



HERITAGE IMPACT STATEMENT

EFFECT OF DEVELOPMENT AT SMALL ARMS INSPECTION BUILDING, 1352 LAKESHORE RD. E.

PROPOSED DEMOLITION OF STORAGE BUILDING

August 28, 2023 (revised Nov 28, 2023)



Land Acknowledgement:

We acknowledge the lands, which constitute the present-day City of Mississauga as being part of the Treaty Lands and Traditional Territory of the Mississaugas of the Credit First Nation, Haudenosaunee and the Huron-Wendat First Nation. We recognize the ancestors of these peoples as the inhabitants of these lands since time immemorial. The City of Mississauga is home to First Nations, Métis and Inuit peoples.

Overview & Background:

This report is prepared to address the proposed demolition of an existing garage/accessory/storage building (hereafter “Storage Building”) located adjacent to the Small Arms Inspection Building (SAIB) a Part IV designated heritage building owned and operated by the City of Mississauga.

The City of Mississauga undertook an adaptive redevelopment of the south wing of the SAIB facility in 2017, transforming part of the unused heritage building into a community cultural event space that also allows for private rentals. It has been a successful and welcomed addition to the community. The City is looking to continue building on this success in the short and long term. In the short term, the City is looking to redevelop and enlarge the rear parking area as it is currently not in use due to ongoing flooding cause by inadequate and damaged buried infrastructure. As part of the City’s vision for this property, the existing event space is to spill out onto a rear lawn and onto an expanded rear parking lot to create one continuous space for Markets, events and private bookings.

As part of the parking lot expansion, the City is looking to demolish the existing shed as it limits the expansion of the parking lot and outdoor event space. The expanded parking lot is integral to the Phase 2 adaptive reuse of the SAIB North and Bridge Building in that it will add the required additional parking to service the new daytime uses. The future Phase 2 adaptive redevelopment will provide a unique combination of studio, fitness, office and community spaces, with an emphasis on culture, arts, heritage, idea exchange and small business opportunities. The upgraded parking lot with new storm water management infrastructure is required to serve the newly redeveloped facility, and future redevelopment. The ultimate goal of this redevelopment is to preserve the long term viability of the Small Arms Inspection Building with anticipated benefits including promotion of arts and culture, attracting small businesses, enhancing the vibrancy of the community, preserving heritage resources, and improving public amenities in the Lakeview community.¹

¹ Note: this HIS is not an analysis of the proposed expanded adaptive-re-use of the site. A future HIS will discuss these impacts. This document provides this information to give context to the proposed Storage Building demolition only.

The SAIB and the adjacent Water Tower were designated under Part IV of the Ontario Heritage Act under By-law 258-2009. The designation statement references the SAIB and Water Tower but does not mention the Storage Building.

The Small Arms Limited Building & Water Tower have direct associations with the federal government, World War II, the corresponding Canadian war industry and the World War II influx of working women. The water tower also has direct associations with World War I rifle training. The property yields information that contributes to an understanding of the World War home front and is associated with the development of Lakeview. The Small Arms Building has direct associations with Allward and Gouinlock Architects. The Small Arms Limited Building & Water Tower define, maintain and support the character of the area, both the industrial character and the community of Lakeview itself. The water tower is a landmark. The Small Arms Limited Building displays a high degree of craftsmanship and artistic merit. The water tower is rare in Mississauga.²

The SAIB is an unusual heritage resource in that its overwhelming importance is cultural as opposed to architectural or historic. The SAIB was built early in the Second World War to produce small arms for the Allied war effort, on a site that already had significance associated with weapons production and military training dating to the First World War. It's importance culturally is primarily that it came to employ a workforce that was two thirds female, and as such it tells an important story of the coming of women into the industrial workforce and the changing role of women in contemporary society. This is the aspect of the building's history that is mostly remembered today.

Rick Mateljan CAHP of SMDA Design Ltd. was engaged by the City of Mississauga (the property owners) to complete a Heritage Impact Study to assess the impact of this proposal.

The SAIB was acquired by the City of Mississauga in 2017 and a major conservation of the building was begun in 2018. A Heritage Impact Statement by ERA Architects that discusses in detail the history of the site, the then condition of the SAIB and the plan for conservation was prepared at that time. This report relies upon the ERA report for this information. In 2017, Phase 1 of the SAIB Redevelopment was completed and the South Building and a portion of the Bridge Building was open to the public to support community, arts and culture events as well as Recreation programming. In 2022, a feasibility study was completed by CS&P Architects for the Phase 2 Redevelopment, which focuses on the redevelopment of the remaining portions of unoccupied building and overall site.

