



Small Arms Society Future Vision for Creative Hub



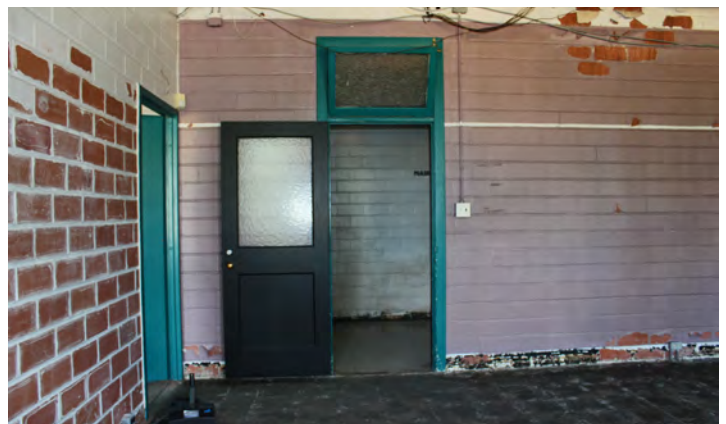


Small Arms Building
Creative Hub @1352

A CREATIVE HUB In the Heart of Lakeview

The Lakeview community has had a strong industrial and military presence, playing a significant role in Canada's history from the early 1800's. The Small Arms Inspection Building is the last remaining building on the site dating from the 1940's.

The Small Arms Society envisions the reanimation of this wonderful light-filled industrial building with its breathtaking spaces into a creative hub with space for workshops, learning labs, galleries, studio spaces, conferences, celebrations, cafes and more!





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REIMAGINING THE SMALL ARMS BUILDING

Connect | Collaborate | Create

ADAPTIVE RE-USE

Preserve the heritage integrity of the building and promote safe, flexible and purpose-built facilities for a wide range of environmental science, technology, arts, heritage, and cultural endeavours.

HERITAGE PRESERVATION

Commemorate, preserve and promote the history and heritage significance of the building and site including the continuing role of women today.

ENVIRONMENTAL SCIENCE ENDEAVOURS

Encourage partnerships and activities which focus on sustainability through the protection and preservation of the environment including research, living labs, experimentation, technology and innovation.

ARTS AND CULTURAL DEVELOPMENT

Develop partnerships and activities across disciplines to increase awareness, appreciation and support for artistic endeavours, artists and artisans.

CREATIVE SPACES

Provide a sustainable mix of affordable and market value rental spaces for permanent or temporary use by artists, artisans, designers, entrepreneurs and creative enterprises and agencies.

COLLABORATION

Create an environment and spaces that encourage optimizing relationships, sharing creative ideas, incubating talent and producing innovative projects.

EDUCATION

Facilitate unique creative programming, instructional seminars, workshops, summits, conferences, and celebrations with arts, heritage, culture, environmental sciences and technology partners and tenants.

CONNECTIVITY

Ensure initiatives are consistent with or complementary to other related community, municipal, regional endeavours such as the Inspiration Lakeview Community Plan, Lakeview Local Area Plan, The City's Strategic Plan and the Culture Master Plan.



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HISTORY OF THE SMALL ARMS INSPECTION BUILDING AND ARSENAL LANDS

The Lakeview community has had a strong industrial and military presence and played a significant role in Canada's history.

The Small Arms Inspection building is located on the 15.7-hectare parcel of land known as the Arsenal Lands on the eastern border of the Mississauga waterfront. The property is bounded to the north by Lakeshore Road East, to the east by Marie Curtis Park West (Toronto), to the south by the Lake Ontario waterfront and to the west by the Waterfront Trail and greenspace owned by the Region of Peel.

In 1806, the lands were patented to Colonel Samuel Smith who served with the Queen's Rangers during the Revolutionary War and later as administrator of the Province. In 1910 the land was acquired for military purposes and shortly after registered by the Department of National Defense as 'The Toronto Barracks Site'. The lands became part of the Long Branch Rifle Ranges which were used as an active site for militia training and a Cadet program used by the Department of National Defence during World War I. Remnants of the bunkers remain on the site today.

In 1915 Canada's first aerodrome operated on the current Ontario Power Generation lands to the west, training pilots that went to England to serve with the Royal Naval Air Services during World War I. In 1930 the Small Arms Limited Building was designed by Allward and Gouinlock Architects.





