



ancaster

ARTS CENTRE



Project Overview

SUMMARY

Objective

To sustainably enhance the cultural and artistic landscape of Ancaster and the surrounding region in order to benefit from the social and economic impact of the arts.

Goals

Enable the established local arts groups. For decades, these stakeholders have repeatedly demonstrated the ability to be self sustainable, popular, and impactful. Their continued existence and growth must be encouraged.

Solution

Transform the surplus Ancaster Memorial School property into a sustainable community arts centre.

Project Outline

The City of Hamilton has purchased the property (\$2.2M) in the heart of Ancaster's Heritage Village (est 1793). This rare property is ideally situated in the centre of the Ancaster Village BIA and has the opportunity to transform the already exciting area into a 'mini Niagara-on-the-Lake', complete with museums, restaurants, shops, and events. The BIA's vision of a 'liveable, walkable community sympathetic to its heritage' is close to completion. With a 450 seat theatre, studio theatre, visual arts and dance studios, the Ancaster Arts Centre will be of a threshold size that will make it the final stroke on the master's canvas that is framed by the historic Ancaster Village BIA.

PUBLIC RESPONSE AND SUPPORT

The project was conceived in 2012 when a group of local politicians, citizens, and community arts administrators met to discuss the issue of dire lack of space for their rapidly growing community arts groups. (These groups are detailed on page 4). Over the next 3 years City of Hamilton Ward 12 Councillor Lloyd Ferguson worked successfully to obtain the property.

In 2015 a public forum was held to present the Ancaster Arts Centre concept and measure community support. Response was overwhelmingly positive. Ancaster Town Hall was standing-room-only and a constant parade of community members spoke to their support of the project. During the following years the private sector has donated nearly \$5M; far more than any other project in the history of the community.

FUNDRAISING PLAN

The plan is for the cost to be divided between private fundraising efforts and three levels of government.

Progress to date

-the City of Hamilton has contributed funds as detailed in the City of Hamilton Public Works report.

-Ancaster Society for the Performing Arts (community not-for-profit) is coordinating the private fundraising component and has reached nearly \$5M in donations, gifts in kind, and pledges as of August 2019. In an unprecedented show of community support, their original goal of \$3M was surpassed by January 2018. The private fundraising campaign has committed to contributing a further \$2M for **a total pledge of \$5M**.

-Provincial and Federal governments are being asked to provide \$3M each.

The federal government has granted \$1.5M through the Canada Cultural Spaces Fund.

In October 2017, MPP Ted McMeekin announced, to a large appreciative crowd on the future site, that the provincial government has committed \$3M to the project. In February 2019 the new provincial government reversed this decision.

SUSTAINABILITY PLAN

In consultation with management groups at similar Ontario facilities and City of Hamilton staff we can reasonably project annual operating costs of \$450k. Our business plan calls for this amount to be covered by a combination of stakeholder lease agreements, event rentals, box office surcharge, concession sales, and a small City of Hamilton subsidy (for external property maintenance such as landscaping, grounds maintenance, snow clearing).

Under the leadership of Ancaster Society for the Performing Arts, our 12 stakeholder community groups have committed to a total of \$177.5k per year for a minimum 10 year arrangement. Our business model projects that this partnership arrangement will be able to sustain the facility without the need for operational funding.

Post-construction: private fundraising efforts will continue and contribute to an endowment fund that will doubly ensure sustainability throughout the life of the facility.

STAKEHOLDERS

The Hamilton region has, over the past few decades, become a leader in community arts. The abundance of established, self-sustaining, community arts groups makes this vibrant city are among the leaders in the province. Their continued growth and, in most cases, decreased access to appropriate facilities, puts the majority of these stakeholders in dire need of a new space in which to continue their expansion. With overflowing programming exceeding 50 000 patrons per year, the clear need for the Centre has led to massive community support of this project.

ANCASTER SOCIETY FOR THE PERFORMING ARTS: www.musicatfieldcote.com

Known for presenting the spectacular Music at Fieldcote summer concert series, ASPA serves as the lead arts group in charge of fundraising and organization of the Ancaster Arts Centre. In addition to this administrative role, they will build on the success of Music at Fieldcote by presenting any professional touring shows and acts that visit the Arts Centre. Their present annual attendance of over 6000 will skyrocket with access to a year-round state-of-the-art facility. The Ancaster Arts Centre will also serve as a much needed bad-weather venue for ASPA's very popular summer concert series.

As the governing body of the Centre, ASPA will also provide specific programming not offered by our stakeholder groups. Seniors programmes will be the focus.

