLOOR PLAN
- A-6 PROPOSED LINK & ROOF ADDITION - SECTIONS

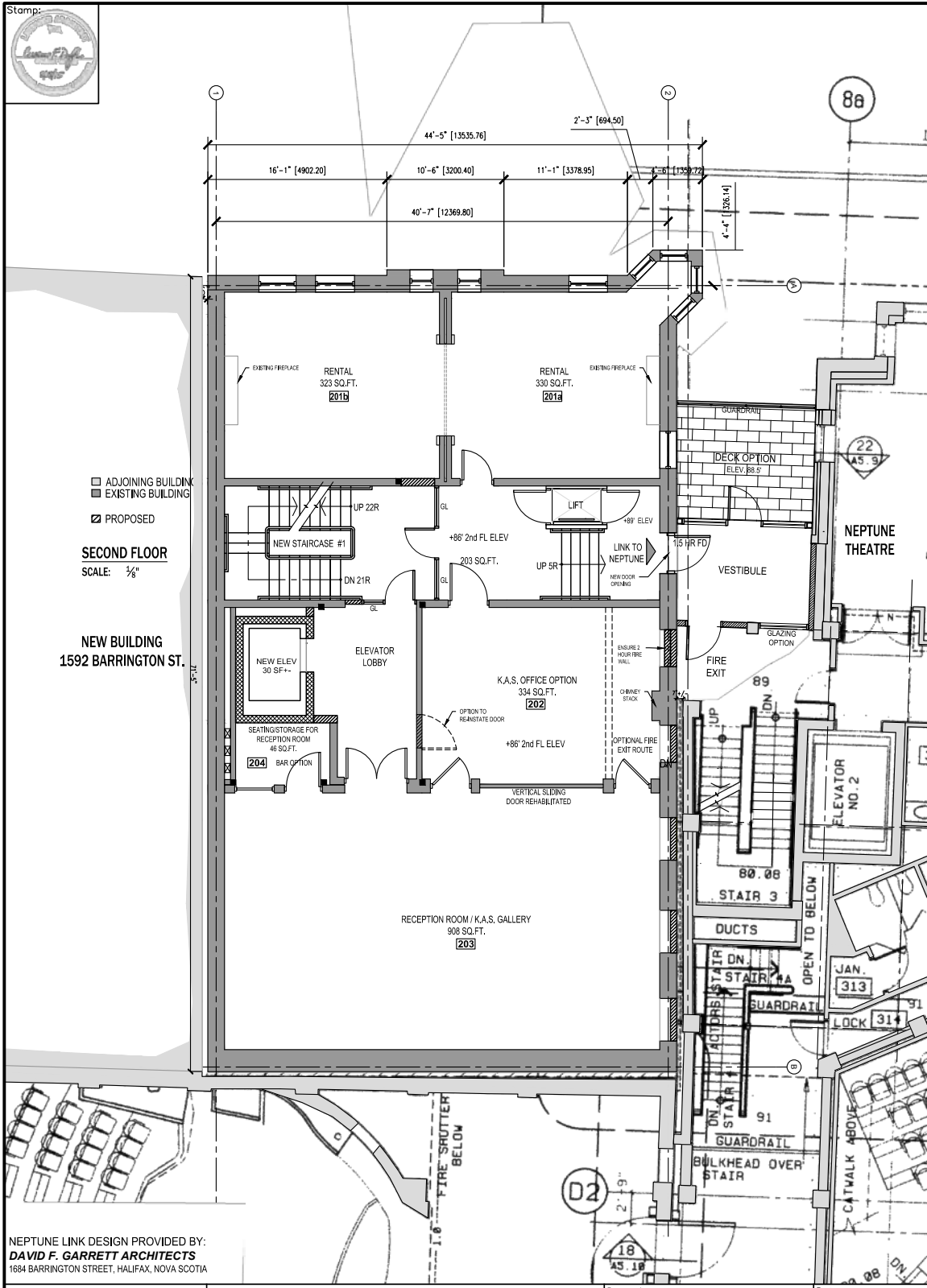


PROPOSED KHYBER/NEPTUNE CONNECTOR  
1584 BARRINGTON STREET, HALIFAX, NS  
David F. Garrett • Architects









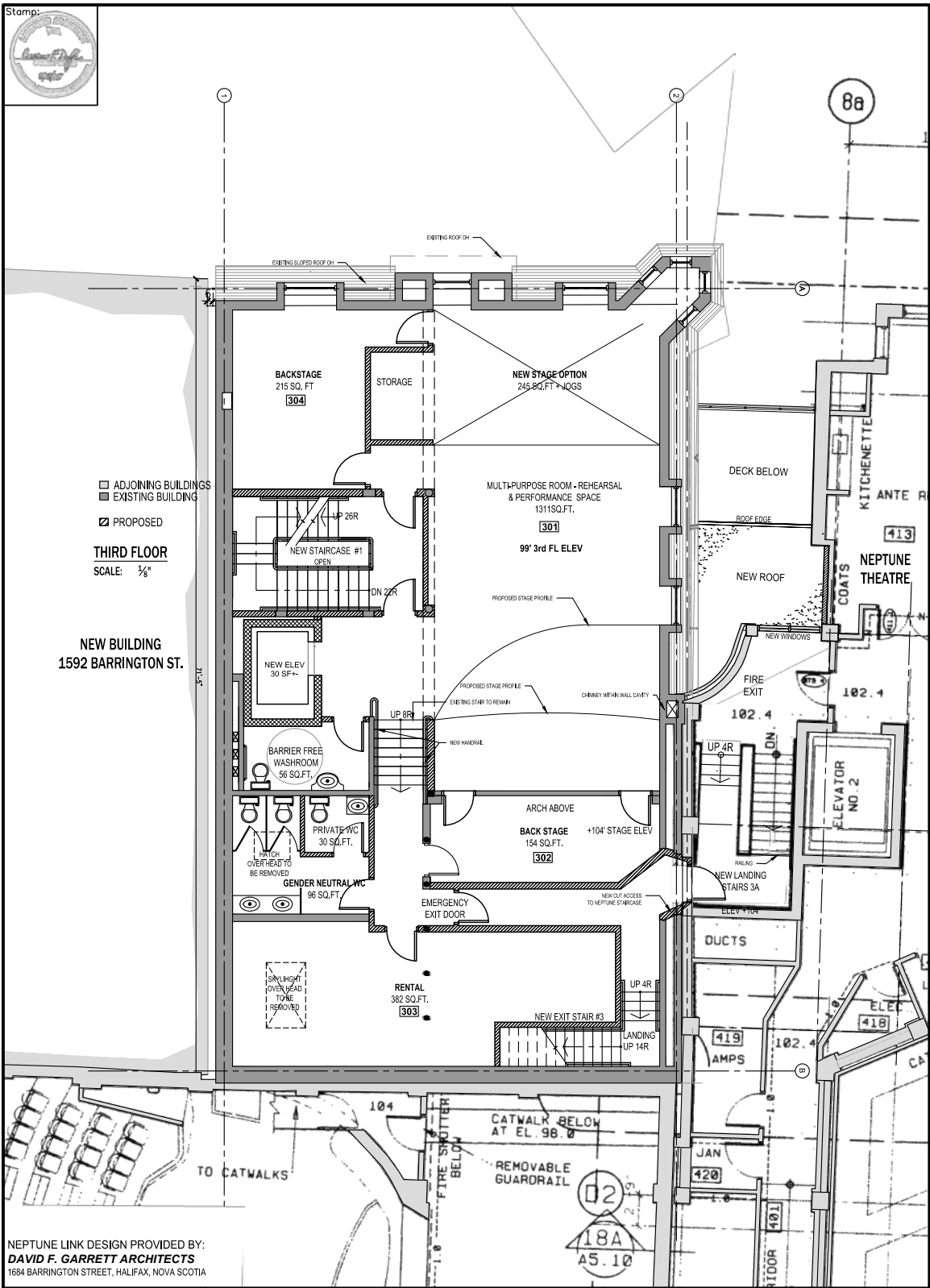
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Project:  
**KHYBER BUILDING**  
**PROPOSED REDEVELOPMENT**  
 1588 BARRINGTON STREET, HALIFAX, NOVA SCOTIA

