

**From:** Marisa Carpino  
Director, Culture & Recreation

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**Subject:** Whitevale and District Residents' Association  
- Whitevale Arts & Cultural Centre Committee  
- File: A-1440

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**Recommendation:**

1. That Report CR 12-13 of the Director, Culture & Recreation regarding the Whitevale and District Residents' Association be received; and
  2. That Council approve in principle the repurposing of the former Whitevale Library into the Whitevale Arts and Cultural Centre to be managed and operated by the Whitevale and District Residents' Association; and
  3. That Council either authorize staff to:
    - (i) prepare a one year lease agreement with Whitevale and District Residents' Association for the use of the former Whitevale Library as the Whitevale Arts and Cultural Centre; or in the alternative
    - (ii) proceed with the sale of the former Whitevale Library in accordance with the City's Policy regarding the Acquisition and Disposal of Land; and
  4. That appropriate City of Pickering officials be authorized to take the necessary action to give effect thereto.
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**Executive Summary:** The Whitevale Arts & Cultural Centre Committee of the Whitevale and District Resident's Association have requested that the municipality approve the repurposing of the former Whitevale Library into the Whitevale Arts & Cultural Centre. As per their proposal dated July 16, 2013, this new centre will showcase arts and culture in the heritage village of Whitevale and will be operated by their committee.

The Whitevale Library is currently not open to the public. Under the authority of the *Public Library's Act*, the Pickering Public Library Board voted to remove funds for the Whitevale Library in the 2013 Current Budget and terminate service delivery at this branch as of January 1, 2013. Since that time, the facility has remained vacant and is under the authority of the Culture & Recreation Department.

As per the proposal of the Whitevale Arts & Cultural Centre Committee, the Whitevale Arts & Cultural Centre will provide:

- meeting space for local and regional residents, arts and cultural groups
- display space to showcase local artists and their works
- workshop space for arts and cultural education programs
- facility space for local book and DVD exchange
- focal point to enhance visitor experience to Whitevale

The City of Pickering is already engaged in an informal agreement with the Whitevale and District Residents' Association with respect to the Whitevale Community Centre. The formal lease agreement for the Whitevale Arts and Cultural Centre would follow a similar partnership model holding the association responsible to manage the facility and its programs, conduct all facility cleaning and purchase/install any required facility equipment/fixtures. In turn, the City of Pickering would be responsible for hydro, telephone, maintenance, security, pest control, water testing, snow clearing and capital upgrades. The City's annual cost to reopen the former Whitevale Library is \$7,594 and this excludes any ongoing capital upgrades the aging facility may require.

The purpose of this report is to seek Council direction authorizing staff to either:

- (i) prepare a one year lease agreement with the Whitevale and District Residents' Association that would repurpose the former Whitevale Library into the Whitevale Arts and Cultural Centre. The lease agreement would be subject to Council approval and the completion of a sound Business Plan prepared by the Whitevale and District Residents' Association demonstrating their ability to operate and sustain such a facility. Or, in the alternative,
- (ii) proceed with the sale of the former Whitevale Library located at 475 Whitevale Road in accordance with the City's Policy ADM 130 regarding the Acquisition and Disposal of Land.

**Financial Implications:** The City of Pickering's annual cost to reopen the former Whitevale Library is \$7,594.

Telephone	\$1,242
Hydro	\$1,180
Maintenance	\$2,000
Security	\$ 360
Pest Control	\$ 300
General Supplies	\$ 100
Water Testing	\$1,212
Snow Clearing	\$1,200

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Please note that these costs exclude facility cleaning and the renovation to the 2<sup>nd</sup> floor which will be completed by members of the Whitevale and District Resident's Association. They also exclude any capital upgrades (that will be required as the facility continues to age) because none have been identified at this time as an immediate need.

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**Discussion:** On behalf of the Whitevale Arts & Cultural Centre Committee of the Whitevale and District Residents' Association, Don Anderson submitted a letter to the City of Pickering dated July 16, 2013 requesting that the municipality approve the repurposing of the former Whitevale Library into a Whitevale Arts & Cultural Centre that their committee membership will operate.