This site is also notable in that only a remnant of the original industrial buildings remain. Analysis of available air photos and known history indicates that this was once a highly organized complex of buildings, the majority of which were demolished in the 1980's and '90's. City of Mississauga records indicate demolition permits issued in 1991 for a barn and 1994 and 1995 for industrial buildings.³ A women's dormitory that once stood across Lakeshore Rd. west of Dixie

² City of Mississauga By-law 258-2009

³ City of Mississauga Building database

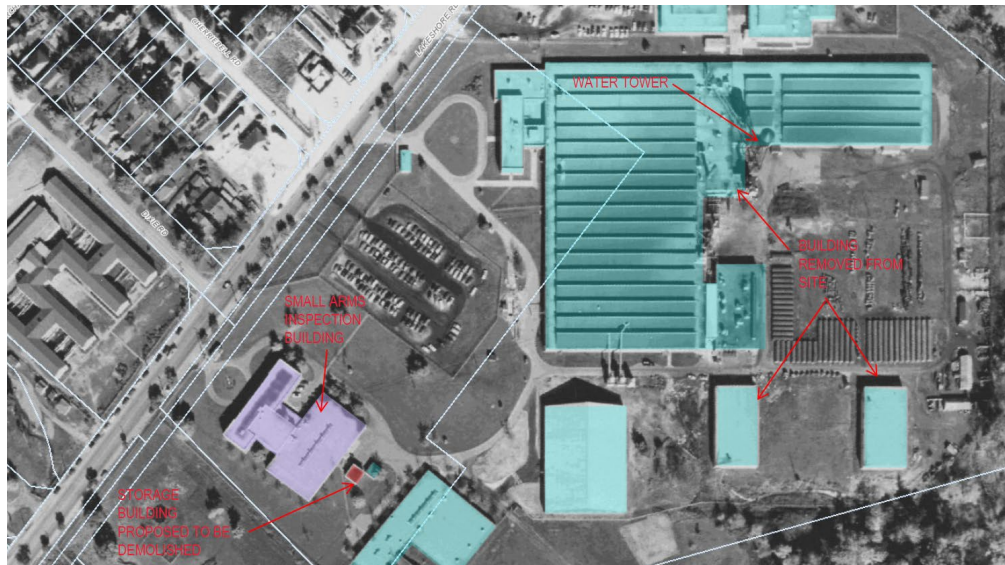
Rd. was demolished shortly after the War. There are only three remaining buildings on the site that have wartime associations – the WW1 era Water Tower; the WW2 era SAIB and the WW2 era Storage Building that is the subject of this report.

The SAIB presently functions as a community resource hosting farmer's markets, antique markets, musical functions, community artistic and creative endeavours. There is no programming associated with the Storage Building. There is significant need for additional outdoor event space and parking expansion in the south lot for building and site events, especially with the upcoming Phase 2 Redevelopment of the North Building. The existing site parking is not currently enough to meet By-Law Parking zoning requirements to serve the fully redevelopment SAIB facility. With Region of Peel and TRCA parks lands bordering the SAIB site, there is no opportunity to expand the site to meet the parking demands for this facility. The City of Mississauga is requesting the Storage Building be demolished as part of an effort to double the available parking on the SAIB south lot and implement new landscaping and outdoor space for the community using the building.

Key map:



KEY MAP SHOWING EXISTING SITUATION AT SAIB, REMAINING BUILDING, WATER TOWER, LOCATION OF PROPOSED STORAGE BUILDING TO BE DEMOLISHED