Dwg. title:  
**PROPOSED SECOND FLOOR PLAN**

Date: **AUGUST 2015**  
 Job no. **1504**  
 Dwg. No. **A-3**



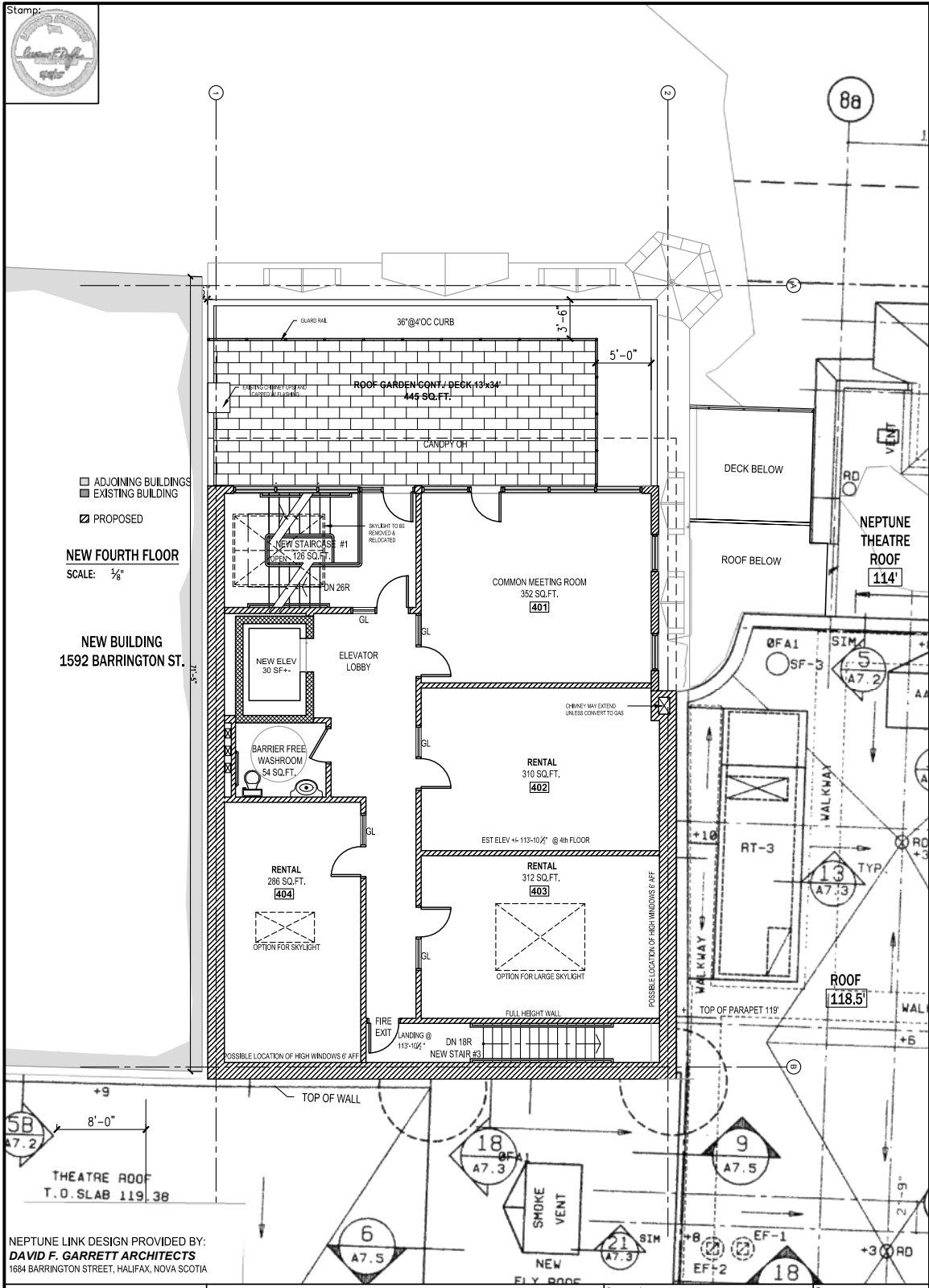
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Project:  
**KHYBER BUILDING**  
**PROPOSED REDEVELOPMENT**  
 1588 BARRINGTON STREET, HALIFAX, NOVA SCOTIA