The former Whitevale Library is located at 475 Whitevale Road and has remained vacant since its closure effective January 1, 2013. Pickering Public Library staff worked with the community to implement programs and collections but the community size could not sustain the service in a manner that was in compliance with the Ontario Public Library Guidelines. Under the authority of the *Public Library's Act*, the Pickering Public Library Board voted on November 22, 2012 to remove funds for the Whitevale Library in the 2013 Current Budget and terminate service delivery at this branch as of January 1, 2013. At that time, the Culture & Recreation Department assumed responsibility for the Whitevale Library as part of their inventory of facilities.

As per the letter dated July 16, 2013, the Whitevale Arts & Cultural Centre Committee would like to enter into a partnership with the City of Pickering to repurpose the former Whitevale Library into a new Whitevale Arts and Cultural Centre (WACC) that their membership will operate. In a letter dated October 7, 2013 from Lloyd Thomas, the Whitevale and District Residents' Association unanimously endorse the proposal of the Whitevale Arts & Cultural Centre Committee.

The Whitevale Arts & Cultural Centre will provide:

- meeting space for local and regional residents, arts and cultural groups
- display space to showcase local artists and their works
- workshop space for arts and cultural education programs
- facility space for local book and DVD exchange
- focal point to enhance visitor experience to Whitevale

In 2013, the Whitevale and District Residents' Association used the former Whitevale Library to host an art show during their annual Whitevale Spring Festival. The association perceived this to be a positive experience that was well received by the public and would like to pursue this facility model more permanently.

An "operational committee" of local residents would be responsible to manage on site activities, marketing and promotions, maintaining volunteer network and generating revenues to offset the capital investment required modify the second floor for studio space. Although the terms of the lease agreement are yet to be confirmed, it is

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envisioned that the City of Pickering would be responsible for the operating and costs of the facility which include utilities, telephone, landscaping, maintenance, security, pest control, maintenance, water testing, snow removal and capital upgrades.

This partnership model is similar to the informal agreement currently in place between the Whitevale and District Residents' Association and the City of Pickering regarding the use of the Whitevale Community Centre. In this case, the association is responsible to clean the facility at their expense and coordinate all facility rentals keeping 100% of rental revenue, which totalled \$425 in 2012. The City of Pickering is responsible for all maintenance and operating costs of the facility which include utilities, water testing, pest control, security, landscaping, snow removal and capital upgrades.

The estimated annual cost to the City of Pickering to reopen the former Whitevale Library is approximately \$7,600. This includes hydro, telephone, maintenance, security, pest control, general supplies, water testing and snow clearing but excludes capital upgrades. Capital upgrades are dependent on the condition of the facility and, at this time, no capital upgrades have been identified. But as the facility ages, capital upgrades will be required to keep the facility operational and suitable for public use.

The Whitevale and District Residents' Association will be responsible for facility cleaning costs, renovation costs to modify the 2<sup>nd</sup> floor into a studio space and any facility fixtures, equipment, furniture deemed necessary to repurpose this facility for their use.

The Whitevale Arts & Cultural Centre Committee proposes that the centre operate weekends and during the months of July and August to support public visits. Weekday evenings will be dedicated to meeting space for arts, cultural and residents. Their proposal suggests that revenues would be collected from meeting rentals, studio space rentals and art instructions and demonstrations. That said, a Business Plan would have to be prepared by the Whitevale Arts & Cultural Centre Committee and provided to the City of Pickering to demonstrate their ability to support and sustain such a facility.

The purpose of this report is to seek Council direction authorizing staff to either:

- (i) prepare a one year lease agreement with the Whitevale and District Residents' Association that would repurpose the former Whitevale Library into the Whitevale Arts and Cultural Centre. The lease agreement would be subject to Council approval and the completion of a sound Business Plan prepared by the Whitevale and District Residents' Association demonstrating their ability to operate and sustain such a facility. Or, in the alternative,
- (ii) proceed with the sale of the former Whitevale Library located at 475 Whitevale Road in accordance with the City's Policy ADM 130 regarding the Acquisition and Disposal of Land.

