



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.

VIA REGISTERED MAIL

October 4, 2023

The Owner
1239 Lakeshore Road East
Mississauga, ON

Dear Sir/Madam:

Re: Notice of Passing of a Heritage By-law - 1239 Lakeshore Road East (Ward 1)
Reference No: HAC-0065-2022
Office of the City Clerk: File: CS.03.LAK

I am enclosing, for your retention, a copy of By-Law 0149-2023 passed by Mississauga City Council on September 27, 2023 designating the property located at 1239 Lakeshore Road East (Ward 1) as being of cultural heritage value or interest under the *Ontario Heritage Act* and the Notice of Passing of a Heritage By-law which has been published in the City's public notices site located at the following link: <https://www.mississauga.ca/projects-and-strategies/public-notices/>

Sincerely,

Martha Cameron

Martha Cameron
Legislative Coordinator
Legislative Services Division, Office of the City Clerk
905-615-3200, ext 5438 – Martha.cameron@mississauga.ca

Encl: Copy of By-law: BL-0149-2023
Notice of Passing of a Heritage By-law – 1239 Lakeshore Road East (Ward 1)

Cc (mail): Registrar, Ontario Heritage Trust, 10 Adelaide Street East, Toronto, ON M5C 1J3

Cc (email) Councillor Stephen Dasko (Ward 1)
Jodi Robillos, Commissioner of Community Services
Diana Rusnov, Director, Legislative Services & City Clerk
Sacha Smith, Manager of Legislative Services, Deputy City Clerk
Lia Magi, Legal Counsel
Nadia Paladino, Director, Parks, Forestry and Environment
John Dunlop, Manager, Indigenous Relations, Heritage and Museums
Paula Wubbenhorst, Heritage Planner
Andrew Douglas, Heritage Analyst

RECEIVED
2023/10/06
(YYYY/MM/DD)
Ontario Heritage Trust



NOTICE OF PASSING OF A HERITAGE BY-LAW

DATE OF NOTICE	October 4, 2023	
BY-LAW NUMBER	BL-0149-2023	
DATE PASSED BY COUNCIL	September 27, 2023	
LAST DATE TO FILE APPEAL	November 3, 2023	
FILE NUMBER	BL.08.LAK	Ward 1
APPLICANT	Registered Property Owner	
PROPERTY	1239 Lakeshore Road East	

TAKE NOTICE that the Council of the Corporation of the City of Mississauga passed the above noted Heritage By-law, under Section 29 of the *Ontario Heritage Act*, R.S.O., 1990, c.O.18.

THE PURPOSE AND EFFECT of this By-law is to designate its lands and premises located at 1239 Lakeshore Road East (Ward 1) as being of cultural heritage value or interest. A description of the lands to which the By-law applies and/or a key map showing the location of the lands to which the By-law applies are attached.

IF YOU WISH TO APPEAL the By-law to the Ontario Land Tribunal, a copy of an appeal form is available from the OLT website at <https://olt.gov.on.ca/>: An appeal may be filed in person, by email: city.clerk@mississauga.ca, by registered mail or courier addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, 2nd Floor, Mississauga, ON L5B 3C1, no later than **November 3, 2023**. **An appeal filed by email will be accepted once the appeal fees are received.**

Only individuals, corporations and public bodies may appeal to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

The Notice of Appeal must:

- 1) Set out reasons in support of the objection to the by-law accompanied by any fee charged by the Tribunal if applicable payable by certified cheque or money order to the Minister of Finance. A copy of the Ontario Land Tribunal Fee Schedule may be found at: <https://olt.gov.on.ca/fee-chart/> or contact the Ontario Land Tribunal at OLT.General.Inquiry@ontario.ca or by phone to: 416-212-6349 or 866-448-2248 (toll free)
- 2) Be accompanied by a fee in the amount of \$310.00 per application, payable to the City of Mississauga.