Dwg. title:  
**PROPOSED THIRD FLOOR PLAN**

Date:  
**AUGUST 2015**  
 Job no. **1504**  
 Dwg. No. **A-4**



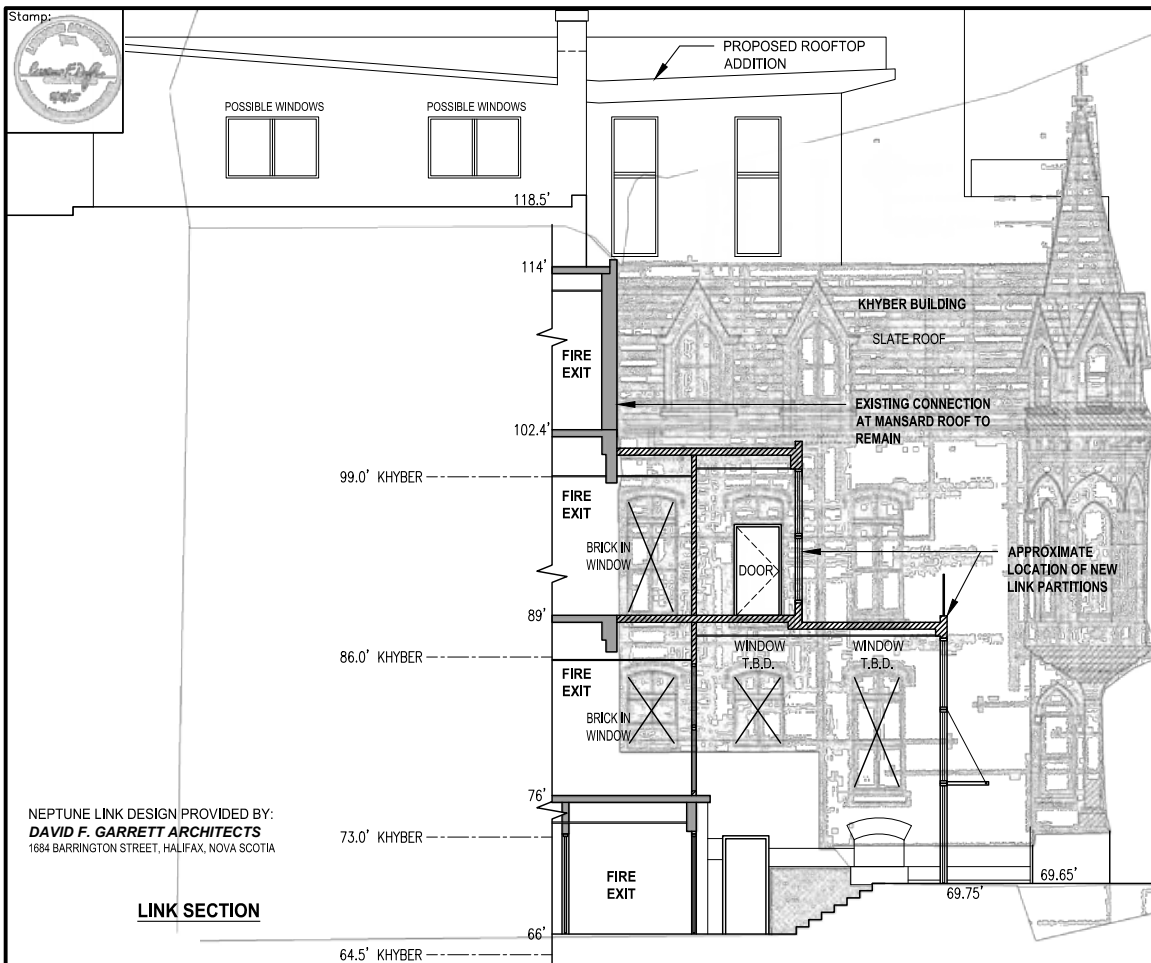
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Project:  
**KHYBER BUILDING**  
**PROPOSED REDEVELOPMENT**  
 1588 BARRINGTON STREET, HALIFAX, NOVA SCOTIA

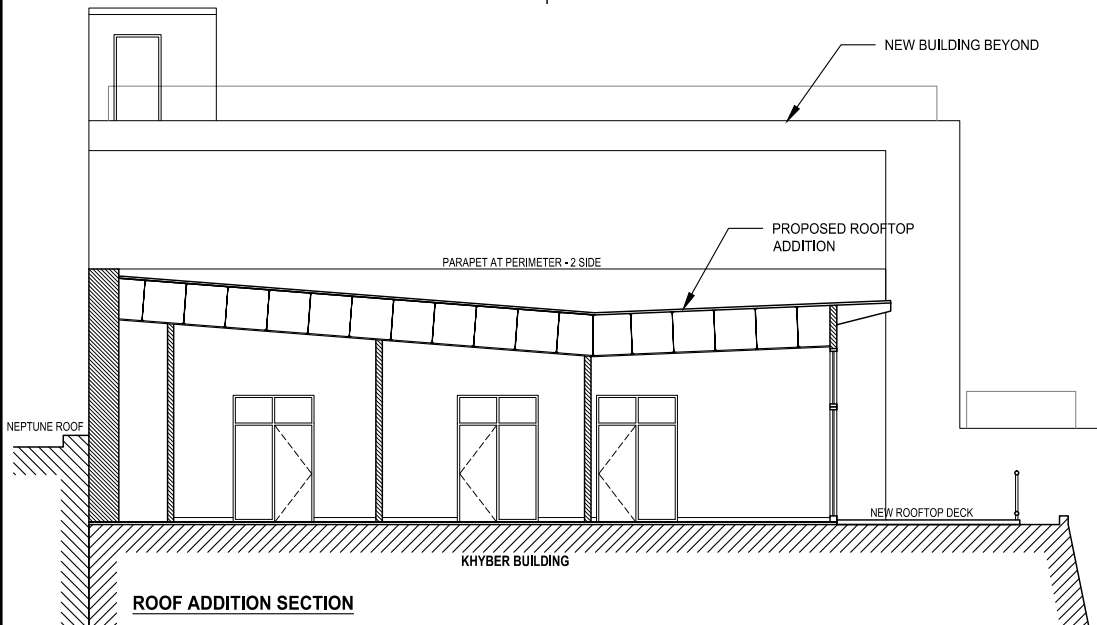
Dwg. title:  
**PROPOSED FOURTH FLOOR PLAN**

Date:  
**AUGUST 2015**  
 Job no.  
**1504**  
 Dwg. No.  
**A-5**



NEPTUNE LINK DESIGN PROVIDED BY:  
**DAVID F. GARRETT ARCHITECTS**  
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**LINK SECTION**



**ROOF ADDITION SECTION**

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Project:

**KHYBER BUILDING  
 PROPOSED REDEVELOPMENT**

1588 BARRINGTON STREET, HALIFAX, NOVA SCOTIA

Dwg. title:

**PROPOSED LINK & ROOF  
 ADDITION - SECTIONS**  
 SCALE: 1/8" = 1'-0"

Date:

**AUGUST 2015**

Job no.

