



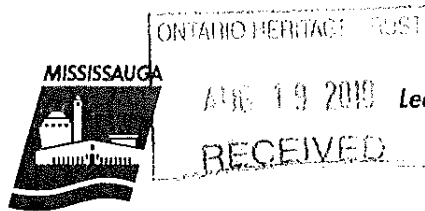
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Leading today for tomorrow

August 18, 2010

REGISTERED MAIL

Lighttower Commercial Inc.
250 Lesmill Road
Toronto, ON
M3B 2T5

Dear Sir/Madam:

Re: Notice of Intention to Designate – 305 Lakeshore Road West
Reference: HAC-0045-2010/ Council Resolution 0182-2010
File: CS.08.LAK (305) (W1)

The Heritage Advisory Committee on July 27, 2010 considered the above captioned matter and recommended the following:

HAC-0045-2010

Notwithstanding the Corporate Report dated July 16, 2010 from the Commissioner of Community Services titled "Request to Remove Heritage Listed Building Hill Gatehouse/ Dudgeon Cottage 305 Lakeshore Road West (Ward 1)", the Heritage Advisory Committee recommends that Hill Gatehouse/ Dudgeon Cottage, located at 305 Lakeshore Road West be designated under the Ontario Heritage Act for the property's physical/design, historical/associative and contextual value, and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

This recommendation was approved by City Council on August 4, 2010. At the same meeting, City Council adopted the following Resolution:

Council Resolution 0182-2010

That the Hill Gatehouse/Dudgeon Cottage located at 305 Lakeshore Road West be designated under the Ontario Heritage Act for the property's physical/design, historical/associative and contextual value, and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

In accordance with the requirements of the *Ontario Heritage Act*, as amended, I am enclosing a copy of the Notice of Intention to designate the property located at 305 Lakeshore Road West and a copy of the abbreviated version of the Notice of Intention that will be published in the Mississauga News on Wednesday, August 25, 2010.

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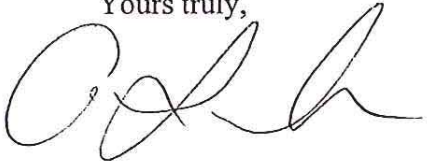
Notice of Intention to Designate – 305 Lakeshore Road West (W1)

File: CS.08.LAK (305) (W1)

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For further information, please contact the Heritage Coordinator, Community Services at 905-615-3200 ext. 5070. **Notice of objection to the designation may be served on the City Clerk no later than 4:30 pm on Friday, September 24, 2010.**

Yours truly,

A handwritten signature in black ink, appearing to read 'Anna Liza La Rosa', written in a cursive style.

Anna Liza La Rosa, MPA
Legislative Coordinator
905-615-3200 ext. 5425

cc: Ontario Heritage Trust, 10 Adelaide Street East, Toronto, Ontario
M5C 1J3 (REGISTERED MAIL) (w/encl)
Councillor C. Corbasson (Ward 1)
Mr. P. Mitcham, Commissioner of Community Services (w/encl)
Ms. S. Burt, Director of Arts & Culture, Community Services (w/encl)
Ms. E. Eigl, Heritage Coordinator, Community Services (w/encl)
Mr. T. Gallagher, Building Section, Planning & Development (w/encl)

NOTICE OF INTENTION TO DESIGNATE IN THE MATTER OF THE ONTARIO HERITAGE ACT,
R.S.O. 1990, CHAPTER 0.18, AS AMENDED, AND IN THE MATTER OF THE LANDS AND PREMISES
LOCATED AT **305 LAKESHORE ROAD WEST** IN THE CITY OF MISSISSAUGA, IN THE PROVINCE
OF ONTARIO. TAKE NOTICE that the Council of The Corporation of the City of Mississauga intends to
designate these lands and premises under Part IV of The Ontario Heritage Act, R.S.O. 1990, c. 0.18, as
amended.

Description of Property- The Hill Estate Gatehouse/Dudgeon Cottage, 305 Lakeshore Road West
The Hill Estate Gatehouse/Dudgeon Cottage is located on the south side of Lakeshore Road West, west
of Mississauga Road South, at the intersection of Lakeshore Road West and Pine Avenue South. It is a
small, one-storey, red brick cottage ornamented with a pattern of extruding slag brickwork.

Statement of Cultural Heritage Value or Interest

The Hill Estate Gatehouse/Dudgeon Cottage, located at 305 Lakeshore Road West, is listed on the City
of Mississauga's Heritage Registry and is recommended for designation under the terms of the Ontario
Heritage Act for its design or physical value, its historical or associative value and its contextual value, as
per Regulation 09/06.

This building is a rare surviving example of an estate gatehouse, built in the early decades of the 20th
Century, at a time when the west end of Port Credit was largely comprised of wealthy estates. As such, it
serves to yield an understanding of a culture that no longer exists in present day Mississauga.