Sacha Smith
Manager/Deputy, Secretariat and Access & Privacy
City of Mississauga
300 City Centre Drive
Mississauga, ON L5B 3C1



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0149-2023

A By-law to designate 1239 Lakeshore Road East
as being of cultural heritage value or interest

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended (the "*Heritage Act*"), authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS Council for The Corporation of the City of Mississauga approved the designation of the property at 1239 Lakeshore Road East in the City of Mississauga (the "Property") as being of cultural heritage value or interest through Resolution 0199-2022;

AND WHEREAS in accordance with the requirements of the *Heritage Act*, a Notice of Intention to designate the Property was duly published and served, and no notice of objection to such designation was received by the Clerk of The Corporation of the City of Mississauga;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The Property, including all the buildings and structures thereon, at 1239 Lakeshore Road East in the City of Mississauga and legally described in Schedule 'A' attached hereto, is hereby designated as being of cultural heritage value or interest under Part IV of the *Heritage Act*.
2. The reasons for designating the Property, including an explanation of the cultural heritage value and interest of the Property and a description of the heritage attributes of the Property, are set out in Schedule "B" to this By-law.
3. The City Clerk shall cause a copy of this By-law and prescribed information under section 29(8) of the *Heritage Act* to be served upon the owner of the Property and on the Ontario Heritage Trust, and cause notice of this By-law to be published in a newspaper having general circulation in the City of Mississauga.
4. When this By-law comes into force, the City Clerk shall cause a copy of this By-law to be registered against the Property described in Schedule "A" in the proper land registry office.

ENACTED AND PASSED this 27th day of September, 2023.

Approved by Legal Services City Solicitor City of Mississauga

Lia Magi
Date: September 19, 2023
File: CS.08-22.01

Bonnie Crombie

MAYOR

W. O. Rasmussen

CLERK

SCHEDULE 'A' TO BY-LAW 0149-2023

Legal Description

1239 Lakeshore Road East

In the City of Mississauga, Regional Municipality of Peel, Province of Ontario, and being composed of Lots 11, 12, 13 & 14, Registered Plan H-23.

SCHEDULE 'B' TO BY-LAW 0149-2023

The subject property is a two-storey school located at 1239 Lakeshore Road East.

Statement of Cultural Heritage Value or Interest

The property has design and physical value because it is a rare surviving example of a Georgian Revival mixed with Edwardian architectural style institutional building in Mississauga. It is a rare surviving early twentieth century school in Mississauga and its longest running school. The school is of a design that was common amongst rural areas, and as such links a vibrant and growing area of Mississauga to its rural past. It also demonstrates artistic merit.

The original two-storey 1923 building is framed on the east and west sides by two additions, dating to 1954 and 1962, which were built to handle the increasing population of the area over time. The property has historical and associative value as it yields information about the growth of the area in the 20th century.

The property has contextual value as a landmark along Lakeshore Road East due to its prominence in the community and its iconic style. Because it served the community, it is also physically and historically linked to its surroundings.

Description of Heritage Attributes

Historical, associative and contextual attributes include:

- The relationship, orientation and setback from Lakeshore Road East anchor it as a landmark in the neighbourhood and community – contributes to the cultural heritage value of the property because they speak to the rural history of the area
- Its visibility from Lakeshore Road East – contributes to the cultural heritage value of the property because the school is a local landmark
- Its location in Lakeview – contributes to the cultural heritage value of the property because it attests to the rural history of Lakeview

Design attributes include:

- The overall rectilinear shape and form of the original 1923 school – contributes to the cultural heritage value of the property because they form the basis of the school
- The common bond red brick material with stack bond detailing and decorative brickwork with green tinted bricks, with English bond brickwork within the frames on the west and east ends – contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- Decorative wood blocking, including semicircle panel that provides additional prominence to the central second storey front window – contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- The symmetry of the 1923 section, including the front façade and central front entrance – contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- The original front entrance portico including pilasters, detached square columns with transom window above the double doors – contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- The original cupola and chimney, their shape and form, materials and their central placement on the building – contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- The symmetrical and orderly arrangement of windows, including the 16 over 16 windows along the front with raised muntin bars and casement windows within, and more distinctive central window on the front second storey – contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- The original windows and their shape, form and material – contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style

- The shutters and their detailing including moon shape cut-outs – contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- The brass plate above the original front entrance, with raised lettering that reads "Lakeview Park School, S.S. no. 7, 1923" – contributes to the cultural heritage value of the property because it speaks to the age of the school
- The cross gabled roof – contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- The dormer on the east side of the building – contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- The eave returns – contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style
- Raised basement – contributes to the cultural heritage value of the property because these details form part of its rare surviving architectural style