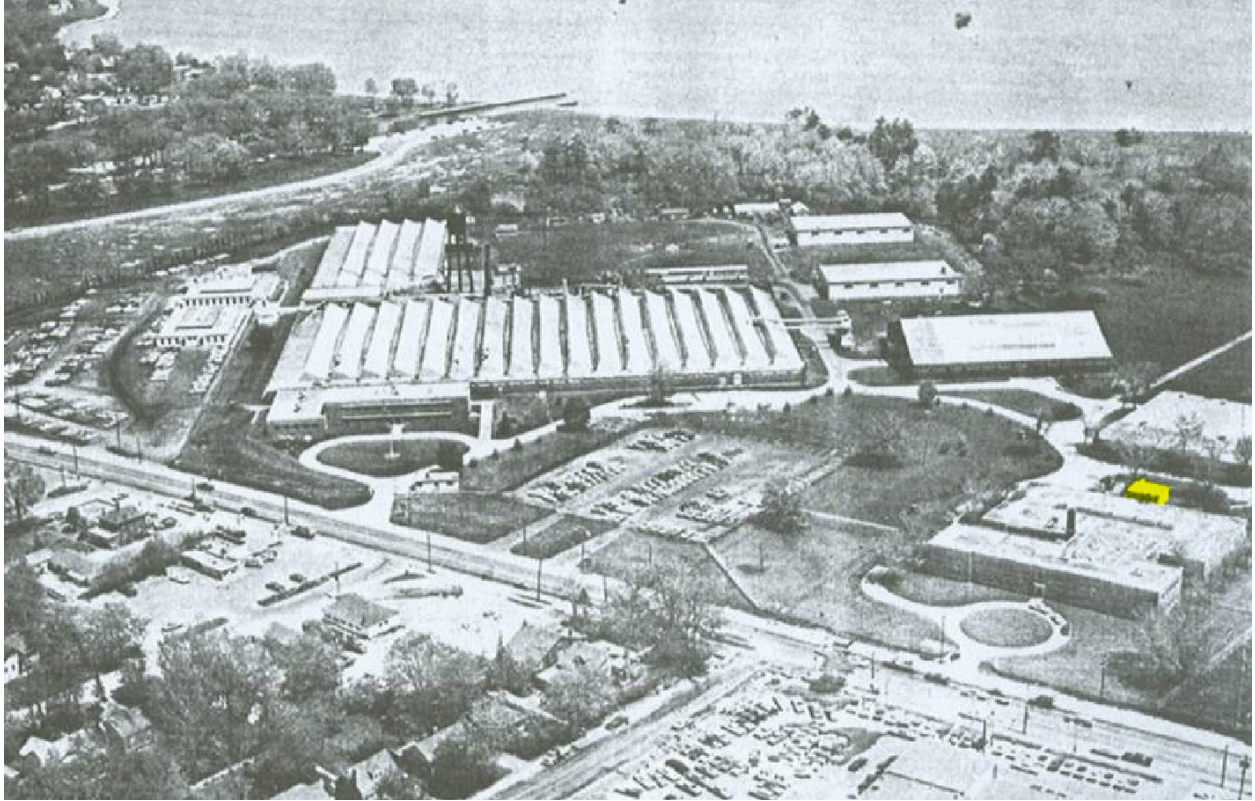


AIR PHOTO SHOWING SAIB COMPLEX AS BUILT DURING WW2. LIGHT BLUE OVERLAY INDICATES BUILDINGS REMOVED FROM SITE. PURPLE IS SAIB. "H" SHAPED BUILDING TO THE LEFT ACROSS LAKESHORE RD. WAS THE WOMEN'S DORMITORY.



1940'S AERIAL VIEW OF FORMER SAIB COMPLEX. STORAGE BUILDING IN QUESTION IS HIGHLIGHTED IN YELLOW, BOTTOM CENTER⁴. SAIB AT BOTTOM CENTER LEFT REMAINS. ALL OTHER BUILDINGS ON THE SITE EXCEPT THE WATER TOWER HAVE BEEN DEMOLISHED.

⁴ City of Mississauga Historical Images Database



1952 AERIAL VIEW OF FORMER SAIB COMPLEX. STORAGE BUILDING IN QUESTION IS HIGHLIGHTED IN YELLOW, RIGHT CENTER. SAIB IS AT LOWER RIGHT. ALL OTHER BUILDINGS ON THE SITE EXCEPT THE WATER TOWER HAVE BEEN DEMOLISHED.⁵

⁵ Heritage Mississauga collection

Terms of Reference

The City required terms of reference for Heritage Impact Assessments are as follows:

1. A detailed site history to include a listing of owners from the Land Registry Office, and a history of the site use(s). However, please note that due to the Freedom of Information and Protection of Privacy Act, current property owner information must not be included. As such, Heritage Planning will request that current property owner personal information be redacted to ensure the reports comply with the Act.

- Given the unusual nature of the Storage Building and site, the fact that the date of construction is known and the history well researched by the City of Mississauga, Heritage Mississauga and the ERA Architects report, this information need not be recited here. This requirement can be omitted.

2. A complete listing and full written description of all existing structures, natural or man-made, on the property. Specific mention must be made of all the heritage resources on the subject property which include, but are not limited to: structures, buildings, building elements (like fences and gates), building materials, architectural and interior finishes, natural heritage elements, landscaping, and archaeological resources. The description will also include a chronological history of the structure(s) developments, such as additions, removals, conversions, alterations etc.

The report will include a clear statement of the conclusions regarding the significance and heritage attributes of the cultural heritage resource.

A location map must be provided, with indications of existing land use, zoning, as well as the zoning and land use of adjacent properties.

- As indicated in the background above, the majority of the original structures on this site have been removed. At present there are three structures on the site; the SAIB building, the Water Tower which is a remnant of the original WW1 production building and the Storage Building that is the subject of this report. The SAIB building and the Water Tower are documented in the ERA Architects report. The Storage Building is not discussed in that report or in any known history of this site.

3. Documentation of the existing conditions related to the heritage resource will include:

-Current legible internal photographs, external photographs from each elevation.

Please note that due to the Freedom of Information and Protection of Privacy Act, photographs should not contain people or highlight personal possessions. The purpose of the photographs is to capture architectural features and building materials.

- The Storage Building that is proposed to be demolished is documented photographically in this report

-Measured drawings, including elevations, floor plans, and a site plan or survey, at an appropriate scale for the given application, indicating the context in which the heritage resource is situated.

-Historical photos, drawings, or other archival material that may be available or relevant.

The applicant must provide a description of all relevant municipal or agency requirements which will be applied to the subject property, and when implemented may supplement, supersede and/or affect the conservation of heritage resources (i.e. Building Code requirements, Zoning requirements, Transportation and Works requirements.)

- Measured drawings of the Storage Building that is proposed to be demolished are included. Other municipal requirements are discussed below.

4. An outline of the proposed development, its context and how it will impact the heritage resource and neighbouring properties will be provided. This may include such issues as the pattern of lots, roadways, setbacks, massing, relationship to natural and built heritage features, recommended building materials, etc. The outline should address the influence of the development on the setting, character and use of lands on the subject property and adjacent lands. If the property forms part of a Heritage Conservation District, the proposal must be analysed in terms of its compliance with the Heritage Conservation District Plan.