**1504**

Dwg No.

**A-6**

PRINT DATE: AUGUST 28 2015



July 30, 2015

Halifax Regional Municipality  
1841 Argyle St.  
Halifax, NS  
B3J 3A5



Dear Halifax Regional Municipality,

Youth Art Connection (YAC) is a charity devoted to supporting youth from a diversity of socio-economic and cultural backgrounds to make positive change in their lives and their community through the power of the arts. YAC provides education in entrepreneurial skills needed for building careers in the creative sector, and runs a flagship program called "Artpreneurs" in Halifax and throughout Nova Scotia.

The Khyber building and arts community provides an ideal context for Youth Art Connection to do its work of helping the most talented youth from priority cultural and geographic communities to integrate with existing arts organizations and activities and opportunities in Halifax.

Being in the Khyber building will facilitate organic networking between non-profit arts organizations, and increase efficiency for all tenants through sharing of resources and other forms of support and collaboration.

In addition to the office where YAC planning and administration and small meetings would take place, YAC also is in regular need of larger meeting spaces to run the youth artist programming and for events, performances, public dialogues, board meetings etc. The Khyber building and proposal fits Youth Art Connection's need for a variety of spaces in which to produce arts events for priority youth.

Another benefit is the location of the Khyber, which is central and accessible for youth of many backgrounds and from different neighbourhoods. It is a safe location for "at risk" youth to come to, as it is a neutral zone (some of the youth we work with would not feel comfortable attending program in a certain neighbourhood that they are not from, but downtown is a gathering place for all). The bus system can bring youth artists from all parts of Halifax to events YAC would hold at the Khyber, and it is a recognized landmark and arts institution which will help in recruiting audience for events and participants for activities.

We foresee value in locating the YAC office and youth programming activities within the Khyber for all of the above reasons, and for the myriad of new connections and synergies that will evolve from being part of the arts incubator ecosystem that the Khyber Building Society is carefully creating.

The Board and Co-Executive Directors of Youth Art Connection are very interested in finding affordable administrative space in peninsular Halifax, as well as the type of shared meeting and performance and retail facilities that the Khyber building will offer. In these very useful shared spaces, Youth Art Connection staff and the 'Artpreneurs' youth artists will be able to display their art, put on performances, run workshops, hold board meetings, and sell creative products as they hone their skills as developing creative professionals.

**P** 902.446.8832  
**A** 18 Idlwyld Rd. Halifax, NS B3N 1B9  
**E** youthartconnection@gmail.com

[www.YouthArtConnection.ca](http://www.YouthArtConnection.ca)



## YOUTH ART CONNECTION

Youth Art Connection is very pleased to have been offered an office on the proposed new fourth floor of The Khyber, with a square footage of about 300 square feet at a very reasonable cost for the space, amenities, and shared facilities. The YAC Board and Staff are happy with the space and price point, and have made plans for fundraisers which will ensure the rental fees are covered.

One of the Youth Art Connection Co-Executive Directors or YAC Staff members will be honoured to sit on the board of the newly formed Khyber Building Society, and play an active role in decisions for the best development of operations for the building and arts community it bolsters. YAC Staff will be pleased to bring the voice of youth artists of diverse cultural backgrounds to the board discussions, as well as experience and deep roots in a variety of professional arts and culture communities in HRM.

Sincerely,

Two handwritten signatures in black ink are displayed on a light yellow rectangular background. The signature on the left is 'Ryan Veltmeyer' and the signature on the right is 'Ann Denny'.

Ryan Veltmeyer & Ann Denny  
Co-founders & Co-executive Directors

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**A** 18 Idlewyld Rd. Halifax, NS B3N 1B9  
**E** youthartconnection@gmail.com

[www.YouthArtConnection.ca](http://www.YouthArtConnection.ca)



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centremusique.ca

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bcregion@musiccentre.ca

**Atlantic Region**  
c/o Foundation School of  
Performing Arts  
Dalhousie University  
6101 University Avenue, Room 514  
PO Box 15000  
Halifax, NS B3H 4R2  
902-442-8850  
atlantic@musiccentre.ca

**Charitable registration number:**  
11883 4563 RR0001

August 14, 2015

Halifax Regional Municipality

Dear Sir or Madam:

**Re: Khyber Building Expression of Interest**

This letter is in support of the current proposed arts incubator model put forward by the committee seeking to preserve Barrington Street's Khyber Building. Our organization, the Canadian Music Centre (Atlantic Region) fully supports the development of this facility, and eagerly awaits next steps in the development of a new space for community groups and not-for-profit arts organizations.

The Canadian Music Centre exists to simulate the awareness, appreciation and performance of Canadian new music through the Centre's collection, information resources, performances, workshops, and production and distribution services. The CMC collects, catalogues and reproduces the works of associate composers for use by students, researchers, performers and other stakeholders nationally and internationally. Today, CMC Associate Composers represent a variety of musical styles such as contemporary classical (concert music, chamber, choral, orchestral, opera, and so on), electroacoustic music, sound art, improvisation, jazz, and other experimental variants.

The CMC operates free public lending libraries across Canada, publishing services (including instant PDF download of scores), an audio archive and other information resources – this collection grows every year and currently houses roughly 25,000 scores, and 15,000 archival recordings by nearly 900 Associate Composers. As a service association, the CMC is a primary resource for the legitimacy, and dissemination of contemporary composition in Canada.

On a national level, the CMC provides a vital service as an administrative publisher and distributor of concert music. The erosion of the music publishing industry in Canada has made it difficult, or unlikely, for the average composer to have their works published and distributed. As CMC is an administrative publisher, composers receive royalty payments from the sale, rental, or licensing of their works, and they retain copyright giving them extensive control over their artistic output.