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The Department of Defence purchased the Arsenal Lands and Small Arms Limited in 1935 and in 1940 the site became a large munitions plant manufacturing rifles and small arms for the Canadian Army through the Second World War until 1974.

Small Arms Limited recruited and supported a significant number of women who made up about 2/3 of the factory's workforce. This was critical to changing the role of women and recognizing their significance to the workforce in Canada.

In 1992, the Toronto and Region Conservation Authority (TRCA) acquired the Arsenal Lands and the Small Arms Inspection Building. In 2008 the City of Mississauga intervened as the building was scheduled for demolition and designated the building under the Ontario Heritage Act in 2009.

The Building includes over 43,000 ft² with three distinct components: a two-storey front former administration wing, a bridging section with one- and two-storey components, and a rear one-storey former inspection plant. The Arsenal Lands are currently zoned "Open Space" (OS2); which allows for a range of active and passive recreational opportunities.

The rich history of the site and its importance within the Lakeview community and Canadian heritage inspired the formation of a not-for-profit community group in 2008, now incorporated as the Small Arms Society (SAS) who continue to champion a community-driven plan to reinvent the building as a Creative Hub for arts, culture, heritage, environmental sciences and technology.



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THE SMALL ARMS SOCIETY

A core group of dedicated community-minded individuals formed the Lakeview Legacy Community Foundation (LLF) in fall of 2008 in response to the proposed demolition of the Small Arms Inspection Building. The group recognized the local and national historic importance of the site and building and the importance of the women and men who worked there. The efforts of the LLCF were successful and the City of Mississauga designated the property under the Ontario Heritage Act in the spring of 2009.

In 2014 the role of the LLCF Board was redefined and registered as a non-profit society under the name of the Small Arms Society (SAS) whose mission is to act as a catalyst, facilitator and leader in supporting the restoration and adaptive re-use of the Small Arms building as part of ongoing community revitalization and neighbourhood renewal. SAS will work with the City, the Toronto and Region Conservation Authority, the community and key stakeholders to ensure the creative use of spaces and a dynamic mix of environmental science, technology, arts, heritage and cultural endeavours.

The rich history of the site and its importance within the Lakeview community, City of Mississauga and Canadian heritage landscape has inspired SAS to represent the community in championing the preservation and adaptive reuse of the Small Arms Inspection Building into a creative hub.





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VISION

The Small Arms Society's (SAS) vision for the Small Arms Building is to achieve a balance of diverse community and stakeholder perspectives and aspirations in transforming the building into a dynamic creative hub.

SAS envisions the creative hub as a multidisciplinary creative centre supporting the exploration and showcasing of green design, urban innovation, and collaboration through education, learning, research and design across the environmental sciences, technology, arts, heritage and cultural disciplines.

The creative hub will be a compelling public space which commemorates the rich heritage of the site, the contribution of women to the workforce, sustainable practices, and community engagement.

The creative hub will be developed as a mixed-use space of residency rental units, commercial rental units, and flexible studio rental and program event space which will provide fertile ground for collaboration, sharing of ideas, co-working and creation.



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PRINCIPALS

- Developing strategic alliances and collaborations with the local and regional governments and conservation authorities as part of cultural and arts development in Lakeview;
- Nurturing cultural development and diversity to the urban renewal efforts being undertaken in the Lakeview community in creating more vibrant, livable and connected neighbourhoods;
- Undertaking intentional efforts to attract creative enterprises and technological, scientific and environmental agencies who wish to partner in the development of the Small Arms building and site as a creative and sustainable space;
- Supporting the creation of a Creative Hub that links to the larger natural environment, green technology, advanced learning institutions or incubators, the waterfront and the proposed cultural quarter as part of the Inspiration Lakeview Community Plan;
- Connecting with other endeavours in the area that also promote Lakeshore as a potential “village” main street destination and supporting the connectivity between cities, green spaces; and the renewal of the neighbourhood and waterfront;
- Preserving and interpreting the unique natural environment, history and heritage features of the site and building, and providing educational experiences to the public.