Note: An architectural drawing indicating the subject property streetscape with properties to either side of the subject lands must be provided. The purpose of this drawing is to provide a schematic view of how the new construction is oriented and integrates with the adjacent properties from a streetscape perspective. The drawing must therefore show, within the limits of defined property lines, an outline of the building mass of the subject property and the existing neighbouring properties, along with significant trees or any other landscape or landform features. A composite photograph may accomplish the same purpose with a schematic of the proposed building drawn in.

- There is no proposed development. The Storage Building proposed to be demolished is located behind the SAIB and is invisible from the street and from any significant viewpoint within the SAIB precinct. There is no streetscape existing or proposed as regards the Storage Building. The City plans to redevelop the North and Bridge Small Arms Buildings. Additionally, parking will be required for the increased occupancy of the building. New landscaping, site grading, storm water drainage infrastructure and a parking lot designed to Corporate Green Building Standards will be required in the rear lot to serve this redeveloped Heritage facility.

5. Full architectural drawings, by a licensed architect or accredited architectural designer, showing all four elevations of the proposed development must be included for major alterations and new construction.

- There is no proposed development, however a priority of the Phase 2 Redevelopment will be to respect the heritage integrity of the visible street faces and sides of the building and complement the Heritage Assets of the building and site. The objective is to create public and events spaces both in the interior building and exterior site programming as per the drawing below.

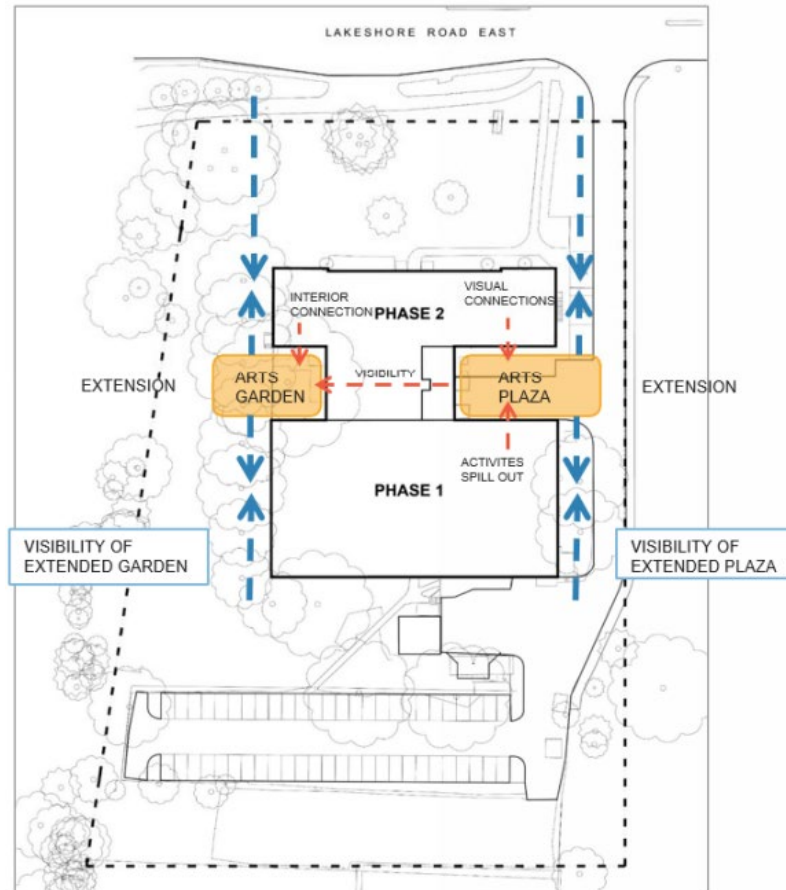


ILLUSTRATION OF THE CONNECTION ROUTES BETWEEN THE NORTH AND SOUTH BUILDINGS THROUGH THEIR COMMON SHARED SPACES

Currently the south lot frequently floods due to issues with the storm water management infrastructure. The site drainage in the south lot will be addressed in 2024 during part 1 of the Phase 2 Redevelopment. The Storage Shed is located on an elevated section of the south lot. Demolition of the structure is required to regrade the slope of the rear lot to repair the site drainage, expand the parking lot from 50 to 90 parking stalls and create usable landscaped space for events occurring in the South Building. Expanding the parking availability will support preserving the long term viability of SAIB.



EXISTING SITE PLAN



PROPOSED SITE PLAN

6. An assessment of alternative development options and mitigation measures that should be considered in order to avoid or limit the negative impact on the cultural heritage resources. Methods of minimizing or avoiding negative impact on a cultural heritage resource as stated in the Ontario Heritage Tool Kit (InfoSheet #5, Ministry of Culture) include, but are not limited to:

-Alternative development approaches

-Isolating development and site alteration from the significant built and natural heritage features and vistas

-Design guidelines that harmonize mass, setback, setting and materials

-Limiting height and density

-Allowing only compatible infill and additions

-Reversible alterations

These alternate forms of development options presented in the Heritage Impact Assessment must be evaluated and assessed by the heritage consultant writing the report as to the best option to proceed with and the reasons why that particular option has been chosen.

- The alternate development option in this case would be to conserve the Storage Building and this option is discussed in the HIS, However this would have a notable impact on the number of available parking stalls and viability of future programming.