Since 1981, the CMC has also operated the record label Centrediscs which exclusively releases music by Canadian composers, with a focus on Canadian performers. Centrediscs has nearly 200 releases in its catalogue, and in 2014 we launched a digital-only sub-label, Centretracks, in order to represent and disseminate professional recordings from more Canadian artists. The CMC also operates a distribution service for independent commercial recordings.

Our Associate Composers are active and successful in Canada and abroad, and receive numerous accolades. As an example, Nova Scotian composer





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atlantic@musiccentre.ca

**Charitable registration number:**  
11883 4563 RR0001

Derek Charke was recently featured in a Carnegie Hall concert of the Kronos Quartet, performing his *Dear Creator, help us return to the centre of our hearts*). In describing the impact that Canadian composers are making on new classical music worldwide, David Harrington, the 1st Violin of the Kronos is quoted in *The Toronto Star* as saying “on a per capita basis I don’t think any country except Finland is making a bigger contribution to contemporary music now.”

### **Atlantic Office and the New Creative Hub:**

The Atlantic Region office of the CMC was established in 1989 in Sackville, New Brunswick, and is dedicated to supporting CMC Associate Composers working within Atlantic Canada. The office (relocated to Halifax, NS) develops strategic partnerships with educators, performers, and other individuals and organizations throughout the province to increase the profile of Atlantic Canadian artists engaging in contemporary music, while simultaneously sponsoring education initiatives and professional performance and research.

With our move to Halifax in 2015, and the addition of a performance space we will be able to expand the service provided to associate composers and the wider music community by engaging in outreach, professional development, mentorship, and creative workshops that allow the CMC to be increasingly relevant to Nova Scotian artists who can access resources and a space that supports their development. This move is a key component of the CMC’s 2014-2016 Strategic Plan, the centerpiece of a thorough examination and revitalization of the organization. The highest concentration of CMC Atlantic associate composers and users is within Nova Scotia.

The CMC’s new website has made our holdings and information resources vastly more accessible. Along with purchasing scores, parts and CDs online, users can now access PDFs of scores and parts online for perusal purposes and PDF downloads for purchase, listen to archival recordings of pieces, performers and other community members can set up community profile pages, blog and upload events and associate composers are able to deposit works (scores, parts and audio recordings) through an online form that provides relevant information directly to the CMC database. This is all of great benefit to Nova Scotian composers; we hope that with the move of the physical library to Halifax, choral conductors, performers, educators and others will be able to easily access scores for borrowing or reviewing.

As in other parts of the country, over the past few years the range of our composers’ music styles has increased in variety significantly. In the coming years the CMC will service a broader group of composers and performing artists: electroacoustic artists, sound artists, improvisers, and other creators. The CMC has a host of services and activities that can appeal to these artists such as our recording distribution, online profiles, audio archive, free streaming and performance spaces. This is advantageous for the CMC because increasingly artists are working in multiple disciplines, and rarely is a



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Vancouver, BC V6Z 1B7  
604-734-4622  
bcregion@musiccentre.ca

**Atlantic Region**  
c/o Foundation School of  
Performing Arts  
Dalhousie University  
6101 University Avenue, Room 514  
PO Box 15000  
Halifax, NS B3H 4R2  
902-442-8850  
atlantic@musiccentre.ca

**Charitable registration number:**  
11883 4563 RR0001

composer focused purely on notated concert music. Thus, actively pursuing artists working in different genres and media is of the utmost importance.

The CMCs artistic vision and services are devoted to promoting and enabling musical composition and creativity among composers and artists in Canada. Our goals have always been informed by the composers and artists that we represent and work with. CMC governance, programming committees, and juries maintain a high level of community representation and engagement in order to shape our artistic vision. This vision informs the various projects, partnerships, and services that we implement.

CMC staff serves primarily an administrative role, and we engage composers and artists who serve curatorial roles when programming events such as the concert we are proposing. Some activities, such as the Score Reading Club, are determined by a committee consisting of staff and volunteers (consisting of local students, artists, composers, and others).

### **Appropriateness of the Khyber Building to CMC**

We are very much looking for partnerships in our relocation to Halifax, and are already collaborating with Debut Atlantic in terms of looking at shared office space and other activities. This is both fiscally responsible for us, and provides a good synergy with our mission and mandate. Being in downtown Halifax is key to accessibility for composers, musicians and other artistic personnel such as conductors and arts administrators who may wish to visit our offices. In addition, the availability of an affordable performance space would prove very valuable for hosting concerts of new music.

We are looking at the proposed space on the second floor and feel that the size would be appropriate and affordable for us, if we are successful in attracting the necessary funding and earned revenues we require to rent this space. We are also excited about the possibility of a shared retail facility, the rehearsal space and boardroom, as well as a place for post-concert receptions.

We would be willing to sit as a member representative on the newly formed 1588 Barrington Building Preservation Society, and play an active role in governing the future operations of the building. We are aware of the proposed timeframe for completion of the renovations to the building, and this falls within our parameters for move to a new office space.

I trust that this expression of interest is sufficient, but please let me know should you require any additional information.

Sincerely,

Glenn Hodgins  
Executive Director



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August 13, 2015

To the Halifax Regional Municipality,

Please accept this letter as an expression of interest in the Debut Atlantic Society becoming a tenant in a newly renovated Khyber Building. I am Mhiran Faraday, Executive Director of Debut Atlantic, an organization in its 36<sup>th</sup> season who's mandate is to foster connections between emerging artists and communities of all sizes throughout the Atlantic Region through live classical music and educational programs. Started in 1975 as a project of CBC Maritimes and the Canada Council Touring office, Debut has toured and introduced hundreds of burgeoning Canadian artists to thousands of Atlantic Canadians over the course of its history.

Debut is incredibly excited by the idea of the opportunity to exist in a space that houses multiple arts based organizations giving life and vibrancy to this iconic building in the centre of downtown Halifax. That Halifax has the opportunity and infrastructure to bring together these organizations in an arts incubator format thereby increasing accessibility of the arts to Halifax residents is an incredible advantage for the community.