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OBJECTIVES

- Preserve, protect and animate the building space for public enjoyment
- Promote heritage preservation through the adaptive reuse of the building concurrent with Mississauga's Heritage Advisory Committee's Strategic Plan
- Celebrate and preserve the remaining heritage features that represent the Lakeview area's contribution to the war efforts in WWI & WWII
- Provide interpretive space for various Lakeview community and waterfront development plans to support the transition of the Lakeview community from an industrial focused waterfront to a vital and complete mixed use waterfront community.
- Support Mississauga's Strategic Plan with respect to Placemaking and Cultural nodes, providing a Creative Hub supporting arts, culture, heritage, environmental sciences and technology opportunities
- Support Mississauga's Culture Master Plan providing affordable facilities for a wide range of artists, students and performers in a high quality environment.
- Promote environmental education through the creation of an urban learning centre for research, living labs, Launchpads, and collaborative spaces in partnership with the TRCA, environmental groups, school boards and academic institutions
- Work in partnership with the TRCA to facilitate community-led program/service delivery with creative enterprises, stakeholders and community partners
- Showcase TRCA's role in conservation and preservation of valuable watersheds and other activities on the site

As the creative heart of the community it will provide a more robust sense of place, community identity and prosperity while honouring the Lakeview and City's strategic and cultural master plan. This will aim to strengthen Mississauga's creative enterprises and cultural economy by supporting a more complete and resilient community.

SAS sees the Creative Hub @1352 as the first step in cultural development in this area of the City and crucial to nurturing talent and building capacity to ensure the success of the waterfront Cultural Quarter and Innovation Corridor.



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THE SMALL ARMS SOCIETY'S SUCCESSES



Since its inception the society has undertaken initiatives that include:

Heritage Designation of the Small Arms Building

Successful in advocating for the preservation of the historic building and water tower at 1352 Lakeshore Road East due to its historic and architectural merits. Their efforts led to the Ontario Heritage Act designation of the building and tower in 2009 and the land south of the Small Arms Building in 2013.

Vision, Design Concepts, Partnerships, Business Plans

Completed design concepts for the building, established partnership opportunities and completed a detailed business plan. Recently completed a 3-year Strategic Plan.

Mississauga Doors Open Features the Small Arms Building 2011 to 2016

Hosts annual Mississauga Doors Open event activities with close to 5,000 people visiting military and heritage displays, re-enactments, performing arts events, and visual arts showcases.

Community Outreach - Education

The Peel Alternative School worked with SAS volunteers to create a new mural to honour the WWI flying aces who trained at Canada's first aerodrome located just east of the Small Arms building.

100th anniversary of the Patricia's Canadian Light Infantry (PPCLI) - 2014

Hosted an event to honour the PPCLI to celebrate their 100th anniversary. Former governor general and first Canadian-Colonel-in-Chief of PPCLI, Adrienne Clarkson attended and toured the building.



Colonel Hadden at the Peel Alternative School Mural Unveiling. Photo courtesy of Lee Tovey.



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Business for the Arts - artsVest™

SAS was the successful recipient of this sponsorship, training and mentorship program and received matching incentive funds based on the strength of attracting sponsors for the Doors Open and PPCLI events. A commemorative sponsor wall has been created in the building.

Community Garden Project

SAS has been working with Ecosource who have proffered their expertise on developing community gardening projects. Volunteers, primarily from the Lakeview Community have been working industriously using indigenous plants and donations to upgrade and maintain six of the garden beds and the garden area on the west side of the building.



Planting of the garden beds at the Small Arms Building. Photo courtesy of Lee Tovey.

Sledgehammer Ceremony

In early April Councillor Tovey launched the demolition/restoration of the building with the assistance of Habitat for Humanity undertaking the initial demolition of the great hall area of the building. Guest dignitaries included MP Stella Ambler, MPP Charles Sousa and Mayor Bonnie Crombie.



Small Arms Jane's Walk led by City of Mississauga Ward One Councillor Jim Tovey. Photo courtesy of Jaan Pill.

Public Education and Awareness

Since World War I the property has been an important location in the development of Canada's military and peacekeeping forces. This rich history has provided the foundation for public education and awareness initiatives undertaken by SAS. Jane's Walks, interpretive guided tours, historical briefs of the site and building, community displays, events, site clean-up.

In Situ Multi-Arts Festival

An event that will celebrate community, profile local and emerging artists in animating and celebrating the Small Arms Building and forge new partnerships for the development of the Creative Hub @1352.





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THE SMALL ARMS SOCIETY'S CURRENT ACTIVITIES

SAS has spent the last year meeting with key stakeholders and agencies to establish relationships with those interested in becoming involved in the long-term through the provision of education, research, training, and collaborative endeavours at the Small Arms Building. The following are the beginning conversations and activities related to the use of the building as a "Creative Hub".