7. A summary of conservation principles and how they will be used must be included. The conservation principles may be found in publications such as: Parks Canada – Standards and Guidelines for the Conservation of Historic Places in Canada; Eight Guiding Principles in the Conservation of Historic Properties, Ontario Ministry of Culture. (Both publications are available online.)

- These are included below as they relate to the Storage Building

8. Proposed demolition/alterations must be explained as to the loss of cultural heritage value interests in the site and the impact on the streetscape and sense of place.

- This is discussed below

9. When a property cannot be conserved, alternatives will be considered for salvage mitigation. Only when other options can be demonstrated not to be viable will options such as relocation, ruinification, or symbolic conservation be considered.

Relocation of a heritage resource may indicate a move within or beyond the subject property. The appropriate context of the resource must be considered in relocation. Ruinification allows for the exterior only of a structure to be maintained on a site. Symbolic conservation refers to the recovery of unique heritage resources and incorporating those components into new development, or using a symbolic design method to depict a theme or remembrance of the past.

All recommendations shall be as specific as possible indicating the exact location of the preferred option, site plan, building elevations, materials, landscaping, and any impact on neighbouring properties, if relevant.

- This is discussed below

Summary Statement and Conservation Recommendations:

The summary should provide a full description of:

-The significance and heritage attributes of the cultural heritage resource, including the reference to a listing on the Heritage Register, or designation by-law if it is applicable

-The identification of any impact that the proposed development will have on the cultural heritage resource

-An explanation of what conservation or mitigative measures, or alternative development, or site alteration approaches are recommended

-Clarification as to why conservation or mitigative measures, or alternative development or site alteration approaches are not appropriate

Mandatory Recommendation:

*The consultant must write a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06, Ontario Heritage Act. Should the consultant not support heritage designation then it must be clearly stated as to why the subject property does not meet the criteria as stated in Regulation 9/06. **(note: in this case the subject building is presently designated under Regulation 9/06 as a part of the SAIB complex and so the criteria is whether the building materially supports the designation)***

The following questions must be answered in the final recommendation of the report:

-Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, Ontario Heritage Act?

-If the subject property does not meet the criteria for heritage designation then it must be clearly stated as to why it does not

-Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement:

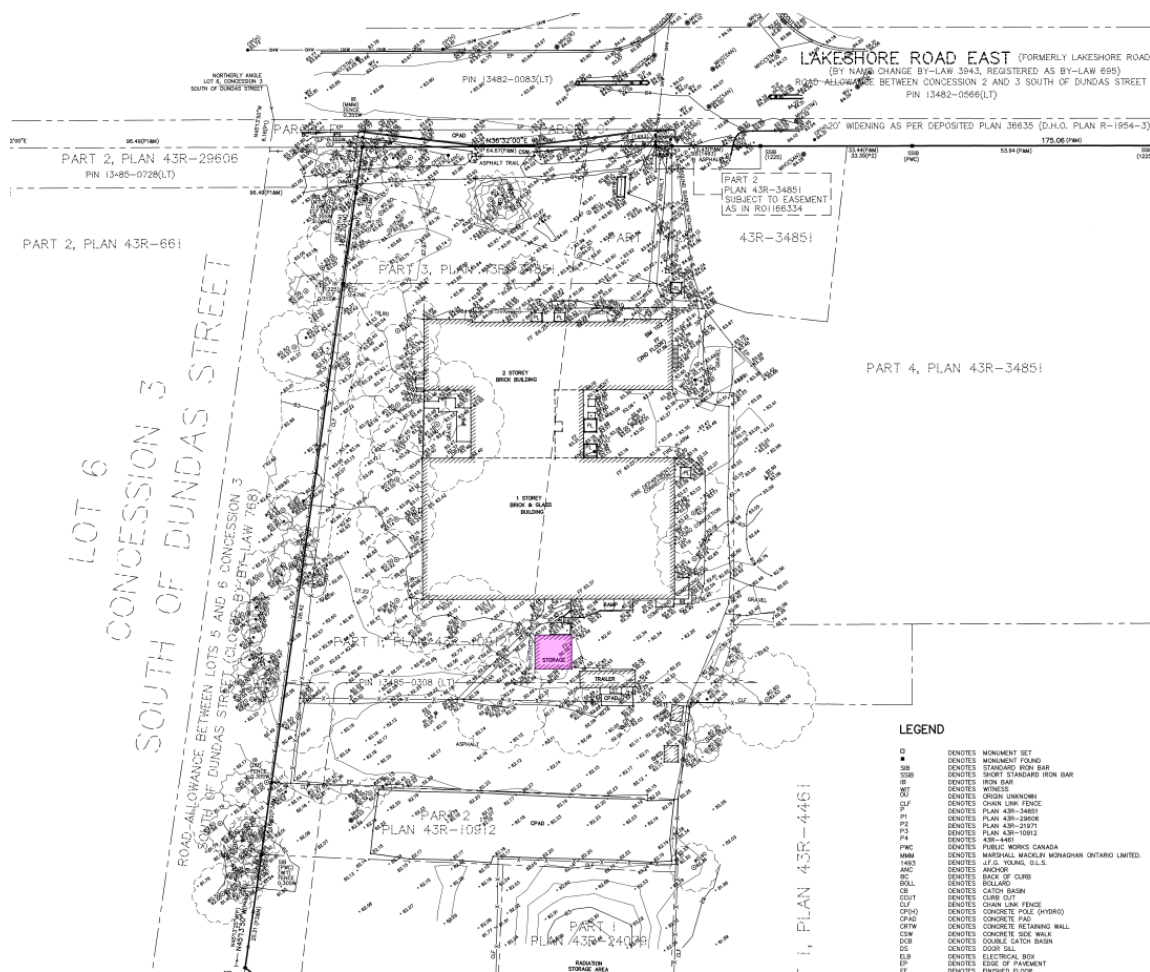
Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