Debut Atlantic has been fortunate since its inception to have had partners such as CBC and Bell Aliant that have provided office space at no charge. Unfortunately, the most recent relationship with Bell Aliant is ending in 2017 necessitating Debut finding alternate space and proving that the planned timing for the opening of the building is opportune. Making the jump from an in-kind relationship to a rental space, a low cost option, particularly when coupled with the performance space and board room area, would be ideal. Access to the performance space in particular is of great interest to Debut as it would expand options for the artists coming to tour the region giving them a residency space, opportunities for masterclasses, as well as community performances.

The quoted costs for the second floor locations identified as potential office space for Debut are quite reasonable and although Debut will have to make adjustments to the annual budget to accommodate the cost, it is much less onerous than another space in a similar location. It is also extremely attractive that tenants are members of the 1588 Barrington Building Preservation Society and are able to play an active role in governing the future operations of the building.

Should there be any questions about Debut Atlantic, this letter, or our commitment to the 1588 Barrington Building Preservation Society, please reach out at any time. I can be reached via email at [mdfaraday@debutatlantic.ca](mailto:mdfaraday@debutatlantic.ca) or through the information noted below.

Sincerely,

A handwritten signature in black ink that reads "M Faraday".

Mhiran Faraday  
Executive Director  
Debut Atlantic

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P.O. Box 575 • 1505 Barrington Street • Halifax, NS • B3J 2R7  
T 902.429.6812 • F 902.425.7364 • [www.DebutAtlantic.ca](http://www.DebutAtlantic.ca)



August 28, 2015

Attn: Halifax Regional Council

I am writing on behalf of the Nova Scotia Rainbow Action Project (NSRAP) to express our support for the Khyber building project and indicate our interest in future tenancy in the Khyber building. NSRAP is a provincial non-profit advocacy organization that seeks equality for people of all sexual orientations and gender identities by fostering change in our communities and our society at large through community development, outreach, education and political action.

We are well aware of the Khyber building's historical significance to the LGBTQ community and as such it would be our honour to play a roll in reactivating 1588 Barrington Street. The Khyber building housed the Turret club run by the Gay Alliance for Equality (GAE), one of NSRAP's predecessor organizations. We also see value in being located in a cultural incubator with arts and community groups and queer friendly and arts oriented businesses.

Our organization would benefit greatly from access to affordable administrative space and would like to express our interest in a Khyber Building office space, contingent on the finances of the organization at that time. We understand that the estimated rent for a fourth floor office would be approximately \$635 a month. We anticipate that by the estimated date for completion of renovations that the rental rates will be feasible.

The measures for accessibility included in the Khyber building plan also suit the needs of our organization. We aim to host events and rent office space in physically accessible buildings with gender-neutral bathrooms.

The amenities of the proposed renovations to the Khyber building (specifically the shared boardroom and the third floor performance and rehearsal space) are strong selling features for our group. Our activities include hosting meetings as well as fundraising and community events and so shared resources and affordable space rentals are important to our organization. We also want to create cultural activities for LGBTQ people of all ages outside of bar spaces and the proposed Khyber building project would allow us access to such a space.

We would gladly appoint an NSRAP representative to the newly formed society that would manage the Khyber building. We look forward to the LGBTQ and arts hub that we can build together in Halifax's downtown core.

Thank you for considering this exciting project.

Sincerely,

Rebecca Rose  
Chair, Nova Scotia Rainbow Action Project (NSRAP)  
E-mail: [nsrap@nsrap.ca](mailto:nsrap@nsrap.ca)  
Telephone: 902-444-3206  
Website: [www.nsrp.ca](http://www.nsrp.ca)



August 28, 2015

HRM Council Members  
Halifax Regional Municipality  
PO Box 1749, Halifax, Nova Scotia B3J 3A5

To the HRM Council Members:

On behalf of the Board of Directors of the Khyber Arts Society (KAS), I would like to express our organization's committed interest in the plan proposed by the *1588 Barrington Building Preservation Society*.

The Khyber began as an arts facility developed in 1994 by the No Money Down Cultural Society, a group of artists who negotiated an agreement with the City of Halifax to maintain the city-owned and then unoccupied 3-floor heritage building located at 1588 Barrington Street. The KAS was established in 1995 as an artist-run centre actively aiming to foster critical thought through the presentation of contemporary art facilitating dialogue, supporting experimentation and encouraging inquiry. The KAS is a registered not-for-profit charitable organization that pays fees to artists according to CARFAC standards.

The KAS remains committed to the idea of preserving the 1588 Barrington Street building as an arts incubator in Halifax's downtown core. We also look forward to our key presence in the reactivated building in order to continue our active multidisciplinary arts programming in service to the diverse cultural communities of Halifax and its environs.

Sincerely,

A handwritten signature in black ink, appearing to read 'Craig Leonard', written in a cursive style.

Craig Leonard  
Chair, Khyber Art Society



August 25, 2015

Halifax Regional Municipality  
PO Box 1749  
Halifax, NS  
B3J 3A5

Dear Sir/Madam,

I am writing to express Eastern Front Theatre's support of the redevelopment of the Khyber Centre for the Arts. We are very excited about the proposed project and would be thrilled to be a tenant in this renovated facility.

Eastern Front is a professional theatre company based in Halifax which has been supporting Atlantic Canadian artists and their stories since 1993. Eastern Front has developed, presented and produced countless East Coast works in the past 22 years, resulting in Governor General Award winning plays, nominations and awards from Theatre Nova Scotia's Merritts and a Nova Scotia Masterworks nomination.

We currently rent office space from Neptune Theatre and present most of our shows at their Scotiabank Studio Theatre. Being in the heart of downtown makes us accessible to our audience and puts us close to a number of small businesses who then support our work through donations and collaborations. The Khyber offers the same advantages and could go a long way towards revitalizing the downtown core.

While we rent from Neptune we do not work closely with them. The idea of being in a building with a number of like minded organizations who could share knowledge and resources is very appealing.

The proposed rental rates for office space is very close to what we are now paying at Neptune and is reasonable for an organization of our size.

There is also talk of having an eighty seat performance space. With our focus on new Atlantic Canadian works eighty seats is the perfect size for us and much more manageable than Neptune's 180 seat Studio Theatre.

1580 Barrington St., Halifax, NS B3J 1Z6  
**Tel:** (902)466-2769 **E-mail:** info@easternfronttheatre.com **Website:** www.easternfronttheatre.com

Eastern Front would be willing to be a member of the 1588 Barrington Building Preservation Society and play an active role in governing the operations of the centre.