THEATRE ANCASTER: www.theatreancaster.com

Theatre Ancaster has become one of the largest and most successful community theatre groups in the province. Theatre Ancaster is an example of what amateur arts can accomplish; welcoming over 10 000 patrons per year to their nine annual productions, and teaching over 400 youth per year to act, dance, and sing. Featuring large and small cast musicals, concert format revues, youth productions, a 40 person chorus programme, a seniors company, plus many community enhancing side projects, this company has put the Ancaster arts scene on the map. Despite massive demand, they are at present unable to expand programming due to space constraints. Look for their awesome statistics to grow even more once they are able to move in to our new facility.

ANCASTER FILM FESTIVAL: www.ancasterfilmfest.ca

The Toronto International Film Festival has 160 approved film festivals across Canada, and Ancaster is proud home to the 3rd largest of these! Each year AFF presents their TIFF approved films to over 8000 film enthusiasts at their popular and often sold-out Monday night screenings. AFF's screenings are overcrowded to the point where they

organization has halted any advertising or growth. Moving into the Centre will mean that this incredible group can offer so much more to the community; more screenings...film classes...and there are plans for an annual week-long festival that will bring film makers, actors, and their fans to our community.

DUNDAS VALLEY SCHOOL OF ART: www.dvsa.ca

We are excited to welcome the hugely popular Dundas Valley School of Art to the Ancaster Arts Centre. Two fully outfitted visual art studios will offer art classes 'off campus' from their main facility in Dundas. Our partnership with this iconic local organization will be of obvious benefit to the regional cultural scene. For over 50 years DVSA has proved to be a thriving hub for artists and art instruction. Their courses, lectures and workshops bring together artists of all ages and from all walks of life.

ANCASTER SENIOR ACHIEVEMENT CENTRE: www.asaseniors.ca

The community has a strong history of seniors in the arts. Seniors programming will be a focus of the Arts Centre. A partnership with the vibrant Ancaster Senior Achievement Centre will allow their large membership to both produce and view theatre, film, dance, and visual arts. A multipurpose room has also been reserved for seniors to meet and plan their own activities such as quilting, gaming, book clubs, and social gatherings.

SINFONIA ANCASTER: www.sinfoniaancaster.com

Sinfonia Ancaster is a community symphony orchestra dedicated to providing uniquely entertaining classical performances. It was founded in 2015 to provide community musicians and talented music students with the opportunity to experience playing in an orchestral setting under the guidance of professional instrumental coaches. Sinfonia Ancaster actively collaborates with and features local talents, renowned artists, community and regional choral groups and in doing so aims to foster artistic relations with the community at large. It is their goal to continue to establish the orchestra as a central element of the cultural fabric of Ancaster and provide a new and dynamic dimension to its growing arts environment. Presently without a home- the use of the Ancaster Arts Centre for their many orchestral and chamber concerts and rehearsals will be an important step in the development of this exciting new organization.

HAMILTON ALL-STAR JAZZ BANDS: www.hamiltonallstarjazz.org

The Mission of Hamilton All Star Jazz Band Inc. is "Music and Youth Building a Better Community". Since 1984 the HASJB has been one of the premier amateur big band organizations in Canada. The HASJB has an impressive record, having been twice named the most outstanding band in its class in Canada, as well as an impressive list of

international gold awards and performances at many of the world's great jazz festivals. Special appearances came at the request of the Federal Minister for Canadian Heritage and the Canadian Ambassador to France to promote Canadian culture by performing an all-Canadian program at the Canadian Embassy in Paris. HASJB concerts will be an exciting addition to the formidable lineup of local talent that will grace the stage of the new Centre.

BROTT MUSIC FESTIVAL: www.brottmusic.com

The name Boris Brott is synonymous with the very highest standards in music, and now entering its 29th season, the Brott Music Festival (est. 1988) is the largest non-profit orchestral music festival in Canada, and, the *only* festival with a full-time, professional orchestra-in-residence. The Brott Music Festival is renowned for its extremely high artistic standard, world class soloists, its exuberant young orchestra and its eclectic mix of orchestral, chamber, jazz, pops and education concerts at various venues across Southern Ontario. For decades the Brott Festival has attracted world class soloists, artists, and personalities to Hamilton. The stunning performances of Boris Brott and his nationally renowned organization will push the Ancaster Arts Centre to the forefront of Canada's orchestral music scene.

HAMILTON FILM FESTIVAL: www.hamiltonfilmfestival.com

The region's largest and longest running film festival (to date: over 1000 films, primarily Canadian) eagerly anticipates the growth that will result from moving their operations to the Ancaster Arts Centre. Filmmakers from over 50 countries have participated in this organizations world class events. In addition to screenings, HFF celebrates and educates the public on the art of filmmaking from concept to creation. HFF will expand to offer screening opportunities, classes, and seminars that will cater to a range of patrons, from budding filmmakers to industry professionals.