Please note that failure to provide a clear recommendation as per the significance and direction of the identified cultural heritage resource will result in the rejection of the Heritage Impact Assessment.

1.0 Site History:

As discussed above, Site History and Chain of Title information is available elsewhere and not required to be repeated here.

2.0 Existing conditions on-sight



SITE PLAN SHOWING LOCATION OF STORAGE BUILDING PROPOSED TO BE DEMOLISHED

The Storage Building proposed to be demolished is a 1-storey, flat-roof, metal-clad structure on a concrete block foundation. It is approximately 26' wide x 26' long and 12' high. There is an overhead drive-in door and person-door on the east elevation. There one small window located high up on the north and south elevations and two small windows on the west elevation. The building is clearly very simple in its design and construction. There is a shallow overhang on the roof with wood soffits. The metal cladding is loose in some areas and can be peeled back to reveal original wood siding beneath. Examination of the interior reveals a wood joist ceiling with "X" cross bracing and wood board

sheathing. The interior walls are covered with a mix of newer and older drywall which does not appear to be original. The ceiling is unfinished. There are remnants of electrical services and cut-off boxes, one of which is marked “600V from welding APP shop”. There are a number of electrical receptacles of varying size beside the electrical panel. Clearly there was some heavy industrial use in this building, although the receptacles and wiring panel are not original. Inspection of the interior also reveals that the original windows were much larger than what is presently visible from the exterior and at least in some cases the original double-hung sash is still intact, although the glass is gone. The window openings have in some cases been repurposed for various grilles and vents. The building does not appear to be insulated and no evidence that it was ever capable of being heated was noted.

The building is generally in fair condition with no apparent structural or other issues. It could easily be made serviceable if desired. The roof appeared to be intact. The interior was dry and reasonably clean. Several of the windows are broken and the overhead door is damaged at the bottom but the building is otherwise secure. SAIB staff indicated that they believed that skunks and raccoons were living inside and this seemed plausible.

The building is presently not being used for storage of any significance. Nothing inside appeared in any way to be associated with the heritage of the site.



STORAGE BUILDING EAST ELEVATION



STORAGE BUILDING SOUTH ELEVATION



STORAGE BUILDING NORTH ELEVATION



STORAGE BUILDING WEST (REAR) ELEVATION



STORAGE BUILDING IN CONTEXT. EXTERIOR REAR WALL OF SAIB AT RIGHT



STORAGE BUILDING IN CONTEXT. VIEW FROM INTERIOR OF SAIB. STORAGE BUILDING OUTSIDE, AT RIGHT



STORAGE BUILDING INTERIOR FACING WEST. NOTE ORIGINAL WINDOW OPENINGS EXTANT WITH REMNANT OF DOUBLE HUNG SASH VISIBLE. BACK OF METAL SIDING PANELS ARE VISIBLE THROUGH THE WINDOWS



STORAGE BUILDING ROOF STRUCTURE SHOWING ORIGINAL JOISTS AND SHEATHING, NEWER LIGHT FIXTURES, ELECTRIC WIRING AND OVERHEAD DOOR TRACK



STORAGE BUILDING ELECTRICAL PANEL AND DISTRIBUTION. THIS IS NOT ORIGINAL TO THE BUILDING.



STORAGE BUILDING ORIGINAL WOOD SIDING VISIBLE BENEATH METAL CLADDING

Building Condition Assessment and Conservation Recommendations:

As noted above, analysis of the Building reveals that it is in generally fair condition and with regular maintenance could be made to function indefinitely. Nothing about the Building's condition is atypical for a building of this age, indeed given that it is over 80 years old the condition is remarkably good.

Architectural style and assessment:

The Building exhibits no significant architectural detail or interest. There is nothing about the Building's construction style or materials that associates it with any particular style or era. There is nothing about the Building that is indicative of any significant technology or craftsmanship.

Proposal:

The proposal is to completely demolish and remove the Storage Building. The vacated space will be used to redevelop and expand the parking lot, to create a welcoming outdoor rear lawn as an extension of the main indoor event space and to allow for outdoor events. As there are no other options for permanent parking within the property, the expansion of the parking area is fundamental to the

ongoing use and bookings of the redeveloped south wing and is the next step in allowing the full adaptive redevelopment of the SAIB. The future redevelopment of the bridge and north wing (currently derelict and unused) will more than double the useable area of the SAIB providing varied programming such as studio, fitness, office and community spaces, with an emphasis on culture, arts, heritage, idea exchange and small business opportunities. This doubling of space also requires additional parking facilities. The full removal of the Storage Building will allow the parking to expand from approximately 50 stalls to 90 stalls.