Architecturally, the building is constructed using bricks of a basalt-like appearance which gives the
building "texture and interest". It is possible that these unusual bricks were made in the former Port
Credit brickyard, which was adjacent to the subject property. With its protruding slag bricks, convex
glass, architectural detailing reminiscent of the Arts & Crafts movement and its roofline of multiple planes
intersecting at angles which result in the formation of multiple valleys, the building is certainly unique in
the City of Mississauga.

The structure is highly visible from Lakeshore Road West, with clear views to and from the front façade. It
retains its residential feel, and is free from overt commercial signage.

The current community has placed historical and contextual value in the property as its evolution
contributes to the understanding of the history of Port Credit, and has placed associative value in the
historic property owners, which include Edward, Edwin and Rebecca Hill, Charles Scarr, and Reverend
James Dudgeon.

For many long-time residents, the building was associated with the adjacent bus loop for the Toronto
Transit Commission (TTC) Route 74, which terminated at Pine Avenue. While the building was never
owned by the TTC, Marjorie Dudgeon, who lived in the cottage and operated a piano studio, invited
transit riders to wait in the building on cold winter mornings.

The building is highly visible to the public sector and community as it has a shallow set-back from
Lakeshore Road West. It is the first and only single family residential type structure immediately west of
the vacant industrial lands which provides for a prominent landmark.

As the surrounding property is currently being developed, it is recommended that every effort be made to
include the building at 305 Lakeshore Road West in any future development on this site.

Description of Heritage Attributes

Key exterior attributes that embody the design or physical value of 305 Lakeshore Road West include:

- Its single storey, residential style, massing and overall size
- Its red brick with basalt-like brick accents which are random over the exterior
- Its windows with convex glass, wooden rails, stiles and muntin bars
- Its square bay window
- Its roofline with exposed rafter tails
- Its Tudor-like façade elements under the gable end eaves, composed of beams and stucco render
- Its unusual rounded-brick exterior window sills
- Its wooden front entrance door, composed of six panes in the upper third of the door, over a solid base of two slightly inset panels and iron hardware

Key attributes that reflect the historical or associative value to the local community of 305 Lakeshore Road West include:

- Its identification as a gatehouse, which contributes to an understanding of the now demolished estate house
- Its reminder of the development history of the Port Credit community and the continuing evolution of the surrounding area
- Its direct associations with Edward, Edwin and Rebecca Hill, Charles Scarr, and Reverend James Dudgeon
- Its association with the former bus loop Route 74

Key attributes that illustrate the contextual value of 305 Lakeshore Road West include:

- It is considered a landmark in the community
- Its visibility and shallow set-back from Lakeshore Road West
- Its unusual brick patterning of basalt-like brick that distinguishes it from other brick structures
- Its residential character as a contrast to what has become a very commercial area along Lakeshore Road West

Objection

Notice of objection to the designation may be served on the City Clerk no later than 4:30 p.m. on Friday, September 24, 2010, The Corporation of the City of Mississauga, 300 City Centre Drive, Mississauga ON L5B 3C1. Attention: Crystal Greer, City Clerk.

NOTICE OF INTENTION TO DESIGNATE IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER 0.18, AS AMENDED, AND IN THE MATTER OF THE LANDS AND PREMISES LOCATED AT 305 LAKESHORE ROAD WEST IN THE CITY OF MISSISSAUGA, IN THE PROVINCE OF ONTARIO. TAKE NOTICE that the Council of The Corporation of the City of Mississauga intends to designate these lands and premises under Part IV of The Ontario Heritage Act, R.S.O. 1990, c. 0.18, as amended.

Statement of Cultural Heritage Value or Interest: 305 Lakeshore Road West

The Hill Estate Gatehouse/Dudgeon Cottage is listed on the City of Mississauga's Heritage Registry for its design or physical value, its historical or associative value and its contextual value. This building is a rare surviving example of an estate gatehouse, built in the early decades of the twentieth century, at a time when the west end of Port Credit was largely comprised of wealthy estates. Architecturally, the building is constructed using bricks of a basalt-like appearance which gives the building "texture and interest". With its protruding slag bricks, convex glass, architectural detailing reminiscent of the Arts & Crafts movement and its roofline of multiple planes intersecting at angles which result in the formation of multiple valleys, the building is certainly unique in the City of Mississauga. Historic property owners include Edward, Edwin and Rebecca Hill, Charles Scarr and Reverend James Dudgeon.

For further information or to receive a copy of the Designation Statement, please contact the Heritage Coordinator, Community Services at 905-615-3200 ext. 5070. **Notice of objection to the designation may be served on the City Clerk no later than 4:30 p.m. on Friday, September 24, 2010,** The Corporation of the City of Mississauga, 300 City Centre Drive, Mississauga, ON L5B 3C1. Attention: Crystal Greer, City Clerk.