**Attachments:**

1. Whitevale Arts and Cultural Centre Committee letter dated July 16, 2013.
  2. Whitevale and District Residents' Association letter dated October 7, 2013.
  3. Location Map.
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**Prepared By:**

**Approved/Endorsed By:**

Marisa Carpino  
Director, Culture & Recreation

Paul Bigioni  
Director, Corporate Services & City Solicitor

MC:

Recommended for the consideration  
of Pickering City Council

Tony Prevedel, P.Eng.  
Chief Administrative Officer

July 16, 2013

Whitevale Arts and Cultural Centre Committee  
Mr. Don Anderson  
486 Churchwin Street  
Whitevale, ON L0H 1M0

City of Pickering  
Marissa Carpino, Director Culture and Recreation  
One The Esplanade  
Pickering ON L1V 6K7

**Re: A Proposal for the use of the Whitevale Library for an Arts and Cultural Centre**

Dear Ms. Carpino :

A number of residents in Whitevale take this opportunity to present to you an idea to transform the Whitevale Library into an Arts and Cultural Centre. Please find the following background information, a summary of our various Whitevale programs and the opportunities we would like to pursue in partnership with the City of Pickering. There is a very strong interest from the community in our Hamlet and it has been suggested that we provide you with an introductory proposal for further discussions. We would ask that upon your review and at your convenience, that we meet with City staff to discuss this proposal and ideas you may already have considered for this facility. Our committee of three residents is not formalized at this point and time, but we have taken the lead at the urging of the community. Myself, Brigitte Sopher and Patricia Lowe have volunteered to facilitate this endeavour.

### **Introduction**

We are proposing to repurpose the Whitevale Library to continue its role as the heart of our village and allow it to showcase the arts and culture of our heritage village and provide a meeting place and activity centre for the local and regional community. Our vision is to create the Whitevale Arts and Culture Centre (WACC). The purpose of this centre will be to provide a meeting place for local and regional residents and arts and culture groups, a display space to showcase local artists, a workshop space for arts and cultural education programs, a facility for local book and DVD exchange and a focal point to enhance the experience of visitors who come to Whitevale. The WACC would require support from the City of Pickering for operational costs and could follow the current model for the Whitevale Community Centre. An operational committee of local residents would be responsible for managing on site activities and for regular maintenance, marketing and promotion, maintaining a volunteer network and generating revenues to offset capital investments like the modification of the second floor for studio space for instruction. The hours of operation as a storefront and teaching space will initially focus on weekends and the months of July and August to support visitation from outside the community. Weekday evenings will be dedicated to a meeting space for arts and cultural groups and individuals within the City of Pickering. We anticipate the meeting space could support small meetings, instruction, demonstration and studio space rental. The space would also support a cooperative library providing

residents with a local resource of books and dvds on a variety of topics including the arts, culture, heritage and classical and contemporary literature. These resources would be donated from local residents to enhance the offerings of the facility.

### **Background**

The residents recently entered into a partnership with the City of Pickering and hosted an art show during the Whitevale Spring Festival. The show was assembled drawing on pieces of art in a variety of media, sculpture, wood carving, fabric art, stained glass and pottery. The response from visitors was very positive and residents were able to experience the potential of this facility. The nature of this town tends to attract a creative and innovative population and we currently have several professional designers, fine arts trained individuals, textile artists, published writers and a poet. The balance of the community pursue the arts through their hobbies and include wood carving, pottery, and painting in oils, watercolor, acrylic and pastel.

### **Other Successful Initiatives and Partnerships**

While this venture involves a new direction for the Village, the residents of Whitevale are no strangers to projects which promote civic pride and a local economy. The Town of Whitevale is well known for resident textile artist Anna Willson, who has operated the weaving and wool shop called Craft Works adjacent to the Whitevale Library. Unfortunately recent health issues have resulted in the closing of this shop. Anna's name is well known in the textile world and has established Whitevale as a known destination to the fiber arts community.

The recent renovations to the former mill, known as the Wilson Co-op, now house a quilt and yarn store and a tea room. There is additional retail space that will add to the local economy of this community and enhance the draw for tourism by making Whitevale a destination point.