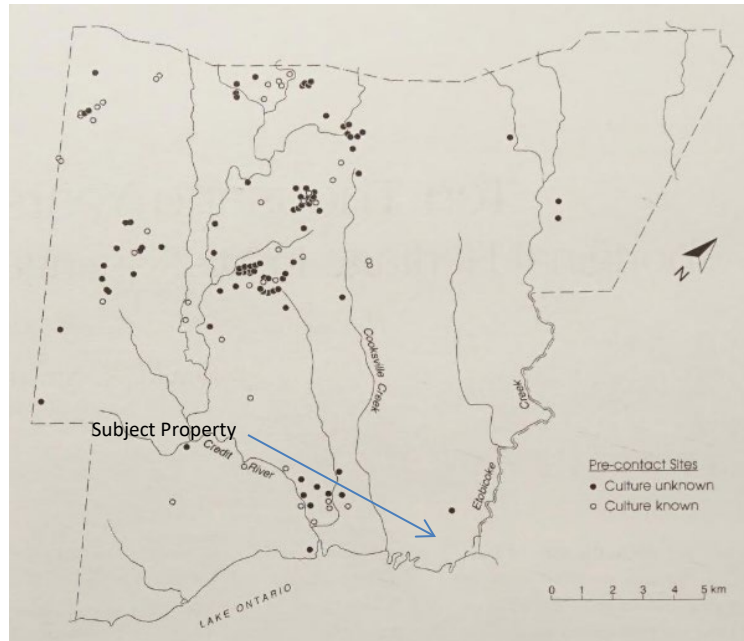
Zoning By-Law, District Plan and other Municipal approvals:

The subject property is zoned “OS2 Open Space-City Park” reflecting the current use of the site. This is a zoning that allows active and passive recreational uses only, and stormwater management facilities. The zoning would not affect the proposed demolition of the Storage Building.

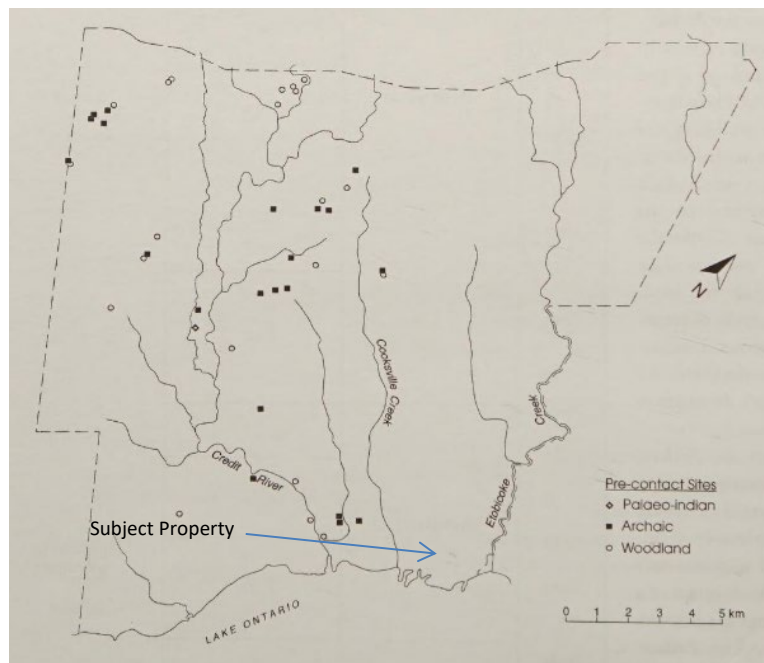
The property is under Site Plan Control and if a Heritage Permit for the proposed demolition is granted it will be required to go through this process, which will include tree protection and the requirement to re-vegetate the area with native species. If a Heritage Permit is granted, the demolition will require a typical demolition permit issued under the Building Code Act.

No other Municipal approvals will be required.

Indigenous History and Cultural Heritage Interests:

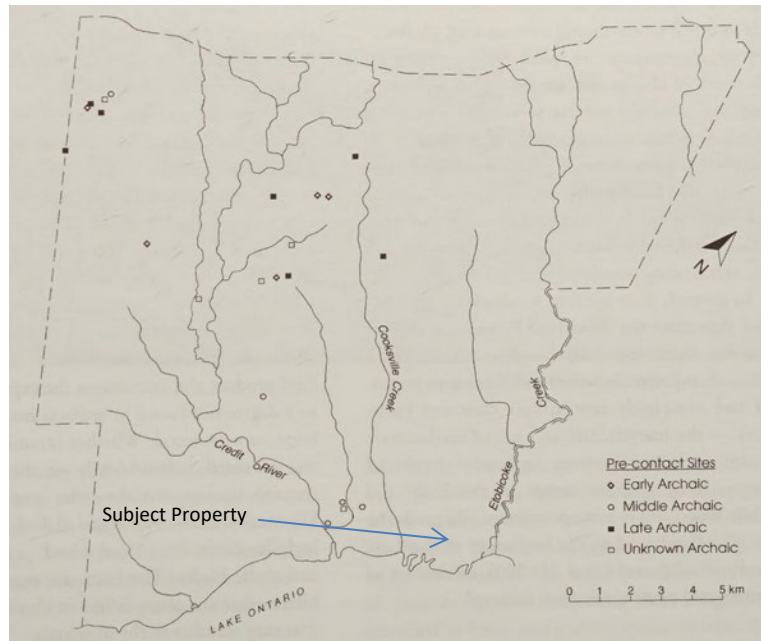


MAP OF INDIGENOUS PRE-CONTACT SITES⁶



PRE-CONTACT SITES OF KNOWN CULTURAL AFFILIATION

⁶ Dieterman, F. A. (2002). Mississauga: The First 10,000 Years. Toronto: Eastend Books