Eastern Front currently has an open ended lease with Neptune Theatre and would be prepared to move when the Khyber renovations are proposed to be completed.

We think that this is a very exciting project for Halifax and its art community. A lively hive of artistic activity in the heart of downtown Halifax is sure to help revitalize a dying Barrington St.

I hope that you see fit to support this worthwhile project and play a role in supporting the future of the artistic community in Halifax.

If you have any questions or concerns please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Charlie Rhindress', written in a cursive style.

Charlie Rhindress,  
Artistic Producer

1580 Barrington St., Halifax, NS B3J 1Z6

**Tel:** (902)466-2769 **E-mail:** [info@easternfronttheatre.com](mailto:info@easternfronttheatre.com) **Website:** [www.easternfronttheatre.com](http://www.easternfronttheatre.com)





2010 GOTTINGEN ST, HALIFAX NS, B3K 3A9  
**902.404.9494**  
INFO@ONEBLOCK.CA  
ONEBLOCK.CA  
#obb4e

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August 8, 2015

Attn: Halifax Regional Council

I am writing this letter as the owner of One Block Barbershop (OBB). OBB has been open at 2010 Gottingen Street since January 2011. Since our inception, other than our daily business operations as a hair salon, we have opened our doors, space and walls to artists, musicians, community groups and community members as place to share their work and ideas. We have a strong focus on being a queer centred and friendly business, which is something that has been historically important to the Khyber building.

I think OBB would be well suited for tenancy in the Khyber building because the arts and queer focus of the building is a brilliant fit for our business model and clientele. Having experienced firsthand the need that our community has for space, I believe that there is a strong necessity for a centrally located arts and community space. OBB would welcome the opportunity to be part of the Khyber building project.

The building that currently holds OBB is slated to be demolished in the next three to five years. This timeline would fit well with the anticipated availability of the renovated Khyber building. We would be eager to move into the retail space once it becomes available. I am aware that the space would be roughly 350 square feet at an estimated cost of \$865.00 per month.

As potential tenant, I would be thrilled and honoured to sit as a member representative on the newly formed society that manages Khyber building operations.

Thank you for your consideration,

Michael Phillips

Owner, One Block Barbershop  
902.404.9494  
info@oneblock.ca  
www.oneblock.ca





1593 Argyle Street, Halifax, Nova Scotia B3J 2B2

Phone: (902) 429-7300 Fax: (902) 429-1211 [www.neptunetheatre.com](http://www.neptunetheatre.com)

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September 2, 2015

Mayor Mike Savage and Councillors  
Halifax Regional Municipality  
PO Box 1749  
Halifax, NS B3J 3A5

Dear Mayor and Council:

Neptune Theatre has been an active participant in the discussions surrounding the development of the Operating, Renovation and Fundraising Plan submitted to HRM this September.

From a practical standpoint, Neptune has recognized the importance of maintaining a dialogue around proposed future use of the Khyber Building, because of the Khyber's physical proximity to the Neptune and its longstanding use as an arts facility.

Within the proposed operating and renovation plan, Neptune has also recognized the value of creating a multi-purpose 80-person performance and rehearsal space. This type of venue is needed by smaller emerging companies who desire affordable facilities in the regional core but lack the audience base to sustain a rental of the Neptune's 200-seat Scotiabank Studio Theatre. During the development of the proposal that has come forward to council, Neptune has been able to bring forward operational and developmental advice that is based on our own extensive experience of owning and operating cultural infrastructure for the past 52 years. Our leadership contribution to this process has represented a considerable commitment on behalf of Neptune Senior Management.

In conjunction with the proposed renovation, Neptune has acknowledged that it can play a key role in making the Khyber Building sustainable through access to its Barrington Street fire exit. At a meeting of Neptune Theatre's Board of Directors on June 24, 2015, the following motion was passed: *"In the event that the renovation plans for the Khyber Building (at 1588 Barrington Street) put forward by the arts community are accepted by Halifax Regional Municipality, the Neptune Theatre Foundation is willing to enter into negotiations for the purpose of providing access to its fire exit stairwell on Barrington Street. It is understood by the Neptune Theatre Foundation that the provision of this access will involve the redesign of Neptune's Barrington Street emergency entrance area -- which sits adjacent to 1588 Barrington Street. It is further understood that all costs associated with this redesign are part of the proposed Khyber renovation project, and will not be the responsibility of Neptune Theatre Foundation."*

Please do not hesitate to contact me or General Manager Amy Melmock if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Batherson". The signature is fluid and cursive, with the first name "Robert" written above the last name "Batherson".

Robert Batherson  
President  
Neptune Theatre Foundation



HRM Council Members  
Halifax Regional Municipality  
PO Box 1749  
Halifax, Nova Scotia B3J 3A5

August 31, 2015

HRM Council Members

I am writing in support of the 1588 Barrington Building Preservation Society .

Theatre Nova Scotia is a provincial organization that serves individual theatre artists as well as organizations in the professional and community theatre realms. Theatre Nova Scotia (TNS) offers programs and services to support and highlight the vibrant and varied theatre activities throughout the province.

In brief, TNS runs a small affordable rehearsal space, offers scholarships, communications, admin support, runs a library and provides access to professional development opportunities. We also run 3 major programs: the Nova Scotia High School DramaFest, PERFORM! Artists-in-the Schools program and the Robert Merritt Awards, celebrating the best in professional theatre of the past year.

The Khyber building is an important asset to the city as an arts incubator space set in the heart of the Barrington St. business district. As a heritage property, the building itself is a striking landmark on Barrington St. and a beautiful example of the architecture of late 19<sup>th</sup> century Halifax. As the city undergoes various building projects, the Barrington Street corridor is positioned to offer a great meld of historic and modern buildings.

The renovated use proposal by the 1588 Barrington Building Preservation Society is strongly linked the history of the use of the space since 1970. Numerous visual artists and musicians found the Khyber to be an important place in developing their emerging careers. The concept of having a renovated Khyber space be a multi-use facility for visual and performing arts groups, community service, youth organizations, the LGBTQ and commercial retailers will create synergies to move the Society forward. Such organizations contribute to vibrant urban centres and will be an important part of the restoration of the Barrington Street corridor as a whole.