Toronto and Region Conservation Authority (TRCA) – In November 2016 the Small Arms Inspection Building was approved as an urban Learning and Achievement Centre as part of the TRCA new direction in education. This community engagement model will be developed in partnership with SAS and key community stakeholders (arts, heritage, environment, science, technology etc.), district school boards, regional and local municipalities, schools, colleges, and universities etc.

Heritage Mississauga – Heritage Mississauga has worked on research for the site and started audio recordings of individuals who worked at the site. Staff will continue to support our efforts and have offered to share internship students, provide funding information and resources and work collaboratively on programs such as audio recordings, story-telling and ensuring the important heritage information is eventually available.

George Brown College (GBC) – Faculty from the College's Centre for Construction and Engineering Technologies and staff responsible for Industry Liaison & Business Development – Green Building Research & Innovation visited the site and are interested in the potential of a "living lab" and research centre on site. They are exploring possibilities involving their Green Building Centre and the Centre for Construction and Engineering Technologies. GBC has worked with TRCA in the past and have expressed interest in ongoing collaboration with them, Sheridan College and other partners at the site.



Jim Tovey (left) with Linda and Ed Wigley at the unveiling of A Century of Heroism. Linda worked for Small Arms Limited, and her husband entered shooting competitions at the nearby Rifle Ranges. Photo courtesy of Lee Tovey.



Design concept from the students at Sheridan College in the Architectural Technician/Technology program.

Sheridan College – The Faculty of Applied Science and Technology staff from the College's Architectural Technician/Technology program are using the Small Arms Building and site for their Emerging Building Technologies class over the 2016 summer semester. Students will use the site for producing novel design solutions for the building. In the fall of 2016, the Sheridan Architectural Technician/Technology program will move to the Hazel McCallion Campus in Mississauga and staff are interested in developing a long-term relationship with SAS and other agencies collaborating at the site.



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Ecosource – A Mississauga-based environmental education non-profit organization whose mission is to inspire and empower the community to become more environmentally responsible through creative public education. Ecosource staff consulted with SAS volunteers and a Gardening Group was established to rehabilitate existing raised gardens on the site. A Community Garden has been discussed for the site in the future once the restoration is complete.

They deliver interactive learning experiences such as: Waste Reduction; Community Gardens; Sustainable Urban Agriculture projects; food production, food sharing, food system education/skills training; and stewardship programs.



ACER (Association for Canadian Educational Resources) is engaged in training citizen scientists to monitor, measure, mitigate and adapt to the local impact of climate change in their own communities. ACER is interested in relocating to the Small Arms Building and working collaboratively with TRCA, Ecosource, the Tree and Wood Recovery Centre and other environmental enterprises on various initiatives and educational endeavours.



Sawmill Sid – This portable sawmill operation is currently on-site. They promote public awareness and public education about urban wood resources and deliver re-purposing services and solutions that salvage Ontario's wood and honor the environment through their Tree and Wood Recovery Centre. They will partner with SAS in community outreach and collaborative educational activities with George Brown College Green Building Centre, ACER, Ecosource, TRCA, FP Innovations, the Canadian Institute of Forestry, educational institutions and the local community.

Peel District School Board – the Director of Communications & Community Relations, Superintendent of Curriculum & Instruction Support Services and several Instructional Coordinators are interested in the potential use of the site related to curriculum areas including: Social Studies, History, Geography Canadian and World Studies; Social Science and Humanities; Arts and Health and Physical Education; Science and Technology; Environmental Education; and First Nations, Metis and Inuit Education.

Peel Alternative School South – The Vice Principal and several instructional staff are interested in ongoing learning opportunities for students. They see the potential for co-op student placements with agencies co-located at the site and also the potential of the site as a Field Centre Site related to curriculum (Experiential Credit Programs etc.).





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Third Monday Cultural Meet-Up – This group represents members of the signature cultural organizations across the cultural, arts and heritage sectors who, together with City staff meet regularly to discuss potential outreach and collaborative opportunities. Many of the arts and heritage organizations have expressed an interest in either using or supporting SAS in their endeavours to marshal a Creative Hub in this part of Mississauga and will be part of the SAS Creative Hub @1352 Partners Circle to provide ongoing advice.