KNOWN ARCHAIC SITES IN MISSISSAUGA

There are no known Indigenous historical or cultural associations with this subject site.

Conservation Principles⁷:

The proposed demolition must be assessed according to the principles of the Ontario Heritage Trust:

Respect for documentary evidence: archival photos of the site are available and these indicate that the Storage Building has not been substantially modified since its construction in the 1940's

Respect for the original location: the Storage Building exists in its original location. No re-location of heritage resources is proposed.

Respect for historic material: documentary evidence concludes that the extant historic material is original. Demolition of the Building would result in loss of historic material.

Respect for original fabric: not applicable. No repair or replacement of original fabric is proposed.

Respect for the building's history: There is no known significant history associated with this Building.

Reversibility: not applicable, no alterations proposed.

Legibility: not applicable, no alterations proposed.

Maintenance: not applicable, no maintenance proposed.

⁷ Ontario Heritage Trust: "Eight Guiding Principles in the Conservation of Heritage Properties"

Alternative Design Options:

The alternative options to demolition that could be explored are minor repairs and continued use of the Storage Building in its present form if a suitable use could be found, or potentially some adaptive re-use of the Building in a modified form. This has been discussed with the owners and there is no interest in pursuing either of these options due to the negative impacts this will have on the redevelopment of the parking lot and Bridge and North Wing of the Small Arms building.

Summary Statement and Conservation and Mitigation Recommendations:

The proposed demolition of the Storage Building will result in loss of heritage value when assessed under the guidelines of the Ontario Heritage Trust.

The situation with this Building is complex. It is true that as a remnant of the original WW2 construction extant on the site it embodies an unmistakable heritage value, however in the context of how the site has developed and the removals that have already taken place the loss of this Building must be viewed as not highly significant. The SAIB is really just a remnant of the complex that once existed and the heritage interpretation strategy here is not to preserve the former industrial site but to create a park setting dedicated to the cultural importance of what once occupied the site. The removal of the main factory building, the other office buildings that once occupied the site and the women's dormitory previously located across Lakeshore Rd. were far more significant in shaping the development of this heritage resource than the removal of the Storage Building will be. The Storage Building is located entirely behind the SAIB, is not visible from the street and has of itself no known historical significance. Although original, every indication is that it was never a significant building on the site. The ability to interpret the history of the site will not be affected by the loss of this Building. Its removal should be allowed to take place, ultimately allowing for an expanded repurposing on the site, the full adaptive reuse of the SAIB and the long term viability to maintain the facility in use.

Mandatory Recommendation:

The property must be evaluated under the criteria for designation under Ontario Regulation 9/06, *CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST Ontario Heritage Act*. **(note: in this case the subject building is presently designated under Part IV of the Act under By-law 258-2009 and so the criteria is whether the building materially supports this designation)**

The criteria area:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method.

- ii. displays a high degree of craftsmanship or artistic merit, or
- iii. demonstrates a high degree of technical or scientific achievement.

Analysis: The Storage Building is not representative of a style, type, expression, material or construction method. It does not display a high degree of craftsmanship, artistic merit or technical or scientific achievement.

2. The property has historical value or associative value because it,

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community,
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Analysis: The Storage Building has historic and associative value because its construction dates to the period of construction of the SAIB and with the WW2 period that the building celebrates. Given the functional nature of the Storage Building these associations are very limited, however. There is no known connection between this building and Allward and Gouinlock Architects, who were the architects for the SAIB.

3. The property has contextual value because it,

- i. is important in defining, maintaining or supporting the character of an area,
- ii. is physically, functionally, visually or historically linked to its surroundings, or
- iii. is a landmark.

Analysis: The Storage Building does not define, maintain and support the character of the SAIB or its precinct. It is functionally linked to the SAIB but not visually linked to its surroundings. It is not a landmark.

Conclusion:

The City's ultimate adaptive reuse goal of the Small Arms Inspection Building is to preserve the long term viability of this heritage facility. In order to continue restoration efforts and open the North Building to the community, additional parking capacity is required to meet operational and by-law requirements. The Storage Building has very limited historical and contextual value but is not significant in supporting the heritage attributes of the SAIB or its precinct. Removal of the Building should be allowed.

Provincial Policy Statement:

Under the Provincial Policy Statement,

“Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained.”

Analysis:

Under this definition, the Storage Building does not warrant conservation.

Appendices:

Under separate cover: Elevations and floor plans of existing Storage Building

Bibliography: as noted in appendices and footnotes