The Whitevale School of the Arts is a recent initiative by a local resident to offer a wide range of hands-on one day workshops in a variety of media. It currently operates in the St Joseph of Arimathea Church, just north of the Library, primarily during the month of August and is a fee based program. Many local residents deliver instruction for these programs which include drawing, gardening, wood carving, knitting and a variety of other media. An studio and garden tour is planned for 2014.

The Town of Whitevale is a well-read community, with an estimated 7 monthly book clubs which make for lively interactions and sharing of literature among neighbours. A resident poet and published author brings the literary world into our day to day lives with pertinent and timely interpretations of local and world issues. This facility could provide meeting space for local and regional book clubs and literary activities for children and youth.

Many local residents are active gardeners, pursuing a variety of gardening styles that focus on heritage, civic beautification, biodiversity and sustainability. A garden club was initiated in 2012 to work on a community initiative for a memorial garden in honour of a past resident. Other projects will be scheduled for implementation on an annual basis. In the past, some residents have participated in garden tours with the Pickering Horticultural Society, which showcased the unique setting of these

village properties. Garden club meetings could be hosted at this facility and gardening projects taken on by this group to enhance the existing library building.

The Whitevale and District Residents Association (WDRA) conducts its business monthly with a focus on a variety of issues facing this heritage community. They currently support a number of social activities which celebrate the 4 seasons in Whitevale including a New Year's Day Hogs and Quiches pot luck event, February Blah's Day, the Whitevale Spring Festival, the Fishermen's Breakfast fundraiser and the autumn Corn Roast. Residents are also responsible for the installation and maintenance of a community skating rink adjacent to the Community Centre.

In the past the town folk have been the lead on building restoration projects, which have included the Whitevale Library and Community Centre, and more recently have initiated repair work on the Mary Christian House.

The Whitevale and District Residents Association have also initiated a number of heritage related projects, including extensive research on homes on the Fifth Concession and in the hamlet. A guided tour brochure of the Fifth Concession was created and an interactive event was co-hosted with the Pickering Museum in 2008, to showcase 200 years of history in this area. Residents constructed their costumes under the guidance of Pickering Museum staff and provided interactive displays at locations throughout the Village. A Whitevale Heritage Building Plaque program is underway, thanks to an investment by residents and a benefactor. A walking tour brochure will showcase the history of the homes identified with a plaque and will be launched at the upcoming Doors Open in October.

In summary, the Whitevale Arts and Culture Centre could provide significant benefits to the local community as well as the City of Pickering and Region of Durham. A more detailed business plan will evaluate operational costs, capital enhancement projects, fundraising, insurance needs, marketing, operation and management plan, rental rates and a volunteer network to operate this facility. We trust that the City of Pickering will embrace an opportunity to partner with the community in an endeavor to further promote the unique setting of the Whitevale Heritage Conservation District and its role in creating a relevant modern day link to our past.



Images of the makeover of the Library for Whitevale's annual Spring Festival. More than 15 residents voluntarily displayed art in a variety of media.

Sincerely, Don Anderson





WHITEVALE AND DISTRICT  
RESIDENTS' ASSOCIATION  
Whitevale, ON  
LOH 1M0  
[echobeach@xplornet.ca](mailto:echobeach@xplornet.ca)

489 Whitevale Road,  
Whitevale, Ontario.  
LOH 1M0

October 7, 2013

City of Pickering,  
Marissa Carpino, Director Culture and Recreation,  
One The Esplanade,  
Pickering, Ontario.  
L1V 6K7

Dear Ms. Carpino,

This letter is provided to confirm the Whitevale and District Residents' Association (WDRA) support and endorsement for the suggestions and recommendations presented by the Whitevale Arts and Cultural Centre Committee to you in their letter dated July 16, 2013.

The WDRA discussed the committee's proposal at the September meeting and unanimously support their suggestions. It is our strong hope that you will act on their suggestions, and make this venue available to the residents of the Hamlet of Whitevale.