Photo from the Potters' Guild of Mississauga.

The Potters' Guild of Mississauga - The guild has expressed interest in moving into the building and requires about 4,000 square feet. They offer community programs and workshops, attracting professional ceramic artists for master classes and mentoring.

Waterlutions – A national organization working to promote awareness and provide opportunities for collaboration towards long-term, inclusive water management solutions. Interested in building a long-term relationship with SAS and the site. Current collaboration involves the Great Art for Great Lakes project, part of larger initiative driven by the Lieutenant Governor of Ontario to protect the Great Lakes.



Photo from Waterlutions.

Artfest – The initiator and organizer of this provincial arts showcase currently produces four shows in Ontario (Kingston, Toronto [2 in the Distillery District], and Port Credit [Memorial Park]). They are interested in the potential of a Winter Artfest at the Small Arms Inspection Building.

Winter Indoor Farmers Market – The potential of a winter indoor Farmers' Market has been explored with the PCBIA Farmers' Market organizer and staff. Support has been expressed as there is a need for more variety than can currently be accommodated at the spring/summer/fall market held in Port Credit.

Creative Enterprises | MakerSpaces | MakerLabs – SAS is currently researching the potential of Creative Enterprises and MakerLabs | MakerSpaces at the building. These are member-operated collaborative spaces where individuals share tools, resources and knowledge. Shared resources can include: laser cutters; CNC routers; 3D printers; 3D scanners; software; soft shop equipment (industrial sewing machines + sergers etc.); woodworking tools; metal shop tools; electronics lab etc.



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PARTNERSHIP STRATEGY

With a primary goal of ensuring ongoing public access to the facility, the Small Arms Society has determined that the best way to move forward in the revitalization of the building is through a series of activities and agreements.

Strategic Alliances and Partnership Agreements

City of Mississauga – The Small Arms Society will create a partnership agreement with the City of Mississauga reflecting the Vision, Goals and Principles for the transformation of the Small Arms Building into a Creative Hub for environmental sciences, technology, arts, heritage and cultural endeavours. The agreement will reflect the City's commitment to provide the annual operating and maintenance costs over the first five years and provide funding for capital improvement requirements.

Toronto and Region Conservation Authority (TRCA) – The Small Arms Society will work in partnership with the Director, Education, Training and Outreach at Toronto and Region Conservation Authority to create a partnership and programming agreement to establish an urban education and community engagement centre at the Small Arms Building. SAS would align their education, training and outreach model with that of the TRCA in various disciplines.

The Small Arms Society – The Small Arms Society will mentor, guide and promote community involvement in the building, ensuring community representation regarding its use. The organization would be responsible for the development of partnerships, long term agreements, and overseeing the majority of capital fund acquisition. SAS will oversee the Call for Entry process for building tenancy and use and will work in partnership to develop a framework for the management and operation of the building.

Others – As the Small Arms Building occupancy evolves, additional partners will be secured.





PROGRAM AND DESIGN APPROACH

Over the past five years the Small Arms Society has developed ideal scenarios for the building's use, based on community consultation and public input. The preferred program would include, Residency Rental Units, Commercial Rental Units, Studio Rental Units, and Program Event Space. This blend of commercial and public access space ensures that a single commercial user does not claim the entire building for "for-profit" uses, while recognizing that commercial viability is an essential ingredient of a sustainable facility. The program mix has been tested through suite area and leasing analysis by SAS' financial advisors and shows that annual operating income can offset anticipated operating and management costs, using conservative vacancy rate assumptions.

The program mix ensures that approximately half of the facility is accessible and available for public use through events and programs that change through the year. The lease based units also include public access as with the cafe.

Program Mix

Residency Rental Units	10% (Artists in residence)
Commercial Rental Units	10% (Cafe, Food Service, Brewery, Office)
Studio Annual Lease Units	25% (dedicated occupancy, e.g. The Potter's Guild)
Studio Periodic Use Units	25% (regular weekly/ monthly event programming)
Program Event Space	10%
Non-Revenue Space	20% (halls, stairs, washrooms, mechanical)



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Small Arms Building
1352 Lakeshore Road East
Lakeview, Mississauga, Ontario.

- 3rd Party Commercial Leases
- Artists in Residence
- Performance/Exhibitions
- Studios to be shared or user dedicated
- Event Space
- Common Areas
- Hallways/Circulation