We are also happy to welcome the following important community organizations to our growing collaborative. The Ancaster Arts Centre team works closely with these groups on a variety of projects to enhance the culture of the community. These stakeholders will not be permanent tenants of the Centre, but will benefit from use of the facility on an event-by-event basis.

ANCASTER VILLAGE BIA: www.shopancastervillage.com

ANCASTER HERITAGE DAYS: www.ancasterheritagedays.com

ANCASTER FARMERS MARKET: www.shopancasterfarmersmarket.ca

ANCASTER COMMUNITY SERVICES: www.ancastercommunityservices.ca

ANCASTER HISTORICAL SOCIETY: www.ancasterhistory.ca

We are presently in negotiations with organizations that will provide programming in local native heritage, computer animation, and more.

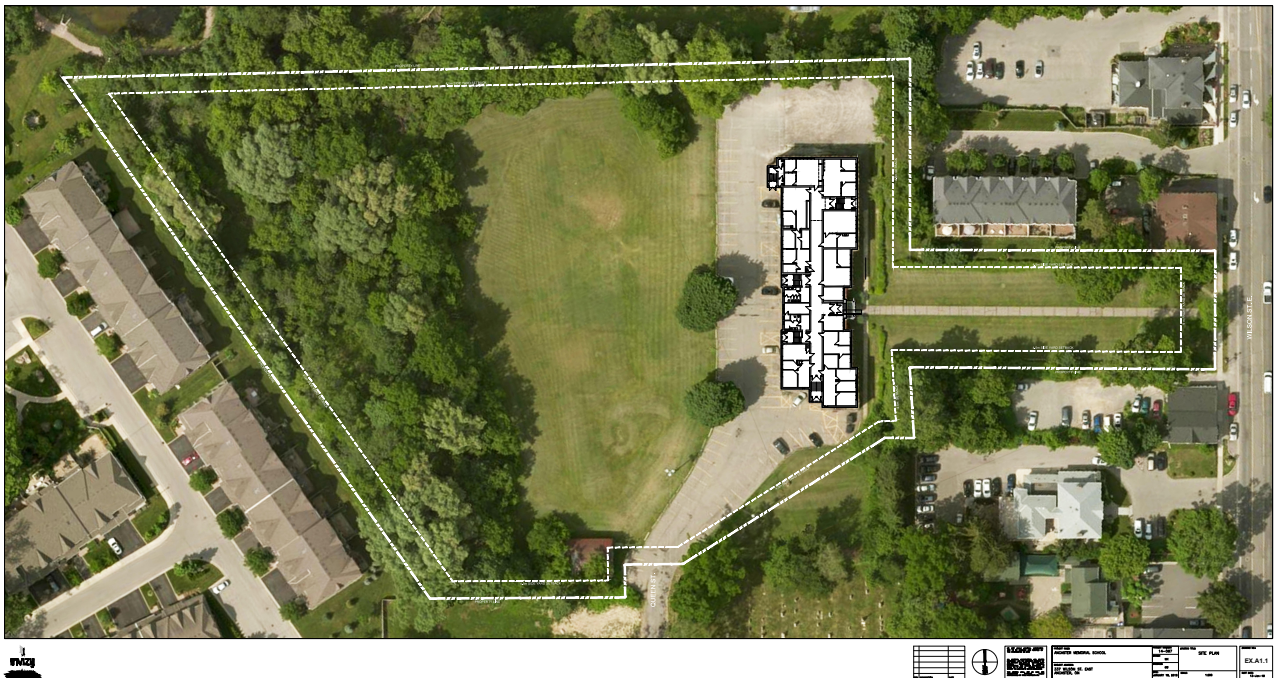
DESIGN

Architect

The Architect that the City has retained is INVIZIJ ARCHITECTS INC. This is a very experienced Hamilton-based Architectural Firm with extensive experience in design and contract administration for large municipal and public sector new construction and renovation.

Concept

Invizij was retained to carry out a feasibility study for the City of Hamilton for an Arts & Cultural Centre to be developed on the site of the former Ancaster Memorial School at 357 Wilson Street East. The preliminary concept proposes to preserve and restore the historical former school main entrance and façade while adding new floor area for a proposed 450-seat performing arts theatre. Much of the former school building is also proposed to be renovated as multi-use spaces for various arts & culture community groups with extensive upgrades for safety, accessibility, and energy conservation.