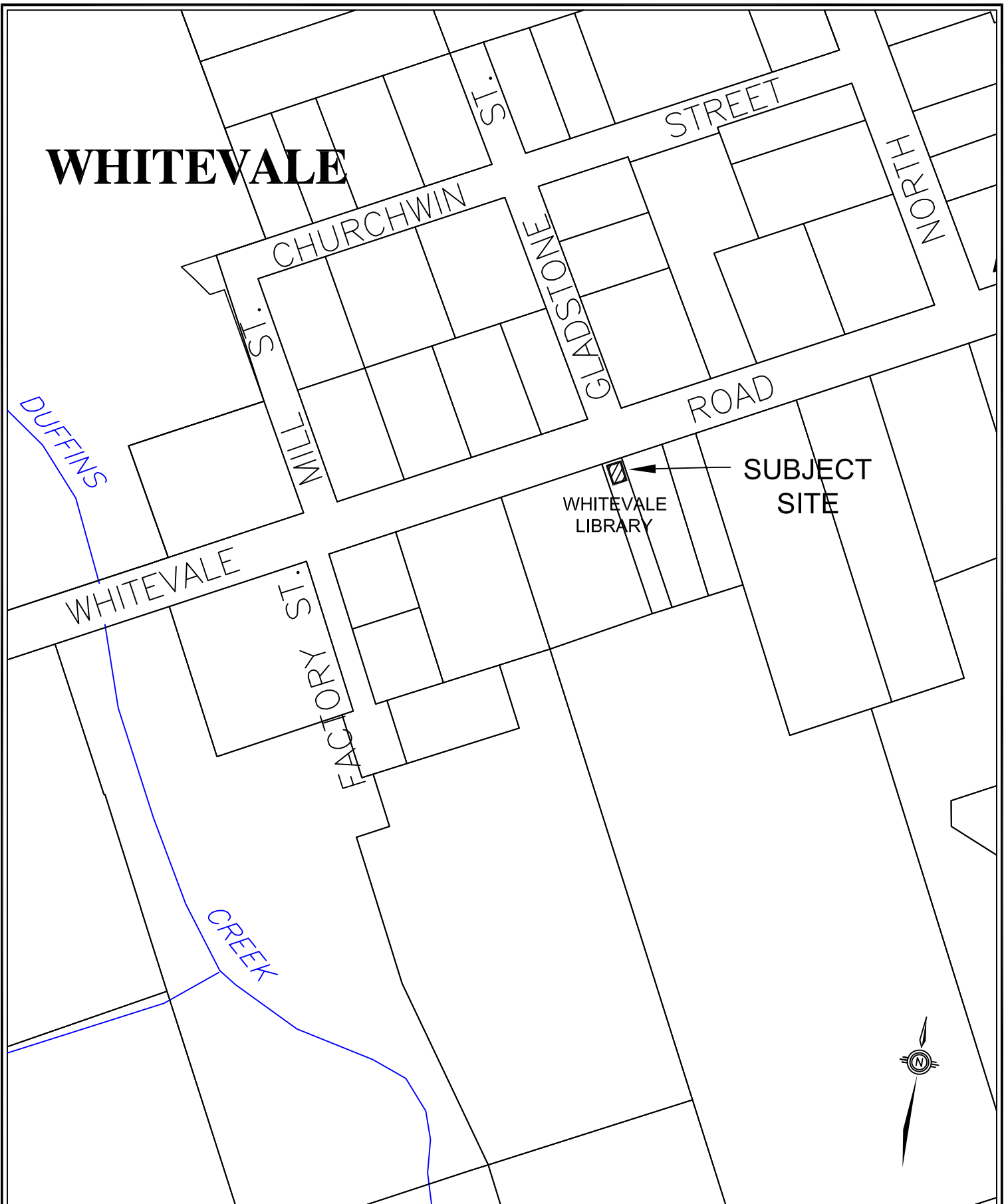
Yours truly

Lloyd Thomas

cc Mayor and Councillors



# WHITEVALE



ENGINEERING & PUBLIC  
WORKS DEPARTMENT  
CAPITAL PROJECTS &  
INFRASTRUCTURE

SCALE:  
N.T.S

DATE:  
October / 2013

ATTACHMENT FOR CULTURE &  
RECREATION REPORT CR 12-13  
WHITEVALE AND DISTRICT  
RESIDENTS' ASSOCIATION

