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VIA REGISTERED MAIL

November 5, 2024

The Owner
3625 Cawthra Road
Mississauga, ON

Dear Sir/Madam:

Re: Notice of Passing of a Heritage By-law – 3625 Cawthra Road (Ward 3)
Reference No: HAC-0051-2024
Office of the City Clerk: File: CS.08.CAW

I am enclosing, for your retention, a copy of By-Law 0201-2024 passed by Mississauga City Council on October 30, 2024 designating the property located at 3625 Cawthra Road (Ward 3) 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-0201-2024
Notice of Passing of a Heritage By-law – 3625 Cawthra Road (Ward 3)

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

Cc (email) Councillor Chris Fonseca (Ward 3)
Nadia Paladino, Director, Parks, Forestry and Environment
Jodi Robillos, Commissioner of Community Services
Katie Pfaff, Legal Counsel, Planning and Development Law
Diana Rusnov, Director, Legislative Services & City Clerk
Sacha Smith, Manager of Legislative Services, Deputy City Clerk
John Dunlop, Manager, Indigenous Relations, Heritage and Museums
Paula Wubbenhorst, Heritage Planner
Andrew Douglas, Heritage Analyst
Jill Manser, Law Clerk, Planning and Development Law

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Ontario Heritage Trust



NOTICE OF PASSING OF A HERITAGE BY-LAW

DATE OF NOTICE	November 5, 2024	
BY-LAW NUMBER	BL-0201-2024	
DATE PASSED BY COUNCIL	October 30, 2024	
LAST DATE TO FILE APPEAL	December 5, 2024	
FILE NUMBER	CS.08.CAW	Ward 3
APPLICANT	Registered Property Owner	
PROPERTY	3625 Cawthra Road	

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 3625 Cawthra Road (Ward 3) 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 **December 5, 2024**. **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;
- 2) Accompanied by any fee prescribed under the *Ontario Land Tribunal Act* payable by certified cheque or money order payable to the Minister of Finance. Payment can be made directly to the OLT if using the e-file service to file an appeal or by certified cheque or money order if filing with the City Clerk. For more information and a copy of the OLT Fee Schedule go to: <https://olt.gov.on.ca/fee-chart/> under Ontario Heritage Act 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)
- 3) An administration fee of \$319.30 per appeal payable to the Treasurer of the City of Mississauga. This fee can be paid at the Office of the City Clerk, 300 City Centre drive, Mississauga, Ontario L5B 3C1.

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 NUMBER0201-2024

A By-law to designate 3625 Cawthra Road 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 located at 3625 Cawthra Road in the City of Mississauga (the "Property") as being of cultural heritage value or interest through Resolution 0123-2024;

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 either no notice of objection to such designation was received by the Clerk of The Corporation of the City of Mississauga, or a notice of objection was received and said objection has since been resolved;

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, located at 3625 Cawthra Road 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 posted on the City's website in lieu of in a newspaper having general circulation in the City of Mississauga as per the City's Notice By-law 215-2008, as amended.
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 30th day of October, 2024.

Approved by Legal Services City Solicitor City of Mississauga
Katie Pfaff
Date: October 22, 2024
File: CS.08-24.02

MAYOR

CLERK

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Ontario Heritage

SCHEDULE 'A' TO BY-LAW 0201-2024

Legal Description

3625 Cawthra Road

In the City of Mississauga, Regional Municipality of Peel, (Geographic Township of Toronto, County of Peel), Province of Ontario and being composed of Part of Lot 4, Registered Plan 357 As In TT66212 and TT84458 Except RO604322, TT161063, 49691VS, 164779VS, 164780VS, 164781VS, 164782VS ; Part of Lot 10, Concession 1 North of Dundas St, Geographic Township of Toronto, As In RO651630 ; Block F & G, Registered Plan 827 ; Subject To 124290VS, 71421VS, 72848VS.

SCHEDULE 'B' TO BY-LAW 0201-2024

Description of Property – 3625 Cawthra Road

The property containing municipal address 3625 Cawthra Road contains additional addresses of 3609 and 3603 Cawthra Road. It is located southeast of Highway 403 and Burnhamthorpe Road on the east side of Cawthra Road. 3625 Cawthra Road is a white ashlar marble three storey building, originally built in 1977, and is the only portion of the property to contain heritage attributes.

Statement of Cultural Heritage Value of Interest

The property has physical and design value as a unique example of traditional Byzantine and Ukrainian architecture blended with modern aesthetics materials and techniques. The church was designed by architect Roman Dumyn. It has historical and associative value because it has direct association with the Ukrainian community in Mississauga. Finally, it has contextual value as it is a landmark.

Heritage Attributes

- Modified Greek cross building shape of the original 1977 church building
- Walls of the original 1977 church building constructed of long and narrow ashlar marble brick
- Course grey cladding covering the above ground portion of the basement of the original 1977 church building
- Flat roof with a large central peaked dome and four spires located in each of the corners of the original 1977 church building
- Polygonal pavilions on the first floor on each corner of the original 1977 church building
- Copper covering on each peak of the roof of the original 1977 church building
- Copper trim at the top of the first and third floor of the original 1977 church building
- Copper and coloured glass architectural feature on the front and back of the original 1977 church building
- The style and general layout and composition of the narrow colour glass panes in each pillar and the dome of the original 1977 church building
- Gables on the roof at the end of each arm of the cross on the original 1977 church building

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