Many arts organizations and creative artists were tenants of the Roy Building and they have encountered great difficulty in locating affordable administrative and artistic space in the downtown core. Specifically the membership of Theatre Nova Scotia has expressed affordable rehearsal space as an immediate and important need. There are a number of emerging theatre

1113 Marginal Rd., Halifax, NS B3H 4P7

902.425.3876

[www.theatrens.ca](http://www.theatrens.ca)

artists in Halifax and there are very few options for them to create and perform in the city. This new vision by the 1588 Barrington Building Preservation Society would be greatly beneficial to this community.

I look forward to the steps forward on this vibrant project.

A handwritten signature in cursive script, appearing to read "Nancy Morgan".

Nancy Morgan, Executive Director, Theatre Nova Scotia



HRM Council Members  
Halifax Regional Municipality  
PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5

To Whom It May Concern,

I moved to Halifax from Toronto in 1993 to create the MuchEast show for the MuchMusic network. That show shone a national light on musical artists developing in Atlantic Canada but a great number of the stories we ran were generated in Halifax and the Khyber Arts building was regularly featured as a performance venue and/or an interview location. It was certainly the nexus of the nascent “scene” that the rest of the country would soon recognize as one of the most vibrant incubators of talent anywhere. Its contribution cannot, and should not, be underestimated.

I now own and operate The Carleton Music Bar & Grill, generally recognized as the premiere live music venue east of Montreal (six Music Nova Scotia Awards and three East Coast Music Awards as Venue of the Year and current holder of both). Over the past seven to ten years, I’ve watched as performance spaces have disappeared in this once-vibrant downtown core to the point where there are precious few left and this is having a disastrous effect on not only the entertainment choices of the citizens of HRM but the health of the creative class in general, especially the younger ones trying to get a leg up in their careers.

The Khyber was always a rallying point for those with creative juice and an apt place for trying out new things in all areas of the arts and its current limbo status is a sad reflection on the city’s direction vis a vis the arts community in general. Our culture is driven by the arts, let’s never forget that.

I believe the resurrection of the Khyber building is an integral part of this city’s future and should be made a priority. Given the scale of the development downtown right now, this little piece of the puzzle shouldn’t be a tough one to live with.

It is my understanding that the *1588 Barrington Building Preservation Society* has submitted a plan to Halifax Regional Municipality that calls for enhanced use of the facility by a range of visual and performing arts groups, community service and youth support organizations, members of the LGBTQ community and commercial retailers.

The plan creates much-needed community space within the regional core, and generates operating revenue for the Khyber that can be sustained through various commercial and not-for-profit participants.

All of these plans seem reasonable, and responsible, to me. I see no reason, given the very public support of some of our most respected artists in this endeavor Sthat council should not do everything in its power to help realize these plans.

Respectfully,

Mike Campbell  
The Carleton Music Bar & Grill



August 24, 2015

HRM Council Members  
Halifax Regional Municipality  
PO Box 1749,  
Halifax, Nova Scotia  
B3J 3A5

SAVE THE KHYBER

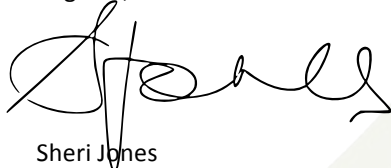
As a veteran of the Halifax music scene, a founding member of the ECMA, and having served on several national music boards (FACTOR, CARAS, Radio Starmaker), I believe in the benefits that an arts incubator can have on our community. I own an internationally recognized music management company and I know firsthand that the current landscape makes it more important than ever that the various sectors of our arts community work together to develop innovative relationships and sustainable projects that will benefit our artists, their infrastructure, and the general public.

One of the largest voids in our entertainment landscape in Halifax is a venue where youth can present and experience live music. The Khyber Building has been the only space in the last 25 years that has served that purpose in Halifax. To see that all permanently come to an end will have a negative impact on our youth and on current and future musicians. It is our responsibility to foster the music that has made us such a unique place in Canada, and indeed the world.

I made a conscious decision many years ago to base my business in Halifax in spite of the fact that there were financial and logistical benefits to moving to Ontario. That decision was made, in part, because of the character of our city, and government's willingness to build and connect communities. The potential destruction of The Khyber Building breaks my heart. It will mean the end of one of our most historic music landmarks, the further degradation of a downtown area that was once so vibrant, and it will be a great loss for our youth and our LGBTQA community.

I support the work being done to preserve the Khyber and I am available to further discuss this at the numbers below.

Regards,



Sheri Jones



2169 Gottingen Street, Halifax NS, CANADA B3K 3B5  
1-888-343-6426 | 902-423-6271 | fax 902-423-8841  
info@musicnovascotia.ca

August 25, 2015

To: Halifax Regional Municipality Council Members

Dear Council Members;

On behalf of the Music Nova Scotia, I am writing to express the support of our organization for the re-activation of the Khyber Building as proposed by the 1588 Barrington Building Preservation Society.

Music Nova Scotia is a non-profit organization that has a mandate to encourage the creation, development, growth and promotion of Nova Scotia's music industry. Our organization works to retain investment in the province's music industry by providing education, information and resources to our membership and acting as the advocate for the industry to all levels of government and private enterprise. We also support our memberships in the export promotion of Nova Scotia music regionally, nationally and internationally.

Historically, the Khyber Building has played a vital role in supporting emerging musical talent in Nova Scotia and Music Nova Scotia would be pleased to see this legacy continue through the activation of a sustainable operating and governance plan for the facility.

We are confident that the professional artists and arts organizations who have come together to create this plan have put forth a viable strategy for the building – one that will provide the opportunity for a much-needed performance space in the regional core that is accessible to entry-level musicians. The existence of spaces like these is essential to the successful development of the music industry in Nova Scotia – an industry that is a key economic driver for both HRM and the province. We hope that HRM will look favorably towards investing in this endeavor.

Thank you for this opportunity to express our support.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Long", is written over a white rectangular area.

Scott Long  
Executive Director  
Music Nova Scotia





Nova Scotia

## CERTIFICATE OF INCORPORATION

Societies Act

Registry Number

3292974

Name of Society

1588 BARRINGTON BUILDING PRESERVATION SOCIETY

I hereby certify that the above-mentioned society was incorporated this date under the Societies Act.

A handwritten signature in black ink, appearing to read "J. S. C.", written over a horizontal line.

Registrar of Joint Stock Companies

September 1, 2015

Date of Incorporation