Site Plans

Shown: The existing surplus school building and surrounding property

Proposed Site Plan



Floorplans

Ground Level Floorplan



Lower Level Floorplan



THE TEAM

Ancaster Society for the performing arts would like to thank City of Hamilton staff and Council who, over the past 5 years, have been invaluable in making the Centre a reality.

Ancaster Society for the Performing Arts Board of Directors

Anton Plas, president

Nell Farmer-Spicer, secretary

Muna Pirbhai, treasurer

Robert Wilkins, director

Mark Tamminga, director

Ria Plas, director

Collin Lapsley, director

Joan Keating, director

Ancaster Arts Centre Advisory Committee

Colin Lapsley, Executive Director (CV below)

Carol Broer

Wendi Van Exan

Libby Knapp

Ancaster Arts Centre Public Fundraising Chair

Bob Wilkins (CV below)

Ancaster Arts Centre Stakeholder Representative Committee

Julian D'Angela, Ancaster Film Festival

Nupi Gokhale, Theatre Ancaster

Russ Weil, Hamilton All Star Jazz Band

Nathan Fleet, Hamilton Film Festival

Jennifer Mattern, Ancaster Heritage Village BIA/Farmers Market

Krista Cranston, Avalon Music Academy

Joan Keating, Sinfonia Ancaster

Boris Brott, National Academy Orchestra

Claire Lougheed, Dundas Valley School of Art

Randy Ostachuk, Memorial Visual Arts

Aaron Gerrard, Ancaster Heritage Days

Anton Plas, Ancaster Society for the Performing Arts

Bob Wilkins

Public Fundraising Chair, presenter.

Bob Wilkins has been a lifelong resident of Ancaster. He had his paper routes, picked strawberries, and caddied at the golf course. He attended C.H. Bray and Rousseau Public Schools and Ancaster High School. He is married to Karen and has three children.

work experience

Bob was managing partner of Wilkins, Wynne, Horodyski & McCluskey until their merger with Gowlings in November 1996 at which time he served as Managing Partner of the Hamilton Office of Gowlings and on the Gowlings National Executive committee until his retirement in 2006. His areas of practice include real estate development with special expertise in rural and urban severances, advice to small and medium-sized businesses, real estate, trademarks, mortgage financing, and estate planning. Bob's main interests are in the area of applied business law and strategic planning.

Bob was employed for seven years as a part-time economic consultant with civil Aeronautics Ministry of transport involved in forecasting general aviation needs at airports across Canada. He presented briefs and taught methodology on forecasting to other government departments. He has served and serves on the board of directors of various businesses including restaurants, development corporations, communications corporations, property holding corporations, and a stockyard.

community service

Bob is a very active community member. He is currently fundraising chair for Ancaster Society for the Performing Arts. He was former director of the Ancaster Information Centre, former vice president of the Victorian order of Nurses Hamilton-Dundas branch, former secretary of the Ancaster Rotary Club, former business chairman of the Dundas-Ancaster branch of the Canadian Cancer Society, and former president of Holimont Inc-the largest private

ski club in North America, former Director and chair of business development for Bay Area Health Trust, past vice-chair of Dundas Valley School of Art, past director of Bay Area Trust Realty, and was founding chairman of the Ancaster Heritage Village BIA.

education

Bachelor of Arts (Honours) in Economics, McMaster University, 1972

Masters of Arts Economics, Guelph University, 1973

Bachelor of Law, Queen's University 1976

Colin Lapsley

Executive Director

Colin serves as Executive Director for the Ancaster Memorial Arts Centre project.

A successful 30 year professional career as a musician/actor exposed him to every possible variety of performing and visual arts venues around the globe. His interest naturally shifted to using this knowledge and skill set to create and administrate a unique and thriving facility in his hometown of Ancaster.

25 years serving as VP of Operations for Theatre Ancaster (one of Ontario's largest and most successful community theatre companies) has made Colin an expert in sustainable not-for-profit arts ventures and a very well known fixture of the region's arts scene.

His present role as ED for the project has 3 main functions:

-fundraising: spearheaded successful \$1.5M federal ask, assists Bob Wilkins' public campaign (nearing \$5M goal)

-design: Colin's relationship with the stakeholders and his knowledge of their needs makes him an invaluable member of the design team. He works closely with the architect and project manager to ensure the facility will meet their needs and allow for sustainable growth.

-business plan/administration: once the doors open, how do we keep them open? Colin leads a committee responsible for creation of a sustainable business plan. This plan includes negotiating agreements with stakeholders and the City of Hamilton (owner), as well as drafting operating procedures and staffing details.

Once the Centre opens, Colin's role will continue as General Manager.

Education

Queen's University, Engineering, class of 1993
